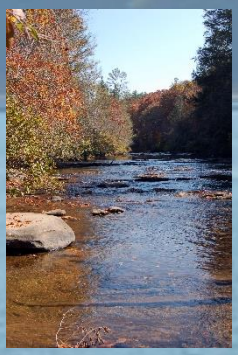

Fannin County Joint Comprehensive Plan 2018-2028

Joint Comprehensive Plan for Fannin County and the Cities of Blue Ridge, McCaysville, and Morganton 2018

Northwest Georgia Regional Commission

October 2017

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

Photos clockwise from left:
Horse Pasture, Fannin County;
Morganton City Hall;
Fannin County Courthouse, Blue Ridge;
McCaysville City Hall;
Toccoa River;
Shopping Center, SR 515;
Blue Ridge City Hall;
Downtown Blue Ridge

Fannin County
Joint Comprehensive Plan 2018-2028

Joint Comprehensive Plan for Fannin County and the Cities of Blue Ridge, McCaysville, and Morganton 2018

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

October 2017

Adopted:
Fannin County: October 24, 2017
City of Blue Ridge: October 10, 2017
City of McCaysville: October 10, 2017
City of Morganton: September 12, 2017

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ACKNOWLEDGEMENTS

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

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A RESOLUTION
TO ADOPT THE

Fannin County Joint Comprehensive Plan 2018-2028: Joint Comprehensive Plan for Fannin County and the Cities of Blue Ridge, McCaysville, and Morganton, 2018

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

Whereas, the **Fannin County Joint Comprehensive Plan 2018-2028: Joint Comprehensive Plan for Fannin County and the Cities of Blue Ridge, McCaysville, and Morganton, 2018** is now complete; and

Whereas, such **Joint Comprehensive Plan Update** is approved by the Georgia Department of Community Affairs as meeting Georgia's Minimum Planning Standards and Procedures (effective March 1, 2014); and

Whereas, the second and final public hearing was held on Tuesday, August 15, 2017 at 10:00 am at the Blue Ridge Mountains Arts Association and Art Center, 420 W. Main St, Blue Ridge, GA 30513.

Now Therefore Be It Resolved, that the Board of Commissioners of Fannin County hereby officially adopts the **Fannin County Joint Comprehensive Plan 2018-2028: Joint Comprehensive Plan for Fannin County and the Cities of Blue Ridge, McCaysville, and Morganton, 2018.**

Resolved, this 24th day of October, 2017.

BY: _____
Stan Helton
Fannin County Commission Chairman

ATTEST: _____
Karen Jones, County Clerk
Fannin County

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A RESOLUTION
TO ADOPT THE

Fannin County Joint Comprehensive Plan 2018-2028: Joint Comprehensive Plan for Fannin County and the Cities of Blue Ridge, McCaysville, and Morganton, 2018

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

Whereas, the **Fannin County Joint Comprehensive Plan 2018-2028: Joint Comprehensive Plan for Fannin County and the Cities of Blue Ridge, McCaysville, and Morganton, 2018** is now complete; and

Whereas, such **Joint Comprehensive Plan Update** is approved by the Georgia Department of Community Affairs as meeting Georgia's Minimum Planning Standards and Procedures (effective March 1, 2014); and

Whereas, the second and final public hearing was held on Tuesday, August 15, 2017 at 10:00 am at the Blue Ridge Mountains Arts Association and Art Center, 420 W. Main St, Blue Ridge, GA 30513.

Now Therefore Be It Resolved, that the Mayor and City Council of the City of Blue Ridge hereby officially adopt the **Fannin County Joint Comprehensive Plan 2018-2028: Joint Comprehensive Plan for Fannin County and the Cities of Blue Ridge, McCaysville, and Morganton, 2018**.

Resolved, this 10th day of Oct 2017.

BY: _____
Donna Whitener, Mayor
City of Blue Ridge

ATTEST: _____
Kelsey Ledford, City Clerk
City of Blue Ridge

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A RESOLUTION
TO ADOPT THE

Fannin County Joint Comprehensive Plan 2018-2028: Joint Comprehensive Plan for Fannin County and the Cities of Blue Ridge, McCaysville, and Morganton, 2018

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

Whereas, the **Fannin County Joint Comprehensive Plan 2018-2028: Joint Comprehensive Plan for Fannin County and the Cities of Blue Ridge, McCaysville, and Morganton, 2018** is now complete; and

Whereas, such **Joint Comprehensive Plan Update** is approved by the Georgia Department of Community Affairs as meeting Georgia's Minimum Planning Standards and Procedures (effective March 1, 2014); and

Whereas, the second and final public hearing was held on Tuesday, August 15, 2017 at 10:00 am at the Blue Ridge Mountains Arts Association and Art Center, 420 W. Main St, Blue Ridge, GA 30513.

Now Therefore Be It Resolved, that the Mayor and City Council of the City of McCaysville hereby officially adopt the **Joint Comprehensive Plan Update for Fannin County and the Cities of Blue Ridge, McCaysville, and Morganton, 2018-2028**.

Resolved, this 10th day of October, 2017.

BY: Thomas Seabolt
Thomas Seabolt, Mayor
City of McCaysville

ATTEST: Nancy Godfrey
Nancy Godfrey, City Clerk
City of McCaysville

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City of Morganton
County of Fannin
State of Georgia

A RESOLUTION TO ADOPT THE FANNIN COUNTY JOINT COMPREHENSIVE PLAN 2018-2028: JOINT COMPREHENSIVE PLAN FOR FANNIN COUNTY AND THE CITIES OF OF BLUE RIDGE, MCCAYSVILLE AND MORGANTON GEORIGA 2018

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

WHEREAS, the Fannin County Joint Comprehensive Plan 2018-2028: Joint Comprehensive Plan for Fannin County and the cities of Blue Ridge, McCaysville and Morganton, 2018 is now complete; and,

WHEREAS, such Joint Comprehensive Plan Update is approved by the Georgia Department of Community Affairs as meeting Georgia's Minimum Planning Standards and Procedures (effective March 1, 2014); and,

WHEREAS, the second and final public hearing was held on Tuesday, August15, 2017, at 10:00 am at the Blue Ridge Mountains Arts Association and Art Center, 420 W. Main St. Blue Ridge, GA 30513.

NOW THEREFORE, be it resolved that the Mayor and City Council of theCity of Morganton, Georgia has offically adopted the Fannin County Joint Comprehensive Plan 2018-2028: Joint Comprehensive Plan for Fannin County and the cities of Blue Ridge, McCaysville and Morganton, 2018.

SO RESOLVED THIS 12h day of September, 2017, by a vote of 3 to 0 at the regular Council Meeting held on September 21, 2017

City of Morganton, Georgia

BY: Mike England
Mike England, Mayor

Bill Kendall
Bill Kendall, Council Member

Robert W. Craig
Robert Craig, Council Member

Gail H. Corbett
Gail Corbett, Council Member

CERTIFICATION

I do hereby certify that the above is a true and correct copy of the said resolution duly adopted by the council on date so stated in said resolution.

I further certify that I am the Clerk of the Council and that said resolution has been duly entered in the official records of said council and remains in full force and effect this 12th day of September, 2017.

ATTEST: Joan R. Drobinski
Joan R. Drobinski, City Clerk

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1. Introduction: Planning for the Community's Progress

The Importance of Planning

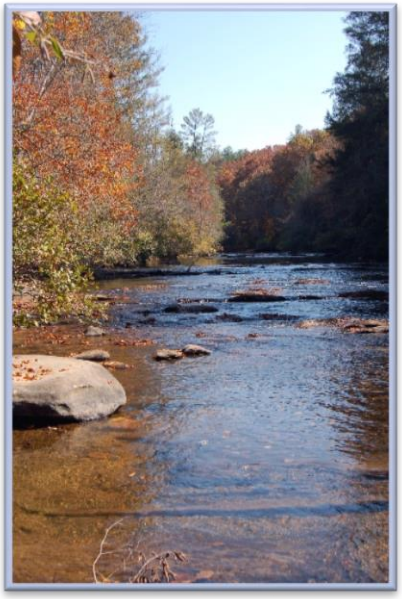


Figure 1. Toccoa River, Dial area

Comprehensive planning has played a role in Fannin County government for many years. The first joint, (or combined) effort of the county and its cities was completed in 1994, followed by a 10-year update in 2004, a partial update in 2009, and work program updates in 2013. The leaders of Fannin County have chosen to make planning a cornerstone of good government for several reasons. First, planning allows the local government to run more efficiently and smoothly, seizing opportunities as they emerge and identifying and solving problems before they become overwhelming. Second, the counties and cities have been complying with state requirements to produce a well-organized, comprehensive plan to maintain eligibility for many state loans, grants and permits. By following the process laid out by Georgia Department of Community Affairs, leaders have been able to promote a more democratic, and participatory local government. This current effort, the *Fannin County Joint Comprehensive Plan, 2018-2028,* continues this commitment to good government. Fannin County and the incorporated cities of Blue Ridge, McCaysville, and Morganton are included in this plan.

Requirements of the Plan

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

The state of Georgia requires that county and city governments develop, adopt, maintain, and implement a comprehensive plan to qualify for selected state grants, loans, and permits. By adhering to the state's planning process, these local governments maintain their Qualified Local Government status (QLG). New 2014 state Minimum Standards for Local Comprehensive Planning require a comprehensive plan update containing the following elements of this current document every five years to maintain QLG status.

- Community Vision and Goals- a short summary of what residents view as an ideal community and a list of ways to get there.

- Report of Accomplishment- a table summarizing the status of work activities listed in the last five-year work program. Items that are assessed as underway are automatically moved forward to the next work program, along with activities that were postponed.
- Community Needs and Opportunities- a collection of ideas from the public and government leaders that reflects the current state of the county and what it could improve and enhance.
- Land Use/Future Land Use Map and Narrative- a parcel-by-parcel depiction allowing the manager to track trends in the disposition and condition of the land based on human activities. Examples of standard land use categories used here include commercial, industrial, single-family residential, multi-family residential, and agriculture/forestry
- Community Work Program- a list of specific tasks to accomplish within the next 5 years.

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

This plan has been updated in accordance with the Rules of the Georgia Department of Community Affairs, O.C.G.A. Chapter 110-12-1, Minimum Standards and Procedures for Local Comprehensive Planning, effective March 1, 2014. The plan is organized to comply with these new state planning rules.

Past, Present and Future in a Mountain Community

The mountainous land that would become Fannin County was Cherokee Indian territory when European settlers arrived in Georgia. The Indians farmed, fished, and hunted along the Toccoa River and its tributaries. Through incursions into their territory, the Cherokee gradually lost ground to white settlers, with the discovery of gold in the Georgia mountains in 1829 being a turning point in the process. State land lotteries gave possession of Cherokee lands to whites in the early and mid-1830's, and the Indians were forcibly removed west in 1838. The settlers who took over the land farmed and harvested timber in the remote mountain valleys. The steep mountain terrain limited many settlers to subsistence farming and kept the population low, with very few slaves for large-scale plantation farming. The mineral wealth of this area of the mountains lay more in copper than gold. A seam of copper located just over the state line in Tennessee was mined starting in the mid 1800's, contributing to the local economy. This area in Polk County, Tennessee and just over the line in McCaysville, Georgia became known as the Copper Basin. The challenge was that the mountains stood between the mines and the market, and rail lines were difficult to build in that terrain. In 1854 Fannin County was formed out of parts of Union and Gilmer Counties, with the county seat centrally located at Morganton.

The main path of Civil War battles in Georgia lay west of Fannin County, bypassing the steep mountain terrain, but the war was a time of suffering and deprivation even far from the battle lines, as farming and other work was disrupted because men left to fight, and looting and lawlessness flourished. The county was divided over the issue of secession, and contributed soldiers to both the Confederate and the Union Armies. Copper production temporarily ceased, but was renewed when the Confederates seized the mines, many of which were owned by northern interests, and sold them to southern capitalists. At this

point the ore was still moved out by mule-drawn wagons. Rail lines did not arrive in Fannin County until 1886, and one year later the town of Blue Ridge was incorporated at the terminus of the rail line. The arrival of the railroad station in Blue Ridge threatened Morganton's designation as the county seat, with Blue Ridge taking it over in 1895. The rail line provided an easier way to get products out of the county, and for visitors to escape the heat of Atlanta in a few hours by rail to stay at mountain resorts and sample the mineral springs in Blue Ridge.

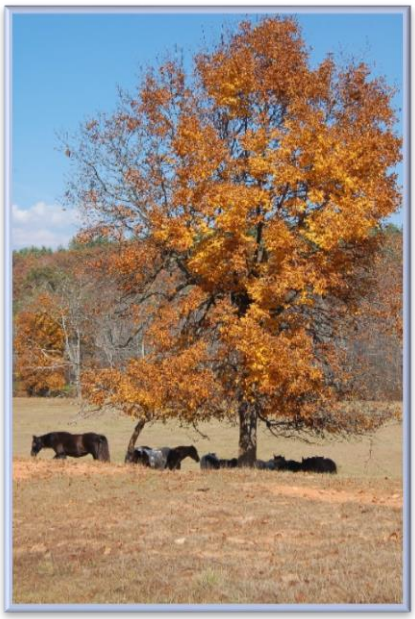


Figure 2. Pasture in Fannin County

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

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

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

River and its tributaries, eventually comprising 40% of the county's land. This land provided vast recreational opportunities and timber production in the mid-20th century as the replanted forest matured.

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

Figure 3.The engine of the Blue Ridge Scenic Railway train. Photo: J. Meadows

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

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

Although manufacturing has declined, a huge tourist industry attracts thousands of visitors to hunt, fish, hike, bike, and boat on the extensive public lands. Tourists ride the Blue Ridge Scenic Railway from Blue Ridge to McCaysville, rent cabins in the mountains around the county, and drive up on day trips to buy apples and other fruits grown in the Georgia mountains.

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

Natural Setting

Fannin County is located in the Appalachian Mountain's Blue Ridge Province, an area of ancient, heavily eroded mountains covering several states. The western part of the county lies in the Cohutta Mountains, a very old mountain group with sedimentary and metamorphosed sedimentary rocks. In the center, and to the north and east, lies the somewhat flatter area known as the McCaysville Basin. The southern part

of the county is in the younger, geologically distinct Blue Ridge Mountains, formed of shist, gneiss, and granite. In the higher elevations, many of the peaks in the county rise above 3000 feet, and one, Cowpen Mountain in the Cohutta Mountains, rises above 4000 feet (4151 feet). Most of the high elevation land is part of the Chattahoochee National Forest. Much of the land outside the cities is forested, but pastures occupy the flatter areas, with some row crops and orchards.

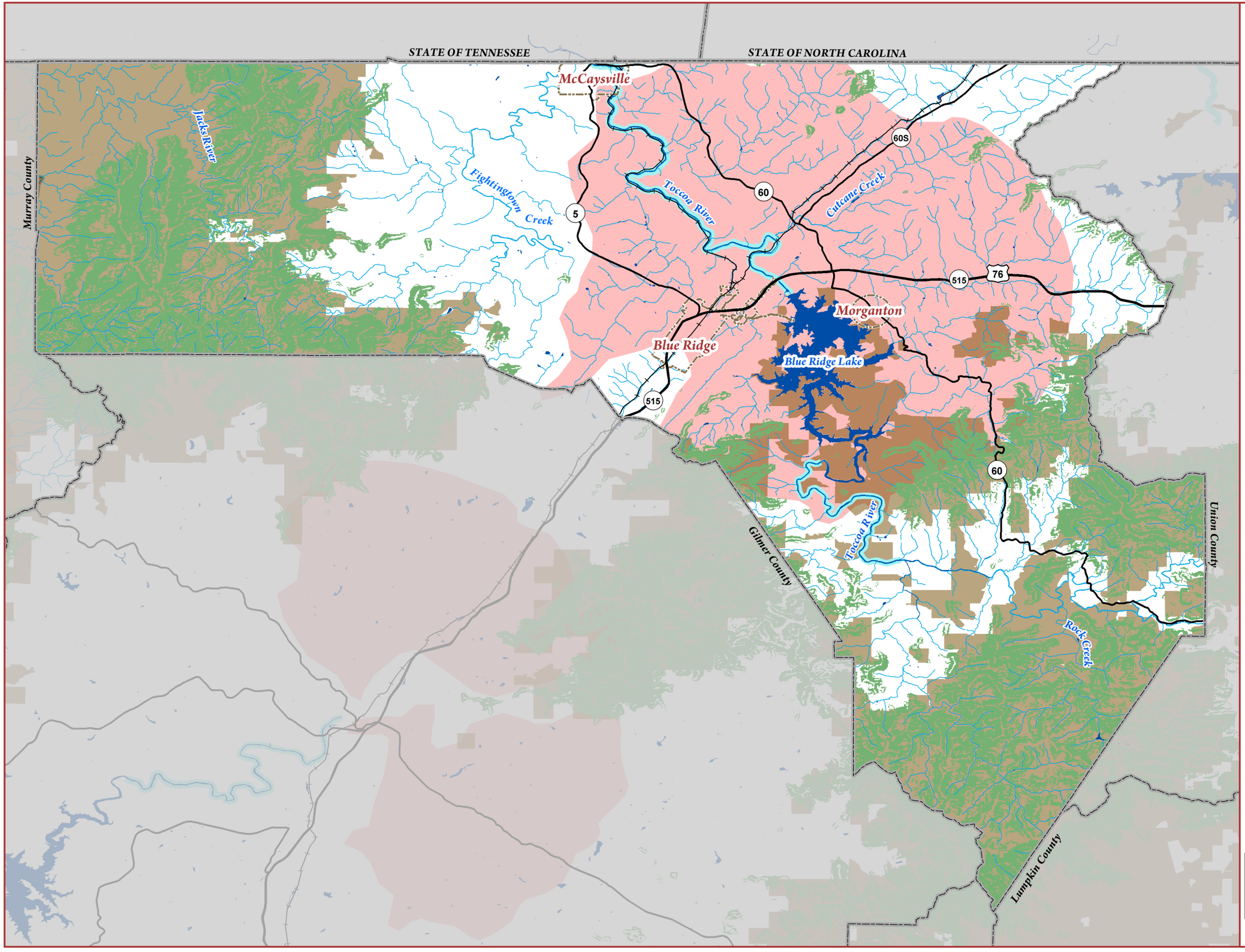
High rainfall feeds the many beautiful streams in the county, all of which are cold enough for trout. Most of the county is in the drainage of the Toccoa River, which is called the Ocoee once it flows into Tennessee. Several of the larger tributaries to the Toccoa River are Noontootla Creek, Rock Creek, Cooper Creek, Hemptown Creek, Cutcane Creek, and Fightingtown Creek. The Toccoa River provides sufficient flow and elevation drop for a reservoir, Lake Blue Ridge. The river's abundant flow also supplies the water for McCaysville and Blue Ridge, with water intakes on the river. A few streams in the northeastern part of the county drain into the Nottely River. On the south side of the county are a few tributaries of the Etowah River, while on the west side the Jack's River and several other streams flow into the Conasauga River. Thus, the vast majority of the county is in the Tennessee River Basin by way of the Toccoa/Ocoee and Nottely Rivers, while a small portion is in the Alabama/Coosa/Tallapoosa River Basin by way of the Etowah and Conasauga Rivers.

Environmental Planning Criteria

The state of Georgia encourages local governments to incorporate protection for important natural resources in their planning process so that these resources are not damaged as development occurs. The recommendations for protection are called the Environmental Planning Criteria, and they cover five areas of concern. Fannin County contains four of these resources. See Figure 4, Environmentally Sensitive Areas, Fannin County Map. The Toccoa River is large enough to qualify as a Protected River. There are large areas of mountain terrain that are higher than 2,200 feet and have a slope of 25% or greater, so they receive Mountain Protection status. Much of this steep land is on the Chattahoochee National Forest and would not be developed anyway. The wetlands, though limited due to steep terrain, also receive development restrictions. Since both Blue Ridge and McCaysville get their water out of the Toccoa River, the restrictions of a Water Supply Watershed apply. Fannin County has incorporated the Environmental

Figure 4.Toccoa River downstream of McCaysville Water plant

Planning Criteria in the Fannin County Land Development Ordinance.



Environmentally Sensitive Areas Fannin County, GA

- City Limits
- NWI Wetlands
- Perennial Streams
- Protected Rivers
- Protected Mountains
- US Forest Service
- Water Supply Watersheds

N
W E
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1 in = 3 miles

This is a product of the Northwest Georgia Regional Commission Geographic Information System Services, 503 West Waugh Street, Dalton, Georgia 30720, (706) 272-2300, www.nwgrc.org. This map is a representation of features displayed and does not constitute a legal representation of any one feature. This product may not be used or reproduced without the NWGRC logo, name, and disclaimer being displayed.

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Figure 5. Environmentally Sensitive Areas, Fannin County, Georgia.

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Impaired Waters of Fannin County

Clean streams, rivers, and lakes are important to drinking water supply, safe recreation, fish and wildlife, and the scenic beauty of Fannin County. Currently the Georgia EPD lists fifteen streams and rivers in Fannin County on the impaired list because they do not meeting the criteria for clean water (Georgia 2014 305(b)/303(d) list and the Georgia 2016 Draft 305(b)/303(d) lists).

There are 15 streams and rivers on the impaired lists (Table 1). No streams were delisted between the 2014 and 2016 list, and 3 new streams were added to the list. Four streams are impaired by fecal coliform bacteria. This is a concern for recreational contact with the water and for the water supply. Eleven streams have impaired biotic communities, either fish or macroinvertebrates (which serve in the food chain to feed fish). The integrity of the biotic community is important for recreational fishing and overall health of the aquatic ecosystem. Many instream biotic communities are impaired in Georgia because of sediment. Sediment can cause downstream problems at municipal water intakes. Three streams are impaired from pH, which is probably low due to acid inputs, possibly from past mining activities.

Table 1. Impaired Streams in Fannin County

2014 current list and 2016 Draft list-Impaired streams-Tennessee Drainage					
Reach Name	Reach location	Criterion violated	Potential causes	Extent	Use
Fightingtown Creek	CR 159 to Stateline	Fecal Coliform	Non-point source	7 miles	Fishing
Hemptown Creek	Mitchell Branch to Young Stone	Fecal Coliform, Bio-Macroinvertebrate	Non-point source	10 miles	Fishing
Owenby Creek	Headwaters to Stateline	Bio Fish	Non-point source	5 miles	Fishing
South Fork Rapier Mill	Stateline to Stateline	Bio Fish	Non-point source	2 miles	Fishing
Sugar Creek	Upstream Toccoa River	Bio-Macroinvertebrate	Non-point source	2 miles	Fishing
Toccoa River	Big Creek to Lake Blue Ridge	Fecal Coliform	Non-point source	10 miles	Recreation
Tumbling Creek	Headwaters to State Line	Bio Fish	Non-point source	5 miles	Fishing
Weaver Creek	Mineral Springs Creek to the Toccoa River	Bio Fish	Non-point source	2 miles	Fishing
Wilscot Creek	Headwaters to Crawford Creek	Bio Fish	Non-point source	4 miles	Fishing
New Streams added to Draft 2016 List of Impaired streams Tennessee Drainage					
Reach Name	Reach location	Criterion violated	Potential causes	Extent	Use
Bryan Creek	Headwaters to Hemptown Creek	pH		3 miles	Fishing

Hothouse Creek	Tributary to Toccoa River	pH	Non-point source	8 miles	Fishing
Tributary to South Fork Rapier Mill Creek	Stateline to South Fork Rapier Mill Creek	pH		1 mile	Fishing
2014 current list and 2016 Draft list impaired streams-Coosa Drainage. All of these have been carried over to the 2016 draft list					
Reach Name	Reach location	Criterion violated	Potential causes	Extent	Use
Boardtown Creek	Headwaters to Jones Creek/Bryant Creek	Bio Fish	Non-point source	6 miles	Fishing
Cherry Log Creek (aka Ellijay River)	Headwaters to Laurel Creek	Bio Fish	Non-point source Urban Runoff/urban effects	5 miles	Drinking Water
Jacks River	Rough Creek to Stateline	Fecal Coliform	Non-point source	9 miles	Fishing, Wild and Scenic River
Jigger Creek	Headwaters to the Conasauga River	Bio Fish	Non-point source	5 miles	Fishing

Population, Education, and Economics

Fannin County is part of the 15-county Northwest Georgia Region in terms of planning. These counties include Bartow, Catoosa, Chattooga, Dade, Fannin, Floyd, Gilmer, Gordon, Haralson, Murray, Pickens, Polk, Paulding, Walker, and Whitfield. Georgia's population has grown rapidly since the 1960's, as people have moved into the state to take advantage of job opportunities (Figure 5). Projections of future population growth from the Governor's Office of Planning and Budget show more than 14 million people in the state by 2050. Paulding County, on the west side of Atlanta, is projected to remain the most populous county in the Northwest Georgia Region through 2050, reaching 300,000. The 2016 estimate for the population of Fannin County is 24,010 persons. The population of Fannin County is predicted to peak at 24,349 persons in 2030, then decline slightly by 2050 to 22,952. For comparison, Fannin's County's neighbor in the Northwest Georgia Region, Gilmer County, is predicted to have a population that will continue to climb slowly, peaking at 33,749 persons in 2050. The permanent resident population data does not give the complete story in Fannin County. Because it is a tourist destination, the number of people in the county varies seasonally. Of 16,589 total housing units, 4,061 units are seasonal, recreational, and occasional-use homes. This could add 8,000-plus people on any given weekend in the summer or fall to the 24,010 population estimate for 2016. It is harder to track the services needed by such a shifting population.

