

*2009 Partial Plan Update*  

---

*Stephens County Joint Comprehensive Plan*

**Introduction**

As part of a statewide realignment of due dates for updating local comprehensive plans, the Georgia Department of Community Affairs (DCA) is requiring partial updates as an interim step for select communities until they must complete a full update under the new local planning standards. This document, the Stephens County Joint Partial Plan Update 2009 – 2013, has been developed to assist the local governments with maintaining their level of planning and community development until a full update to the Comprehensive Plan in 2013.

~

## **Areas Requiring Special Attention**

Analysis of the prevailing trends will assist in the identification of preferred patterns of growth for the future. More specifically such analyses can identify those areas requiring special attention with regard to management policies, such as natural or cultural resources likely to be intruded upon or otherwise impacted by development.

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

Most of the historic or notable cultural attractions within the county are within the Toccoa City limits, for which the City is actively pursuing resource preservation and adaptive reuse. The City has an HP Commission that assists with design guidelines and the City and County have jointly participated in several joint ventures to promote the region's history. Martin has a national historic district and Avalon has at least one historic building. Martin has recognized the importance of historic preservation through the establishment of the national historic district designation and continues to promote the town through historic walking tours. At the moment neither Toccoa nor Stephens County are being called upon to do more than current actions are providing.

With respect to natural resources, both Toccoa and Stephens County have enacted the necessary Environmental Planning Criteria and related development regulations. Much of the land within the county is protected through US Forest Service ownership. The County also assisted with development regulation and enforcement within Martin and Avalon. No significant action above existing measures has been identified for this element.

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

The most rapid changes in land use and development lie along the GA 17 corridor, either on the southeast side of Toccoa or immediately adjacent to I-85. This has been slowed somewhat by the current economic recession and limited utility capacity near Martin. The development near the interstate consists of varying degrees of industrial and commercial activity as Stephens and adjoining Counties seek to capitalize on I-85 as an economic engine. Development on the outskirts of Toccoa, meanwhile, consists of variations of commercial and residential use, as the county seat continues to experience natural outward expansion. Both areas have been targeted for such growth and development, but the Cities and the County may wish to review development options and potential for each area after updating GIS files and the reconsideration of land use management measures currently underway in Stephens County.

*2009 Partial Plan Update*  

---

*Stephens County Joint Comprehensive Plan*

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

Areas that have experienced development have not outpaced the availability of community facilities and services. However several secondary streets need improvement due to growth nodes. Current utility service areas are in accordance with community development goals for the local governments, and projected land use remains within existing utility capacities. This does, however, require the County to ensure high intensity development does not occur outside sewer services.

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

Several small sections of the county have been cited for a need for redevelopment, most within or immediately outside Toccoa. The City is already engaged in programs to revitalize these areas, and is addressing the effort one neighborhood at a time. Sections remaining in need of attention include the Trogdon Furniture Mill and surrounding district, the Toccoa Casket Company building and 2 of the main gateway corridors leading into downtown Toccoa.

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

The Trogdon Furniture Mill, Wabco, Coats American, and the Toccoa Casket Company buildings are the most notable vacant structures within the county. There may be some environmental contamination which would require environmental review and the sites would require significant rehabilitation to be considered viable for modern business or residential use. There are no sizable vacant structures or lots within Avalon or Martin that require government action at this time.

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

In addition to the sites mentioned above, there are some significant concentrations of sites suitable for infill development throughout the city and the county. There is land and vacant sites available for multi-family, residential, commercial, and light industrial in the city and county in which the infrastructure is already in place. Toccoa and Stephens County are actively pursuing measures to assist with residential and small business development within existing properties.

- *Areas of significant disinvestment, poverty, and/or unemployment*

Current economic conditions make it difficult to distinguish parts of the community as significantly more impoverished such that special attention is required. Toccoa is actively assisting with redevelopment in and around downtown and the Trogdon Mill district, and Stephens County is promoting economic development for the county as a whole. All four communities are actively partnering in programs to bring economic development, support the schools and local job training programs.

