

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

**2014 Comprehensive Plan
Community Agenda**

October, 2014

TABLE OF CONTENTS

<u>I. COMMUNITY AGENDA – INTRODUCTION</u>	
Purpose	1
Required Components	1
<u>II. COMMUNITY VISION</u>	
Vision Statements	4
Community Issues and Opportunities	12
Future Development Strategy	19
Quality Community Objectives	48
<u>III. IMPLEMENTATION PROGRAM</u>	
List of Accomplishments	51
Policies and Long-Term Objectives	55
Short-Term Work Program	57
<u>IV. APPENDIX</u>	
	72

CHAPTER 1

Purpose

The purpose of the Community Agenda is to lay out a road map for the community's future, developed through a very public process of involving community leaders and stakeholders in making key decisions about the future of the community. The Community Agenda is the most important part of the plan, for it includes the community's vision for the future, key issues and opportunities it chooses to address during the planning period, and its implementation program for achieving this vision and addressing the identified issues and opportunities. The Community Agenda is intended to generate local pride and enthusiasm about the future of the community, thereby making citizens wish to ensure that the plan is implemented.

Required Components

The Community Agenda is required for Basic, Intermediate, and Advanced planning levels. It must include the three required components listed below, all prepared with adequate public and stakeholder involvement as laid out in the Community Participation Program. The result must be a concise, user-friendly document usable for day-to-day decision-making by community leaders as they work toward achieving the desired future of the community.

INTRODUCTION

Located in the northeast corner of Georgia, Rabun County is a collection of mountainous, rural communities that is projected to experience continued growth and investment over the next two decades. In an effort to meet their future needs, the County and its 6 communities of Clayton, Dillard, Mountain City, Sky Valley, Tallulah Falls, and Tiger coordinated the efforts of citizens, elected officials, professional leaders, property owners, and major employers to create visions for their communities and a strategy to make them a reality.

This document, the 2014 Rabun County Joint Community Agenda, is the result of that process. While technically just one part of a larger Comprehensive Plan, the Community Agenda acts as an independent guidance document that allows everyone to see the various objectives outlined for Rabun County and its municipalities, and understand how each of the stakeholders will work together to realize those objectives and build better, stronger communities.

Material for the Purpose, Required Components and Required Procedures has been taken from the appropriate sections of Georgia Department of Community Affairs' "Standards and Procedures for Local Comprehensive Planning."

(a) Community Vision. The Community Vision is intended to paint a picture of what the community desires to become, providing a complete description of the development patterns to be encouraged within the jurisdiction. It includes the following components:

(i) General Vision Statement (optional). Include a general statement of the overall goals and desired future the community seeks to achieve.

(ii) Future Development Map (required). Prepare a Future Development Map for the community by delineating boundaries of major character areas (see definition in Chapter 110-12-1-.09) covering the entire community. Start with the Recommended Character Areas identified in the Community Assessment and adjust boundaries, modify, add or subtract character areas based on stakeholder perspectives about desired future development patterns.

If desired, the Future Development Map may be augmented with a future land use map that uses conventional categories or classifications to depict the location of specific future land uses. If this option is chosen, prepare the future land use map using either of the land use classification schemes described in section 110-12-1-.07(2), and show the character area boundaries from the Future Development Map as an overlay on this map.

(iii) Defining Narrative (required). While preparing the Future Development Map, carefully define a specific vision for each character area. This defining narrative

must include the following information for each character area shown on the Future Development Map:

- Written description, pictures, and/or illustrations that make it clear what types, forms, styles, and patterns of development are to be encouraged in the area. Refer to styles, and patterns of development are to be encouraged in the area. Refer to recommended development patterns listed in the State Planning Recommendations for suggestions.
- Listing of specific land uses or (if appropriate for the jurisdiction) zoning categories to be allowed in the area.
- Listing of the Quality Community Objectives that will be pursued in the area.
- Identification of implementation measures to achieve the desired development patterns for the area, including more detailed sub-area planning, new or revised local development regulations, incentives, public investments, and infrastructure improvements. Refer to recommended plan implementation measures listed in the State Planning Recommendations for suggestions.

(b) Community Issues and Opportunities. This is the final, locally agreed upon, list of issues and opportunities the community intends to address. Start with the potential issues and opportunities identified in the

Community Assessment and modify, add or subtract issues or opportunities based on stakeholder knowledge of the community and interpretation of the Community Assessment report. Each of these issues or opportunities must be followed-up with corresponding implementation measures in the Implementation Program.

(c) Implementation Program. The implementation program is the overall strategy for achieving the Community Vision and for addressing each of the Community Issues and Opportunities. It identifies specific measures to be undertaken by the community to implement the plan. Refer to recommended plan implementation measures listed in the State Planning Recommendations to identify implementation measures that may be suitable for the community. The Implementation Program includes the following components:

(i) Short Term Work Program (required). Identify specific implementation actions the local government, or other entities, intend to take during the first five-year time frame of the planning period. This includes any ordinances, administrative systems (such as site plan review, design review, etc.), community improvements or investments, financing arrangements, or other programs or initiatives to be put in place to implement the plan.

The Short Term Work Program must include the following information for each listed activity:

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

CHAPTER 2

COMMUNITY VISION

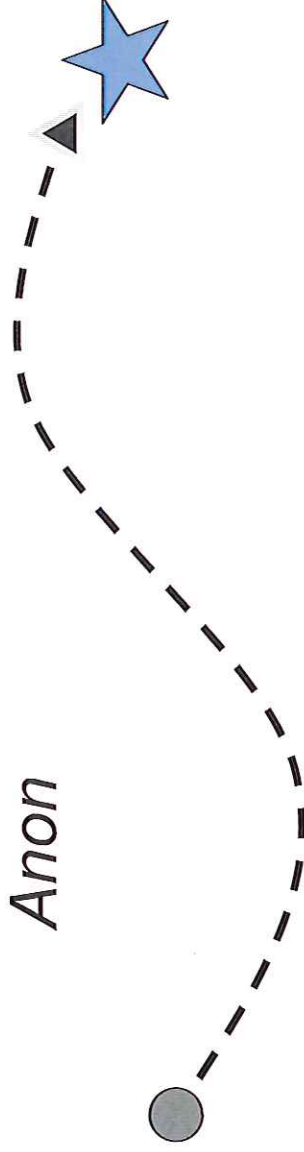
General Vision Statements

Previous planning standards for Georgia defined a community vision as something “... intended to paint a picture of what the community desires to become, providing a complete description of the development patterns to be encouraged within the jurisdiction.” It is required as an element of the comprehensive plan so that communities can truly establish a pure and simple ideal for themselves in a format that is easily expressed and understood.

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

*“You cannot reach your destination
without first intending to get there.”*

Anon



Rabun County

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

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

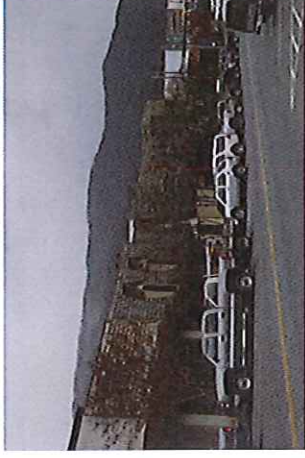
Rabun County will provide an efficient government, quality education and protective services so that all citizens can enjoy a high quality of life.



Clayton

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

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



Dillard

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

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



Mountain City

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

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



Sky Valley

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

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

*Close Proximity to all the
Good Things in Life*



Tallulah Falls

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

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



Tiger

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

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



Issues and Opportunities

The planning process asks communities to assess the information outlined in an effort to identify issues and opportunities that should be considered when trying to plan for the future. In doing so the communities can more effectively define their objectives and actions to as to better achieve the desired vision.

The following represents a refined listing of Issues and Opportunities for Rabun County. Most of these were carried over from the first part of the planning process, identified during the development of the Community Assessment. The list has been confirmed and/or refined based on the discussions and analyses throughout the planning process.

Economic Development

Communities	Issues and Opportunities	Mitigation Strategies
SV, T, C, D, TF	Desire for more/ diversified commercial options;	<ul style="list-style-type: none"> • Develop study assessing potential at former Ski Lodge (SV) • Develop infill inventory and targeted marketing campaign for downtowns • Develop comparative commercial activity profile • Develop strategy for Scenic Route 15 (TF)
SV	Need meeting space within the City	<ul style="list-style-type: none"> • Develop study assessing potential at former Ski Lodge
SV	Limited utilities and infrastructure	<ul style="list-style-type: none"> • Complete creation of Joint Water and Sewer Authority • Update service delivery agreement • Develop a coordinated utility improvement and expansion plan
TF, C, MC, D	Concern over impacts of GDOT's improvement/ maintenance plans for US 441	<ul style="list-style-type: none"> • Develop coordinated proposal for traffic calming, signalization and turn-lanes for improved management within city limits
C	Demand for increased educational opportunities at colleges, universities and trade schools	<ul style="list-style-type: none"> • Develop report profiling options for local education facilities
C	Potential for building underutilized assets	<ul style="list-style-type: none"> • Develop formal agri-tourism strategy; Farm-to-Table program • Perform study to identify additional outdoor recreation amenities • Develop a promotional campaign encouraging citizen involvement in local clubs and charities
All	Need employment opportunities for residents	<ul style="list-style-type: none"> • Develop/ sustain marketing plan for vacant office and industrial space • Inventory all potential industrial sites • Develop utility and commercial traffic assessment for growing industry

Economic Development (Cont'd)

Communities	Issues and Opportunities	Mitigation Strategies
MC, RC	Demand for increased support for agriculture, agri-tourism	<ul style="list-style-type: none"> • Develop formal agri-tourism strategy; Farm-to-Table program • Develop agricultural sustainability program (assessing land use policies, potential for Food Bank, work with FFA and more)
All	Desire for increased promotion for each community	<ul style="list-style-type: none"> • Update/develop brands and marketing themes for communities • Update/develop websites for communities

Natural and Historic Resources

Communities	Issues and Opportunities	Mitigation Strategies
All	New development threatens wild and scenic identity	<ul style="list-style-type: none"> • Consideration of conservation design subdivision guidelines • Adopt/maintain State <i>Mountain Protection</i> standards
All	Increased growth raises potential risk of wildfires	<ul style="list-style-type: none"> • Encourage full participation in Fire Wise/ Fire Adapted Communities programs. • Continue to work with USFS in maintaining wildfire management plan
All	New development threatens aquatic resources	<ul style="list-style-type: none"> • Consideration of conservation design subdivision guidelines • Adopt/maintain State <i>Vital Area</i> standards

