

**TOWN OF TALLULAH FALLS  
STATE OF GEORGIA  
ORGANIZATIONAL & REGULAR COUNCIL MEETING  
TOWN HALL, 255 MAIN STREET, TALLULAH FALLS, GA  
JANUARY 9, 2020, 7:00 PM**

**AGENDA**

I. Call to Order, Invocation, Welcome

**ORGANIZATIONAL MEETING**

II. Swearing-In Ceremony

III. Nomination and Selection of Mayor Pro tem

IV. Set 2020 Meeting Dates

**REGULAR MEETING**

V. Approval of the Agenda (O.C.G.A. § 50-14-1(e)(1))

VI. Approval of the Minutes (O.C.G.A. § 50-14-1(e)(2))

A. Work Session December 5, 2019

B. Council Meeting December 5, 2019

C. Executive Sessions December 5, 2019

VII. Reports from Departments, Committees and Authorities

A. Attorney Report

B. Water Report

C. Public Safety

- Police Report

- Fire Report

D. Street Report

E. Town Clerk/Financial Report

F. DDA Report

G. P & Z Report

H. Mayor's Comments

VIII. Unfinished Business - None

IX. New Business

A. Selection of Signatories for Town Bank Accounts

B. Appointment of City Attorney

- C. Appointment of Municipal Auditor
- D. Appointment of Departmental Council Liaisons
- E. Appointments to DDA
- F. Appointment to Planning and Zoning
- G. Charter Amendment
- H. Authorization for the Mayor to Continue Negotiations with GA Power and Cornelia
- I. Resolution to Adopt the Rabun County Joint Comprehensive Plan
- J. Discussion of Recent Sale of Surplus Property
- X. Executive Session (if necessary)
- IX. Public Comment
- X. Adjournment

2020 City Council  
Tentative Monthly Meeting Schedule

6:00 PM Work Session  
7:00 PM Council Meeting

January 9
February 6
March 5
April 9
May 7
June 4
July 9
August 6
September 3
October 8
November 5
December 3

**TOWN OF TALLULAH FALLS  
STATE OF GEORGIA  
REGULAR COUNCIL MEETING  
December 5, 2019, 7:00 p.m.  
MINUTES**

The meeting for December 5, 2019 of the Town Council of Tallulah Falls, Georgia was called to order at 7:05 p.m. by Mayor Teri Dobbs.

PRESENT WERE: Mayor Teri Dobbs  
Councilperson Larry Hamilton  
Councilperson Mary Beth Hughes  
Councilperson Carol Nelms  
Town Clerk Linda Lapeyrouse  
Fire Chief Mike Early

PRESENT VIA TELECONFERENCE: Town Attorney Warren Tillery

ABSENT WERE: Councilperson Deb Goatcher  
Police Chief Tonya Elrod

OTHERS PRESENT: See attached sign-in list

Mayor Dobbs welcomed everyone to the meeting and gave the invocation.

Mayor Dobbs requested that the water report be moved to the top to allow Scott Porter from EMS to speak and be able to leave. **A motion was made by Councilperson Nelms to approve the agenda as amended. The motion was seconded by Councilperson Hughes and unanimously approved.**

**A motion was made by Councilperson Hughes to approve the minutes of the November 7 Work Session and Regular Meeting. The motion was seconded by Councilperson Nelms. The motion was approved with Councilperson Hamilton abstaining.**

**REPORTS:**

**Water Report** - Scott Porter with EMS reported on the water system. It is hard to regulate when he is only here one time per week. The SCADA system, once installed, will help regulate the system, be more efficient, and avoid overflows of the tanks. Timers are a guessing game. Chemicals are being modified to higher strength to use less and save money. They are on a regular hydrant flushing schedule, and the water color is clearing up. Resident Barbara Rice asked if there is water at the hydrants on Hickory Nut Mountain. Scott responded that there are three hydrants that have water, but the flow rate is not sufficient for fighting a fire. Resident Keith Nelms asked about the cost of re-installing the sand filter. The cost was approximately \$10,000 and Mayor Dobbs stated it was unfortunate to have to pay twice due to the initial installation being done incorrectly and not according to engineering plans. Mayor Dobbs stated that there have not been adequate records of the system and we are having to pay EMS more than we should have just to get the system properly documented where they can operate it. EMS documents everything and provides pictures. Mayor Dobbs stated that the emergency funding for Hickory Nut Mountain was approved by the Council and will continue moving forward with the new Council. Resident Barbara Rice asked if the bladder tank that was leaking was a part of the system.

Scott responded that it is. The leak has been fixed, and they are trying to figure out what needs to take place there.

**Attorney Report** - SDS Mediation follow-up session has been postponed. The County could not get a quorum together for the proposed date. Sanctions remain in abeyance.

The Town also received another telecommunications right-of-way permit request. This one is from Southern Light. This should be the same as what we did with the last one. Both permits were associated with Unity and do not propose any new infrastructure at this time. **A motion was made by Councilperson Hamilton to authorize the attorney to do a conditional approval of the application subject to review by legal counsel. The motion was seconded by Councilperson Hughes and unanimously approved.**

For some of the council members to be sworn-in in January that are serving on other Town commissions or authorities, they will need to resign their appointments prior to be sworn in. You can't serve on a board, commission or authority and be an elected official. Likewise, Fire Chief Early will need to resign as the Fire Chief before being sworn in as Mayor. You can't hold a position with the Town, be employed or hold office of the Town, and be an elected official. It has been the practice for one elected official to serve on the DDA, however the Charter for the Town says that no member of any board, commission, or authority shall hold any elected office of the Town. Resident Keith Nelms asked if State law trumps the Town Charter? Tillery stated that both are approved by the State legislature. Attorney Tillery said he would need to look at the enabling legislation for the DDA. Mayor Dobbs asked if everyone was in agreement to allow the attorney to review the DDA enabling legislation on the Town's bill and provide an opinion. There were no objections.

Planning & Zoning Commission Chairman Van Knighton asked if Mike Early can serve on the Planning & Zoning Commission until being sworn in as Mayor. Their next meeting is January 8<sup>th</sup>. Attorney Tillery stated he could attend the January 8<sup>th</sup> meeting and participate.

**Public Safety Report** - Attached hereto and made a part hereof.

**Street Report** - None.

**Town Clerk/Financial Report** - Attached hereto and made a part hereof.

The 2012 Chevrolet Silverado 2500 and 1997 Dodge Ram 3500 are out to auction on GovDeals. They have been advertised as required by law. The auction will end December 12<sup>th</sup>. They will have five days to pay for each item. The current bid on the Silverado is \$11,025. The current bid on the Dodge is \$1,221. **Councilperson Nelms made a motion to approve the winning bids of both vehicles. The motion was seconded by Councilperson Hughes and unanimously approved.**

Mayor Dobbs reported that the Dodge Charger title was recently found out to have not been transferred to the Town when it was purchased in 2017. The tag from an old vehicle was put on the new vehicle and the administration was unaware. Town Clerk Lapeyrouse and Chief Elrod worked together to obtain the proper paperwork from the dealer and the vehicle now has a title in the Town's name and a legal tag.

**Comprehensive Plan** - The draft comprehensive plan has been submitted to DCA for review. Once their comments have been received, it will come back to us for final changes and approval. A recommendation to change page 34 from "St. Park" to "State Park" was made by Councilperson Nelms.

**DOA Report-** Councilperson Hughes reported at the last DDA meeting, they received an interesting and informative presentation by Patrick Fulbright from the Small Business Development Center of UGA and Bill Turk on projected uses and viable businesses for the Tallulah Center. The next meeting will be December 1<sup>st</sup> at 6:30 p.m.

Town Clerk Lapeyrouse explained the process of applying for a OneGeorgia Grant. The DDA, in their last meeting, made a recommendation for the Town to pursue the grant by the pre-application deadline of December 12<sup>th</sup>. Lapeyrouse will send a draft out to the Council and DDA for comments. We will need a very quick reply. **Councilperson Hughes made a motion to allow GMRC to move forward with the OneGeorgia Grant. The motion was seconded by Councilperson Nelms and unanimously approved. If the pre-application is chosen to submit a full application, there will be a cost from GMRC of \$2,500. There is no cost for them to submit the pre-application.**

**Mayor Report-** reserved her comments to the end of the meeting.

### **PUBLIC HEARING:**

Mayor Dobbs turned over the meeting to Attorney Tillery for the public hearing on the camping ordinance. Attorney Tillery explained the procedures for the public hearing. He then asked for those to speak who were in favor of the ordinance as presented. There were none. Attorney Tillery closed that portion of the hearing. He then asked for those to speak who were in opposition to the ordinance as presented. Keith Nelms said he was okay with the original version which included the requirement of a principal structure, but he is opposed to camping without a structure on the land. Best if residential is left residential. Barbara Rice stated she got confused during the Planning and Zoning meeting, and she did not understand that it was for land without a structure. There were no other comments. Attorney Tillery closed the public hearing.

### **UNFINISHED BUSINESS:**

Attorney Tillery said that if the Council was okay with camping on vacant land zoned Agricultural but not R-1, they could be dealt with separately. That can be done without having to advertise again. Councilperson Nelms said she is dead set against camping in R-1. There is also a fire line prohibiting fires above a certain elevation on Hickory Nut Mountain. The Council went through each section of the proposed ordinance. Section 1 was good. Section 2 Article 7 Section 702- R-1 will be allowed on private property containing at least one principal structure. New Section 3 -Articles 9, 10, 12 Section 904, 1002 and 1203 keep as written. Move Section 3 to Section 4 and Section 4 to Section 5.

**A motion to approve the ordinance as amended was made by Councilperson Hamilton. The motion was seconded by Councilperson Nelms and unanimously approved.**

### **NEW BUSINESS:**

The Town applied for an Immediate Threat and Danger Grant in the maximum amount of \$50,000. The Town was approved for the immediate repair amount of \$28,845, but none of the preventative work. As a condition of the grant, the Town will need to sign the grant documents and approve a Language Access Plan. **A motion was made by Councilperson Hamilton to authorize Mayor Dobbs to sign the Immediate Threat and Danger Grant documents and to approve the Language Access Plan. The motion was seconded by Councilperson Hughes and unanimously approved.**

**The off-duty police policy has not been received and will be taken up at a later council meeting.**

Fire Chief Early made a recommendation to purchase a snowplow for the F-150 out of the SPLOST for Roads. Councilperson Hamilton recalled the Town owning a snowplow. Early said there is a scrape blade they pulled behind the tractor. Councilperson Hamilton thought that Jerry Jaeger gave us one. Councilperson Nelms stated that ProTurf's agreement included snow plowing if needed. Early insisted that there may be no time to wait for them in the case of an emergency. The plow would be hooked up and ready to go when a snow event is predicted, and the Fire Department would be willing to plow the roads. The Town's asset list was checked by Lapeyrouse, however no plow was included on the list. Joey Fountain suggested talking to Kubota to see if they might be willing to make a donation of a small side by side ATV.

**A motion was made by Councilperson Nelms to approve the purchase of a snowplow not to exceed \$2,000 to be spent from SPLOST in the Roads. The motion was seconded by Councilperson Hughes. Councilperson Hamilton added "if we don't have one." Councilperson Nelms suggested that it be postponed to January. Mike Early suggested making it contingent on having Chief Elrod take one last look around to make sure she can't find one. Councilperson Nelms agreed contingent on doing a search. The motion was amended by Councilperson Nelms to amend the motion to make it contingent on confirming that we do not already own this piece of equipment. The amended motion was seconded by Councilperson Hughes and unanimously approved.**

## **MAYOR'S COMMENTS -**

### **Updates ...**

We have been working with GA Power, Cornelia and EPD on the water withdrawal over the last three years, and she is asking the new council to consider pursuing this as indefinite income into the Town. It will be withdrawal of raw water. Engineering by GA Power and our engineer has been done and determined to not affect the lake.

The Town is fiscally sound. Revenues are up and expenses are down. We have nearly two years in cash reserves.

The roofs have been completed on the two water buildings.

The Rabun Bicentennial Birthday Party will be December 7<sup>th</sup> at 1:00 p.m. Any items for the time capsule should be given to Mayor Dobbs.

Reverend Turpen and his wife have been married for 55 years on December 20<sup>th</sup>. Congratulations to them.

Mayor Dobbs said she wanted to personally thank the Council for making the hard decisions. Proud of their accomplishments and made some hard decisions to move the Town forward. Not only are we more fiscally sound, we are very transparent. Everyone has put this Town first and not their own agendas. Warren Tillery is now a partner with Smith, Welch, Webb and White. She thanked Attorney Tillery and CPA Mixon for their services to the Town as well as the water department, volunteers, and police department.

Mayor Dobbs also thanked Town Clerk Lapeyrouse. Mayor Dobbs stated that in her 31 years of professional career, she has never worked with anyone of the caliber of Linda and thanked her for her service to the Town.

The Town Christmas Party will be at 6:00 p.m. with the tree lighting at 7:00 p.m.

January 9<sup>th</sup> will be the swearing-in of the new Town Council.

## **PUBLIC COMMENTS:**

Van Knighton thanked Mayor Dobbs for the job she has done, stating that he has been very impressed. There was a round of applause. Mayor Dobbs said it is a very different view from this side of the desk. The best part has been the friendships she has made and thanked him for his comments.

**EXECUTIVE SESSION:**

**A motion was made by Councilperson Nelms to go into executive session to discuss real estate and possible litigation with the Attorney. The motion was seconded by Councilperson Hamilton and unanimously approved at 9:04 p.m.**

**The meeting was re-opened at 9:57 p.m. No action items came out of the Executive Session.**

**A motion was made by Councilperson Nelms to adjourn the meeting. The motion was seconded by Councilperson Hughes and unanimously approved.**

**The meeting adjourned at 10:00 p.m.**

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*Linda Lapeyrouse, Town Clerk*



**TOWN OF TALLULAH FALLS  
STATE OF GEORGIA  
WORK SESSION  
December 5, 2019, 6:00 p.m.  
MINUTES**

The work session for December 5, 2019 of the Town Council of Tallulah Falls, Georgia was called to order at 6:00 p.m. by Mayor Dobbs.

**PRESENT WERE:** Mayor Teri Dobbs  
Councilperson Larry Hamilton  
Councilperson Mary Beth Hughes  
Councilperson Carol Nelms  
Town Clerk Linda Lapeyrouse  
Police Chief Tonya Elrod

**SPECIAL GUEST:** Joely Mixon, Auditor

**ABSENT WERE:** Councilperson Deb Goatcher  
Fire Chief Mike Early

**OTHERS PRESENT:** See attached sign-in list

Mayor Dobbs welcomed everyone to the meeting.

**Mayor Dobbs requested moving Item 4 to the top of the agenda so that Police Chief Elrod can be excused from the meeting. A motion was made by Councilperson Hughes to approve the agenda as amended. The motion was seconded by Councilperson Nelms and unanimously approved.**

Chief Elrod stated she has been working on an off-duty policy to allow working other jobs. She has the opportunity work extra jobs for \$50-\$75/hr. Some require use of the police car. The car will be insured by her insurance and gas and upkeep will be paid by her. It includes traffic control for paving contractors, GA Power, schools, etc. Mayor Dobbs stated that the policy will be forthcoming in a future council meeting. Councilperson Hamilton asked how much time would be required? Elrod said it is usually 4 or 8-hour shifts and she would only do it on her days off. Nothing that would interfere with her job with Tallulah Falls. Councilperson Hughes asked what the radius would be? Elrod said she told them she would drive no more than 40 minutes. Mayor Dobbs said it would only be when she is off duty. It has been done in the past for Tallulah Falls School and GA Power, but nothing is in writing. We need to formalize the policy.

Joely Mixon, the Town auditor, presented a summary of the FY2019 draft audit. She is finalizing some of the notes and going through a lengthy checklist, but she does not anticipate any of the figures changing. Mixon said that it had been a pleasure working with the council and with Lapeyrouse, and commented that, in reviewing the audit, it was probably the easiest it's

ever been. Mixon thanked Town Clerk Lapeyrouse for making her job easy, calling her a gem and stating that not only does she know how to keep the financials, she understands the financials and knows the reasons why things have to be kept a certain way. Mixon stated she appreciated Lapeyrouse and the job that she did to make her job a little easier. Mixon then went through the summary of the FY2019. Revenue increased 35% over 2018, mostly due to the donation of the Ranger House but was up approximately \$25,000 even without that. Expenses decreased by 7% over 2018. 2019 was a restructuring year. Mixon stated it is important to note that the Town is not overspending, but it is also not leaving too much on the shelf. Net position looks very good and has increased substantially by 32% since 2016 in unrestricted net position and investment in capital assets has increased by 30%. The Town has no debt. Investments in capital assets for water have also increased. Total combined unrestricted net assets are approximately \$506,000. Operating grants and capital grants have both increased since 2016. Transfers from the General Fund to the Water Fund have increased, but a lot of it is from SPLOST for capital improvements. In the General Fund, there is 15 months of cash reserves. In the Water Fund, there is 6.5 months of cash reserves. It is recommended that you carry a minimum of two months of operating expenses in reserves.

Councilperson Hamilton asked if there were areas to improve. Mixon stated they have been improving. She recommended, as the elected officials change guards and move into the next year, that with a small office staff, it is important that they continue to come in and help with the segregation of duties and providing support for Lapeyrouse. This is the best the financials have looked since she began working with the Town in 2012.

The final audit will be finished and submitted to the State by the end of the year.

Mayor Dobbs thanked Mixon.

#### **EXECUTIVE SESSION:**

A motion was made by Councilperson Nelms to go into executive session to discuss personnel evaluation. The motion was seconded by Councilperson Hughes and unanimously approved at 6:42 p.m.

The meeting was re-opened at 7:00 p.m.

Mayor Dobbs announced that the Council had taken the opportunity to review Linda Lapeyrouse for her one-year of service to the Town. A summary of the Council's review included comments that they are lucky to have her; she would be a huge loss to the Town; she has saved the Town thousands of dollars due to her vast knowledge of Town government; brings exemplary knowledge and abilities to the position; works extra hours on-site and off-site; self-starter; she is always pleasant and neutral; she exceeds what is expected. Suggested for new council to let her know she is valued and deserves even more money. There was no recommendation for a pay increase at this time due to current budget through June. Mayor Dobbs stated they are honored for Lapeyrouse to represent the Town the way she does.

No other action items came out of the Executive Session.

A motion was made by Councilperson Hughes to adjourn the meeting. The motion was seconded by Councilperson Nelms and unanimously approved.

The meeting adjourned at 7:05 p.m.

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*Linda Lapeyrouse, Town Clerk*

DRAFT

# ENVIRONMENTAL MANAGEMENT SERVICES, INC.

January 06, 2020

Town of Tallulah Falls  
Attn: Honorable Mayor Dobbs  
P.O. Box 56  
255 Main Street  
Tallulah Falls, Georgia 30573

Sent via email to: [tdobbs@tallulahfallsgeorgia.gov](mailto:tdobbs@tallulahfallsgeorgia.gov)

Honorable Mayor Dobbs

Please find the December report below, knock on wood the month was pretty quiet with no issues. Ems does have some recommendations that will be included for the water system.

Recommendations on the system.

1. Ems recommends that the city look at having generators added to each well to help prevent water loss issues during storms and or damage caused, this will also include normal outages but will allow for full use of the water under all circumstances.
2. Hickory Nut System needs to have the redundant backup for the VFD'S that operate the pumps, we are looking into Battery backups to allow the units to hold memory until power has been restored. Currently if the mountain has a power glitch or failure, Ems has to come out and reset the VFD and bleed water through the hydrants until water has been restored.
3. EMS is in talks with Mr. Jimmy Cash resident of Tallulah Falls that has worked with Ems for many years to see if he would be interested in helping with emergency calls when they arise, this will lower the response time and help to save some money when service is needed.
4. The Hickory nut station need to have a backup pump, during last August when the system took the big electrical hit we had to use the shelf pump to replace failed unit. The cost of the replacement pump is \$5,669.00 from GWI in Griffin Ga.
5. The Cities 55k storage tank needs to be fully cleaned out by a licensed contractor that works on tanks, the tank needs to be inspected and documented per the EPD guidelines. We have 1 quote now but both companies require water availability this will include adding a couple of valves and a hydrant to the feed line of the main tank. EMS is working through cost now.

Updates on the water system.

1. The new chemicals are in place and seem to be working great, the PH and the Chlorine levels are stabilized now with very little attention.
2. The newly installed backwash sand is working great and allowing the backwash water to flow into the stream with no issues.

3. The water pressure to Hickory Nut seems to be holding steady now that additional adjustments have been made.
4. Metro water filter has assisted with some electrical issues that we were having with the filters at the city's main well, all seems to be working great with no further issues.

The City's Laboratory results for December were all noted as Absent for Total Coliform! This means that water quality is good with no concerns.

Please feel free to call with any questions.

Regards,

Mike Sams

404-234-0154

## Linda Lapeyrouse

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**From:** Tonya Elrod  
**Sent:** Monday, December 30, 2019 11:23 PM  
**To:** Linda Lapeyrouse  
**Subject:** December Report

Tallulah Falls Police Report December 2019

\*Working with GOHS in reference to grant to pay half salary of traffic unit/officer

\*Attended a multiple training classes and assisted some of our part time to obtain the rest of their hours

\*Assisted Hiawassee Police Department in shop with a hero

\*Hosted training class for GPSTC at the interpretative center. Was very successful. Had multiple agencies attended. Field sobriety class. Part time officer Gibson was one of the instructors. \*Finally got notification on safety grant and check should be here around middle of January. (6000 total)

\*Was able to obtain the speed trailer for a few more weeks that what we were suppose to have (during holidays)

\*Finalized SOP for extra/off duty jobs

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## Tallulah Falls Fire & Rescue: Monthly Report

### December 2019 Training

Date	Description	Notes	HRS
Monday, December 2, 2019	Weekly Trainino	Equipment - Use and Location	2
Tuesday, December 3, 2019	Officer Trainino	Multi-Company - Officer Trainino	2
Monday, December 9, 2019	Weekly Training	Radio Communications	2
Monday, December 16, 2019	Weekly Training	Nozzles & Appliances - Use and Location	2
Monday, December 23, 2019	No Training - Holiday		0
Monday, December 30, 2019	No Training - Holiday		0
<b>Total</b>			<b>8</b>

### December 2019 Training

Date	Nature of Call	Location	Jurisdiction
Thursday, December 5, 2019	Fire Alarm	Tallulah Falls School	Town
Sunday, December 8, 2019	Medical	Local Residence	Town
Sunday, December 8, 2019	Medical	Tallulah Gor2e State Park	State Park
Saturday, December 14, 2019	Fire Alarm	Tallulah Falls School	Town
Monday, December 23, 2019	Public Assist	Local Residence	Town
Tuesday, December 24, 2019	Chimney Fire	Habersham County	Habersham
Tuesday, December 24, 2019	Medical	Tallulah Gor2e State Park	State Park
Thursday, December 26, 2019	Public Assist	Local Residence	Town
Tuesday, December 31, 2019	Residential Fire	Habersham County	Habersham

TOTAL TOWN	5
TOTAL HABERSHAM	2
TOTAL RABUN	0
STATE PARK	2

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OVERALL TOTAL      9

Topics:

**Town Of Tallulah Falls**  
**Balance Sheet**  
 As of December 31, 2019

Dec 31, 19

**ASSETS**

**Current Assets**

**Checking/Savings**

11.0000 · Petty Cash	100.05
11.1110 · Checking - General Fund UCB	283,974.95
11.1112 · Checking - Water Fund	60,800.52
11.1113 · Hotel Motel Tax Fund	1,736.21
11.1114 · Checking - Volunteer Fire Dept	13,582.64
11.1115 · Checking - Technology	5,043.55
11.1116 · Checking - Habersham SPLOST 6	53,826.04
11.1117 · Checking - Habersham SPLOST 4	7,879.81
11.1118 · Checking · Rabun SPLOST 13	76,698.37
11.1119 · Municipal Court Trust Fund	36,458.24
11.1360 · CD-2050 Oconee 06-23-20 WF	25,946.17
11.1380 · CD-0131 Oconee 03-19-20	27,257.55
11.1384 · CD-0128 Oconee 03-19-20	8,090.37
11.1385 · CD-0129 Oconee 03-19-20	100,094.18
11.1390 · CD-0130 Oconee 03-19-20	30,755.64

**Total Checking/Savings** 732,244.29

**Accounts Receivable**

11.1500 · Property Tax Receivable 2018	249.09
11.1501 · Property Tax Receivable 2019	7,674.09
11.1900 · Accounts Receivable - Water	596.79

**Total Accounts Receivable** 8,519.97

**Other Current Assets**

11.3100 · Due from other funds	33,391.64
12000 · Undeposited Funds	1,559.08

**Total Other Current Assets** 34,950.72

**Total Current Assets** 775,714.98

**TOTAL ASSETS** 775,714.98

**LIABILITIES & EQUITY**

**Liabilities**

**Current Liabilities**

**Other Current Liabilities**

12.1300 · Payroll Liabilities	
12.1350 · Insurance Payable - GMA	51.00

**Total 12.1300 · Payroll Liabilities** 51.00

12.1900 · Due to other funds 34,503.55

12.2600 · Deposits Payable 450.00

**Total Other Current Liabilities** 35,004.55

**Total Current Liabilities** 35,004.55

**Total Liabilities** 35,004.55

**Equity**

13.4200 · Uncleared Transactions at O Bal -61,903.04

13.4201 · Opening Balance Equity 704,910.49

Net Income 97,702.98

**Total Equity** 740,710.43

**TOTAL LIABILITIES & EQUITY** 775,714.98



**Town Of Tallulah Falls**

**Profit & Loss Statement Budget vs. Actual**

12/31/2019

<b>General Fund Budget</b>	<b>Dec 2019</b>	<b>FY to date</b>	<b>Original Budget</b>	<b>Revised Budget</b>	<b>Remaining Budget</b>	<b>% of Budget</b>
<b>General Fund Revenues</b>						
Revenues	105,323	202,683	313,000		110,317	65%
Grants	0	14,966	14,881		-85	101%
Interfund Transfer In - Hotel/Motel	0	0	1,200		1,200	0%
Sale of Assets	0	0	10,000		10,000	0%
Use of Surplus	0	0	0		0	
<b>Total Revenues &amp; Other Sources</b>	<b>105,323</b>	<b>217,649</b>	<b>339,081</b>	<b>0</b>	<b>121,432</b>	<b>64%</b>
<b>General Fund Expenditures</b>						
1100 Legislative	972	3,943	9,490		-3,943	42%
1300 Executive	400	1,869	8,330		-1,869	22%
1500 General Administration	5,624	70,191	138,809		-70,191	51%
2650 Municipal Court	996	9,121	19,450		-9,121	47%
3200 Police	5,332	46,124	105,006		-46,124	44%
3500 Fire	678	6,528	30,463		-6,528	21%
4200 Highways and Streets	0	6,958	27,533		-6,958	25%
<b>Total Operating Expenditures</b>	<b>14,007</b>	<b>144,734</b>	<b>339,081</b>	<b>0</b>	<b>-144,734</b>	<b>43%</b>
Interfund Transfer Out - Water						
<b>Total Expenditures &amp; Transfers</b>	<b>14,007</b>	<b>144,734</b>	<b>339,081</b>	<b>0</b>	<b>-144,734</b>	<b>43%</b>
<b>Total Current Profit/Loss General Fund</b>	<b>91,316</b>	<b>72,915</b>				

<b>Capital Projects Budget</b>	<b>Dec 2019</b>	<b>FY to date</b>	<b>Original Budget</b>	<b>Revised Budget</b>	<b>Remaining Budget</b>	<b>% of Budget</b>
<b>Revenue Sources</b>						
SPLOST	0	0	154,824	0	154,824	
LMIG (carry forward)	0	13,619	13,619		13,619	
<b>Total Available Sources</b>	<b>0</b>	<b>13,619</b>	<b>168,443</b>	<b>0</b>	<b>168,443</b>	
<b>Expenditures</b>						
Capital Outlay - Fire	0	0	13,800		13,800	0%
Capital Outlay - Police	0	0	5,000		5,000	0%
Capital Outlay - Parks/Rec	0	0	3,500		3,500	0%

•• Kayak Storage Building	0	0			
Capital Outlay - Roads	0	0	48,484	48,484	0%
<b>Capital Outlay - Building</b>	<b>0</b>	<b>1,659</b>	<b>4,000</b>	<b>2,341</b>	<b>41%</b>
*Bunk Room Remodel (police)	0	942			
**Meeting Room Audio System	0	717			
<b>Total Capital Improvements</b>	<b>0</b>	<b>1,659</b>	<b>74,784</b>	<b>0</b>	<b>0</b>

### Water Fund Budget

	Dec 2019	FY to date	Original Budget	Revised Budget	Remaining Budget	% of Budget
<b>Water Fund Revenues</b>						
Water Revenues	4,015	27,446	64,780		37,334	42%
ITAD Grant			0			
GIRMA Lightening Insurance Claim	0	28,845	0			
Interfund Transfer In - GF	0	0	0		0	0%
<b>Total Revenues &amp; Other Sources</b>	<b>4,015</b>	<b>56,291</b>	<b>64,780</b>	<b>0</b>	<b>37,334</b>	<b>87%</b>
<b>Water Fund Expenses</b>						
Water Operations	4,095	73,191	64,780		-73,191	113%
<b>Total Expenses</b>	<b>4,095</b>	<b>73,191</b>	<b>64,780</b>	<b>0</b>	<b>-73,191</b>	<b>113%</b>
<b>Total Current Profit/Loss Water Fund</b>	<b>-80</b>	<b>-18,559</b>	<b>0</b>	<b>0</b>		

### Water Capital Outlay

** 3" hydrant valve	0	2,000				
** Water Withdrawal Permit	410	1,726				
Total Other Water Capital	410	3,726	<b>93,659</b>		89,933	4%
<b>Emergency Water Repair</b>						
** HNM Improvements (other)	1,230	8,098				
** Sand Filter Rebuild	0	9,271				
** 20,000-gallon tank	0	5,000				
Total <b>Emergency Water Project</b>	<b>1,230</b>	<b>22,369</b>		<b>117,000</b>	<b>94,631</b>	<b>19%</b>

# SPLOST FUNDS

	Original Budget	Revised Budget	Current FY	Previous Yrs.	Current Bal		
<b>ROADS &amp; BRIDGES/SPLOST M</b>							
SPLOST Revenue	64,411	64,411		64,411	0		
LMIG 2016	7,818	7,818		7,818	7,818		
Interest Revenue		5	7	55	62		
<b>Total Available</b>	<b>72,230</b>	<b>72,235</b>	<b>7</b>	<b>72,285</b>	<b>7,880</b>		
Capital Outlay - Water	19,086	15,094		15,094	0		
Capital Outlay - Roads	37,863	41,855		41,855	0		
Capital Outlay - Public Safety	7,462	7,462		7,462	0		
Capital Outlay - LMIG	7,818	7,818		7,818	7,818		
<b>Total Projects</b>	<b>72,230</b>	<b>72,230</b>	<b>0</b>	<b>72,230</b>	<b>7,818</b>		
<b>Net Available</b>					<b>62</b>		
<hr/>							
SPLOSTVI	Original Budget	Revised Budget	Current FY	Previous Yrs.	Transfer Projects	Current Bal	To Collect
SPLOST Revenue	271,740	271,740	24,507	179,608		52,578	67,625
Interest Revenue			53	1,195		1,248	0
<b>Total SPLOST Available</b>	<b>271,740</b>	<b>271,740</b>	<b>24,560</b>	<b>180,803</b>		<b>53,826</b>	<b>67,625</b>
Capital Outlay - Roads	25,000	25,000	0	0		25,000	
Capital Outlay - Public Safety	131,740	131,740	0	68,583		63,157	
Capital Outlay - Water	20,000	20,000	0	18,998		1,002	
Capital Outlay - Public Facilities	70,000	70,000	1,355	62,601		6,044	
Capital Outlay - Parks/Rec.	25,000	25,000	0	0		25,000	
<b>Total Projects</b>	<b>271,740</b>	<b>271,740</b>	<b>1,355</b>	<b>150,182</b>		<b>120,203</b>	
<b>Net Available</b>						<b>66,377</b>	<b>1,248</b>
<hr/>							
SPLOST XIII	Original Budget	Revised Budget	Current FY	Previous Yrs.	Transfer Projects	Current Bal	
SPLOST Revenue	200,000	200,000	0	200,000		74,906	
Interest Revenue			78	1,714		1,792	
<b>Total SPLOST Available</b>	<b>200,000</b>	<b>200,000</b>	<b>78</b>	<b>201,714</b>		<b>76,698</b>	
Capital Outlay - Roads	75,000	75,000	0	0		75,000	
Capital Outlay - Public Safety	45,000	37,394	0	37,394	-7,606	0	
Capital Outlay - Water	80,000	87,606	0	87,700	7,606	-94	
<b>Total Projects</b>	<b>200,000</b>	<b>200,000</b>	<b>0</b>	<b>125,094</b>		<b>74,906</b>	
<b>Net Available</b>						<b>1,792</b>	

**Town Of Tallulah Falls**  
**GENERAL FUND REVENUE BUDGET OVERVIEW**  
 July through December 2019

	Jul- Dec 19	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
<b>31.0000 • Taxes</b>				
<b>31.1000 • General Property Taxes</b>				
31.1100 • Real Property Current	124,059.15	123,900.00	159.15	100.1%
31.1300 • Personal Property Current	25,113	400.00	-148.87	62.8%
<b>31.1700 • Franchise Taxes</b>				
31.1710 • Electric	0.00	23,000.00	-23,000.00	0.0%
31.1730 • Gas	0.00	2,350.00	-2,350.00	0.0%
31.1760 • Telephone	112.72	200.00	-87.28	56.4%
<b>Total 31.1700 • Franchise Taxes</b>	112.72	23,435.00	-23,322.28	0.5%
31.6200 • Insurance Premium Tax	12,714.51	12,000.00	714.51	106.0%
<b>Total 31.1000 • General Property Taxes</b>	137,137.51	159,735.00	-22,597.49	85.9%
31.1310 • Motor Vehicle	6,234.87	55,000.00	-48,765.13	11.3%
31.1340 • Intangible Tax	169.53	0.00	169.53	100.0%
31.9000 • Penalties and Interest	76.40	25.00	51.40	305.6%
<b>Total 31.0000 • Taxes</b>	143,618.31	214,760.00	-71,141.69	66.9%
<b>32.0000 • Licenses and Permits</b>				
<b>32.1000 • Business Licenses</b>				
32.1200 • General Business License	100.00	1,100.00	-1,000.00	9.1%
32.1220 • Insurance (Occupational Lie)	427.50	1,000.00	-572.50	42.8%
32.1230 • Beer/Wine License	0.00	100.00	-100.00	0.0%
<b>Total 32.1000 • Business Licenses</b>	527.50	2,200.00	-1,672.50	24.0%
<b>32.2000 • Non-Business Lic &amp; Permits</b>				
32.2200 • Building & Signs				
32.3100 • Building Permits	7,750.00	550.00	225.00	140.9%
<b>Total 32.2200 • Building &amp; Signs</b>	7,750.00	550.00	225.00	140.9%
32.2210 • Zoning and Land Use Permits	800.00			
<b>Total 32.2000 • Non-Business Lic &amp; Permits</b>	1,575.00	550.00	1,025.00	286.4%
<b>Total 32.0000 • Licenses and Permits</b>	2,102.50	2,750.00	-647.50	76.5%
<b>33.4000 • Grants</b>				
33.4120 • Other Grants	14,966.28	10,381.00	4,585.28	144.2%
33.6000 • Rabun County Grant (for FD)	0.00	4,500.00	-4,500.00	0.0%
<b>Total 33.4000 • Grants</b>	14,966.28	14,881.00	85.28	100.6%
<b>35.0000 • Fines and Forfeitures</b>				
35.1000 • Fines and Forfeitures	51,007.81	81,500.00	-30,492.19	62.6%
<b>Total 35.0000 • Fines and Forfeitures</b>	51,007.81	81,500.00	-30,492.19	62.6%
<b>36.0000 • Investments</b>				
36.1000 • Interest Revenues	171.15	800.00	-628.85	21.4%
<b>Total 36.0000 • Investments</b>	171.15	800.00	-628.85	21.4%
<b>37.0000 • Contributions and Donations</b>				
37.0000 • Contributions and Donations	511.00	4,000.00	-3,489.00	12.8%
<b>38.0000 • Miscellaneous</b>				
38.1000 • Rent	2,400.00	4,800.00	-2,400.00	50.0%
38.9000 • Other				
38.9200 • Reimbursement for Insurance	2,857.74	4,390.00	-1,532.26	65.1%
38.9000 • Other- Other	13.98	0.00	13.98	100.0%
<b>Total 38.9000 • Other</b>	2,871.72	4,390.00	-1,518.28	65.4%
<b>Total 38.0000 • Miscellaneous</b>	5,271.72	9,190.00	-3,918.28	57.4%
39.1002 • Interfund transfer in • HM TF	0.00	1,200.00	-1,200.00	0.0%
39.2200 • Sale of Assets	0.00	10,000.00	-10,000.00	0.0%
<b>Total Income</b>	217,648.77	339,081.00	-121,432.23	64.2%
<b>Gross Profit</b>	217,648.77	339,081.00	-121,432.23	64.2%
<b>Net Ordinary Income</b>	217,648.77	339,081.00	-121,432.23	64.2%
<b>Net Income</b>	217,648.77	339,081.00	-121,432.23	64.2%

01/06/20

# Town Of Tallulah Falls LEGISLATIVE BUDGET REPORT

July through December 2019

	Jul - Dec 19	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Expense</b>				
<b>51.0000 · Personal Svs. Salaries &amp; Wages</b>				
51.1110 · Elected Official Salary	1,996.58	3,600.00	-1,603.42	55.5%
<b>Total 51.0000 · Personal Svs. Salaries &amp; Wages</b>	1,996.58	3,600.00	-1,603.42	55.5%
<b>51.2000 · Employee Benefits</b>				
51.2200 · Social Security	111.60	224.00	-112.40	49.8%
51.2300 · Medicare	26.08	53.00	-26.92	49.2%
51.2600 · Unemployment Insurance	7.20	23.00	-15.80	31.3%
<b>Total 51.2000 · Employee Benefits</b>	144.88	300.00	-155.12	48.3%
<b>52.0000 · Purchased/Contracted Services</b>				
<b>52.3000 · Other Purchased Services</b>				
52.3100 · Insurance other than WC/Health	448.80	650.00	-201.20	69.0%
52.3500 · Travel/Meals/Hotel	0.00	2,900.00	-2,900.00	0.0%
52.3700 · Education/Training	1,165.00	1,590.00	-425.00	73.3%
52.3900 · Other				
52.3910 · Software Subscriptions	187.50	450.00	-262.50	41.7%
<b>Total 52.3900 · Other</b>	187.50	450.00	-262.50	41.7%
<b>Total 52.3000 · Other Purchased Services</b>	1,801.30	5,590.00	-3,788.70	32.2%
<b>Total 52.0000 · Purchased/Contracted Services</b>	1,801.30	5,590.00	-3,788.70	32.2%
<b>Total Expense</b>	3,942.76	9,490.00	-5,547.24	41.5%
<b>Net Ordinary Income</b>	-3,942.76	-9,490.00	5,547.24	41.5%
<b>Net Income</b>	<b>-3,942.76</b>	<b>-9,490.00</b>	<b>5,547.24</b>	<b>41.5%</b>