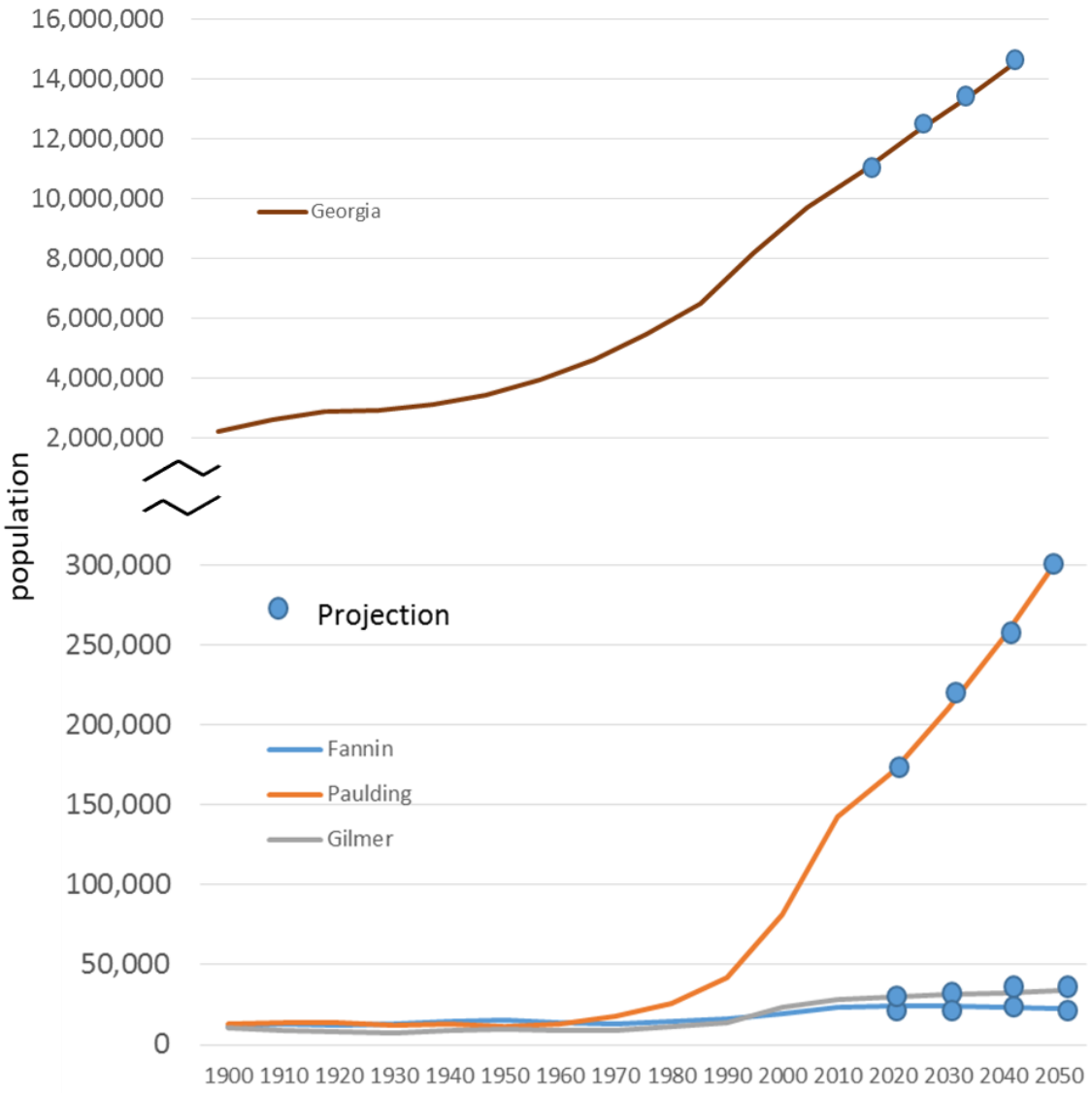


Figure 6. Population trends for Fannin, Gilmer, Paulding Counties and Georgia. US Census and Gov. O. of Planning and Budget.

Education is an issue of great concern because it affects income and employment. As Figure 6 shows, Fannin County lags behind the state in college degrees, with only 10.2% of those 25 and older attaining a bachelor's degree compared to 17.8% for the state. However, Fannin keeps up with rest of the Northwest Georgia Region's attainment rate, 10.4%, for bachelor's degrees. A branch of North Georgia University provides a 4-year college option within the county.

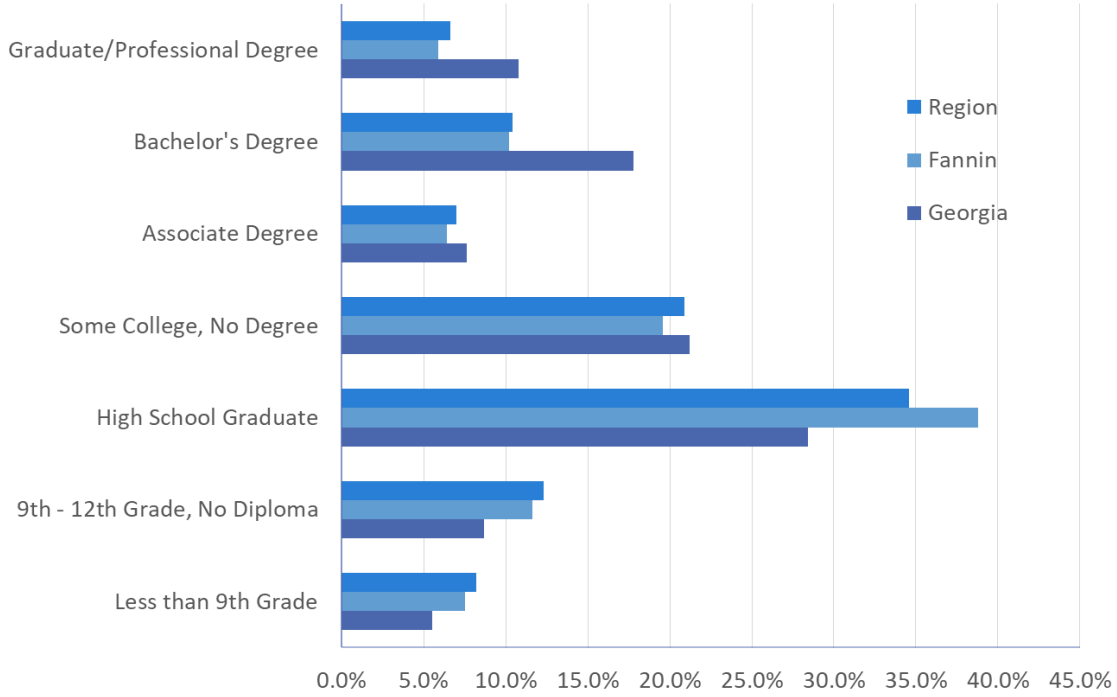


Figure 7. Educational Attainment 2015 population 25 years and older. US Census 2010, American Community Survey 2011-2015, ESRI Forecasts for2015.

Fannin County's median household income for 2015, $36,548, is the fourth lowest in the region, but eight other of the region's counties do not rise out of the thirty thousand dollar range (Figure 7). Paulding County, with its proximity to Atlanta, has become a location where many professionals find suburban housing, so it has the highest income in the region. The 2015 poverty threshold for a family of 4 with two children under 18 is $24,036, according to the US Census Bureau. In Fannin County, 17.4% of the population is below the poverty threshold, or 4,229 people out of a total population of 24,303.

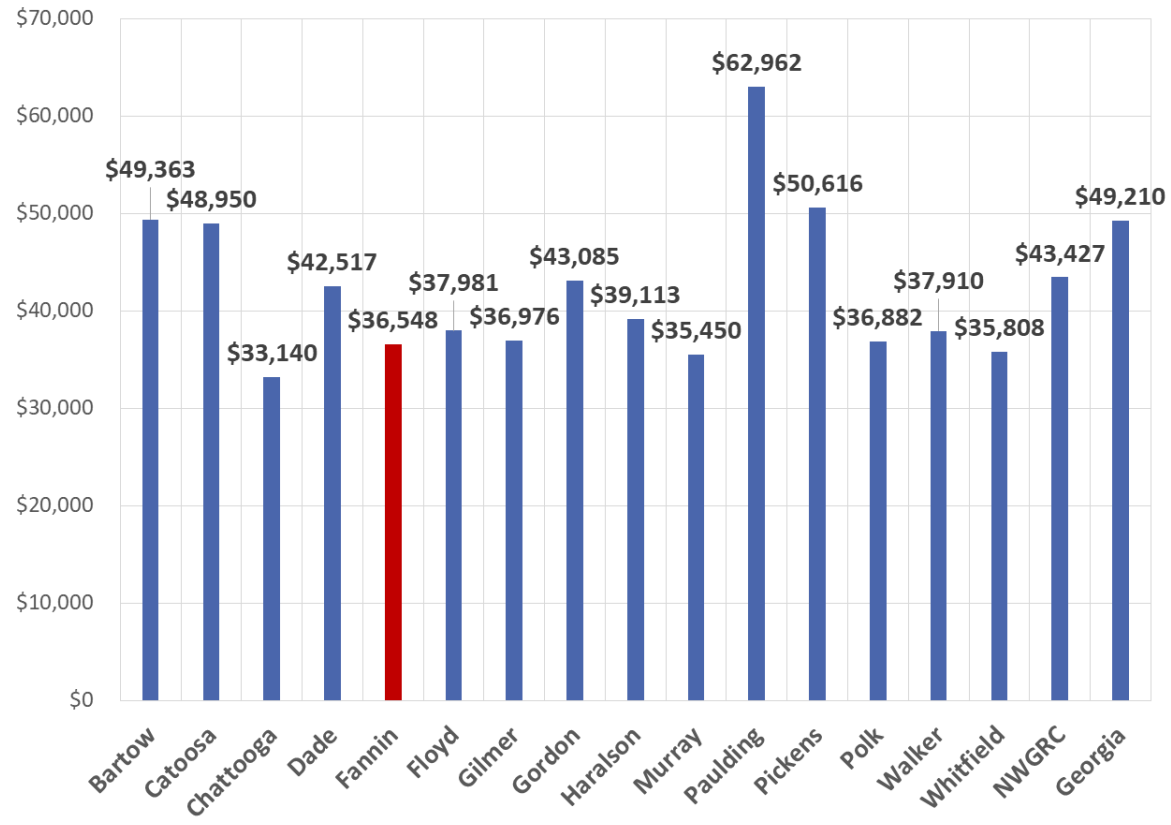


Figure 8. Median Household Income 2015. US Census Bureau, ESRI Community Profile

The recession of 2007-2009 still has an impact on Fannin County. Unemployment for 2015 for the county was at 6%, but six other counties in the region had higher levels of unemployment (Figure 8). Figure 9 shows that unemployment has dropped since reaching a high in 2010, but is still not back to pre-recession levels, and that Fannin County follows the national and state trend.

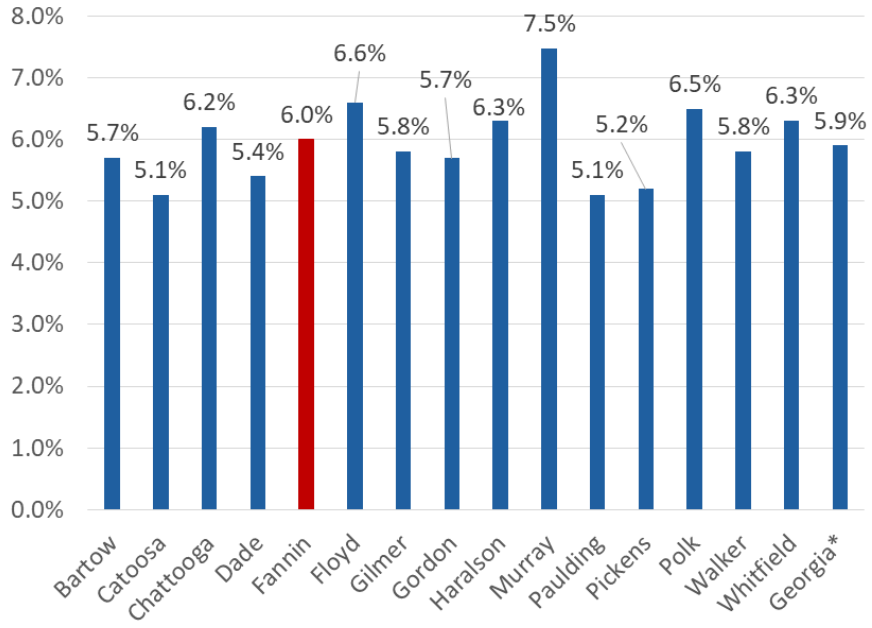


Figure 9. Unemployment 2015. Georgia Department t of Labor, US Bureau of Labor Statistics

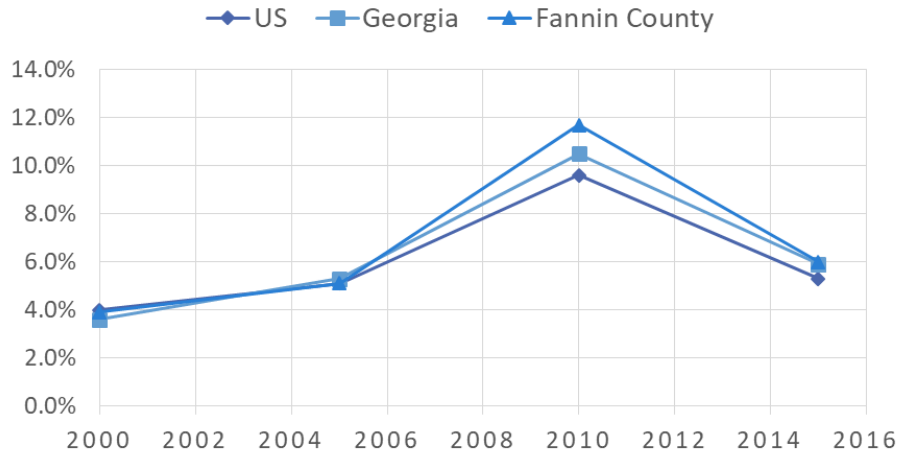


Figure 10. Unemployment Trends. Georgia Department of Labor, US Department of Labor

Public Participation

Public participation is a required part of the state planning rules because getting the public involved is a fair and reasonable way to run a local government in a democratic society, and when local residents participate in the planning process, they have greater ownership in the results. Each government chose steering committee members from among elected and appointed officials, and then a larger group of local stakeholders were chosen from various professions, areas of interest, and other government positions. Stakeholders and steering committee members attended four late afternoon meetings, to which the general public was also invited.

Figure 11. Fannin Plan Open House

The first three meetings involved brain-storming over issues important to the community using the SWOT method (listing Strengths, Weaknesses, Opportunities, and Threats), as described in the Needs and Opportunities section of this document. The fourth meeting allowed time to review the results of the SWOT analysis, in the form of Needs and Opportunities lists. Other activities at the meetings included a review of land use maps for each government, a PowerPoint presentation of population and employment trends, a PowerPoint presentation of the Regional Water Use Plan, and discussion of the Environmental Planning Criteria as they apply to areas of Fannin County. For this discussion, planners provided a map showing the location of wetlands, protected rivers, protected mountains, and water supply watersheds in the county. See Appendix A for a list of meetings and other contact with the communities.

To further track public opinion, planners developed an electronic community vision survey specific to Fannin County. This survey was put online on the Fannin County Website and the Blue Ridge Website. Paper copies were made available at the Fannin Public Library, the City Halls, and at the stakeholder meetings. Links were published in the Chamber of Commerce Newsletter and the *News Observer* Newspaper. There were 121 responses to the survey. Since anyone could take the survey who wished, participants were not randomly selected, and overall participation was low, the survey is not statistically significant, but it does provide insight into how residents view their community. See the Needs and Opportunities section for a discussion of how the survey results relate to the Needs and Opportunities developed in the stakeholder meetings, and Appendix B for the complete results of the survey.

An Open House was held in Blue Ridge City Hall on May 18, 2017 for the general public to drop in and see planning maps and proposed projects found in the Needs and Opportunities lists.

2. Community Vision and Goals

Every community wants to offer some basic things like jobs and good housing. The planning process lets communities go beyond the basics to develop a vision of what would be ideal for their unique situation. To give the governments a stronger sense of the direction the communities would like to go, the planners added goals to the vision statements. Goals can be used as guiding principles, which, if applied to problems faced by the community, can make the vision a reality. The goals are general statements related to issues brought up by residents and government managers during the public input process, such as enhancing the arts and Appalachian culture, short-term rental housing and workforce housing, economic diversification, and a safe, clean living environment. The county and its municipalities have several goals that are the same because they are all part of the same mountainous geographical area, share the same school system, and all have tourism, the second-home business, and recreation as a major part of their economies.

Figure 12. Steel Bridge over the Toccoa River at McCaysville

Fannin County

Fannin Vision Statement:

Fannin County will be the premier vacation destination in the North Georgia mountains, providing a wide range of recreation opportunities to all visitors in a friendly, safe, healthy, and beautiful environment. At the same time, we will promote policies that encourage a diversified economy, with industries and businesses compatible with our rural area. The government will work to respond to the needs of visitors and permanent residents, providing for public safety, economic growth, good education, and clean water and air. Our community will use cooperation between the county government, its cities, businesses, other government agencies, organizations, and citizens to fairly and efficiently solve problems, plan for the future, and enhance the quality of life.

Figure 13. Fannin County Courthouse, built in 2004

Fannin County Goals:

1. We will ensure that our county is a welcoming, safe, clean and unique destination for our many visitors to recreate. Our community will be a place where the natural and cultural treasures of the Southern Appalachians are celebrated by visitors and residents alike.

2. We will encourage the development of businesses and industries that diversify the economic base and provide quality employment opportunities close to home while minimizing the impact on our infrastructure and mountain environment.

3. We will develop policies that protect our rural landscape, both for the enjoyment of visitors and wellbeing of fish and wildlife, as well as for agricultural and forest product production.

4. We will continue to support the arts in our community by providing facilities and staff for artistic and cultural development.

5. As the Trout Capital of Georgia, Fannin County has an abundance of clean cold-water streams. We will develop policies which protect water quality in the county's streams and rivers, and Lake Blue Ridge.

6. We will work to promote an adequate range of safe, affordable, and resource-efficient housing and lodging in the community so that the members of our workforce can live in the community in which they work and visitors will have a range of accommodations from which choose.

7. We will carefully plan the expansion of infrastructure, such as sewer and water, into areas where it will enhance residential, commercial, and industrial development.

8. We will seek to provide fire and police facilities and staff to adequately protect life and property throughout all areas of the county.

9. We will support our public school system and other institutions that provide job skills in our community, and encourage opportunities for residents to further their education and training.

10. We will work with other government agencies and neighboring counties to address regional issues such as water management, wildland fire management, and recreation.

Blue Ridge

Blue Ridge Vision Statement

Figure 14. Blue Ridge City Hall

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

Blue Ridge Goals

1. We will ensure that visitors to Blue Ridge are welcome and find lodging, food and recreation in a relaxed, small-town atmosphere that highlights our natural wonders and mountain culture.

2. We will encourage the development and expansion of businesses and industries that provide quality employment and enhance our small town character.

3. As a state designated Art Town, Blue Ridge will continue to preserve and support the artistic and cultural development of our community.

4. We will develop policies that maintain downtown Blue Ridge as the focal point of the community.

5. We will work to promote an adequate range of safe, affordable, and resource-efficient housing and lodging in Blue Ridge so that the members of our workforce can live in the community in which they work and visitors will have a range of accommodations from which choose.

6. We will carefully plan the expansion of infrastructure to enhance residential, commercial, and industrial development.

7. We depend on the Toccoa River for our water supply and recreate on Lake Blue Ridge. We will develop policies that protect water quality in the Toccoa River, its tributaries, and Lake Blue Ridge.

8. We will support our public school system and other institutions that provide job skills in our community, and encourage opportunities for residents to further their education and training.

McCaysville

McCaysville Vision Statement:

Figure 15. McCaysville City Hall

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

McCaysville Goals:

1. We will ensure that visitors to McCaysville are welcome and find lodging, food, and recreation in a relaxed, small-town atmosphere that highlights our natural wonders and mountain culture.

2. We will encourage the development and expansion of businesses and industries that provide quality employment and enhance our small town character.

3. We will develop policies that maintain downtown McCaysville as the focal point of the community.

4. We will work to promote an adequate range of safe, affordable, and resource-efficient housing and lodging in McCaysville so that the members of our workforce can live in the community in which they work and visitors will have a range of accommodations from which choose.

5. We will carefully plan the expansion of infrastructure to enhance residential, commercial, and industrial development.

6. We depend on the Toccoa River for water supply and recreation. We will develop policies that protect water quality in the Toccoa River and its tributaries.

7. We will support our public school system and other institutions that provide job skills in our community, and encourage opportunities for residents to further their education and training.

8. We will continue to cooperate with our sister city Copper Hill, Tennessee on matters that affect us both, including water and sewer supply.

Morganton

Morganton Vision Statement:

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

Figure 16. Morganton City Hall. Photo by Joyce Waters

Morganton Goals:

1. The goal of our city administration is to be an organization that proudly serves our community by:
   A. Providing safe water and distribution to our customers
   B. Ensuring a safe environment for our employees to work
   C. Providing quality service to our customers
   D. Developing a consumer- and business-friendly environment
   E. Creating a team effort with our staff, residents and customers
   F. Ensuring inclusion of community in our efforts

2. We will ensure that visitors to Morganton are welcome in our relaxed, small-town that serves as a gateway to Lake Blue Ridge.

3. We will encourage the development and expansion of businesses and industries that provide quality employment and enhance our small town character.

4. We will support our public school system and other institutions that provide job skills in our community, and encourage opportunities for residents to further their education and training.

5. We will protect our abundant groundwater, the source of our water supply, and the waters of Lake Blue Ridge, on whose shores the city is located.