Community Facilities and Services

Communities	Issues and Opportunities	Mitigation Strategies
RC, SV, MC	Need to expand/improve wastewater disposal system	<ul style="list-style-type: none"> • Construct sewer line from Parkdale Mfg. to US 441 • Develop coordinated sewer system improvement and expansion strategy
RC, SV	Need to expand telecommunications access	<ul style="list-style-type: none"> • Support construction of cell tower servicing Sky Valley • Completion of fiber-optic connections with North Georgia Network
RC	Need to improve/sustain firefighting abilities throughout the county	<ul style="list-style-type: none"> • Plans to upgrade Fire Stations 3, 8 and 10 • Develop County-wide Firewise and Fire Adapted Community campaign • Develop coordinated water-line improvement and expansion strategy • Develop long-range plan and budget for emergency services facilities and equipment
All	Need to expand/improve sidewalk and trail system	<ul style="list-style-type: none"> • Develop sidewalk maintenance and expansion plans • Continue to promote the Tallulah Falls Rails-to-Trail Greenway concept • Develop the Stekoa Creek Greenway • Develop walking trail within Mountain City • Work with GDOT, DNR in developing pedestrian access across Tallulah Falls Dam • Improve pedestrian connections with school campuses
T	Need for maintenance facility and service utility vehicle	<ul style="list-style-type: none"> • Maintenance vehicle and service utility vehicle - SPLOST in 2015
RC, C	Need to expand/improve water system	<ul style="list-style-type: none"> • Develop coordinated water-line improvement and expansion strategy

Community Facilities and Services (Cont'd)

Communities	Issues and Opportunities	Mitigation Strategies
T	Pavilion needed for public park for events and public benefit	<ul style="list-style-type: none"> • Pavilion planned in 2017
All	Need to upgrade/maintain parks and recreation facilities	<ul style="list-style-type: none"> • Build tennis courts and new ball field at County park • Renovate county gymnasiums • Replace irrigation system and upgrade club house at golf course • Pursue/develop acquisition of park land (Sky Valley)
RC	Several public roads remain in need of paving	<ul style="list-style-type: none"> • Maintain road improvement schedule
All	Growing population increasing demand for medical facilities/ emergency transportation	<ul style="list-style-type: none"> • Reactivate/Sustain Medical Care Advisory Committee
MC	Demand to expand/relocate City Hall	<ul style="list-style-type: none"> • Work with Rabun County BOE on purchase of old school building
MC	Demand for cultural spaces within the community	<ul style="list-style-type: none"> • Pursue purchase and restoration of old Playhouse (MC)

Housing

Communities	Issues and Opportunities	Mitigation Strategies
SV	Increasing need for retirement and elderly housing (Few options beyond single-family detached)	<ul style="list-style-type: none"> • Develop proposal to work with private sector for independent living facility • Develop sidewalk maintenance and expansion plan • Emergency service access
SV	Lodging options in the City restricted to rental homes and timeshares	<ul style="list-style-type: none"> • Develop proposal to work with private sector for hotel/conference facility • Emergency Services access
C	Residential neighborhoods losing character through improper and substandard development	<ul style="list-style-type: none"> • Design guidelines needed for compatible infill development
C, D, MC, SV	Concern over blighted and substandard properties	<ul style="list-style-type: none"> • Develop property assessment and tracking mechanism for reported code violations • Review property maintenance codes and enforcement policies; Amend as needed
T	Need to balance demand for housing with small-town character	<ul style="list-style-type: none"> • Design guidelines needed for compatible infill development • Conduct forum reviewing zoning and development regulations
SV	Desire to lure more full-time residents	<ul style="list-style-type: none"> • Develop new marketing strategy

Land Use

Communities	Issues and Opportunities	Mitigation Strategies
RC	Concern over growth altering area's character, diluting scenic beauty, threatening tourism	<ul style="list-style-type: none"> • Conduct forum reviewing zoning and development regulations • Review sign regulations and property maintenance codes; Amend as needed • Assess performance of mountain protection regulations
C	Lack wayfinding signage (for parking, shopping, government)	<ul style="list-style-type: none"> • Implement new streetscape strategy
C, D, MC, SV	Demand for more greenspace and outdoor recreational areas	<ul style="list-style-type: none"> • Develop the Stekoa Creek Greenway • Identify/pursue land for urban park • Develop walking trail within Mountain City • Pursue/develop acquisition of park land
C	US 441 corridor unattractive, lacks cohesion; Lack of proper gateway into Clayton	<ul style="list-style-type: none"> • Implement new streetscape strategy • Design guidelines needed for compatible infill development • Conduct forum reviewing zoning and development regulations
D, MC T, TF	Need to balance growth with small-town character	<ul style="list-style-type: none"> • Design guidelines needed for compatible infill development • Conduct forum reviewing zoning and development regulations • Develop coordinated proposal for traffic calming, signalization and turn-lanes for improved management along US 441
SV	Potential for new entry corridor into community	<ul style="list-style-type: none"> • Feasibility study for proposed new road • Conceptual development study for affected properties

Future Land Use Strategy

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

Analysis of Areas Requiring Special Attention

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

Areas of significant natural or cultural resources in need of attention

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

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

The Lakemont community (unincorporated) lies along the proposed Tallulah Falls Railroad Trail and Greenway, and features several historic structures that have become a modest attraction for the area and have strong potential as a rural commercial center. Plans are underway to incorporate some pedestrian access features and restore some of the buildings in advance of the proposed greenway.

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

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

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

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

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

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

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

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

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

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

Areas with significant infill development opportunities (scattered vacant sites)

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

Recommended Character Areas

Character area planning incorporates the concept of community function and feel to identify neighborhoods or communities of similar interaction, process, and character. Defining character areas is useful for identifying unique characteristics that provide a sense of community and to discern localized functions within the larger city or county context. Once character areas are established, community leaders can develop and implement strategies to promote the unique qualities of each character area.

The prevailing character and context of a community influence development forms and scale. Such elements are often identified as sub-areas within the community, such as neighborhoods, defined by architectural scale and style, functions and roles, traffic flow, and other factors that differentiate one area from the next. These can include the areas requiring special attention identified above and/or existing community sub-areas for which plans have already been prepared. As such, a character area is a specific geographic area that meets the following criteria:

1. Has unique or special characteristics;
2. Has potential to evolve into a unique area when provided specific and intentional guidance; or
3. Requires special attention do to unique development issues.

Character areas are often times identified based on environmental and/or physical characteristics of an area and it is not uncommon for communities to define their physical spaces based on a combination of both.

The Recommended Character Areas shown in the Community Assessment represent a starting point in the discussion to create the Future Development Map that is a key component of the Community Agenda. General areas show in the Community Assessment Recommended Character Area map will be refined through the Community Participation Program and continued planning analysis. Boundaries, descriptions, and vision statements for future development during the community visioning process and the development of the Community Agenda.

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

Village Commercial

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

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

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

Development Encouraged

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

Implementation Measures

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

Village Commercial



Village Residential

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

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

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

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

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

Development Encouraged

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

Implementation Measures

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

Village Residential



Downtown Clayton

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

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

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

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

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

Development Encouraged

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

Implementation Measures

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

Downtown Clayton



Clubhouse District (Sky Valley)

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

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

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

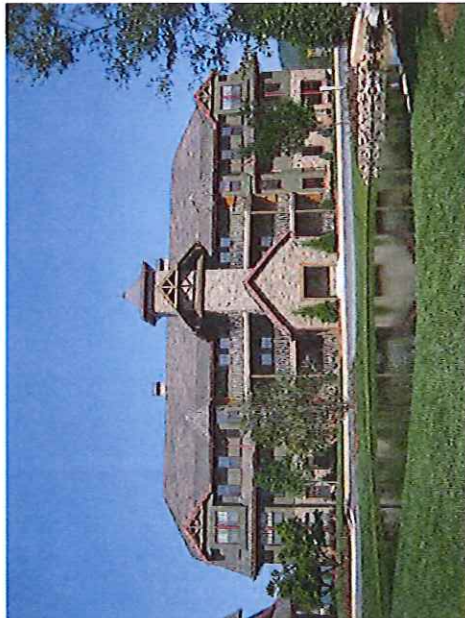
Development Encouraged

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

Implementation Measures

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

Clubhouse District



Highway 441 - Clayton

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

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

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

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

Development Encouraged

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

Implementation Measures

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

Highway 441 - Clayton



Highway 441

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

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

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

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

Development Encouraged

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

Implementation Measures

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

Highway 441



Agricultural/ Rural Residential

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

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

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

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

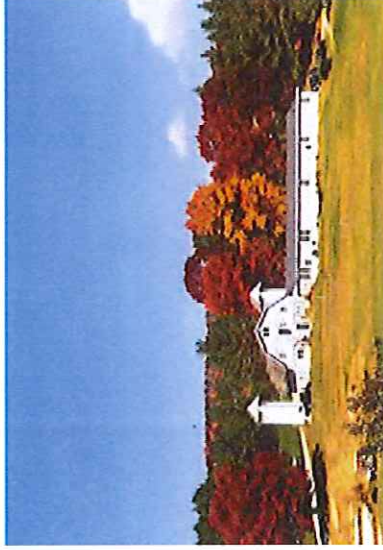
Development Encouraged

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

Implementation Measures

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

Agricultural/ Rural Residential



Conservation/ Forestry

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

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

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

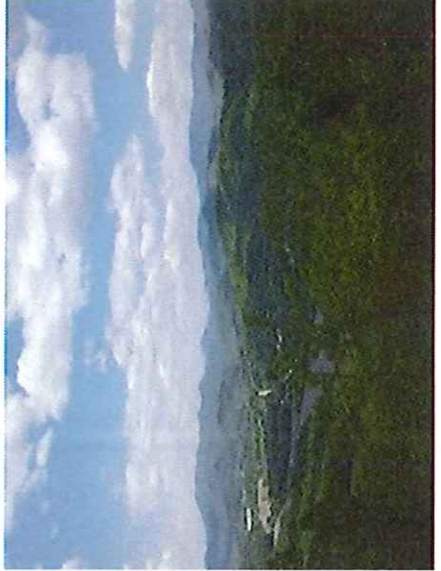
Development Encouraged

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

Implementation Measures

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

Conservation/ Forestry



Parks/ Recreation/ Greenspace/ Trails

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

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

Development Encouraged

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

Implementation Measures

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

Parks/ Recreation/ Greenspace/ Trails



Industrial

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

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

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

Development Encouraged

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

Implementation Measures

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

Industrial



Office/ Institutional/ Campus

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

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

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

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

Development Encouraged

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

Implementation Measures

- Conduct forum reviewing/amending development regulations as needed

Office/ Institutional/ Campus



Waterfront development

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

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

Development Encouraged

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

Implementation Measures

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

Waterfront Development



Quality Community Objectives

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

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

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

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

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

Applicable QCO's per Character Area

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

CHAPTER 3

IMPLEMENTATION PROGRAM

List of Accomplishments

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

2011–2015 Short-Term Work Program – Rabun County

Year	Action	
2010	Create Employment Center & Computer center for jobs and training	Complete
11-15	Continue communication & co-operation with USFS	Complete
11-15	Continue on-going vehicle replacements for County Depts.	Complete
11-15	Continue fire dept. upgrades	Complete
11-15	Continue to maintain county road system	Complete
11-15	Support water system expansion in County	In Progress
11-15	Improve park recreation facilities	In Progress
10-15	Create Business Park for business & job development	Complete