01/06/20

## Town Of Tallulah Falls EXECUTIVE BUDGET REPORT

July through December 2019

	Jul. Dec 19	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
51.0000 · Personal Svs. Salaries & Wages				
51.111 O· Elected Official Salary	750.00	1,500.00	-750.00	50.0%
<b>Total 51.0000 · Personal Svs. Salaries &amp; Wages</b>	<b>750.00</b>	<b>1,500.00</b>	<b>-750.00</b>	<b>50.0%</b>
51.2000 · Employee Benefits				
51.2100 · Group Employee Insurance	44.30	215.00	-170.70	20.6%
51.2200 · Social Security	46.50	93.00	-46.50	50.0%
51.2300 · Medicare	10.88	22.00	-11.12	49.5%
51.2600 · Unemployment Insurance	3.00	10.00	-7.00	30.0%
<b>Total 51.2000 · Employee Benefits</b>	<b>104.66</b>	<b>340.00</b>	<b>-235.32</b>	<b>306%</b>
52.0000 · Purchased/Contracted Services				
52.1300 · Technical				
52.1310 · IT Services	450.00	1,080.00	-630.00	41.7%
<b>Total 52.1300 · Technical</b>	<b>450.00</b>	<b>1,080.00</b>	<b>-630.00</b>	<b>41.7%</b>
52.3000 · Other Purchased Services				
52.3100 · Insurance other than WC/Health	112.20	160.00	-47.80	70.1%
52.3500 · Travel/Meals/Hotel	0.00	2,615.00	-2,615.00	0.0%
52.3700 · Education/Training	390.00	2,165.00	-1,795.00	17.8%
52.3900 · Other				
52.3910 · Software Subscriptions	62.50	150.00	-87.50	41.7%
<b>Total 52.3900 · Other</b>	<b>62.50</b>	<b>150.00</b>	<b>-87.50</b>	<b>41.7%</b>
<b>Total 52.3000 · Other Purchased Services</b>	<b>564.70</b>	<b>5,310.00</b>	<b>-4,745.30</b>	<b>10.6%</b>
<b>Total 52.0000 · Purchased/Contracted Services</b>	<b>1,014.70</b>	<b>6,390.00</b>	<b>-5,375.30</b>	<b>15.9%</b>
53.0000 · Supplies				
53.1300 · Food	0.00	100.00	-100.00	0.0%
<b>Total 53.0000 · Supplies</b>	<b>0.00</b>	<b>100.00</b>	<b>-100.00</b>	<b>0.0%</b>
<b>Total Expense</b>	<b>1,869.38</b>	<b>8,330.00</b>	<b>-6,460.62</b>	<b>22.4%</b>
<b>Net Ordinary Income</b>	<b>-1,869.36</b>	<b>-8,330.00</b>	<b>6,460.62</b>	<b>22.4%</b>
<b>Net Income</b>	<b>-1,869.38</b>	<b>-8,330.00</b>	<b>6,460.62</b>	<b>22.4%</b>

## Town Of Tallulah Falls ADMINISTRATION DEPARTMENT

July through December 2019

	Jul - Dec 19	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Expense</b>				
51.0000 · Personal Svs. Salaries & Wages				
51.1100 · Regular Employees	16,811.55	36,000.00	-19,188.45	46.7%
51.1200 · Temporary Employees	5,604.00			
<b>Total 51.0000 · Personal Svs. Salaries &amp; Wages</b>	<b>22,415.55</b>	<b>36,000.00</b>	<b>-13,584.45</b>	<b>62.3%</b>
51.2000 · Employee Benefits				
51.2100 · Group Employee Insurance				
51.2101 · Cobra Insurance	3,480.00	4,176.00	-696.00	83.3%
51.2100 · Group Employee Insurance - Other	2,258.15	9,000.00	-6,741.85	25.1%
<b>Total 51.2100 · Group Employee Insurance</b>	<b>5,738.15</b>	<b>13,176.00</b>	<b>-7,437.85</b>	<b>43.6%</b>
51.2200 · Social Security	1,490.07	2,235.00	-744.93	66.7%
51.2300 · Medicare	340.73	525.00	-184.27	64.9%
51.2400 · Retirement contributions	600.00	1,200.00	-600.00	50.0%
51.2600 · Unemployment Insurance	22.43	50.00	-27.57	44.9%
51.2700 · Workers' Compensation	0.00	270.00	-270.00	0.0%
<b>Total 51.2000 · Employee Benefits</b>	<b>8,191.38</b>	<b>17,456.00</b>	<b>-9,264.62</b>	<b>46.9%</b>
52.0000 · Purchased/Contracted Services				
52.1000 · Professional Services				
52.1100 · Official/administrative				
52.1102 · Payroll/Administrative	1,069.75	2,100.00	-1,030.25	50.9%
<b>Total 52.1100 · Official/administrative</b>	<b>1,069.75</b>	<b>2,100.00</b>	<b>-1,030.25</b>	<b>50.9%</b>
52.1200 · Professional				
52.1210 · Auditor	90.00	5,000.00	-4,910.00	18%
52.1230 · Legal	14,388.01	18,000.00	-3,611.99	79.9%
<b>Total 52.1200 · Professional</b>	<b>14,478.01</b>	<b>23,000.00</b>	<b>-8,521.99</b>	<b>62.9%</b>
<b>Total 52.1000 · Professional Services</b>	<b>15,547.76</b>	<b>25,100.00</b>	<b>-9,552.24</b>	<b>61.9%</b>
52.1300 · Technical				
52.1301 · Safety	25.00			
52.1310 · IT Services	2,554.63	5,900.00	-3,345.37	43.3%
<b>Total 52.1300 · Technical</b>	<b>2,579.63</b>	<b>5,900.00</b>	<b>-3,320.37</b>	<b>43.7%</b>
52.2000 · Purchased-property services				
52.2100 · Cleaning services	1,200.00	2,400.00	-1,200.00	50.0%
52.2110 · Garbage Disposal	120.00	240.00	-120.00	50.0%
<b>Total 52.2000 · Purchased-property services</b>	<b>1,320.00</b>	<b>2,640.00</b>	<b>-1,320.00</b>	<b>50.0%</b>
52.2200 · Repairs & Maintenance				
52.2220 · Building	512.00	1,600.00	-1,088.00	32.0%
<b>Total 52.2200 · Repairs &amp; Maintenance</b>	<b>512.00</b>	<b>1,600.00</b>	<b>-1,088.00</b>	<b>32.0%</b>
52.3000 · Other Purchased Services				
52.3100 · Insurance other than WC/Health	717.00	3,240.00	-2,523.00	22.1%
52.3200 · Communications				
52.3220 · Cell Phone (Verizon)	226.77	540.00	-313.23	42.0%
52.3265 · GOV domain & web hosting	0.00	500.00	-500.00	0.0%
52.3270 · Postage	120.75	500.00	-379.25	24.2%
52.3200 · Communications - Other	2,203.91	4,180.00	-1,976.09	52.7%
<b>Total 52.3200 · Communications</b>	<b>2,551.43</b>	<b>5,720.00</b>	<b>-3,168.57</b>	<b>44.6%</b>
52.3301 · Advertising	1,026.24	7,000.00	-5,973.76	14.7%
52.3400 · Printing and binding	100.00	500.00	-400.00	20.0%
52.3500 · Travel/Meals/Hotel	0.00	1,000.00	-1,000.00	0.0%
52.3600 · Dues/Fees	432.01	200.00	232.01	216.0%
52.3700 · Education/Training	0.00	1,000.00	-1,000.00	0.0%
52.3850 · Contract Labor				
52.3870 · Elections   Poll Workers	2,121.94	4,445.00	-2,323.06	47.7%
52.3850 · Contract Labor - Other	0.00	637.50	-637.50	0.0%
<b>Total 52.3850 · Contract Labor</b>	<b>2,121.94</b>	<b>5,082.50</b>	<b>-2,960.56</b>	<b>41.7%</b>

**Town Of Tallulah Falls**  
**ADMINISTRATION DEPARTMENT**  
 July through December 2019

	<u>Jul - Dec 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
52.3900 · Other				
52.3910 · Software Subscriptions	300.00	3,800.00	-3,500.00	7.9%
<b>Total 52.3900 · Other</b>	<u>300.00</u>	<u>3,800.00</u>	<u>-3,500.00</u>	<u>7.9%</u>
<b>Total 52.3000 · Other Purchased Services</b>	7,248.62	27,542.50	-20,293.88	26.3%
<b>Total 52.0000 · Purchased/Contracted Services</b>	27,208.01	62,782.50	-35,574.49	43.3%
53.0000 · Supplies				
53.1100 · General Supplies	663.24	2,500.00	-1,836.76	26.5%
53.1200 · Energy				
53.1220 · Natural Gas	174.71	2,250.00	-2,075.29	7.8%
53.1230 · Electricity	1,743.38	6,698.00	-4,954.62	26.0%
<b>Total 53.1200 · Energy</b>	<u>1,918.09</u>	<u>8,948.00</u>	<u>-7,029.91</u>	<u>21.4%</u>
<b>Total 53.0000 · Supplies</b>	2,581.33	11,448.00	-8,866.67	22.5%
57.2000 · Payments to other agencies				
57.2010 · Marketing & Tourism	250.00			
57.2020 · Economic Development	9,000.00	10,500.00	-1,500.00	85.7%
57.2000 · Payments to other agencies - Other	122.50	122.50	0.00	100.0%
<b>Total 57.2000 · Payments to other agencies</b>	<u>9,372.50</u>	<u>10,622.50</u>	<u>-1,250.00</u>	<u>88.2%</u>
58.000 · Miscellaneous Expense	322.56	500.00	-177.44	64.5%
<b>Total Expense</b>	<u>70,091.33</u>	<u>138,809.00</u>	<u>-68,717.67</u>	<u>50.5%</u>
<b>Net Ordinary Income</b>	<u>-70,091.33</u>	<u>-138,809.00</u>	<u>68,717.67</u>	<u>50.5%</u>
<b>Net Income</b>	<u><b>-70,091.33</b></u>	<u><b>-138,809.00</b></u>	<u><b>68,717.67</b></u>	<u><b>50.5%</b></u>



**Town Of Tallulah Falls**  
**FIRE DEPARTMENT**  
 July through December 2019

	Jul - Dec 19	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
51.0000 · Personal Svs. Salaries & Wages				
51.1200 · Temporary Employees	0.00	4,000.00	-4,000.00	00%
Total 51.0000 · Personal Svs. Salaries & Wages	0,00	4,000.00	-4,000.00	0.0%
51.2000 · Employee Benefits				
51.2700 · Workers' Compensation	0.00	483.00	-483.00	00%
Total 51.2000 · Employee Benefits	0.00	483.00	-483.00	00%
52.0000 · Purchased/Contracted Services				
52.1300 · Technical				
52.1301 · Safety	194.00	1,259.00	-1,065.00	15.4%
Total 52.1300 · Technical	194.00	1,259.00	-1,065.00	15.4%
52.2200 · Repairs & Maintenance				
52.2230 · Equipment	0.00	3,800.00	-3,800.00	0.0%
52.2250 · Vehicle	2,330.00	1,200.00	1,130.00	194.2%
Total 52.2200 · Repairs & Maintenance	2,330.00	5,000.00	-2,670.00	46.6%
52.3000 · Other Purchased Services				
52.3100 · Insurance other than WC/Health	3,657.06	4,950.00	-1,292.94	73.9%
52.3600 · Dues/Fees				
52.3610 · Fire/Other (Heavy Hwy User)	0.00	206.00	-206.00	0.0%
52.3600 · Dues/Fees - Other	0,00	2,056.00	-2,056,00	00%
Total 52.3600 · Dues/Fees	0.00	2,262.00	-2,262.00	0.0%
52.3700 · Education/Training	0.00	856.00	-856.00	0.0%
52.3900 · Other				
52.3910 · Software Subscriptions	50,00	120.00	-70,00	41.7%
Total 52.3900 · Other	50.00	120.00	-70.00	41.7%
Total 52.3000 · Other Purchased Services	3,707.06	8,188.00	-4,480.94	45.3%
Total 52.0000 · Purchased/Contracted Services	6,231.06	14,447.00	-8,215.94	431%
53.0000 · Supplies				
53.1100 · General Supplies				
53.1101 · Safety	73.00	2,950.00	-2,877.00	2.5%
53.1100 · General Supplies - Other	0.00	7,283.00	-7,283.00	0.0%
Total 53.1100 · General Supplies	73.00	10,233.00	-10,160.00	0.7%
53.1300 · Food	0.00	300.00	-300.00	0.0%
53.1600 · Small Equipment	224.00	1,000.00	-776.00	22.4%
Total 53.0000 · Supplies	297.00	11,533.00	-11,236.00	2.6%
Total Expense	6,528.06	30,463.00	-23,934.94	21.4%
Net Ordinary Income	-6,528.06	-30,463.00	23,934.94	21.4%
Net Income	-6,528.06	-30,463.00	23,934.94	21.4%

01/06/20

**Town Of Tallulah Falls**  
**POLICE BUDGET REPORT**  
 July through December 2019

	Jul - Dec 19	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
51.0000 · Personal Svs. Salaries & Wages				
51.1150 · Police Chief	19,999.98	40,000.00	-20,000.02	50.0%
51.1153 · Police · Part time	7,020.00	12,000.00	-4,980.00	58.5%
<b>Total 51.0000 · Personal Svs. Salaries &amp; Wages</b>	<b>27,019.98</b>	<b>52,000.00</b>	<b>-24,980.02</b>	<b>52.0%</b>
51.2000 · Employee Benefits				
51.2100 · Group Employee Insurance	3,633.30	9,000.00	-5,366.70	40.4%
51.2200 · Social Security	1,771.39	2,460.00	-708.61	71.4%
51.2300 · Medicare	414.32	560.00	-165.68	71.4%
51.2400 · Retirement contributions	0.00	600.00	-600.00	0.0%
51.2410 · Retirement POAB	0.00	241.00	-241.00	0.0%
51.2600 · Unemployment Insurance	31.26	100.00	-68.74	31.3%
51.2700 · Workers' Compensation	0.00	6,085.00	-6,085.00	0.0%
<b>Total 51.2000 · Employee Benefits</b>	<b>5,850.27</b>	<b>19,066.00</b>	<b>-13,235.73</b>	<b>30.7%</b>
52.0000 · Purchased/Contracted Services				
52.1300 · Technical				
52.1301 · Safety	72.00			
52.1310 · IT Services	1,800.00	2,320.00	-520.00	77.6%
<b>Total 52.1300 · Technical</b>	<b>1,872.00</b>	<b>2,320.00</b>	<b>-448.00</b>	<b>80.7%</b>
52.2200 · Repairs & Maintenance				
52.2230 · Equipment	240.83	300.00	-59.17	80.3%
52.2250 · Vehicle	439.24	2,500.00	-2,060.76	17.6%
<b>Total 52.2200 · Repairs &amp; Maintenance</b>	<b>680.07</b>	<b>2,800.00</b>	<b>-2,119.93</b>	<b>24.3%</b>
52.3000 · Other Purchased Services				
52.3100 · Insurance other than WC/Health	2,151.02	3,500.00	-1,348.98	61.5%
52.3200 · Communications				
52.3220 · Cell Phone (Verizon)	530.48	1,250.00	-719.52	42.4%
<b>Total 52.3200 · Communications</b>	<b>530.48</b>	<b>1,250.00</b>	<b>-719.52</b>	<b>42.4%</b>
52.3400 · Printing and binding	372.43	250.00	122.43	149.0%
52.3500 · Travel/Meals/Hotel	595.00	2,000.00	-1,405.00	29.8%
52.3600 · Dues/Fees	123.00	3,500.00	-3,377.00	3.5%
52.3700 · Education/Training	0.00	1,000.00	-1,000.00	0.0%
52.3900 · Other				
52.3910 · Software Subscriptions	62.50	2,000.00	-1,937.50	3.1%
<b>Total 52.3900 · Other</b>	<b>62.50</b>	<b>2,000.00</b>	<b>-1,937.50</b>	<b>3.1%</b>
<b>Total 52.3000 · Other Purchased Services</b>	<b>3,834.43</b>	<b>13,500.00</b>	<b>-9,665.57</b>	<b>28.4%</b>
<b>Total 52.0000 · Purchased/Contracted Services</b>	<b>6,386.50</b>	<b>18,620.00</b>	<b>-12,233.50</b>	<b>34.3%</b>
53.0000 · Supplies				
53.1100 · General Supplies				
53.1101 · Safety	0.00	3,000.00	-3,000.00	0.0%
53.1155 · Uniforms	464.63	1,700.00	-1,235.37	27.3%
53.1100 · General Supplies · Other	864.01	1,000.00	-135.99	86.4%
<b>Total 53.1100 · General Supplies</b>	<b>1,328.64</b>	<b>5,700.00</b>	<b>-4,371.36</b>	<b>23.3%</b>
53.1200 · Energy				
53.1270 · Gasoline/Diesel	2,631.03	7,000.00	-4,368.97	37.6%
<b>Total 53.1200 · Energy</b>	<b>2,631.03</b>	<b>7,000.00</b>	<b>-4,368.97</b>	<b>37.6%</b>
53.1300 · Food				
53.1800 · Community Benefits	300.00	300.00	0.00	100.0%
<b>Total 53.1300 · Food</b>	<b>300.00</b>	<b>300.00</b>	<b>0.00</b>	<b>100.0%</b>
53.1400 · Books/Periodicals	72.75	100.00	-27.25	72.8%
53.1600 · Small Equipment	2,534.33	2,200.00	334.33	115.2%
<b>Total 53.0000 · Supplies</b>	<b>6,866.75</b>	<b>15,300.00</b>	<b>-8,433.25</b>	<b>44.9%</b>
<b>Total Expense</b>	<b>46,123.50</b>	<b>105,006.00</b>	<b>-58,882.50</b>	<b>43.9%</b>
<b>Net Ordinary Income</b>	<b>-46,123.50</b>	<b>-105,006.00</b>	<b>58,882.50</b>	<b>43.9%</b>
<b>Net Income</b>	<b>-46,123.50</b>	<b>-105,006.00</b>	<b>58,882.50</b>	<b>43.9%</b>

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**Town Of Tallulah Falls**  
**STREETS AND HIGHWAYS BUDGET REPORT**  
**July through December 2019**

	Jul - Dec 19	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
52.0000 · Purchased/Contracted Services				
52.2000 · Purchased-property services				
52.2140 · Lawn Care (Mowing/Cleaning ROW)				
52.2150 · Tree Trimming	0.00	5,000.00	-5,000.00	0.0%
52.2140 · Lawn Care (Mowing/Cleaning ROW) · Other	4,800.00	14,400.00	-9,600.00	33.3%
Total 52.2140 · Lawn Care (Mowing/Cleaning ROW)	4,800.00	19,400.00	-14,600.00	24.7%
Total 52.2000 · Purchased-property services	4,800.00	19,400.00	-14,600.00	24.7%
52.2200 · Repairs & Maintenance				
52.2230 · Equipment	0.00	6,130.00	-613.00	0.0%
52.2240 · Roads/Streets	0.00	2,500.00	-2,500.00	0.0%
Total 52.2200 · Repairs & Maintenance	0.00	3,113.00	-3,113.00	0.0%
52.3000 · Other Purchased Services				
52.3100 · Insurance other than WC/Health	531.00	520.00	11.00	102.1%
Total 52.3000 · Other Purchased Services	531.00	520.00	11.00	102.1%
Total 52.0000 · Purchased/Contracted Services	5,331.00	23,033.00	-17,702.00	23.1%
53.0000 · Supplies				
53.1100 · General Supplies	293.96	500.00	-206.04	58.8%
53.1200 · Energy				
53.1230 · Electricity	1,333.50	4,000.00	-2,666.50	33.3%
Total 53.1200 · Energy	1,333.50	4,000.00	-2,666.50	33.3%
Total 53.0000 · Supplies	1,627.46	4,500.00	-2,872.54	36.2%
Total Expense	6,958.46	27,533.00	-20,574.54	25.3%
Net Ordinary Income	-6,958.46	-27,533.00	20,574.54	25.3%
Net Income	-6,958.46	-27,533.00	20,574.54	25.3%

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**Town Of Tallulah Falls**  
**MUNICIPAL COURT BUDGET REPORT**  
 July through December 2019

	Jul - Dec 19	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
<b>Expense</b>				
51.0000 · Personal Svs. Salaries & Wages				
51.1100 · Regular Employees	6,000.02	12,000.00	-5,999.98	50.0%
Total 51.0000 · Personal Svs. Salaries & Wages	6,000.02	12,000.00	-5,999.98	50.0%
51.2000 · Employee Benefits				
51.2100 · Group Employee Insurance	752.70	2,250.00	-1,497.30	33.5%
51.2200 · Social Security	369.98	745.00	-375.02	49.7%
51.2300 · Medicare	86.58	175.00	-88.42	49.5%
51.2600 · Unemployment Insurance	0.00	50.00	-50.00	0.0%
Total 51.2000 · Employee Benefits	1,209.26	3,220.00	-2,010.74	37.6%
52.0000 · Purchased/Contracted Services				
52.1000 · Professional Services				
52.1200 · Professional				
52.1250 · Judge	1,900.00	3,000.00	-1,100.00	63.3%
Total 52.1200 · Professional	1,900.00	3,000.00	-1,100.00	63.3%
Total 52.1000 · Professional Services	1,900.00	3,000.00	-1,100.00	63.3%
52.3000 · Other Purchased Services				
52.3500 · Travel/Meals/Hotel	0.00	500.00	-500.00	0.0%
52.3600 · Dues/Fees	11.50	30.00	-18.50	38.3%
52.3661 · Witness Fees	0.00	100.00	-100.00	0.0%
52.3670 · Interpreter	0.00	100.00	-100.00	0.0%
52.3700 · Education/Training	0.00	400.00	-400.00	0.0%
Total 52.3000 · Other Purchased Services	11.50	1,130.00	-1,118.50	1.0%
Total 52.0000 · Purchased/Contracted Services	1,911.50	4,130.00	-2,218.50	46.3%
53.0000 · Supplies				
53.1100 · General Supplies	0.00	100.00	-100.00	0.0%
Total 53.0000 · Supplies	0.00	100.00	-100.00	0.0%
Total Expense	9,120.78	19,450.00	-10,329.22	46.9%
<b>Net Ordinary Income</b>	<b>-9,120.78</b>	<b>-19,450.00</b>	<b>10,329.22</b>	<b>46.9%</b>
Net Income	<b>-9,120.78</b>	<b>-19,450.00</b>	<b>10,329.22</b>	<b>46.9%</b>

# Town Of Tallulah Falls WATER FUND BUDGET OVERVIEW

July through December 2019

	Jul. Dec 19	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
34.0000 · Charges for Service				
34.9900 · Late Fees	54.74	230.00	-175.26	23.8%
44.4000 · Utilities				
44.4200 · Connect/Reconnect Fees	1,500.00	1,500.00	0.00	100.0%
44.4210 · Water Sales	25,732.20	63,000.00	-37,267.80	40.8%
<b>Total 44.4000 · Utilities</b>	<b>27,232.20</b>	<b>64,500.00</b>	<b>-37,267.80</b>	<b>42.2%</b>
<b>Total 34.0000 · Charges for Service</b>	<b>27,286.94</b>	<b>64,730.00</b>	<b>-37,443.06</b>	<b>42.2%</b>
36.0000 · Investments				
36.1000 · Interest Revenues	89.21	50.00	39.21	178.4%
<b>Total 36.0000 · Investments</b>	<b>89.21</b>	<b>50.00</b>	<b>39.21</b>	<b>178.4%</b>
38.0000 · Miscellaneous	28,844.89			
54 · Returned Check Charges	70.00			
<b>Total Income</b>	<b>56,291.04</b>	<b>64,780.00</b>	<b>-8,488.96</b>	<b>86.9%</b>
<b>Gross Profit</b>	<b>56,291.04</b>	<b>64,780.00</b>	<b>-8,488.96</b>	<b>86.9%</b>
<b>Expense</b>				
51.0000 · Personal Svs. Salaries & Wages				
51.1100 · Regular Employees	3,692.32	12,000.00	-8,307.68	30.8%
51.1200 · Temporary Employees	48.00			
<b>Total 51.0000 · Personal Svs. Salaries &amp; Wages</b>	<b>3,740.32</b>	<b>12,000.00</b>	<b>-8,259.68</b>	<b>31.2%</b>
51.2000 · Employee Benefits				
51.2100 · Group Employee Insurance	602.16	2,350.00	-1,747.84	25.6%
51.2200 · Social Security	230.66	745.00	-514.34	31.0%
51.2300 · Medicare	53.98	175.00	-121.02	30.8%
51.2600 · Unemployment Insurance	0.19	10.00	-9.81	1.9%
<b>Total 51.2000 · Employee Benefits</b>	<b>886.99</b>	<b>3,280.00</b>	<b>-2,393.01</b>	<b>27.0%</b>
52.0000 · Purchased/Contracted Services				
52.1000 · Professional Services				
52.1100 · Official/administrative	1,000.00			
52.1200 · Professional				
52.1210 · Auditor	0.00	1,000.00	-1,000.00	0.0%
52.1230 · Legal	70.88			
52.1240 · Engineers/Architechs	0.00	2,400.00	-2,400.00	0.0%
52.1325 · Water Operator	8,050.00	15,000.00	-6,950.00	53.7%
52.1345 · Consultants/Planners	377.60	2,000.00	-1,622.40	18.9%
<b>Total 52.1200 · Professional</b>	<b>8,498.48</b>	<b>20,400.00</b>	<b>-11,901.52</b>	<b>41.7%</b>
<b>Total 52.1000 · Professional Services</b>	<b>9,498.48</b>	<b>20,400.00</b>	<b>-10,901.52</b>	<b>46.6%</b>
52.1300 · Technical				
52.1310 · IT Services	360.00			
52.1320 · Water Testing	975.00	930.00	45.00	104.8%
52.1300 · Technical. Other	0.00	1,070.00	-1,070.00	0.0%
<b>Total 52.1300 · Technical</b>	<b>1,335.00</b>	<b>2,000.00</b>	<b>-665.00</b>	<b>66.8%</b>
52.2200 · Repairs & Maintenance				
44.2200 · Water System Repairs	42,876.64	13,000.00	29,876.64	329.8%
52.2220 · Building	2,656.00			
<b>Total 52.2200 · Repairs &amp; Maintenance</b>	<b>45,532.64</b>	<b>13,000.00</b>	<b>32,532.64</b>	<b>350.3%</b>
52.3000 · Other Purchased Services				
52.3100 · Insurance other than WC/Health	1,351.00	350.00	1,001.00	386.0%
52.3200 · Communications				
52.3270 · Postage	110.00	1,000.00	-890.00	11.0%
<b>Total 52.3200 · Communications</b>	<b>110.00</b>	<b>1,000.00</b>	<b>-890.00</b>	<b>11.0%</b>
52.3600 · Dues/Fees	265.00	2,450.00	-2,165.00	11.6%

**Town Of Tallulah Falls**  
**WATER FUND BUDGET OVERVIEW**  
 July through December 2019

	Jul- Dec 19	Budget	\$ Over Budget	% of Budget
52.3900 · Other				
52.3910 · Software Subscriptions	235.49			
<b>Total 52.3900 · Other</b>	<b>235.49</b>			
<b>Total 52.3000 · Other Purchased Services</b>	<b>1,981.49</b>	<b>3,800.00</b>	<b>-1,818.51</b>	<b>52.1%</b>
<b>Total 52.0000 · Purchased/Contracted Services</b>	<b>58,347.61</b>	<b>39,200.00</b>	<b>19,147.61</b>	<b>148.8%</b>
53.0000 · Supplies				
53.1100 · General Supplies				
53.1110 · Water System Chemicals	1,179.39	3,000.00	-1,820.61	39.3%
53.1100 · General Supplies - Other	1,843.64	1,000.00	843.64	184.4%
<b>Total 53.1100 · General Supplies</b>	<b>3,023.03</b>	<b>4,000.00</b>	<b>-976.97</b>	<b>75.6%</b>
53.1200 · Energy				
53.1230 · Electricity	4,649.88	6,000.00	-1,350.12	77.5%
<b>Total 53.1200 · Energy</b>	<b>4,649.88</b>	<b>6,000.00</b>	<b>-1,350.12</b>	<b>77.5%</b>
53.1500 · Supplies purchased for resale				
53.1510 · Water	855.30	0.00	855.30	1000%
<b>Total 53.1500 · Supplies purchased for resale</b>	<b>855.30</b>	<b>0.00</b>	<b>855.30</b>	<b>100.0%</b>
53.1600 · Small Equipment	1,667.64	250.00	1,417.64	667.1%
<b>Total 53.0000 · Supplies</b>	<b>10,195.85</b>	<b>10,250.00</b>	<b>-54.15</b>	<b>99.5%</b>
69810 · Bank Service Charges	20.00	50.00	-30.00	400%
<b>Total Expense</b>	<b>73,190.77</b>	<b>64,780.00</b>	<b>8,410.77</b>	<b>113.0%</b>
<b>Net Ordinary Income</b>	<b>-16,899.73</b>	<b>0.00</b>	<b>-16,899.73</b>	<b>100.0%</b>
<b>Net Income</b>	<b>-16,899.73</b>	<b>0.00</b>	<b>-16,899.73</b>	<b>100.0%</b>

**Town Of Tallulah Falls**  
**Volunteer Fire Fund Account**  
July through December 2019

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	<u>Volunteer Fire Department</u>	<u>TOTAL</u>
Ordinary Income/Expense		
Income		
36.0000 · Investments		
36.1000 · Interest Revenues	11.50	11.50
Total 36.0000 · Investments	11.50	11.50
Total Income	11.50	11.50
Gross Profit	11.50	11.50
Net Ordinary Income	11.50	11.50
Net Income	<b>11.50</b>	<b>11.50</b>

**Town Of Tallulah Falls**  
**Technology Fund Account**  
 July through December 2019

	Technology	TOTAL
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
34.0000 · Charges for Service		
34.1100 · Court Costs, Fees and Charges	6,186.00	6,186.00
<b>Total 34.0000 · Charges for Service</b>	6,186.00	6,186.00
35.0000 · Fines and Forfeitures		
35.1000 · Fines and Forfeitures	0.00	0.00
<b>Total 35.0000 · Fines and Forfeitures</b>	0.00	0.00
36.0000 · Investments		
36.1000 · Interest Revenues	4.00	4.00
<b>Total 36.0000 · Investments</b>	4.00	4.00
<b>Total Income</b>	6,190.00	6,190.00
<b>Gross Profit</b>	6,190.00	6,190.00
<b>Expense</b>		
52.0000 · Purchased/Contracted Services		
52.1300 · Technical	1,928.88	1,928.88
52.3000 · Other Purchased Services		
52.3900 · Other		
52.3910 · Software Subscriptions	2,249.00	2,249.00
<b>Total 52.3900 · Other</b>	2,249.00	2,249.00
<b>Total 52.3000 · Other Purchased Services</b>	2,249.00	2,249.00
<b>Total 52.0000 · Purchased/Contracted Services</b>	4,177.88	4,177.88
53.0000 · Supplies		
53.1100 · General Supplies	41.53	41.53
<b>Total 53.0000 · Supplies</b>	41.53	41.53
58.0000 · Miscellaneous Expense	0.00	0.00
<b>Total Expense</b>	4,219.41	4,219.41
<b>Net Ordinary Income</b>	1,970.59	1,970.59
<b>Net Income</b>	<b>1,970.59</b>	<b>1,970.59</b>



**Town Of Tallulah Falls**  
**Municipal Court Trust Fund Account**  
 July through December 2019

	<u>Municipal Court Trust Fund</u>	<u>TOTAL</u>
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
35.0000 · Fines and Forfeitures		
35.1000 · Fines and Forfeitures	108,529.00	108,529.00
<b>Total 35.0000 · Fines and Forfeitures</b>	<u>108,529.00</u>	<u>108,529.00</u>
36.0000 · Investments		
36.1000 · Interest Revenues	1.87	1.87
<b>Total 36.0000 · Investments</b>	<u>1.87</u>	<u>1.87</u>
<b>Total Income</b>	<u>108,530.87</u>	<u>108,530.87</u>
<b>Gross Profit</b>	108,530.87	108,530.87
<b>Expense</b>		
52.0000 · Purchased/Contracted Services		
52.3000 · Other Purchased Services		
52.3652 · Peace Officer A/8	2,632.15	2,632.15
52.3653 · POPIDF-A	4,869.90	4,869.90
52.3654 · POPIDF-8	4,944.45	4,944.45
52.3655 · Victim's Assistance	2,464.96	2,464.96
52.3658 · Rabun Co. Jail	4,920.35	4,920.35
52.3662 · Driver's Ed	553.38	553.38
52.3665 · Tech Fund	6,098.00	6,098.00
52.3666 · City portion of fines	48,840.81	48,840.81
<b>Total 52.3000 · Other Purchased Services</b>	<u>75,324.00</u>	<u>75,324.00</u>
<b>Total 52.0000 · Purchased/Contracted Services</b>	75,324.00	75,324.00
53.0000 · Supplies		
53.1100 · General Supplies	224.63	224.63
<b>Total 53.0000 · Supplies</b>	<u>224.63</u>	<u>224.63</u>
<b>Total Expense</b>	<u>75,548.63</u>	<u>75,548.63</u>
<b>Net Ordinary Income</b>	<u>32,982.24</u>	<u>32,982.24</u>
<b>Net Income</b>	<u><b>32,982.24</b></u>	<u><b>32,982.24</b></u>

**Town Of Tallulah Falls**  
**Hotel Motel Tax Fund Account**  
 July through December 2019

	<u>Hotel Motel Tax Fund</u>	<u>TOTAL</u>
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
31.0000 · Taxes		
31.1000 · General Property Taxes		
31.4100 · Hotel/Motel Tax	1,822.81	1,822.81
<b>Total 31.1000 · General Property Taxes</b>	<u>1,822.81</u>	<u>1,822.81</u>
<b>Total 31.0000 · Taxes</b>	1,822.81	1,822.81
36.0000 · Investments		
36.1000 · Interest Revenues	0.06	0.06
<b>Total 36.0000 · Investments</b>	<u>0.06</u>	<u>0.06</u>
<b>Total Income</b>	<u>1,822.87</u>	<u>1,822.87</u>
<b>Gross Profit</b>	1,822.87	1,822.87
<b>Expense</b>		
52.0000 · Purchased/Contracted Services		
52.3000 · Other Purchased Services		
52.3600 · Dues/Fees	0.00	0.00
<b>Total 52.3000 · Other Purchased Services</b>	<u>0.00</u>	<u>0.00</u>
<b>Total 52.0000 · Purchased/Contracted Services</b>	0.00	0.00
53.0000 · Supplies		
53.1100 · General Supplies	86.66	86.66
<b>Total 53.0000 · Supplies</b>	<u>86.66</u>	<u>86.66</u>
<b>Total Expense</b>	<u>86.66</u>	<u>86.66</u>
<b>Net Ordinary Income</b>	<u>1,736.21</u>	<u>1,736.21</u>
<b>Net Income</b>	<u><u>1,736.21</u></u>	<u><u>1,736.21</u></u>

December 20, 2019

The Honorable Teri Dobbs  
Mayor, Town of Tallulah Falls  
255 Main Street  
Tallulah Falls, Georgia 30573

Re: OneGeorgia Equity Fund Pre-application  
Proposed Building Renovation and Repair at Tallulah Center - Loan

Dear Mayor Dobbs:

This letter is provided in response to The Town of Tallulah Falls' OneGeorgia Equity pre-application requesting a grant to assist with renovations to Tallulah Center, a 4,144 square-foot building. The town proposes the facility will be an income-producing center for outdoor adventure activities and the keystone for new economic development in the Tallulah Falls area.

As we understand, the Town of Tallulah Falls proposes utilizing OneGeorgia grant funds to make renovations to an existing publicly owned building. The building was donated to the Town of Tallulah Falls by Georgia Power in 2016. The building has been vacant for several years and needs repairs. The building has the potential for improving tourism activity in the area. Tallulah Gorge State Park, which is in the town limits of Tallulah Falls, reports 750,000 visitors per year. The goal for the Tallulah Center is to create an outdoor-oriented retail store, cafe, and an adventure "base camp" that will generate revenue for the area and create six jobs within two years.

Based on previous meetings and communication with DCA staff and given the income producing nature of the project, we recommend exploring a loan program for the proposed project, such as, a USDA Rural Business Grant or Downtown Revolving Loan Fund (DD RLF) before considering an OneGeorgia Equity loan.

Should you or any other interested party have any questions, feel free to contact me at (404) 679-1744 or Anna Hensley, OneGeorgia Program Manager, at [anna.hensley@dca.ga.gov](mailto:anna.hensley@dca.ga.gov) or (404) 679-4912.

Sincerely,

*t4J)Jl/x*

Brock Smith, Director  
Office of Economic Development

BS/

cc: Laurin Yoder, Georgia Mountains Regional Commission  
Kathy Papa, DCA

## Linda Lapeyrouse

---

**From:** Laurin Yoder <lyoder@gmrc.ga.gov>  
**Sent:** Monday, January 6, 2020 3:49 PM  
**To:** Linda Lapeyrouse  
**Subject:** RBDG Application  
**Attachments:** RBDG Application Template.docx

I have not gotten the official word from the local USDA representative, but I just saw on the USDA website that RBDG grant applications will be due by 4:30pm on March 31, 2020. I am attaching the Application Toolkit from 2019. As soon as I get the new one for 2020, I will forward it to you. I don't expect that much will have changed for this year.

The first 2 pages of the attached toolkit is a checklist. I tried to expand on it to be more specific to the Tallulah Center project.

We already have a pretty good start on the narrative, and collecting most of the attachments will be fairly easy. The hardest items to get will be the letters from the business owners regarding locating to the TC and the jobs.

I know this will be a busy week with everyone getting back into the swing of things and the official change in leadership there. So, let me know when you are ready to discuss.

Best Regards,



**Laurin Yoder**  
**Project Manager**  
**Georgia Mountains Regional Commission**  
**(770) 538-2613 - Office**  
**[lyoder@gmrc.ga.gov](mailto:lyoder@gmrc.ga.gov)**

## **Linda Lapeyrouse**

---

**From:** Keith Nelms, TF ODA Chair  
**Sent:** Monday, January 6, 2020 3:15 PM  
**To:** mearly@tallulahfallsga.gov; Deb Goatcher; lhamilton@tallulahfallsga.gov; Craig Weatherly; Joey Fountain  
**Cc:** Linda Lapeyrouse; Teri Dobbs; DDA  
**Subject:** Tallulah Falls DOA Matters Needing Attention

Mayor and Council –

As you may be aware, there are membership matters with the Tallulah Falls Downtown Development Authority that will need to be addressed at the beginning of the year.

### **Town Council Representation on the DDA**

Georgia code specifically enables town councils to appoint one of their own to be one of the seven directors of a statutory Downtown Development Authority. While we had earlier noted the conflict between that state law and the TF town charter (Section 3.10), we learned in the state-mandated DDA training that state law supersedes local ordinance and thus we understood the state law enabling a council person to be a DDA director to hold sway.

Recently, town lawyer Warren Tillery informed us this was not correct. Since the town charter is state law specifically addressing Tallulah Falls, the charter supersedes the more general specifications of the state code. Thus, a *town council person may not be a DOA director* due to the town charter language. (This demonstrates the value of seeking a qualified legal opinion.)

This has two very clear immediate implications:

1. Joey Fountain must resign from the DDA upon taking office on the Town Council. The Town Council will need to appoint someone to complete his term, which ends June 30, 2020.
2. Mary Beth Hughes has served as a DDA director from its inception. Verbally, it was understood her service was as the town council representative and would terminate when she left the town council (to be replaced by another council member). However, the DDA enabling resolution from the town council makes no mention of her service as the "council's representative" and simply appointed her to a term ending on June 30, 2024.

Warren saw no problem with Mary Beth continuing her service; he said it would be good for the council to endorse her continued service in the position to which she was appointed through a vote in a council meeting.

### **Family Members on the DDA**

Another DDA membership matter is less clear-cut. Section 3.11 of the charter has language forbidding family members of elected officials from being appointed to offices or positions in the town. I raised this concern when I was first asked to serve on the DDA since my wife Carol was on the council. (I was admittedly looking for a diplomatic way out.) At the time, I was told there was no

conflict with the town charter since I would be serving as a "volunteer" in the language of Section 3.11.

According to Warren, there is no definitive legal interpretation on family membership like the one apparent in council membership above. While he interpreted the charter to mean that I should not have been on the DOA in the past year-and-a-half and that Kristi would need to step down when Mike becomes mayor, Warren noted some others in his firm did not necessarily reach the same interpretation. In Warren's assessment, having family members on the DOA would provide "low-hanging fruit" for anyone wishing to take legal action against a ODA-related decision by either the council or the DOA. The town council would need to decide what level of risk it wishes to take.