3. Reports of Accomplishment-Record of Progress

The work programs, in the form of tables, are at the heart of the planning process. To evaluate what has been done on a work program, a report of accomplishment is developed for each government. The reports of accomplishment show the results of past planning efforts and the status of each work program item. Since work programs are updated every five years, the items under consideration here are from the period from 2013 to 2017. The county commission chairman, land development officer, and other government officials reviewed the 2013-2017 work programs for their respective governments and noted which activities had been completed. If projects were started but not completed, the "Underway" column was marked and the estimated year of completion was noted. There is no penalty for postponing or dropping a project, since this is a planning document and not a binding legal agreement. However, an explanation is required for postponed or dropped projects. For example, a project may not have been accomplished because its funding was rejected by voters at the ballot box. Sometimes an item is dropped because it may have been a new initiative or new mandate several years ago, but over time it has become a routine function of government. When an item is marked as underway or postponed, it is carried forward to the work programs in this current plan, *Fannin County Joint Comprehensive Plan, 2018-2028.*

Figure 17. Downtown Blue Ridge

Fannin County Report of Accomplishments

REPORT OF ACCOMPLISHMENTS, 2013-2017 Unincorporated Fannin County						
WORK PROGRAM ACTIVITY	**YEAR**	**STATUS**				**Explanation if postponed or dropped**
		Complete	**Underway; Projected Completion Date**	**Postponed**	**Dropped**	
ECONOMIC DEVELOPMENT						
Sustain local funding for economic development	2013-2017				X	Ongoing, routine function of Fannin County Development Authority
Promote use of federal and state grants to encourage business expansion	2013-2017		X (2018-2022)			Rewrite for work program to say: Pursue funding from ARC, OneGeorgia, and TVA to encourage business expansion and/or relocation to the County
Develop competitive business / industrial site	2013-2017		X (2018-2022)			Rewrite for work program to say: Secure funds for buildout of industrial building at Kyle Road site
Continue support for workforce development and business resource center.	2013-2017		X (2018-2022)			Rewrite for work program to say: Continue support for workforce development and business resources through public and private partners
Develop options and marketing to encourage assisted living facilities and retirement communities to locate near available facilities.	2013-2017	X				
Seek Scenic Byway Designations for eligible county roads	2013-2017				X	Not suitable for county roads

REPORT OF ACCOMPLISHMENTS, 2013-2017

Unincorporated Fannin County

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
HOUSING						
Revise County Subdivision Regulations for conservation design subdivisions; and also to allow developers to install on-site community sewer systems.	2013-2017			X		Rewrite for work program: omit allowing community sewer systems in revised regulations
Amend adopted land development regulations to create improved standards for manufactured homes as well as the design and compatibility of manufactured home parks.	2013-2017		X (2022)			
Initiate rehabilitation and revitalize neighborhoods through identified programs for affordable housing.	2013-2017		X (2021)			
TRANSPORTATION						
Create functional standards for unpaved roadways regarding width, grade, drainage, suitability for paving, plus consideration for the served density.	2013-2017				X	Standards for paved and unpaved roads are in Fannin County Land Development Ordinance
Establish ongoing Transportation Planning and Coordination Program	2013-2017		X			
Implement the Fannin County Rural Transit Plan	2013-2017				X	This is being accomplished through Mountain Area Transportation system (MATS)

REPORT OF ACCOMPLISHMENTS, 2013-2017

Unincorporated Fannin County

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
NATURAL AND CULTURAL RESOURCES						
Continue to Implement Total Maximum Daily Load Plans	2013-2017		X			Rewrite for work program to include " Continue to Implement Total Maximum Daily Load Plans by pursuing enforcing rules for installation of septic systems, Section 319 grant funds for septic system repair program and agricultural BMP installation programs, and encouraging participation in EQIP and CRP programs
Develop and implement a buffer along SR 515.	2013-2017		X (2018-2022)			Rewrite for work program to say "visual buffer".
Develop and implement an excavation and grading ordinance applicable to land development.	2013-2017				X	Standards for excavation and grading are found in Fannin County Land Development Ordinance
Develop and implement an ordinance dealing with buffers between incompatible land uses, including adjacent government land uses.	2013-2017				X	This is almost the same as item 1 in the Land Use section below. Omit this one, except move the phrase "including land uses of adjacent governments" to the item in Land Use section
Develop and implement an ordinance to establish standards for street lighting land developments.	2013-2017				X	Not necessary because of rural character of area

REPORT OF ACCOMPLISHMENTS, 2013-2017

Unincorporated Fannin County

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
Improve enforcement of soil erosion and sedimentation regulations by strengthening procedures and training for issuance of variances.	2013-2017		X (2018-2022)			Standards for soil erosion and sediment control are found in Fannin County Land Development Ordinance Rewrite to say "attend Commissioners training for issuance of variances through ACCG.
Establish a Historic Preservation Commission	2013-2017			X		Ordinance is in place but interest in commission waned. Rewrite for work program to say: "Use existing Historic Preservation Ordinance to establish a Historic Preservation Commission"
Coordinate with NWGRC to arrange for the cost-free resurvey of historic properties and feasibility of establishing historic districts.	2013-2017			X		Interest waned. Rewrite for work program to say: "Develop plan to resurvey historic properties and consider feasibility of establishing historic districts"
Pursue nominations to the National Register of Historic Places	2013-2017			X		Funds not available. Will pursue as funds and interest level allow.
Develop alternate criteria to preserve scenic views provided by high ridgelines and steep slopes.	2013-2017				X	Standards for development on steep slopes and high elevation areas are found in the Mountain Protection Section of the Fannin County Land Development Ordinance.
Disseminate information about historic significance and tax liability	2013-2017				X	Not necessary at this time because of lack of National Register properties in private ownership.

REPORT OF ACCOMPLISHMENTS, 2013-2017

Unincorporated Fannin County

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
COMMUNITY FACILITIES AND SERVICES						
Implement a public water treatment and distribution system for the unincorporated area.	2013-2017		X (2018-2022)			Rewrite for work program to omit "treatment"
Continue to expand facilities and programs of the Fannin Regional Hospital & the Fannin County Health Department in anticipation of increasing number of retirees and elderly.	2013-2017				X	Not a county function
Continue to develop Phase IV & V at the County Park	2013-2017		X (2018-2022)			Phase IV is done. Rewrite in work program as "Fannin County Rec Park on Tom Boyd Road: a. Phase V raise the ball field if needed. b. Study future recreation development
Determine feasibility of public golf course	2013-2017				X	Private golf course now active.
Purchase R/W for McCaysville Bypass	2013-2017				X	Responsibility of GDOT, not a county function
Implement the NG Regional Bike and Pedestrian Facilities Plan	2013-2017			X		Lack of funding and personnel, but interest still present (move to Transportation in work program)
Rehabilitate all sections of abandoned rail in cooperation with adjacent counties.	2013-2017				X	No rail corridor available
Hire additional staff and purchase additional equipment in sheriff's department	2013-2017	X				
Create Health Care Services Task Force	2013-2017				X	Deferred to Fannin County Board of Health

REPORT OF ACCOMPLISHMENTS, 2013-2017

Unincorporated Fannin County

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
Construct a parking deck in Blue Ridge for county purposes, including facilities for E911; emergency mgmt.; the fire department, and the county agent.	2013-2017		X (2019)			Rewrite for work program to say "Construct facilities for E911, emergency management, and fire department." Put parking deck or parking area in separate work program item
Construct a new central library	2013-2017			X		Rewrite for work program to say: "Develop plan to move library into an existing structure outside Courthouse"
LAND USE						
Develop and implement policies and ordinances that establish basic requirements for buffering incompatible land uses, site plan review, and parking standards.	2013-2017			X		Most of this is being accomplished through Land Development ordinance, but parking standards for residential and commercial use could be reviewed. Rewrite for work program to say "Develop and implement policies and ordinances that establish basic requirements for buffering incompatible land uses, including land uses of adjacent governments, site plan review, and parking standards for residential and commercial use."

REPORT OF ACCOMPLISHMENTS, 2013-2017

Unincorporated Fannin County

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
Develop and implement a landscaping and tree-planting ordinance for commercial/industrial developments.	2013-2017			X		This item will be revisited but not implemented 2018-2022. Rewrite for work program to say: "Study and identify Best Practices and model ordinances for landscaping and tree-planting for commercial/industrial developments"
INTERGOVERNMENTAL COORDINATION						
Update the Comprehensive Plan as needed.	2017	X				
Review and revise the Service Delivery Strategy as needed.	2017	X				
Identify and participate in the review process for developments of regional impact.	2013-2017				X	Routine activity of government
Maintain a relationship with the Association of County Commissioners of Georgia.	2013-2017				X	Routine activity of government. Rewrite in work program to say "Attend 2 Association of County Commissioners of Georgia events per year"

Blue Ridge Report of Accomplishments

REPORT OF ACCOMPLISHMENTS, 2013-2017 City of Blue Ridge						
WORK PROGRAM ACTIVITY	**YEAR**	**STATUS**				**Explanation if postponed or dropped**
		Complete	**Underway; Projected Completion Date**	**Postponed**	**Dropped**	
ECONOMIC DEVELOPMENT						
Develop options and marketing to encourage assisted living facilities and retirement communities to locate near available facilities.	2013-2017				X	Free Market
Promote and Improve the Farmer's Market.	2013-2017				X	Lack of Interest
HOUSING						
Amend the Zoning Ordinance and Subdivision Regulations designs to encourage traditional neighborhood designs and to improve standards for manufactured homes and manufactured home parks.	2013-2017				X	Covered in existing zoning ordinance
Initiate rehabilitation and revitalize neighborhoods through identified programs for affordable housing.	2013-2017				X	Lack of interest
TRANSPORTATION						
Coordinate with GDOT for landscaping improvements within SR 515 R/W.	2013-2017				X	Lack of funding from GDOT/City and liability concerns

REPORT OF ACCOMPLISHMENTS, 2013-2017

City of Blue Ridge

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
Establish ongoing Transportation Planning and Coordination Program	2013-2017		X 2018-2022			Rewrite for work program to include specific projects
Implement Transportation Enhancement funding for pedestrian improvements	2013-2017		X 2018-2022			Rewrite for work program with specific project of pedestrian crosswalk on Mountain Street
Implement the Blue Ridge Bicycle and Pedestrian Facilities Plan	2013-2017		X 2018-2022			Ongoing pedestrian plan, modify in work program to remove bicycle plan (rewrite for work program to include specific projects)
NATURAL AND CULTURAL RESOURCES						
Continue to implement Total Maximum Daily Load Plans	2013-2017		X 2018-2022			Rewrite for work program
Continue to support the mission of the NW Georgia Water Resources Partnership	2013-2017		X 2018-2022			Rewrite for work program
Establish a Historic Preservation Commission	2013-2017				X	Lack of interest
Coordinate with NWGRC to arrange for the cost-free resurvey of historic properties and feasibility of establishing historic districts.	2013-2017				X	Lack of interest
Pursue nominations to the National Register of Historic Places	2013-2017				X	Lack of interest
COMMUNITY FACILITIES AND SERVICES						
Expand and extend the public water distribution system	2013-2017		X 2018-2022			Rewrite for work program to include the Orchard Road extension

REPORT OF ACCOMPLISHMENTS, 2013-2017

City of Blue Ridge

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
Develop a capital improvements plan to expand public sewer service to potential development areas	2013-2017				X	Lack of plan/funding
Implement a source water protection plan (completed June 30, 2003).	2013-2017				X	The SWAP (Source Water Assessment Plan) was completed in 2003. The SWPP (Source Water Protection Plan) was not required or funded.
Design and construct a parking deck downtown	2013-2017			X		Lack of funding. Rewrite in work program to include SPLOST-funded parking facilities
LAND USE						
Amend the Zoning Ordinance to include provisions that prohibit speculative land clearing and cut/fill operations unless a viable land development request permits for building construction.	2013-2017				X	Regulations are in place to allow land preparation for development
Create a downtown redevelopment plan that provides a boundary to preserve historic structures, expand streetscape improvements, & identify locations for key governmental/cultural facilities.	2013-2017		X 2018-2022			Rewrite for work program; omit "that provides a boundary to preserve historic structures"
INTERGOVERNMENTAL COORDINATION						
Update the Comprehensive Plan as needed.	2017	X				
Review and revise the Service Delivery Strategy as needed.	2017	X				

REPORT OF ACCOMPLISHMENTS, 2013-2017

City of Blue Ridge

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
Identify and participate in the review process for developments of regional impact.	2013-2017				X	Routine activity of government
Maintain a relationship with the Georgia Municipal Association.	2013-2017		X 2018-2022			Rewrite for work program to say "Attend one function of GMA per year"
Maintain a relationship with Economic Develop Associations and affiliated State agencies.	2013-2017				X	Routine activity of government

McCaysville Report of Accomplishments

REPORT OF ACCOMPLISHMENTS, 2013-2017 City of McCaysville						
WORK PROGRAM ACTIVITY	**YEAR**	**STATUS**				**Explanation if postponed or dropped**
		Complete	**Underway; Projected Completion Date**	**Postponed**	**Dropped**	
ECONOMIC DEVELOPMENT						
Promote use of federal and state grants to encourage business expansion	2013-2017				X	No interest
Develop options and marketing to encourage assisted living facilities and retirement communities to locate near available facilities.	2013-2017				X	The only area available for project was sold for a different business
Coordinate with the Tri-City Business Association for tourism and business promotions.	2013-2017		X 2018-2022			Rewrite in work program "Coordinate with Fannin Co Chamber of Commerce to develop a tourist information center for tourism promotion"
HOUSING						
Adopt development standards for manufactured homes and manufactured home parks.	2013-2017				X	not needed, county regulations and county inspector are used to cover this
Initiate rehabilitation and revitalize neighborhoods through identified programs for affordable housing.	2013-2017		X 2018-2022			

REPORT OF ACCOMPLISHMENTS, 2013-2017

City of McCaysville

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
TRANSPORTATION						
Establish ongoing Transportation Planning and Coordination Program	2013-2017				X	Not needed
Implement the McCaysville Bicycle and Pedestrian Facilities Plan	2013-2017		X 2018-2022			Rewrite for work program to include specific project(s)
NATURAL AND CULTURAL RESOURCES						
Continue to Implement Total Maximum Daily Load Plans			X 2018-2022			
Coordinate with NWGRC to arrange for the cost-free resurvey of historic properties and feasibility of establishing historic districts.	2013-2017				X	None noted in city
Pursue nominations to the National Register of Historic Places	2013-2017				X	None noted in city
COMMUNITY FACILITIES AND SERVICES						
Expand and extend the public water distribution system.	2013-2017			X		Need to obtain funding
Develop a capital improvements plan to expand public sewer service to potential development areas.	2013-2017				X	Cannot do this without new sewer infrastructure and approval from State of Tennessee
Improve facilities at Toccoa River Park.	2013-2017	X				
Implement a source water protection plan.	2013-2017		X 2018-2022			Rewrite for work program to discuss raw water storage tank
Expand the water treatment plant.	2013-2017	X				

REPORT OF ACCOMPLISHMENTS, 2013-2017

City of McCaysville

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
LAND USE						
Establish separate policies that prohibit speculative land clearing and cut/fill operations unless a viable land development request permits for building construction.	2013-2017				X	No such land in city
Develop and implement policies and ordinances that establish basic requirements for buffering incompatible land uses, site plan review, and parking standards.	2013-2017		X 2018-2019			Rewrite for work program to include zoning ordinance and development regulations
Develop and implement a Sign Ordinance.	2013-2017		X 2018-2019			
Create a downtown redevelopment plan that provides a boundary to preserve historic structures, expand streetscape improvements, & identify locations for key governmental/cultural facilities.	2013-2017				X	Streetscape project was completed 15 years ago-all other is private interest.
Develop and implement a landscaping and tree-planting ordinance for commercial/industrial developments.	2013-2017				X	No need. No developments.
Develop and implement an excavation and grading ordinance applicable to land development.	2013-2017				X	No need.

REPORT OF ACCOMPLISHMENTS, 2013-2017

City of McCaysville

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
INTERGOVERNMENTAL COORDINATION						
Update the Comprehensive Plan as needed.	2017	X				
Review and revise the Service Delivery Strategy as needed.	2017	X				
Identify and participate in the review process for developments of regional impact.	2013-2017				X	Routine activity of government
Maintain a relationship with the Georgia Municipal Association.	2013-2017		X 2018-2022			Rewrite for work program "attend one Georgia Municipal Association event per year."

Morganton Report of Accomplishments

REPORT OF ACCOMPLISHMENTS, 2013-2017 City of Morganton						
WORK PROGRAM ACTIVITY	**YEAR**	**STATUS**				**Explanation if postponed or dropped**
		Complete	**Underway; Projected Completion Date**	**Postponed**	**Dropped**	
ECONOMIC DEVELOPMENT						
Promote use of federal and state grants to encourage business expansion	2013-2017				X	No funds available for grant matches
HOUSING						
Adopt development standards for manufactured homes and manufactured home parks.	2013-2017				X	No manufactured home parks and few manufactured homes in city
TRANSPORTATION						
Establish ongoing Transportation Planning and Coordination Program	2013-2017		X (2022)			Rewrite for work program to indicate which specific streets to submit
Expand street resurfacing.	2013-2017	2014				Rewrite for work program to include which streets will be done in next planning period
NATURAL AND CULTURAL RESOURCES						
None listed						
COMMUNITY FACILITIES AND SERVICES						
Maintain the public water distribution system	2013-2017				X	Routine activity of government

REPORT OF ACCOMPLISHMENTS, 2013-2017

City of Morganton

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
LAND USE						
Establish separate policies that prohibit speculative land clearing and cut/fill operations unless a viable land development request permits for building construction	2013-2017				X	Our land amount is limited-all permits go through county
INTERGOVERNMENTAL COORDINATION						
Update the Comprehensive Plan as needed.	2017	X				
Review and revise the Service Delivery Strategy as needed.	2017	X				
Identify and participate in the review process for developments of regional impact.	2013-2017				X	Routine activity of government
Maintain a relationship with the Georgia Municipal Association.	2013-2017				X	Routine activity of government

4. Needs and Opportunities

Figure 18. The Arts Center in Blue Ridge

To encourage stakeholder participation and help generate a wide-ranging list of concerns for each government, a brainstorming exercise was used at the stakeholder meetings. This required exercise is called the SWOT analysis, an acronym for Strengths, Weaknesses, Opportunities, and Threats. The SWOT analysis is a widely-used business technique to help an organization figure out where it is today so it can plan the path to the future. At the meetings, four tables were set out, one for each government. Planners directed stakeholders to sit at the table of the government they represented. Each table held large sheets of paper, one for each of the seven activity categories, which are Economic Development, Housing, Transportation, Natural/Cultural Resources, Community Facilities and Services, Land Use, and Intergovernmental Coordination. Each of the seven activity category sheets was divided into 4 columns headed by Strengths, Weaknesses, Opportunities, and Threats. A designated scribe recorded ideas as the stakeholders around the table worked together to identify as many issues as possible for each activity category. When all the columns had been filled in, the planners collected the sheets and developed these ideas into more specific needs and opportunities with possible strategies as a means to address these needs and opportunities. For example, in the housing category, dilapidated homes might be identified in the weakness column, and the suggested strategy might be to seek assistance from the county in enforcing building codes and to review and strengthen ordinances covering dilapidated housing. The steering committee members reviewed these lists at a later meeting. Incorporated in these lists were items from the last plan, so the steering committee members could comment on whether an issue had been completely solved or was still pertinent today. Through this process, each government developed its own set of needs and opportunities, although there is overlap in many cases. For example, in the intergovernmental coordination section, some items are the same since the governments are supposed to work together.

Representatives from the city of McCaysville had trouble making it to all the stakeholder meetings, so planners brought the SWOT process to them in a meeting at their city hall.

Results of Survey related to Needs and Opportunities

What information can be drawn from the survey results? How do the results relate to the issues that the stakeholders raised? The survey was not administered on a random basis, and the stakeholders were given an opportunity to take the survey at one of the meetings, so there is overlap between the survey respondents and the people participating in the SWOT analysis. With 122 people taking the survey and an average of 25 people at the four stakeholder meetings, the survey did capture a wider range of opinions among the public, but overall participation was not high. Efforts made to increase participation are discussed in the Public Participation section. The highest response came from unincorporated Fannin County.

Figure 19. At the state line in McCaysville/Copperhill

The format of the survey included thirteen questions, several of which allowed the respondents to check as many of the choices as they thought applied. Some questions had an "other" option, where the respondents could write in a short answer. The survey ended with a completely open ended, write-in question asking the respondents what they thought was the most important issue facing the county and/or its cities.

Overall, 85% of respondents rated their community as a good or an excellent place to live (Question 2). This is not surprising, given the regional, and even national, reputation of the county for natural splendor and outdoor recreational opportunities. In fact, the scenic views, natural wildlife assets, hunting, fishing and outdoor activities and friendly and helpful neighbors were the most popular choices when respondents were asked what they liked about the community (Question 3). This fits with the comments that stakeholders made under the Strengths column on the SWOT sheets about the wide array of natural resources available to enjoy so close to home, including Lake Blue Ridge, the Toccoa River, the Appalachian Trail and other trails, and Forest Service lands. When the survey respondents were asked to rank possible management efforts by the county, protecting natural resources and the environment came in first, and maintaining the rural quality of community life came in second (question 8). Related to this, the Fannin stakeholders at the meetings were concerned about a loss of Appalachian culture without planning.

When asked what they did not like about their community, the most frequently chosen response was not enough good jobs, and the next was too much litter (Question 4). Concern over good jobs was also an issue among the stakeholders, but litter did not figure so prominently. The public concern over litter is an opportunity for county and city administers to adopt a stronger litter control program which would develop good will and serve to benefit everyone. Question 5 asked what changes the respondents would like to see, and they chose protecting their rural community most frequently, then providing more jobs, followed by protecting more scenic open spaces and preserving farms and woodland.

When asked about community character and uncontrolled growth, 62.4%, the highest number of respondents, said that natural resources would be threatened and 57.3% said that the quality of life would go down (respondents were able to check multiple responses on question 10, so the percentages do not add up to 100). When asked to comment on how to manage growth, respondents chose land use

regulations/zoning most frequently (56%), followed closely by other options for management directed at specific resources, like stream buffers, mountain slopes and agriculture and forest conservation (question 9). Lack of zoning in the county was listed by the Fannin County stakeholders as a weakness.

Figure 20. Agritourism at Mercier Orchards

Question 6 dealt with whether public services were adequate. Sixty-two percent of the respondents said that services were adequate in their community, which is admirable considering how rural the county is. Respondents unhappy with the service level (28%) listed public water, sewer, natural gas, internet service, fire service, and road maintenance.

The stakeholders were concerned with many housing issues, including lack of lower-income housing because short-term tourist rentals may be more lucrative. When the question of whether housing for all income groups was available was posed in the survey, 41.5% said no, 39.7% said yes, and 28.8% were unsure (Question 11). This lack of a strong consensus among survey respondents suggests that the public is unaware of the housing issues in the county.

Responses to the open-ended write-in question, Question #13, about the most important issue facing the county and cities covered many concerns, but several issues came up repeatedly. These issues included a need for better government, jobs, balancing economic development with protecting the natural environment and the rural character of the county, and conflicts between locals, new arrivals, and tourists.

Not every issue brought up by the stakeholders will be addressed in this planning time-frame. The governments of the county and cities face constraints due to staffing, legal requirements, finances, established current policy, and level of public interest. For example, although Fannin County's lack of zoning was identified by the stakeholders as a concern, it is the policy of the current administration to use the existing land development ordinance to cover many development issues. Issues that were brought up by the stakeholders but later deleted from the work programs by managers, for whatever reason, were then removed from the issues and opportunities lists.

Fannin County Needs and Opportunities

Items in green are carried forward from report of accomplishment

Economic Development

CODE

ED1. Large industry is restricted due to logistic limits of county: mountainous terrain means there is a lack of flat land. Lack of interstate routes or airport result in access, supply, and safety issues.
Possible solution/strategy: Pursue funding from ARC, 1GA, and TVA to encourage business expansion and/or relocation to the County which is suitable for the terrain, including light manufacturing, smaller retail, restaurants, healthcare, the arts, outfitters and guides.

ED2. Spec buildings are an effective incentive to attract industry to county.
Possible solution/strategy:

a. Secure funds for buildout of industrial building at Kyle Road spec facility.
b. Implement Georgia Tech Enterprise Innovation Institute's Center for Economic Development Research recommendations from their 2017 labor market study to recruit industry for this facility and future facilities.

ED3. With a growing retiree population, there is a need to encourage new, small, innovative businesses (that may offer higher paying jobs with benefits) to help diversify the economy and provide job opportunities suitable for the county for highly skilled, younger workers.
Possible solution/strategy:

a. Continue support for workforce development and business resources through public and private partners.
b. Develop partnerships with technical schools and universities.

Fannin County

Housing

CODE

H1. Subdivisions which minimize the impact on the landscape are desirable to protect scenic views, forested land, and streams, assets that attract second home buyers to Fannin County.
Possible solution/strategy: Revise County Subdivision Regulations for conservation design subdivisions and to include community gardens.