2011–2015 Short-Term Work Program – Clayton

Year	Action	Status	Comment
2011	Parking improvements for tourism	Finished	
2011	Pedestrian nature walk and bike trail	In Progress	
2011	Renovation of Old Clayton Elementary School	In Progress	
2011	Water line replacement	Finished	
2012	Community Center and Cannery	In Progress	
2012	Promote More Tourism	Complete	Ongoing Policy
2012	Road Improvements (Repaving Projects)	In Progress	
2012	Streetscape for Historical Downtown	Finished	
2013	Transportation Enhancement	In Progress	
2013	Sewer Infrastructure Replacement	In Progress	
2013	Tallulah Falls Historical Railroad Tourist Attraction	Cancelled	Target property not available
2014	Phase II reclamation Plant	In Progress	
2014	Historic Preservation district	In Progress	
2015	Develop aquatic center	Cancelled	Lack of funds; No longer priority

2011–2015 Short-Term Work Program – Dillard

Year	Action	Status	Comment
2011	Installing new water system	Complete	
2011	Landscape city hall and streets	Complete	
2012	Expansion of sewer infrastructure	Postponed	To be addressed after formation of Joint Water and Sewer Authority
2012	Promote more tourism	Complete	
2012	Street improvements	Complete	
2012	Sewer line repair and maintenance	Complete	
2013	Review and update ordinance	Complete	
2015	Review appointments with Historic Preservation Commission	Complete	

2011–2015 Short-Term Work Program – Mountain City

Year	Action	Status	Comment
2011	Purchase of service utility vehicle	Postponed	Insufficient funds available
2011	Continue maintenance of the fire department and city hall office	Complete	
2011	Construction of sidewalks to connect senior center to downtown area and provide additional sidewalk repair and maintenance.	Complete	
2011	Actively recruit volunteers to participate in historic preservation activities	Complete	
2011 – '15	Installation of additional sewer lines	In Progress	
2012	Welcome signs	Postponed	Insufficient funds available
2012	Acquisition of greenway property	Postponed	Insufficient funds available
2013	Develop comprehensive City Zoning Ordinance	Postponed	Draft considered but not passed
2013	Develop a small recreational park	Postponed	Property not available

2011–2014 Short-Term Work Program – Sky Valley

Year	Action	Status	Comment
2011	Water System Improvements	Complete	
2011	Street Lights	Complete	
2011	Visitor Center	Complete	
2011-15	Sidewalk along Sky Valley Way	Complete	
2011-15	City Hall/Multi-use Community Center	Postponed	Insufficient Funding
2011-15	Road Improvements	Complete	

2011–2014 Short-Term Work Program – Tallulah Falls

Year	Action	Status	Comment
2012	Main Street Sidewalks	Postponed	
2012	Review/Update Ordinances	Postponed	
2012	Improve Interior/Exterior Town Hall	In Progress	
2013	Develop Playground	Postponed	
2013	Replace Public Safety Equip.	Complete	
2013	Improve Roads/Drainage	Complete	
2014	Town Promotion Campaign	Complete	
2014	Promote Tourism/ Cultural	Complete	Ongoing Policy
2014	EPD, DNR Continue Liaison> USDA, GA Power	Complete	Ongoing Policy
2014	Support Historic Foundations	Complete	Ongoing Policy
2014	Police/Fire PU	Complete	
2014	Infrastructure/ Sewer improvements	In Progress	
2014	Continue work on water system	In Progress	
2014	Water line – West end of town	In Progress	
2015	Address past STWP criteria	Complete	

2011–2014 Short-Term Work Program – Tiger

Year	Action	Status	Comment
2011	Actively recruit volunteers to participate in historic preservation activities.	Ongoing	
2012	Construction of sidewalks to connect senior ctr. to downtown area and provide additional sidewalk repair and maintenance	Ongoing	75% complete.
2012	Installation of additional sewer lines	Ongoing	
2012	Welcome signs	Complete	
2012	Develop comprehensive City Zoning Ordinance	Ongoing	
2013	Acquisition of greenway property	Ongoing	Purchase in progress with school board.
2014	Develop a small recreational park	In Progress	
2014	Review regulation of Mtn. protection areas and groundwater recharge areas	In Progress	

Policies and Long-Term Objectives

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

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

All

- Continue to support the Development Authority, Chamber of Commerce and other economic development organizations
- Continue to work with US Forest Service in maintaining wildfire management plan
- Adopt/maintain State Vital Area standards
- Support and promote the Tallulah Falls Rails-to-Trail Greenway concept
- Support the Medical Care Advisory Committee
- Continue to invest in maintaining and improving utilities, infrastructure, facilities and services.
- Support Historic Society activities
- Support Adult Literacy Program
- Support the Rabun Beautiful program
- Maintain, and routinely assess, existing development regulations
- Support agricultural lands and structures in rural areas.
- Continue to promote tourism in the area

Rabun County

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

Clayton

- Implement streetscape beautification measures for historic downtown areas
- Develop Tallulah Falls Historical Railroad Tourist Attraction
- Implement parking improvements for tourism
- Promote more tourism activities as economic development drivers
- Establish Historic Preservation District and development guidelines.

Dillard

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

Mountain City

- Increase police protection by adding full time officers
- Work with County and other cities on the strategy for the US 441 widening
- Continue efforts to mitigate pollution to Stekoa Creek.

Tallulah Falls

- Support Tallulah Falls Business Association
- Continue efforts to extend railroad bed (Rails to Trails) across lake and through town
- Continue to work with EPD, DNR, Georgia Power for lake and stream protection
- Town Beautification Plan
- Continue support of the Tallulah Falls Historic Foundation and Rabun Historical Society
- Continue to improve Town road surfaces and drainage
- Maintain Volunteer Fire Department
- Sustain Signature Festivals for Town – Christmas, Bluegrass events

Sky Valley

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

Tiger

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

Short-Term Work Program

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

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

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

2015 – 2019 Short-Term Work Program – Rabun County

Year	Action	Estimated Cost	Funding Source	Responsibility
2015	Update service delivery agreement	NA	NA	County, Cities
2015	Develop Iconic Images database	TBD	TBD	City, GMRC
2015	Renovations/Upgrades at Fire Station #10	\$50,000	SPLOST	County Fire Dept.
2015	Road paving schedule – Bob Mark Trail; Dock Coleman Road	\$100,000	GDOT, SPLOST	County Road Dept.
2015	Develop a coordinated utility improvement and expansion plan	TBD	Utilities	County, Cities, Joint WSA
2015	Update/develop brands and marketing themes for communities	\$10,000	DED, EDA	County, Cities
2015	Update/develop websites for communities	\$5,000	DED, EDA	County, Cities
2015	Consideration of conservation design subdivision guidelines	\$3,000	DCA	County, Cities, GMRC
2015	Develop study of pedestrian connections with school campuses	\$10,000	GDOT	County, Cities, Schools, GMRC
2015	Complete creation of Rabun County Water and Sewer Authority	NA	NA	County, Cities, Joint WSA
2015	Develop the Stekoa Creek Greenway plan	\$10,000	GDOT	County, Clayton
2015	Develop formal agri-tourism strategy; Farm-to-Table program	\$10,000	DED, Gen funds	County, Mtn. City
2015	Construct sewer line from Parkdale Mfg. to US 441	TBD	GEFA; SPLOST	County
2015	Develop long-range plan and budget for emergency services facilities and equipment	\$10,000	DCA	County, Cities, GMRC
2015	Conduct forum reviewing zoning and development regulations	\$2,000	DCA	County, Clayton, GMRC
2015	Review sign and lighting regulations and property maintenance codes; Amend as needed	\$2,000	DCA	County, Clayton, GMRC
2015	Complete creation of Rabun County Water and Sewer Authority	NA	NA	County, Cities, Joint WSA
2016	New potable water plant in Rabun Gap	TBD	GEMA, Grants, Loans	County, Joint WSA
2016	Road paving schedule – Oscar Rock Rd.; Sandy Ford Rd.	\$100,000	GDOT, SPLOST	County Road Dept.
2016	Inventory all potential industrial sites	\$5,000	DED, DCA	County, DA, GMRC

Rabun County Joint Community Agenda

2014

2016	Develop utility and commercial traffic assessment for growing industry	\$5,000	DED, DOT	County, DA
2016	Develop County-wide Firewise and Fire Adapted Community campaign	\$10,000	GEMA, FEMA	County, Cities
2016	Develop agricultural sustainability program	\$10,000	DED, Gen funds	County, Mtn. City
2016	Renovate county gymnasiums	\$20,000	SPLOST	County Parks and Rec
2016	Build tennis courts and new ball field at County park	\$20,000	SPLOST	County Parks and Rec
2017	Develop marketing plan for vacant office and industrial space	\$5,000	DED	County, Cities, Dev. Authority
2017	Develop/Update Parks and Recreation Master Plan	\$5,000	County, DNR	County Parks and Rec
2017	Renovations/Upgrades at Fire Station #8	\$50,000	SPLOST	County Fire Dept.
2017	Road paving schedule – Wolf Creek Rd.; Cross St.	\$100,000	GDOT, SPLOST	County Road Dept.
2017	Completion of fiber-optic connections with North Georgia Network	TBD	TBD	County, Sky Valley
2017	Perform study to identify additional outdoor recreation amenities	\$3,000	Grants; Gen Fund	County Parks and Rec
2017	Replace irrigation system and upgrade club house at golf course	\$10,000	SPLOST	County Parks and Rec
2017	Assess performance of mountain protection regulations	NA	NA	County, GMRC
2018	Renovations/Upgrades at Fire Station #3	\$50,000	SPLOST	County Fire Dept.
2018	Road paving schedule – Timber Bluff Rd.; Taylor's Chapel Rd.	\$100,000	GDOT, SPLOST	County Road Dept.
2018	Develop promotional campaign encouraging citizen involvement in clubs/ charities	\$3,000	Grants	County, Cities
2018	Update floodplain and environmental mapping data	\$3,000	Grants, EPD	County
2019	Road paving schedule – Blalock/ Goldmine Rd.	\$100,000	GDOT, SPLOST	County Road Dept.
2019	Replace Bridge at Cat Gap road	TBD	GDOT	County

2015 – 2019 Short-Term Work Program – Clayton

Year	Action	Estimated Cost	Funding Source	Responsibility
2015	Update service delivery agreement	NA	NA	County, Cities
2015	Pedestrian nature walk and bike trail	\$1 Mil	Grants	City
2015	Renovation of Old Clayton Elementary School	\$500,000	Grants, City	City
2015	Phase II Reclamation Plant	\$400,000	ARC Grant	City
2015	Develop <i>Iconic Images</i> database	TBD	TBD	City, GMRC
2015	Create development plan for Gateway Corridors	\$10,000	TBD	City, GMRC
2015	Develop a coordinated utility improvement and expansion plan	TBD	Utilities	County, Cities, Joint WSA
2015	Update/develop brands and marketing themes for communities	\$10,000	DED, EDA	County, Cities
2015	Update/develop websites for communities	\$5,000	DED, EDA	County, Cities
2015	Consideration of conservation design subdivision guidelines	\$3,000	DCA	County, Cities, GMRC
2015	Develop study of pedestrian connections with school campuses	\$10,000	GDOT	County, Cities, Schools, GMRC
2015	Complete creation of Rabun County Water and Sewer Authority	NA	NA	County, Cities, Joint WSA
2015	Develop the Stekoa Creek Greenway plan	\$10,000	GDOT	County, Clayton
2015	Conduct forum reviewing zoning, signage, lighting and development regulations; Amend as needed	\$2,000	DCA	County, Clayton, GMRC
2015	Review property maintenance codes and enforcement policies; Amend as needed	NA	NA	City
2015	Develop coordinated management plan for US 441	\$25,000	GDOT	Cities, GMRC, GDOT
2015	Develop Community Center and Cannery	\$100,000	TBD	City
2015	Sewer Infrastructure Replacement	\$500,000	Grants	City
2015	Historical Preservation District	\$20,000	Hotel/Motel tax	DDA
2016	Inventory all potential industrial sites	\$5,000	DED, DCA	County, DA, GMRC
2016	Develop utility and commercial traffic assessment for growing industry	\$5,000	DED, DCA	County, DA, GMRC