Should the *less* conservative option be taken, there is nothing that needs to be done on this matter. Under the *more* conservative interpretation of Section 3.11, Kristi would need to be replaced on the DOA (for her term through June 30 2024) and the council should probably pass a "confirmation resolution" for me like the one suggested for Mary Beth such that I complete my original appointment through June 30, 2022.

## Action Items

1. Depending on how the family membership issue is resolved, the town council needs to appoint either one or two ODA directors to complete existing terms (June 30, 2020 for Joey's position and June 30, 2024 for Kristi's position should she need to resign).
2. The town council should pass a resolution confirming Mary Beth's appointment to the DOA in the term she already occupies (through June 30, 2024).
3. If the town council and town attorney decide family members should not be appointed to statutory positions like DOA director, a resolution similar to the one for Mary Beth should be introduced to confirm my appointment (as Carol is no longer on the council) through June 30, 2022.
4. Once membership for the DOA is appointed, the ODA will pass a resolution ratifying it's previous votes and decisions. This is a "cover your bases" action recommended by Warren. If memory serves, all DOA votes to date have been unanimous (I will double check) so there is no actual majority or quorum issue even if Mary Beth and my votes were not deemed "legitimate."
5. If I was not legit as a ODA director for the past year-and-a-half, I will ask the DOA to vote on my continued chairmanship (through June 30, 2020) as they vote on a new treasurer (Joey was treasurer) and, if needed, secretary (Kristi is secretary).

## ODA Director Candidates

I have not polled DOA directors on the following, so I am speaking strictly for myself as chair (though I expect the majority - if not all - DOA directors would agree).

The best candidate for a new DOA director at this point is Teri Dobbs.

- Teri has attended many of the ODA meetings as a source of information and is already up-to-speed on everything the ODA has done to date. She has been a vital part of our discussions.
- Teri has working relationships - better than the remainder of the ODA and Town Council combined - with the various governmental, economic development, and private sector

organizations that must be involved in the DDA's mission. What credibility we have with these organizations is largely based on her work, if not her presence.

- Teri brings extensive business experience to DOA deliberations.

In my estimation, Tallulah Falls would be very foolish not to utilize Teri's experience and skills on the DOA.

If there is need for a second DOA director appointment, I have several candidates in mind and am sure there are others I do not know. Let's compare notes.

*Finally, I have represented legal opinions and quoted town attorney Warren Tillerson above. All these matters should be confirmed with Warren. I may have misunderstood his comments or there may be new case law insights since our teleconference at the December DOA meeting.*

Thank you for your time and please feel free to contact me.

Regards,

Keith

**Keith R Nelms, PhD, PE**

Chairman, Tallulah Falls Downtown Development Authority

PO Box 56 / 255 Main Street

Tallulah Falls, GA 30573

c: 706-490-4547

e: [chair.dda@tallulahfallsga.gov](mailto:chair.dda@tallulahfallsga.gov)

## **Linda Lapeyrouse**

---

**From:** Mike Early  
**Sent:** Friday, January 3, 2020 10:10 AM  
**To:** Van Knighton; Linda Lapeyrouse; Warren M Tillery  
**Cc:** brice PZ; kknudsen PZ; tdyer PZ  
**Subject:** Official Resignation from P&Z

Good morning everyone,

I hope everyone had a wonderful Christmas with family and friends.

Due to certain circumstances and potential legal issues, I felt a need to go ahead and take and sign my official oath of office on January 1<sup>st</sup>. I will still recite my Oath of Office in public on the 9<sup>th</sup>, as expected. Our Town Charter currently prohibits a member of any boards or commissions from serving as an elected official, and I must therefore tender my resignation from the Planning and Zoning Commission effective December 31<sup>st</sup> 2019.

This means that I won't be allowed to sit as a member of the Planning and Zoning Commission at the upcoming meeting as we had originally thought. I would be happy to attend if you think there are any questions I may be able to answer, but I want to be very careful to keep a certain distance as Mayor so that you all feel free to have discussions and make decisions without it looking or feeling like I am trying to influence your direction.

I apologize for this sudden change in plan, but it looked like I needed to perform some of the duties as Mayor prior the January meeting. State law prohibits a public officer from performing their duties prior to taking the oath of office, so it looked like this needed to happen in order to avoid violating State law.

It has been an honor working with you all, and I look forward to continuing to do so in this new capacity. We will be discussing the appointment of my replacement in our January meeting.

Thank you, and a prosperous New Year to you all,

Mike Early



Vendor

Tallulah Falls Volunteer Fire

12/23/2019

Invoice Number	Invoice Date	Invoice Amount	Amount Paid	Discount	Memo	Net
3-121219-9064	12/18/2019	\$13,925.00	\$13,925.00	\$0.00	3	\$13,925.00
4-121219-9064	12/18/2019	\$2,319.00	\$2,319.00	\$0.00	4	\$2,319.00

		\$16,244.00	\$16,244.00	\$0.00		\$16,244.00
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**A RESOLUTION OF THE  
TOWN OF TALLULAH FALLS, GEORGIA  
ADOPTING THE  
2019 RABUN COUNTY JOINT COMPREHENSIVE PLAN**

**WHEREAS:** The Town Council, the governing authority of Tallulah Falls, Georgia has participated in the update to the Rabun County Joint Comprehensive Plan; and

**WHEREAS:** The update was prepared in accordance with the Rules and Procedures of the Georgia Department of Community Affairs, including requirements for public hearing opportunities; and

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

Now, therefore, **BE IT RESOLVED** by the Town Council that the update to the 2019 Rabun County Joint Comprehensive Plan is adopted.

Adopted by the Town Council this \_ day of January, 2020.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
Clerk

# 2019 Rabun County Joint Comprehensive Plan



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

Prepared by:  
**Georgia Mountains  
Regional Commission**

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**- DRAFT -**

## INTRODUCTION

### PURPOSE

This document, the *Rabun County 2019 Joint Comprehensive Plan*, represents the culmination of the efforts to plan for the future well-being for the county, its five municipalities, the residents and various stakeholders by identifying the critical, consensus issues and goals for the community. The purpose of planning and community development is to provide guidance for everyday decision-making by local government officials and other community leaders. Implementing the plan will help the community address those critical issues and opportunities while moving towards realization of the unique vision for its future. As outlined by Georgia's planning standards (see below):

#### ***Statewide benefits of comprehensive planning***

*(Local) comprehensive planning should be conducted in the context of Georgia's strong and vibrant intergovernmental system that clearly recognizes the important role cities and counties play in fostering the state's image as an attractive place to invest, conduct businesses and raise a family. City and county comprehensive planning enhances coordination at many levels.*

#### ***Local benefits of comprehensive planning***

*The highest and best use of comprehensive planning for local governments is to show important relationships between community issues. A local comprehensive plan is a fact-based resource for local constituents that tracks implementation of community-based policies. Furthermore, local comprehensive planning creates an environment of predictability for business and industry, investors, property owners, tax payers and the general public. In addition, the plan helps local governments to recognize and then implement important economic development and revitalization initiatives. For these reasons, the state finds that well-planned communities are better prepared to attract new growth in a highly competitive global market.*

*In short, local planning should recognize that:*

- *Assets can be accentuated and improved;*
- *Liabilities can be mitigated and changed over time; and*
- *Potential can be sought after and developed.*

### SCOPE

This plan is multi-jurisdictional and represents the land use and community development planning for Rabun County and the municipalities of Clayton, Dillard, Mountain City, Sky Valley, Tallulah Falls, and Tiger to serve for the planning period 2019 through 2024. Some consideration has also been given to neighboring areas and political entities that influence conditions within the county but unless otherwise indicated all the issues, objectives and opportunities discussed herein are effective solely for Rabun County.

Rabun County lies in Georgia's northeastern corner along the US 441 corridor running between the metropolitan areas of Atlanta, GA and Asheville, NC, with a portion of the county along the borders with both Carolinas. With roughly 21,000 residents Rabun County remains relatively rural, but this location, coupled with investment from Rabun and surrounding counties, has seen

some notable growth in industrial activity. Now the area is looking beyond the existing agricultural character towards a more dynamic future defined by this transportation corridor.

Rabun County features 6 municipalities, 5 of which are aligned along the north/south US 441 corridor as it cuts through the mountains. Clayton is the county seat and largest city, located in the heart of the county. To the south are Tiger and Tallulah Falls, the latter of which sits beside the Tallulah Gorge itself. To the north of Clayton lie Mountain City and Dillard, which bookend the valley known as Rabun Gap and are home to several prominent farms, the Rabun County Industrial Park, and tourist destinations such as Black Rock State Park, the Dillard House, and the Foxfire Museum. Meanwhile, the large golf-club community of Sky Valley is nestled in the mountains overlooking Rabun Gap. Combined these communities represent the final transition from exurban Atlanta to more true Appalachia, with the topography and distance have forced Rabun County to develop a strong independence, and with that a strong sense of pride.

## PLAN ELEMENTS

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

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

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

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

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

In addition to the required core elements local comprehensive plans in Georgia must also include 1) an assessment of compliance and consideration for the appropriate regional water plans for each community, and 2) an assessment of their broadband capacity. As of July, 2018 the standards for the broadband element have not been established by the State of Georgia. The intention of the measure, however, is to facilitate the “*promotion of the deployment of broadband internet services*” throughout each community in recognition of how vital this technology is for economic development. In an effort to provide advance compliance with this standard the County and municipalities will provide a brief analysis of their needs and objectives regarding broadband technology.

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

This is to certify that as part of this planning process appropriate staff and decision-makers have reviewed the *Savannah-Upper Ocoee Water Plan*, the *Georgie Mountains Regional Plan*, and the *Georgia State Rules for Environmental Planning Criteria* (O.C.G.A. 12-2-8) and taken them into consideration in formulating this local plan. No conflicts were identified between this document and the other documents

As a community that has adopted a form of development regulations, Rabun County must also include the necessary land use element within their plan to aid in the coordination of their development policies and capital improvement projects.

***Land Use Element.*** The Land Use Element, where required, must include at least one of the two components listed below:

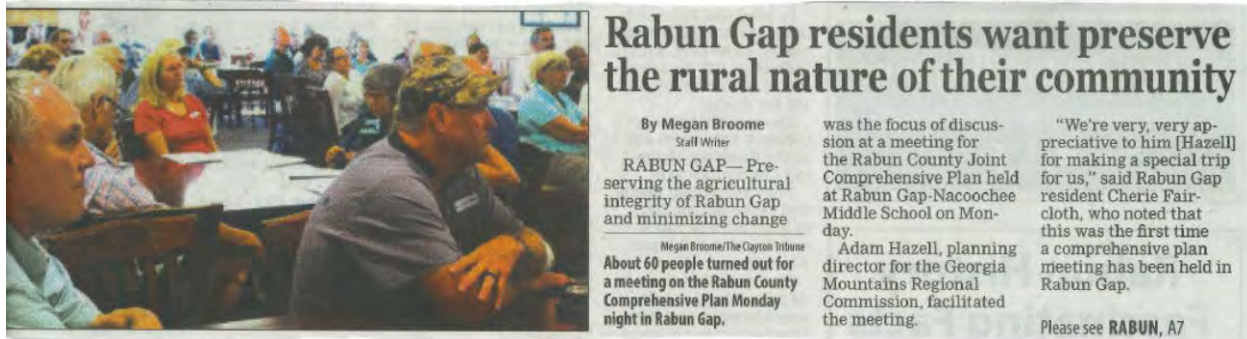
(a) *Character Areas Map and Defining Narrative.* Identify and map the boundaries of existing or potential character areas (see definition in Chapter 110-12-1-.05) covering the entire community, including existing community sub-areas, districts, or neighborhoods.

(b) *Future Land Use Map and Narrative.* Prepare a Future Land Use Map that uses conventional categories or classifications to depict the location (typically parcel by parcel) of specific future land uses. If this option is chosen, prepare the Future Land Use Map using either of the land use classification schemes described below and include a narrative that explains how to interpret the map and each land use category.

## **PUBLIC PARTICIPATION**

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

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

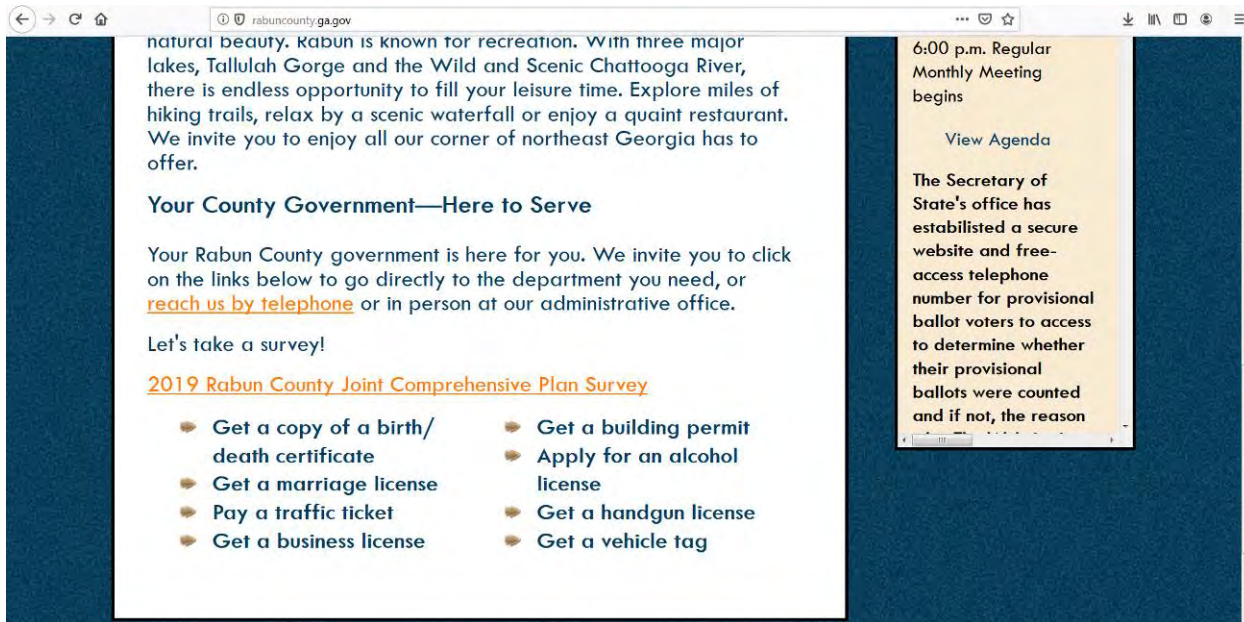


Rabun County’s planning process featured an Advisory Committee of 14 people, with various other staff and local officials participating throughout. The Committee met several times to discuss issues, consider updates to material from the existing comprehensive plan, and offering their thoughts on future development concerns. The Committee helped shape the questions and promotion for the online survey process, and engaged other area stakeholders to build the discussion about the plan update in general.

A key component of the public involvement process was an online survey opportunity. The survey was shared via web links and promoted on social media and in the local press by the County, the Rabun County Chamber of Commerce, and other local partners. The online survey featured 28 questions and asked respondents to indicate their thoughts and satisfaction levels with various government services, the prospects for growth and development in the area, and to prioritize local needs on matters such as housing, economic development and natural resource protection. In all the survey produced more than 480 unique responses, the information from which was shared with the Advisory Committee and contributed a great deal to the consideration of Rabun County’s values and priorities.

In addition to the online survey, several public meetings were held throughout the county throughout the summer, with at least one meeting in each jurisdiction. Attendance at these forums varied from several participants to one event with more than 60 people. Each meeting offered a brief overview of the comprehensive planning documents and process, then moved on to gather public input regarding needs and issues, SWOT analyses, and ultimately recommendations on how to take Rabun County forward. While each meeting focused on the host jurisdiction comments and questions were welcome about any participating community. (*A summary of survey results can be found in the appendix.*)





Several key themes were overwhelmingly popular among each form of public input, themes which resonated from recent issues that faced much the entire county since the previous comprehensive plan was completed in 2014.

- **Government Communication & Transparency** – Since 2014 the County and municipalities struggled to resolve their differences with the Service Delivery Strategy, leaving all governments without their QLG status for several years. This despite strong citizen protests and various outside experts brought in to help the process. As a result the residents across each jurisdiction called for efforts going forward that would endow greater openness and communication from their leaders, both to each other and with the public at large.
- **Retain the Area's Rural Character** – Even far removed from the exurban reaches of Atlanta residents of Rabun County have become aware of the balance required between seeking economic growth and dramatically altering what makes their community special. Rabun is distinct among most of Georgia in their mountainous nature, with almost 75% of the county given over to forest and the prominent foothills of Appalachia. People cherish how this setting provides scenic beauty, serene rural tranquility, and keeps the communities for now unique and connected to their past. Some growth and economic opportunity is desired, but should be pursued in a manner that builds upon the area's rural context and doesn't see the US 441 corridor become an anonymous cluster of chain commercial outlets.
- **Be Efficient in Managing Resources** – Both fiscally and in terms of natural resources, respondents want their governments to work within their means. Minimizing unencumbered debts will be crucial as the county explores options for economic growth, particularly in managing the future of water and wastewater systems. Similarly, there is strong concern over the well-being of area water resources. Area streams, rivers and reservoirs are vital to local water supplies and for the popular tourism/ outdoor recreation sectors, so keeping these resources healthy is regarded as critical to the communities.

## COMMUNITY VISION

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

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

## COMMUNITY PROFILES

Rabun County and its municipalities exist along a prominent travel corridor through the Appalachian foothills, originated among Indian trails, anchored by a past rail line, and now largely defined by US 441. This roadway winds its way through the valleys in a north-south direction, enabling travelers and local traffic alike to connect with one another and to reach outlying metropolitan areas like Gainesville and Atlanta to the south and Asheville, NC and Gatlinburg, TN to the north. In the absence of volumes of level land for farming it is along this route that the communities formed, each staking their spot along the route to call home.



The southernmost community, the Town of Tallulah Falls, grew out of the popularity of the area’s namesake natural attraction - Tallulah Gorge. This ancient, awesome 1000 foot chasm carved over millions of years by the Tallulah River, Tallulah Falls is actually a series of six waterfalls cascading down through the gorge. At the dawn of the 20th Century Tallulah Falls was a bustling resort town that rivaled Niagara Falls. People came from all over to see the waterfalls and the awesome gorge. Today it is a more subdued community almost exclusively residential in nature, with most commercial activity happening north or south of this tourist destination.

The City of Tiger lies off of Old 441, occupying a more serene part of the lower valley. The town sits at the base of 2,856-foot Tiger Mountain, a prominent Blue Ridge Mountain peak, located three miles south of Clayton. The most prominent attractions in Tiger include the Tiger Drive In, Goats on the Roof, Tiger Mountain Vineyards and Stonewall Creek Vineyards. Tiger is also home to the Rabun County High School, Middle School, Elementary School, and primary school as well as the county senior center, and assisted living center named Traces of Tiger.

Clayton is the County seat and the largest City in Rabun County. It features a revitalized and burgeoning traditional Main Street in addition to the volumes of auto-oriented chain commercial options along the main US 441 arterial highway. Clayton features a few blocks of traditional urban neighborhoods and several subdivisions that surround the key intersections in town. It is home to the City and County government operations as well as the new medical center and most

businesses in the area.



Just a few miles north of Clayton are Mountain City and Dillard, two cities that book-end a called commonly known as Rabun Gap. This area is home to the Rabun County Industrial Park, The Dillard House, the Rabun Gap - Nacoochee School, Black Rock Mountain State Park, and the Foxfire Museum and Cultural Center. This stretch of US 441 features an abundance of commercial options, including a few tourist-oriented shops in Dillard and the Osage Farms stand. This is the next most populous part of the county after Clayton, epitomizing how communities huddled around lowlands that offered agricultural opportunity amidst the mountainous backdrop.

To the northeast is Sky Valley, the highest municipality in Georgia. Originally conceived as a singular golf and skiing destination community, Sky Valley stands apart from the other cities in that its remote location limits commercial options. As a result it is predominantly viewed as a destination for retirees or seasonal residents. The golf course remains the key source of business, but the City is located adjacent to many other regional attractions such as Scaly Mountain and Rabun Bald.



The majority of Rabun County is National Forest, State Park property, or conservation land held by Georgia Power. The location and topography has fostered a strong independence among the communities, with the local economy tied to the accessibility to and from the area offered by US 441. There is no rail service left and few locations to site new industry without significant cost and restrictions to land disturbance. However, these same conditions define much of what people love about the area and residents are keen to see Rabun County remain rural, rugged, and appealing to those who love the outdoors.

**RABUN COUNTY, GEORGIA**

**TOTAL POPULATION**

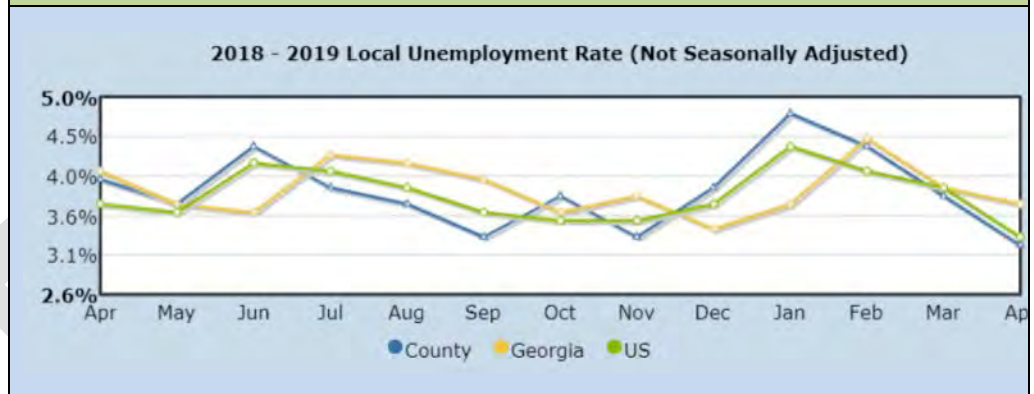
	2010	2017	CHANGE		2018	
			#	%	AGE DISTRIBUTION	
<b>Georgia</b>	<b>9,713,521</b>	<b>10,429,379</b>	<b>715,858</b>	<b>7.37 %</b>	< 18 yo	17.20 %
<b>GMRC Region</b>	<b>619,62</b>	<b>703,279</b>	<b>83,655</b>	<b>13.50 %</b>	18-64	55.90 %
<b>Rabun County</b>	<b>16,269</b>	<b>16,602</b>	<b>333</b>	<b>2.05 %</b>	65+	26.90 %
Clayton city	2,155	2,250	95	4.41 %	<b>GENDER DISTRIBUTION</b>	
Dillard city	343	369	26	7.58 %	% Female	
Mountain City town	1,086	1,077	-9	-0.83 %	51.00 %	
Sky Valley city	270	267	-3	-1.11 %		
Tallulah Falls town (pt.)	70	69	-1	-1.43 %		
Tiger town	407	409	2	0.49 %		
Balance of Rabun Co.	11,938	12,161	223	1.87 %		

**MINIMAL EDUCATION**

**Adults age 25+ / 2013-2017**

< 9 <sup>th</sup> Grade	5.1 %
9 <sup>th</sup> – 12 <sup>th</sup>	11.1 %
HS Graduate	33.4 %
Some College	18.9 %
Assoc. Degree	6.2 %
Bach. Degree	14.2 %
Grad. Degree	11.2 %

**UNEMPLOYMENT TRENDS**



**HOUSING**

New Residential Units	2014	2015	2016	2017	'17 Housing Conditions Rabun County	Share of Units
Dawson	177	173	492	310	Single Family - Attached	2.0%
Forsyth	3194	3502	3515	2982	Multi-Family	8.9%
Franklin	2	39	40	70	Mobile Home/ Trailer	16.1%
Habersham	35	17	96	192	Built before 1939	5.5%
Hall	722	946	1578	1363	With incomplete kitchens	0.5%
Hart	35	38	64	64	With incomplete plumbing	0.5%
Lumpkin	91	215	173	205		
<b>Rabun</b>	<b>47</b>	<b>52</b>	<b>55</b>	<b>62</b>		<b>Dollars</b>
Stephens	25	26	32	0	Median Cost - Owner	\$576
Towns	103	115	128	57	Median Cost - Renter	\$667
Union	87	129	155	170		
White	38	55	70	88		

Demographic data courtesy of the US Bureau of the Census  
 Unemployment Rate courtesy Georgia Department of Labor

## QUALITY COMMUNITY OBJECTIVES ASSESSMENT

In 1999 the Board of the Department of Community Affairs adopted the Quality Community Objectives (QCOs) as a statement of the development patterns and options that will help Georgia preserve its unique cultural, natural and historic resources while looking to the future and developing to its fullest potential. This assessment should be used a tool by a community to compare how it is progressing toward the sustainable and livable objectives, but no community will be judged on its progress. The questions focus on local ordinances, policies, and organizational strategies intended to create and expand quality growth principles. A majority of positive responses for a particular objective may indicate that the community has in place many of the governmental options for managing development patterns. Negative responses may provide guidance as to how to focus planning and implementation efforts for those governments seeking to achieve these Quality Community Objectives. If a community decide to pursue a particular objective it may consider this assessment a means of monitoring progress towards achievement.

### 1. Economic Prosperity

Encourage development or expansion of businesses and industries that are suitable for the community. Factors to consider when determining suitability include job skills required; long-term sustainability; linkages to other economic activities in the region; impact on the resources of the area; or prospects for creating job opportunities that meet the needs of a diverse local workforce.

*The County, municipalities, and their partners recognize the importance of a strategic approach to sustaining their strong economy and maintaining the area's vital character. The governments support the Chamber of Commerce and the Development Authority of Rabun County as part of ongoing efforts to support economic development for the community. The County also maintains contact with the Georgia Mountains Regional Commission and the State for pursuit of assistance and outside funding opportunities in support of economic development opportunities.*

*The County has recently sponsored the creation of Forward Rabun, an effort to organize their economic development efforts.*

### 2. Resource Management

Promote the efficient use of natural resources and identify and protect environmentally sensitive areas of the community. This may be achieved by promoting energy efficiency and renewable energy generation; encouraging green building construction and renovation; utilizing appropriate waste management techniques; fostering water conservation and reuse; or setting environmentally sensitive areas aside as green space or conservation reserves.

*The County and municipalities maintain contact with the Georgia Mountains Regional Commission and the Department of Natural Resources to work for the protection and promotion of cultural resources in the area. The County also works with the local Extension Service and Natural Resource Conservation Service to assist in local resource protection, as well as employing policies and practices related to State Vital Areas, soil and water conservation, National Wetland Inventory (FIRM) data and other applicable sources to monitor and enforce the preservation of environmentally sensitive areas.*

*The municipalities of Clayton, Tallulah Falls, and Dillard are now actively pursuing more coordinated historic resource protection and reuse, in conjunction with infill development plans and downtown revitalization efforts. Additional measures are scheduled for updated*

*inventories of rural resources in the county. Several communities will be pursuing greenspace plans as a follow up to this process, and consideration for conservation design subdivisions will also be encouraged. The largest component of this effort will come from sustaining the agricultural sector through coordination of utility improvements and concentrations of development around the municipalities. Additional measures will be employed as part of efforts to upgrade water and sewer services throughout the county.*

### **3. Efficient Land Use**

Maximize the use of existing infrastructure and minimize the costly conversion of undeveloped land at the periphery of the community. This may be achieved by encouraging development or redevelopment of sites closer to the traditional core of the community; designing new development to minimize the amount of land consumed; carefully planning expansion of public infrastructure; or maintaining open space in agricultural, forestry, or conservation uses.

*Through this planning process, ongoing efforts to update area mapping, and regular communication across jurisdictions the County and municipalities work to ensure local policies encourage sustainable development that enables economic growth while managing local resources, utilities and infrastructure. The County and municipalities are currently in mediation regarding their Service Delivery Strategy. Once that is resolved they will be able to better plan and coordinate for future growth.*

### **4. Local Preparedness**

Identify and put in place the prerequisites for the type of future the community seeks to achieve. These prerequisites might include infrastructure (roads, water, sewer) to support or direct new growth; ordinances and regulations to manage growth as desired; leadership and staff capable of responding to opportunities and managing new challenges; or undertaking an all-hazards approach to disaster preparedness and response.

*Through this planning process and ongoing coordination among emergency responders, and through regular communication with other stakeholders (including the recently opened Mountain Lakes Medical Center), the County worked to ensure the community is properly poised to prevent, manage and respond to growth pressures and natural and man-made hazards. The County and municipalities do maintain a Hazard Mitigation Strategy and the local fire protection services maintain a Local Emergency Response Plan as well as mutual aid agreements with adjoining counties.*

*The County also works with Georgia Power and the local ranger from the Chattahoochee National Forest to improve and coordination wildfire prevention. The County is supporting efforts to help communities incorporate FireWise practices and foster greater private sector awareness and fire prevention.*

### **5. Sense of Place**

Protect and enhance the community's unique qualities. This may be achieved by maintaining the downtown as focal point of the community; fostering compact, walkable, mixed-use development; protecting and revitalizing historic areas of the community; encouraging new development that is compatible with the traditional features of the community; or protecting scenic and natural features that are important to defining the community's character.

*As the individual municipalities evolve their character as small towns and cities will become more refined. All of the municipalities recognize the importance of their small-town character*

*with regard to tourism and local identity for area residents, and re actively striving to retain this character in light of proposed development and growth. Clayton works with their Downtown Merchants and Business Association to coordinate efforts that preserve and celebrate their historic main street district. Dillard and Mountain City are actively planning for ways to adapt as US 441 is widened through their town centers, which will include efforts to direct infill that complements existing commercial outlets but reaches out from the arterial roadway. Sky Valley, Tallulah Falls, and Tiger will each adapt as small towns with emerging neighborhood commercial options but predominantly rural residential forms surrounding their cores.*

## **6. Regional Cooperation**

Cooperate with neighboring jurisdictions to address shared needs. This may be achieved by actively participating in regional organizations; identifying joint projects that will result in greater efficiency and less cost to the taxpayer; or developing collaborative solutions for regional issues such as protection of shared natural resources, development of the transportation network, or creation of a tourism plan.

*Rabun County and its municipalities actively coordinate with each other in maintaining their local SPLOST program, and participate with the Georgia Mountains Regional Commission and other appropriate regional organizations. The County also maintains regular contact with various State Departments to ensure knowledge of, and access to, their programs and resources. The County is considered an active partner in regional activities and does not feel threatened or adversely impacted by any regional partners.*

*The County and municipalities are working through a court ordered mediation of their Service Delivery Strategy. Once this has been resolved the governments have indicated they will look to foster more regular communications and meetings over the related items in an effort to ensure they all realize the full benefits for sustained coordination and Qualified Local Government status.*

## **7. Housing Options**

Promote an adequate range of safe, affordable, inclusive, and resource efficient housing in the community. This may be achieved by encouraging development of a variety of housing types, sizes, costs, and densities in each neighborhood; promoting programs to provide housing for residents of all socioeconomic backgrounds, including affordable mortgage finance options; instituting programs to address homelessness issues in the community; or coordinating with local economic development programs to ensure availability of adequate workforce housing in the community.

*As a result of increasing population and an increase in the shares of older adults, Rabun County as a whole is experiencing greater demand for alternative housing units. All communities are exploring options and will work jointly to foster enough quality units to sustain the demand, with the initial emphasis on providing more multi-family and special needs housing within the most urbanized areas with existing utility and service capacity. The City of Clayton currently has some low-income multi-family housing and is working with some residents and developers to explore options for additional affordable workforce housing. Sky Valley is also seeking options for multi-family housing and/or senior housing.*

## **8. Transportation Options**

Address the transportation needs, challenges and opportunities of all community residents. This may be achieved by fostering alternatives to transportation by automobile, including walking,

cycling, and transit; employing traffic calming measures throughout the community; requiring adequate connectivity between adjoining developments; or coordinating transportation and land use decision-making within the community.

*Rabun County and its municipalities do not have an active, comprehensive transportation planning program but does communicate their concerns and issues to the regional GDOT office and all communities do participate in the public involvement process for the Statewide Transportation Improvement Program (STIP) as able. As the region grows additional transportation planning would be considered a benefit, if not a necessity. A Rural Transit Assessment will be done for the county in 2020.*

## **9. Educational Opportunities**

Make educational and training opportunities readily available to enable all community residents to improve their job skills, adapt to technological advances, manage their finances, or pursue life ambitions. This can be achieved by expanding and improving local educational institutions or programs; providing access to other institutions in the region; instituting programs to improve local graduation rates; expanding vocational education programs; or coordinating with local economic development programs to ensure an adequately trained and skilled workforce.

*Every community has a vested interest in seeing existing local resources improved and enhancing post-secondary options within the region. The governments work with the Rabun County School Board and private institutions to ensure access for quality primary and secondary educational facilities and programs for area residents. They also work with other partners to ensure access to viable post-secondary resources such as North Georgia Technical College and other area educational institutions. Any opportunity to foster additional resources and/or to bring more post-secondary education to Rabun County will be pursued.*

## **10. Community Health**

Ensure that all community residents, regardless of age, ability, or income, have access to critical goods and services, safe and clean neighborhoods, and good work opportunities. This may be achieved by providing services to support the basic needs of disadvantaged residents, including the disabled; instituting programs to improve public safety; promoting programs that foster better health and fitness; or otherwise providing all residents the opportunity to improve their circumstances in life and to fully participate in the community.

*There is a recently-opened primary care facility in Rabun County (Mountain Lakes Medical Center) plus facilities in three adjoining counties and the Rabun County Health Department to ensure access for quality health care facilities and programs for area residents. The governments also work with other partners to monitor residents' needs and requests in providing access to these services as the area grows.*



## GENERAL VISION STATEMENTS

The visioning process included a series of public hearings to consider and discuss those principles and goals that were important for each community. Surveys and small group discussions were provided to meeting participants as one means of soliciting input and ideas, with the subsequent nominated themes discussed in larger group settings.

While the resulting vision statements may be regarded as general, this has been done on purpose for several reasons. First and foremost, the communities and the region in general are involved in a state of flux. A global recession has evolved during this planning process, putting several local developments on hold and stagnating economic recruitment. Northeast Georgia is also waiting to see the results of recent court decisions that have heightened the pressure on metro Atlanta governments to secure public water resources. It is expected that in 3-5 years' time these matters will have resolved themselves such that Franklin County and its municipalities will have greater clarity in near and long-term opportunities, at which time they will review and update their visions and the comprehensive plan as needed.

DRAFT

**RABUN COUNTY**

*Rabun County is a collection of communities woven together by the scenic beauty and historic Appalachian culture of the northeast Georgia mountains. It is a county based on providing safety and freedom to all residents, a courteous welcome to visitors, and a will to foster economic prosperity among native industry.*

*Rabun County is shaped by a myriad of valleys supporting a modest scale of residential and agricultural activity, yielding both crossroad communities and small cities. It supports the preservation of the area's rural character and rich natural resources while prioritizing growth and development in and around the towns and cities.*

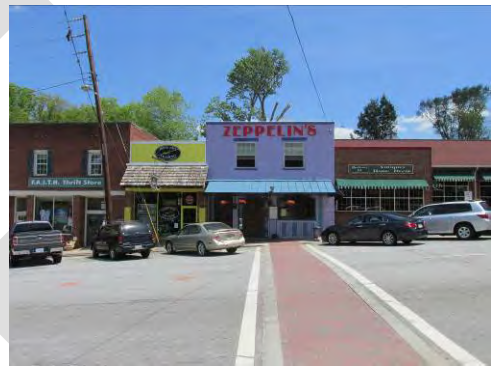
*Rabun County will provide an efficient government, quality education and protective services so that all citizens can enjoy a high quality of life.*



**CLAYTON**

*The City of Clayton, Georgia, is the county seat and largest city in Rabun County. It is a home to both residents and visitors who treasure the wild and scenic Blue Ridge Mountains surrounding the city and who appreciate the multitude of outdoor recreational activities. It is a historic downtown featuring specialty shopping and dining venues recalling the city's Appalachian character, and a larger, modern business climate supporting local residents, visitors and employers. It is a community that blends small-town charm with urban amenities and a rural setting.*

*The City of Clayton will encourage economic growth by supporting sustainable private development for recreational, residential, and compatible business ventures while maintaining its historic character, sense of place and community identity.*



**DILLARD**

*The City of Dillard serves as a peaceful home for residents and as a prosperous destination for commerce and visitors to the North Georgia Mountains. It is a rustic community of homes surrounding a commercial core that blends historic structures with modern amenities, set amidst a valley that harbors agriculture and prominent local institutions. It provides a high quality of life based on rural, small town charms and scenic beauty that enables families to grow stronger and healthier.*

*The City of Dillard will seek to remain a place of pride that respects hard work and supports education and entrepreneurial spirit. Through quality services and attention the City will seek businesses and development types that serve local citizens and enhance the local economy in ways that add to the region's scenic value and outdoor spirit.*



**MOUNTAIN CITY**

*Mountain City is a modest Appalachian community rooted in agriculture and crafts, providing a safe home for families and preserving the area's rural history. Its character is shaped by the historic Foxfire Museum and the Rabun Gap valley tradition of farming that worked the land and supported local households. It is a small town with scenic beauty in natural surroundings and humble homes, combined with a deep respect for nature and civic pride but refined by the highway and visitors to the area.*

*Mountain City will preserve its agrarian culture and serve residents through quality services and respect for personal freedoms. It will strive to remain a small and safe home town that evokes a rustic spirit and celebrates its heritage while supporting economic growth.*



**SKY VALLEY**

*The City of Sky Valley is a small and active north Georgia mountain community of both primary and secondary residences surrounded by the beautiful Nantahala National Forest, striving to grow the population and tourism while preserving the sense of a quiet, safe, family oriented, resort community. The City of Sky Valley will encourage economic growth via the expansion of recreational, residential, and business opportunities compatible with the community's natural beauty and serenity.*

*Cool Serenity  
Exquisite Mountain Vistas  
Abundant Hiking and Waterfalls  
Championship Golf  
The Ultimate Nature Lovers Paradise*

*Close Proximity to all the  
Good Things in Life*



**TALLULAH FALLS**

*The Town of Tallulah Falls is a charming, safe, unique and modest small town for residents and businesses wanting to live within a special part of north Georgia. Home of the scenic Tallulah Gorge State Park with its reservoir and waterfalls, the Town offers both residents and visitors local retail and a strong appreciation for nature and outdoor recreational opportunities.*

*The Town of Tallulah Falls celebrates its relationship with the Appalachian foothills by fostering events and providing services that enhance community spirit and support local businesses. It balances the community's rural character with the opportunity for economic growth within a popular tourist corridor by prioritizing residents' concerns and preserving the area's small town nature.*



**TIGER**

*Nestled in the valley of namesake Tiger Mountain, the Town of Tiger is a small, family oriented community with a quaint, walkable and historic “crossroads village” downtown showcasing local merchants and providing residents with a civic and social center.*

*The Town of Tiger will continue to encourage economic growth by supporting private development of available property for recreational, residential, and compatible business ventures. The Town also seeks capitalize on its location by serving as a hometown bedroom community for employees throughout the region. By preserving the village character of the downtown and surrounding neighborhoods, these opportunities will contribute to the health, and vitality of the community while maintaining the natural beauty, safety and serenity of the community.*





## ISSUES AND OPPORTUNITIES

The effectiveness of any planning process requires identifying the needs that must be addressed in order to achieve a community's goals, clarifying the targets for the local government. To do this the planning process asks communities to assess the information outlined in an effort to identify their respective **S**trengths, **W**eaknesses, **O**pportunities, and **T**hreats. In doing this SWOT analysis the communities can more effectively define their objectives and actions to as to better achieve the desired vision.



This part of the planning process also reviewed various forms of data and information about each community. Information such as Census data and Department of Labor data was reviewed for insight into local conditions, plus each local government was asked to provide summaries of their immediate operational and capital improvement needs to give an indication of their priorities ahead of discussions about public objectives. When evaluating this data and information the planning process focused on whether it verified needs or opportunities identified previously, whether it uncovered new needs or opportunities not previously identified, and whether it indicates significant local trends that need to be considered in the planning process.