H2. Standards are needed for non-traditional housing, such as mobile homes and mobile home parks.
Possible solution/strategy: Amend adopted land development regulations to create improved standards for manufactured homes as well as the design and compatibility of manufactured home parks.

H3. There is dilapidated housing in county.
Possible solution/strategy: Initiate rehabilitation and revitalize neighborhoods through identified programs for affordable housing.

H4. Because there is a lucrative market for weekend house/cabin rentals for tourists, there is a lack of affordable single family and multi-family long-term rental housing for permanent residents in Fannin County.
Possible solution/strategy: Encourage affordable housing by seeking out programs to develop subsidized housing such as CDBG and CHIP.

H5. High land prices and steep terrain limit building sites, so affordable homes are limited.
Possible solution/strategy: Encourage affordable housing by seeking out programs to develop subsidized housing such as CDBG and CHIP, and home ownership programs such as DCA's Georgia Dream Homeownership Program and USDA's Single Family Housing Guaranteed Loan Program.

H6. Well built, sustainably managed houses maintain their value over time and minimize their impact on the landscape.
Possible solution/strategy: Promote programs that reward home owners who invest in energy efficient home improvements, such as TVA's Energy Right program.

H7. There is a lack of affordable senior housing in the county.
Possible solution/strategy: Promote senior housing options in unincorporated Fannin County.

Fannin County
Transportation
CODE

T1. Due to mountainous terrain, there are limited east/west paved multi-lane automobile routes, except for SR 515/US 76.
Possible solution/strategy: Establish Transportation Planning and Coordination Program to address long-range solutions to challenging transportation issues.

T2. Many roads are not bike-friendly, and connections between Forest Service bike and pedestrian trails could be improved.
Possible solution/strategy:
a. Implement the NG Regional Bike and Pedestrian Facilities Plan.

T3. Congestion and safety issues have developed on State Route 5 due to increased business traffic and rolling terrain.
Possible solution/strategy:
a. Support DOT right-of-way acquisition process for widening of State Route 5.
b. Conduct traffic engineering study to determine if traffic signals on SR5 at Tom Boyd Road and other locations would reduce congestion and improve safety.

T4. Wayfinding signage in county could be expanded.
Possible solution/strategy: Develop plan to prioritize wayfinding signage needs throughout county and explore funding sources.

T5. Roads, bridges and sidewalks need repair, maintenance, and construction throughout unincorporated Fannin County.
Possible solution/strategy: Use SPLOST funds to pave, resurface, maintain and repair

various roads countywide. Gravel and maintain various roads countywide.

Fannin County
Natural/Cultural Resources
CODE

NC1. Water quality for drinking water, recreation is threatened by residential and commercial development, tourist activities, and agriculture. It is important to manage water resources with consideration to periods of drought.
Possible solution/strategy: Continue to Implement Total Maximum Daily Load Plans by:
a. Supporting the enforcement of rules for installation of septic systems.
b. Encouraging participation in Section 319 grant funds for septic system repair and agricultural BMP installation through Limestone Valley RC&D.
c. Encouraging participation in EQIP and CRP programs though NRCS.

NC2. The road corridor of SR 515 into the county, where many visitors form their first impression of the county, could serve as a beautiful welcome to visitors.
Possible solution/strategy: Develop and implement a visual buffer along SR 515.

NC3. Increased development and overuse of natural resources, erosion around existing or newly developed structures, and development along streams and rivers threaten the scenic beauty of the county and endangers soil and water resources.
Possible solution/strategy: Improve enforcement of soil erosion and sedimentation regulations by attending Commissioners training for issuance of variances through ACCG.

NC4. There is concern that Appalachian culture will be lost without planning.
Possible solution/strategy
a. Implement existing Historic Preservation Ordinance to establish a Historic Preservation Commission (the ordinance specifies that the body that it creates will be called the "Fannin County Historic Preservation Commission").
b. Work with local organizations, including Blue Ridge Arts Association and Fannin County Heritage Foundation to plan programs to preserve and celebrate Appalachian culture.

NC5. The last survey of historic properties was conducted in 1990's and many changes have occurred since then, including losses due to neglect, remodeling, and demolition.
Possible solution/strategy: Develop plan to resurvey historic properties and consider feasibility of establishing historic districts.

NC6. There is no cultural community plan to coordinate events and efforts.
Possible solution/strategy:
a. Pursue nominations to the National Register of Historic Places.
b. Develop a cultural community plan that would:
   i. Oversee development of public art program.
   ii. Develop cohesive scheduling and coordination of the many festivals and events that take place in Fannin County.
   iii. Identify and pursue cultural grant opportunities such as National Endowment for the Arts.

NC7. Litter is a problem in county.
Possible solution/strategy:

a. To help control littering, increase rural patrols, enforce current littering laws, and publish names of violators in paper when prosecuted.
b. Consider starting an affiliated branch of Keep America Beautiful in Fannin County.

Fannin County
Community Facilities and Services
CODE

CFS1. Many areas in county do not have access to county water (wells only).
Possible solution/strategy: Continue to expand public water distribution system for the unincorporated area.

CFS2. Improvements to Fannin County Recreation Park are beneficial.
Possible solution/strategy: At Fannin County Rec Park on Tom Boyd Road carry out these improvements:
a. Phase V: raise the ball field if needed.
b. Study further recreation development at Park.

CFS3. Upgrades to emergency and fire facilities are necessary.
Possible solution/strategy: Construct facilities for E911, emergency management, and fire department and upgrade vehicles and equipment.

CFS4. The library needs more space.
Possible solution/strategy: Develop plan to move library and media center into an existing structure outside Courthouse.

CFS5. Parking is inadequate in downtown area and around county courthouse, making it difficult to conduct business in courthouse, especially on days when tourist traffic is high.
Possible solution/strategy: Construct parking facilities in or around Blue Ridge to improve parking for Court House.

CFS6. Life and property are protected when the public is made aware of fire safety and wildfire management.
Possible solution/strategy: Add links on the Fannin County website to GA Forestry Commission's burn permit requirements, and to the Forest Service Fire Alert page.

CFS7. More short distance trails are needed (0.5-1 mile).
Possible solution/strategy: Rehabilitate Green Creek Trail area and make it handicap accessible.

CFS8. Additional recreational areas with access to Toccoa River and Lake Blue Ridge are desirable.
Possible solution/strategy: Plan and design public recreation area at TVA property at Lake Blue Ridge dam.

CFS9. The county lacks a multi-use facility for large groups and conventions.
Possible solution/strategy: Partner with cities and/or private partners to develop a proposal to explore the possibility of a community center or convention center.

CFS10. There is a lack of high speed internet in some parts of the county.
Possible solution/strategy: Invest in upgrades to internet.

CFS11. Better access to mental health services is needed.
Possible solution/strategy: Encourage Fannin Regional Hospital to provide more options for mental health care.

CFS12. Residents would benefit from improvements to Horseshoe Bend Park.
Possible solution/strategy: Add paved walking trail, pavilion and other improvements to Horseshoe Bend Park

Fannin County
Land Use
CODE

LU1. Conflicts between land uses will become more frequent as more land within the county is developed and overuse of natural resources could be better managed with land-use regulations.
Possible solution/strategy: Develop and implement policies and ordinances that establish basic requirements for buffering incompatible land uses, including land uses of adjacent governments, site plan review, and parking standards for residential and commercial use.

LU2. Sustainable development and beautification would contribute to Fannin County's reputation as a tourist destination.
Possible solution/strategy: Study and identify Best Practices and model ordinances for landscaping and tree-planting for commercial/industrial developments.

Fannin County
Intergovernmental Coordination
CODE

IC1. Personal and political agendas prevent cities and county from communicating and working together to solve problems.
Possible solution/strategy:
a. Initiate regular meetings between county, the school board, and municipalities twice a year.
b. Work with Chamber of Commerce to develop a planning board with a representative from each city to plan and develop a shared vision between cities and county.

IC2. Positive relationships between the county and cities prevent excessive conflict over jurisdictional control. We need to maintain mutual aid agreements between all governments dealing with public safety, emergency response, and efficiency.
Possible solution/strategy: Review and update service delivery strategy as needed when changes in services occur and when issues arise, to the benefit of the citizens of Fannin County and its municipalities.

IC3. County governments benefit from keeping up with current state and federal policies and best practices and networking with other counties to develop solutions.
Possible solution/strategy: Attend 2 Association of County Commissioners of Georgia events per year.

Blue Ridge Needs and Opportunities

Items in green are carried forward from report of accomplishment

Economic Development

CODE

ED1. Competition from nearby cities for industries and businesses results in lost opportunities.
Possible solution/strategy: work with Fannin County Development Authority to identify industries and businesses, such as light manufacturing, retail, restaurants, healthcare, the arts, and outdoor outfitters and guides, which are tailored to the city.

ED2. Tourism opportunities abound, but competition from nearby cities for tourist trade could result in lost revenues.
Possible solution/strategy:

a. Work with Chamber of Commerce to define and advertise the unique and distinctive tourist opportunities in Blue Ridge so it can be distinguished from the competition.
b. Consider DCA's Georgia Main Street program to promote a unified and coordinated downtown.
c. Plan with McCaysville to improve the train experience when train riders disembark in both towns.

ED3. There is a lack of independent, small, and/or professional industry.
Possible solution/strategy: Work with Fannin County Development Authority to identify low-impact industries suitable for the city.

ED4. Scenic mountains and rustic settings would be attractive to film-making.
Possible solution/strategy: Develop guidelines and information for film-making industry.

ED5. Adult education opportunities are lacking, including internships and work programs.
Possible solution/strategy: Partner with North Georgia College to develop programs for continuing education opportunities.

Blue Ridge

Housing

CODE

H1. New residents are not aware of resources that are available to them.
Possible solution**/**strategy: use city website and social media to disseminate information to new arrivals. Work with local organizations such as Chamber of Commerce and local TV station to provide information to visitors and new residents.

H2. There is not enough affordable long-term rental housing because nightly and weekend rental of whole houses is more lucrative.
Possible solution**/**strategy:- Strengthen zoning ordinances and enforcement of zoning regulations in residential zones to protect residential neighborhoods.

H3. A portion of the existing housing is not ADA accessible, and sidewalks are lacking.

Possible solution/strategy: In residential areas, develop inventory of sidewalk needs and ADA compliance shortfalls.

H4. Neighboring counties and cities provide competing housing choices.
Possible solution/strategy: Work with Chamber of Commerce to develop and advertise the unique character of Blue Ridge in terms of housing.

Blue Ridge
Transportation
CODE

T1. There is a need to plan and coordinate transportation improvements and to carry out those improvements.
Possible solution/strategy: Establish ongoing Transportation Planning and Coordination Program and carry out these specific projects:
a. Prioritize list of repairs to roads.
b. Support the MATS transportation program for affordable, on call transportation service.
c. Develop plan for enhanced public transportation system that use shuttles to and from parking area during festival events.
d. Develop list of directional signage needs.
e. Repair various streets and bridges.

T2. High tourist traffic makes facilities for pedestrians necessary and desirable for safety, accessibility, and enjoyment of the area.
Possible solution/strategy:
a. Implement Transportation Enhancement funding for pedestrian improvements:
i. Pedestrian crosswalk on Mountain Street.

T3. Lack of sidewalks in the residential area hampers pedestrian access from the residential area to the downtown area.
Possible solution/strategy: Use the "Pedestrian and Bicycle Facilities Analysis for the City of Blue Ridge" (NWGRC) to prioritize upgrades to sidewalk system.

T4. There are no designated bike paths or multi-use paths (bike, run, walk, skate) in the city to attract younger people who wish to move to Blue Ridge to experience the outdoor lifestyle.
Possible solution/strategy: Consider plan to develop bike routes in the "Pedestrian and Bicycle Facilities Analysis for the City of Blue Ridge" (NWGRC).

Blue Ridge
Natural/Cultural Resources
CODE

NC1. Water quality of Toccoa River is crucial to providing drinking water, and safe fishing and boating conditions.
Possible solution/strategy: Continue to implement Total Maximum Daily Load Plans:
a. Adopt and implement the watershed protection plan currently under development.
b. Apply for EPD 319 Grant funding for stabilizing streambanks.

NC2. Since streams and rivers do not follow the political boundaries of the county and its municipalities, it is important to participate in the management of water resources at a regional level.
Possible solution/strategy: Continue to support the mission of the NW Georgia Water Resources Partnership.

NC3. Overbuilding could be a threat to some natural resources, such as water and soil.
Possible solution/strategy: review and strengthen land development regulations.

NC4. There is a need to support the arts, Appalachian culture, and history in the city.
Possible solution/strategy: Support efforts to seek grants for Art Center, cultural festivals and events, and historic preservation in city.

Blue Ridge

Community Facilities and Services

CODE

CFS1. The city lacks a multi-use facility for large groups and conventions.
Possible solution/strategy: develop a proposal to explore the possibility of a community center or convention center.

CFS2. The city lacks a music venue or amphitheater for outdoor performances.
Possible solution/strategy: Initiate a proposal to develop an outdoor stage.

CFS3. Water and sewer is not available in all parts of the city.
Possible solution/strategy:
a. Extend public water along Orchard Road.
b. Continue to apply for CDBG grants to expand water and sewer to all streets within the city limits.

CFS4. Parking is inadequate, especially off-street parking, particularly during the many festivals taking place in Blue Ridge throughout the year.
Possible solution/strategy:
a. Require businesses in newly developed areas to provide for parking.

CFS5. Development of Mineral Springs Park, obtained by a donation in 2014, has begun, but additional improvements are in the master plan.
Possible solution/strategy: Obtain additional grant money for pavilion and bathroom.

CFS6. Repairs to City Hall and other public facilities and city facilities are needed.
Possible solution/strategy: Make improvements to public facilities, including improvements to city facilities.

Blue Ridge

Land Use

CODE

LU1. Although historic downtown is well-laid out and central to city, a lack of planning as growth occurs threatens charm and small town livability.
Possible solution**/**strategy:

a. Create a downtown development plan that provides a boundary to expand streetscape improvements, & identify locations for key governmental/cultural facilities.
b. Work with UGA's Georgia Downtown Renaissance Partnership (GDRP) through the Renaissance Strategic Visioning and Planning Program (RSVP) to redevelop East Main Street, allowing expansion of downtown area.

Blue Ridge

Intergovernmental Coordination

CODE

IC1. Personal and political agendas prevent cities and county from communicating and working together to solve problems.
Possible solution/strategy:

a. Initiate regular meetings between county, municipalities, and school board twice a year.
b. Work with Chamber of Commerce to develop a planning board with a representative from each city to plan and develop a shared vision between cities and county.

IC2. Positive relationships between the county and cities prevent excessive conflict over jurisdictional control. We need to maintain mutual aid agreements between all governments dealing with public safety, emergency response, and efficiency.
Possible solution**/**strategy: Review and update service delivery strategy as needed when changes in services occur and when issues arise, to the benefit of the citizens of Fannin County and its municipalities.

IC3. Governments benefit from keeping up with current state and federal policies and best practices and networking with other city governments to develop solutions.
Possible solution**/**strategy: Attend one function of the Georgia Municipal Association per year.

McCaysville Needs and Opportunities

Items in green are carried forward from report of accomplishment

Economic Development

CODE

ED1. Competition from nearby cities for tourist trade could result in lost revenues, including revenues from alcohol sales.
Possible solution/strategy:

a. Coordinate with the Fannin County Chamber of Commerce to develop a tourist information/welcome center for tourism promotion.
b. Implement and enforce new alcohol ordinance.
c. Consider DCA's Georgia Main Street program to promote a unified and coordinated downtown.

ED2. Jobs providing a living wage and good benefits are needed to keep young people in the area.
Possible solution/strategy: Work with Fannin County Development Authority and Chamber of Commerce to identify low-impact industries, and smaller businesses, such as restaurants, retail, outfitters, guides, which are a good fit for the city.

ED3. Improving the appearance and function of downtown features benefits tourism.
Possible solution/strategy:

a. Develop downtown development master plan to improve streetscape along Blue Ridge Drive/SR 5 and connect downtown to park.
b. Repair erosion and drainage issues throughout city.
c. Landscape river banks around bridges, SR 5 and SR 60.

McCaysville

Housing

CODE

H1. Aging community and neighborhoods need revitalization to enhance and protect McCaysville's small town charm.
Possible solution**/**strategy: Initiate rehabilitation and revitalize neighborhoods through identified programs for affordable housing.

H2. Homes may be demolished when the proposed bypass is built.
Possible solution**/**strategy: Support route that minimizes demolition of houses.

McCaysville

Transportation

CODE

T1. Residents and tourists alike would benefit from well-marked bicycle routes and safer pedestrian facilities, such as sidewalks and improved street crossings.
Possible solution**/**strategy: Implement the McCaysville Bicycle and Pedestrian Facilities Plan.

Specific projects:

a. Add sidewalks from First Baptist Church to River Road on SR 60, on both sides of SR 5 and other locations.
b. Add pedestrian crossing on SR 60 and SR 5 with flashing lights (3-way stop).
c. Add LED lights on concrete bridge and steel bridge.
d. Update street signs.

T2. Traffic is congested during tourist season (spring, summer, and fall).
Possible solution**/**strategy:

a. Support completing of proposed bypass.
b. Work with state, railroad, and local church across road to manage traffic around the train pavilion.

T3. Public parking is insufficient during tourist season and if downtown business is going to expand.
Possible solution**/**strategy: Explore increasing parking through the addition of a parking area and directional signage.

McCaysville
Natural/Cultural Resources
CODE

NC1. Water quality of Toccoa River is crucial to providing drinking water, and safe fishing and boating conditions.
Possible solution/strategy:

a. Continue to implement Total Maximum Daily Load Plans:
   i. Apply for EPD 319 Grant funding for stabilizing riverbanks of Toccoa River and other streambanks.

McCaysville
Community Facilities and Services
CODE

CFS1. Economic development would benefit from larger public water distribution system.
Possible solution**/**strategy: Coordinate with county to sell water for county's expansion of water lines in nearby unincorporated areas.

CFS2. Toccoa River, which supplies drinking water to McCaysville, experiences high sediment loads during large storm events and water distribution system needs upgrades.
Possible solution/strategy:

a. Implement a water source protection plan by adding a raw water storage tank to drinking water treatment facility.
b. Conduct a water leak and repair study for aging pipes.
c. Add meters to pump stations.

CFS3. Residents and tourists would benefit from a community center.
Possible solution/strategy: Develop a plan for funding and building a community center.

CFS4. Residents would benefit from the continued upgrading of City Park.
Possible solution/strategy: Improve City Park and recreation facilities.

CFS5. Public safety facilities and public service equipment need upgrades.
Possible solution/strategy: Upgrade public safety facilities and public service equipment.

McCaysville
Land Use
CODE

LU1. Conflicts arising from incompatible land uses, parking issues, sediment and erosion issues, and overall town appearance could be better managed. Residential areas need to be protected.
Possible solution/strategy: Develop and implement policies and ordinances that deal with land use, including:
a. Zoning ordinance to establish basic requirements for buffering incompatible land uses
b. Site plan review
c. Development regulations
d. Parking standards.

LU2. Historic appearance of downtown is enhanced by well-designed signs that fit with the town's character.
Possible solution/strategy: Develop and implement sign ordinance.

McCaysville
Intergovernmental Coordination
CODE

IC1. Lack of vision and personal and political agendas prevent cities and county from communicating and working together to solve problems.
Possible solution/strategy:
a. Initiate regular meetings between county and municipalities twice a year.
b. Work with Chamber of Commerce to develop a planning board with a representative from each city to plan and develop a shared vision between cities and county.

IC2. Positive relationships between the county and cities prevent excessive conflict over jurisdictional control. We need to maintain mutual aid agreements between all governments dealing with public safety, emergency response, and efficiency.
Possible solution/strategy: Review and update service delivery strategy as needed when changes in services occur and when issues arise, to the benefit of the citizens of Fannin County and its municipalities.

IC3. Governments benefit from keeping up with current state and federal policies and best practices and networking with other city governments to develop solutions.
Possible solution/strategy: Maintain a relationship with the Georgia Municipal Association by attending one Georgia Municipal Association event per year.

IC4. Resources to help citizens are scattered among various governments and organizations.
Possible solution/strategy: Develop a community group to provide information about programs, such as healthcare programs, under one umbrella.

IC5. Lack of community involvement and cooperation, coupled with resistance to change can prevent government from identifying the projects most needed and means to make those projects happen.
Possible solution/strategy: Establish a local advisory board of residents that meets with the government to discuss local issues and grants, and develop solutions.

Morganton Needs and Opportunities

Items in green are carried forward from report of accomplishment

Economic Development

CODE

ED1. There is limited land for industrial growth or commercial development.
Possible solution/strategy: Work with Fannin County Development Authority to identify light industries and small commercial developments suitable to the size of Morganton, and its rural/vacation home character.

ED2. Revitalization is challenging because the small size of the city limits budget for projects and grant matches, and services are limited.
Possible solution/strategy:

a. Work with Fannin County Development Authority to develop economic projects suitable for size and location of city.
b. City could have conversations with building owners on what could be done to improve building conditions (roof, façade, murals, etc.) to attract customers and/or buyers.

ED3. Vocational training is no longer available within the county to help create an employable work force.
Possible solution/strategy: Encourage and support the county school system in offering vocational training.

ED4. Buildings that could serve as potential business locations are rundown.
Possible solution/strategy: Promote revitalization of buildings in the heart of the city.

Morganton

Housing

CODE

H1. Several homes are dilapidated
Possible solution**/**strategy:

a. Seek assistance from county in enforcing building codes.
b. Review ordinance relating to substandard or dilapidated housing.

H2. Existing lots are currently available for residential development.
Possible solution**/**strategy: Encourage development of existing residential area.

Morganton

Transportation

CODE

T1. There is a need to manage and coordinate road repairs and improvements efficiently.
Possible solution**/**strategy: Establish ongoing Transportation Planning and Coordination Program..

T2. Although residents walk from their homes to the city hall, there is not a lot of room for bike lanes, walking paths, or sidewalks.
Possible solution**/**strategy: Develop signage alerting drivers to pedestrian traffic on roads.

Morganton
Natural/Cultural Resources
CODE

NC1. There are few city-organized cultural events.
Possible solution/strategy: Partner with businesses in town to develop a Summer Friday night music on the square at city hall and grill park area.

NC2. Space is limited, and budget constraints and past lack of cooperation from businesses have prevented the development of a seasonal festival.
Possible solution**/**strategy:
a. Partner with Forest Service to incorporate the Morganton Point picnic area in a summer festival.
b. Partner with local churches to use their facilities for festivals.

Morganton
Community Facilities and Services
CODE

No items for Community Facilities and Services

Morganton
Land Use
CODE

LU1. Vacant or dilapidated buildings decrease visitor or residential interest in visiting downtown.
Possible solution**/**strategy: Partner with county for enforcement of building/ housing codes and nuisance ordinance.

Morganton
Intergovernmental Coordination
CODE

IC1. Personal and political agendas prevent cities and county from communicating and working together to solve problems.
Possible solution/strategy:
a. Initiate regular meetings between county, municipalities, and school board twice a year.
b. Work with Chamber of Commerce to develop a planning board with a representative from each city to plan and develop a shared vision between cities and county.

IC2. There has been an inability to access services provided by the county in a timely manner. Positive relationships between the county and cities prevent excessive conflict over jurisdictional control. We need to maintain mutual aid agreements between all governments dealing with public safety, emergency response, and efficiency.
Possible solution**/**strategy: Review and update service delivery strategy as needed when changes in services occur and when issues arise, to the benefit of the citizens of Fannin County and its municipalities.

IC3. Resources to help citizens are scattered among various governments and organizations
Possible solution/strategy: Develop a community group to provide information about programs, such as healthcare programs, under one umbrella.

5. Land use in Fannin and its municipalities

Trends in Land Use in Fannin County

Standard land use categories were used to characterize human activity across the landscape of Fannin County. The eight categories are Agricultural/Forestry, Commercial, Industrial, Park/Recreation/Conservation, Public/Institutional, Single family Residential, Multi-family Residential, and Transportation/Communication/Utilities. A detailed explanation of each category and local photos illustrating each category are found in the following section "Land Use Category Descriptions".