Rabun County Joint Community Agenda

2014

2016	Develop County-wide Firewise and Fire Adapted Community campaign	\$10,000	GEMA, FEMA	County, Cities
2016	Develop sidewalk maintenance and expansion plans	\$5,000	GDOT	Cities, GMRC
2016	Develop structure assessment and tracking mechanism for reported code violations	NA	NA	City
2016	Assess potential for design guidelines for development	\$5,000	DCA	City, GMRC
2016	Study assessing options for acquisition of park space	TBD	TBD	City
2016	Road Improvements (Repaving Projects)	\$70,000	LMIG	City
2017	Implement new streetscape strategy (sidewalk improvements)	\$50,000	TE Grant; CDBG	City
2017	Transportation Enhancement	\$1 Mil	DOT Grants	City
2018	Develop promotional campaign encouraging citizen involvement in clubs/ charities	\$3,000	Grants	County, Cities
2018	Develop comparative commercial activity profile	\$10,000	DED, DCA	City, Chamber, GMRC
2019	Develop infill inventory and targeted marketing campaign for downtowns	\$10,000	DED, DCA	City, Chamber, GMRC
2019	Develop report profiling options for local education facilities	\$5,000	DCA	City, GMRC

2014 – 2019 Short-Term Work Program – Dillard

Year	Action	Estimated Cost	Funding Source	Responsibility
2015	Update service delivery agreement	NA	NA	County, Cities
2015	Develop a coordinated utility improvement and expansion plan	TBD	Utilities	County, Cities, Joint WSA
2015	Update/develop brands and marketing themes for communities	\$10,000	DED, EDA	County, Cities
2015	Update/develop websites for communities	\$5,000	DED, EDA	County, Cities
2015	Consideration of conservation design subdivision guidelines	\$3,000	DCA	County, Cities, GMRC
2015	Develop study of pedestrian connections with school campuses	\$10,000	GDOT	County, Cities, Schools, GMRC
2015	Complete creation of Rabun Count Water and Sewer Authority	NA	NA	County, Cities, Joint WSA
2015	Conduct forum reviewing zoning and development regulations	\$2,000	DCA	County, Clayton, GMRC
2015	Review property maintenance codes and enforcement policies; Amend as needed	NA	NA	City
2015	Develop coordinated management plan for US 441	\$25,000	GDOT	Cities, GMRC, GDOT
2015	Review appointments with Historic Preservation Commission	NA	NA	City
2016	Inventory all potential industrial sites	\$5,000	DED, DCA	County, DA, GMRC
2016	Develop utility and commercial traffic assessment for growing industry	\$5,000	DED, DCA	County, DA, GMRC
2016	Develop County-wide Firewise and Fire Adapted Community campaign	\$10,000	GEMA, FEMA	County, Cities
2016	Develop sidewalk maintenance and expansion plans	\$5,000	GDOT	Cities, GMRC
2016	Develop structure assessment and tracking mechanism for reported code violations	NA	NA	City
2016	Assess potential for design guidelines for development	\$5,000	DCA	City, GMRC
2016	Study assessing options for acquisition of park space	TBD	TBD	City
2016	Develop coordinated proposal for traffic calming, signalization	\$10,000	GDOT	Cities, GMRC,

Rabun County Joint Community Agenda

2014

	and turn-lanes for improved management along US 441			GDOT
2018	Develop promotional campaign encouraging citizen involvement in clubs/ charities	\$3,000	Grants	County, Cities
2018	Develop comparative commercial activity profile	\$10,000	DED, DCA	City, Chamber, GMRC
2019	Develop infill inventory and targeted marketing campaign for downtowns	\$10,000	DED, DCA	City, Chamber, GMRC

2014 – 2019 Short-Term Work Program – Mtn. City

Year	Action	Estimated Cost	Funding Source	Responsibility
2015	Update service delivery agreement	NA	NA	County, Cities
2015	Develop a coordinated utility improvement and expansion plan	TBD	Utilities	County, Cities, Joint WSA
2015	Update/develop brands and marketing themes for communities	\$10,000	DED, EDA	County, Cities
2015	Update/develop websites for communities	\$5,000	DED, EDA	County, Cities
2015	Consideration of conservation design subdivision guidelines	\$3,000	DCA	County, Cities, GMRC
2015	Develop study of pedestrian connections with school campuses	\$10,000	GDOT	County, Cities, Schools, GMRC
2015	Complete creation of Rabun Count Water and Sewer Authority	NA	NA	County, Cities, Joint WSA
2015	Installation of additional sewer lines	TBD	City, Grants and loans	County, Cities, Joint WSA
2015	Conduct forum reviewing zoning and development regulations	\$2,000	DCA	County, Clayton, GMRC
2015	Review property maintenance codes and enforcement policies; Amend as needed	NA	NA	City
2015	Develop coordinated management plan for US 441	\$25,000	GDOT	Cities, GMRC, GDOT
2015	Develop formal agri-tourism strategy; Farm-to-Table program	\$10,000	DED, Gen funds	County, Mountain City
2016	Inventory all potential industrial sites	\$5,000	DED, DCA	County, DA, GMRC
2016	Develop utility and commercial traffic assessment for growing industry	\$5,000	DED, DCA	County, DA, GMRC
2016	Develop County-wide Firewise and Fire Adapted Community campaign	\$10,000	GEMA, FEMA	County, Cities
2016	Develop sidewalk maintenance and expansion plans	\$5,000	GDOT	Cities, GMRC
2016	Develop structure assessment and tracking mechanism for reported code violations	NA	NA	City
2016	Assess potential for design guidelines for development	\$5,000	DCA	City, GMRC

Rabun County Joint Community Agenda

2014

2016	Develop coordinated proposal for traffic calming, signalization and turn-lanes for improved management along US 441	\$10,000	GDOT	Cities, GMRC, GDOT
2016	Develop agricultural sustainability program	\$10,000	DED, Gen funds	County, Mountain City
2017	Work with Rabun County BOE on purchase of old school building	\$450,000	Grants, Loans	City
2018	Develop promotional campaign encouraging citizen involvement in clubs/ charities	\$3,000	Grants	County, Cities
2018	Develop walking trail within Mountain City	\$15,000	SPLOST; Grants	City
2019	Pursue purchase and restoration of old Playhouse (MC)	TBD	Grants, Loans	City

2015 – 2019 Short-Term Work Program – Sky Valley

Year	Action	Estimated Cost	Funding Source	Responsibility
2015	Update service delivery agreement	NA	NA	County, Cities
2015	Support construction of cell tower servicing Sky Valley	TBD	TBD	City
2015	Develop <i>Iconic Images</i> database	TBD	TBD	City, GMRC
2015	Develop a coordinated utility improvement and expansion plan	TBD	Utilities	County, Cities, Joint WSA
2015	Update/develop brands and marketing themes for communities	\$10,000	DED, EDA	County, Cities
2015	Update/develop websites for communities	\$5,000	DED, EDA	County, Cities
2015	Consideration of conservation design subdivision guidelines	\$3,000	DCA	County, Cities, GMRC
2015	Develop study of pedestrian connections with school campuses	\$10,000	GDOT	County, Cities, Schools, GMRC
2015	Complete creation of Rabun Count Water and Sewer Authority	NA	NA	County, Cities, Joint WSA
2015	Review property maintenance codes and enforcement policies; Amend as needed	NA	NA	City
2015	Conceptual development study of former Ski Lodge	\$5,000	DCA	City, GMRC
2015	Conceptual development proposal for independent living facility	NA	NA	City
2015	Conceptual development proposal for hotel/conference facility	NA	NA	City
2015	Develop new marketing strategy	\$5,000	City	City
2016	Inventory all potential industrial sites	\$5,000	DED, DCA	County, DA, GMRC
2016	Develop utility and commercial traffic assessment for growing industry	\$5,000	DED, DCA	County, DA, GMRC
2016	Develop County-wide Firewise and Fire Adapted Community campaign	\$10,000	GEMA, FEMA	County, Cities
2016	Develop sidewalk maintenance and expansion plans	\$5,000	GDOT	Cities, GMRC
2016	Develop structure assessment and tracking mechanism for reported code violations	NA	NA	City
2016	Study assessing options for acquisition of park space	TBD	TBD	City

Rabun County Joint Community Agenda

2014

2017	Completion of fiber-optic connections with North Georgia Network	TBD	TBD	County, Sky Valley
2018	Develop promotional campaign encouraging citizen involvement in clubs/ charities	\$3,000	Grants	County, Cities
2018	Develop comparative commercial activity profile	\$10,000	DED, DCA	City, Chamber, GMRC
2019	Develop infill inventory and targeted marketing campaign for downtowns	\$10,000	DED, DCA	City, Chamber, GMRC
2019	Feasibility study for proposed new road/ gateway corridor	\$5,000	GDOT	City, GMRC

2015 – 2019 Short-Term Work Program – Tallulah Falls

Year	Action	Estimated Cost	Funding Source	Responsibility
2015	Main Street Sidewalks	\$10,000	Gen Fund	Town
2015	Review/Update Ordinances	\$3,000	DCA	Town, GMRC
2015	Develop City park space w/playground	\$10,000	Grants, Loans	Town
2015	Improve Interior/Exterior Town Hall			Town
2015	Infrastructure/Sewer	\$6,000,000	Grants; Gen. Fund	Town
2015	Continue work on water system	TBD	SPLOST; Water Fund	Town
2015	Water line – W. end of Town	TBD	SPLOST; Grants	Town
2015	Update service delivery agreement	NA	NA	County, Cities
2015	Construct new well	\$10,000	GEFA; Gen Fund	Town
2015	Upgrade storm drainage at City Hall	\$10,000	GEFA; Gen Fund	Town
2015	Develop a coordinated utility improvement and expansion plan	TBD	Utilities	County, Cities, Joint WSA
2015	Update/develop brands and marketing themes for communities	\$10,000	DED, EDA	County, Cities
2015	Update/develop websites for communities	\$5,000	DED, EDA	County, Cities
2015	Consideration of conservation design subdivision guidelines	\$3,000	DCA	County, Cities, GMRC
2015	Develop study of pedestrian connections with school campuses	\$10,000	GDOT	County, Cities, Schools, GMRC
2015	Complete creation of Rabun Count Water and Sewer Authority	NA	NA	County, Cities, Joint WSA
2015	Develop coordinated management plan for US 441	\$25,000	GDOT	Cities, GMRC, GDOT
2016	Inventory all potential industrial sites	\$5,000	DED, DCA	County, DA, GMRC
2016	Develop utility and commercial traffic assessment for growing industry	\$5,000	DED, DCA	County, DA, GMRC
2016	Develop County-wide Firewise and Fire Adapted Community campaign	\$10,000	GEMA, FEMA	County, Cities
2016	Develop sidewalk maintenance and expansion plans	\$5,000	GDOT	Cities, GMRC