Rabun County and its municipalities are in a remote part of the state with limited opportunities for large-scale growth, but the influx of residents, both full-time and seasonal, coupled with increasing commercial and tourist traffic along US 441 means even minimal growth and have a noticeable impact on each community. Widening of the arterial highway, for instance, would greatly alter the character and several businesses within Mountain City and Dillard. As these communities seek to ensure their financial viability and remain healthy destinations for residents and tourists alike they need to balance growth opportunities with measures to retain their respective variations of rural character. As a result they all generally support modest conditional growth with an increasing eye toward revitalizing their commercial cores, utilizing infill in an effort to grow within developed areas before surrendering more forests and natural areas.

The following represents a refined listing of needs and opportunities for Franklin County. Some of these remain valid from the previous Joint Comprehensive Plan (2014). The list has been confirmed and/or refined based on the discussions and analyses throughout the planning process.

## Rabun County

**Strengths**

- National Forest
- Environment (Resources; Scenic Beauty)
- Georgia Power
- Lakes and Rivers
- County Commission
- Seasonal Homes/ Tourism
- Climate
- Schools
- A very “giving” community
- Sid Webber Foundation
- Black Rock Mountain State Park
- Proximity to proposed Inland Port
- New hotels in the community
- US 441

**Weaknesses**

- No post-secondary school
- Need more medical offices
- Intergovernmental communication/cooperation is poor
- Limited financial resources
- High volume of impoverished households
- Need for improved transit services and walkability
- Need to retain and lure younger residents
- Need for improved ordinances and enforcement (signs, landscaping...)

**Opportunities**

- Proposed bike routes & trails
- Potential for strong branding
- Always room for more tourism
  - Regional tourist routes
- A unified economic development effort
- Promotion as a “farm-to-table” capital
- Outdoor recreation
- Stekoa Creek Greenway
- Retirees as a resource
- Consumer traffic from US 441

**Threats**

- “Snow Hwy”/ Crime/ Drugs
- Traffic on US 441
- Growing need for mental health care
- Changes to courts/ Too many different courts
- “NIMBY” crowd that stifles progress
- Water quality issues
- Invasive species threatening forests

**Cited Issues**

- Quality of life is vitally important, and is linked with the natural surroundings and rural character.
- Development should not be too much too fast, should be concentrated in or near the cities when possible, and should match the existing character of the community.
- Affordable housing, for full-time residents and seniors, will be critical going forward.
- Preference is for economic development to focus on complementing existing themes of tourism, outdoor recreation, and smaller scales.
- Protection of water resources is important.

Needs & Opportunities	Mitigation Strategies
Need to improve/sustain firefighting abilities throughout the county	<ul style="list-style-type: none"> <li>• Plans to upgrade Fire Stations 3, 8 and 10</li> <li>• Develop coordinated water-line improvement and expansion strategy</li> <li>• Develop long-range plan and budget for emergency services facilities and equipment</li> </ul>
Need to expand/improve wastewater disposal system	<ul style="list-style-type: none"> <li>• Construct sewer line from Parkdale Mfg. to US 441</li> <li>• Develop coordinated sewer system improvement and expansion strategy</li> </ul>
Need to expand/improve water system	<ul style="list-style-type: none"> <li>• Develop coordinated water-line improvement and expansion strategy</li> </ul>
Several public roads remain in need of paving	<ul style="list-style-type: none"> <li>• Maintain road improvement schedule</li> </ul>
Concern over growth altering area's character, diluting scenic beauty, threatening tourism	<ul style="list-style-type: none"> <li>• Conduct forum reviewing zoning and development regulations</li> <li>• Review sign regulations and property maintenance codes; Amend as needed</li> <li>• Assess performance of mountain protection regulations</li> </ul>
Increased growth raises potential risk of wildfires	<ul style="list-style-type: none"> <li>• Encourage full participation in Fire Wise/ Fire Adapted Communities programs.</li> <li>• Continue to work with USFS in maintaining wildfire management plan</li> </ul>
Need employment opportunities for residents	<ul style="list-style-type: none"> <li>• Develop/ sustain marketing plan for vacant office and industrial space</li> <li>• Inventory all potential industrial sites</li> <li>• Develop utility and commercial traffic assessment for growing industry</li> </ul>
Need to expand/improve sidewalk and trail system	<ul style="list-style-type: none"> <li>• Develop USBRS 15/ Rails-to-Trail Plan</li> <li>• Develop the Stekoa Creek Greenway</li> <li>• Improve pedestrian connections with school campuses</li> </ul>
Need to upgrade/maintain parks and recreation facilities	<ul style="list-style-type: none"> <li>• Build tennis courts and new ball field at County park</li> <li>• Renovate county gymnasiums</li> <li>• Replace irrigation system and upgrade club house at golf course</li> </ul>

## Clayton

**Strengths**

- National Forest
- Environment (Resources; Scenic Beauty)
- Downtown/ Main Street
- Proximity to outdoor attractions
- US 441 commercial activity
- Growing brand appeal as tourist destination
- Vacant, underutilized properties
- New parks
- Civic operations in the city

**Weaknesses**

- Intergovernmental communication/cooperation is poor
- Limited financial resources
- Need for improved transit services and walkability
- Need to retain and lure younger residents
- Limited space for outward expansion/ topography

**Opportunities**

- Proposed bike routes & trails
- Always room for more tourism
  - Regional tourist routes
- Stekoa Creek Greenway
- Growing DDA/ Main Street programs
- Utility capacity for multi-family development
- New Downtown Master Plan

**Threats**

- National retail chains diluting unique appeal
- Traffic on US 441
- “NIMBY” crowd that stifles progress

**Cited Issues**

- Opportunity to build on growing tourism appeal of Main Street.
- Development should prioritize on infill and matching community character.
- City should seek to maximize parks and trails in town.
- Traffic management along US 441 will be critical.
- Wayfinding and gateway appeal should be improved.
- Clayton the best (only?) space in Rabun County to accommodate multi-family housing options.

Needs & Opportunities	Mitigation Strategies
Desire for more/ diversified commercial options;	<ul style="list-style-type: none"> <li>• Develop infill inventory and targeted marketing campaign for downtowns</li> <li>• Develop comparative commercial activity profile</li> </ul>
Demand for increased educational opportunities at colleges, universities and trade schools	<ul style="list-style-type: none"> <li>• Develop report profiling options for local education facilities</li> </ul>
Need to expand/improve water system	<ul style="list-style-type: none"> <li>• Develop coordinated water-line improvement and expansion strategy</li> </ul>
Residential neighborhoods losing character through improper and substandard development	<ul style="list-style-type: none"> <li>• Design guidelines needed for compatible infill development</li> </ul>
Concern over blighted and substandard properties	<ul style="list-style-type: none"> <li>• Develop property assessment and tracking mechanism for reported code violations</li> <li>• Review property maintenance codes and enforcement policies; Amend as needed</li> </ul>
US 441 corridor unattractive, lacks cohesion; Lack of proper gateway into Clayton  Lack wayfinding signage (for parking, shopping, government)	<ul style="list-style-type: none"> <li>• Implement new streetscape strategy</li> <li>• Design guidelines needed for compatible infill development</li> <li>• Conduct forum reviewing zoning and development regulations</li> </ul>
Demand for more greenspace and outdoor recreational areas	<ul style="list-style-type: none"> <li>• Develop the Stekoa Creek Greenway</li> <li>• Pursue/develop park land</li> </ul>
Need to balance growth with small-town character	<ul style="list-style-type: none"> <li>• Design guidelines needed for compatible infill development</li> <li>• Conduct forum reviewing zoning and development regulations</li> </ul>
Need employment opportunities for residents	<ul style="list-style-type: none"> <li>• Develop/ sustain marketing plan for vacant office and industrial space</li> <li>• Inventory all potential industrial sites</li> </ul>
Need to expand/improve sidewalk and trail system	<ul style="list-style-type: none"> <li>• Develop sidewalk maintenance and expansion plans</li> <li>• Develop USBRS 15/ Rails-to-Trail Plan</li> <li>• Develop the Stekoa Creek Greenway</li> </ul>

**Dillard****Strengths:**

- US 441
- Sewer, water
- Dillard House
- Mountains
- Rabun Gap Nacoochee School
- Tourism reputation

**Weaknesses:**

- Traffic / safety
- Money for utilities
- Blighted properties
- Need housing
- Limited retail
- Intergovernmental communication/cooperation is poor
- Limited financial resources

**Opportunities:**

- USBR 15/ Rail-to-trail
- US 441 access
- Expansion of business park
- Chance to be a hub for craftsmen and makers
- Potential for a new Welcome Center
- Potential in revitalizing shopping center
- Improving marketing campaign

**Threats / Trends:**

- Possible overdevelopment
- Development types out of character for Dillard
- Loss of family/local businesses
- Losing the beauty of the valley

**Cited Issues**

- Managing US 441 expansion critical to City's future. Need to find a way to keep local businesses intact and successful after widening happens.
- Need to build upon the potential from tourists stopping in area between Atlanta and Appalachia. Foster more businesses enhancing Dillard's capacity as a destination
- Affordable housing, for full-time residents and seniors, is desired.
- Need to maintain quality/level of fire protection service.

Needs & Opportunities	Mitigation Strategies
Desire for more/ diversified commercial options;	<ul style="list-style-type: none"> <li>• Develop infill inventory and targeted marketing campaign for downtowns</li> <li>• Develop comparative commercial activity profile</li> <li>• Develop profile of assets for making Rabun Gap area a hub for artists and craftsmen</li> </ul>
Concern over impacts of GDOT's improvement/ maintenance plans for US 441	<ul style="list-style-type: none"> <li>• Develop coordinated proposal for traffic calming, signalization and turn-lanes for improved management within city limits</li> <li>• Design guidelines needed for compatible infill development</li> </ul>
Concern over blighted and substandard properties	<ul style="list-style-type: none"> <li>• Develop property assessment and tracking mechanism for reported code violations</li> <li>• Review property maintenance codes and enforcement policies; Amend as needed</li> </ul>
Need employment opportunities for residents	<ul style="list-style-type: none"> <li>• Develop/ sustain marketing plan for vacant office and industrial space</li> <li>• Inventory all potential industrial sites</li> <li>• Develop utility and commercial traffic assessment for growing industry</li> </ul>
Need to expand/improve sidewalk and trail system	<ul style="list-style-type: none"> <li>• Develop sidewalk maintenance and expansion plans</li> <li>• Develop USBR 15/ Rail-to-Trail plan</li> </ul>

**Mountain City****Strengths:**

- Foxfire
- Mountains
- Black Rock Mountain S.P.
- Potential for bike trail
- Utilities
- Osage Farms
- Rabun Gap Nacoochee School

**Weaknesses:**

- Traffic / safety
- Intergovernmental communication/cooperation is poor
- Limited financial resources
- Loss of identity
- Narrow city streets

**Opportunities:**

- USBR 15/ Rail-to-trail
- US 441 access
- Expansion of business park
- Chance to be a hub for craftsmen and makers

**Threats / Trends:**

- Possible overdevelopment
- Development types out of character for Mountain City
- Loss of family/local businesses
- Losing the beauty of the valley

**Cited Issues**

- Managing US 441 expansion critical to City's future. Need to find a way to keep local businesses intact and successful after widening happens.
- Need to build upon the potential from tourists stopping in area between Atlanta and Appalachia. Foster more businesses enhancing Mountain City's capacity as a destination
- Affordable housing, for full-time residents and seniors, is desired.
- Need to improve coordination with Foxfire and Black Rock Mountain.
- Need to work with County in improving road access to Foxfire.
- Seek opportunity to develop a craft business incubator.



Needs & Opportunities	Mitigation Strategies
Desire for more/ diversified commercial options;	<ul style="list-style-type: none"> <li>• Develop infill inventory and targeted marketing campaign for downtowns</li> <li>• Develop comparative commercial activity profile</li> <li>• Assign committee to assess options for business incubator</li> <li>• Develop profile of assets for making Rabun Gap area a hub for artists and craftsmen</li> </ul>
Concern over impacts of GDOT's improvement/ maintenance plans for US 441	<ul style="list-style-type: none"> <li>• Develop coordinated proposal for traffic calming, signalization and turn-lanes for improved management within city limits</li> <li>• Design guidelines needed for compatible infill development</li> </ul>
Demand for increased support for agriculture, agri-tourism	<ul style="list-style-type: none"> <li>• Develop agricultural sustainability program (assessing land use policies, potential for Food Bank, work with FFA and more)</li> </ul>
Concern over blighted and substandard properties	<ul style="list-style-type: none"> <li>• Develop property assessment and tracking mechanism for reported code violations</li> <li>• Review property maintenance codes and enforcement policies; Amend as needed</li> </ul>
Need to expand/improve sidewalk and trail system	<ul style="list-style-type: none"> <li>• Develop sidewalk maintenance and expansion plans</li> <li>• Develop walking trail within Mountain City</li> <li>• Develop USBR 15/ Rail-to-Trail plan</li> </ul>

**Sky Valley****Strengths:**

- Nature / natural beauty/ wildlife
- Safety
- Active living
- Diversity
- Climate
- Location / access
- Ems
- Winding roads / slow traffic
- New cell tower
- Water system
- Golf club

**Weaknesses:**

- Need more young folks
- Limited medical services
- Limited broadband
- Intergovernmental communication/cooperation is poor
- Limited financial resources
- Deferred maintenance of culverts / ditches / infrastructure
- Need more accommodations – senior facility
- Improved marketing plan needed
- Need improved transit access
- Location is a liability to employment/ Lack of major employers

**Opportunities:**

- Potential for recreation
- Work with school exchange programs
- Retired volunteers
- Movie industry
- Possibility of park space at waterfall

**Threats / Trends:**

- Aging population – affects marketing
- Newer developments / competition
- Billboards on 246 vs. scenic beauty

**Cited Issues**

- Sky Valley needs to find a way to bring commerce into the city.
- Affordable housing, for full-time residents and seniors, is desired.

Needs & Opportunities	Mitigation Strategies
Desire for more/ diversified commercial options;	<ul style="list-style-type: none"> <li>• Develop infill inventory and targeted marketing campaign for downtowns</li> <li>• Develop comparative commercial activity profile</li> </ul>
Limited utilities and infrastructure	<ul style="list-style-type: none"> <li>• Update service delivery agreement</li> <li>• Develop a coordinated utility improvement and expansion plan</li> </ul>
Need to expand telecommunications access	<ul style="list-style-type: none"> <li>• Completion of fiber-optic connections with North Georgia Network</li> </ul>
Increasing need for retirement and elderly housing (Few options beyond single-family detached)	<ul style="list-style-type: none"> <li>• Develop proposal to work with private sector for independent living community</li> </ul>
Lodging options in the City restricted to rental homes and timeshares	<ul style="list-style-type: none"> <li>• Develop proposal to work with private sector for hotel/conference facility</li> </ul>

DRAFT

## Tallulah Falls

### Strengths

- Gorge / State Park
- Lake
- Natural resources
- Visible community / alive / thriving
- Community involvement
- Vibrant History
- Safe, Small-town environment
- Easy access location on US 441
- Slow, deliberate growth

### Weaknesses

- No “there” there
- Intergovernmental communication/cooperation
- Limited financial resources/ tax base
- Limited retail businesses
- Lack of identity / brand
- Town split by highway / lake
- Limited residential growth
- Need revenue sources
- Aging, fragile water system
- Lack of sewer
- Limited broadband access
- Town not compellingly linked to surrounding amenities
- Geology limits development
- Town responsible for response services in State Park

### Opportunities

- Retail / hotel
- US 441 major traffic route
- Events and increased promotion
- Biking/ Extended trails
- Former whitewater festival
- Physical connection between gorge, lake, and town
- Regional tourism; Park visitors
- Potential for improved services
- Managed growth and development
- City owned properties can be revitalized
- Twin Rivers Challenge (bike ride)

### Threats

- Disagreement on future direction
- Traffic and issues related to new inland port
- Loss of heritage
- Need to expound on history
- Failing infrastructure
- Failing to develop local economy
- Vulnerability of State Park funding

### Cited Issues

- Aging and fragile water system and lack of sewer
- Need to find a way to bring commerce to the city, preferably neighborhood scale
- Need to address costs of providing emergency services to State Park
- No strong funding resources to maintain facilities and services other than taxes
- Need safety and pedestrian access plan for US 441

Needs & Opportunities	Mitigation Strategies
Desire for more/diversified commercial options	<ul style="list-style-type: none"> <li>• Develop comparative commercial activity profile</li> <li>• Develop strategy for Scenic Route 15/US 441</li> </ul>
Need to expand/improve water system	<ul style="list-style-type: none"> <li>• Develop phases of improvement</li> <li>• Identify funding sources</li> </ul>
Need to develop wastewater disposal system	<ul style="list-style-type: none"> <li>• Explore need for sewer system</li> <li>• Explore funding sources</li> </ul>
Need to balance growth with small-town character	<ul style="list-style-type: none"> <li>• Design guidelines needed for development</li> <li>• Review and update zoning and development regulations</li> </ul>
Need to expand/improve sidewalk and trail system	<ul style="list-style-type: none"> <li>• Develop sidewalk maintenance and expansion plans</li> <li>• Conduct forum reviewing zoning and development regulations</li> </ul>
Need to address financial burden of providing emergency response to State Park and Tallulah Falls School	<ul style="list-style-type: none"> <li>• Develop report outlining volume and cost of response calls</li> <li>• Continue dialog with State Park, School and County to explore options</li> </ul>
Provide sustainable income source	<ul style="list-style-type: none"> <li>• Implement GCIC program</li> <li>• Secure water withdrawal permit revenues</li> <li>• Explore additional revenue sources</li> </ul>

**Tiger****Strengths**

- Agricultural history
- Natural resources
- Fire station
- Small town charm
- Water & sewer access
- Senior Center
- Drive-in theater
- Schools
- Proximity to US 441
- New City park
- Not yet urban
- Quality response services

**Weaknesses**

- Off the beaten path (not on US 441)
- Limited in-town commerce
- Intergovernmental communication/cooperation is poor
- Limited financial resources
- Aging housing supply/ Limited options
- Need more sidewalks
- No online or major marketing presence
- Limited commerce
- No playground/ space for kids

**Opportunities**

- Tallulah Falls Rail-to-Trail
- Old 441 Scenic Byway
- Neighborhood retail for area residents
- Agricultural theme/ Farm-to-table
- Vineyards/ Distilleries
- Potential for golf-cart paths
- Potential to use City Hall more

**Threats**

- Becoming lost amidst growth
- Becoming forgotten
- Growth making community unaffordable

**Cited Issues**

- Need to find a way to bring commerce to the city, preferably neighborhood scale.
- Need to address future of housing in the area. How to manage possible subdivisions?
- No strong funding resources to maintain/ improve facilities and services.
- Desire to retain identity as a small town, limiting growth.

Needs & Opportunities	Mitigation Strategies
Desire for more/ diversified commercial options;	<ul style="list-style-type: none"> <li>• Develop infill inventory and targeted marketing campaign for downtowns</li> <li>• Develop comparative commercial activity profile</li> </ul>
Pavilion needed for public park for events and public benefit	<ul style="list-style-type: none"> <li>• Pavilion planned in 2017</li> </ul>
Need to balance demand for housing with small-town character	<ul style="list-style-type: none"> <li>• Design guidelines needed for compatible infill development</li> <li>• Conduct forum reviewing zoning and development regulations</li> </ul>
Need to balance growth with small-town character	<ul style="list-style-type: none"> <li>• Design guidelines needed for compatible infill development</li> <li>• Conduct forum reviewing zoning and development regulations</li> <li>• Develop coordinated proposal for traffic calming, signalization and turn-lanes for improved management along US 441</li> </ul>
Need to expand/improve sidewalk and trail system	<ul style="list-style-type: none"> <li>• Develop sidewalk maintenance and expansion plans</li> <li>• Continue to promote the Tallulah Falls Rails-to-Trail Greenway concept</li> </ul>

## COMMUNITY DEVELOPMENT STRATEGY

### BROADBAND ASSESSMENT

As communities move forward the importance of access to reliable and high-speed, high capacity internet connections cannot be overestimated. Unserved and underserved areas of Georgia will not remain economically competitive without sufficient internet infrastructure, as this technology becomes the default utility for all manners of communication.

To address this issue in 2018 the Georgia General Assembly amended the provisions of local planning in Georgia by passing the "Achieving Connectivity Everywhere (ACE) Act," intended to facilitate the enhancement and extension of high-speed internet access in communities that lack such infrastructure and the vast resources it provides. In time the State will support programs and initiatives aimed at delivering the community improvement and empowerment potential that reliable, high-speed internet access can provide to even the most difficult-to-serve citizens, schools, and businesses. As the first step in planning for this critical, potentially catalytic infrastructure, the "Ace" Act requires all local governments to incorporate the "promotion of the deployment of broadband internet services" into their local plan.

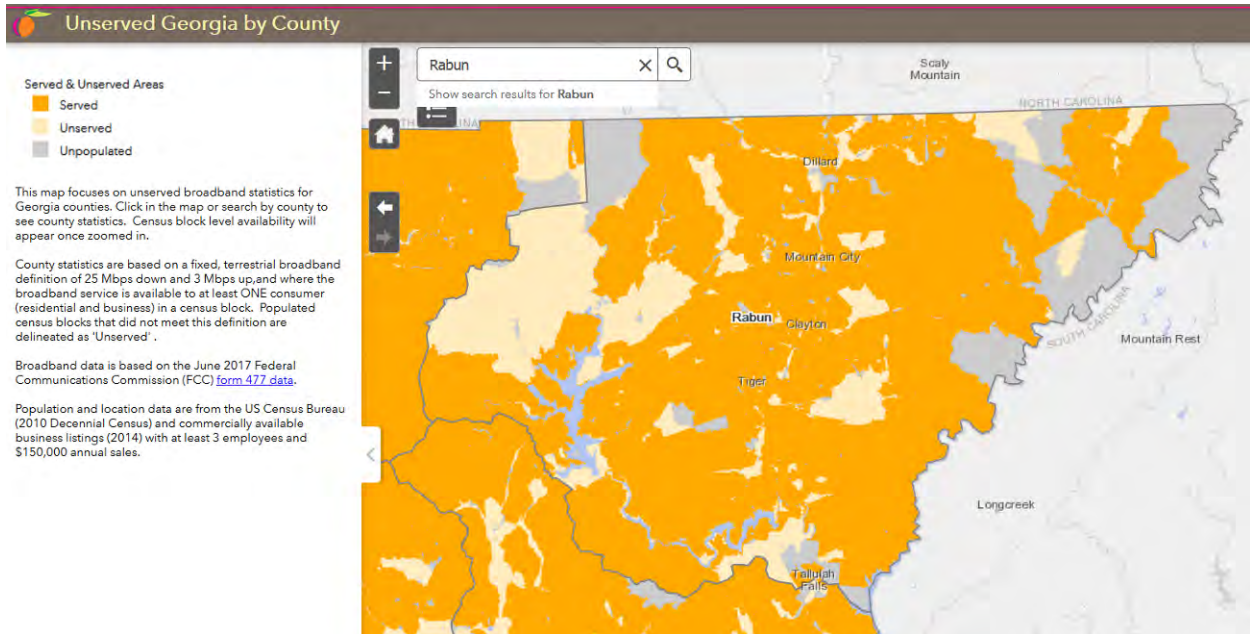
Achieving these goals at the local level begins with communities pursuing the *Broadband Ready Community Designation*, demonstrating that they've taken steps to reduce obstacles to broadband infrastructure investment by incorporating a broadband assessment into their comprehensive plan and has adopted a model ordinance. Once these are in place the Georgia Department of Community Affairs and the Department of Economic Development will identify and promote facilities and developments that offer broadband services at a rate of not less than 1 gigabit per second in the downstream to end users that can be accessed for business, education, health care, government.

One of the first products to come out of the Georgia Broadband Initiative was an inventory of general conditions across the State regarding access to high speed/ high capacity broadband technology. Utilizing demographic data from the US Census Bureau and cross-referencing that information with knowledge of broadband infrastructure, the Department of Community Affairs produced a series of maps depicting the state of broadband accessibility in rural areas.

<u><b>Rabun County</b></u>	
<i>Unserved Locations:</i>	15%
<i>Unserved Households:</i>	1,839
<i>Unserved Businesses:</i>	39
<i>Unserved Population:</i>	2,425
<i>Total Households:</i>	12,313
<i>Total Businesses:</i>	233
<i>Total Population:</i>	16,276

In assessing the Rabun County's access to higher grade broadband technology stakeholders were asked to rate the general satisfaction of existing internet service providers. Most population centers have fair access as they almost all lie within the US 441 corridor. There are several gaps in "last-mile" connectivity along more remote areas, such as Sky Valley, particularly with regard to higher speed and higher capacity lines. The majority provider within the area (based on geographic area) is Windstream, for which service ratings were considered below average.





Rabun County does have access to the North Georgia Network (NGN), an incorporated cooperative providing a regional fiber optic system with over 1,600 linear miles of infrastructure. The NGN was conceived as part of visions for a more prosperous rural Georgia, with the knowledge that a fiber optic network that is fast, reliable and affordable is vital to modern economic development. The NGN provides infrastructure that loops through the northeast Georgia mountains with 100 gigabit core line and connects to almost all the schools and colleges in the region as well as reaching many government structures and prominent business parks.

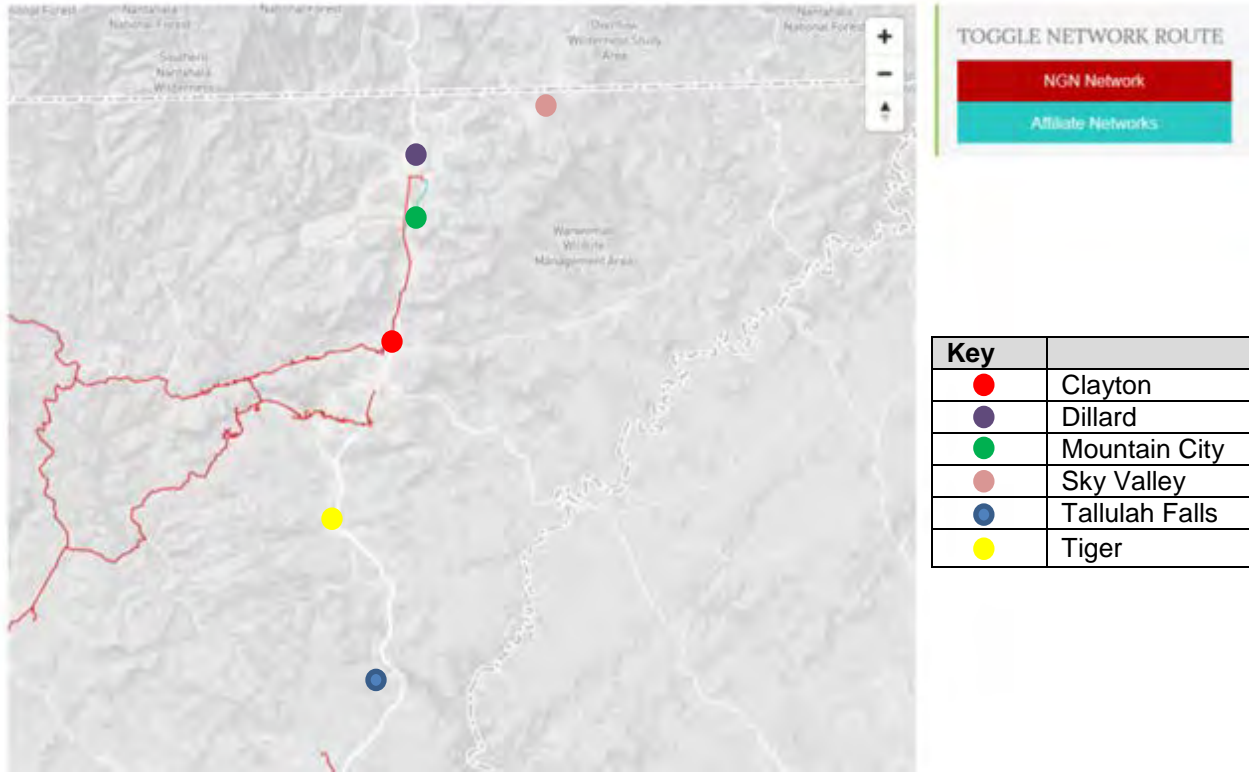
Based on comments and indications the biggest hurdle for broadband access within Rabun County is currently expanding the connections along the US 441 corridor to Sky Valley, the Warwoman Road area east of Clayton, and westward from US 441 in Rabun Gap and toward Hiawassee.

**Priorities for Future Network Enhancements**

- Ability to increase “last-mile” connections
- Higher-capacity trunk lines outward from US 441
- Expansion of NGN access to Sky Valley

# Network Map

HOME > NETWORK MAP



As an additional reference Rabun County was included in the 2014 Georgia Mountains Digital Economy Plan (DEP), one of several such plans developed for each region across Georgia in accordance with standards defined by the Georgia Technology Authority (GTA). The DEP was designed to identify and coordinate the resources and efforts related to improving the region's infrastructure in support of hi-tech industries and economies. As each regional plan is completed, the State and its partners can begin directing their energy and resources with clearer focus and understanding of needs from every part of Georgia. While specific investment actions have not been identified as part of this initial process, the DEP provides a work scope that addresses key focus areas and recommendations that will help the GMRC, its member governments and regional stakeholders move forward with an understanding of the regional and state context for building network connectivity, improving educational resources and fostering technology hubs. With continued coordination and monitoring of progress, it is hoped these efforts will make the region a more effective and efficient place enabling all manners of business to realize their potential in accessing and utilizing electronic data.

**SWOC Assessment – GMRC Digital Economy Plan**

	<b>Strengths</b>	<b>Weaknesses</b>	<b>Opportunities</b>	<b>Challenges</b>
<b>Workforce/ Education</b>	Higher Educational Institutions – University of North Georgia, Brenau, North Georgia Technical School, Lanier Technical School,	Limited existing hi-tech labor force	Economic and demographic growth of metro Atlanta	Attraction/ Retention of top technology talent
	Faster Business Start-up Time	Low family income	Job fairs held within the region by GMRC Workforce Development	Competition from other metro areas
	Dawson GigCenter – Business start-ups			
	GMRC Workforce Development			
Strong Development Authorities and Chamber offices to assist start-up businesses and industries				
<b>Infrastructure</b>	Cooperative EMC's that deliver good products	System Redundancy. Residents and Businesses need more choices for internet service.	Tourism/outdoor recreation related industry	Topographically the GMRC Region is difficult to traverse for aerial line installation
	North Georgia Network	Cost prohibitive		
	Access to metro Atlanta	Geographic isolation		
	Ga 400 – Technology Corridor			
Residents ability to telecommute				
<b>Local Government</b>	GMRC fostering cooperation	Limited funding resources	Educating local government on importance of broadband access	Finding Grant funds for broadband projects
	Quality Development Authorities and Joint Development Authorities	State needs to put more emphasis on education		Need a better way to communicate to State Legislators what is going on in the GMRC Region regarding broadband needs, initiatives and projects
<p><b>Goal:</b> <i>Ensure new telecommunication networks for needed accessibility and reliability to support the growth of the regional economy.</i></p> <p><b>Strategy:</b> <i>Prepare to meet industry and business telecommunication needs by assisting with fiber optic network development. The purpose of this strategy is to support, develop, and provide educational opportunities regarding telecommunication systems in the region.</i></p> <p><b>Strategy:</b> <i>Promote and support the use of health information technology (IT). The purpose of this strategy is to encourage local partnerships between health providers and local leaders in using telecommunications and other information technology to improve care to patients and lower health costs.</i></p>				

## TRANSPORTATION ASSESSMENT

Transportation concerns the level of accessibility of sites and development, and the demands for transportation facilities and services vary by land use, demographics and other factors. The dynamic nature of accessibility and the various factors that determine functional performance in infrastructure suggest transportation planning requires special attention.

### *Roads*

Assessment of roadway infrastructure involves an inventory of roads by functional classification, a process by which streets and highways are grouped according to the character of service they are intended to provide. Individual roads and streets do not all serve the same function, nor do they manage travel independently but rather as part of a cohesive network. Transportation planning for roads, then, is used to determine how this travel can most efficiently move within the network, and functional classification assists with this process by defining the part that any particular road or street should play in serving the flow of trips through a roadway network.

The road network throughout Rabun County is a predominantly 2-lane rural arterial arrangement that provides efficient coverage. The main arterial roadway is US 441, the north/south highway that bisects the county as it runs through the valley. US 441 has one segment remaining that is not a 4 lane divided highway and that segment is slated for improvement within the next three years to accommodate the expected increase in traffic from the new inland port being developed in Gainesville. US 441 is the main roadway for Tallulah Falls, Clayton, Mountain City, and Dillard, attracting both local and through-traffic users. The viability of this road is critical to Rabun County for drawing tourists and maintaining the local economies, so the local communities have a vested interest in seeing the improved road not only viable for through traffic but with enough traffic calming and accessibility to maintain local service functions.

Rabun's next biggest issue with regard to roads is the long-term maintenance. As a rural county Rabun has a high volume of roads-per-household, with many rural arterials and collectors seeing traffic from tourists. The terrain and exposure to some of Georgia's harsher winter climates means maintenance of these roads and bridges is critical, so the County and municipalities are searching for ways to improve funding for road projects.

### *Pedestrian Accessibility*

Pedestrian accessibility refers to the level of connections available within a community to people via walking, biking or other non-motorized means. Traditionally this is provided through sidewalks and trails.

Clayton has a modest sidewalks system in and around their downtown, while the other municipalities have only sparse sections and/or only sections that abut the more dangerous US 441 highway. Many of these systems are older and need some repair or feature outdated intersections lacking full ADA compliance, but portions have also been refurbished as part of recent revitalization efforts and streetscape grants. Mountain City and Dillard will be consulting with GDOT to incorporate pedestrian concerns along the segment of US 441 to be widened in the near future, while Tallulah Falls is also searching for ways to improve pedestrian safety and connectivity between their town and the State Park across the dam/road.

While none of the communities has a formal sidewalk or trail master plan that is being planned. A preliminary route for Route #15 of the US Bike Route System is projected along the same north/south corridor as the envisioned Tallulah Falls Rail-to-Trail concept. This would create an independent bike/ped trail from Cornelia, GA to Franklin, NC, running right through Rabun County. A preliminary on-road route has been identified and will be marked in the near future, while incremental efforts are being made to secure rights-of-way for the trail, but the realized concept is still not expected for another 10+ years. Once completed, however, this trail would connect every community except Sky Valley and could become a grand tourist attraction for the region that fits with local designs for enhanced outdoor recreations and adventure tourism.

*Alternate Transportation*

Rabun County only has transit service for seniors as managed through the County Senior Center. Public access transit or dial-a-ride services have been discussed but remain unrealized. A Rural Transit Assessment for Rabun County is being developed in 2020.

*Airports and Rail Service*

The same topography that gives the area majestic scenery and prime natural resources also means Rabun County does not have any operable railroad access. The old short-line Tallulah Falls Railroad has been closed for generations and no other connections are planned.

Similarly Rabun County does not have an airport. There are options within 20 miles south in both Toccoa and Baldwin.

<u>County</u>	<u>City</u>	<u>ID</u>	<u>Runway Length (ft.)</u>	<u>Runway Width (ft.)</u>	<u>Level*</u>
Habersham	Baldwin				
Stephens	Toccoa	TOC	5,000	100	II

Source: Georgia Airport Association

*\* Georgia Aviation System (20-year) Plan - All public use airports in Georgia are assigned one of three functional levels as relates to the state's transportation and economic needs:*

**ENVIRONMENTAL ASSESSMENT**

The following is provided as a simplified assessment of critical environmental conditions in effect throughout Rabun County. The locations for any identified conditions can be found on the correlating map.

**Clean Water Act Compliance**

<b>Y</b>	Any "not supporting" 303(d) listed waterbodies? If yes, these waterbodies have been found contaminated to the extent that they are not considered supporting their designated use. As such the local community should seek to manage land uses within the watershed so as to yield healthier water quality.
<b>Y</b>	Any 305(b) listed waterbodies?
<b>N</b>	If yes, do the Implementation Plans/Watershed Management Plans require any outstanding actions from the local government? If so, please include these actions within the Implementation Program.

There are several listed stream segments within Rabun County, predominantly for fecal coliform (bacteria) and for sedimentation, however the County, municipalities, and other area stakeholders have worked hard to greatly improve water resource stewardship practices and water quality standards. The main concern are Stekoa Creek, which serves as the primary water source for the City of Clayton water system, and the Little Tennessee River, which serves in the same capacity for the Rabun County Water and Sewer Authority. Both water bodies are being monitored but remain in need of additional remediation measures. The is currently an ongoing effort on behalf of the Stekoa Creek watershed being managed by the Chattooga Conservancy which is seeking to produce stormwater mitigation improvements as well as stream bank restoration. Regional partners such as the Chest-Chat Resource Conservation and Development Council, the Natural resource Conservation Service, and the local Cattleman’s Association can assist the County with monitoring best management practices needed and/or employed in the area and aid in local resource management.

**Environmental Planning Criteria**

<b>CHARACTERISTIC</b>	<b>Rabun County</b>	<b>Clayton</b>	<b>Dillard</b>	<b>Mountain City</b>	<b>Sky Valley</b>	<b>Tallulah Falls</b>	<b>Tiger</b>
Floodplains	X	X	X	X	X	X	X
Forest Lands	X				X	X	
Ground Water Recharge Areas	X						X
Plant & Animal Habitat	X						
Prime Agricultural Lands	X		X	X			
Protected Mountains	X		X	X	X	X	
Steep Slopes	X	X	X	X	X	X	
Water Supply Watersheds	X	X		X		X	
Wetlands	X	X	X	X	X		
Protected Rivers	X					X	

There are various environmentally sensitive areas location throughout the county, though some occur at smaller scales and limited to single properties. All of the jurisdictions have adopted some form of protective measures in accordance with the DNR Part V criteria, though some have expressed possible needs for improved monitoring and enforcement.

The County and municipalities are aware of Rabun’s inclusion within the Savannah-Upper Ocoee Watershed Management Plan as part of Georgia’s State Water Planning process. The local governments have spoken with Rabun representatives on the Water Planning council and understand the necessity for they and related permit holders to be compliant with that document. As of this writing there are no concerns over the ability for Rabun County stakeholders to achieve/sustain compliance, nor are their any notable grievances with the document.

## DEVELOPMENT TRENDS AND INFLUENCES

- Rabun County is almost exclusively defined by the prevailing mountains and valleys, so the bulk of residential and commercial development lies within the spine of the county along US 441. Most of the rest of the county remains sparsely developed as National Forest, State Park land, or timber reserve held by Georgia Power. This leaves little land to be developed, which is favorable for the communities as they seek to preserve the natural beauty of the area, but it also suggests any surge in growth will turn smaller communities into smaller urban centers.
- Rabun County is expecting a degree of traffic increases from the inland port and other industry developing to the south in Hall and Habersham Counties. The US 441 highway, which will be widened so as to have 5 lanes throughout Rabun, will serve as the primary truck and tourist route for travelers connecting between metro Atlanta and western North Carolina. Plus it will continue to serve the tourists that come to Rabun County. This volume of traffic is expected to grow by potentially 400 additional freight trips per-day alone, plus more for possible commuters and commercial tourism. Safety and operational management along this corridor will be key as more folks move into the area, especially as some do so with the express intent of trying to capitalize on this traffic for commercial purposes.
- There is an increasing demand for newer affordable housing, both on account of volume and aging inventory, plus interest in pockets of urbanism in the small cities. Part of those concepts go hand in hand in trying to keep the area affordable and accommodate residents who will live and work within the same small community, especially as the county absorbs more workers outside the agricultural or manufacturing fields. As a result communities will have to explore their potential to evolve in a fashion that preserves their respective small-town feel but also feature modern developments that appeal to future residents and business owners.

## ANALYSIS OF AREAS REQUIRING SPECIAL ATTENTION

As part of this process communities should take into account their current and immediately projected conditions and assess the identified needs and issues regarding the built landscape and community services for the area.

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

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

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

The Lakemont community (unincorporated) lies along the proposed Tallulah Falls Railroad Trail and Greenway, and features several historic structures that have become a modest attraction for the area and have strong potential as a rural commercial center. Plans are

underway to incorporate some pedestrian access features and restore some of the buildings in advance of the proposed greenway.