### **Consistency with Quality Community Objectives**

In 1999 the Board of the Department of Community Affairs adopted 17 Quality Community Objectives (QCOs) as a statement 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. This assessment is meant as a tool to give a community a comparison of how it is progressing toward these objectives set by the Department, but no community will be judged on progress. The questions focus on local ordinances, policies, and organizational strategies intended to create and expand quality growth principles. A majority of positive responses for a particular objective may indicate that the community has in place many of the governmental options for managing development patterns. Negative responses may provide guidance as to how to focus planning and implementation efforts for those governments seeking to achieve these Quality Community Objectives. Should a community decide to pursue a particular objective it may consider this assessment as a means of monitoring progress towards achievement.

*2009 Partial Plan Update*  
*Stephens County Joint Comprehensive Plan*

**Traditional Neighborhoods**

*Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.*

Policy/Practice	Applicability			
	Stephens	Toccoa	Avalon	Martin
1. Our zoning code does not separate commercial, residential and retail uses in every district.	X		✗	✗
2. Our community has ordinances in place that allow neo-traditional development “By right” so that developers do not have to go through a long variance process.				
3. We have a street tree ordinance requiring new development to plant shade-bearing trees appropriate to our climate.		X		
4. Our community has an organized tree-planting campaign in public areas to make walking more comfortable in summer.		X		
5. We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.	X	X		
6. Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.	X	X		X
7. In some areas, several errands can be made on foot, if desired.		X	X	X
8. Some children can and do walk/ bike to school safely.		X		
9. Schools are located in or near neighborhoods.	X	X		

**Comments:** The City of Toccoa is currently working to formally recognize the importance of maintaining traditional and historic neighborhoods. Ongoing goals are to protect these areas from encroaching development and provide incentives to maintain and preserve their local character. The City of Avalon recognizes the importance in maintaining its character areas and has a formal zoning ordinance and is currently upgrading their zoning map. The City of Martin has formal zoning and nuisance ordinances, as well as a zoning map. In Stephens County current policies favor more rural patterns or encourage neighborhood density to locate within/adjacent to the cities.

*2009 Partial Plan Update*  


---

*Stephens County Joint Comprehensive Plan*

**Infill Development**

*Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.*

<b>Policy/Practice</b>	<b>Applicability</b>			
	<b>Stephens</b>	<b>Toccoa</b>	<b>Avalon</b>	<b>Martin</b>
1. Our community has an inventory of vacant sites and buildings available for redevelopment and/or infill development.	X	X	X	X
2. We are actively working to promote Brownfield redevelopment.		X		
3. Our community is actively working to promote greyfield redevelopment.	X	X		
4. We have areas that are planned for nodal development (compacted near intersections rather than spread along a major road.)				
5. We allow small lot development (<5,000 SF) for some uses.		X		

**Comments:** The City of Toccoa is embarking upon an adaptive use strategy for many of its existing historic commercial and residential resources to help in the limitation of sprawling development within the city limits. Redevelopment and adaptation of brownfields/ grayfields are also considered high priority by the local planning agency, and city and county governments. None of the other communities have significant concerns for infill development, only scattered sites that are managed through conventional redevelopment promotion.

*2009 Partial Plan Update*  


---

*Stephens County Joint Comprehensive Plan*

**Sense of Place**

*Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment*

Policy/Practice	Applicability			
	Stephens	Toccoa	Avalon	Martin
1. If someone dropped from the sky into our community, he or she would know immediately where she was, based on our distinct characteristics.		X		X
2. We have delineated the areas of our community that are important to our history and heritage and have taken steps to protect those areas.		X	X	X
3. We have ordinances to regulate the aesthetics of development in our highly visible areas.		X	X	X
4. We have ordinances to regulate the size and type of signage.		X		
5. Our community has a plan to protect designated farmland.	X		X	X