Rabun County Joint Community Agenda

2014

2016	Assess potential for design guidelines for development	\$5,000	DCA	Town, GMRC
2016	Develop coordinated proposal for traffic calming, signalization and turn-lanes for improved management along US 441	\$10,000	GDOT	Cities, GMRC, GDOT
2018	Install 3" water line on Hickory Mtn. Road	TBD	SPLOST; Grants	Town
2018	Rebuild filtering system for water service	\$25,000	GEFA; Grants	Town
2018	Develop promotional campaign encouraging citizen involvement in clubs/ charities	\$3,000	Grants	County, Cities
2018	Develop comparative commercial activity profile	\$10,000	DED, DCA	Town, Chamber, GMRC
2018	Plan for improved pedestrian access across dam	\$5,000	GDOT, DNR	Town, DNR, GDOT, GMRC
2019	Develop infill inventory and targeted marketing campaign for downtowns	\$10,000	DED, DCA	Town, Chamber, GMRC
2019	Conceptual development study for Scenic Route 15	\$10,000	DCA, DED	Town, GMRC

2015 – 2019 Short-Term Work Program – Tiger

Year	Action	Estimated Cost	Funding Source	Responsibility
2015	Acquisition of greenway property	\$10,000	DNR; DOT	City
2015	Develop a small recreational park	TBD	SPLOST	Town of Tiger
2015	Update service delivery agreement	NA	NA	County, Cities
2015	Review regulation of Mtn. protection areas and groundwater recharge areas	NA	NA	Town of Tiger
2015	Build a new maintenance building.	TBD	SPLOST	Town of Tiger
2015	Purchase a new utility vehicle.	TBD	SPLOST	Town of Tiger
2015	Develop a coordinated utility improvement and expansion plan	TBD	Utilities	County, Cities, Joint WSA
2015	Update/develop brands and marketing themes for communities	\$10,000	DED, EDA	County, Cities
2015	Update/develop websites for communities	\$5,000	DED, EDA	County, Cities
2015	Develop study of pedestrian connections with school campuses	\$10,000	GDOT	County, Cities, Schools, GMRC
2015	Complete creation of Rabun Count Water and Sewer Authority	NA	NA	County, Cities, Joint WSA
2015	Construction of sidewalks from senior center to downtown area and provide additional sidewalk repair and maintenance	\$50,000	DOT	City
2015	Installation of additional sewer lines	\$500,000	Grants & Loans	City
2015	Conduct forum reviewing zoning and development regulations	\$2,000	DCA	County, Clayton, GMRC
2015	Purchase new maintenance and service utility vehicles		SPLOST	City
2016	Inventory all potential industrial sites	\$5,000	DED, DCA	County, DA, GMRC
2016	Develop utility and commercial traffic assessment for growing industry	\$5,000	DED, DCA	County, DA, GMRC
2016	Develop County-wide Firewise and Fire Adapted Community campaign	\$10,000	GEMA, FEMA	County, Cities
2016	Develop sidewalk maintenance and expansion plans	\$5,000	GDOT	Cities, GMRC
2016	Assess potential for design guidelines for development	\$5,000	DCA	City, GMRC

Rabun County Joint Community Agenda

2014

2016	Develop coordinated proposal for traffic calming, signalization and turn-lanes for improved management along US 441	\$10,000	GDOT	Cities, GMRC, GDOT
2017	Develop comprehensive City Zoning Ordinance	\$5,000	City, DCA	City
2017	Construct new pavilion in City Park	\$10,000	SPLOST	City
2018	Develop promotional campaign encouraging citizen involvement in clubs/ charities	\$3,000	Grants	County, Cities
2018	Develop comparative commercial activity profile	\$10,000	DED, DCA	City, Chamber, GMRC
2019	Develop infill inventory and targeted marketing campaign for downtowns	\$10,000	DED, DCA	City, Chamber, GMRC

APPENDIX

Summary of Public Surveys

Sample Survey

Summary of Public Surveys

<i>I am submitting comments for:</i>	Clayton	Rabun Gap	Tiger	Sky Valley	Lakemont	Mtn City	Dillard	County	Total
Total	9	1	1	21	5	1	2	63	103
Question									
1) (growth type)									
High Volume	3		1	7	1		1	15	28
Some	6	1		12	4	1	1	43	68
Limited				2				5	7
5) Econ. Priorities									
new manufacturing	4		1	4	3	1	1	40	54
new commercial	5			14	3	1		28	51
any business to downtown	3			6	2		2	24	37
any business w/ high pay	1		1	10	2			17	31
other	1	1							2
6) Housing									
fewer dilapidated houses	8			12	2			37	59
more affordable housing	2		1	2	2		1	30	38
design guidelines	5	1		6	2		1	19	34
more senior housing			1	8			1	11	21
more apartments	1			4		1	1	2	9
more high-end housing	1			2		1		3	7
	1								1

	Clayton	Rabun Gap	Tiger	Sky Valley	Lakemont	Mtn City	Dillard	County	Total
7) Cultural resources									
preserving structures	7		1	11	2	1	1	42	65
design guidelines	2	1	1	11	3			35	53
improving sidewalks	5			6	1	1	1	22	36
need for more park space	2			7	1			13	23
need civic space /City Hall	1			2				1	4
8) Public Services									
Police/ Public Safety/ EMS	4.2	4.0	5.0	4.6	3.3	5.0	4.5	4.1	4.22
Schools	4.1		5.0	3.1	4.0	5.0	4.5	4.2	4.02
Fire protection	3.9	4.0	5.0	4.2	2.4	5.0	3.5	4.0	3.99
General government	2.5		3.0	3.5	2.2	4.0	2.0	3.7	3.41
Parks and recreation	3.0		5.0	3.1	2.3	4.0	3.0	3.6	3.38
Water	3.0			4.4	0.9		2.0	2.9	3.06
Roads	2.8	4.0	4.0	3.8	3.1	4.0	1.5	2.9	3.03
Sewer	3.4			2.6	2.1	4.0	2.0	2.7	2.59
9) Issues									
Preserving low cost of living	4.3	2.0	2.0	4.2	3.1	3.0	1.0	3.7	3.79
Preserving standard of living	3.3	3.0	2.0	3.7	2.5	2.0	2.0	3.3	3.30
Increasing tourism	3.3		1.0	2.9	1.6	2.0	1.5	3.0	2.94
Preserving rural character	1.8	1.0	1.0	1.8	2.6	5.0	1.0	2.6	2.29
Increasing job opportunities	1.9		1.0	2.5	2.4	4.0	1.0	2.1	2.09

	Clayton	Rabun Gap	Tiger	Sky Valley	Lakemont	Mtn City	Dillard	County	Total
10) Highway 441									
Luring more/new dining	4.9			4.9	2.1	5.0	1.0	4.2	4.40
Luring more/new retail	4.4			4.4	2.5	4.0	1.0	3.8	3.91
Luring any new jobs	3.3		4.0	3.1	1.1	1.0	1.0	3.1	2.97
Managing traffic volumes	2.8	1.0	3.0	2.2	3.3	2.0	2.0	3.1	2.81
Managing safety	1.9	2.0	1.0	2.8	2.4	3.0	1.5	2.8	2.69
Improving the appearance	2.8	3.0	2.0	3.1	1.3	6.0	1.0	2.4	2.57

Write-in submittals for Where Should Growth Occur?

- along hwy 441 (20)
- in/around cities (37)
- main st. clayton
- business park (2)
- Sky Valley
- Lake Burton Marina
- hwy 76 (2)
- Dillard (2)
- Anywhere (4)

Survey Responses – Write in answers

Community Assets	Clayton	Lakemont
Rabun County		
Downtown Clayton (2)	Mtns./Forests/Scenery (3)	Mtns./Forests/Scenery (3)
Foxfire	Historic Clayton (2)	Excellent public & private schools
health care	Rural character (2)	
small town charm - rural/mtn. character (10)	Streams/rivers	
agriculture (2)	Clayton's water and sewer systems	
Mtns./Forests/Scenery (34)	Health care industry	
People (3)	Sky Valley	Other Cities*
don't make this place like the city	Mtns./Forests/Scenery (12)	Mtns./Forests/Scenery
low crime rate	Streams/rivers/waterfalls (2)	Business
Clean environment (Unspoiled, undisturbed)	Open space (2)	heritage and local people
nature	Small town feel	
good school system (2)	Tourism	
tourism lakes, shopping, recreation	Security	
our youth	Downtown Clayton	
local feel with increasing population and jobs	Golf course, club house, pavilion	
quality of life		
tourism (2)		
antiques		
good food		
historical buildings		

*= Surveys received from Dillard, Mountain City, Tallulah Falls and Tiger combined

Community Liabilities		
<p>Rabun County</p> <p>county commission, county mgr struggling job base long term investments in non-viable business ventures business park better emergency vehicles to respond in case of major disaster youth activities for tourist disinterest in community involvement and community planning better govt leaders, people who have common sense resistance to technology - need more "clean" internet businesses govt leaders that wont work with other or listen to the public. Jim Bleckley is the worst at listening to the public we need services, local medical infrastructure issues. Water/sewer taxation nepotism in Rabun county govt visible eyesores lack of zoning - signs and poor building practices scar the landscape uncoordinated commercial and residential development. We are starting to look like Pigeon Forge - tacky and congested water inter-govt squabbling and lack of cooperation emphasis on private property and desire to (Cont'd next page)</p>	<p>Clayton</p> <p>Joblessness Junky properties on hwy., Unplanned suburban sprawl, fast food, chains Unpermitted signs Construction permits, failing mobile homes No "see Clayton" route. Lack of scenic community Vision in downtown Lack of qualified political candidates Infighting by City & County officials Vacant, rundown buildings; Removing unsightly debris</p>	<p>Lakemont</p> <p>lack of and/or under-utilization of talent and leadership lack of cooperation b/w clayton & county lack of leadership, county govt & clayton city govt inability to work together constructively</p>
<p>Sky Valley</p> <p>Cellphone/ Internet (6) Lack of sewer (2) Ageing population (2) Lack/Condition of retail (2) Location - 5 miles from 441 Lack of business (industrial and commercial) 441 becoming a raceway Dog control, noise, crime Roads More qualified work force Lack of jobs Older homes need repair Large dying trees Tear down old lodge</p>		<p>Other Cities*</p> <p>lack of city and county communication and co-operation becoming just another tourist trap Law Enforcement too many unnecessary regulations</p>

*= Surveys received from Dillard, Mountain City, Tallulah Falls and Tiger combined

develop 441 one party government
 ignorance of the natural beauty and the fact that it can be ruined
 unattractiveness, junk along 441
 lack of cooperation from locals. Upgrade the businesses. Remove junk from along hwy
 fighting bw city and county govt
 trashy, dilapidated structures and unkempt vacant property
 trash look on 441
 should have a consolidated govt too much dissention bw cities and counties
 water/sewer infrastructure
 communities' unwillingness to evolve and adapt to changing economics
 city-county fighting
 billboards need restrictions and focus on landscape improvement of ugly trashy business just north of clayton on 441
 getting a workforce ready to work
 weak infrastructure (water, sewer)
 discord among elected officials
 multiple police depts as tourist traffic traps
 infrastructure
 not all county and city govt get along
 Rabun Business Park - need more businesses to fill it
 slums, rundown buildings
 cronyism
 preventing development that deters from the beauty of the landscape
 upkeep of rds and hwy
 attitude to get along with each other
 the city and county should become combined to one govt - duplications of services
 too high of school taxes with poor teaching
 unregulated growth along with lack of enforcement
 government gridlock
 poverty and ignorance
 we need services, local medical
 clean up blights and unsightly private properties
 allowing blight along 441 or anywhere like past O'sage produces just clear cut and junk along the rds.