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

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

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

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

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

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

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

The City of Tiger is also considering long-term plans to revitalize its downtown, beginning with select improvements for streetscaping and civic accommodations. This will also include expanding outdoor recreational activities by utilizing existing greenspace areas for future use and development. All development will strive to maintain the current defining characteristics that contribute to Tiger's quality of life and sense of place and not sacrifice the country village atmosphere which the town is known for.

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

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

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



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

**RECOMMENDED CHARACTER AREAS**

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

These recommended Character Areas (CAs) provide general direction for the types of land use and designs to be considered within each designation. While some details are provided as guidance for development, each decision must also take into account individual project details, current conditions and local concerns in evaluating the appropriateness of each development proposal. The information included herein must be used in conjunction with local codes and standards, as well as weighed with other objectives and priorities discussed elsewhere within the comprehensive plan, such as the economic development or community facilities elements.

Included with the definition of each CA is a list of general land-use types permitted or restricted within that area, the Quality Community Objectives being addressed, and the subsequent measures to be used in implementing the proposed area. Where applicable, some areas will reference outside sources for additional development considerations.

<b>Character Areas</b>	<b>Rabun Co.</b>	<b>Clayton</b>	<b>Dillard</b>	<b>Mountain City</b>	<b>Sky Valley</b>	<b>Tallulah Falls</b>	<b>Tiger</b>
Village Commercial			X		X	X	X
Village Residential		X	X	X	X	X	X
Downtown Clayton		X					
Clubhouse					X		
Highway 441 – Clayton		X					
Highway 441	X		X	X		X	
Agriculture/ Rural Residential		X	X	X		X	X
Conservation/ Forestry	X	X			X	X	X
Parks/ Recreation/ Greenspace/ Trails	X	X		X	X	X	
Industrial	X						
Office/ Institutional/ Campus	X	X				X	
Waterfront Development	X					X	
Rabun Gap	X						

## Village Commercial

Village commercial districts are pockets of retail, dining, office or institutional uses located in crossroad settings or along select arterial and collector roads. They are designed to serve area residents by providing a rural destination for commercial and civic activity, while blending into the mountainous context and small-town charm preferred by residents.

These areas will feature modest design considerations to minimize surface parking and promote architectural design that reinforces the community's rural, Appalachian culture. Units may be detached or attached, but must exhibit variations in structure for every 2-3 units and should avoid the appearance of a long, continuous structure, such as a conventional shopping center. They will typically be 1-2 stories, and remain within close proximity (under 70 feet) to the prevailing roadway, visible to travelers along the street and framing the streetscape.

Additional characteristics recommended for the district, which are intended to sustain the area's rural character, include limited sizes and distribution of signage and limited lighting displays.

### Development Encouraged

- Small scale commercial, office or institutional uses
- Minimal parking on front and sides; Attached units permitted
- Rural/ Mountain themed design elements preferred
  - Pitched roofs
  - Wood or stone siding
  - Front porches
- Sited along 2-3 lane arterials
- Concentrated at nodal intersections or key stretches

### Implementation Measures

- Amend/adopt development regulations as needed
- Develop design guideline reference material
- Develop *Iconic Images* database
- Develop/ Implement streetscape plans (cities)

Village Commercial



**Village Residential**

Village residential refers to those neighborhoods adjoining activity centers throughout Rabun County. Typically these feature smaller, sometimes urban lot sizes, large enough for the structure and accompanying yards. The districts are almost exclusively residential in use but are immediately connected to a commercial district or some cultural center, often with pedestrian access provided.

These areas incorporate connecting streets and homes that are usually within 25-50 feet of the roadway. The units are also built to an overall density to indicate a true neighborhood, a cluster of units large enough to endow a community and not feel isolated.

Clayton's neighborhood district consists of the various urban-scale residential blocks surrounding the Main Street district. For some blocks there are direct sidewalk connections to Main Street and the commercial district, as befitting traditional urban neighborhoods.

Most housing in these neighborhoods are predominantly site-built in design, with some units dating from the 1930's and most older than 30 years. The typical sites range from ½ to ¼ acres, each with a single story house within 40-50 feet of the road frontage. Many units have carports or no garage at all, and most are on crawl spaces.

There are a variety of styles present, most with pitched roofs and front porches. Some units have been expanded or renovated, and based on the visual impact and occupancy rates the district as a whole appears economically stable. In some cases the transitions alongside the rural parts of the city/county are seamlessly experienced thanks to the mature trees and comparable architectural styles of rural housing.

**Development Encouraged**

- Single family residential development (attached or detached)
- Light office, commercial and institutional uses conditional
- Rural/ Mountain themed design elements preferred
  - Pitched roofs
  - Wood or stone siding
  - Front porches

**Implementation Measures**

- Conduct forum reviewing/amending development regulations as needed
- Develop design guideline reference material
- Develop *Iconic Images* database

Village Residential



**Downtown Clayton**

Clayton is a classic rural city that emerged from a crossroads community to a mid-20<sup>th</sup> century urban core. The several blocks surrounding the intersections of Main and Savannah Streets are the retail, civic and social hub for the city while also serving as the defining spaces and forms that give Clayton its rural, small-town character.

The defining elements include the urban scale blocks and massing of buildings, the prevalence of commercial, civic and service uses befitting a historic town center. Most of the structures are traditional shop-front buildings of 2-3 stories with frontage right along the sidewalks. Design elements feature a variety of brick, stone and wood construction with familiar displays of signage and windows depicting commercial settings oriented around luring pedestrians.

Ancillary elements exhibit traditional small scale urban form. Sidewalks connect Main Street with surrounding blocks, including nearby residential neighborhoods. There are various planters, lampposts and garbage receptacles along the walkways. Pocket parks are located on two sides of the main intersection, along with the historic Rock House, a popular local architectural landmark. On-street parking is provided in diagonal array.

Main Street, the original US 441 route, is the social center and economic hub for residents and visitors alike, complete with popular local restaurants and unique, boutique shops. The Tallulah Falls Railroad depot site located on Savannah Street has the potential to become a future gateway to a proposed Rails-to-Trails project and the Stekoa Creek Greenway.

The downtown Clayton district is likely to retain its form but possibly expand in scale as businesses respond to the growing popularity of this area. A new streetscape plan will beautify the area and further enhance recent efforts to rehabilitate many older structures. Additional plans call for new park space, improved signage, and coordination of events around downtown, all intended to enhance the Main Street district's role as the city's social center.

**Development Encouraged**

- O/Near lot line development
- Mix of uses; preference for commercial along Main Street
- Minimize surface parking; Preference for public lot
- Office, institutional and residential uses acceptable
- Should blend with architectural character of the neighborhoods and Main Street;

**Implementation Measures**

- Support preservation of existing structures
- Conduct forum reviewing/amending development regulations as needed
- Develop design guideline reference material
- Develop *Iconic Images* database
- Implement streetscape plans
- Develop Stekoa Creek Greenway Plan
- Conduct study assessing opportunities for new park space
- Create development plans for Gateway Corridors



**Clubhouse District (Sky Valley)**

The Clubhouse District is the heart of Sky Valley’s original resort. The area was intended to be the public, quasi-civic gathering space for City residents and club visitors, mimicking a town square or plaza.

The former and current clubhouse structures serve as the anchors for the space, with the pool and tennis courts also nearby. Residents desire additional retail and dining options for the community, preferably in this location. There are also aspirations for lodging and event facilities in the area.

Structures should evoke the community’s rural, mountain character. Use of wood and stone is preferred as well as sharply pitched roofs. Scale can vary from 1-4+ stories depending on design and utility service. Massing of the structures should emphasize presence and orientation around the center of the district, with parking placed in the rear or heavily dispersed.



**Development Encouraged**

- Small-scale retail or dining
- Conference-style event facility, preferably with adjoining specialty lodging
- Possible new City Hall or civic structure
- Rural/ Mountain themed design elements preferred
  - Pitched roofs
  - Wood or stone siding
  - Front porches
- Design and orientation of structures and parking should reflect welcoming, pedestrian friendly area

**Implementation Measures**

- Conduct forum reviewing/amending development regulations as needed
- Develop design guideline reference material



**Highway 441 - Clayton**

The current Highway 441 is the central arterial roadway serving Rabun County. It is the north-south axial connector to regional centers for employment, retail and medical services not available within Clayton, and the main route for tourists traveling to and through the area. For this, at least one of the roles required of this roadway is the ability to manage through traffic and commercial/industrial trucking.

As Highway 441 winds through Clayton the roadway becomes the primary location for large scale and national brand commercial centers. This includes hotels, chain restaurants and retailers, plus some local businesses and services as well as larger institutional uses such as medical facilities, making it the busiest roadway in the county. It is also the single point within the county with a prevalence of elements that are not distinctly Clayton or Rabun in nature

Objectives for the corridor include a more cohesive identity more closely linked to the area's community character. While some structures reflect mountain architectural themes with their use of wood, stone or roofing design, many more employ conventional shopping center forms and large parking lots. The desire is to curtail and possibly reverse the trend with more context sensitive development, with limitations on monolithic forms and placing structures in clusters that are closer to each other and the street. This can include attached units or grouping units so as to minimize buildings as islands within parking lots.

Redevelopment or infill of space at existing properties is also encouraged. As 441 runs closer to downtown Clayton the preference is for increased density and more pedestrian friendly arrangements, including possible incorporation of the Stekoa Creek Greenway and adaptive reuse of older commercial structures.

**Development Encouraged**

- Commercial, office or institutional uses
- Limited, managed access onto Hwy 441
- Rural/ Mountain themed design elements preferred
  - Pitched roofs
  - Wood or stone siding
  - Front porches
- Appropriate buffering from adjoining properties
- Parking should be dispersed
- Properties should feature pedestrian network accessibility
- Limitations on large, monolithic designs for multi-unit structures

**Implementation Measures**

- Conduct forum reviewing/amending development regulations as needed
- Consider guidelines for signage and lighting
- Review property maintenance codes and enforcement policies; Amend as needed





**Highway 441**

The current Highway 441 is the central arterial roadway serving Rabun County. It is the north-south axial connector to regional centers for employment, retail and medical services not available within Clayton, and the main route for tourists traveling to and through the area. For this, at least one of the roles required of this roadway is the ability to manage through traffic and commercial/industrial trucking.

Between Tallulah Falls and Clayton the corridor exhibits steeply sloped terrain and limited opportunity for large scale development. A variety of commercial, office and institutional uses are found scattered along the highway, including the local attraction Goats on the Roof and the joint school campus.

As Highway 441 winds up the hills beyond Clayton and runs through Mountain City and Dillard, it changes character to reflect a much more rural scene. Farms and farm stands dot the landscape, and most shops and structures along the roadway are much smaller in scale and passive in design. There is a density reflective of everyday use, but most of the businesses and commerce showcase the area's agrarian, rustic nature. Signature elements include the vistas of the valley and several farms, the campus of Rabun Gap – Nacoochee School and downtown Dillard.

Further development along the road is encouraged provided it is sensitive to the existing character and scale. Larger, generic commercial or office structures should be limited or restricted in favor of designs that reflect the intimate scenes already present. The preference is for structures to be within 70 -100 feet of the roadway and employing design elements from rural mountain communities, such as front porches and pitched roofs.

**Development Encouraged**

- Commercial, office or institutional uses
- Limited, managed access onto Hwy 441
- Appropriate buffering from adjoining properties
- Village-scale development, comparable with rural setting

**Implementation Measures**

- Conduct forum reviewing/amending development regulations as needed
- Consider guidelines for signage and lighting
- Review property maintenance codes and enforcement policies; Amend as needed



**Agricultural/ Rural Residential**

This district is a catch-all designation for those larger lots that lie outside the urban neighborhoods or slightly more populated transitional zones. There is little agricultural activity within City limits, and almost all of that is of a non-commercial scale. Many lots are simply large residential lots with most of the property left undeveloped.

These properties primarily feature a house with one or more storage or agricultural structures. Most are long established properties of 30 years or more. In a couple cases their residence is substantially improved and indicative of a high economic class. Others are simply modest homes on lots retained purely for their scenic, rural value.

This is a transitional space between established neighborhoods and the vast forestland throughout the county. It consists mostly of undeveloped land or recently built suburban housing. By type the subdivisions are attempting to fit in with the predominantly residential character surrounding the cities, but in form they differ by relying on insular road networks and a departure from the classic urban grid. Some of the houses are also larger both in structure and in terms of lot size than found within the urban neighborhoods.

This topographical transition aids the rural areas outside the cities, as well. By softening the change in density and concentrations of development, adjoining agricultural uses and woodland experience less pressure for up-selling. Likewise, it aids utility and infrastructure management by marking the essential limits of urban-level services.

**Development Encouraged**

- Large-lot (3+ acres) single-family detached
- Agricultural uses
- Churches
- Small-scale institutional
- Minimize surface parking
- Should blend with architectural character of community
- Conservation design subdivisions

**Implementation Measures**

- Maintain development regulations; Refine as needed (Policy)
- Support preservation of existing agricultural lands and structures (Policy)
- Maintain/Pursue policies that encourage appropriate infill development (Cities)



**Conservation/ Forestry**

This district comprises currently established woodland reserved for commercial forestry and/or conservation. The only notable intrusions into the property are unpaved roads, occasional residential structures or facilities required by utilities or the USFS to maintain the land.

Much of this is found on steeper slopes and ridgelines, comprising the scenic vistas and outdoor recreation areas that help define Rabun County. Aspirations are to preserve this part of the landscape as best as possible, prohibiting new development apart from replacing existing structures or from forms that mimic the scale and context of existing structures in the area.

To the extent possible driveways and roads in this area should remain unpaved and utilities should be limited, so as not to attract greater development pressures.



**Development Encouraged**

- National forest and preserved utility land
- State Parks and wildlife management areas
- Minimal construction
- Preference for unpaved roads

**Implementation Measures**

- Maintain cooperation with USFS, Ga Power and DNR (Policy)
- Attain/ enforce State environmental standards (Policy)
- Update floodplain and environmental mapping data every 5 years



**Parks/ Recreation/ Greenspace/ Trails**

This district is reserved for naturally landscaped areas that are designated for specific recreational use and/or as a buffer within developed areas. This can include passive or active parks, trails, larger public gardens or popular spots designated for hiking, camping, etc. Greenways can provide safe, efficient pedestrian linkages and at the same time give users an opportunity to enjoy the natural environment. Properly designed greenways can serve as an alternative transportation network, accommodating commuting to work or shopping as well as recreational biking, walking, jogging, and other activities.

These are spaces restricted from new development save for the maintenance and expansion of amenities designed to enhance the property's role as a park. Parking and facilities should be minimized and development should incorporate high degrees of locally-appropriate landscaping. These spaces should be attractive to, and serve the interests of, the residents and visitors to the area as a primary way to appreciate the rural and Appalachian culture of Rabun County.

**Development Encouraged**

- Parks, recreation areas, trails
- Large lot residential or agricultural uses
- Minimal land disturbance
- Conservation design subdivisions

**Implementation Measures**

- Develop/ Maintain a Parks and Rec Master Plan
- Develop Stekoa Creek Greenway Plan
- Conduct study assessing opportunities for new park space
- Support development of the Tallulah Falls Trail & Greenway (Policy)



**Industrial**

Areas used in low intensity manufacturing, wholesale trade, and distribution activities that do not generate excessive noise, particulate matter, vibration, smoke, dust, gas, fumes, odors, radiation, or other nuisance characteristics.

Currently Rabun County has few sites suitable for goods manufacturing, but does intend to accommodate some industrial growth for the future. Currently, the Rabun Business Park offers 950,000 square feet of modern manufacturing space, over 20,000 square feet of office space, and 96 acres of property for new build-to-suit facilities. Additional, smaller properties scattered across the county are capable of hosting independent operations with limited needs for heavy traffic access.

These spaces are targeted for accommodating industrial needs, and as such are dispersed to minimize their impact on local communities or the natural environment. Design should include buffers and restrictions against ecological impacts, with a preference for green technology in design or operation. Minimal traffic impacts are preferred, both due to limitations of the local roadways and to protect the communities and residents within the valleys.



**Development Encouraged**

- Industrial, low-impact mining, warehousing and distribution
- Large-scale institutional uses
- Requirement for appropriate buffering from adjoining properties

**Implementation Measures**

- Inventory all potential industrial sites
- Develop utility and commercial traffic assessment for growing industry



**Office/ Institutional/ Campus**

This district is for specialized office, lodging and institutional settings that often function as collective developments, or campuses. These may or may not entail overnight use but often feature shared amenities, roadway access and signage. The intent is to create a coordinated development for one or multiple uses with a united function or design scheme.

This could include passive use, extended stay facilities within rural settings, such as small resorts or conference facilities that complement their surroundings and build off the low-intensity tourism of Rabun County's outdoor recreation industry. Such facilities can connect with existing communities and neighborhoods or be located in isolated settings with proper utilities and site management.

This can also include schools or civic structures, conference and meeting facilities or smaller offices.

Developments of these types should provide coordinated design schemes that also match the context of their surroundings. Buffering against adjoining properties should be employed if the nature of the uses presents possible adverse impacts.



**Development Encouraged**

- Office parks
- Small-to-medium sized institutional settings
- Lodging
- Specialty multi-family residential
- Conference-style event facilities
- Schools campuses

**Implementation Measures**

- Conduct forum reviewing/amending development regulations as needed



**Waterfront development**

This is for the variety of developments, existing and developing, surrounding Lake Burton, Lake Rabun and the Tallulah River. It is also regarding development along the myriad of mountain streams and waterways that exist throughout Rabun County.

To ensure local water quality and to preserve the scenic character that's so valuable to the area, developments in this character area should implement stream buffers and/or setback protections. Land disturbance should be minimized, public sewer should be used where available, and impervious surfaces should be kept to a minimum.



**Development Encouraged**

- Single-family Residential, attached or detached
- Small-scale resort structures
- Marinas, docks and ancillary watercraft storage units
- Parks and recreation facilities

**Implementation Measures**

- Conduct forum reviewing/amending development regulations as needed
- Enforce State environmental standards (Policy)
- Update floodplain and environmental mapping data every 5 years



**Rabun Gap**

Rabun Gap (also known as Rabun Gap-Wolfork Valley) is an unincorporated community nestled near Mountain City and Dillard. It has historically been a hub for farming because of the relatively flat topography in the river valley of the natural gap in the Blue Ridge Mountains.

Accessed predominantly by Wolfork Road and Betty Creek Road, Rabun Gap features several prominent local institutions including the Hambidge Center, listed on the National Register of Historic Places, the Sylvan Falls Bed & Breakfast Inn, and the Rabun Gap-Nacoochee School.

Residents and stakeholders in the area desire to keep the community pastoral and largely agricultural, without ceding to suburbanization or undue growth from US 441. There is also a strong desire to improve/retain the quality of local natural resources, especially area streams and watersheds.



**Development Encouraged**

- Large-lot (3+ acres) single-family detached
- Agricultural uses
- Churches
- Small-scale institutional
- Minimize surface parking
- Should blend with architectural character of community
- Conservation design subdivisions

**Implementation Measures**

- Seek recognition as official unincorporated community
- Develop community development strategy in concert with Rabun County
- Review development regulations; Refine as needed
- Support preservation of existing agricultural lands and structures (Policy)
- Pursue updated Watershed Management Plan for Little Tennessee River





## Applicable QCO's per Character Area

DCA Quality Community Objective	Economic Prosperity	Resource Mgmt.	Efficient Land Use	Local Preparedness	Sense of Place	Regional Cooperation	Housing Options	Transportation Options	Educational Opportunities	Community Health
Village Commercial	X		X	X	X					X
Village Residential		X	X	X	X		X			X
Downtown Clayton	X				X		X			X
Clubhouse	X				X					X
Highway 441 – Clayton	X		X		X	X		X		X
Highway 441	X		X		X	X		X		X
Agriculture/ Rural Residential		X	X		X	X	X			
Conservation/ Forestry		X	X	X	X	X				
Parks/ Rec./ Greenspace/ Trails		X	X	X	X			X		X
Industrial	X					X				
Office/ Institutional/ Campus	X								X	
Waterfront Development		X	X	X	X		X			
Rabun Gap		X	X		X					

## IMPLEMENTATION PROGRAM

The Implementation Program constitutes the inventory of final recommended actions items to be undertaken by the community. It comprises of three elements that summarize the status of past action items, the proposal of action items for the near future, and the list of those long-term projects to be considered and addressed when possible beyond the planning horizon. This is done formally in three parts:

### List of Accomplishments

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

### Community Work Program

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

Many programs listed will explore assistance through the Georgia Mountains Regional Commission (GMRC) via their discretionary contract elements with the Department of Community Affairs (DCA).

*Note: Where applied, "DCA funding" is used to indicate potential funding source for GMRC support of an item eligible for the Local Discretionary Assistance element of the RC/DCA contracts*

### Policies and Long-Term Objectives

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

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

**REPORT OF ACCOMPLISHMENTS - RABUN COUNTY**

Action	Status	Comment
Update service delivery agreement	In Progress	
Develop Iconic Images database		
Renovations/Upgrades at Fire Station #10		
Road paving schedule – Bob Mark Trail; Dock Coleman Road		
Develop a coordinated utility improvement and expansion plan	In Progress	To be addressed with SDS update
Update/develop brands and marketing themes for communities	Complete	To be paired with Forward Rabun
Update/develop websites for communities	Complete	
Consideration of conservation design subdivision guidelines		
Develop study of pedestrian connections with school campuses	Complete	GMRC product with County
Complete creation of Rabun Count Water and Sewer Authority	Complete	
Develop the Stekoa Creek Greenway plan	In Progress	
Develop formal agri-tourism strategy; Farm-to-Table program	Complete	
Construct sewer line from Parkdale Mfg. to US 441		
Develop long-range plan and budget for emergency services facilities and equipment		
Conduct forum reviewing zoning and development regulations		
Review sign and lighting regulations and property maintenance codes; Amend as needed		
New potable water plant in Rabun Gap		
Road paving schedule – Oscar Rock Rd.; Sandy Ford Rd.		
Inventory all potential industrial sites	Complete	
Develop utility and commercial traffic assessment for growing industry		
Develop County-wide Firewise and Fire Adapted Community campaign	Complete	
Develop agricultural sustainability program		
Renovate county gymnasiums		
Build tennis courts and new ball field at County park		
Develop marketing plan for vacant office and industrial space		
Develop/Update Parks and Recreation Master Plan		
Renovations/Upgrades at Fire Station #8		
Road paving schedule – Wolf Creek Rd.; Cross St.		
Completion of fiber-optic connections with North Georgia Network	Complete	
Perform study to identify additional outdoor recreation amenities		
Replace irrigation system and upgrade club house at golf		

course		
Assess performance of mountain protection regulations		
Renovations/Upgrades at Fire Station #3		
Road paving schedule – Timber Bluff Rd.; Taylor's Chapel Rd.		
Develop promotional campaign encouraging citizen involvement in clubs/ charities		
Update floodplain and environmental mapping data		
Road paving schedule – Blalock/ Goldmine Rd.		
Replace Bridge at Cat Gap road		

**COMMUNITY WORK PROGRAM – RABUN COUNTY**

Year	Action	Estimated Cost	Funding Source	Responsibility
2020	Update service delivery agreement	NA	NA	County, Cities
	Develop Iconic Images database	TBD	TBD	City, GMRC
	Renovations/Upgrades at Fire Station #10	\$50,000	SPLOST	County Fire Dept.
	Road paving schedule – Bob Mark Trail; Dock Coleman Road	\$100,000	GDOT, SPLOST	County Road Dept.
2020	Develop a coordinated utility improvement and expansion plan	TBD	Utilities	County, Cities, Joint WSA
	Consideration of conservation design subdivision guidelines	\$3,000	DCA	County, Cities, GMRC
2021	Develop the Stekoa Creek Greenway plan	\$10,000	GDOT	County, Clayton
	Construct sewer line from Parkdale Mfg. to US 441	TBD	GEFA; SPLOST	County
	Develop long-range plan and budget for emergency services facilities and equipment	\$10,000	DCA	County, Cities, GMRC
	Conduct forum reviewing zoning and development regulations	\$2,000	DCA	County, Clayton, GMRC
	Review sign and lighting regulations and property maintenance codes; Amend as needed	\$2,000	DCA	County, Clayton, GMRC
	New potable water plant in Rabun Gap	TBD	GEMA, Grants, Loans	County, Joint WSA
	Road paving schedule – Oscar Rock Rd.; Sandy Ford Rd.	\$100,000	GDOT, SPLOST	County Road Dept.
	Develop utility and commercial traffic assessment for growing industry	\$5,000	DED, DOT	County, DA
	Develop agricultural sustainability program	\$10,000	DED, Gen funds	County, Mtn. City
	Renovate county gymnasiums	\$20,000	SPLOST	County Parks and Rec
	Build tennis courts and new ball field at County park	\$20,000	SPLOST	County Parks and Rec
	Develop marketing plan for vacant office and industrial space	\$5,000	DED	County, Cities, Dev. Authority

	Develop/Update Parks and Recreation Master Plan	\$5,000	County, DNR	County Parks and Rec
	Renovations/Upgrades at Fire Station #8	\$50,000	SPLOST	County Fire Dept.
	Road paving schedule – Wolf Creek Rd.; Cross St.	\$100,000	GDOT, SPLOST	County Road Dept.
	Perform study to identify additional outdoor recreation amenities	\$3,000	Grants; Gen Fund	County Parks and Rec
	Replace irrigation system and upgrade club house at golf course	\$10,000	SPLOST	County Parks and Rec
	Assess performance of mountain protection regulations	NA	NA	County, GMRC
	Renovations/Upgrades at Fire Station #3	\$50,000	SPLOST	County Fire Dept.
	Road paving schedule – Timber Bluff Rd.; Taylor’s Chapel Rd.	\$100,000	GDOT, SPLOST	County Road Dept.
	Develop promotional campaign encouraging citizen involvement in clubs/ charities	\$3,000	Grants	County, Cities
	Update floodplain and environmental mapping data	\$3,000	Grants, EPD	County
	Road paving schedule – Blalock/ Goldmine Rd.	\$100,000	GDOT, SPLOST	County Road Dept.
	Replace Bridge at Cat Gap road	TBD	GDOT	County
	Jail Expansion	\$4,000,000		
	New Sheriff’s office	\$1,000,000		
	Water transmission line between 2 water plants	\$5,000,000		
	Court House Security/ADA updates	\$3,000,000		

**REPORT OF ACCOMPLISHMENTS - CLAYTON**

<b>Action</b>	<b>Status</b>	<b>Comment</b>
Update service delivery agreement	In Progress	
Pedestrian nature walk and bike trail	Complete	
Renovation of Old Clayton Elementary School	Complete	
Phase II Reclamation Plant	Complete	
Develop <i>Iconic Images</i> database	Postponed - 2025	Deferred due to changing priorities
Create development plan for Gateway Corridors	Postponed - 2025	Deferred dur to lack of funding
Develop a coordinated utility improvement/ expansion plan	In Progress	To be addressed with SDS update
Update/develop brands and marketing themes for communities	Complete	To be paired with Forward Rabun
Update/develop websites for communities	Complete	
Consideration of conservation design subdivision guidelines	Complete	
Develop study of pedestrian connections with school campuses	Complete	GMRC product with County
Complete creation of Rabun Co. Water and Sewer Auth.	Complete	
Develop the Stekoa Creek Greenway plan	In Progress	
Conduct forum reviewing zoning, signage, lighting and development regulations; Amend as needed	In Progress	
Review property maintenance codes and enforcement policies; Amend as needed	In Progress	
Develop coordinated management plan for US 441	Postponed - 2021	Deferred due to GDOT schedule
Develop Community Center and Cannery	In Progress	
Sewer Infrastructure Replacement	Complete	
Historical Preservation District	Complete	
Inventory all potential industrial sites	Complete	
Develop utility and commercial traffic assessment for growing industry	In Progress	
Develop County-wide Firewise and Fire Adapted Community campaign	Complete	
Develop sidewalk maintenance and expansion plans	Complete	
Develop structure assessment and tracking mechanism for reported code violations	In Progress	
Assess potential for design guidelines for development	Complete	
Study assessing options for acquisition of park space	Postponed - 2021	Deferred until downtown master plan complete
Road Improvements ( Repaving Projects )	Complete	
Implement new streetscape strategy (sidewalk improvements)	Postponed - 2021	Deferred until downtown master plan complete
Transportation Enhancement	Cancelled	Replaced by new Streetscape program
Develop promotional campaign encouraging citizen involvement in clubs/ charities	Complete	

Develop comparative commercial activity profile	In Progress	
Develop infill inventory and targeted marketing campaign for downtowns	In Progress	
Develop report profiling options for local education facilities	Complete	

**COMMUNITY WORK PROGRAM – CLAYTON**

Year	Action	Estimated Cost	Funding Source	Responsibility
2020	Update service delivery agreement	NA	NA	County, Cities
2020	Develop a coordinated utility improvement and expansion plan	TBD	Utilities	County, Cities, Joint WSA
2020	Develop Community Center and Cannery	\$100,000	TBD	City
2020	Develop utility and commercial traffic assessment for growing industry	\$5,000	DED, DCA	County, DA, GMRC
2020	Develop structure assessment and tracking mechanism for reported code violations	NA	NA	City
2020	Develop comparative commercial activity profile	\$10,000	DED, DCA	City, Chamber, GMRC
2020	Develop infill inventory and targeted marketing campaign for downtowns	\$10,000	DED, DCA	City, Chamber, GMRC
2021	Develop coordinated management plan for US 441	\$25,000	GDOT	Cities, GMRC, GDOT
2021	Study assessing options for acquisition of park space	TBD	TBD	City
2021	Implement new streetscape strategy (sidewalk improvements)	\$50,000	TE Grant; CDBG	City
2021	City Hall Park - Reorganize parking lot and access; create bio-swales; install permeable paving	\$950,000	General fund; SPLOST	City
2021	Construct pocket park proposed by the DDA by Wilson Alley	?	DDA; donations	DDA
2021	Gateway signage at Savannah Street and 441	\$150,000	General fund; DDA	City; Downtown Merchants' & Business Association; DDA
2021	Clean up and remediate Stekoa Creek	TBD	General fund, EPA grants, other grants	City
2021	Acquire right-of-way to accommodate roundabout at Ramey Boulevard and Main Street	\$120,000	Public Works; SPLOST	City
2021	Savannah Street Streetscape Project: Old Livery Street to Main Street	\$900,000	Public Works; GDOT; FHA	City; GDOT
2022	Façade and building rehabilitation for City Hall Building	TBD	General fund; SPLOST	City
2023	Savannah Street Streetscape Project:	\$1,200,000	Public Works;	City; GDOT;

	441 to Old Livery Street		GDOT; USDOT	USDOT
<b>2024</b>	Acquire right-of-way to accommodate Church Street streetscape	\$85,000	Public Works; SPLOST	City
<b>2024</b>	Acquire additional right-of-way along Ramey Boulevard to accommodate new street section	\$52,000	Public Works; SPLOST	City
<b>2025</b>	Develop <i>Iconic Images</i> database	TBD	TBD	City, GMRC
<b>2025</b>	Create development plan for Gateway Corridors	\$10,000	TBD	City, GMRC
<b>2025</b>	City Hall Park - Create internal trail network; expand community garden; build orchard	\$550,000	General fund; SPLOST	City
<b>2025</b>	Main Street Streetscape Project between Ramey Boulevard and Savannah Street	\$2,400,000	Public Works; SPLOST	City



**REPORT OF ACCOMPLISHMENTS - DILLARD**

<b>Action</b>	<b>Status</b>	<b>Comment</b>
Update service delivery agreement	In Progress	
Develop a coordinated utility improvement and expansion plan	Postponed - 2021	Deferred until SDS completed
Update/develop brands and marketing themes for communities	Complete	To be paired with Forward Rabun
Update/develop websites for communities	Complete	
Consideration of conservation design subdivision guidelines	In Progress	
Develop study of pedestrian connections with school campuses	Complete	GMRC product with County
Complete creation of Rabun Count Water and Sewer Authority	Complete	
Conduct forum reviewing zoning and development regulations	In Progress	
Review property maintenance codes and enforcement policies; Amend as needed	In Progress	
Develop coordinated management plan for US 441	Postponed – 2021	Deferred due to GDOT schedule
Review appointments with Historic Preservation Commission	In Progress	
Inventory all potential industrial sites	Complete	
Develop utility and commercial traffic assessment for growing industry	In Progress	
Develop County-wide Firewise and Fire Adapted Community campaign	Complete	
Develop sidewalk maintenance and expansion plans	In Progress	
Develop structure assessment and tracking mechanism for reported code violations	Postponed - 2022	Deferred due to work load
Assess potential for design guidelines for development	In Progress	
Study assessing options for acquisition of park space	Complete	
Develop coordinated proposal for traffic calming, signalization and turn-lanes for improved management along US 441	Postponed – 2021	Deferred due to GDOT schedule
Develop promotional campaign encouraging citizen involvement in clubs/ charities	Complete	
Develop comparative commercial activity profile	In Progress	
Develop infill inventory and targeted marketing campaign for downtowns	Postponed - 2022	Deferred while finalizing US 441 plans

**COMMUNITY WORK PROGRAM – DILLARD**

<b>Year</b>	<b>Action</b>	<b>Estimated Cost</b>	<b>Funding Source</b>	<b>Responsibility</b>
2020	Update service delivery agreement	NA	NA	County, Cities
2021	Develop a coordinated utility improvement and expansion plan	TBD	Utilities	County, Cities, Joint WSA
2020	Consideration of conservation design subdivision guidelines	\$3,000	DCA	County, Cities, GMRC
2020	Conduct forum reviewing zoning and development regulations	\$2,000	DCA	County, Clayton, GMRC
2020	Review property maintenance codes and enforcement policies; Amend as needed	NA	NA	City
2020	Review appointments with Historic Preservation Commission	NA	NA	City
2020	Develop utility and commercial traffic assessment for growing industry	\$5,000	DED, DCA	County, DA, GMRC
2020	Develop sidewalk maintenance and expansion plans	\$5,000	GDOT	Cities, GMRC
2020	Assess potential for design guidelines for development	\$5,000	DCA	City, GMRC
2020	Develop comparative commercial activity profile	\$10,000	DED, DCA	City, Chamber, GMRC
2020	Report identifying benchmarks for hiring more police	NA	NA	City
2020	Gateway corridor plan for US 441	\$10,000	DCA	County; Cities GDOT; GMRC
2021	Develop coordinated management plan for US 441	\$25,000	GDOT	Cities, GMRC, GDOT
2021	Sewer Line for Betty Creek Rd.	\$1,000,000	GEFA	City; WSA
2021	Water & sewer lines for Colony Rd.	\$1,000,000	GEFA	City; WSA
2022	Develop structure assessment and tracking mechanism for reported code violations	NA	NA	City
2022	Develop infill inventory and targeted marketing campaign for downtowns	\$10,000	DED, DCA	City, Chamber, GMRC
2023	Develop an affordable housing strategy			City; GMRC
2024	Update Service Delivery Strategy	NA	NA	County; Cities
2024	Update Comprehensive Plan	\$40,000	DCA	County; Cities; GMRC

**REPORT OF ACCOMPLISHMENTS - MTN. CITY**

<b>Action</b>	<b>Status</b>	<b>Comment</b>
Update service delivery agreement	In Progress	
Develop a coordinated utility improvement and expansion plan	Postponed - 2021	Deferred until SDS completed
Update/develop brands and marketing themes for communities	Complete	To be paired with Forward Rabun
Update/develop websites for communities	Cancelled	Deferred due to costs
Consideration of conservation design subdivision guidelines	Cancelled	
Develop study of pedestrian connections with school campuses	Complete	GMRC product with County
Complete creation of Rabun Count Water and Sewer Authority	Complete	
Installation of additional sewer lines	Complete	
Conduct forum reviewing zoning and development regulations	Cancelled	Deferred as a priority
Review property maintenance codes and enforcement policies; Amend as needed	In Progress	
Develop coordinated management plan for US 441	In Progress	
Develop formal agri-tourism strategy; Farm-to-Table program	Complete	
Inventory all potential industrial sites	Complete	No viable options within City
Develop utility and commercial traffic assessment for growing industry	Cancelled	No industrial sites available
Develop County-wide Firewise and Fire Adapted Community campaign	Complete	
Develop sidewalk maintenance and expansion plans	In Progress	
Develop structure assessment and tracking mechanism for reported code violations	In Progress	
Assess potential for design guidelines for development	Cancelled	Deferred as a priority
Develop coordinated proposal for traffic calming, signalization and turn-lanes for improved management along US 441 ( <i>See "Management plan for 441"</i> )	Postponed – 2021	Deferred due to GDOT schedule
Develop agricultural sustainability program	In Progress	
Work with Rabun County BOE on purchase of old school building	Completed	
Develop promotional campaign encouraging citizen involvement in clubs/ charities	In Progress	
Develop walking trail within Mountain City	In Progress	
Pursue purchase and restoration of old Playhouse (MC)	Cancelled	Cost prohibitive

**COMMUNITY WORK PROGRAM – MTN. CITY**

<b>Year</b>	<b>Action</b>	<b>Estimated Cost</b>	<b>Funding Source</b>	<b>Responsibility</b>
2020	Update service delivery agreement	NA	NA	County, Cities
2020	Review property maintenance codes and enforcement policies; Amend as needed	NA	NA	City
2020	Develop sidewalk maintenance and expansion plans	\$5,000	GDOT	Cities, GMRC
2020	Develop structure assessment and tracking mechanism for reported code violations	NA	NA	City
2020	Develop agricultural sustainability program	\$10,000	DED, Gen funds	County, Mountain City
2020	Develop promotional campaign encouraging citizen involvement in clubs/ charities	\$3,000	Grants	County, Cities
2020	Develop walking trail within Mountain City	\$15,000	SPLOST; Grants	City
2020	Sell former City Hall building	NA	NA	City
2020	Road Improvement – Shepherd St.	\$100,000	GDOT; LMIG	City
2021	Develop a coordinated utility improvement and expansion plan	TBD	Utilities	County, Cities, Joint WSA
2021	Develop coordinated management plan for US 441	\$25,000	GDOT	Cities, GMRC, GDOT
2022	Pursue purchase and restoration of old Playhouse (MC)	TBD	Grants, Loans	City
2022	City Hall complex renovations	\$50,000	Grants; Loans; General Fund	City
2022	Park renovations	TBD	Grants	City
2024	Update Service Delivery Strategy	NA	NA	County; Cities
2024	Update Comprehensive Plan	\$40,000	DCA	County; Cities; GMRC

**REPORT OF ACCOMPLISHMENTS - SKY VALLEY**

<b>Action</b>	<b>Status</b>	<b>Comment</b>
Update service delivery agreement	In Progress	
Support construction of cell tower servicing Sky Valley	Complete	
Develop <i>Iconic Images</i> database	In Progress	
Develop a coordinated utility improvement and expansion plan	Postponed – 2021	Deferred until SDS completed
Update/develop brands and marketing themes for communities	Complete	To be paired with Forward Rabun
Update/develop websites for communities	Complete	
Consideration of conservation design subdivision guidelines	Complete	
Develop study of pedestrian connections with school campuses	Complete	GMRC product with County
Complete creation of Rabun Count Water and Sewer Authority	Complete	
Review property maintenance codes and enforcement policies; Amend as needed	In Progress	
Conceptual development study of former Ski Lodge	Complete	
Conceptual development proposal for independent living facility	Postponed – 2022	Deferred as a priority
Conceptual development proposal for hotel/conference facility	Postponed - 2021	Deferred as a priority
Develop new marketing strategy	Complete	
Inventory all potential industrial sites	Complete	No viable options within City
Develop utility and commercial traffic assessment for growing industry	Cancelled	No industrial sites available
Develop County-wide Firewise and Fire Adapted Community campaign	Complete	
Develop sidewalk maintenance and expansion plans	In Progress	
Develop structure assessment and tracking mechanism for reported code violations	Postponed - 2022	Deferred as a priority
Study assessing options for acquisition of park space	In Progress	
Completion of fiber-optic connections with North Georgia Network	Postponed - 2022	Deferred for lack of funding
Develop promotional campaign encouraging citizen involvement in clubs/ charities	Complete	
Develop comparative commercial activity profile	Complete	
Develop infill inventory and targeted marketing campaign for downtowns	Cancelled	No longer a priority
Feasibility study for proposed new road/ gateway corridor	Postponed - 2023	Deferred for lack of funding