**Comments:** Through the use of the Main Street Approach and downtown rehabilitation activity Toccoa has made tremendous strides in the development of its sense of place. Current development patterns are a result of this success. Martin has also been successful with the creation of sense of place, due in large part to the establishment of their National Register Historic District. Avalon, though distinctly characteristic, is much smaller and has struggled somewhat to create a distinguishable sense of place, but does have a zoning ordinance in place. Unincorporated Stephens County is defined by the natural forms of Currahee Mountain, the US Forest Service lands and the eastern Tugalo River/Lake Hartwell corridor. At the encouragement of the County, recent development within the county has done better at maintaining the mountain/rural character and promoting a higher grade of design.

2009 Partial Plan Update  
Stephens County Joint Comprehensive Plan

Transportation Alternatives

*Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.*

Policy/Practice	Applicability			
	Stephens	Toccoa	Avalon	Martin
1. We have public transportation in our community.				
2. We require that new development connects with existing development through a street network, not a single entry/exit.		X		
3. We have a good network of sidewalks to allow people to walk to a variety of destinations.		X		
4. We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.				
5. We require that newly built sidewalks connect to existing sidewalks wherever possible		X		
6. We have a plan for bicycle routes through our community.		X		
7. We allow commercial and retail development to share parking areas wherever possible.	X	X		

**Comments:** Neither Stephens County nor the cities provide any form of sponsored public transit service. There are types of rural transit vans and shuttle programs that the County could support, but to date they have not felt the pressure to direct funds and resources to that service. This will be reevaluated once the Georgia Mountains Regional Transit Plan is completed and provides additional information about possible multi-jurisdictional programs.

Toccoa's growth has advanced to the level where sidewalk placement is key to the development of new commercial and residential properties. A considerable amount of work and expense has been incorporated in the several phases of new streetscape design in the central business district. Avalon and Martin should address the upgrade and installation of new sidewalks in order to bolster the safety and walk-ability within their communities.

*2009 Partial Plan Update*  


---

*Stephens County Joint Comprehensive Plan*

**Regional Identity**

*Each region should promote and preserve a regional "identity," or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.*

<b>Policy/Practice</b>	<b>Applicability</b>			
	<b>Stephens</b>	<b>Toccoa</b>	<b>Avalon</b>	<b>Martin</b>
1. Our community is characteristic of the region in terms of architectural styles and heritage.	X	X	X	X
2. Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.	X	X	X	X
3. Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal)	X	X	X	X
4. Our community participates in the Georgia Department of Economic Development's regional tourism partnership.	X	X		
5. Our community promotes tourism opportunities based on the unique characteristics of our region.	X	X	X	X
6. Our community contributes to, and draws from, the region, as a source of local culture, commerce, entertainment, education.	X	X	X	X

**Comments:** The City of Toccoa's progress in creating a competitive market for cultural and heritage tourism related has been exemplary in recent years. This success has begun to radiate out to surrounding communities and rural areas of Stephens County, including a subtle shift in development forms that compliment the prevalent rural and mountain architectural styles of the Appalachian region. There has not been enough development within or immediately around Martin and Avalon to mark a notable impact within the cities, but throughout the overall county new development is contributing to a more defined mountain character to enhance the sense of destination and Toccoa's ties to the Appalachian region.

2009 Partial Plan Update  
Stephens County Joint Comprehensive Plan

Heritage Preservation

*The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining local character.*

Policy/Practice	Applicability			
	Stephens	Toccoa	Avalon	Martin
1. We have designated historic districts in our community.		X		X
2. We have an active historic preservation commission.		X		
3. We want new development to complement historic development, and we have ordinances in place to ensure that happening.		X	X	X

**Comments:** Heritage Preservation has become the rallying cry for Toccoa in recent years. Their successful renovation of much of the historic commercial business district has led to the creation of an active Historic Preservation Commission that believe in the adherence to established preservation policies outlined in the Secretary of the Interior’s Standards for Preservation. This adherence has allowed persons within the designated areas to take advantage of certain income tax credits and bricks and mortar grants-in-aid. Recent successes include recognition by the Georgia Trust for Historic Preservation and numerous state and national recognitions for excellence. Other sites worthy of recognition is Toccoa consist of a variety of historic residential neighborhoods dating from the 1890s to the 1950s, the Toccoa Cotton Mill, and the Trogdon Furniture Mill Complex.