Other Economic Priorities	Clayton	Lakemont
<p>Rabun County</p> <p>Supporting Local Healthcare expand medical community, encourage community college to establish in Rabun County 1-promote sustainable businesses - agri tourism, ecotourism, preserve and utilize farmland Entrepreneurship like Macon County, NC Farming small farms growing/producing for individuals, restaurants, local schools, and senior center 1-Youth Activity Development upgrade the look of RC along Hwy. 441 attract clean jobs, service, commercial, internet based we need jobs for our young people. Concentrate the jobs so they are not strung out along the hwy's 1-expand eco and agritourism Help support tourism growth and associated businesses Tourism If govt were more business focused we would already have more commercial development. Govt's job should be to make things easy to do, not to try to direct the progress. No more thrift shops</p>	<p>Clayton</p> <p>Tourism/ Agri-tourism Attract educational facilities Downtown green space, parks, family rec Small quaint businesses - high end Attract business more towards the arts</p> <p>Sky Valley</p> <p>Develop travel packages (Hiking, bird watching, zip lines, rafting...) Limited growth in/around Sky Valley Attract baby boomer retirees (2) Small restaurants and maybe gift shops or convenience store Don't want to go down the mtn. for small necessities Any clean manufacturing</p>	<p>Other Cities*</p> <p>Agriculture Business - potential to be herb capital of GA</p>

*= Surveys received from Dillard, Mountain City, Tallulah Falls and Tiger combined

Other Housing Priorities

Rabun County	Clayton	Lakemont
Tiny House 'Villages' 1-building code enforcement, forget non-binding guidelines 1-enhance human/cultural resources we need a nice resort with upscale rooms and activities. Motels on 441 are not nice. safer houses through building inspections need more affordable housing for young couples and 1st time buyers for families that live and work here 1-let the market take its course	Retirement Communities Sky Valley More buyers (2) Ease permits for repairs to dilapidated houses	we do not need more govt control or mandates. We do need logical zoning that protects everybody Better zoning Other Cities*

*= Surveys received from Dillard, Mountain City, Tallulah Falls and Tiger combined

Other Issues & Cultural Priorities		
<p>Rabun County</p> <ul style="list-style-type: none"> 3-Hospital Why isn't healthcare on the list 2-Upkeep of town and hwy area S&S water needs testing this reversed scale will confuse ppl and confound results 2-Open, transparent county govt 1-promoting and expanding our parks and trails 3-more farmers 3-Upgrading public outdoor recreation, improve water quality 1-preserve natural beauty and resources 4-Encourage more retirees to move-in 2-Improve standard of living Develop enhanced sense of a united community. Stop the us against them mentality via education Business would do better if open on Sundays 1-drawing through traffic off 441 by improving appearance and character 7-decrease highway access/encourage limited access to hwy 2-turn three lane sections into four lane meeting the above issues will bring in the needed jobs 441 should not be developed. We should not look like Hiwassee 4-lack of billboards to focus on natural beauty traffic volumes and safety are handled well here IMPORTANT - forbid large advertising signs, 	<p>Clayton</p> <ul style="list-style-type: none"> Preserve wild scenic wonders Red Lobster County took away Clayton's SPLOST which would have been used for city hall (renovation) Use Rock House as a community gathering spot Need to beautify the square with better light poles, landscaping, maybe a block of pedestrian only <p>Sky Valley</p> <ul style="list-style-type: none"> Cell tower/internet speed 	<p>Lakemont</p> <ul style="list-style-type: none"> County Sheriffs very poor, corrupt These are too general. We need less govt and more free enterprise. Period. Make rules and enforce them. Unlike your zoning out sign ordinance people the money spent on main st was questionable. Too much money spent on govt bldgs develop large outdoor venues - walking trails, concerts, etc. Look into Rails to Trails <p>Other Cities*</p> <ul style="list-style-type: none"> New hotels and conference facilities

<p>such as beck and billboards within city limits needs a theme (e1: Bears in Hendersonville, NC) Bike Lanes on Major Rds - Especially 76 clean our county A mtn town should look like a mtn town. Don't need more ATL style stuff 1-Protect Natural Resources Need Dog Parks what do options 3, 4, 5 have to do with historic and cultural resources? 1-less govt ownership</p>		
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*= Surveys received from Dillard, Mountain City, Tallulah Falls and Tiger combined

2014 COMPREHENSIVE PLAN SURVEY
RABUN COUNTY - CLAYTON - HELLARD - MOUNTAIN CITY - SKY VALLEY - TALLAHASSEE FALLS - TIGER

Want to tell your civic leaders what your community should be like in 2030 years?
Want to tell them which issues you feel are most important?

Here's your chance!

Rabun County and its municipalities are updating their Joint Comprehensive Plan that will help guide development and capital projects through 2030 and beyond. Your hometown can only achieve its vision if it knows what that vision is, so please take part in this process and tell us your vision for the future of your hometown!

Please take a few minutes to complete the following survey and submit your results to the locations listed below. All comments will be read and incorporated into the Comprehensive Plan, and all responses will be kept confidential. Be sure to also check for future announcements about additional meetings and other opportunities to participate.

Please submit all completed surveys to:
Jim Blocker, Manager
Rabun County
1/2 Courthouse Square
Clayton, GA 30722
or to
Adena Hazzell, Planning Director
Georgia Mountains PC
PO Box 1770
Gainesville, GA 30603
O: 770.538.2617
F: 770.538.2625
Email: ahazzell@gmtc.ga.gov

I am submitting comments for: Rabun County - or - for city? Resident Business Owner Neither Both

I would like my community to grow: a) attract a high volume of growth and development, b) attract some growth and development, c) limit growth and development.

New growth and development should be directed toward: a) around cases, b) along Hwy. 441, c) expanded in general throughout the county.

Our community's most important areas that should be reserved in the future is: _____

Our community's current features that should be changed in the future is: _____

With respect to economic development, our top priorities should be: a) attract new commercial businesses, b) attract new manufacturing and industry, c) attract new businesses in downtown areas, d) attract new businesses with high paying jobs, e) Other (please list): _____

2014 COMPREHENSIVE PLAN SURVEY
RABUN COUNTY - CLAYTON - HELLARD - MOUNTAIN CITY - SKY VALLEY - TALLAHASSEE FALLS - TIGER

6) With respect to housing, our most important needs are: a) more affordable housing, b) more high-end housing, c) more apartments, d) more senior housing, e) fewer dilapidated houses, f) design guidelines for new construction, g) Other (please list): _____

7) With respect to historic and cultural resources, our most important issues are: a) preserving existing historic structures, b) design guidelines for new development, c) increasing sidewalks and pedestrian accessibility around the City, d) need for more park space, e) need for more historic civic space and/or City Hall, f) Other (please list): _____

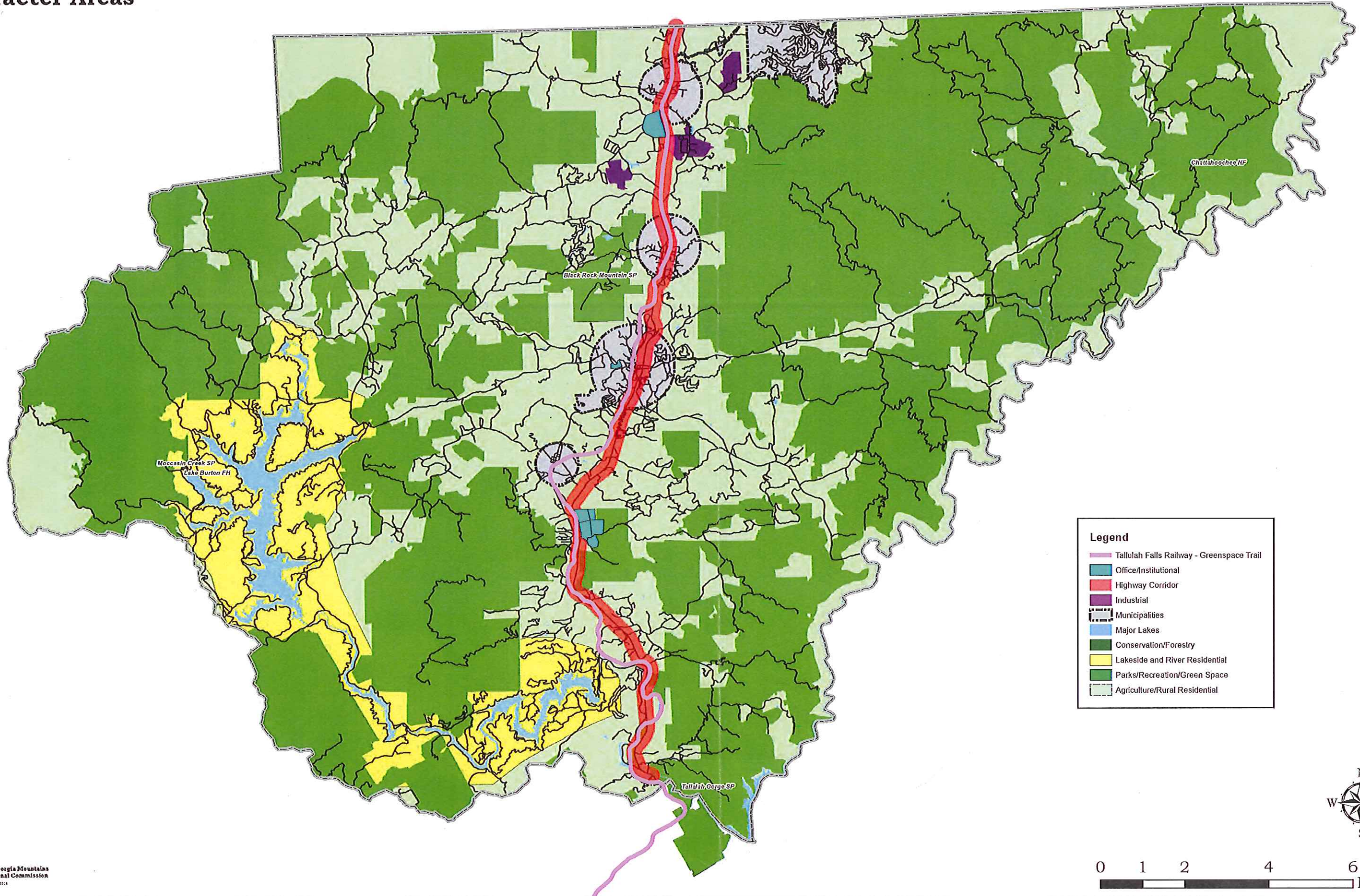
8) On a scale of 1 (Very poor) to 5 (Very good), how do you rate each of the following public services: a) Water, b) Sewer, c) Police, d) Public Safety, e) EMS, f) Fire protection, g) General government, h) Parks and recreation, i) Roads, j) Schools, k) Other (please list): _____