**COMMUNITY WORK PROGRAM – SKY VALLEY**

<b>Year</b>	<b>Action</b>	<b>Estimated Cost</b>	<b>Funding Source</b>	<b>Responsibility</b>
2020	Update service delivery agreement	NA	NA	County, Cities
2020	Develop <i>Iconic Images</i> database	TBD	TBD	City, GMRC
2020	Review property maintenance codes and enforcement policies; Amend as needed	NA	NA	City
2020	Develop sidewalk maintenance and expansion plans	\$5,000	GDOT	Cities, GMRC
2020	Study assessing options for acquisition of park space	TBD	TBD	City
2021	Develop a coordinated utility improvement and expansion plan	TBD	Utilities	County, Cities, Joint WSA
2021	Conceptual development proposal for hotel/conference facility	NA	NA	City
2022	Conceptual development proposal for independent living facility	NA	NA	City
2022	Develop structure assessment and tracking mechanism for reported code violations	NA	NA	City
2022	Completion of fiber-optic connections with North Georgia Network	TBD	TBD	County, Sky Valley
2023	Feasibility study for proposed new road/ gateway corridor	\$5,000	GDOT	City, GMRC
2024	Update Service Delivery Strategy	NA	NA	County; Cities
2024	Update Comprehensive Plan	\$40,000	DCA	County; Cities; GMRC

**REPORT OF ACCOMPLISHMENTS - TALLULAH FALLS**

Action	Status	Comment
Main Street Sidewalks	Cancelled	Lack of funding
Review/Update Ordinances	In Progress	
Develop City park space w/playground	Postponed - 2023	Deferred for lack of funding
Improve Interior/Exterior Town Hall	Complete	
Infrastructure/Sewer	Complete	Handled privately
Continue work on water system	In Progress	
Water line – W. end of Town	Complete	
Update service delivery agreement	In Progress	
Construct new well	Complete	
Upgrade storm drainage at City Hall	In Progress	
Develop a coordinated utility improvement and expansion plan	Postponed - 2021	Deferred until SDS completed
Update/develop brands and marketing themes for communities	In Progress	
Update/develop websites for communities	Complete	
Consideration of conservation design subdivision guidelines	Cancelled	Low priority; No space for subdivisions
Develop study of pedestrian connections with school campuses	Complete	GMRC product with County
Complete creation of Rabun Count Water and Sewer Authority	Postponed – 2021	Deferred due to GDOT schedule
Develop coordinated management plan for US 441	In Progress	
Inventory all potential industrial sites	Complete	No viable options within City
Develop utility and commercial traffic assessment for growing industry	Cancelled	No industrial sites available
Develop County-wide Firewise and Fire Adapted Community campaign	Complete	
Develop sidewalk maintenance and expansion plans	Postponed	Deferred for lack of funding
Assess potential for design guidelines for development	In Progress	
Develop coordinated proposal for traffic calming, signalization and turn-lanes for improved management along US 441 (See “Management plan for 441”)	Postponed – 2021	Deferred due to GDOT schedule
Install 3” water line on Hickory Mtn. Road	Cancelled	Project being redesigned
Rebuild filtering system for water service	Complete	
Develop promotional campaign encouraging citizen involvement in clubs/ charities	Cancelled	No longer a priority
Develop comparative commercial activity profile	In Progress	
Plan for improved pedestrian access across dam	In Progress	
Develop infill inventory and targeted marketing campaign for downtowns	In Progress	
Conceptual development study for Scenic Route 15	Postponed	Deferred for lack of funding

**COMMUNITY WORK PROGRAM – TALLULAH FALLS**

<b>Year</b>	<b>Action</b>	<b>Estimated Cost</b>	<b>Funding Source</b>	<b>Responsibility</b>
2020	Review/Update Ordinances	\$3,000	DCA	Town, GMRC
2020	Continue work on water system; Hickory Nut Mtn.	\$125,000	SPLOST; Water Fund; GEFA Grants	Town
2020	Update service delivery agreement	NA	NA	County, Cities
2020	Upgrade storm drainage at City Hall	\$10,000	LMIG; Gen Fund	Town
2020	Update/develop brands and marketing themes for communities	\$10,000	DED, EDA	County, Cities
2020	Develop coordinated management plan for US 441	\$25,000	GDOT	Cities, GMRC, GDOT
2020	Assess potential for design guidelines for development	\$5,000	DCA	Town, GMRC
2020	Develop comparative commercial activity profile	\$10,000	DED, DCA	Town, Chamber, GMRC
2020	Develop infill inventory and targeted marketing campaign for downtowns	\$10,000	DED, DCA	Town, Chamber, GMRC
2020	Renovate Town-owned properties	\$450,000	General Fund; Grants; Loans; Donations	Town
2020	Water withdrawal permit	TBD	Water Fund	Town
2021	Plan for improved pedestrian access across dam	\$5,000	GDOT, DNR	Town, DNR, GDOT, GMRC
2021	Develop road improvement plan	\$5,000	General Fund	Town
2021	Broadband improvements	TBD	Ga Broadband; General Fund	Town
2021	Develop a coordinated utility improvement and expansion plan	TBD	Utilities	County, Cities, Joint WSA
2022	Study re: Costs/ benefits for full-time EMS crew	\$10,000	General Fund; Grants; DNR	Town; County
2022	Study re: Costs/ benefits of more police personnel	\$10,000	General Fund	Town
2023	Pursue GDOT study for pedestrian underpass of US 441	\$15,000	GDOT; DNR	GDOT
2023	Develop City park space w/playground	\$25,000	Grants; General Fund	City
2024	Study re: Costs/ benefits for a Public Works Dept.	\$10,000	General Fund	Town
2024	Update Service Delivery Strategy	NA	NA	County; Cities
2024	Update Comprehensive Plan	\$40,000	DCA	County; Cities; GMRC
2025	Replace fire truck	TBD	SPLOST; General Fund	Town; County



**REPORT OF ACCOMPLISHMENTS - TIGER**

<b>Action</b>	<b>Status</b>	<b>Comment</b>
Acquisition of greenway property	Cancelled	No longer a priority
Develop a small recreational park	Complete	
Update service delivery agreement	In Progress	
Review regulation of mtn. protection areas and groundwater recharge areas	Complete	
Build a new maintenance building.	Complete	
Purchase a new utility vehicle.	Postponed	Deferred until funds available
Develop a coordinated utility improvement and expansion plan	In Progress	To be addressed with SDS update
Update/develop brands and marketing themes for communities	Complete	To be paired with Forward Rabun
Update/develop websites for communities	In Progress	
Develop study of pedestrian connections with school campuses	Complete	GMRC product with County
Complete creation of Rabun County Water and Sewer Authority	Complete	
Construction of sidewalks from senior center to downtown area and provide additional sidewalk repair and maintenance	Complete	
Installation of additional sewer lines	Postponed	Deferred to new Water and Sewer Authority
Conduct forum reviewing zoning and development regulations	Postponed	
Purchase new maintenance and service utility vehicles	Cancelled	Duplicate of above
Inventory all potential industrial sites	Complete	No viable options within City
Develop utility and commercial traffic assessment for growing industry	Cancelled	No industrial sites available
Develop County-wide Firewise and Fire Adapted Community campaign	Complete	
Develop sidewalk maintenance and expansion plans	Cancelled	No longer a priority
Assess potential for design guidelines for development	Postponed	Deferred as a priority
Develop coordinated proposal for traffic calming, signalization and turn-lanes for improved management along US 441 (See "Management plan for 441")	Postponed – 2021	Deferred due to GDOT schedule
Develop comprehensive City Zoning Ordinance	Postponed	Deferred as a priority
Construct new pavilion in City Park	Cancelled	Old City Park no longer in use
Develop promotional campaign encouraging citizen involvement in clubs/ charities	Cancelled	No longer needed
Develop comparative commercial activity profile	Postponed	To be done with new Forward Rabun
Develop infill inventory and targeted marketing campaign for downtowns	Postponed	To be done with new Forward Rabun

**COMMUNITY WORK PROGRAM – TIGER**

<b>Year</b>	<b>Action</b>	<b>Estimated Cost</b>	<b>Funding Source</b>	<b>Responsibility</b>
<b>2020</b>	Update service delivery agreement	NA	NA	County, Cities
<b>2020</b>	Develop comparative commercial activity profile	\$10,000	DED, DCA	City, Chamber, GMRC
<b>2020</b>	Develop infill inventory and targeted marketing campaign for downtowns	\$10,000	DED, DCA	City, Chamber, GMRC
<b>2021</b>	Purchase a new utility vehicle.	TBD	SPLOST	Town of Tiger
<b>2021</b>	Develop a coordinated utility improvement and expansion plan	TBD	Utilities	County, Cities, Joint WSA
<b>2021</b>	Update/develop websites for communities	\$5,000	DED, EDA	County, Cities
<b>2022</b>	Conduct forum reviewing zoning and development regulations	\$2,000	DCA	County, Clayton, GMRC
<b>2022</b>	Assess potential for design guidelines for development	\$5,000	DCA	City, GMRC
<b>2022</b>	Develop comprehensive City Zoning Ordinance	\$5,000	City, DCA	City
<b>2023</b>	Develop coordinated proposal for traffic calming, signalization and turn-lanes for improved management along US 441	\$10,000	GDOT	Cities, GMRC, GDOT
<b>2024</b>	Installation of additional sewer lines	\$500,000	Grants & Loans	City
<b>2024</b>	Update Service Delivery Strategy	NA	NA	County; Cities
<b>2024</b>	Update Comprehensive Plan	\$40,000	DCA	County; Cities; GMRC

## POLICIES and LONG-TERM OBJECTIVES

### *All*

- Continue to support the Dev. Authority, Chamber, and other economic development organizations
- Continue to work with US Forest Service in maintaining wildfire management plan
- Adopt/maintain State Vital Area standards
- Support and promote the Tallulah Falls Rails-to-Trail Greenway concept
- Support the Medical Care Advisory Committee
- Continue to invest in maintaining and improving utilities, infrastructure, facilities and services.
- Support Historic Society activities
- Support Adult Literacy Program
- Support the Rabun Beautiful program
- Maintain, and routinely assess, existing development regulations
- Support agricultural lands and structures in rural areas.
- Continue to promote tourism in the area
- **Additional Note:** In an effort to improve intergovernmental communication, coordination, and cooperation, the County and municipalities shall seek to meet on a regular basis (annually at minimum, preferably quarterly) to discuss capital improvement projects, land use and development trends, and the realization of projects related to Service Delivery and any outstanding SPLOST programs.

### *Rabun County*

- Support housing efforts for low to moderate income citizens
- Strive to increase the number of visitors and seasonal residents
- Coordinate patrol of lake properties with private firms

### *Clayton*

- Implement streetscape beautification measures for historic downtown areas
- Develop Tallulah Falls Historical Railroad Tourist Attraction
- Implement parking improvements for tourism
- Promote more tourism activities as economic development drivers
- Establish Historic Preservation District and development guidelines.
- Promote Tourism DDA
- Support Agricultural Community Gardens
- Support keep American Beautiful/Clayton/Rabun
- Promote Events/ Festivals

### *Dillard*

- Continue to lobby DOT for study of median breaks in Dillard
- Working with Dept. of Natural Resources on protection of Little Tennessee River
- Review development plans for compliance with all applicable regulations before approval
- Work with Dillard merchants and Rabun County CVB to beautify Dillard
- Review development plans for compliance with all applicable regulations
- Work with Local Maintenance and Improvement Grant, DOT, and Community Development Block Grants to resurface and pave streets and roads and improve drainage
- Inspect and enforce ENS measures. City does inspections of ENS & EPD does permitting
- Limit development in floodplain and preserve farmland

**Mountain City**

- Work with Local Maintenance and Improvement Grant, DOT, and Community Development Block Grants to resurface and pave streets and roads and improve drainage
- Work with County and other cities on the strategy for the US 441 widening
- Continue efforts to mitigate pollution to Stekoa Creek.
- Promote Community Events
- Improve park facilities

**Tallulah Falls**

- Fiscal health of the town
- Economic development (capitalizing on tourism in area)
- Water system enterprise being operationally self-sufficient
- Water system expansion to be able to support all customers in our service region
- Optimize public safety expenditures (police, fire, emergency medical) in cooperation with other jurisdictions
- Support Tallulah Falls Business Association
- Continue efforts to extend railroad bed (Rails to Trails) across lake and through town
- Continue to improve Town road surfaces and drainage
- Maintain Volunteer Fire Department

**Sky Valley**

- Review development plans for compliance with all applicable regulations before approval.
- Ensure compliance with "Designated Trout Stream" Regulations through public education and plan review.
- Ensure protection of Estatoah and Mud Creek Waterfalls and all others within the City of Sky Valley
- Continue ongoing maintenance and operation of existing municipal utility systems.

**Tiger**

- Promote historic preservation activities; Actively recruit volunteer support
- Protect mountain areas from incompatible development

## **APPENDIX**

**Character Area Maps**

**Summary of Public Surveys**

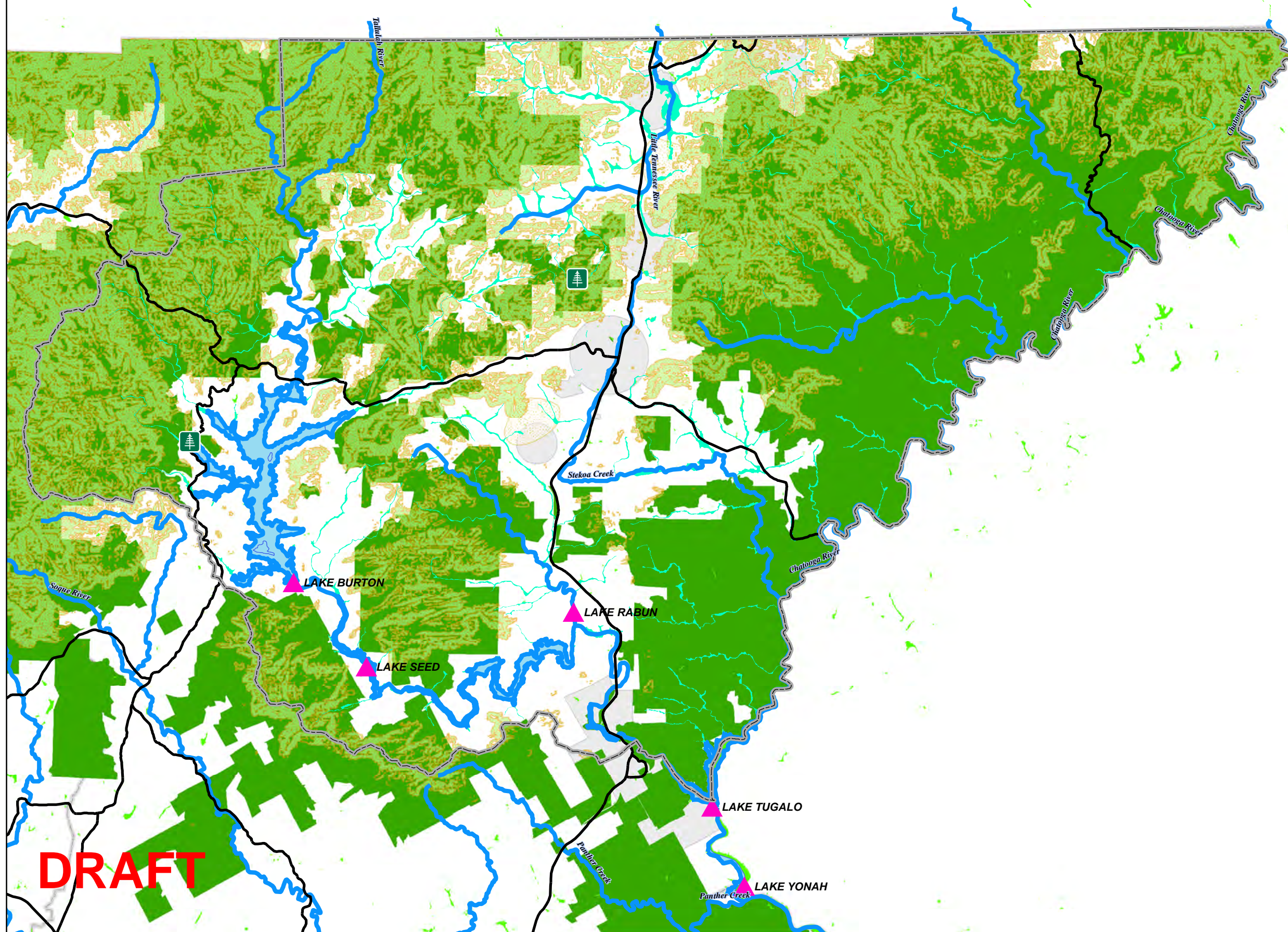
**Sample News Articles**

**Copies of Sign-in Sheets**

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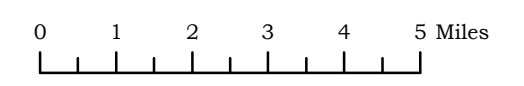
Rabun County  
2019 Comprehensive Plan  
Environmentally  
Sensitive Areas

**DRAFT**



LEGEND

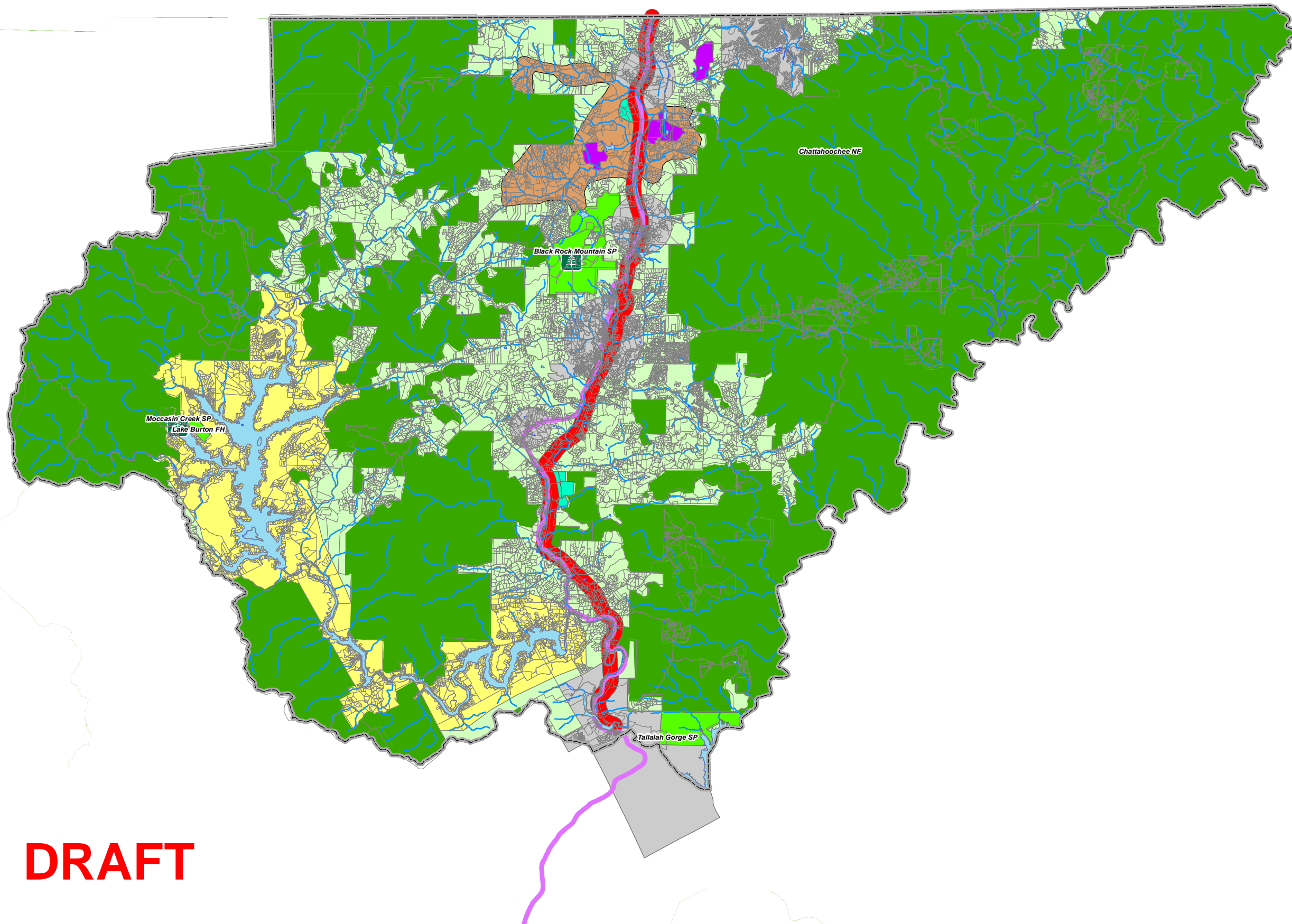
- Water Reservoirs
- State Parks
- Major Roads
- Railroad
- Major Rivers and Streams
- Major Lakes
- Rabun County FEMA DFIRM 2009
- Protected Mountains
- Ground Water Recharge Areas
- National Wetlands Inventory
- US Forest Service and State Conservation Areas



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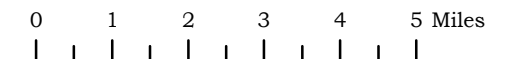
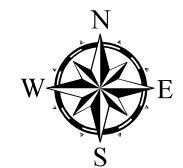
Rabun County  
2019 Comprehensive Plan  
Character Areas

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LEGEND

- Rivers and Streams
- Lakes and Ponds
- Municipalities
- Tallulah Falls Railway - Greenspace Trail
- Highway Corridor
- Lakeside and River Residential
- Agriculture/Rural Residential
- Office/Institutional
- Industrial
- Rabun Gap
- Parks/Recreation/Green Space
- Conservation/Forestry



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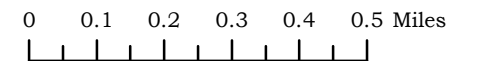
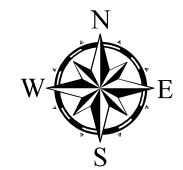
Map Prepared By: FDB, October, 2019

Rabun County  
2019 Comprehensive Plan  
City of Clayton  
Character Areas

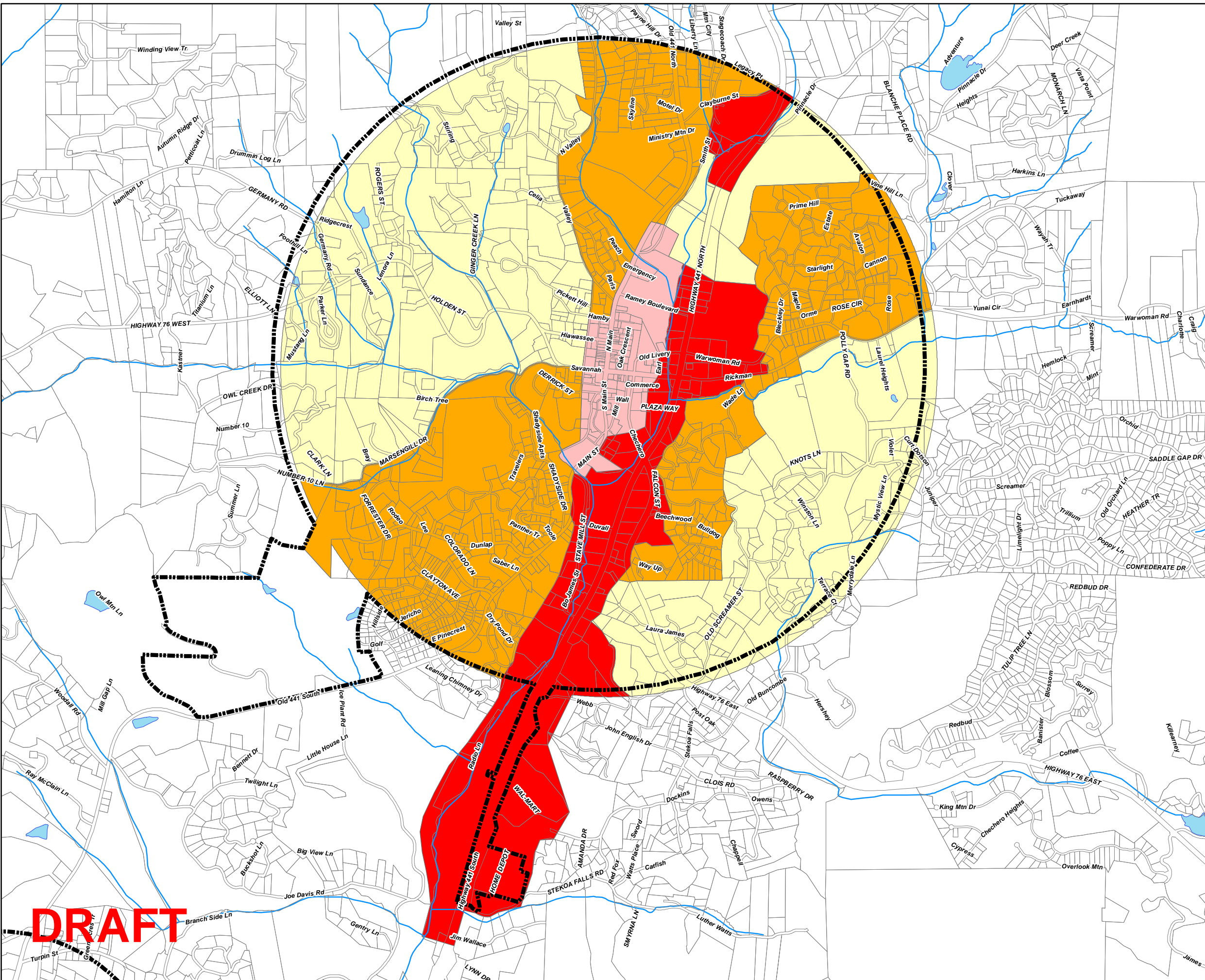
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LEGEND

-  Rivers and Streams
-  Lakes and Ponds
-  Municipalities
-  Rural Residential
-  Village Residential
-  Main Street Clayton
-  US Highway 441/Clayton
-  Forestry/Greenspace



Map Prepared By: FDB, August, 2019

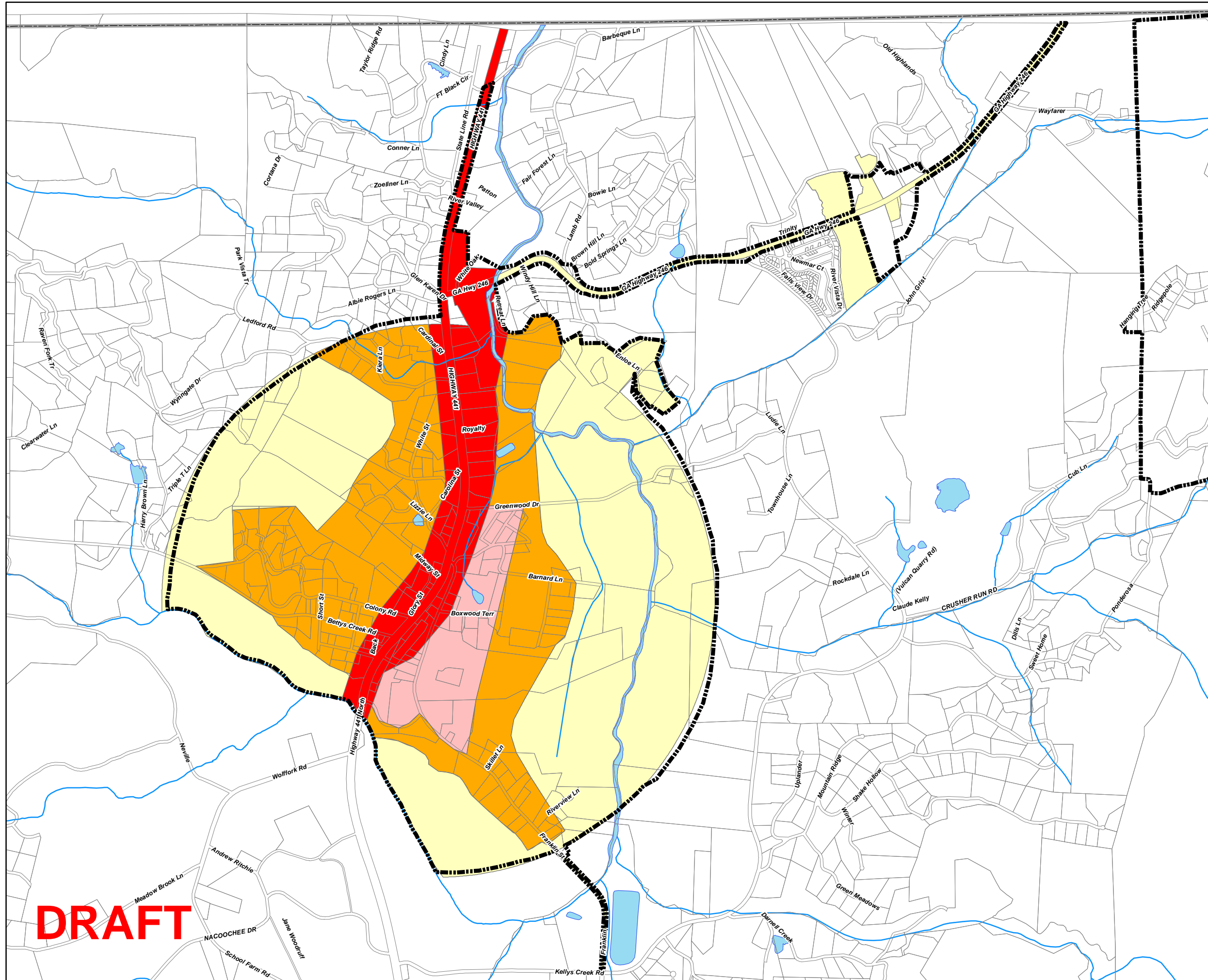


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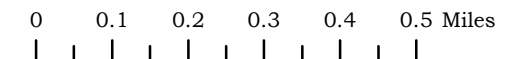
Rabun County  
2019 Comprehensive Plan  
City of Dillard  
Character Areas

**DRAFT**



LEGEND

- Rivers and Streams
- Lakes and Ponds
- Municipalities
- Village Residential
- Agricultural/Rural Residential
- Highway 441/Rabun Gap
- Village Commercial



**DRAFT**









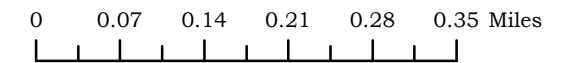
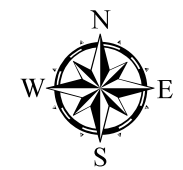
Map Prepared By: FDB, August, 2019

Rabun County  
2019 Comprehensive Plan  
City of Mountain City  
Character Areas

**DRAFT**

LEGEND

-  Rivers and Streams
-  Lakes and Ponds
-  Municipalities
-  Village Residential
-  Agricultural/Rural Residential
-  Highway 441/Rabun Gap



**DRAFT**



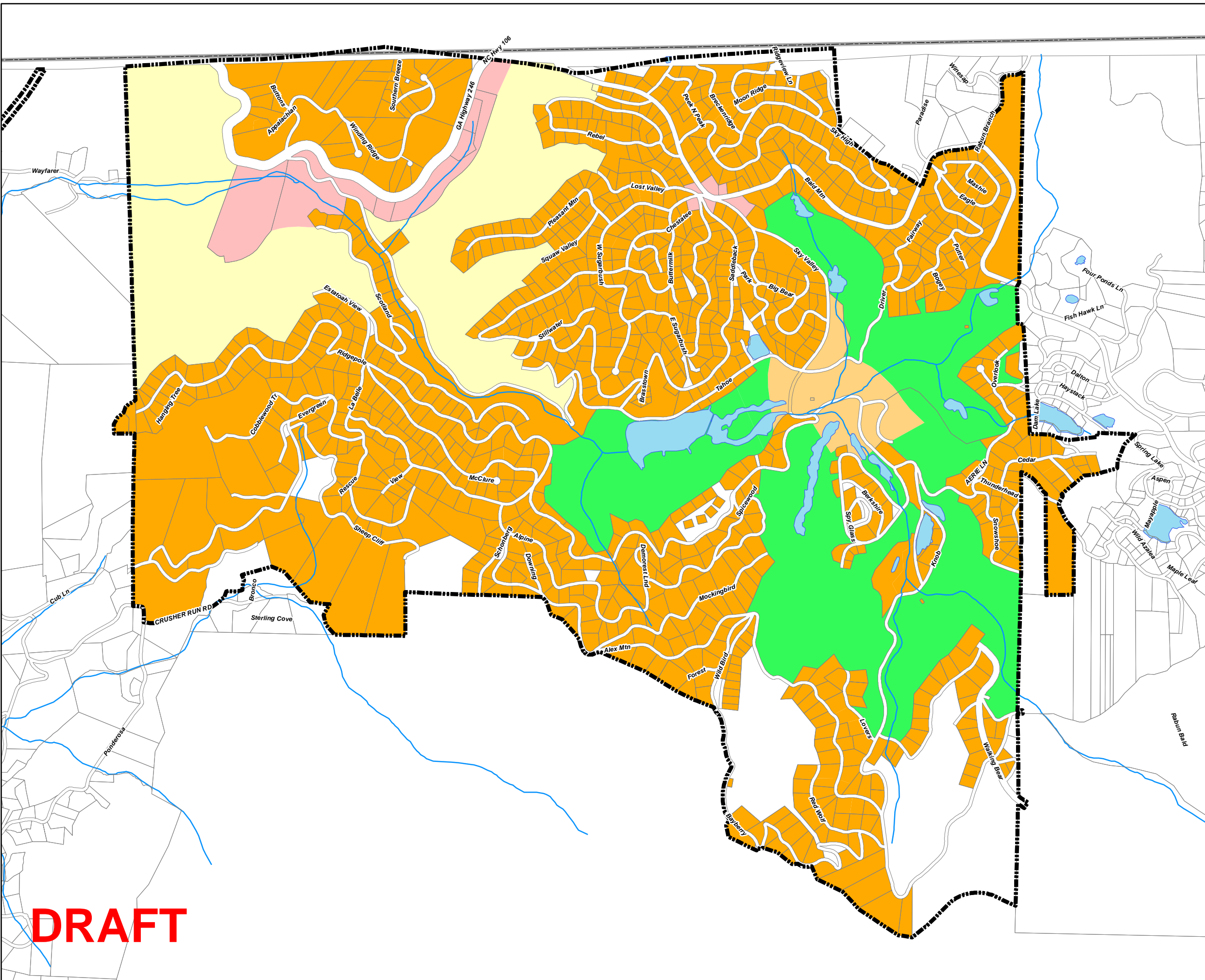
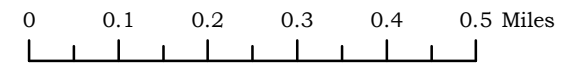
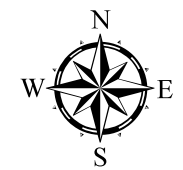
Map Prepared By: FDB, August, 2019

Rabun County  
2019 Comprehensive Plan  
City of Sky Valley  
Character Areas

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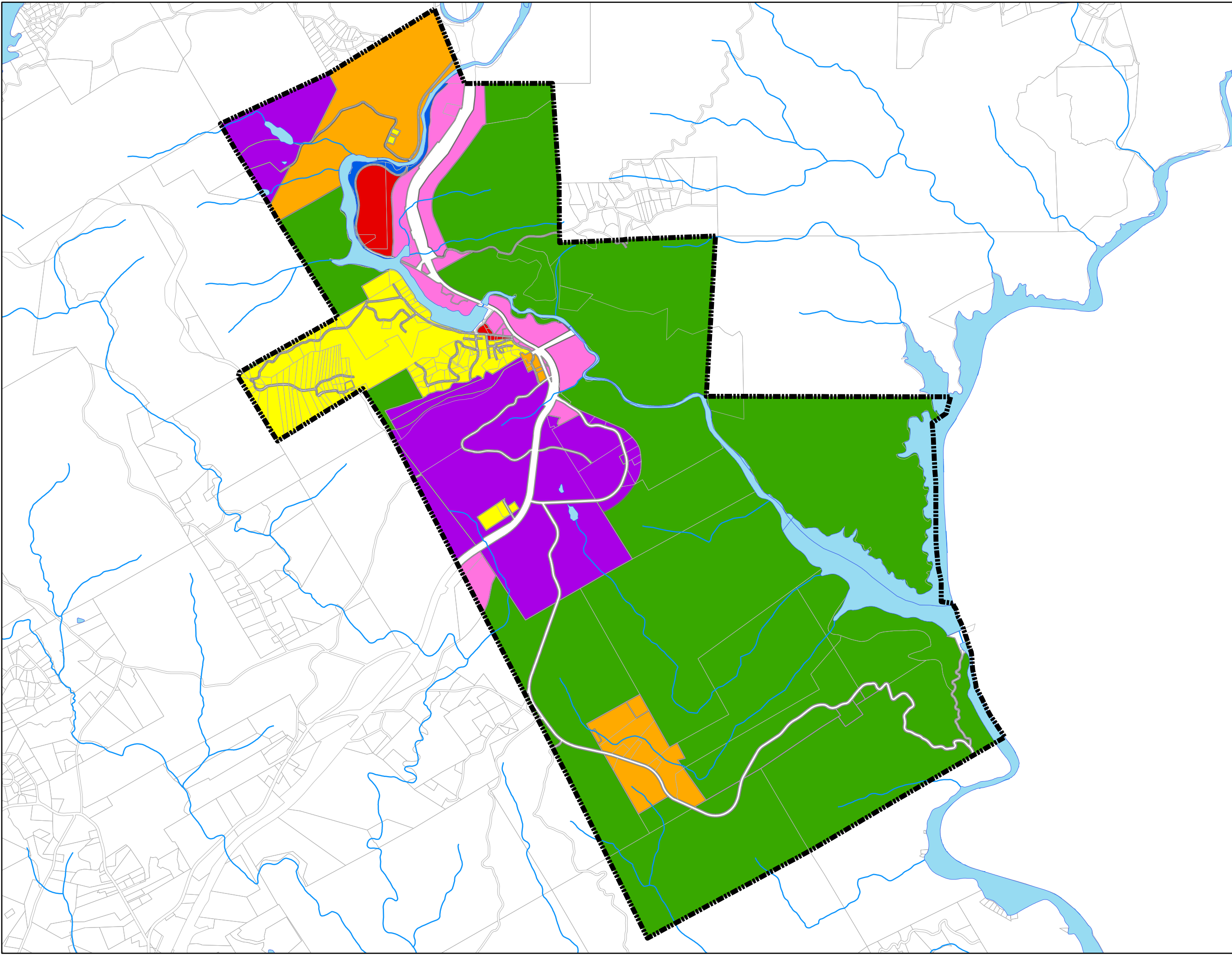
LEGEND

-  Rivers and Streams
-  Lakes and Ponds
-  Municipalities
-  Conservation/Forestry
-  Village Residential
-  Agriculture/Residential
-  Village Commercial
-  Club House
-  Conservation/Forestry
-  Park/Recreation













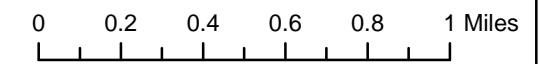
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Rabun County  
2019 Comprehensive Plan  
Town of Tallulah Falls  
Character Areas