Currently, the site of *Camp Toccoa* is recognized as a historic site that is worthy of local protection and interpretation. Camp Toccoa was established by the United States Army to train paratrooper battalions during World War II. The men who oversaw operations of this facility as well as those who were trained there have been immortalized in countless written histories as well as the motion picture screen (HBO’s *Band of Brothers* series). If established as a Heritage Area by Stephens County and the State of Georgia, this site could be utilized for local recreation, a historical destination for visitors and school groups, and as a focus for local and regional marketing campaigns.

Other sites within the county include Traveler’s Rest Historic Site, Tugaloo Corridor District (Cherokee Village Site), the Toccoa Falls Power Station, Prather Bridge, the Eastanollee Auditorium, and the Martin Historic District.

*2009 Partial Plan Update*  


---

*Stephens County Joint Comprehensive Plan*

**Open Space Preservation**

*New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.*

<b>Policy/Practice</b>	<b>Applicability</b>			
	<b>Stephens</b>	<b>Toccoa</b>	<b>Avalon</b>	<b>Martin</b>
1. Our community has a greenspace plan.		X	NA	NA
2. Our community is actively preserving greenspace – either through direct purchase, or by encouraging set-asides in new development.	X	X		
3. We have a local land conservation program/ work with state or national land conservation programs to preserve environmentally important areas in our community.	X			
4. We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.				

**Comments:** Blueprints for Successful Communities plan has been implemented within the City of Toccoa. Green space and historic view sheds are an important part of Stephens County’s local integrity and character, and there has been discussion of set-asides, easements, and protection areas. However the local population is historically against progressive land use regulations, and existing measures are only voluntary. There is a large percentage of the County under US Forest Service protection, the governments have enacted the required Environmental Planning Criteria and the County does have a conservation easement actively used by many properties that are either undeveloped or used for agriculture. The County is considering a formal conservation design policy for subdivisions but this has not moved beyond the concept stage at the moment.

*2009 Partial Plan Update*  
*Stephens County Joint Comprehensive Plan*

**Environmental Protection**

*Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.*

Policy/Practice	Applicability			
	Stephens	Toccoa	Avalon	Martin
1. We have a comprehensive natural resources inventory.	X	X	X	X
2. We use this resource inventory to steer development away from environmentally sensitive areas.	X	X	X	X
3. We have identified our defining natural resources and have taken steps to protect them.	X	X	X	X
4. Our community has passed the necessary Part V Environmental Ordinances, and we enforce them.	X	X	X	X
5. Our community has and actively enforces a tree preservation ordinance.		X		
6. Our community has a tree-replanting ordinance for new development.	✗	X		
7. We are using stormwater best management practices for all new development.	X	X		
8. We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.)		X		

**Comments:** The most recent Joint Comprehensive Plan and a Georgia Conservancy Blueprints Program have provided the communities with an effective assessment of environmental resources that is used to coordinate development plans. The County also employs a conservation easement for use by undeveloped or agricultural properties. These measures should be reviewed once the County has developed an upgraded, and more accurate, GIS database.