9) Please rank the following issues in terms of priority, with 1 being most important: a) Preserving Rabun County's rural character, b) Increasing tourism, c) Increasing job opportunities, d) Preserving the low cost of living, e) Preserving the standard of living, f) Other (please list): _____

10) Highway 441 is expected to see significant growth and development in the future. Regarding this vital corridor in Rabun County, please rank the following issues in terms of priority, with 1 being most important: a) Managing traffic volume, b) Maintaining safety, c) Having more heavy retail, d) Having more heavy dining, e) Having any new jobs, f) Improving the appearance and character, g) Other (please list): _____

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

Rabun County Character Areas



Legend

- Tallah Falls Railway - Greenspace Trail
- Office/Institutional
- Highway Corridor
- Industrial
- Municipalities
- Major Lakes
- Conservation/Forestry
- Lakeside and River Residential
- Parks/Recreation/Green Space
- Agriculture/Rural Residential



City of Clayton Character Areas

Legend

 City Limit Boundary


Character Areas

 Rural Residential

 Village Residential


 Main Street Clayton


 US Highway 441/Clayton

 Forestry/Greenspace

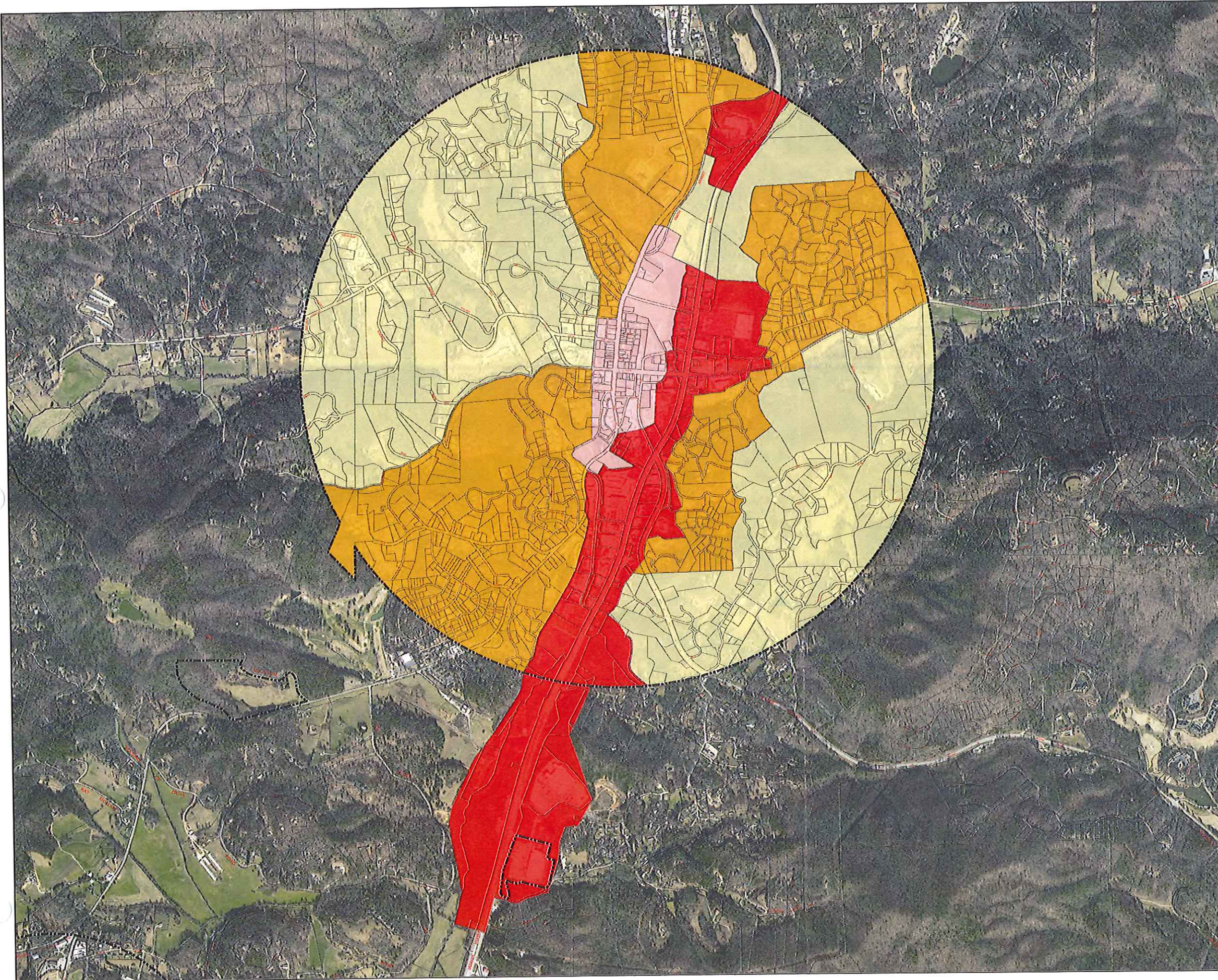
Rabun County 2013 Orthophotography

RGB

 Red: Band_1

 Green: Band_2









 Blue: Band_3

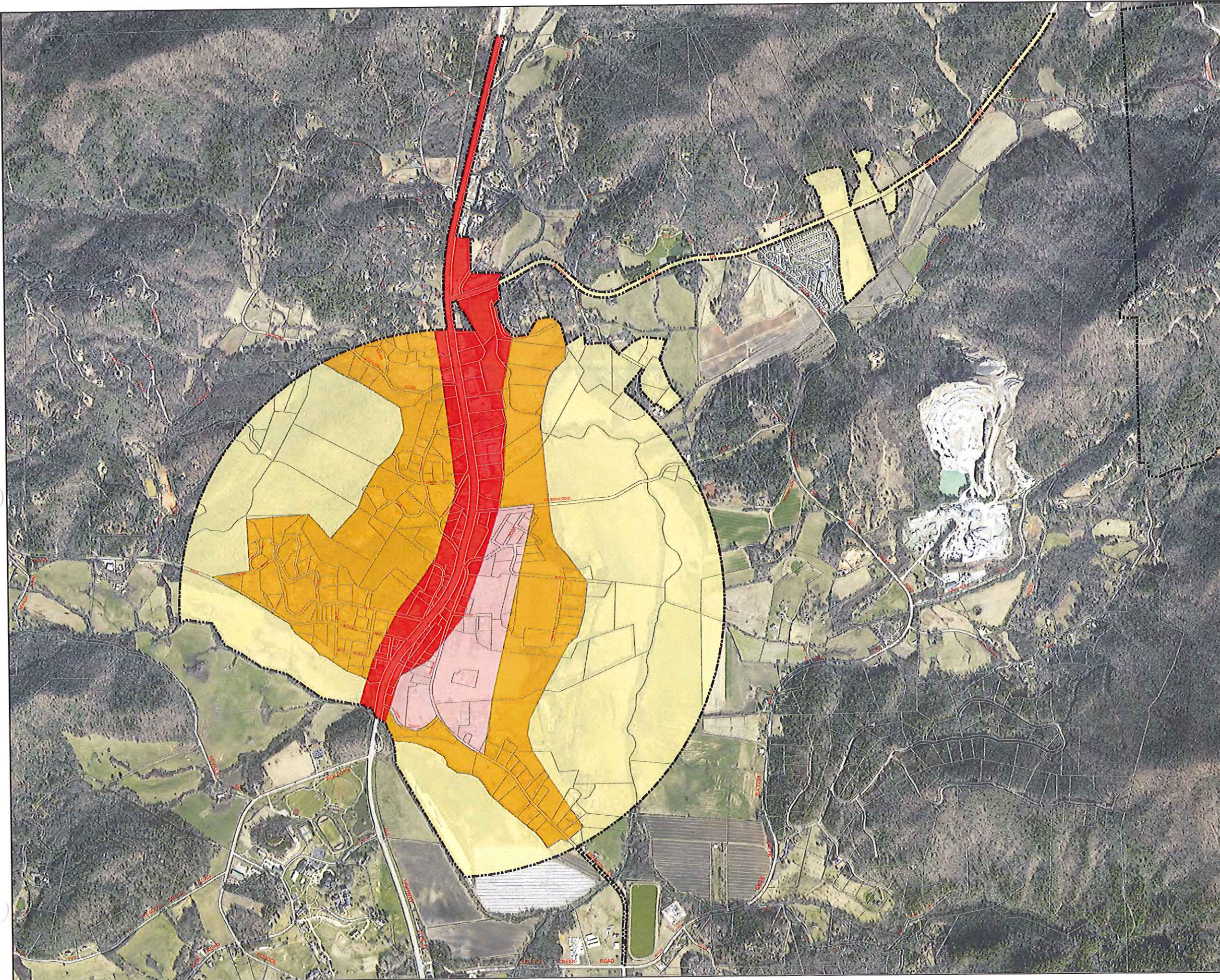


0 600 1,200 2,400 3,600 Feet

City of Dillard Character Areas