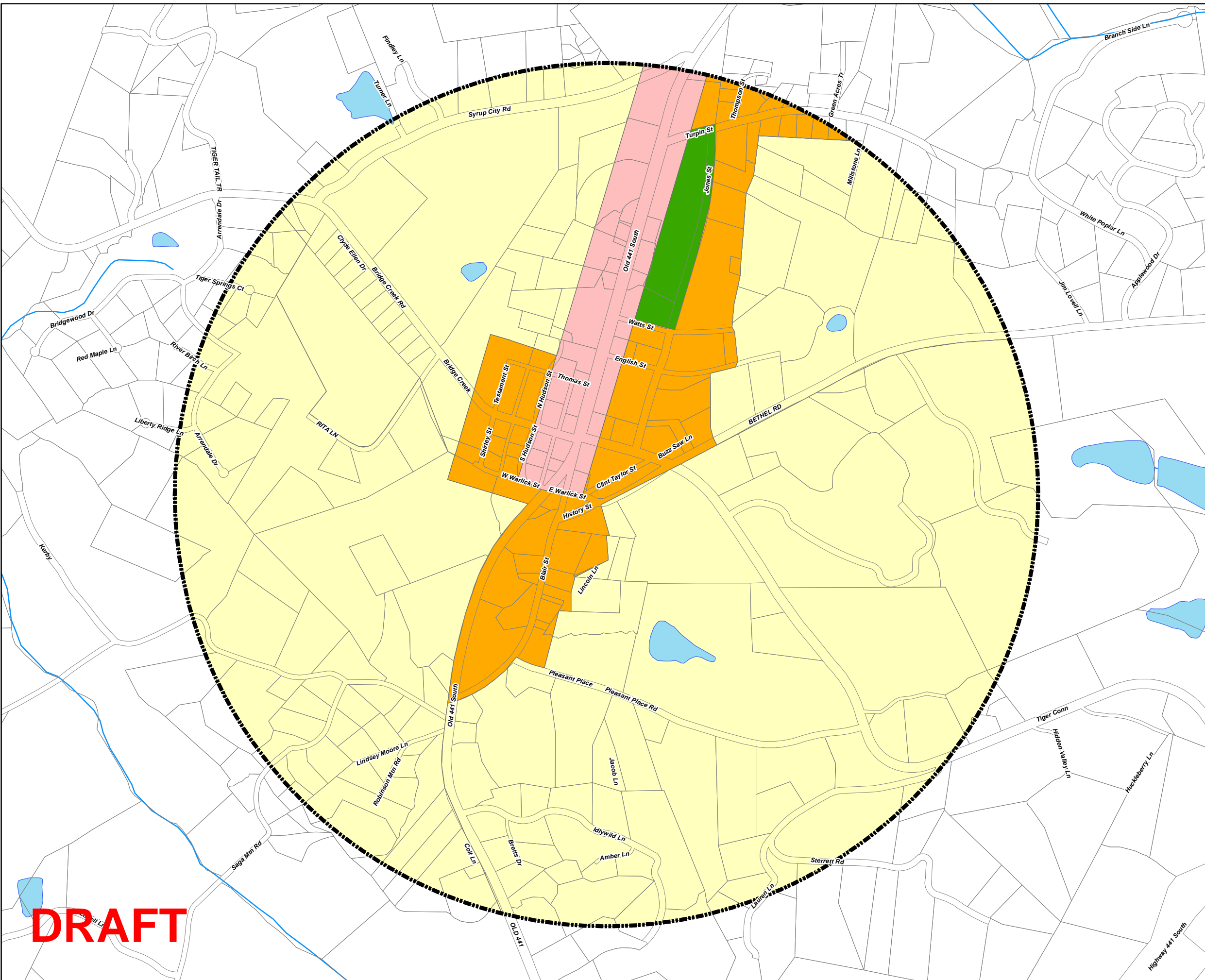
Legend

- Tallulah Falls Character Areas**
-  Ag Residential
  -  Conservation Forestry
  -  441 Development
  -  Office Institutional
  -  Village Commercial
  -  Village Residential
  -  Waterfront Development
-  Rivers and Streams
-  Lakes and Ponds
-  Municipal Boundary



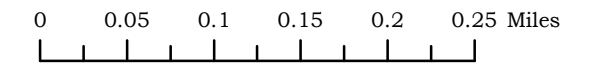
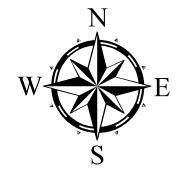
Rabun County  
2019 Comprehensive Plan  
City of Tiger  
Character Areas

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**LEGEND**

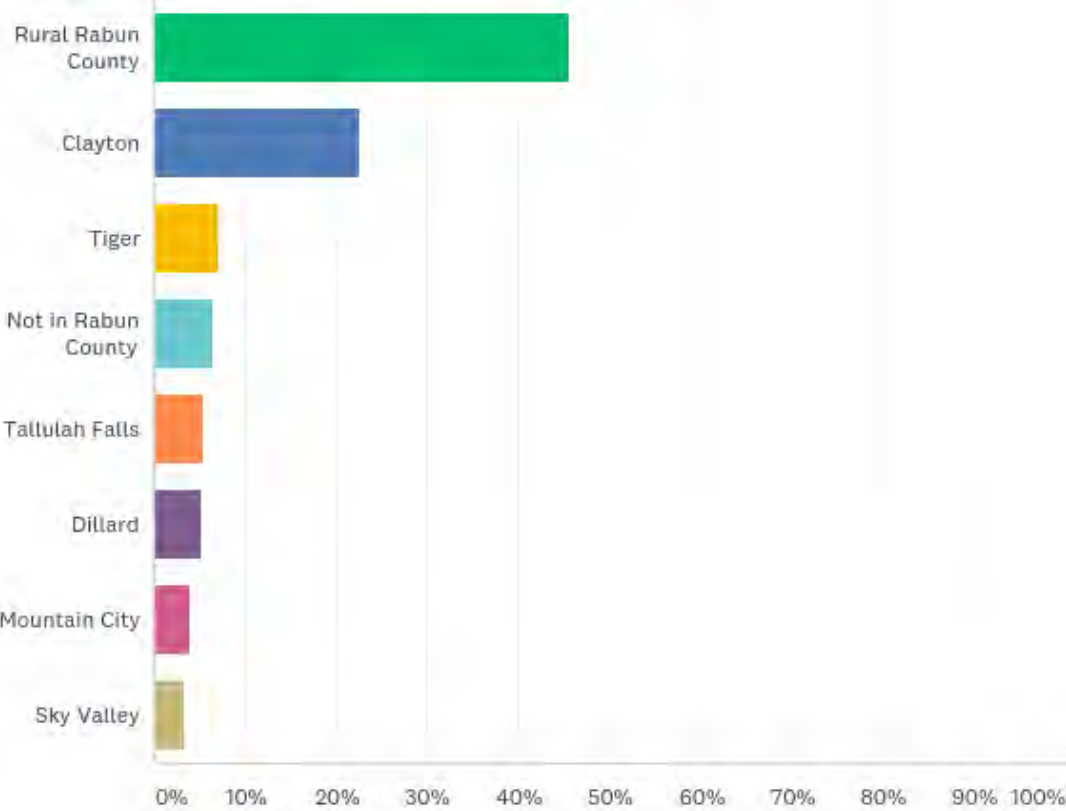
- Rivers and Streams
- Lakes and Ponds
- Municipalities



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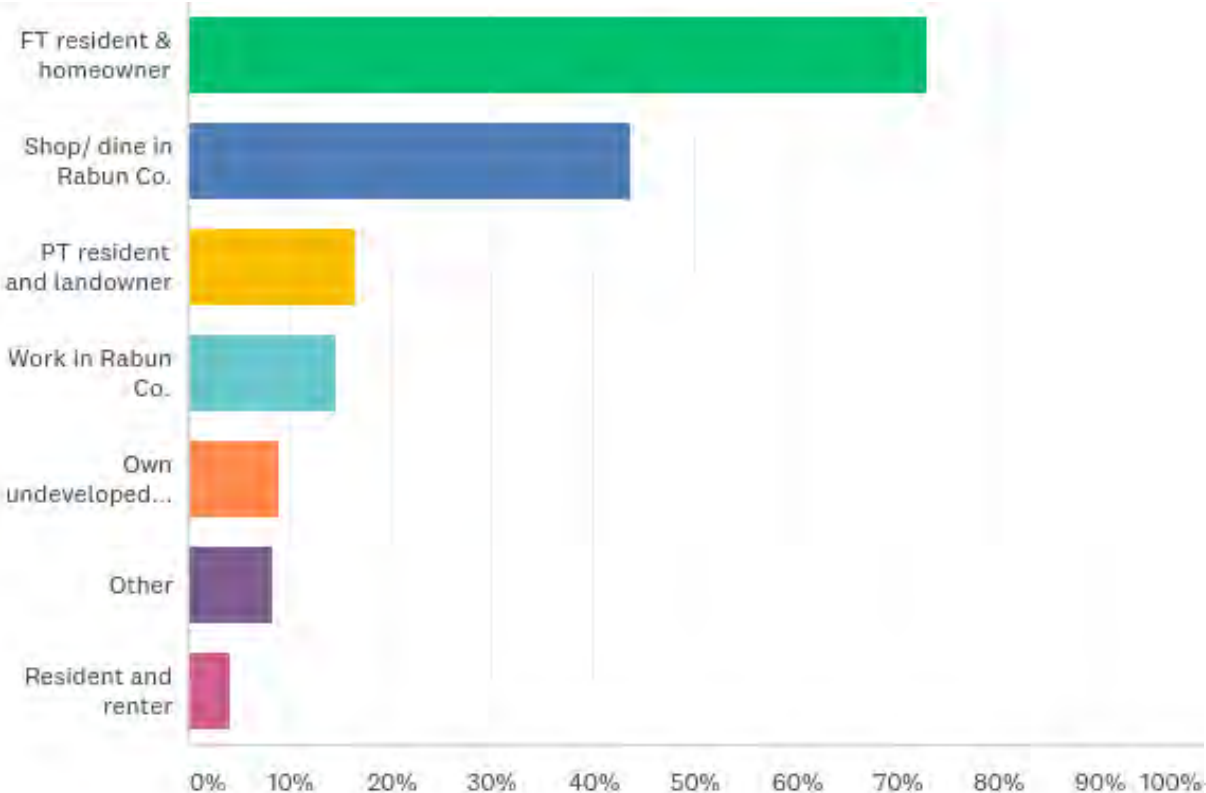
# Q1: Please tell us in which part of Rabun County you live.

Answered: 493 Skipped: 5



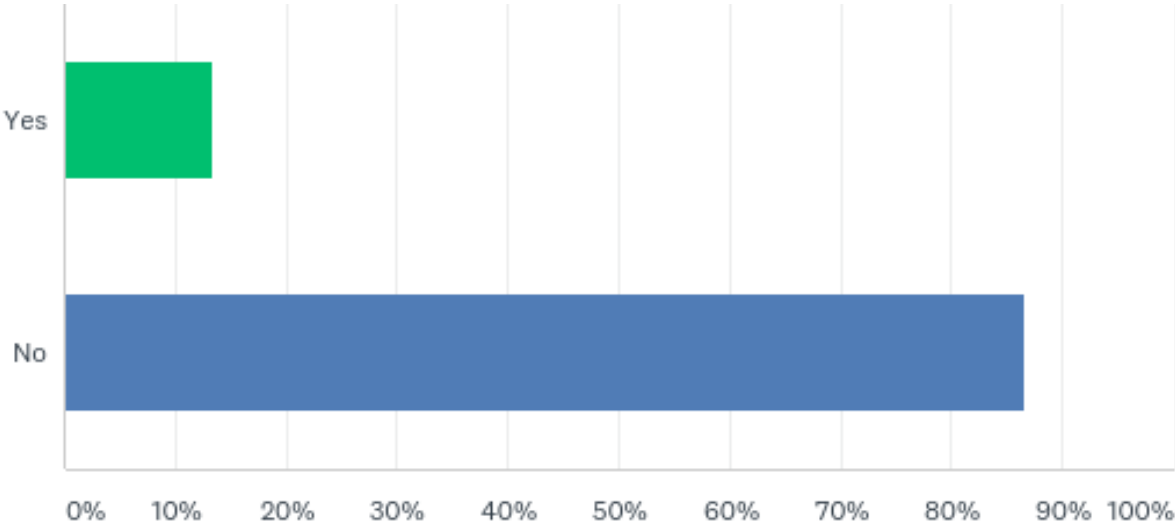
# Q2: Please indicate which of the following applies to you. (Mark all that apply)

Answered: 497 Skipped: 1



# Q4: Does your household have any school-age children? (18 years old or younger)

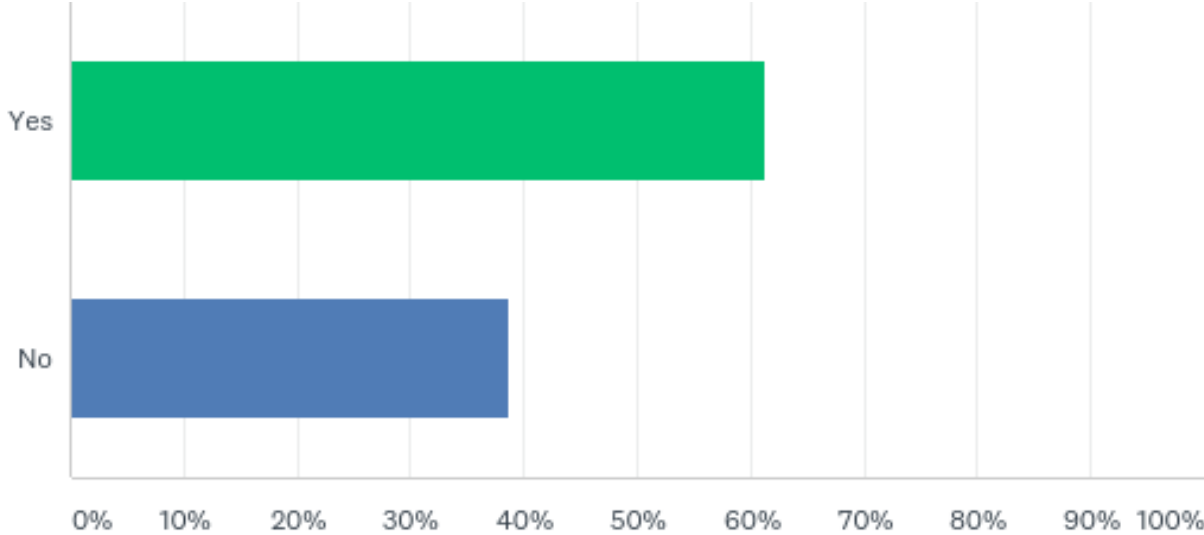
Answered: 494 Skipped: 4





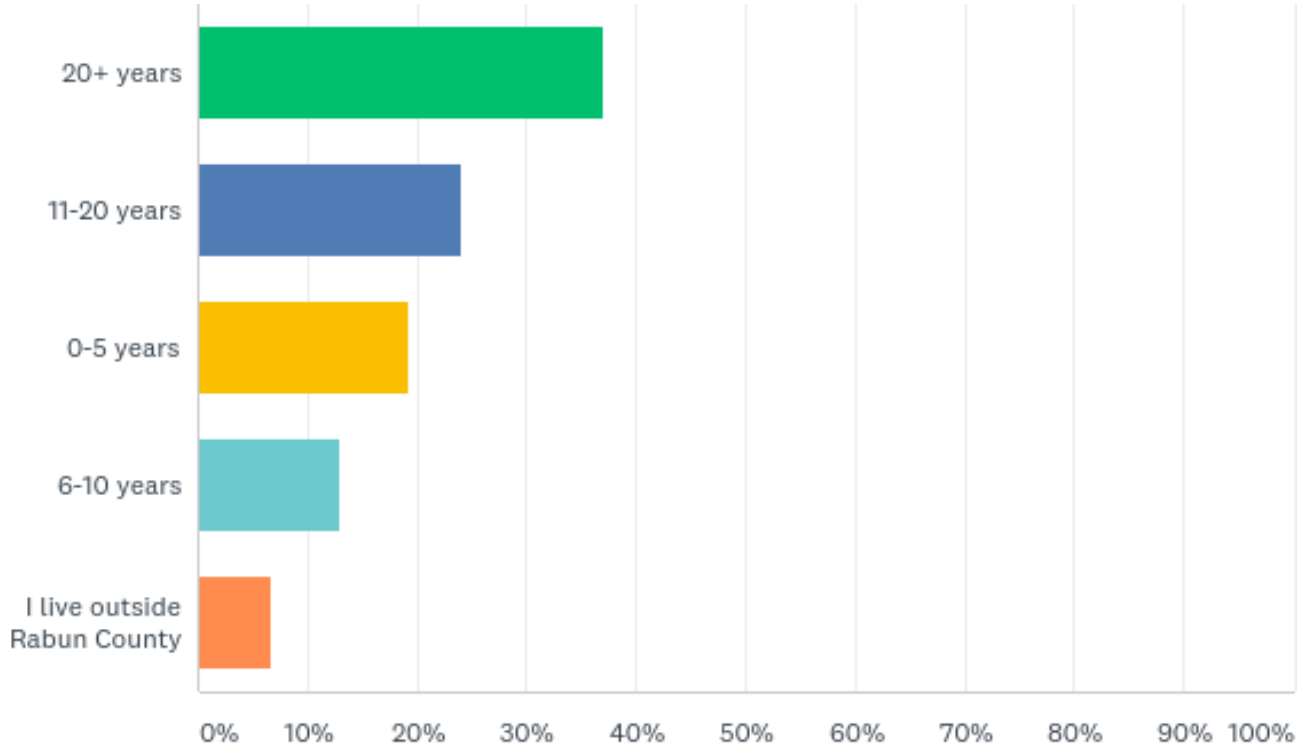
# Q5: Does your household have any seniors age 65 or older?

Answered: 495 Skipped: 3



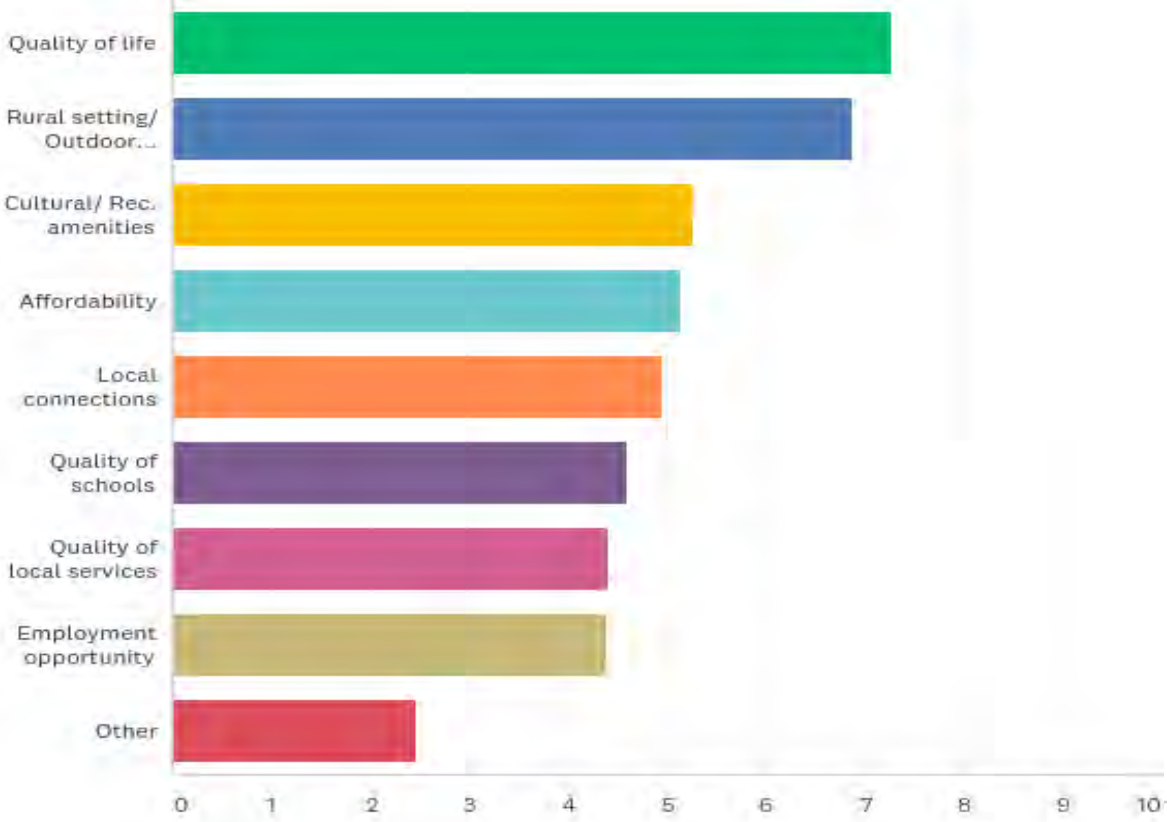
# Q6: How long have you lived in Rabun County?

Answered: 497 Skipped: 1



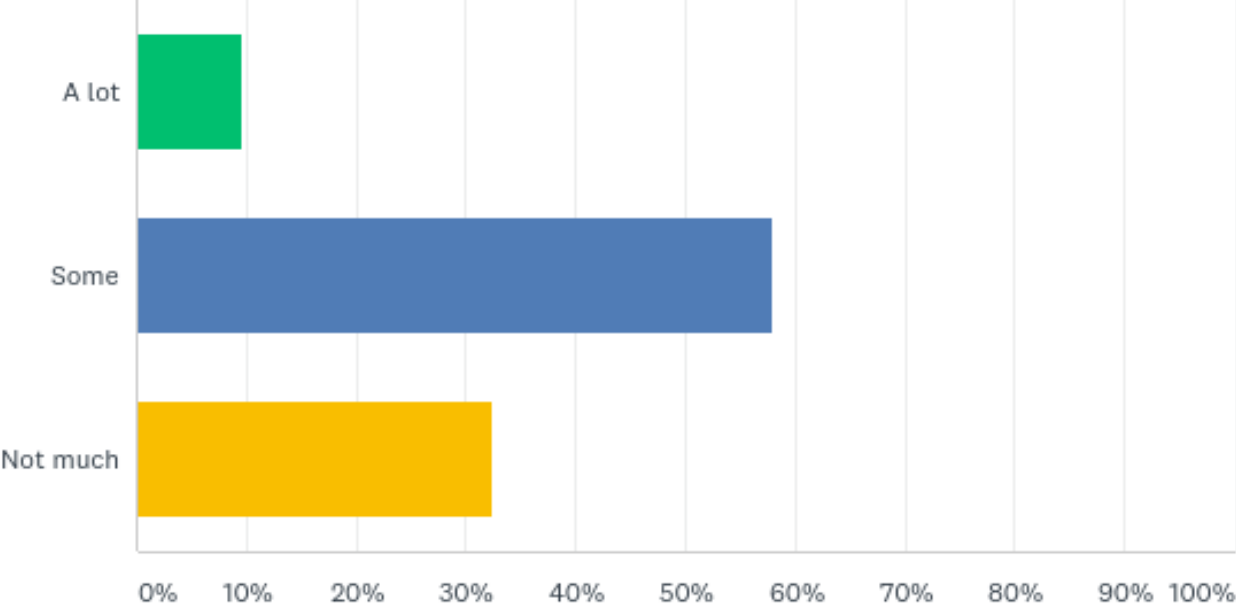
# Q7: Please rank the following characteristics that you consider the most important for Rabun County.

Answered: 495 Skipped: 3



# Q9: If Rabun County is expected to see some growth in the future, how much would you like to see?

Answered: 494 Skipped: 4



# Q10: If you live in the unincorporated County, do you agree or disagree with the following statements for the future?

Answered: 374 Skipped: 124

	AGREE	DISAGREE	NO OPINION	TOTAL
Develop in/ around cities	78.15% 279	12.32% 44	9.52% 34	357
Develop along US 441	61.86% 219	26.27% 93	11.86% 42	354
Develop south of Clayton	38.53% 136	30.59% 108	30.88% 109	353
Develop north of Clayton	25.21% 89	43.34% 153	31.44% 111	353
Develop vacant properties	67.87% 245	20.78% 75	11.36% 41	361
Allow mixed uses	51.25% 184	34.54% 124	14.21% 51	359

## Q11: If you live in a City/Town, do you agree or disagree with the following statements for the future?

Answered: 272 Skipped: 226

	AGREE	DISAGREE	NO OPINION	TOTAL
Increase allowed density	20.99% 55	61.83% 162	17.18% 45	262
Develop vacant properties	66.54% 177	21.80% 58	11.65% 31	266
Develop mixed uses	50.00% 131	36.26% 95	13.74% 36	262
Limit residential growth	45.74% 118	36.05% 93	18.22% 47	258

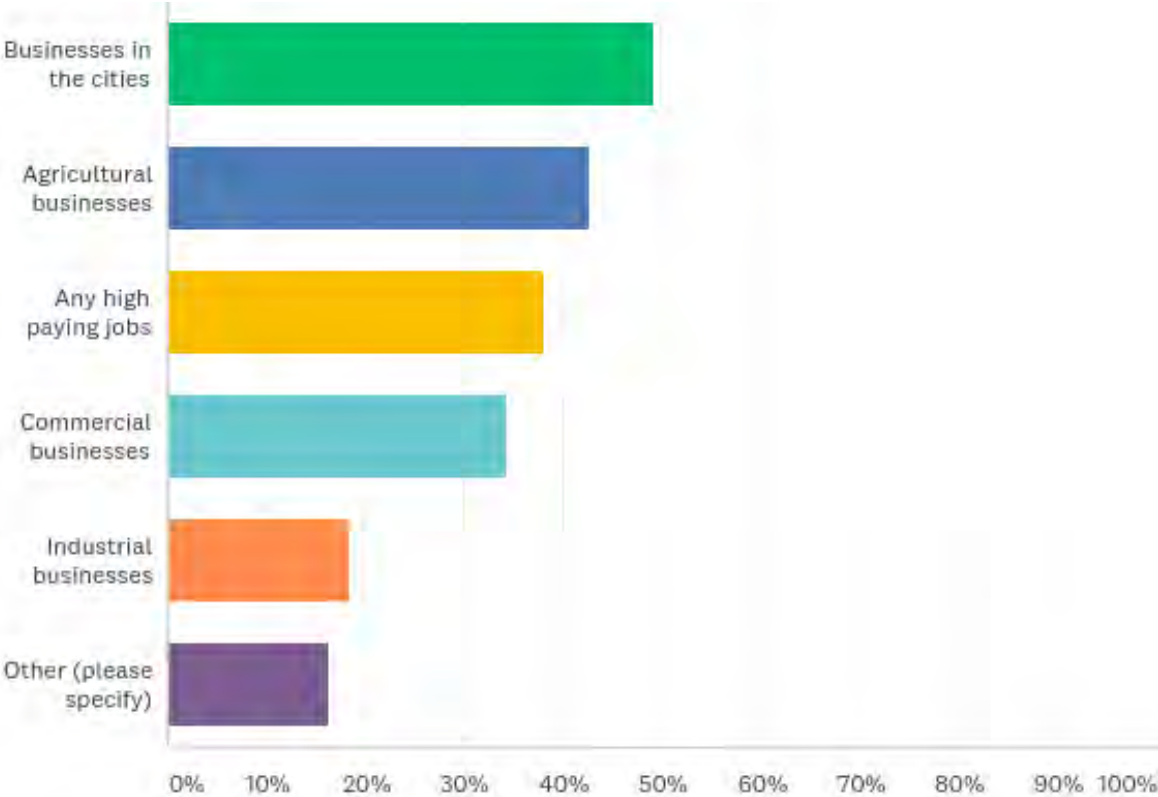
## Q14: With regards to housing, please indicate which options are important issues for your community.

Answered: 494 Skipped: 4

	AGREE	NO OPINION/ NOT APPLICABLE	DISAGREE	TOTAL	WEIGHTED AVERAGE
More affordable SF units ( < \$180,000)	64.30% 308	19.00% 91	16.70% 80	479	1.52
More high-end units ( > \$350,000)	21.38% 99	31.97% 148	46.65% 216	463	2.25
More options for seniors	69.34% 328	23.04% 109	7.61% 36	473	1.38
More rental options	44.99% 211	22.81% 107	32.20% 151	469	1.87
Fix dilapidated properties	87.58% 423	7.04% 34	5.38% 26	483	1.18
Concentrating dev. in/near cities	69.39% 331	18.66% 89	11.95% 57	477	1.43
More special-needs housing	49.68% 232	38.12% 178	12.21% 57	467	1.63

# Q15: Our top two priorities with regard to economic development should be...

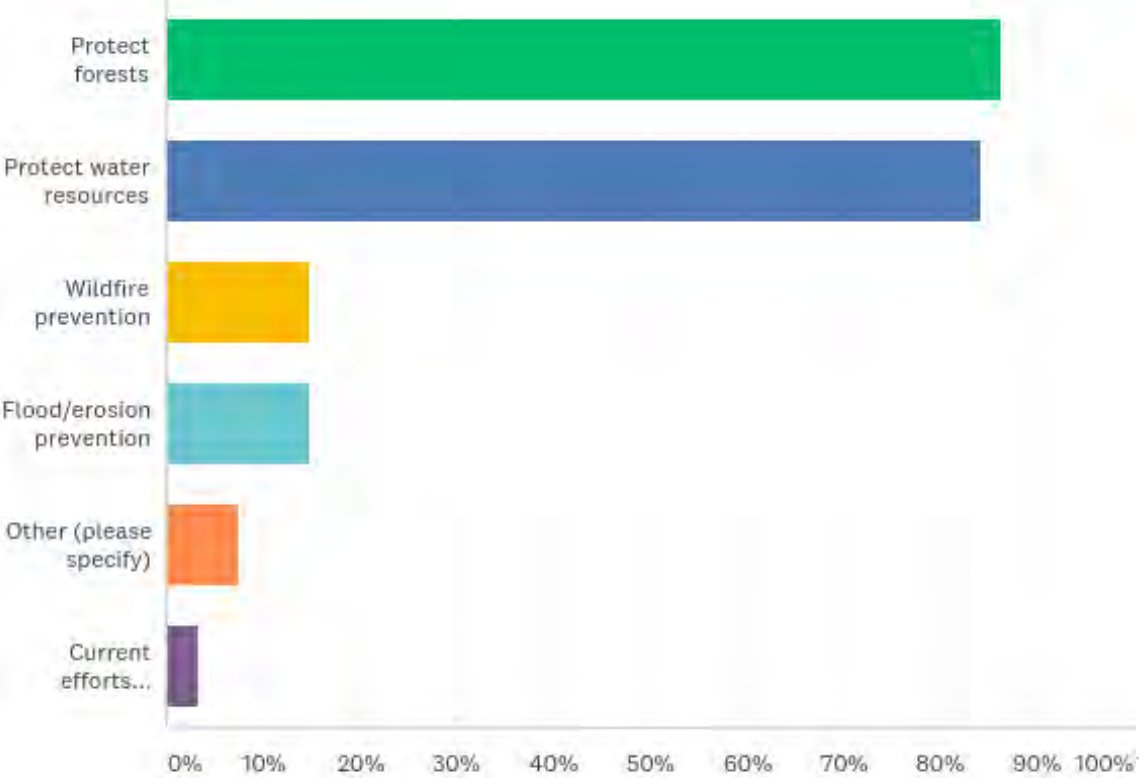
Answered: 489 Skipped: 9





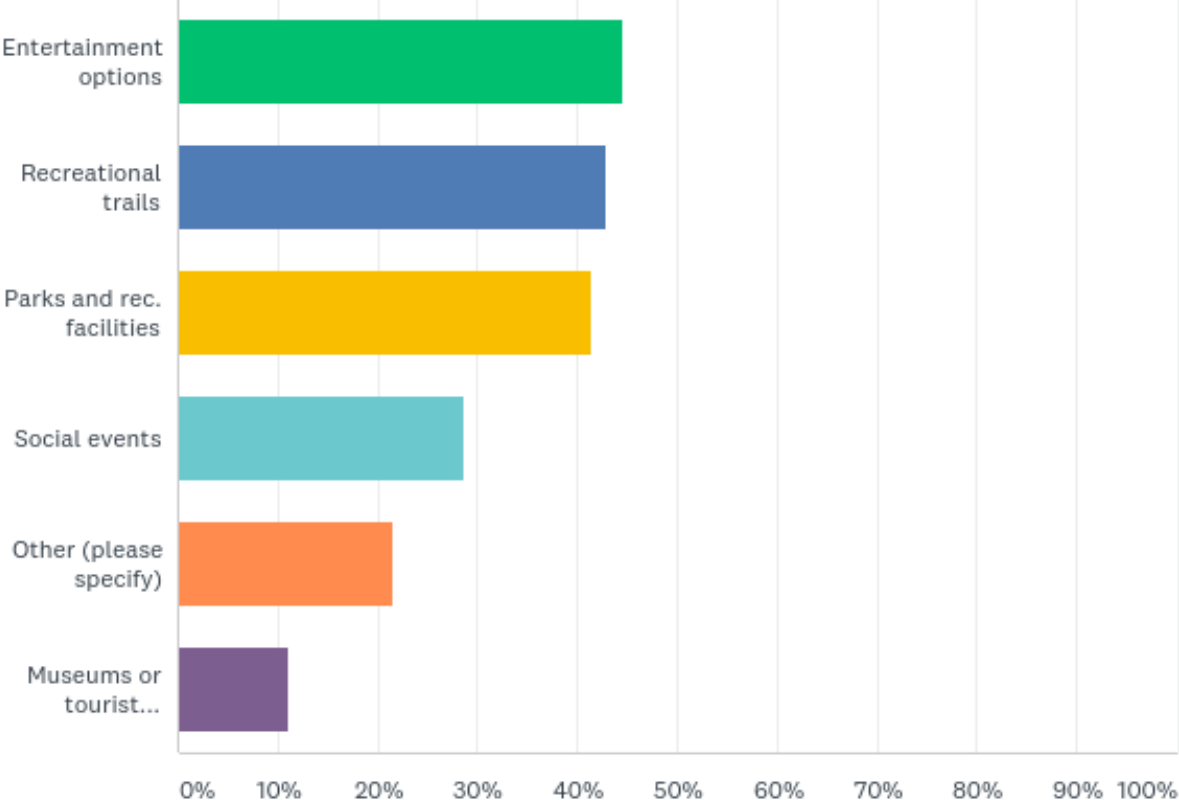
# Q16: Our top two priorities regarding natural resources should be...

Answered: 493 Skipped: 5



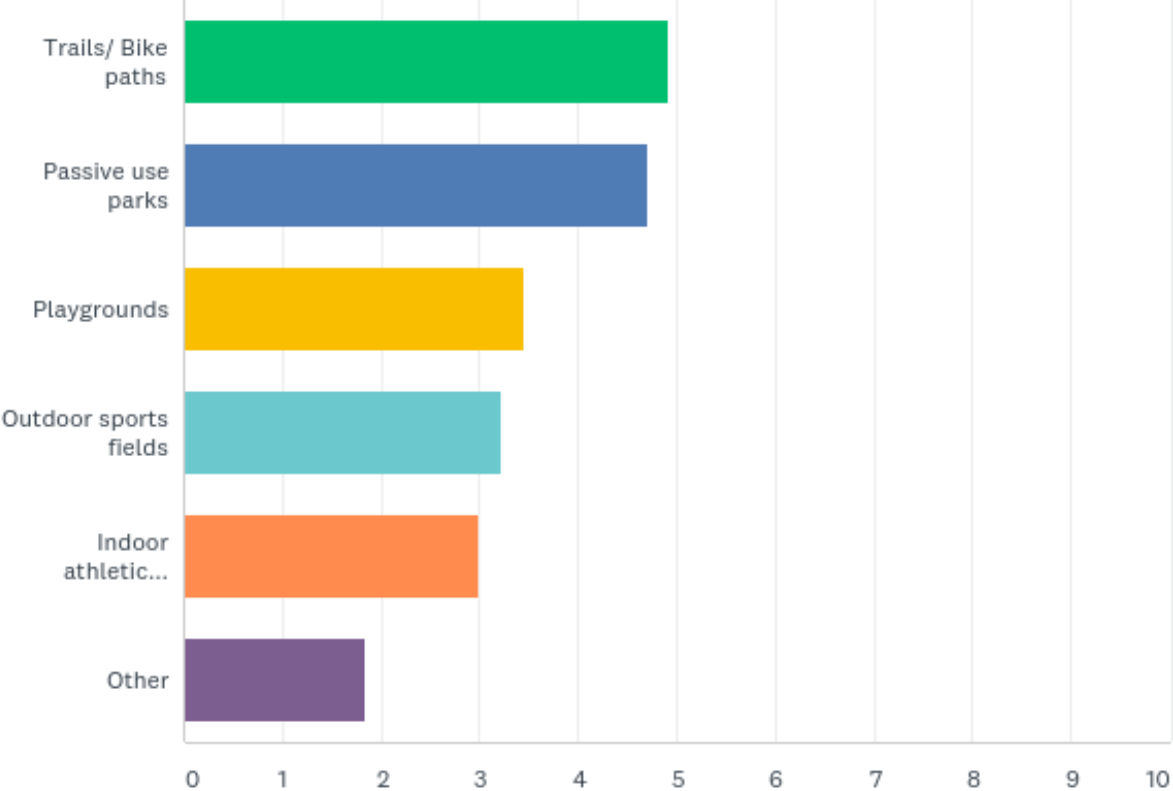
# Q17: Our top two priorities regarding cultural amenities should be...

Answered: 473 Skipped: 25



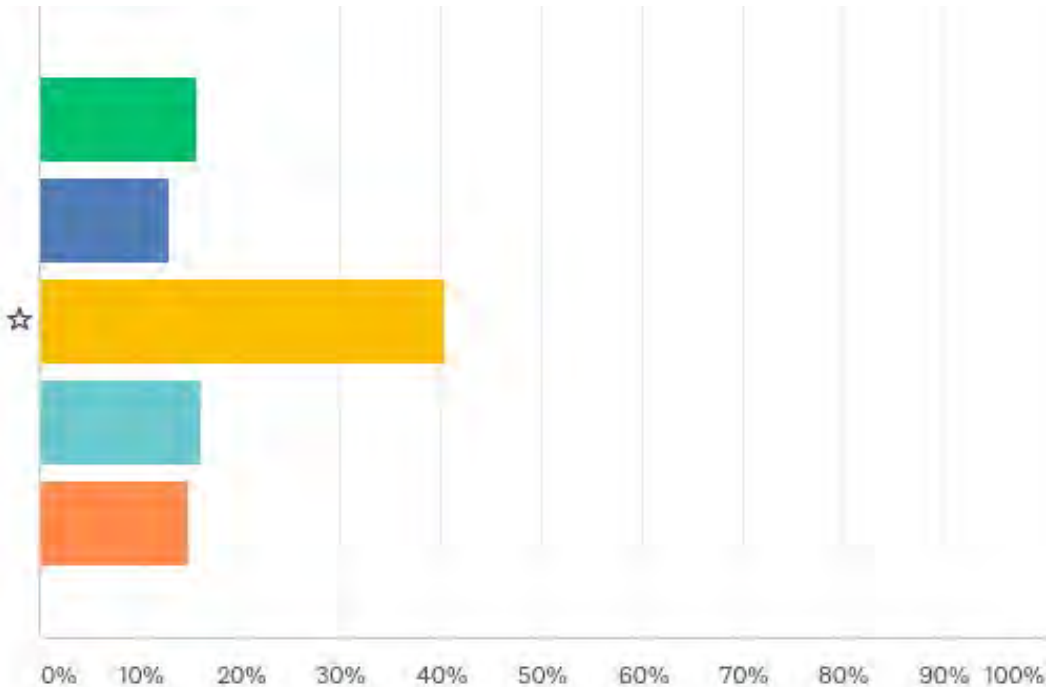
# Q18: Please rank the following recreational facilities/services in order of importance for you?