The total county area measured using Northwest Georgia Regional Commission digital GIS files in 2017 is 242,594 acres of dry land. Water area is excluded in the tables below, with Blue Ridge Lake alone comprising 3290 acres. The acreages in the tables below are from existing land use maps. To help reveal land use trends, the land use acreages from the 2004 plan are shown, as well as the 2017 numbers. It should be noted that the measurement of total dry land area differs between the two years by 36 acres. This is really a small difference, considering all the factors involved in obtaining these numbers. The difference in county area is primarily due to an increase in right-of-way allocation in digitized parcel files.

Table 2 includes the total land area of Fannin County, including the area of the cities. Table 3 shows Fannin County excluding the cities. In both cases, the land use categories with change are Agriculture/Forestry and Single-family Residential. In 2004 the Agriculture/Forestry category stood at about 40%, while the Single-family was 15%. By 2017 Agriculture/Forestry had dropped to 30% and Single-family Residential had gone up to 25%. This indicates about a 10% shift from Agriculture/Forestry to Single-family Residential. The other categories had little change.

Table 2. Land Use Comparison, Fannin County Total land area

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

Table 3. Land Use Comparison, Fannin County Unincorporated land area

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

In Blue Ridge, the changes from 2004 to 2017 involve a decrease in Agriculture/Forestry from 24% to 4.6%, and subsequent increases in Commercial land use from 20% to 28%, Public/Institutional from 5% to 12%, and Transportation/Communications/Utilities from 0.7% to 7.1%. The land allocated to Industry actually declined, as did the Single-Family Residential. See Table 4.

Table 4. Land Use comparison, Blue Ridge

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

McCaysville experienced a similar decrease in the Agriculture/Forestry category between 2004 and 2017, dropping from 34% to 15%. The shift in land use went to a slight increase in Commercial, from 6% to 8%, and an increase in Single-family Residential from 56% in 2004 to 72% in 2017. See Table 5. Only one acre of land was designated industrial in 2004, and that went to zero in 2017.

Table 5. Land Use comparison, McCaysville

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

Morganton's land use area allocated to Agriculture/Forestry declined from 44% in 2004 to 18% in 2017. There was a slight increase in Commercial from 2% to 6%, an addition of Park/Recreation/Conservation designated lands from zero to 12%, and an increase in Single-family Residential from 50% to 60% (Table 6).

Table 6. Land Use Comparison, Morganton

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

Land Use Category Descriptions

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

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

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

Pasture in Fannin County

Apple Orchards at Mercier Orchards

Plowed field on floodplain of Toccoa River in McCaysville

Pasture and forest in Fannin County

Land Use Map Category
Park/Recreation/Conservation
Found in: Unincorporated Fannin County, Blue Ridge, McCaysville, and Morganton
Description:

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

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

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

McCaysville:
Toccoa River Park

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

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

Toccoa River Park, McCaysville

Downtown City Park, Blue Ridge

Land Use Map Category
Transportation/Communication/Utilities
Found in: Unincorporated Fannin County, Blue Ridge, McCaysville
Description:

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

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

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

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

Railroad line in Blue Ridge

TVA Powerhouse below Blue Ridge Dam

TVA Blue Ridge Reservoir and Dam

Land Use Map Category
Public/Institutional
Found in: Unincorporated Fannin County, Blue Ridge, McCaysville, Morganton
Description:

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

Cemetery in rural Fannin County

Fannin Regional Hospital on SR 5

Fannin County Court House, Blue Ridge

Fire Station #14, SR 60

Land Use Map Category
Industrial
Found in: Unincorporated Fannin County, Blue Ridge
Description:

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

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

Spec Building for industry under construction on SR 5

Whitepath Fabtech in Blue Ridge

Land Use Map Category
Commercial
Found in: Unincorporated Fannin County, Blue Ridge, McCaysville, and Morganton
Description:

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

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

Restaurant in Morganton

Stores across from the depot, Toccoa Ave., McCaysville

Downtown Blue Ridge

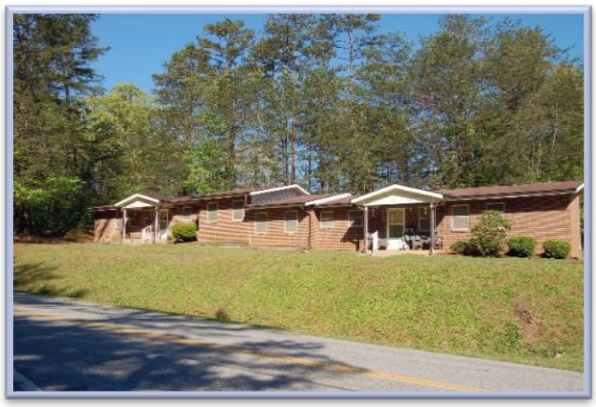
Strip mall on SR 515 Fannin County

Land Use Map Category
Multi-family Residential
Found in: Unincorporated Fannin County, Blue Ridge, McCaysville
Description:

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

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

Public Housing in McCaysville



Public housing on Industrial Boulevard, Blue Ridge

Apartments off of Mineral Springs Road in Fannin County

Land Use Map Category
Single-family Residential
Found in: Unincorporated Fannin County, Blue Ridge, McCaysville, and Morganton
Description:

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

Single family residence, Blue Ridge

Single-family residence, Morganton

Single family residence in Fannin County

Single family Residences, McCaysville

Future Land Use Maps

Existing land use maps for each government were displayed at public meetings and in meetings with county and city officials. Planners requested that stakeholders and government officials consider where they might want to direct land use change in the next ten years, with particular consideration to increases in commercial and industrial development and how it might affect residential development. Some changes were made to the maps, but none of the changes were large. These changes were used to create the future land use maps. There were anticipated increases in the amount of commercial property along the SR 515 corridor, more industrial development around the Fannin Industrial Park south of McCaysville on SR 5, and more commercial development along SR 5 in McCaysville. The future land use maps are found on the following pages for Fannin County, Blue Ridge, McCaysville, and Morganton.

Figure 21. Lake Blue Ridge on the west side of the dam

Future Land Use Map

Fannin County, GA

TENNESSEE

NORTH CAROLINA

Copperhill

McCaysville

Epworth

Murray County

Gilmer County

Chattahoochee National Forest

Mineral Bluff

Morganton

Blue Ridge

Union County

Margret

Chattahoochee National Forest

Lumpkin County

Dawson County

Ellijay

East Ellijay

60

5

515

76

52

382

136

- Roads
- Railroads
- Rivers & Streams
- Lakes & Ponds
- City Limits
- Agriculture/Forestry
- Commercial
- Industrial
- Park/Recreation/Conservation
- Public/Institutional
- Single Family Residential
- Multi-Family Residential
- Transportation/Communication/Utilities

N

W E

S

1 in = 3 miles

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Figure 22. Future Land Use Map, Fannin County, GA.

Future Land Use Map Blue Ridge, GA

Roads
Railroads
Rivers & Streams
Lakes & Ponds
City Limits

Future Land Use

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

N
W E
S

1 in = 1,900 feet

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Figure 23. Future Land Use Map, Blue Ridge, GA.

Future Land Use Map McCaysville, GA

- Roads
- Railroads
- Rivers & Streams
- Lakes & Ponds
- City Limits
- Agriculture/Forestry
- Commercial
- Industrial
- Park/Recreation/Conservation
- Public/Institutional
- Single Family Residential
- Multi-Family Residential
- Transportation/Communication/Utilities

N
W E
S

1 in = 950 feet

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Figure 24. Future Land Use Map, McCaysville, GA.

Future Land Use Map Morganton, GA

Roads
Lakes & Ponds
Rivers & Streams
Parcels
City Limits

Future Land Use

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

N
W E
S

1 in = 550 feet

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Figure 25. Future Land Use Map, Morganton, GA.

6. Future Progress: Community Work Programs

Figure 26. Eagle Totem at McCaysville Park

Each government's Community Work Program is a list of specific projects that the government is willing to track and accomplish. General ideas about problems and issues are found in the needs and opportunities lists, whereas the work programs contain specific plans of action to solve the problems and address issues. The work program is not, however, a contract or binding document, since many items that go on the list depend on funding that has not yet been secured. Planners created work program items from the possible strategies in the needs and opportunities lists. The stakeholders and the steering committee members then reviewed these work program items. Steering committee members included elected officials such as the county commission chairman, mayors, and city council members, as well as appointed officials such as the Land Development Officer and Morganton's City Manager. These steering committee members had the final say in the process. The steering committee deleted some of the items based on funding, staffing, overall public interest level (a project might be supported by a single person or small group and has not achieved enough momentum to go forward yet) or legal issues. Sometimes an item is eliminated because it has become a routine activity of government, but sometimes an activity that is routine is left in to demonstrate to the public that the government is making a good faith effort in that sphere. When a work program item was deleted by the elected or appointed officials on the steering committee, the planners deleted it from the needs and opportunities section as well.

In the work program tables that follow, items in green were carried forward for the last work program covering the years 2013-2017. The code in the first column can be used to trace that item back to the needs and opportunities lists, which have been numbered for each municipality. Following this is a short description of the project, then an estimated time table, an estimated cost, a funding source, and the responsible party, which is the entity charged with carrying out the work. It should be noted again that this is a list to guide the efforts of the government, not a binding contract.

Fannin County Community Work Program

Items in green are carried forward from report of accomplishment

FANNIN COUNTY COMMUNITY WORK PROGRAM, 2018-2022									
CODE:	**Activity Description**	**2018**	**2019**	**2020**	**2021**	**2022**	**Cost Estimate**	**Funding Source**	**Responsible Party**
ED	**ECONOMIC DEVELOPMENT**								
ED1	Pursue funding from ARC, 1GA, and TVA to encourage suitable business expansion	X	X	X	X	X	$10,000/yr	Fannin Development Authority, ARC, TVA, OneGeorgia Authority	Fannin Development Authority
ED2	Secure funds for buildout of industrial building at Kyle Road site	X					$500,000	Fannin Development Authority	Fannin Development Authority, Fannin Co. Commission
ED2	Implement Georgia Tech's recommendations from their 2017 labor market study to assist with industry recruitment and existing businesses.	X	X				$2,000	Fannin Development Authority, Georgia Tech Center for Economic Devel Research	Fannin Development Authority, Georgia Tech Center for Economic Devel Research

FANNIN COUNTY COMMUNITY WORK PROGRAM, 2018-2022									
CODE:	**Activity Description**	**2018**	**2019**	**2020**	**2021**	**2022**	**Cost Estimate**	**Funding Source**	**Responsible Party**
ED3	a. Continue support for workforce development and business resources through public and private partners b. Develop partnerships with technical schools and universities	X	X	X	X	X	$2,000/yr	Fannin Development Authority	Fannin Development Authority
H	HOUSING								
H1	Revise County Subdivision Regulations for conservation design subdivisions and to include community gardens.		X				$1,500	General Fund	Fannin County
H2	Amend adopted land development regulations to create improved standards for manufactured homes as well as the design and compatibility of manufactured home parks.	X					$1,500	General Fund	Fannin County Planning Commission; County Commission
H3	Initiate rehabilitation and revitalize neighborhoods through identified programs for affordable housing.	X	X	X	X	X	$50,000/yr	General fund, CDBG Grants	Fannin County, Georgia DCA
H4	Encourage affordable housing by seeking out programs to develop subsidized housing such as CDBG and CHIP	X	X	X	X	X	$2,000	General Fund	Fannin County
H5	Encourage affordable housing by seeking out home ownership programs such as DCA's Georgia Dream Homeownership Program and USDA's Single Family Housing Guaranteed Loan Program	X	X	X	X	X	$1,000	General Fund	Fannin County, Georgia DCA
H6	Promote programs that reward home owners who invest in energy efficient home improvements, such as TVA's Energy Right Program	X	X	X	X	X	$1,000	General Fund	Fannin County

FANNIN COUNTY COMMUNITY WORK PROGRAM, 2018-2022									
CODE:	**Activity Description**	**2018**	**2019**	**2020**	**2021**	**2022**	**Cost Estimate**	**Funding Source**	**Responsible Party**
H7	Promote senior housing options in unincorporated Fannin County	X	X	X	X	X	$1,000	General Fund	Fannin County
T	**TRANSPORTATION**								
T1	Establish ongoing Transportation Planning and Coordination Program	X					$2,000/yr	General Fund	Fannin County
T2	Implement the NG Regional Bike and Pedestrian Facilities Plan	X	X	X	X	X	$2,000/yr	General Fund	Fannin County
T3	Support DOT right-of-way acquisition process for widening of SR 5 to improve congestion	X	X				$1,000	GDOT, General fund	Fannin County, GDOT
T3	Conduct traffic engineering study to determine if traffic signals on SR 5 at Tom Boyd Road and other locations would reduce congestion and improve safety		X				$10,000	GDOT	GDOT
T4	Develop plan to prioritize wayfinding signage needs throughout county and explore funding sources.	X	X	X			$2,000	General fund	Fannin County
T5	Pave, resurface, maintain and repair various roads countywide. Gravel and maintain various roads countywide.	x					$17,370,000	SPLOST	Fannin County
NC	**NATURAL AND CULTURAL RESOURCES**								
NC1	Continue to Implement Total Maximum Daily Load Plans by supporting the enforcement of rules for installation of septic systems	X	X	X	X	X	$1,500/yr	General fund, GDPH	Fannin County Health Department, GDPH

FANNIN COUNTY COMMUNITY WORK PROGRAM, 2018-2022									
CODE:	**Activity Description**	**2018**	**2019**	**2020**	**2021**	**2022**	**Cost Estimate**	**Funding Source**	**Responsible Party**
NC1	Continue to Implement Total Maximum Daily Load Plans by encouraging participation in Section 319 grant funds for septic system repair and agricultural BMP installation through Limestone Valley RC&D	X	X	X	X	X	$1,500/yr	EPD 319 grant	Fannin County Health Dept, Limestone Valley RC&D, NRCS
NC1	Continue to Implement Total Maximum Daily Load Plans by encouraging participation in EQIP and CRP programs though NRCS	X	X	X	X	X	$1,500/yr	General Fund, NRCS	Fannin County, NRCS
NC2	Develop and implement a visual buffer along SR 515.			X			$15,000	General fund	Fannin County
NC3	Improve enforcement of soil erosion and sedimentation regulations by attending Commissioners training for issuance of variances through ACCG.	X					$2,000	General fund	Fannin County Commission
NC4	a. Use existing Historic Preservation Ordinance to establish a Historic Preservation Commission	X					$1,000	General fund	Fannin County
NC4	Work with local organizations, including Blue Ridge Arts Association and Fannin County Heritage Foundation to plan programs to preserve and celebrate Appalachian culture	X	X	X	X	X	$2,000/yr	General fund	Fannin County
NC5	Develop plan to resurvey historic properties and consider feasibility of establishing historic districts			X			$3,000	General fund	Fannin County
NC6	a. Pursue nominations to the National Register of Historic Places	X	X	X	X	X	$1,000/yr	General fund	Fannin County

FANNIN COUNTY COMMUNITY WORK PROGRAM, 2018-2022									
CODE:	**Activity Description**	**2018**	**2019**	**2020**	**2021**	**2022**	**Cost Estimate**	**Funding Source**	**Responsible Party**
NC6	Develop a cultural community plan that would i. Oversee development of public art program ii. Develop cohesive scheduling and coordination of the many festivals and events that take place in Fannin County. iii. Identify and pursue cultural grant opportunities such as National Endowment for the Arts.		X				$2,000	General fund	Fannin County
NC7	To help control littering increase rural patrols, enforce current littering laws, and publish names of violators in paper when prosecuted.	X	X	X	X	X	$5,000	General fund	Fannin County
NC7	To help control littering, consider starting an affiliated branch of Keep America Beautiful in Fannin County		X				$2,000	General fund	Fannin County
CFS	**COMMUNITY FACILITIES AND SERVICES**								
CFS1	Continue to expand public water distribution system for the unincorporated area.	X					$2,100,000	CDBG Grants, GEFA Loans, USDA grants and loans, user fees, SPLOST	Fannin County Water Authority
CFS2	Fannin County Rec Park on Tom Boyd Road a. Phase V raise the ball field if needed. b. Study future recreation development at Park	X					$1,500,000	SPLOST	Fannin County
CFS3	Construct facilities for E911, emergency management, and fire department and upgrade vehicles and equipment.	X					$2,100,000	SPLOST	Fannin County

FANNIN COUNTY COMMUNITY WORK PROGRAM, 2018-2022									
CODE:	**Activity Description**	**2018**	**2019**	**2020**	**2021**	**2022**	**Cost Estimate**	**Funding Source**	**Responsible Party**
CFS4	Develop plan to move library into an existing structure outside Courthouse		X				$100,000	General fund	Fannin County
CFS5	Develop parking facilities in or around Blue Ridge to improve courthouse parking	X					$3,150,000	SPLOST	Fannin County
CFS6	Add links on the Fannin County website to GA Forestry Commission's burn permit requirements, and to the Forest Service Fire Alert page	X					$1,000	General fund	Fannin County
CFS7	Rehabilitate Lake Blue Ridge/Green Creek Trail and make handicap accessible	X					$20,000	Fannin County, DNR RT Grant, Forest Service, Volunteers	Fannin County, Forest Service, Blue Ridge Lake Association, Benton MacKaye Trail Assoc.
CFS8	Plan and design public recreation area at TVA property below Blue Ridge Lake dam	X					$300,000	Fannin County, TVA, Grant funds	Fannin County, TVA, Blue Ridge Lake Association
CFS9	Partner with cities and/or private partners to develop a proposal to explore the possibility of a community center or convention center.					X	$40,000	Grants, private partners	Fannin County, City of Blue Ridge, private partners
CFS10	Invest in upgrades to internet	X	X	X	X	X	$1,000/yr	General fund	Fannin County

FANNIN COUNTY COMMUNITY WORK PROGRAM, 2018-2022									
CODE:	**Activity Description**	**2018**	**2019**	**2020**	**2021**	**2022**	**Cost Estimate**	**Funding Source**	**Responsible Party**
CFS11	Encourage Fannin Regional Hospital to provide more options for mental health care	X	X	X	X	X	$1,000/yr	General fund	Fannin County
CFS12	Add paved walking trail, pavilion and other improvements to Horseshoe Bend Park			X			$100,000	DNR Recreational Trails Grant, state and local funds	Fannin County
LU	LAND USE								
LU1	Develop and implement policies and ordinances that establish basic requirements for buffering incompatible land uses, including land uses of adjacent governments, site plan review, and parking standards for residential and commercial use		X				$2,000	General fund	Fannin County
LU2	Study and identify Best Practices and model ordinances for landscaping and tree-planting for commercial/industrial developments.	X					$1,000	General fund	Fannin County
IC	INTERGOVERNMENTAL COORDINATION								
IC1	Initiate regular meetings between county, the school board, and municipalities twice a year.	X	X	X	X	X	$1,000	General fund	Fannin County, Blue Ridge, McCaysville, and Morganton

FANNIN COUNTY COMMUNITY WORK PROGRAM, 2018-2022									
CODE:	**Activity Description**	**2018**	**2019**	**2020**	**2021**	**2022**	**Cost Estimate**	**Funding Source**	**Responsible Party**
IC1	Work with Chamber of Commerce to develop a planning board with a representative from each city to plan and develop a shared vision between cities and county	X	X	X	X	X	$1,000	General fund	Fannin County, Blue Ridge, McCaysville, and Morganton
IC2	Review and update service delivery strategy as needed when changes in services occur and when issues arise, to the benefit of the citizens of Fannin County and its municipalities.	X	X	X	X	X	$1,000	General fund	Fannin County, Blue Ridge, McCaysville, and Morganton
IC3	Attend 2 Association of County Commissioners of Georgia events per year	X	X	X	X	X	$1,000	General fund	Fannin County

Blue Ridge Community Work Program

Items in green are carried forward from report of accomplishment

City of Blue Ridge COMMUNITY WORK PROGRAM, 2018-2022									
CODE:	**Activity Description**	**2018**	**2019**	**2020**	**2021**	**2022**	**Cost Estimate**	**Funding Source**	**Responsible Party**
ED	**ECONOMIC DEVELOPMENT**								
ED1	Work with Fannin County Development Authority to identify light industries and small commercial developments suitable for Blue Ridge	X	X	X	X	X	$1,000/yr	Fannin County Development Authority	Fannin County Development Authority, City of Blue Ridge
ED2	Work with Chamber of Commerce to define and advertise the unique and distinctive tourist opportunities in Blue Ridge for a competitive edge	X	X	X	X	X	$1,500/yr	Fannin County Chamber of Commerce	Fannin County Chamber of Commerce, City of Blue Ridge
ED2	Consider Department of Community Affair's (DCA) Georgia Main Street program to promote a unified and coordinated downtown		X				$1,000	General fund, DCA	City of Blue Ridge, DCA
ED2	Plan with McCaysville to improve the train experience when train riders disembark in both towns.	X	X	X	X	X	$1,000/yr	Fannin County Chamber of Commerce	City of Blue Ridge, City of McCaysville
ED3	Work with Fannin County Development Authority to identify low-impact industries suitable for the city	X	X	X	X	X	$1,000/yr	Fannin County Development Authority	Fannin Development Authority, City of Blue Ridge
ED4	Develop guidelines and information for film-making industry			X			$2,000	Fannin County Chamber of Commerce	Fannin County Chamber of Commerce,

City of Blue Ridge COMMUNITY WORK PROGRAM, 2018-2022									
CODE:	**Activity Description**	**2018**	**2019**	**2020**	**2021**	**2022**	**Cost Estimate**	**Funding Source**	**Responsible Party**
									City of Blue Ridge
ED5	Partner with North Georgia College to develop programs for continuing education opportunities	X	X	X	X	X	$1,000/yr	General fund	North Georgia College, City of Blue Ridge
H	HOUSING								
H1	Work with Chamber of Commerce and local TV station to provide information to visitors and new residents	X	X	X	X	X	$1,000/yr	Fannin County Chamber of Commerce	Fannin County Chamber of Commerce, City of Blue Ridge
H2	Strengthen zoning ordinances and enforcement of zoning regulations in residential zones to protect residential neighborhoods	X	X	X	X	X	$2,000/yr	General fund	Blue Ridge Planning Commission, City of Blue Ridge
H3	In residential areas, develop inventory of sidewalk needs and ADA compliance shortfalls		X				$2,000	General fund	City of Blue Ridge
H4	Work with Chamber of Commerce to develop and advertise the unique character of Blue Ridge in terms of housing	X	X	X	X	X	$1,000/yr	Fannin County Chamber of Commerce	Fannin County Chamber of Commerce, City of Blue Ridge
T	TRANSPORTATION								
T1	Establish ongoing Transportation Planning and Coordination Program	X					$2,000	General Fund	City of Blue Ridge

City of Blue Ridge COMMUNITY WORK PROGRAM, 2018-2022									
CODE:	**Activity Description**	**2018**	**2019**	**2020**	**2021**	**2022**	**Cost Estimate**	**Funding Source**	**Responsible Party**
T1	Prioritize list of repairs to roads	X					$1,000	General Fund	City of Blue Ridge
T1	Support the MATS transportation program for affordable, on call transportation service	X	X	X	X	X	$1,000/yr	MATS Staff time	North Georgia Community Action
T1	Develop plan for enhanced public transportation system that use shuttles to and from parking area during festival events	X					$1,000	General Fund	City of Blue Ridge
T1	Develop list of directional signage needs		X				$1,000	General Fund	City of Blue Ridge
T1	Repair various streets and bridges	X	X	X	X	X	$1,470,000	SPLOST	City of Blue Ridge
T2	Pedestrian crosswalk at Mountain Street	X					$5,000	GDOT Transportation Enhancement grant	City of Blue Ridge
T3	Use the “Pedestrian and Bicycle Facilities Analysis for the City of Blue Ridge” (NWGRC) to prioritize upgrades to sidewalk system	X	X	X	X	X	$1,000/yr	General Fund	City of Blue Ridge
T4	Consider plan to develop bike routes in the “Pedestrian and Bicycle Facilities Analysis for the City of Blue Ridge” (NWGRC)	X	X	X	X	X	$1,000/yr	General Fund	City of Blue Ridge