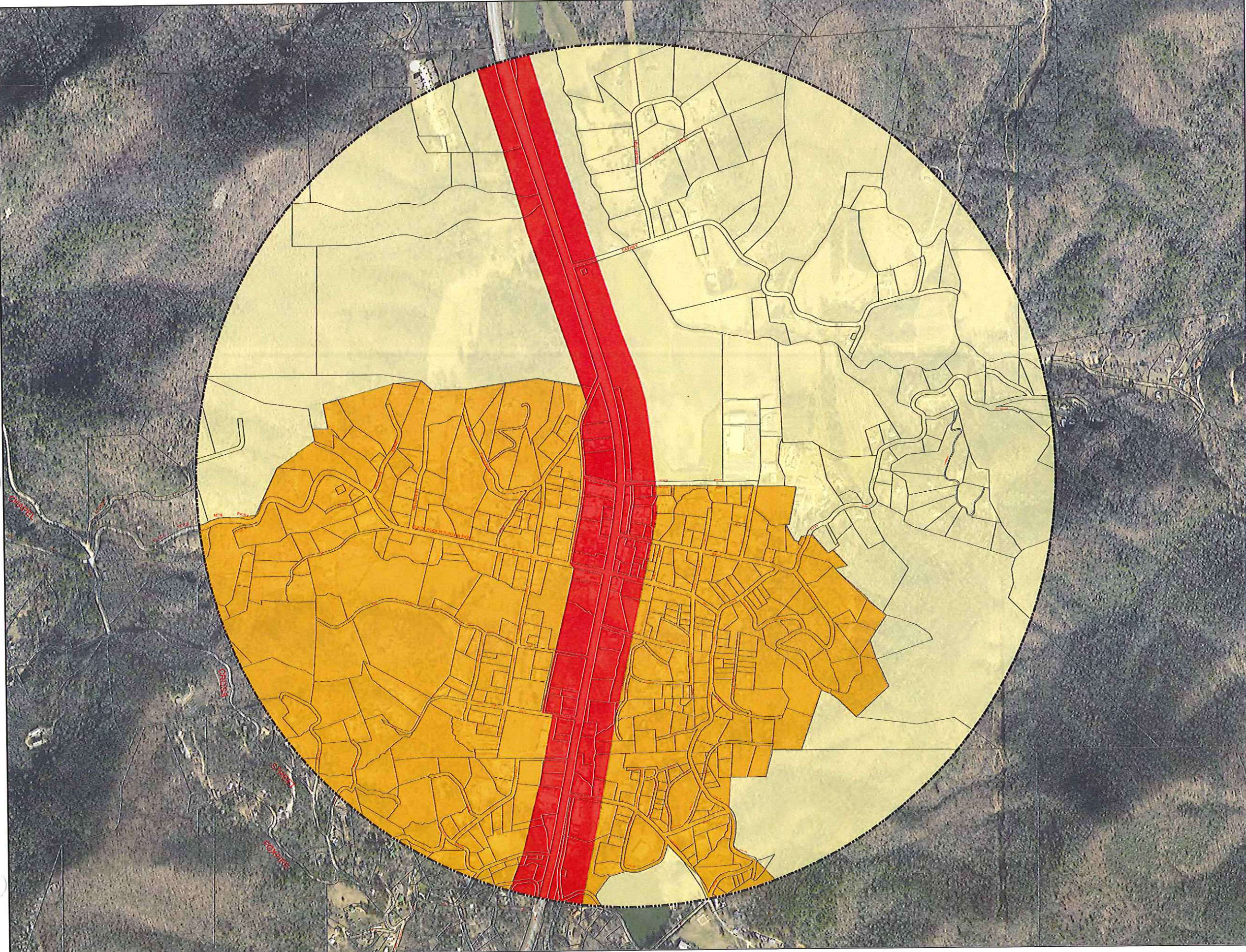
Legend

-  City Limit Boundary
 -  Village Residential
 -  Agricultural/Rural Residential
 -  Highway 441/Rabun Gap
 -  Village Commercial
- Rabun County Orthophotography 2013
- RGB
-  Red: Band_1
 -  Green: Band_2
 -  Blue: Band_3



0 500 1,000 2,000 3,000
Feet

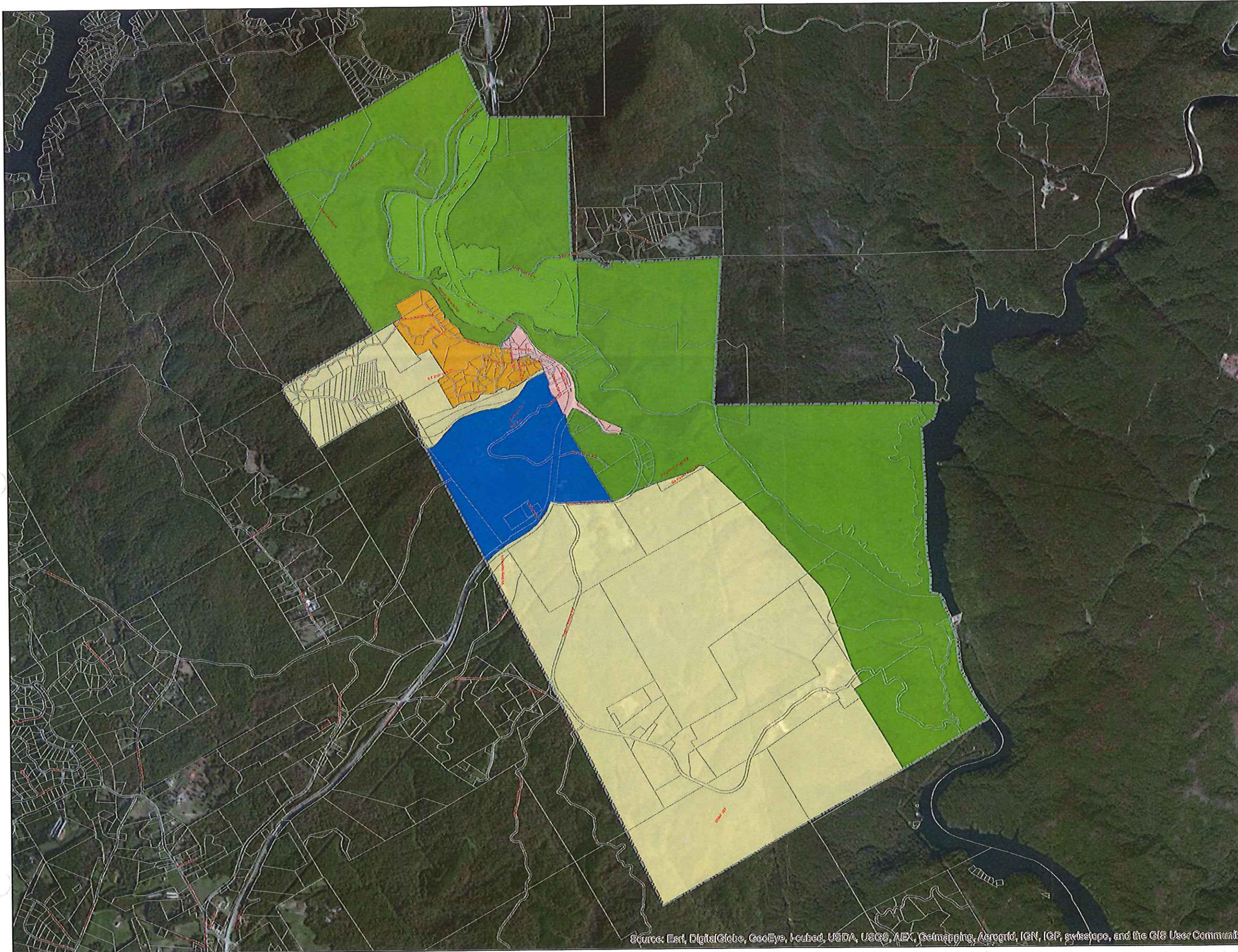
City of Mountain City 2013 Aerial Photography



- Legend**
- City Limit Boundary
 - Character Areas**
 - Village Residential
 - Agricultural/Rural Residential
 - Highway 441/Rabun Gap
 - Rabun County Orthophotography 2013**
 - RGB**
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3



City of Tallulah Falls Character Areas



Legend

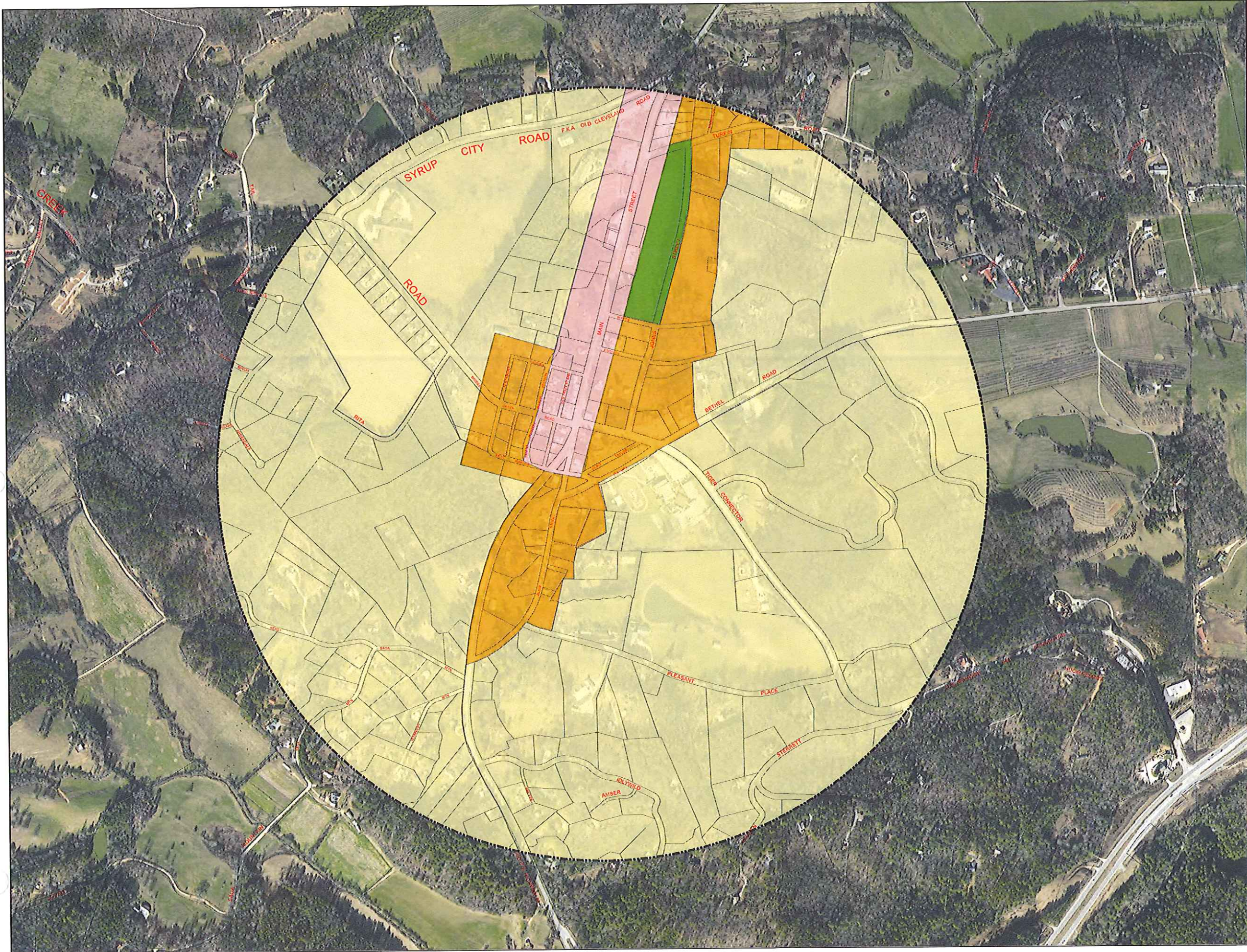
- City Limit Boundary
- Character Areas**
- Village Residential
- Agricultural/Rural Residential
- Village Commercial
- Park
- Campus/Institutional
- Conservation/Forestry



Source: Esri, DigitalGlobe, GeoEye, I-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



City of Tiger Character Areas



Legend

City Limit Boundary

Character Areas

- Rural Residential
- Village Residential
- Main Street/Village Commercial
- Forestry/Greenspace

Rabun County Orthophotography 2013








RGB

- Red: Band_1
- Green: Band_2
- Blue: Band_3



City of Sky Valley Character Areas

Legend

-  City Limit Boundary
- Character Areas**
-  Village Residential
-  Agriculture/Residential
-  Village Commercial
-  Club House
-  Conservation/Forestry
-  Park/Recreation



0 430 860 1,720 2,580 Feet