Answered: 465 Skipped: 33



# Q19: On a scale of 1 (Poor) to 5 (Great) please rate the quality of your public water service.

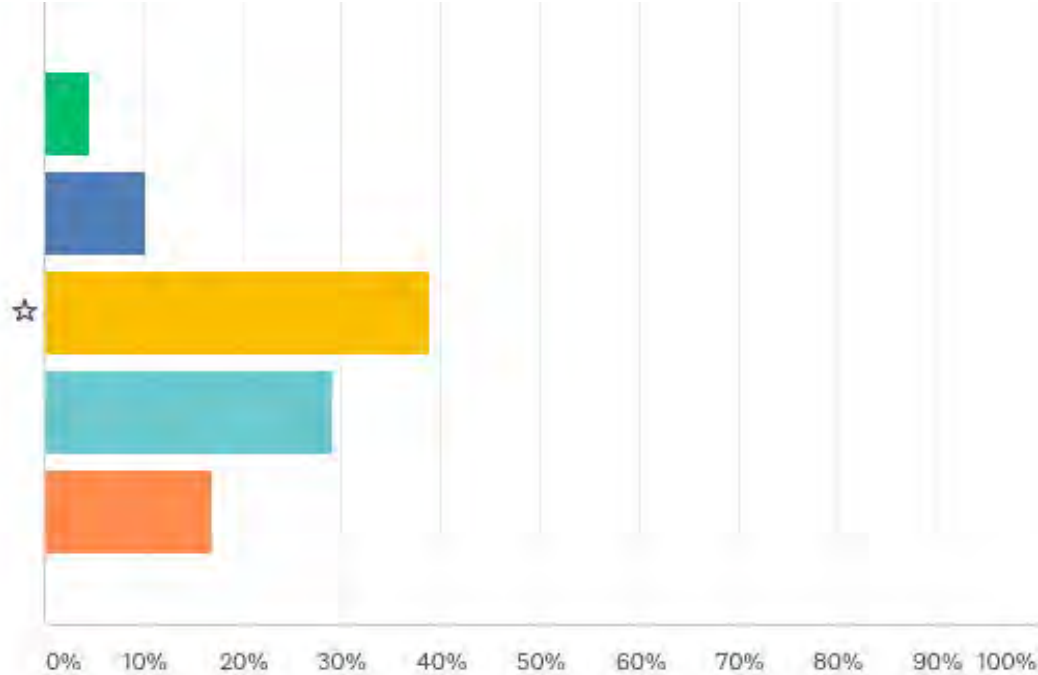
Answered: 230 Skipped: 268



Legend: Poor (green), (no label) (blue), Average (yellow), (no label) (teal), Great (orange)

# Q20: On a scale of 1 (Poor) to 5 (Great) please rate the quality of your parks and recreation.

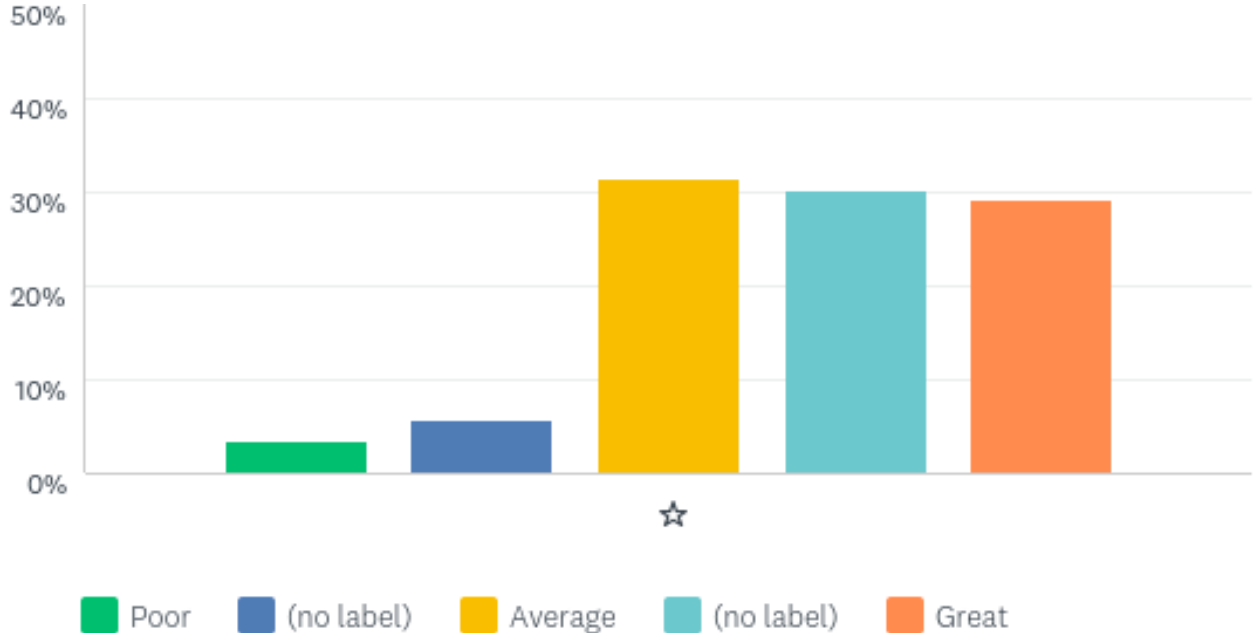
Answered: 470 Skipped: 28



Legend: Poor (green), (no label) (blue), Average (yellow), (no label) (teal), Great (orange)

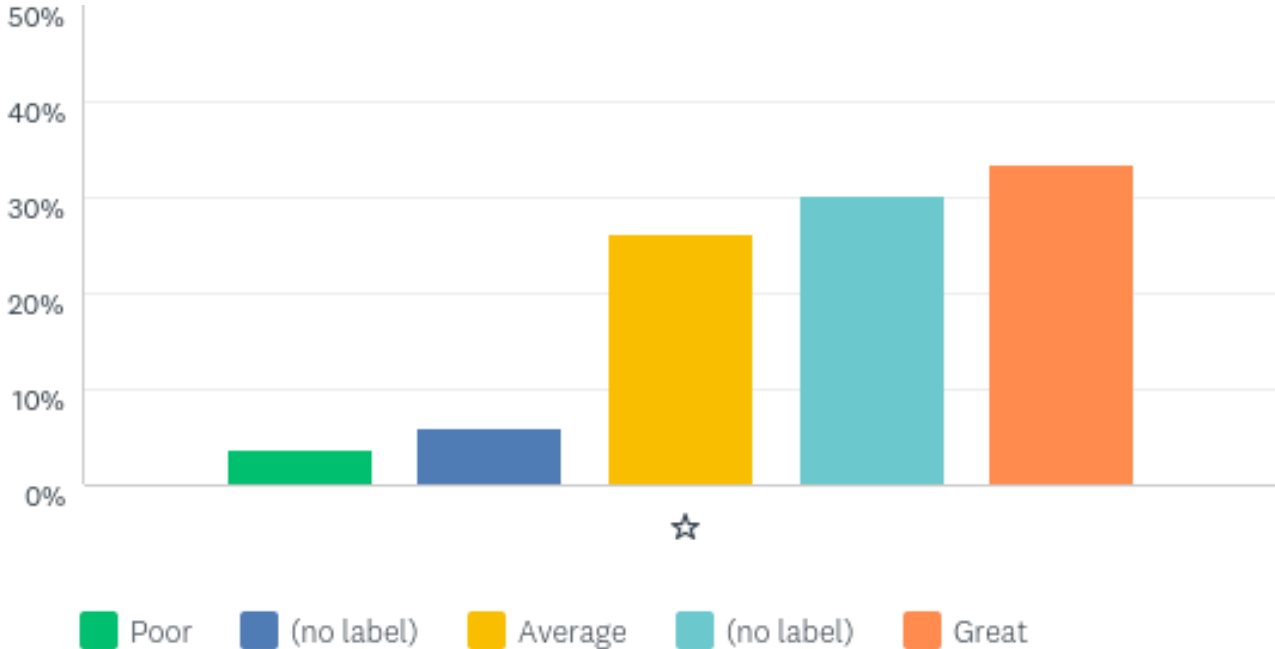
# Q21: On a scale of 1 (Poor) to 5 (Great) please rate the quality of your local law enforcement.

Answered: 470 Skipped: 28



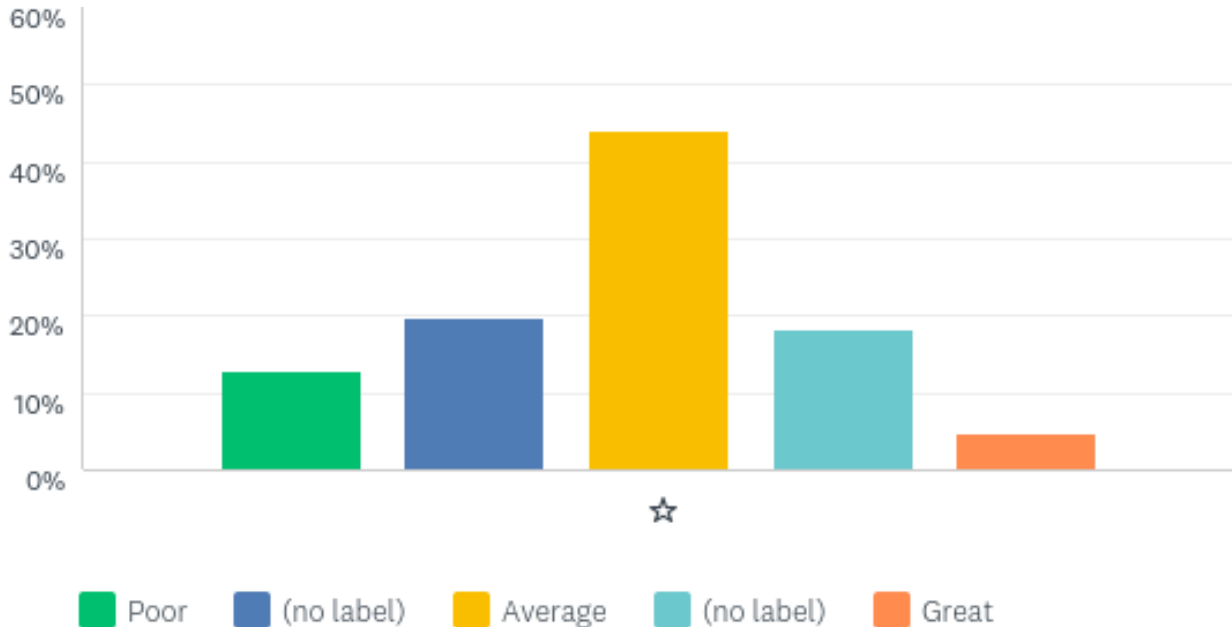
# Q22: On a scale of 1 (Poor) to 5 (Great) please rate the quality of your local fire protection services.

Answered: 468 Skipped: 30



# Q23: On a scale of 1 (Poor) to 5 (Great) please rate the quality of your local roads.

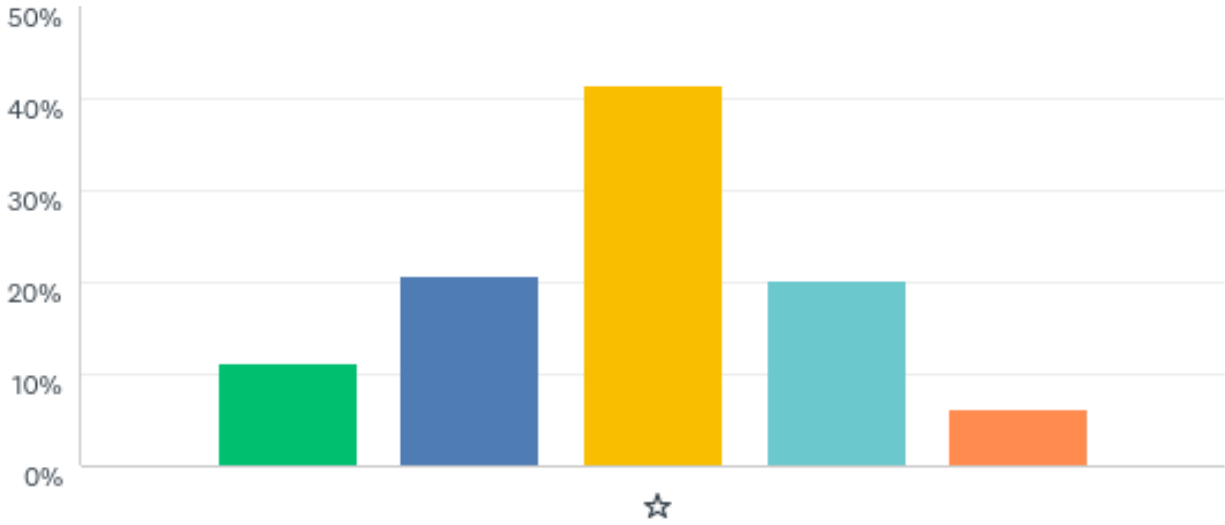
Answered: 482 Skipped: 16





# Q24: On a scale of 1 (Poor) to 5 (Great) please rate the quality of your general local government services.

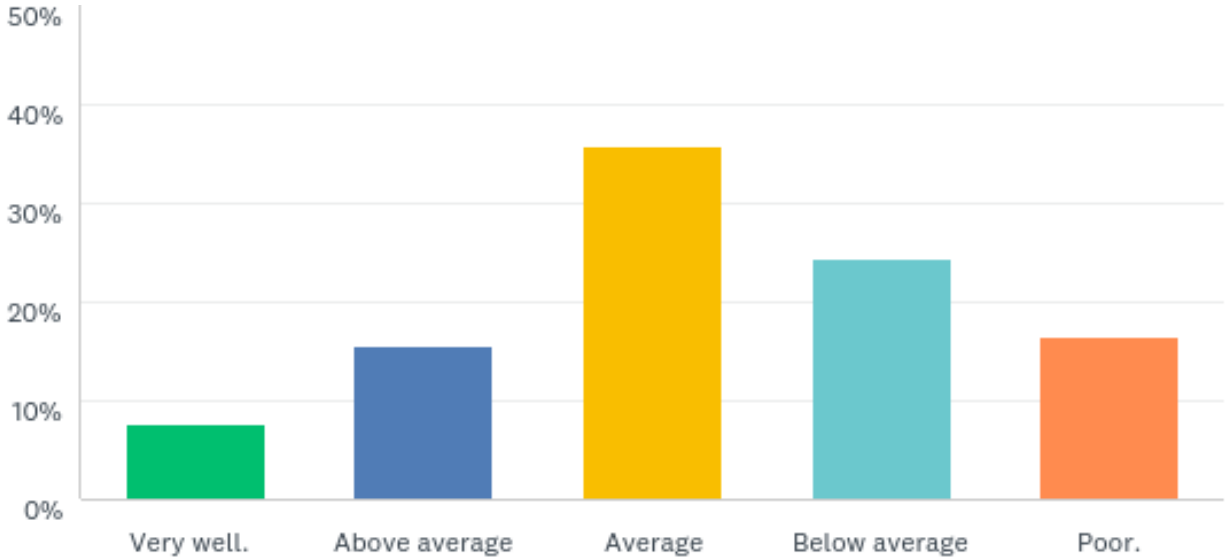
Answered: 470 Skipped: 28



Legend: Poor (green), (no label) (blue), Average (yellow), (no label) (teal), Great (orange)

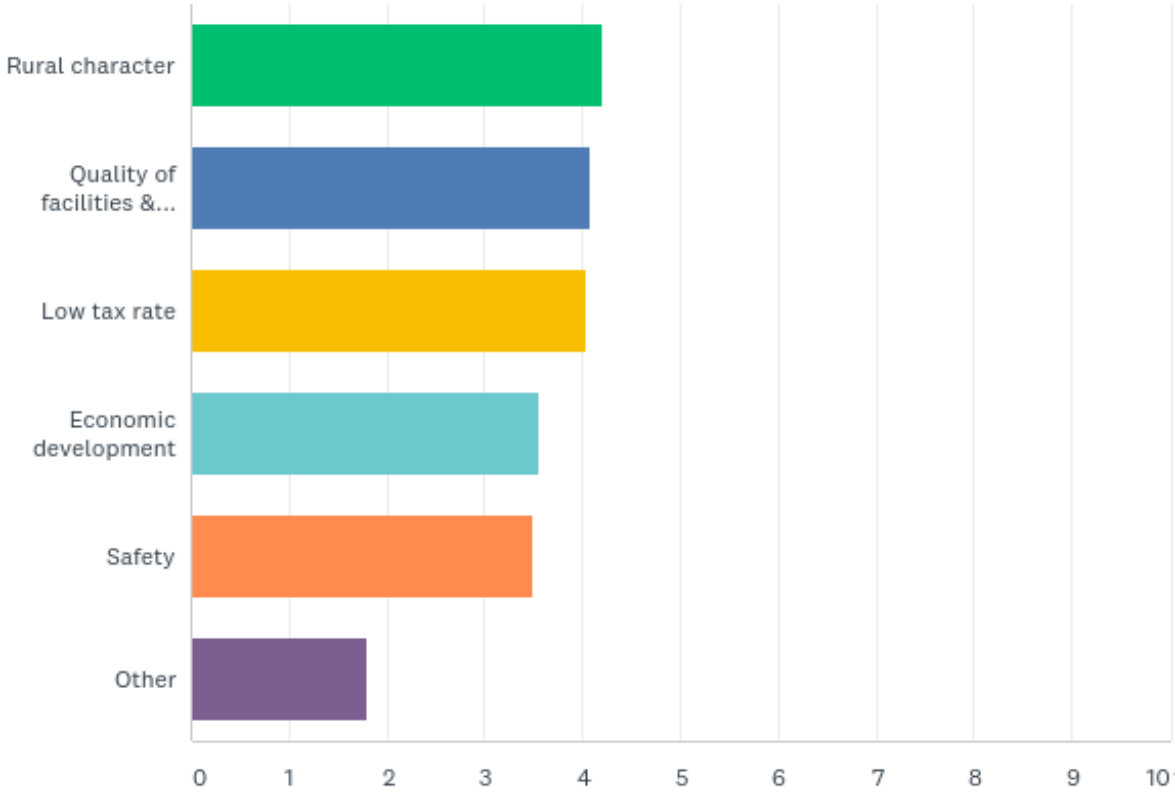
# Q25: How well do you rate your local government with regards to openness and communicating with the public?

Answered: 474 Skipped: 24



# Q26: For your local government, please rank the following objectives in terms of highest and lowest priority.

Answered: 481 Skipped: 17



# Dillard talks beautification at Comprehensive Plan meeting

By Megan Broome  
Staff Writer

DILLARD - The city of Dillard talked about the need to beautify the entrance to the city and the potential results when widening Highway 441 at the Rabun County Joint Comprehensive Plan meeting held at Dillard City Hall following their city council meeting on Tuesday.

Adam Hazell, planning director for the Georgia Mountains Regional Commission, facilitated the meeting.

Hazell opened the meeting by explaining that the document is in essence a "business plan" for the government to determine the vision that they have for their city and ways to reach that vision.

"Where do we want to go a generation from now? Where do we want to be like?" Hazell asked the audience.

Hazell said that the document can be used to show a vision that changes or stays the same.

"It's not just things you're trying to change," Hazell said. He said it's important to identify what areas, if any, the city wants to stay the same so they can make sure they do not advocate for change in that area.

"You want to position yourself to be as in control as possible of what you don't want and do want," Hazell said.

Hazell said that these public meetings are chances for citizens to tell public officials what they should be doing and focusing on while in public office.

Hazell then opened the floor for public comment by asking "what are those critical issues facing Dillard?"

Councilmember Claude Dillard said that the city of Dillard could be beautified to look more attractive to people driving through.

"Particularly, the south side of Dillard," Dillard said. He mentioned needed improvements to the entrance of the city of Dillard.

It was noted that with the widening of Highway 441 looming ahead in the next few years, there was hesitation in investing in improving the appearance of the entrance because it is unknown what land is going to be sold and moved for the road widening.

"We'd like to put some kind of a business district beautification project in place," an attendee said about after the completion of the

highway.

Dillard talked about Forward Rabun and how the Development Authority of Rabun County, Rabun County Chamber of Commerce and Welcome Center and a "tourism entity" would be working together for the betterment of Rabun County.

Dillard said that he believes it is a great thing for Dillard.

"It's a way to take the synergies from all of those organizations," Dillard said.

A resident asked about what residential and commercial projects are upcoming in Dillard and if the city is going to increase the size of its city limits.

It was noted that the county as a whole is seeking growth with jobs and contemplating the addition of "workforce housing."

It was brought up by several attendees that affordable housing is something that is needed in Rabun County.

One resident asked if there were any plans for sewer lines in particular areas.

Hazell chipped in and said that it's important to balance revenues with the costs of providing services.

"We have to figure out that balance," Hazell said.

An attendee asked if the recently vacated building by Piggly Wiggly where Fred's used to be is going to be renovated and asked if another tenant would be moving in there.

It was noted that there might be some interest in the building.

Hazell said to consider that the expansion of Highway 441 might change some of the character of the town and they need to consider that in the comprehensive plan. He said they need to plan and develop regulations based on what they want the town to look like afterward.

Hazell asked the audience what kinds of things they consider are most valuable as far as visual appeal for the city.

Hazell said that the expansion of Highway 441 will be happening in the next few years.

One woman attending asked why there were so many post offices in Rabun County and said that it is "overkill."

Hazell mentioned that every opinion would be documented or represented somewhere in the plan.

"Every person has a

say. We lay out the options and choose where we go from there," Hazell said.

"Practical, reasonable will make process," Hazell said about creating a vision and implementing change based on what is practical and reasonable for the town's capacity and finances.

"What's the best thing for Dillard? What do you want to see preserved?" Hazell asked.

Someone mentioned "small-town charm" and Hazell said that has been a common comment at all the comprehensive plan meetings.

Hazell asked how they wanted to classify it as "small-town". Is it that it looks like a small town in looks or is it a small town where everyone knows their neighbors?

"How much of it is the look versus the smallness?" Hazell asked.

Two attendees said that the look of a small town is most important to them.

One way to ensure things stay the same in look and feel is to look at ordinances and make sure you are enforcing them.

Someone mentioned that they like the way Jupiter Farms looks because they look small-town and

not commercial.

Hazell said that often the best way to fight the prospect of growth is to not invest in water and sewer. That way, it can't hold a larger capacity of people.

Some residents said the greatest weaknesses in Dillard are lack of shopping stores and heavy car traffic.

Chief of Police Jeremy Parker talked about what the Dillard Police Department is doing to combat the speeding and driving while talking on the phone through Dillard.

Hazell said that over the next month, the draft of the document will be looked over and changed.

He said that amendments can still be made to the document after it is adopted by all of the city governments.

Hazell encouraged everyone to take the online survey. It can be found by going to <http://rabuncounty.ga.gov/> and scrolling down to click on the link labeled "2019 Joint Comprehensive Plan Survey."

He said he can also be emailed with comments and questions at [aha-zell@gmrc.ga.gov](mailto:aha-zell@gmrc.ga.gov). Be sure to list "Rabun Plan" in the subject line to ensure receipt.

# RABUN

• CONTINUED FROM PAGE A1

Hazell thanked the attendees for their involvement in the planning process by attending the meeting.

"Thank you for your activism," Hazell said.

He noted that it makes the job of elected officials easier when residents express their thoughts and concerns about what they want to see in their community.

Hazell said that the comprehensive plan is the vehicle used to show the shared vision of the community and that the county is required to have it in order to be fully eligible for state funds.

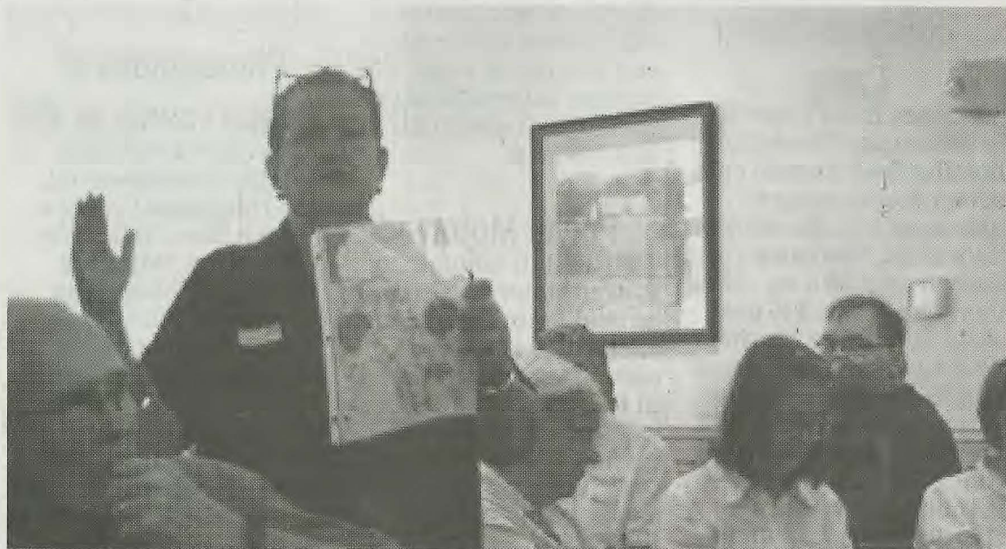
"This is your opportunity to say exactly how you feel about Rabun Gap," Faircloth said and thanked government officials in attendance.

Hazell opened by asking attendees if they wanted what is best for their hometown and said that it's important to have open dialogue in order to form an accurate vision statement.

"So that way there's clarity and consistency that's going toward a shared vision for the community," Hazell said.

Hazell said that this is an update to the current plan and that it should be updated about every five years.

He said that it will be out in the city for



Megan Broome/The Clayton Tribune

Cherie Faircloth talks about the history of Rabun Gap to attendees at a Rabun County Joint Comprehensive Plan meeting held at Rabun Gap-Nacoochee Middle School on Monday.

approval, but it will also be put in front of local governments for adoption.

"It is a living document," Hazell said, noting that it can be amended and changed in the future.

Hazell said that community members should evaluate what matters the most to them in the community when creating the vision statement and consider what will be feasible with available resources.

Part of the comprehensive plan includes addressing the geography of the region and being detailed with the location of any problems, according to Hazell.

Hazell said that the implementation part of the document relays how these ideas will come to a resolution and asks, "what do you

need to do to make them

happen?"

"Once we know the vision, you can figure out what you have to do to make that vision a reality," Hazell said. "If you affirm it, then you can act upon it."

Hazell encouraged attendees to download the existing copy of the plan and look over it to see if the vision and goals in this version were met and what should be done differently in the updated version.

Hazell then gave the floor to attendees to express their thoughts and ask questions.

Someone said that they do not want fast food places to pop up in Rabun Gap and that the agriculture of the area should be preserved.

Another audience member was concerned about the obstruction of ridge tops with new

developments.

Because Rabun Gap is unincorporated, someone questioned who enforces regulations on development and how they go about doing it.

Hazell said that it is the job of county officials to regulate and enforce laws in unincorporated areas.

Hazell said that the document covers "character areas" and can specifically state where development can and cannot happen in an area. This would protect Rabun Gap's asset of being an agrarian region.

Environmental issues were a concern for many residents, specifically improving water quality and addressing floodplains in the area.

Hazell said that it's important to address these things in a very specific vision plan.

A community member

of "unsightly" areas with empty and unoccupied buildings that are not visually appealing.

Another attendee wanted to include doing more to protect wildlife.

Someone questioned how much weight the comprehensive plan document actually has when building new structures and in government decisions, and Hazell said that cities are required to abide by the plans outlined.

Hazell said that officials cannot simply pick and choose what parts of the plan they implement and the purpose of its creation in 1989 was for protection during a lawsuit.

This document is used "as the backbone of legal challenges," Hazell said.

One community member addressed the congestion on Highway 441 near the farm stand, Osage Farms.

They said that this area is very dangerous, especially with people trying to turn left and that something needs to be done to regulate traffic control.

There was an argument that government officials have been informed of this problem, but that the answer is always that it will be resolved once the highway is widened.

Hazell said that the general consensus seems to be that Rabun Gap wants to stay rural without much growth and that the best way

to do this is "don't get water, don't get sewer."

He said that it doesn't make sense for developers to come in if they do not have water and sewer systems to support the businesses.

"I like things like they are," said an attendee who agreed with preserving the agricultural assets of the community.

Another member said that they want any development to be in a location that is hidden from the main roadway and one member said that they want to see development happen closer to Clayton.

"I'd like to see stuff put where you can't see it," an attendee said.

"Sensible growth, sustainable growth," another member said.

The general consensus was that the community needs to work together in order to keep the aesthetics of Rabun Gap as an agricultural, beautiful location.

Hazell ended by giving everyone homework and told them to carve out a vision statement and go online to take the survey.

The survey can be found by going to <http://rabuncounty.ga.gov> and scrolling down to click on the link labeled "2019 Joint Comprehensive Plan Survey."

Faircloth thanked Rabun Gap-Nacoochee Middle School for providing the venue for the comprehensive plan meeting.



## Rabun Gap residents want preserve the rural nature of their community

By Megan Broome

Staff Writer

**RABUN GAP - Preserving the agricultural integrity of Rabun Gap and minimizing change**

Megan Broome/The Clayton Tribune

**About 60 people turned out for a meeting on the Rabun County Comprehensive Plan Monday night in Rabun Gap.**

was the focus of discussion at a meeting for the Rabun County Joint Comprehensive Plan held at Rabun Gap-Nacoochee Middle School on Monday.

Adam Hazell, planning director for the Georgia Mountains Regional Commission, facilitated the meeting.

"We're very, very appreciative to him [Hazell] for making a special trip for us," said Rabun Gap resident Cherie Faircloth, who noted that this was the first time a comprehensive plan meeting has been held in Rabun Gap.

Please see RABUN, A7

# PLAN

• CONTINUED FROM PAGE A1

an online survey form on the county's website in addition to attending the meetings.

About 20 responses have been received so far.

"Let's see if we can get 23 hundred (responses)," Hazell said. "That would be ideal."

A comprehensive plan is a document used to coordinate capital improve-

ment projects and

ensure compliance with

state policies and programs.

The plan will be supported by the GMRC as it is developed through

October. GMRC is an

organization that assists with

monitoring and implementing

local comprehensive plans.

going, we know that in one way, shape or form, that will be resolved within this (five-year) planning time frame," he said.

"The only winner is that the people of Rabun County have been served," Fink said. "We have failed to do that as a government. I'm not placing blame anywhere. The governments, city and county, have both failed, and it's childish."

"We can perhaps note and offer some suggestions and advice for mechanisms, policies or means by which we want to

improve on the inter-

governmental coordina-

tion that would prevent

this from happening again,"

Hazell responded. "One of the great things

about having failures and mistakes is the opportunity

to learn from them."

"We have got to convince the people that govern us that this is not (their) water,

"It's the people's county, and we need to provide the best we can for them. And if you can't do that, get the hell out of office. We still have a big problem of coming together. We're putting forward about six fiefdoms and a county instead of one unit. Somebody mentioned consolidated government could solve that problem. It could be solved without that if egos would step aside."

- Bob Fink

EJ

vision for each community," Hazell said. "It identifies some critical needs and issues that have to be addressed to achieve those visions, and it lays out a work program for how to get there."

Former county commissioner Bob Fink said inter-governmental cooperation must be improved, and quickly.

"I think part of this needs to be Clayton and Rabun (County) working together for the benefit of the people," Fink said. "Not individual cities, not individual counties. We've lost the meaning of governing. It's vital to this community right now."

Committee member Leckie Stack pointed out that although Clayton is the county hub for commerce, only city residents have a say in what happens inside the city.

"There's no doubt that Clayton is the commercial center of the county, but if you live outside the city, you have no input."

"That's a problem," Fink agreed. "Most of the owners of businesses in Clayton live outside Clayton, and they have no input." The Service Delivery Strategy dispute was also brought up.

Committee member Kathy Ford pointed out that the 2014 comprehensive plan had identified the need to expand and improve the water system.

"So, are we going to say, okay, we should have done that five years ago, and we still haven't done it?" Ford asked. "So we put that back in again and keep our fingers crossed?"

Harrell said the courts will eventually resolve the SDS dispute, including water issues.

"I think it's safe to say, with where the SDS is

said. "It's the people's county, and we need to provide the best we can for them. And if you can't do that, get the hell out of office. We still have a big problem of coming together. We're putting forward about six fiefdoms and a county instead of one unit. Somebody mentioned consolidated government could solve that problem. It could be solved without that if egos would step aside. But this is small town America. It's no different here than it is in New Hampshire."

On this issue of addressing future growth, Harrell said it's important to clarify expectations.

"What about the notion that people say, we moved here because it's a small town, and we want it to stay a small town," Hazell asked. "A lot of North Georgia is going through this same discussion. We want jobs, but we want to stay rural. We want the tourism, but I like that it's Mayberry. We need the money, but I want to stay low taxes. We need to ask these folks, is it that you don't want to see the physical change regardless of how many people are passing through, or is it that as long as it looks rural, you could care less if there was another Starbucks or whatever moving in, if it's all built to look like the character of Clayton? Try to get these folks to say what it is they want to preserve."

The next hearing on the proposed plan will be hosted by Tallulah Falls July 9. There will also be a committee meeting July 30 at the Civic Center.

"Each community will have the opportunity to host one of these meetings," Hazell said.

# Planning Rabun's future

## Comprehensive framework for growth is in planning stages

By Wayne Knuckles

The Clayton Tribune

CLAYTON—Growth, Transportation, Hotels, Tourism, Intergovernmental cooperation, or lack thereof.

Those are the topics the new Rabun County Joint Comprehensive Plan is expected to cover when completed.

On Monday, the second in a series of public meetings to discuss the new plan was held at Clayton City Hall.

Only three members of the general public were in attendance.

But during a planning committee meeting held beforehand, Adam Hazell, director of planning for the Georgia Mountains Regional Commission (GMRC), said citizens can have a say in the final plan by filling out

Please see PLAN, A9



**Georgia Mountains  
Regional Commission**

**RABUN COUNTY JOINT COMPREHENSIVE PLAN  
2019 Update**

September 9<sup>th</sup>, 2019  
Tiger City Hall

6:30-Tiger

*Please Sign In*

Name	Community
CHAD BEDINGFIELD	TIGER, GA.
Karon Miller	Tiger GA
Margaret P. Thrasher	Tiger GA
AJ Thrasher	" "
Karen Jarrell	" "
Bryan Hansen	Tiger
Takota Vanderstelt	Tiger
Charles Burel	Tiger
Karen Lovell	Tiger
Ronald Moore	Tiger
Mike Carnes	Tiger
Leckie Stach	Tiger
Jon Ramsey	Mayor Tiger







**Georgia Mountains  
Regional Commission**

**RABUN COUNTY JOINT COMPREHENSIVE PLAN  
2019 Update**

August 13<sup>th</sup>, 2019  
City Halls, respectively

4:30 - Dillard  
6:30 - Mountain City

***Please Sign In***

Name	Community
Terry Wilson	Dillard
William H. Robinson	DILLARD
Jack Roberts	Dillard
Carron Bristol	Dillard
MEGAN BROOME	<del>Dillard</del> The Clayton House
Claude Dillard	Dillard
Dorinda Enbe	Dillard
Janet Thomas	Dillard
Wynne Powers	Dillard
Roy Johnson	Dillard
Fred Hamlett	Dillard
Rick Story	Rabun Co. Development Auth.
David Okun	Dillard
John Erbeking	Dillard
Jenny Allen	Dillard



**Georgia Mountains  
Regional Commission**

**RABUN COUNTY JOINT COMPREHENSIVE PLAN  
2019 Update**

August 13 <sup>th</sup> , 2019 City Halls, respectively	4:30 - Dillard 6:30 - Mountain City
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***Please Sign In***

Name	Community
John Lup	Mountain City
Laura West	Talbot Falls (Also FoxFire)
T.J. Smith	Tiger (FoxFire)
Brenda Hooper	Mtn City
megan Broome	The Clayton mine
Robert Self	Mtn City
Grace Watts	Mtn City Mayor
Michael Holt	Mtn. City Council
Brenda Cannon	City Clerk - Mountain City
Tom Garrison	Mtn. City Police Chief
Anita Pittman	Lakemont (FoxFire Board)
Lockie Stack	Tiger (FoxFire Board)
Melanie Deitz	Mtn. City



Georgia Mountains  
Regional Commission

## RABUN COUNTY JOINT COMPREHENSIVE PLAN 2019 Update

July 30 <sup>th</sup> , 2019 Rabun County Civic Center	6:00-Committee Meeting 7:00-Public Meeting
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*Please Sign In*

Name	Community
Leckie Bach	Sign
Kathy FORD	Tiger
David GOTTSCALK	Rabun
DAVID GOTTSCALK	Lakemont
CASSANDRA CLOUSER	Clayton
SCOTT CRAVE	RABUN



Georgia Mountains  
Regional Commission

## RABUN COUNTY JOINT COMPREHENSIVE PLAN 2019 Update

July 30 <sup>th</sup> , 2019 Rabun County Civic Center	6:00-Committee Meeting 7:00-Public Meeting
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### *Please Sign In*

Name	Community
Ella Fast	Sky Valley
Keith Nelms	Tallulah Falls
Cindy Brantley	Dillard
D. Robinette Kennedy	Mtn City
Patricia Howell	Mtn City
Megan BROWN	no clayton mtn
ANN IRVIN	TALLULAH FALLS
Richard & Cheryl CROUSE	Rabun near Lake
Cricket & John Werkheiser	Clayton
Larry Walker	Lakemont



**Georgia Mountains  
Regional Commission**

**RABUN COUNTY JOINT COMPREHENSIVE PLAN  
2019 Update**

July 16 <sup>th</sup> , 2019 Sky Valley	11:00 - Public Meeting
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***Please Sign In***

Name	Community
Megan Broome	TP Clayton Tribune
Debbie Dalhouse	Sky Valley
Barbara Kohacker	Sky Valley
Moody BARRICK	Sky Valley
Midge Attis	Sky Valley
NEK HOWARD	Sky Valley
Silla Faust	Sky Valley
Yvonne Mullis	Sky Valley
Haven Plummer	Sky Valley
Robert MacLean	Sky Valley
Jo Kelly	Sky Valley
Hollie Steil	Sky Valley
Deborah McAfee	Sky Valley
Vaughn Estes	Sky Valley
Jim Carter	" "



Georgia Mountains  
Regional Commission

**RABUN COUNTY JOINT COMPREHENSIVE PLAN  
2019 Update**

June 24 <sup>th</sup> , 2019 City of Clayton Municipal Complex	5:30 - Advisory Committee Meeting 6:30 - Public Meeting
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***Please Sign In***

Name	Community
Anthony Welch	Mountain City
<del>Frank J. ...</del>	<del>...</del>
Bob ...	4 Clayton
Janice Tyler	Mtn. City
ANN IRVIN	TALLULAH FALLS
DAVID HART	TALLULAH FALLS
Scott Dills	Clayton
Kathy FORD	Tiger
Neal Arnett	Rabun County Uninc.

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**Georgia Mountains  
Regional Commission**

**RABUN COUNTY JOINT COMPREHENSIVE PLAN  
2019 Update**

September 23 <sup>rd</sup> , 2019 Rabun County Civic Center	6:00 - Advisory Committee 7:00 - Public Hearing
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***Please Sign In***

Name	Community
Grace Watts	mtn city
Dunda Cannon	Mountain City
Dissy Henry	City of Clayton
How Fancher	RABUN GAP
Bob Finch	RABUN County
Kathy Ford	County
Arnold Irvin	Callulah Falls, GA.
Keith R Nelms	Tallulah Falls

7/22/19

Rubin County Trust Plan Mtg.

Please Sign In

Name

Gissing Henry  
Carmel McCombe

Pam + Char Sinnott

Megan Broom - Clayton Tribune

Kathy Ford  
JOEY BUREL

Kris + Don Martin

Rich + Patty Mallicote

Richard + Janice Cochran

Susan Brewer

Kathy + Charlie Breithaupt

Dee Daley

W WADE WILLIAMS

Cricket Werkheiser

Tom Werkheiser

Chap Cause

Samuel Eck

Mimi Nash

Elizabeth Chapman

GARY T. PARKER

Nichelle Dufvette

**TOWN HALL MEETING  
COMPREHENSIVE PLANNING  
PLEASE SIGN IN  
July 9, 2019, 6:00 PM**

Name	Email to be added to Town's Distribution List
Kathy FORD	
Rick Story	rstory@darcga.com
Carol Nelson	
[Signature]	
Megan Broome	<del>NEWS</del> news@theclaytontribune.com
Ann Irvin	
DAVID L. IRVIN	
RAY + Joyce MORRIS	
Bill Turk	
Keith Nelms	
[Signature]	
BS Martin	martinbj@panco.com
Mary Beth Hughes	
Wayne + Judy McDaniel	wwayne@waynemcdaniel.com
Joe Dobbs	tdobbs@tallahassee1sga.gov
Linda Lapeyrouse	
Mike Early	
[Signature]	
Edward Rappas	