City of Blue Ridge COMMUNITY WORK PROGRAM, 2018-2022									
CODE:	**Activity Description**	**2018**	**2019**	**2020**	**2021**	**2022**	**Cost Estimate**	**Funding Source**	**Responsible Party**
NC	**NATURAL AND CULTURAL RESOURCES**								
NC1	Continue to implement Total Maximum Daily Load Plans: a. Adopt and implement the watershed protection plan currently under development b. Apply for EPD 319 Grant funding for stabilizing streambanks	X	X	X	X	X	$3,000/yr	General Fund	City of Blue Ridge
NC2	Continue to support the mission of the NW Georgia Water Resources Partnership	X	X	X	X	X	$1,000/yr	General Fund	City of Blue Ridge
NC3	Review and strengthen land development regulations	X					$2,000	General Fund	City of Blue Ridge
NC4	Support efforts to seek grants for Art Center, cultural festivals and events, and historic preservation in city	X	X	X	X	X	$1,000/yr	General Fund	City of Blue Ridge
CFS	**COMMUNITY FACILITIES AND SERVICES**								
CFS1	Develop a proposal to explore the possibility of a community center or convention center.			X			$5,000	General Fund	City of Blue Ridge
CFS2	Initiate a proposal to develop an outdoor stage	X					$2,000	General Fund	City of Blue Ridge
CFS3	Extend public water along Orchard Road	X					$600,000	CDGB grant, Water Fund	City of Blue Ridge

City of Blue Ridge COMMUNITY WORK PROGRAM, 2018-2022									
CODE:	**Activity Description**	**2018**	**2019**	**2020**	**2021**	**2022**	**Cost Estimate**	**Funding Source**	**Responsible Party**
CFS3	Continue to apply for CDBG grants to expand water and sewer to all streets within the city limits.	X	X	X	X	X	$2,000/yr	General Fund	City of Blue Ridge
CFS4	Require businesses in newly developed areas to provide for parking	X	X	X	X	X	$1,000/yr	General Fund	City of Blue Ridge
CFS5	Obtain grant money for pavilion and bathroom at Mineral Springs Park		X				$75,000	Grants, General Fund	City of Blue Ridge
CFS6	Improvements to public facilities, including improvements to city facilities	X					$210,000	SPLOST	City of Blue Ridge
LU	LAND USE								
LU1	Create a downtown development plan that provides a boundary to expand streetscape improvements, & identify locations for key governmental/cultural facilities	X	X	X	X	X	$10,000/yr	General Fund	City of Blue Ridge
LU1	Work with UGA's Georgia Downtown Renaissance Partnership (GDRP) through the Renaissance Strategic Visioning and Planning Program (RSVP) to redevelop East Main Street, allowing expansion of downtown area	X	X	X	X	X	$1,000,000	General Fund	City of Blue Ridge
IC	INTERGOVERNMENTAL COORDINATION								
IC1	Initiate regular meetings between county, the school board, and municipalities twice a year.	X	X	X	X	X	$1,000/yr	General fund	Fannin County, Blue Ridge, McCaysville,

City of Blue Ridge COMMUNITY WORK PROGRAM, 2018-2022									
CODE:	**Activity Description**	**2018**	**2019**	**2020**	**2021**	**2022**	**Cost Estimate**	**Funding Source**	**Responsible Party**
									and Morganton
IC1	Work with Chamber of Commerce to develop a planning board with a representative from each city to plan and develop a shared vision between cities and county	X	X	X	X	X	$1,000/yr	Fannin County Chamber of Commerce	Fannin County, Blue Ridge, McCaysville, and Morganton
IC2	Review and update service delivery strategy as needed when changes in services occur and when issues arise, to the benefit of the citizens of Fannin County and its municipalities.	X	X	X	X	X	$1,000/yr	General fund	Fannin County, Blue Ridge, McCaysville, and Morganton
IC3	Attend one function of the Georgia Municipal Association per year	X	X	X	X	X	$2,000/yr	General fund	City of Blue Ridge

McCaysville Community Work Program

Items in green are carried forward from report of accomplishment

City of McCaysville COMMUNITY WORK PROGRAM, 2018-2022									
CODE:	**Activity Description**	**2018**	**2019**	**2020**	**2021**	**2022**	**Cost Estimate**	**Funding Source**	**Responsible Party**
ED	**ECONOMIC DEVELOPMENT**								
ED1	Coordinate with the Fannin County Chamber of Commerce to develop a tourist information center for tourism promotion-	X					$20,000	private funds, Chamber of Commerce	City of McCaysville; Fannin Co. Chamber of Commerce
ED1	Implement and enforce new alcohol ordinance	X	X	X	X	X	$3,000/yr	General Fund	City of McCaysville
ED1	Consider DCA's Georgia Main Street program to promote a unified and coordinated downtown.	X	X	X	X	X	$1,000/yr	General Fund, Georgia Dept of Community Affairs	City of McCaysville, Georgia Dept of Community Affairs
ED2	Work with Fannin County Development Authority and Chamber of Commerce to identify low-impact industries, and smaller businesses which are a good fit for the city	X	X	X	X	X	$1,000/yr	Fannin County Development Authority	Fannin County Development Authority, City of McCaysville
ED3	Develop downtown development master plan to improve streetscape along Blue Ridge Drive/SR 5 and connect downtown to park.		X				$5,000	General Fund	City of McCaysville
ED3	Repair erosion and drainage issues throughout city		X				$10,000	General Fund	City of McCaysville

City of McCaysville COMMUNITY WORK PROGRAM, 2018-2022									
CODE:	**Activity Description**	**2018**	**2019**	**2020**	**2021**	**2022**	**Cost Estimate**	**Funding Source**	**Responsible Party**
ED3	Landscape river banks around bridges, SR 5 and SR 60		X				$10,000	General Fund	City of McCaysville
H	HOUSING								
H1	Initiate rehabilitation and revitalize neighborhoods through identified programs for affordable housing.	X	X	X	X	X	$20,000/yr	General Fund, CDBG Grants	City of McCaysville, Georgia DCA
H2	Support route of SR5 bypass that minimizes demolition of houses	X	X	X	X	X	$2,000/yr	General Fund	City of McCaysville
T	TRANSPORTATION								
T1	Implement the McCaysville Bicycle and Pedestrian Facilities Plan. Specific projects: a. Add sidewalks from First Baptist Church to River Road on SR 60, on both sides of SR 5 and other locations b. Add pedestrian crossing on SR 60 and SR 5 with flashing lights (3-way stop) c. LED lights on concrete bridge and steel bridge d. Update street signs	X	X				$1,080,000	SPLOST	City of McCaysville
T2	To relieve traffic congestion a. Support completion of proposed bypass of SR 5 b. Work with state, railroad, and local church across road to manage traffic around the train pavilion	X	X	X	X	X	$1,000/yr	General Fund	City of McCaysville
T3	Explore increasing parking through the addition of a parking area and directional signage.	X	X				$50,000	General Fund	City of McCaysville

City of McCaysville COMMUNITY WORK PROGRAM, 2018-2022									
CODE:	**Activity Description**	**2018**	**2019**	**2020**	**2021**	**2022**	**Cost Estimate**	**Funding Source**	**Responsible Party**
NC	**NATURAL AND CULTURAL RESOURCES**								
NC1	Continue to implement the Total Maximum Daily Load Plans: a. Apply for EPD 319 Grant funding for stabilizing Toccoa riverbanks and other streambanks	X	X	X	X	X	$3,000/yr	General Fund	City of McCaysville
CFS	**COMMUNITY FACILITIES AND SERVICES**								
CFS1	Coordinate with county to sell water for county's expansion of water lines in nearby unincorporated areas	X	X	X	X	X	$2,000/yr	General Fund	City of McCaysville
CFS2	a. Implement a water source protection plan by adding a raw water storage tank to drinking water treatment facility b. Conduct a water leak and repair study for aging pipes c. Add meters to pump stations	X	X				$300,000	SPLOST	City of McCaysville
CFS3	Develop a plan for funding and building a community center		X	X			$150,000	General Fund	City of McCaysville
CFS4	Improve City Park and recreation facilities	X					$500,000	OneGeorgia Grant	City of McCaysville
CFS5	Upgrade public safety facilities and public service equipment	X					$300,000	SPLOST	City of McCaysville

City of McCaysville COMMUNITY WORK PROGRAM, 2018-2022									
CODE:	**Activity Description**	**2018**	**2019**	**2020**	**2021**	**2022**	**Cost Estimate**	**Funding Source**	**Responsible Party**
LU	LAND USE								
LU1	Develop and implement policies and ordinances that deal with land use, including: a. zoning ordinance to establish basic requirements for buffering incompatible land uses, b. site plan review, c. development regulations d. parking standards.	X	X	X	X	X	$2,000/yr	General fund	City of McCaysville
LU2	Develop and implement a sign ordinance			X			$2,000	General fund	City of McCaysville
IC	INTERGOVERNMENTAL COORDINATION								
IC1	Initiate regular meetings between county, the school board, and municipalities twice a year.	X	X	X	X	X	$1,000/yr	General fund	Fannin County, Blue Ridge, McCaysville, and Morganton
IC1	Work with Chamber of Commerce to develop a planning board with a representative from each city to plan and develop a shared vision between cities and county	X	X	X	X	X	$1,000/yr	General fund	Fannin County, Blue Ridge, McCaysville, and Morganton
IC2	Review and update service delivery strategy as needed when changes in services occur and	X	X	X	X	X	$1,000/yr	General fund	Fannin County, Blue Ridge, McCaysville,

City of McCaysville COMMUNITY WORK PROGRAM, 2018-2022									
CODE:	**Activity Description**	**2018**	**2019**	**2020**	**2021**	**2022**	**Cost Estimate**	**Funding Source**	**Responsible Party**
	when issues arise, to the benefit of the citizens of Fannin County and its municipalities.								and Morganton
IC3	Attend one Georgia Municipal Association event per year.	X	X	X	X	X	$2,000/yr	General fund	City of McCaysville
IC4	Develop a community group to provide information about programs, such as healthcare programs, under one umbrella			X			$1,000	General fund	City of McCaysville
IC5	Establish a local advisory board of residents that meets with the government to discuss local issues and grants, and develop solutions	X					$2,000	General fund	City of McCaysville

Morganton Community Work Program

Items in green are carried forward from report of accomplishment

City of Morganton COMMUNITY WORK PROGRAM, 2018-2022									
CODE:	**Activity Description**	**2018**	**2019**	**2020**	**2021**	**2022**	**Cost Estimate**	**Funding Source**	**Responsible Party**
ED	ECONOMIC DEVELOPMENT								
ED1	Work with Fannin County Development Authority to identify light industries and small commercial developments suitable for Morganton	X	X	X	X	X	$200/yr	Fannin County Development Authority	Fannin County Development Authority, City of Morganton
ED2	Work with Fannin County Development Authority to develop economic projects suitable for size and location of city.	X	X	X	X	X	$200/yr	Fannin County Development Authority	Fannin County Development Authority, City of Morganton
ED2	Develop list of suggested improvements for building owners to attract customers and buyers	X					$100	Fannin County Development Authority, General fund,	Fannin County Development Authority, City of Morganton
ED3	Encourage and support the county school system in offering vocational training	X	X	X	X	X	$200/yr	General fund	City of Morganton
ED4	Promote revitalization of buildings in the heart of the city.	X	X	X	X	X	$200/yr	General fund	City of Morganton
H	HOUSING								
H1	Seek assistance from county in enforcing building codes to deal with dilapidated housing	X	X	X	X	X	$500/yr	General fund	City of Morganton
H1	Review ordinance relating to substandard or dilapidated housing	X					$250	General fund	City of Morganton

City of Morganton COMMUNITY WORK PROGRAM, 2018-2022									
CODE:	**Activity Description**	**2018**	**2019**	**2020**	**2021**	**2022**	**Cost Estimate**	**Funding Source**	**Responsible Party**
H2	Encourage development of existing residential area	X	X	X	X	X	$250/yr	General fund	City of Morganton
T	TRANSPORTATION								
T1	Establish ongoing Transportation Planning and Coordination Program.	X					$500	General fund	City of Morganton
T2	Develop signage alerting drivers to pedestrian traffic on roads.		X				$500	General fund	City of Morganton
NC	NATURAL AND CULTURAL RESOURCES								
NC1	Partner with businesses in town to develop a Summer Friday night music on the square at city hall and grill park area.	X	X	X	X	X	$250/yr	General fund	City of Morganton
NC2	Partner with Forest Service to incorporate the Morganton Point picnic area in a summer festival.	X	X	X	X	X	$250/yr	General fund	City of Morganton
NC2	Partner with local churches to use their facilities for festivals	X	X	X	X	X	$250/yr	General fund	City of Morganton
CF	COMMUNITY FACILITIES AND SERVICES								
	No items under Community Facilities and Services								
LU	LAND USE								
LU1	Partner with county to enforce building/ housing codes and nuisance ordinance	X	X	X	X	X	$250/yr	General fund	City of Morganton

City of Morganton COMMUNITY WORK PROGRAM, 2018-2022									
CODE:	**Activity Description**	**2018**	**2019**	**2020**	**2021**	**2022**	**Cost Estimate**	**Funding Source**	**Responsible Party**
IC	**INTERGOVERNMENTAL COORDINATION**								
IC1	Initiate regular meetings between county, municipalities, and school board twice a year.	X	X	X	X	X	$500/yr	General fund	City of Morganton
IC1	Work with Fannin Chamber of Commerce to develop a planning board with a representative from each city to plan and develop a shared vision between cities and county.	X	X	X	X	X	$500/yr	General fund	City of Morganton
IC2	Review and update service delivery strategy as needed when changes in services occur and when issues arise, to the benefit of the citizens of Fannin County and its municipalities.	X	X	X	X	X	$500/yr	General fund	City of Morganton
IC3	Develop a community group to provide information about programs, such as healthcare programs, under one umbrella	X	X				$500	General fund	City of Morganton

APPENDIX A: PUBLIC PARTICIPATION DOCUMENTATION

September 20, 2016. Julianne Meadows and Gretchen Lugthart traveled to Fannin County for steering committee meetings. They first met with Morganton's steering committee members Mayor Mike England, City Clerk Joan Drobinski, and City Manager Joyce Waters. They then moved on to the Fannin County Court House, where they met with County Commissioner Bill Simonds and Land Development Officer Marie Woody. The final meeting of the day was in McCaysville with Mayor Thomas Seabolt, Council member Sue Beaver, and City Clerk Nancy Godfrey.

Figure 27. First Stakeholder meeting.

October 19, 2016. Gretchen Lugthart met with Blue Ridge Steering Committee members Mayor Donna Whitener, Land Development Officer Roy Parsons, and City Clerk Kelsey Ledford.

November 1, 2016. Gretchen Lugthart and Tonya Brown traveled to Fannin County to take photos for the plan.

November 9, 2016. Notice of the First Public Hearing for the Fannin County Joint Comprehensive Plan Update appeared in the *News Observer* as a display advertisement.

November 14, 2016. Gretchen Lugthart sent announcement of the first stakeholder meeting to the *News Observer* to go in the Community Calendar to run on November 23 and November 30, 2016

November 15, 2016. Gretchen Lugthart sent email welcome and invitation to the stakeholders for the first stakeholder meeting.

November 18, 2016. First Public Hearing for the Fannin County Joint Comprehensive Plan Update held at Fannin County Courthouse in Blue Ridge, Georgia.

December 6, 2016. First Stakeholder Meeting for Fannin County Joint Comprehensive Plan Update held at the Arts Center, Blue Ridge, Georgia.

December 14, 2017. The *News Observer* published newspaper article about the plan update.

December 21, 2016. Gretchen Lugthart sent announcement of the second stakeholder meeting to the *News Observer* to go in the Community Calendar on January 4 and January 11, 2017.

December 22, 2016. Gretchen Lugthart and Tonya Brown traveled to Fannin County to take photos for the plan and view subdivisions in county.

January 6, 2017. Gretchen Lugthart sent email reminder to stakeholders for the 2nd stakeholder meeting. Another email reminder was sent on the day of the event.

January 17, 2017. Second Stakeholder Meeting for Fannin County Joint Comprehensive Plan Update held at the Arts Center, Blue Ridge, Georgia.

January 24, 2017. Gretchen Lugthart sent announcement of the third stakeholder meeting to the *News Observer* to go in the Community Calendar on February 1, 2017.

January 24, 2017. Gretchen Lugthart sent email reminder of the third stakeholder meeting to stakeholders. A final reminder was sent the day before the meeting.

February 2, 2017. Gretchen Lugthart sent information on the comprehensive plan process to Candace Graham to post on the Fannin County website.

February 7, 2017. Third Stakeholder Meeting for Fannin County Joint Comprehensive Plan Update held at the Arts Center, Blue Ridge, Georgia.

February 10, 2017. Gretchen Lugthart emailed the Community vison survey link to Candace Graham to post on the Fannin County website.

February 14, 2017. Gretchen Lugthart emailed the Community Vision survey link to the stakeholders.

February 15, 2017. Gretchen Lugthart emailed the Community Vision survey link to Sallie Smith to post on the Blue Ridge website.

February 21, 2017. Gretchen Lugthart sent announcement of the fourth stakeholder meeting to the *News Observer* to go in the Community Calendar on March 1, 2017.

March 6, 2017. Gretchen Lugthart sent reminder email to stakeholders for fourth stakeholder meeting.

March 7, 2017. Fourth Stakeholder Meeting for Fannin County Joint Comprehensive Plan Update held at the Arts Center, Blue Ridge, Georgia.

February 2017. Online Community Vision survey became available through an online link. Link was posted on Fannin County website and Blue Ridge website. Requests were made to put it on the Chamber of Commerce newsletter and library newsletter.

March 22, 2017. Julianne Meadows and Gretchen Lugthart met with steering committees in Blue Ridge and McCaysville to show them land use maps and review needs and opportunities.

March 29, 2017. The *News Observer* published a short article about the Community Vision survey with the link in it.

April 5, 2017. Julianne Meadows and Gretchen Lugthart met with steering committee member of Fannin County to show them land use maps and review needs and opportunities.

April 26, 2017. Gretchen Lugthart traveled to Fannin County to take photos and review land use map on the ground.

May 1, 2017. Gretchen Lugthart sent announcement of the Open House to the *News Observer* to go in the Community Calendar on May 10 and May 17, 2017. The paper did run these announcements (see Appendix C: Newspaper/Web coverage)

May 3, 2017. Gretchen Lugthart sent short news release for open house to paper. The paper did not run this article.

May 5, 2017. Gretchen Lugthart sent short announcement of Open House to Fannin County to post on their county website.

May 5, 2017. Gretchen sent email flyer advertising the Open House to all stakeholders and encouraged them to pass it on.

Week of May 8, 2017. Gretchen Lugthart called the following groups and agencies to tell them about the open house and sent follow-up email with flyer: Arts Center, Nicole Potzauf, Fannin Chamber of Commerce, Jan Hackett, TVA, Murphy office, Tammy McCoy, Benton MacKaye Trail Association, Ralph Heller, Fannin County High School CTAE teacher Lynn Burch, Chattahoochee NF Blue Ridge District Ranger Andy Baker, Chattahoochee NF Conasauga District Ranger Jeff Gardner, Fannin Heritage Foundation, J. Turner. Roy Parsons posted a paper flyer at City Hall.

May 18, 2017. Drop-in Open House at Blue Ridge City Hall to view maps, needs and opportunities and other materials developed for the comprehensive plan.

August 15, 2017. Second Public Hearing for the Fannin County Joint Comprehensive plan was held at the Arts Center, Blue Ridge, Georgia.

APPENDIX B. RESULTS OF THE COMMUNITY SURVEY

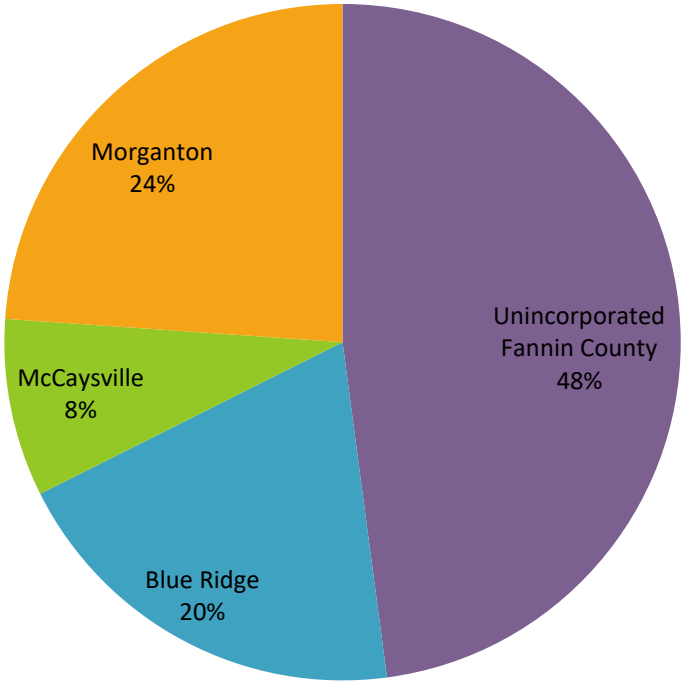
Report for Fannin County Community Vision Survey

Survey written by NWGRC, survey program by surveygizmo

Response Statistics **date report was created: 6-9-2017**

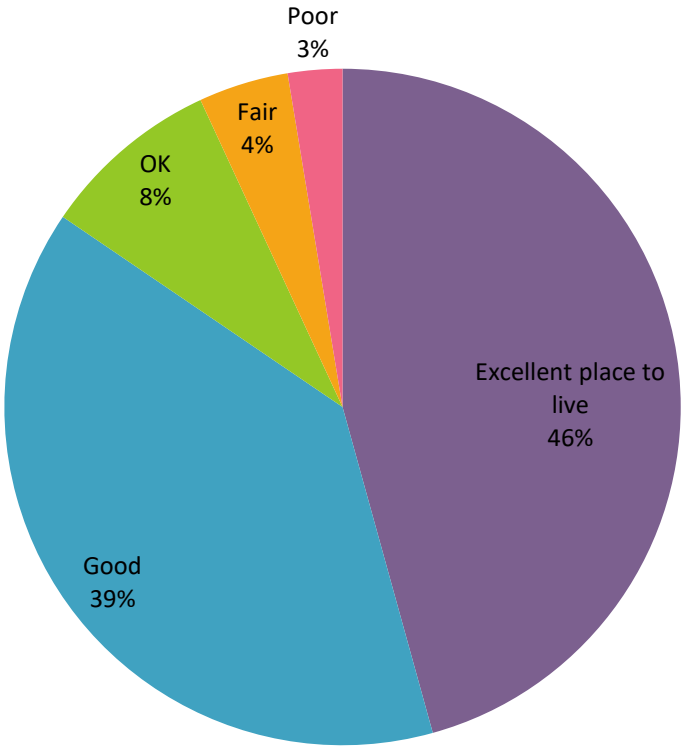
	Count	Percent
Complete	121	100
Partial	0	0
Disqualified	0	0
Total	121	

1. In what community do you live?



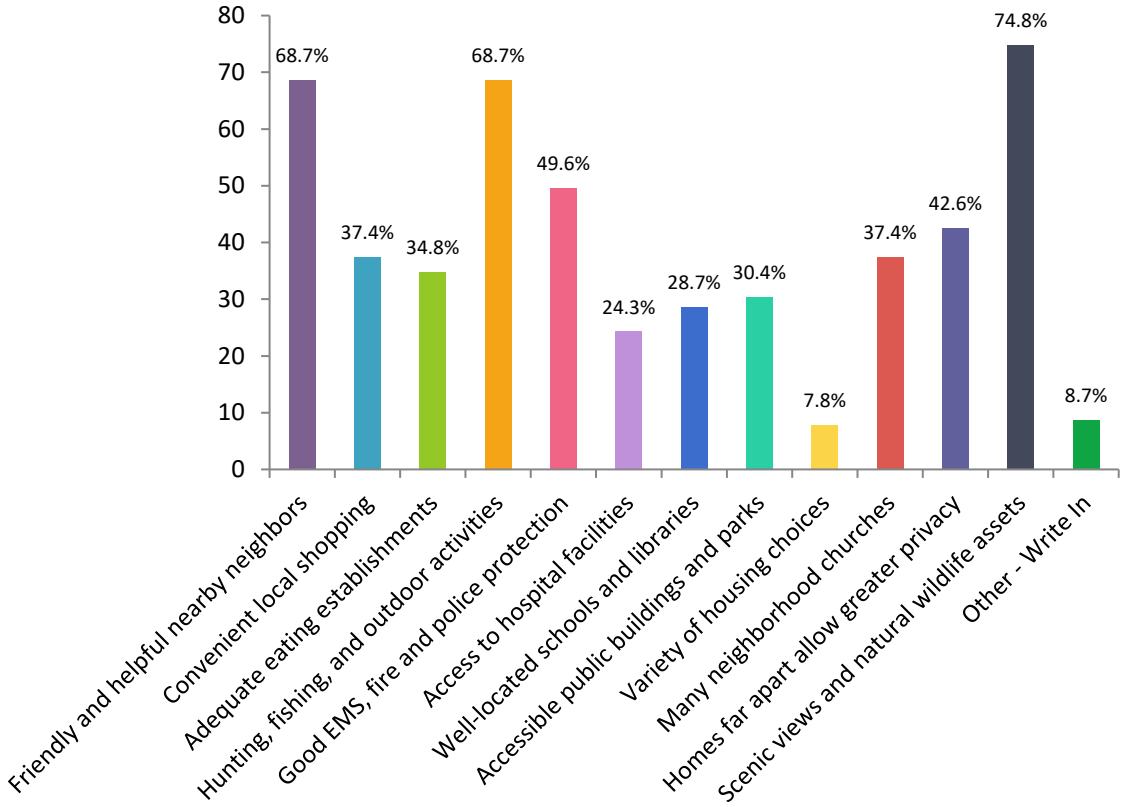
Value	Percent	Count
Unincorporated Fannin County	47.9%	56
Blue Ridge	19.7%	23
McCaysville	8.5%	10
Morganton	23.9%	28
	Total	117

2. How does your community rate overall? (Check one)



Value	Percent	Count
Excellent place to live	45.7%	53
Good	38.8%	45
OK	8.6%	10
Fair	4.3%	5
Poor	2.6%	3
	Total	116

3. What do you like about your community? (Check all that apply)

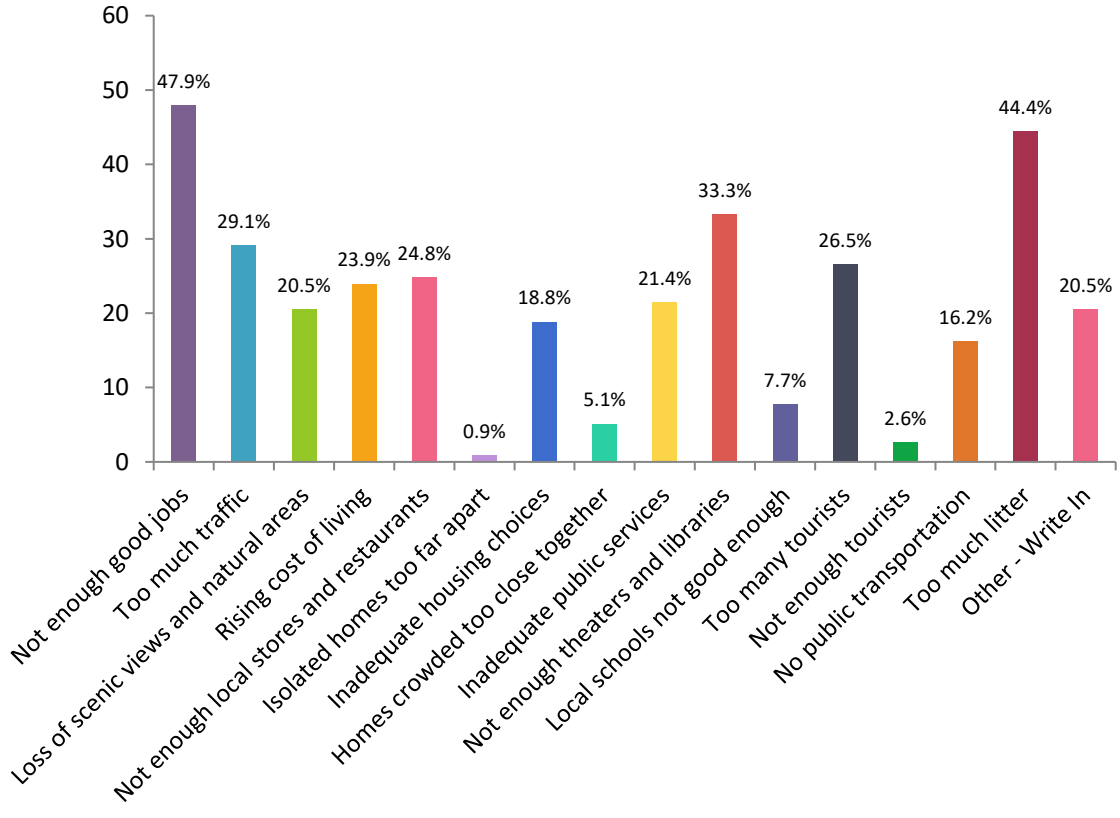


Value	Percent	Count
Friendly and helpful nearby neighbors	68.7%	79
Convenient local shopping	37.4%	43
Adequate eating establishments	34.8%	40
Hunting, fishing, and outdoor activities	68.7%	79
Good EMS, fire and police protection	49.6%	57
Access to hospital facilities	24.3%	28
Well-located schools and libraries	28.7%	33
Accessible public buildings and parks	30.4%	35
Variety of housing choices	7.8%	9
Many neighborhood churches	37.4%	43
Homes far apart allow greater privacy	42.6%	49
Scenic views and natural wildlife assets	74.8%	86
Other - Write In	8.7%	10

Other - Write In (reported in alphabetical order)

1. Blue Ridge Lake
2. Easy access to citizen-owned national forests
3. Fine Weather
4. Good place to live.
5. Great cultural activities organizations
6. Home town feel
7. Manageable traffic
8. Our local governments encourage and expect individuals and non-government groups to help each other and improve our community.
9. Quiet
10. Small town feel

4. What don't you like about your community? (Check all that apply)



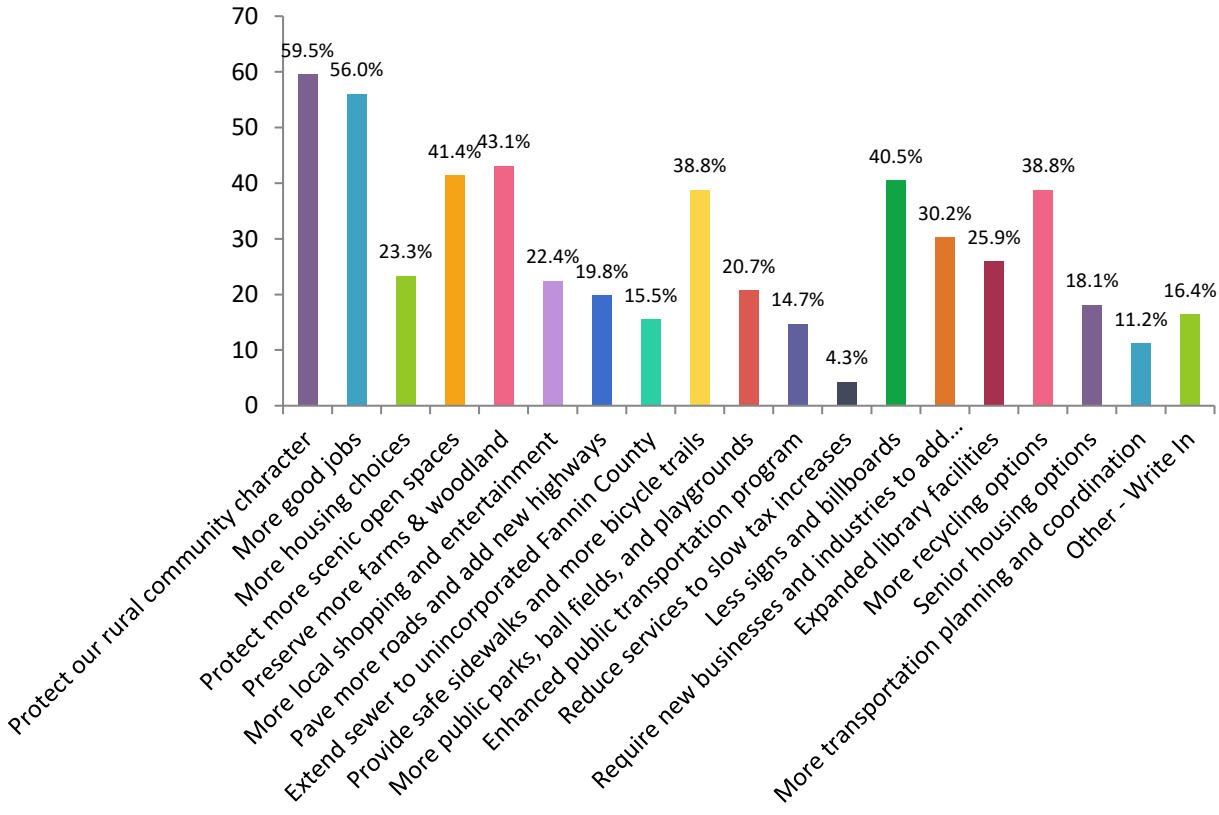
Value	Percent	Count
Not enough good jobs	47.9%	56
Too much traffic	29.1%	34
Loss of scenic views and natural areas	20.5%	24
Rising cost of living	23.9%	28
Not enough local stores and restaurants	24.8%	29
Isolated homes too far apart	0.9%	1
Inadequate housing choices	18.8%	22
Homes crowded too close together	5.1%	6
Inadequate public services	21.4%	25
Not enough theaters and libraries	33.3%	39
Local schools not good enough	7.7%	9
Too many tourists	26.5%	31
Not enough tourists	2.6%	3
No public transportation	16.2%	19
Too much litter	44.4%	52
Other - Write In	20.5%	24

Other - Write In (reported in alphabetical order)

1. All public roads should be county maintained.
2. Building times am to pm
3. Community entities working together instead of separate agendas
4. For my taxes I do not receive: mail service, garbage service, water, sewer, not even two lane roads that are paved.
5. High Property Taxes
6. Hospital
7. I do not like that Mineral Bluff stands alone. I live here and am willing to help make us look great. We need to improve McCaysville and have a theme such as copper mining with nice bronze statues. Homes must be kept in be maintained. Yes, we have trash drop off they need fence covers slats to hide from views area within 1 mile they must weekly clean up. So much-needed.
8. Lack of diversity
9. No forward-thinking planning to protect the environment
10. No one wants to actually work for a living
11. No playground in Epworth.

12. Not enough walking trails, parks or safe biking areas.
13. Restrictive ordinances for venues that would like to serve alcohol
14. Too much drug use.
15. We need more paved roads and better maintenance of gravel roads
16. Dysfunctional local governments
17. Folks at CoC are too friendly. LOL
18. Horrible city government that does not understand how to run and manage a great city with amazing assets
19. Increasing government involvement and individuals who want government to do more for them with grants and other tax money.
20. Need better roads to my cabin, prefer black top roads. Wise rd. Mabry lane and timber jack lane. thanks
21. No movie theater, no large convention center/hotel
22. Recycling services limited
23. Very poor parks in comparison to other similar sized counties tax revenue

5. What changes would you like to see made? (Check all that apply)



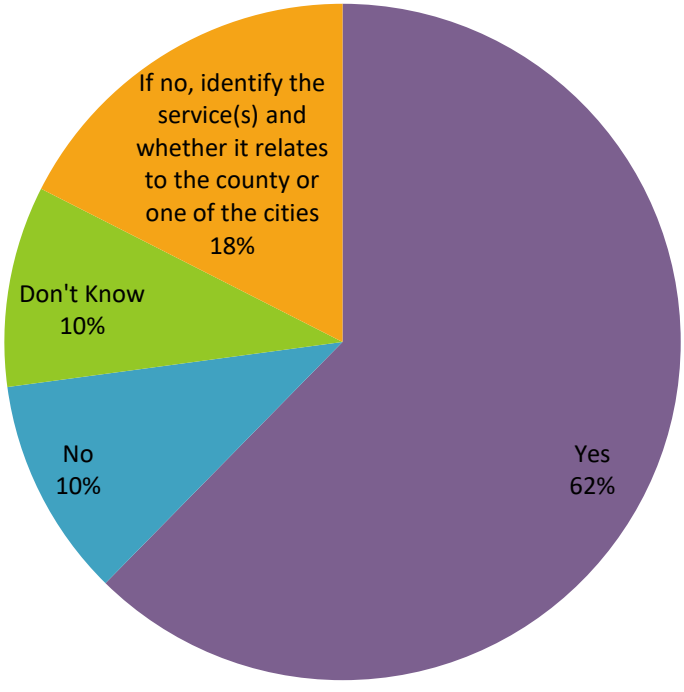
Value	Percent	Count
Protect our rural community character	59.5%	69
More good jobs	56.0%	65
More housing choices	23.3%	27
Protect more scenic open spaces	41.4%	48
Preserve more farms & woodland	43.1%	50
More local shopping and entertainment	22.4%	26
Pave more roads and add new highways	19.8%	23
Extend sewer to unincorporated Fannin County	15.5%	18
Provide safe sidewalks and more bicycle trails	38.8%	45
More public parks, ball fields, and playgrounds	20.7%	24
Enhanced public transportation program	14.7%	17
Reduce services to slow tax increases	4.3%	5
Less signs and billboards	40.5%	47
Require new businesses and industries to add landscaping	30.2%	35
Expanded library facilities	25.9%	30
More recycling options	38.8%	45
Senior housing options	18.1%	21
More transportation planning and coordination	11.2%	13
Other - Write In	16.4%	19

Other - Write In (reported in alphabetical order)

1. Add in cable companies other than the or etc. We need new building that must blend into our mountain theme\'s. We have run amuck. We need to be firm and set a standard for our community. We can do it we just have to enforce it. I am willing to help us so we get the grants and use them as appropriate.
2. Better internet provider TDS sucks outside of city limits off Old HWY 2
3. Covered Swimming pool, more senior parks programs
4. Expand recycling options - take plastics 1-7, collect glass
5. Fannin County needs a park like Meeks in Union County. Meeks is outstanding.
6. Higher Education to bring in more young people
7. Need an unpaved walking trail at Horseshoe Bend Park. Need to start charging a fee for all cars that park at the park regardless of local or out of state. A token fee of perhaps $10 yearly to help upkeep of landscaping, trash pickup, and upkeep of toilets.

8. Noise ordinance within city limits.
9. None
10. Public Indoor Pool
11. Require adherence to Dark Cities guidelines to protect our nighttime skies
12. Stop building facilities in Blue Ridge (EMS, roads, sidewalks, etc.) and pave the other roads in the county.
13. Union County's assets (park amenities, farmers market, airport, golf, restaurants, bicycling, walking, hiking, are far superior.
14. We have an ever growing problem with homeless people squatting for extended periods in the forest area along the Lake Blue Ridge shoreline. They trash, burn and leave excrement. We do not feel safe and feel here squatters should be removed.
15. affordable nice restaurants somewhere besides downtown; downtown too crowded
16. at age 62 no school property tax
17. desperate need for parking
18. expand downtown blue ridge; use tourist taxes to lower citizen taxes
19. more hands on approach to Fire/EMS

6. Is your community now providing adequate services, such as sewer, gas, public water, or fire protection, to the citizens? (Check one)

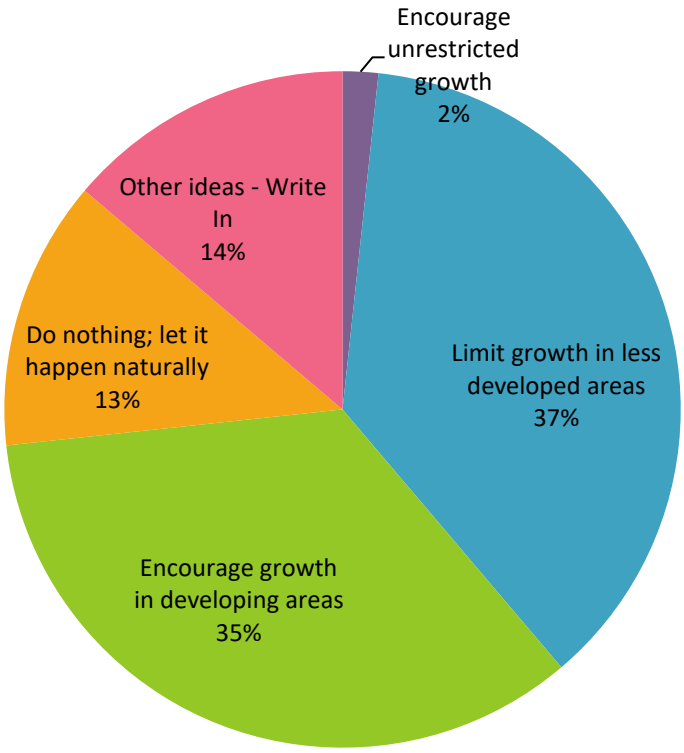


Value	Percent	Count
Yes	62.3%	71
No	10.5%	12
Don't Know	9.6%	11
If no, identify the service(s) and whether it relates to the county or one of the cities - Write In	17.5%	20
	Total	114

If no, identify the service(s) and whether it relates to the county or one of the cities - Write In

1. Increase fire protection which would decrease fire premiums for homeowners.
2. County is not grading Beacon Point dirt road on a regular basis although we continue to pay property tax increases.
3. Fannin has the worst internet service in the three state area! TDS\' Performance is killing our ability to locate higher paying jobs and better services here.
4. Infrastructure is horrible.
5. More fire services
6. More gas lines and sewer lines on Aska Rd.
7. Need more high speed Internet. Need more natural gas.
8. Need more public water/sewer City of Blue Ridge.
9. No Natural Gas available in some areas
10. No full time fire department.
11. No water, no sewer, no gas
12. Other: Fannin County is so diverse that the county could never provide gas, water and sewer services to all of the citizens. We have an excellent volunteer Fire Department.
13. Property insurance is enhanced because of volunteer only status
14. Sewer and gas
15. downtown blue ridge water is terrible
16. need professional fire dept
17. public water and gas & sewer
18. Sewer!!
19. sewer, natural gas

7. How should our local governments manage growth? (Check one)



Value	Percent	Count
Encourage unrestricted growth	1.7%	2
Limit growth in less developed areas	37.1%	43
Encourage growth in developing areas	34.5%	40
Do nothing; let it happen naturally	12.9%	15
Other ideas - Write In	13.8%	16
	Total	116

Other ideas - Write In (reported in alphabetical order)

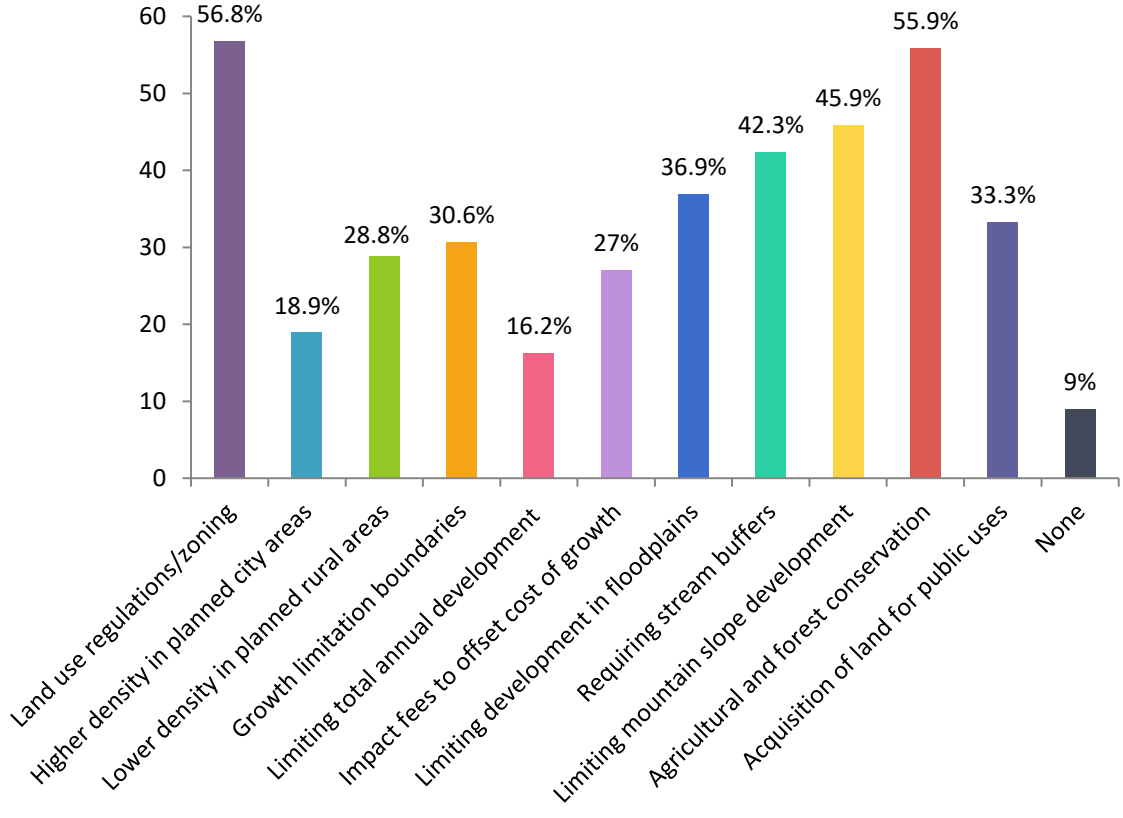
1. Assess areas for growth, plan, and evaluate. This is a continuum not a one-time event.
2. City should encourage a DDA to ease confusion and help maintain city projects and community growth. Fannin county has served well with encouraging growth.
3. Develop a master development plan.
4. Encourage growth while protecting natural beauty and environment.
5. Encourage the right growth including infrastructure such as roads, internet, water, and sewer.

6. Foster the right kind of economic growth with diverse industry - we need more than thrift stores and restaurants and shops in Blue Ridge.
7. Growth is great in a community as long as there\'s a guideline for all to follow. Improves our tax base for one, yes serving alcohol is great for tax purposes. Building nice bike paths and river walks. Federal grants are out there to help and business lowers taxes to all. We need to stay a beautiful mountain town offering a place places to work, stay, play. Growth can be beautiful if done right.
8. Keep small town feel
9. Leave us alone.
10. Manage growth with reasonable regulation
11. Pave Antioch Cemetery Road
12. The response to question 8 below should all be \"8\".
13. have a plan for growth
14. manage growth with the themes of mountain Georgia; get more help from the State of Georgia, and the TVA
15. quick carving up the mountains with houses so close together; Not like Pigeon Forge

8. Rank the importance of the following: (Use 1 for the most important and 8 for the least):

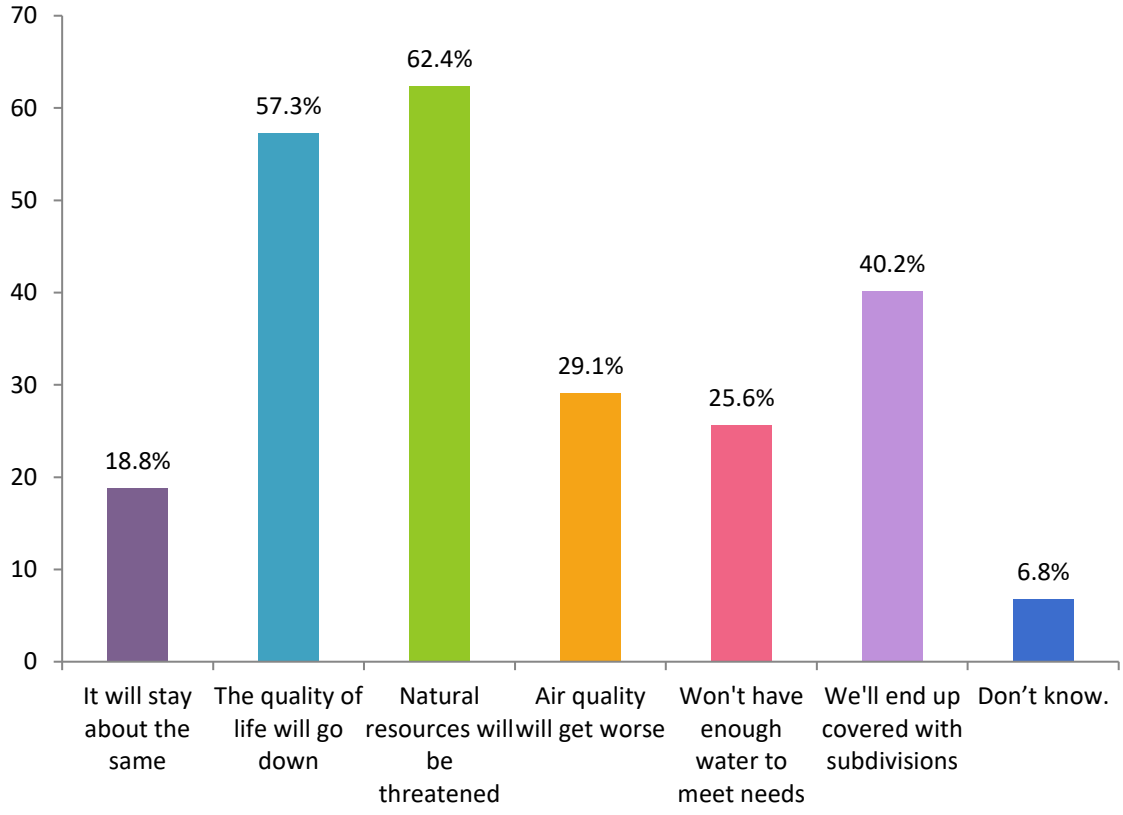
Overall Rank	Item	Score	Total Respondents
1	Protect natural resources and environment	552	93
2	Maintain rural quality of community life	532	107
3	Preserve farmland and forests	481	98
4	Improve educational opportunities	469	103
5	Improve economic opportunities	452	95
6	Manage development type and location	439	97
7	Provide efficient community infrastructure	397	99
8	Control rising cost of community services	396	102

9. What types of growth management actions would you support? (Check all that apply)



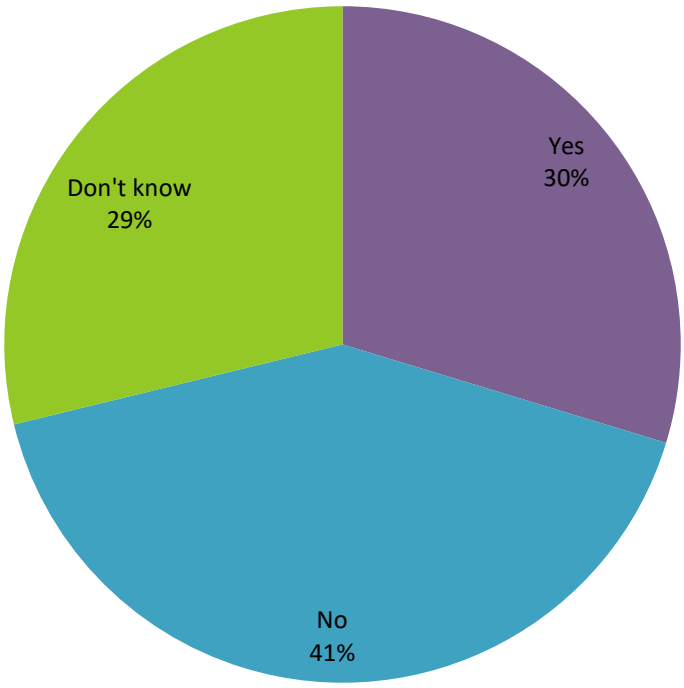
Value	Percent	Count
Land use regulations/zoning	56.8%	63
Higher density in planned city areas	18.9%	21
Lower density in planned rural areas	28.8%	32
Growth limitation boundaries	30.6%	34
Limiting total annual development	16.2%	18
Impact fees to offset cost of growth	27.0%	30
Limiting development in floodplains	36.9%	41
Requiring stream buffers	42.3%	47
Limiting mountain slope development	45.9%	51
Agricultural and forest conservation	55.9%	62
Acquisition of land for public uses	33.3%	37
None	9.0%	10

10. What do you think will happen to our community character without adequate growth controls? (Check all that apply)



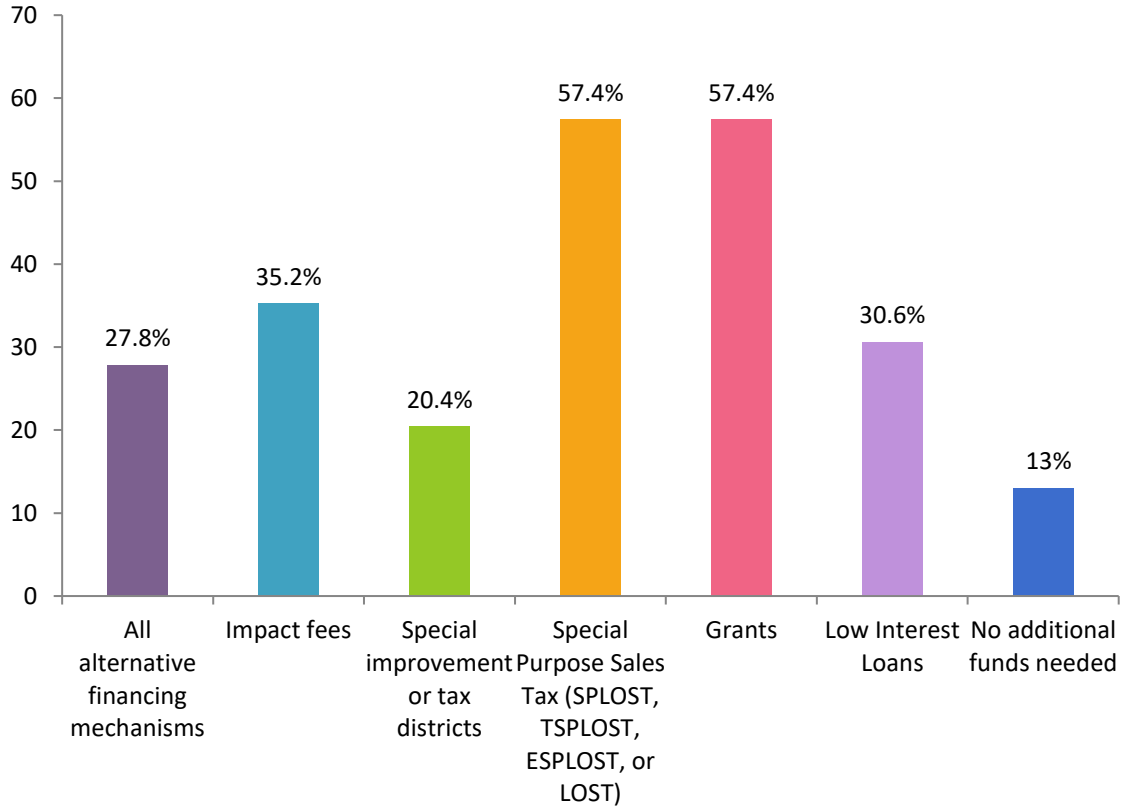
Value	Percent	Count
It will stay about the same	18.8%	22
The quality of life will go down	57.3%	67
Natural resources will be threatened	62.4%	73
Air quality will get worse	29.1%	34
Won't have enough water to meet needs	25.6%	30
We'll end up covered with subdivisions	40.2%	47
Don’t know.	6.8%	8

11. Is housing for all income groups available in the county and the cities?



Value	Percent	Count
Yes	29.7%	35
No	41.5%	49
Don't know	28.8%	34
	Total	118

12. The county and cities should consider the following financing mechanisms for water, sewer, recreation, roads, education, and other needed improvements: (Check all that apply)



Value	Percent	Count
All alternative financing mechanisms	27.8%	30
Impact fees	35.2%	38
Special improvement or tax districts	20.4%	22
Special Purpose Sales Tax (SPLOST, TSPLOST, ESPLOST, or LOST)	57.4%	62
Grants	57.4%	62
Low Interest Loans	30.6%	33
No additional funds needed	13.0%	14

13. What is the most important issue facing Fannin County and/or its cities today? Specify city if desired.

Response (reported in alphabetical order)

1. An honest City Council if we don't have this, then all else will fail.
2. Adequate planning for projected population growth.
3. Balancing the needs of the locals with deep roots, transplants, and tourists.
4. Better hospital services, upgrade education in elementary, middle and high schools. Increase economic opportunities for Students, adults and seniors.
5. Blue Ridge has to manage its storm water handling. Fannin needs to have more zoning.
6. Blue Ridge: Managed Growth accomplished through a city government that understands the process of evaluating the needs, understands how best to raise funds and properly manages projects once started.
7. Building Infrastructure while maintaining charm of area
8. Corruption in county. Undereducated citizens. Lack of continued growth and recreation supported by TVA.
9. Corsano
10. Destruction of natural wildlife
11. Don't forget the locals; everything has been to attract tourists, that the locals have been forgotten. Like affordable housing, dining, shops, jobs etc. Everything is too high.
12. Drug Control to stop the meth epidemic
13. Drug use and its impact on families.
14. Drugs. Not enough foster homes to house the children. And a wide spread of Garbage along all the roads.
15. Economic diversification; tourism and secondary housing will not sustain an active community and entice our young people to stay in Fannin County. However, good jobs and affordable housing will help greatly.
16. Environmental threats: climate change, proposed sale of public lands, overdevelopment, misuse of natural resources
17. Excellent leaders for County and City. Slowing big box and traditional retail outlets.
18. Fannin/Morganton needs to pave more roads and grade secondary roads on a regular basis.
19. Get government that will be responsive to the people.
20. Good city and people.
21. Homes and land that are eyesores - i.e. junkyards.
22. Horrible junkyards, abandoned vehicles, and unkempt property.
23. Housing - Middle income/working class is overlooked.

24. I feel in the Blue Ridge area we do not have regulations in place to help our community growth and to do so is not hard it is wise. Example would be the waste of money the City of Blue Ridge has done. Rebuilding a park that had just be done. Not making the Town of Blue Ridge number 1 and McCaysville number 2 as our money comes from visitors. What do we offer? Park redone 3 times over. DO we have a nice cobblestone downtown area with nice bike and walking routes No! But let's do over a park 3 times. Why is our education funds leaving here and going out to Atlanta areas well poor planning on your part.
25. Illegal drugs
26. In order to sustain growth, we must attract and train quality workers. Those workers need affordable housing and opportunity for advanced education and training.
27. Influx of tourist is destroying way of life.
28. Insufficient infrastructure, garbage service to hopefully eliminate roadside trash.
29. It would be nice if the lake would remain full pool. I bought a lake house, pay plenty of taxes receiving no resources and watch the lake be drawn down starting in late July.
30. Job growth for residents.
31. Jobs that provide a living wage.
32. Jobs! I'm not talking service jobs. There aren't many opportunities for our young people so many have to move away to earn a living.
33. Lack of vision by county leaders, example county commissioners taking money away from chamber of commerce when chamber should actually be getting 100% of the lodging tax; another example is allowing utility cos. to recklessly cut trees and shrubs and use poison to control growth when the greatest asset to the county is the natural beauty; and most importantly ignoring all businesses that bring in money from tourism. County commissioners the skills to lead in this business climate.
34. Lack of adequate planning for the future of the county.
35. Lack of economic development, poor leadership in Blue Ridge, more oversight on all development and we need a new Library.
36. Lack of understanding between locals and recent residents/visitors.
37. Lack of work and drugs - McCaysville. McCaysville is littered with the poor and those abusing substances. You can tell just by seeing them walking down the streets. This entire county needs much better education too.
38. Leadership and planning. Protecting natural resources.
39. Learn to come to agreements to prioritize; learn modern project management practices; tax the tourists.
40. Manage growth and development so quality of life and small town character that attracts tourism is not lost.
41. Manage growth to reduce "unsightliness" of signage, dumps, etc., while preserving natural resources of the area -- balancing both sides.
42. Managing development which impacts everything on # 8.
43. Morganton black top roads. Thanks

44. Need stricter zoning, county-wide, to balance the delicate balance of growth while maintaining the charm and small town feel of the area.
45. Need to control development in Blue Ridge.
46. Needs jobs!
47. No restrictions or enforcement of zoning litter and yards with trash, downtown parking and streetscape, stand alone library, indoor pool, lack of recreational programs for seniors, planning on where businesses can be located and landscaping, setbacks and signage that is not billboards, movie theater, convention center hotel complex, litter.
48. Our city is a good place.
49. Over development
50. Overall, Fannin County has become embarrassing to live in. Every week for the last 4 years there is nothing but negativity in the paper. Fighting officials. Failures to execute. Loss of Grants. Excessive wasted money. Fannin and Blue Ridge leaders are failures, and it's time to get rid of the old natives. Morganton died years ago, and the current mayor and city officials are keeping it dead and without growth. Union is far superior in all aspects, and that is where we spend all our sales tax money. That is where as millionaires we will spend future property tax money. Lumpkin, Gilmer, all better run. Fannin County officials should be ashamed. And why are we spending money on air patrol of building, while we have two handful of tax assessors who work 50 weeks a year. For a county of this size, what are they doing? Union county has 1 commissioner. Why do we need and are paying 3 in Fannin?
51. Poor government. (Blue Ridge) We're an embarrassment. Protect green space and create a park like Meeks Park in Union County.
52. Quality job opportunities for local young people so they don't all have to leave to find work, which, if not addressed, will lead to an older average population of retirees who require more government services.
53. Quality long term jobs with benefits. We are primarily a tourism town. What happens if tourism slows down? Look at Helen, Georgia.
54. Reduce government at all levels and reduce government involvement in our lives and our communities. Expect more personal and community responsibility.
55. Restrictive influence from downtown churches relative to business and events within allowed distances
56. Risk of over-development. Too many people.
57. Roads
58. Technology is improving daily but, Internet Service in and around Blue Ridge is archaic. The mbps speeds offered in the rural areas outside the city limits are almost as poor as the old "Dial-up" technology was. We need to encourage ISPs to spend money to improve services in our area or encourage others with better service to enter the area and compete.
59. The growth is out of control and destroying the rural community. The kids have nothing to do here. A wellness center with an Olympic size pool like the one in Blairsville would be nice. A swim team for the kids. Slowing the traffic down on SR 515 and SR 5; the speed limit slows through every other town. Start fining people for littering; it is awful everywhere in the County.
60. The lake is the draw. Find a way to keep the lake near full pool. Lower school property taxes for homeowners over 62 as other counties have done

61. Too many people.
62. Too many outsiders trying to change our way of life, they moved here to get away from city life but complain when it is not the way it was where they come from.
63. Traffic.
64. Uncontrolled growth
65. Unqualified and/or poorly trained government officials. Lack of moral compass. There is too much emphasis placed on money, tourism, real estate, etc. rather than being a better community and one that trusts in God.

APPENDIX C: NEWSPAPER COVERAGE/WEB COVERAGE

The News Observer LOCAL Wednesday, December 14, 2016 • A9

Ten-year plan being formed

Fannin County, cities begin process looking toward growth

BY BRIANNE COLLAR
STAFF WRITER

The Northwest Georgia Regional Commission (NWGRC) is guiding Fannin County and its municipalities in planning for the next ten years.

In the first of three meetings Dec. 6, representatives from the cities of Morganton and Blue Ridge and Fannin County gathered at the Blue Ridge Mountains Arts Association to work on a growth plan for the future.

The Fannin County Joint Comprehensive Plan is part of a bigger initiative of the NWGRC that helps individual counties create, update and implement plans that lead to eligibility opportunities for many state grants, loans and permits.

The cities and county representatives broke off into groups to discuss economic development, housing, transportation and cultural and natural resources.

Director of Regional Planning asked steering committees what they felt was the most important issue discussed. Joyce Water said the small size of Morganton allows them to work closely with cities, the county, residents and water customers. "We have good working relationships with all our customers," she said.

The new water system, low tax rates, recreation activities and 35 home sites available for building all allow for growth. The City of Blue Ridge identified tourism and enhancement of the tax base as one of its strong suits. Mayor Donna Whitener said the presence of Atlanta Gas Line, and water and sewer infrastructure upgrades all point to strengths.

The county of Fannin looked at the regional mountains as a draw to the area but also poses infrastructure challenges to businesses looking to relocate.

Partially updated last in 2013, the state made changes the following year leaving Fannin lacking in following the ten-year cycle. Now the county and cities are undertaking a full plan update by October 2017 with help from the NWGRC.

Community Planner Gretchen Lugthart said, "The goal in this is better-organized and better-run government, with public participation and access to professional help for elected officials who may not have a background in public administration and may not be aware of the resources available at the state (and federal) level."

A10 • Wednesday, March 29, 2017 LOCAL The News Observer

Online survey seeks public input into government planning exercise

By Brianne Collar
Staff Writer

With community growth being studied in Fannin County, the Northwest Georgia Regional Commission is looking for feedback from local residents through a survey.

The online survey is reaching out to those interested in public issues such as economic development, housing, transportation, recreation, government facilities and natural and cultural environment.

The Fannin County Joint Comprehensive Plan is being updated with representatives from the cities of Blue Ridge, McCaysville and Morganton.

Community Planner Gretchen Lugthart said those participating will benefit from looking ahead to identify emerging needs and issues.

Georgia requires this planning process for local governments to maintain eligibility for grants and other funding.

The planning process will conclude in October 2017.

To access the survey and provide more information, visit http://www.surveygizmo.com/s3/3346998/Fannin-Survey.

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fannincountyga.org/1470-2/
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PHONE DIRECTORY
DEPARTMENTS
LINKS
FANNIN COUNTY WATER AUTHORITY
ADOPT-A-ROAD
OPEN BIDS
M.A.T.S TRANSIT SERVICE
ORDINANCES
BOC MEETING
FANNIN COUNTY GEORGIA
Fannin County Courthouse
400 West Main St., Suite 100
Blue Ridge, GA 30513
Fannin County Courthouse
Inclement Weather Hotline
706-946-7800
« Adopt-A-Road
Fannin County Joint Comprehensive Plan
Published May 5, 2017
Everyone welcome to a drop-in Open House to for the Fannin County Joint Comprehensive Plan on May 18, 2017 from 6-8 pm at Blue Ridge City Hall, 480 West First Street. Come by to view maps and comment on plans and projects for Fannin County, Blue Ridge, McCaysville, and Morganton.
Be a part of planning your community's future.
Please take the survey below.
Fannin County Community Vision Survey
Fannin County and the cities of Blue Ridge, McCaysville, and Morganton are updating their Joint Comprehensive Plan in 2017. The county and the cities are dedicated to putting resources and tax dollars to their most efficient use by planning before
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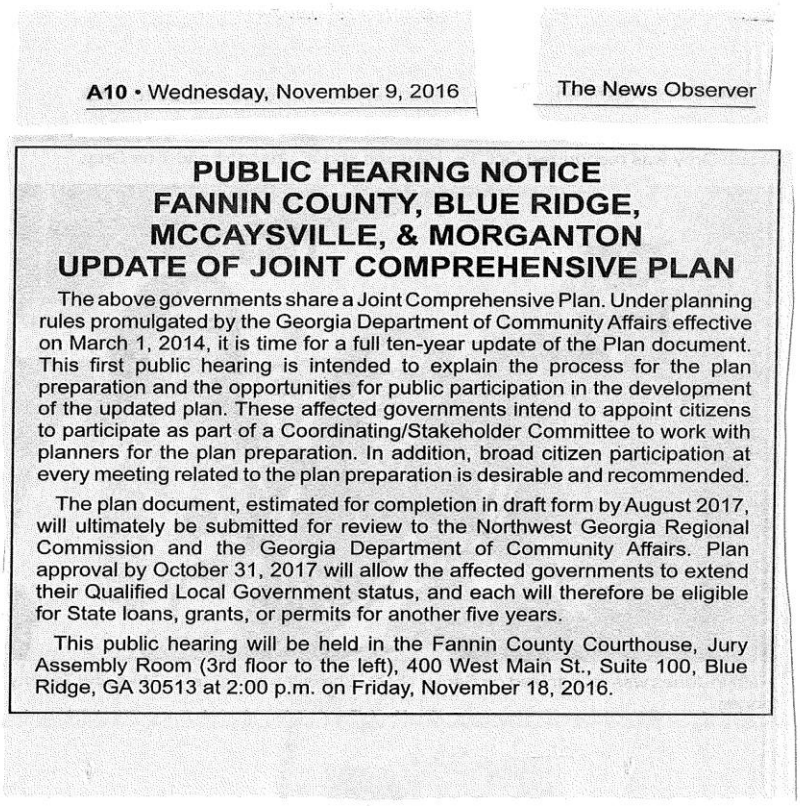
B2 • Wednesday, May 17, 2017 COMMUNITY The News Observer

Open house to be held May 18

A drop-in Open House for the Fannin County Joint Comprehensive Plan will be held May 18, from 6 to 8 p.m., at Blue Ridge City Hall, 480 West First St. Everyone is welcome to come by and view maps and comment on plans and projects for Fannin County, Blue Ridge, McCaysville and Morganton.

APPENDIX D: LEGAL NOTICES

This legal advertisement of the First Public Hearing for the update of the Fannin County Joint Comprehensive Plan appeared in the Fannin County newspaper *The News Observer* on Wednesday, November 9, 2016.



A10 • Wednesday, November 9, 2016 The News Observer

PUBLIC HEARING NOTICE
FANNIN COUNTY, BLUE RIDGE, MCCAYSVILLE, & MORGANTON
UPDATE OF JOINT COMPREHENSIVE PLAN

The above governments share a Joint Comprehensive Plan. Under planning rules promulgated by the Georgia Department of Community Affairs effective on March 1, 2014, it is time for a full ten-year update of the Plan document. This first public hearing is intended to explain the process for the plan preparation and the opportunities for public participation in the development of the updated plan. These affected governments intend to appoint citizens to participate as part of a Coordinating/Stakeholder Committee to work with planners for the plan preparation. In addition, broad citizen participation at every meeting related to the plan preparation is desirable and recommended.

The plan document, estimated for completion in draft form by August 2017, will ultimately be submitted for review to the Northwest Georgia Regional Commission and the Georgia Department of Community Affairs. Plan approval by October 31, 2017 will allow the affected governments to extend their Qualified Local Government status, and each will therefore be eligible for State loans, grants, or permits for another five years.

This public hearing will be held in the Fannin County Courthouse, Jury Assembly Room (3rd floor to the left), 400 West Main St., Suite 100, Blue Ridge, GA 30513 at 2:00 p.m. on Friday, November 18, 2016.

This legal advertisement of the Second Public Hearing for the update of the Fannin County Joint Comprehensive Plan appeared in Fannin County newspaper *The News Observer* on Wednesday, August 2, 2017..

The News Observer COMMUNITY Wednesday, August 2, 2017 • B3

PUBLIC HEARING NOTICE
FANNIN COUNTY AND THE CITIES OF BLUE RIDGE, MCCAYSVILLE, AND MORGANTON

Fannin County and the Cities of Blue Ridge, McCaysville, and Morganton have prepared a draft Joint Comprehensive Plan Update for 2017-2027 according to the 2014 Minimum Planning Standards set by the Georgia Department of Community Affairs and the Georgia Planning Act of 1989. This draft plan was prepared by Fannin County and the Cities of Blue Ridge, McCaysville, and Morganton with broad public participation and with guidance from a Steering Committee of public and private sector individuals.

Accordingly, a joint public hearing is scheduled for the County and Cities to accept comments on the Draft Joint Comprehensive Plan. After the public hearing and receipt of public comment, the draft plan will be submitted for review by the Northwest Georgia Regional Commission and the Georgia Department of Community Affairs. Plan approval by October 31, 2017 is required to maintain Qualified Local Government (QLG) status for each local government per the Georgia Planning Act of 1989 allowing continued eligibility for State loans, grants, or permits for another five years.

The public hearing on the draft plan will be held on Tuesday, August 15, 2017 at 10:00 am at the Blue Ridge Mountains Arts Association and Art Center, 420 W. Main St., Blue Ridge, GA 30513.

Copies of the draft plan will be available for review at City and County offices, or on the Northwest Georgia Regional Commission website, nwgrc.org.