*2009 Partial Plan Update*  


---

*Stephens County Joint Comprehensive Plan*

**Growth Preparedness**

*Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, sewer...) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.*

<b>Policy/Practice</b>	<b>Applicability</b>			
	<b>Stephens</b>	<b>Toccoa</b>	<b>Avalon</b>	<b>Martin</b>
1. We have population projections for the next 20 years that we refer to when making infrastructure decisions.	X	X	X	X
2. Our local governments, the local school board, and other decision-making entities use the same population projections.	X	X	X	X
3. We have a Capital Improvements Program that supports current and future growth.	X	X		
4. We have designated areas of our community where we would like to see growth. These areas are based on the natural resources inventory of our community.	X	X	X	X

Comments: All communities utilize the Comprehensive Plan population projections for monitoring and managing growth, and there is regular communication among the governments, the School Board and the Development Authority to coordinate capital improvements and growth management. However, these projections should be reviewed after the current economic recession is considered past a bottoming-out, and/or after the new decennial census figures have been released. The municipalities have areas where growth is preferred and have the capacity to handle greater intensity, but there are limited measures at the County to compliment this effort and minimize the potential for intense land development outside urbanized areas.

*2009 Partial Plan Update*  


---

*Stephens County Joint Comprehensive Plan*

Appropriate Businesses

*The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.*

<b>Policy/Practice</b>	<b>Applicability</b>			
	<b>Stephens</b>	<b>Toccoa</b>	<b>Avalon</b>	<b>Martin</b>
1. Our economic development organization has considered our community's strengths, assets, and weaknesses and has created a business development strategy based on them.	X	X		
2. Our ED organization has considered the types of businesses already in our community, and has a plan to recruit business/industry that will be compatible.	X	X		
3. We recruit businesses that provide/ create sustainable products.	X	X		
10. We have a diverse jobs base, so that one employer leaving would not cripple us.	X	X		

**Comments:** As with many communities, officials are competing to recruit just about any business that has the potential to bolster the success of the local economy. There are modest programs in place for improving education levels and job skills among the labor force, which have been greatly enhanced by the arrival of the technical college satellite facility. However, these measures will require more time to show lasting impact, depending on the impacts of the current recession.

*2009 Partial Plan Update*  


---

*Stephens County Joint Comprehensive Plan*

**Employment Options**

*A range of job types should be provided in each community to meet the diverse needs of the local workforce.*

<b>Policy/Practice</b>	<b>Applicability</b>			
	<b>Stephens</b>	<b>Toccoa</b>	<b>Avalon</b>	<b>Martin</b>
1. Our economic development program has an entrepreneur support program.	X	X	X	X
2. Our community has jobs for skilled labor.	X	X		
3. Our community has jobs for unskilled labor.	X	X		
4. Our community has professional and managerial jobs.	X	X		

Comments: As with many communities Stephens County and its cities are struggling in this economy, particularly as the region was already dealing with the loss of many textile manufacturing jobs. Current employment options are low and are expected to remain so for the foreseeable future. If the economy turns for the better prior to the next Comprehensive Plan update then this element should be re-assessed to compare Stephens County and the region as a whole.

*2009 Partial Plan Update*  
*Stephens County Joint Comprehensive Plan*

**Housing Choices**

*A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choices to meet market needs.*

Policy/Practice	Applicability			
	Stephens	Toccoa	Avalon	Martin
1. Our community allows accessory units like garage apartments or mother-in-law units.		X		
2. People who work in our community can afford to live here.	X	X	X	X
3. Our community has enough housing for each income level (low, moderate, and above-average incomes)	X	X	X	X
4. We encourage new residential development to follow the pattern of our original town, continuing the existing street design and recommending smaller setbacks.		X		
5. We have options available for loft living, downtown living, or “neo-traditional” development.		X	X	X
6. We have vacant and developable land available for multifamily housing.	X	X		
7. We allow multifamily housing to be developed in our community.	X	X		
8. We support community development corporations building housing for lower-income households.	X	X		
9. We have housing programs that focus on households with special needs.		X		
10. We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.				

**Comments:** As the county seat and most urbanized area, Toccoa has the greatest capacity and support for housing variety. Toccoa has initiated participation in the GICH Program and is incorporating measures that would allow lower income residents to take advantage of historic preservation related incentives. Stephens County policies encourage higher density housing to locate in accordance with utility capacity, but not necessarily within or adjacent to the cities.

*2009 Partial Plan Update*  


---

*Stephens County Joint Comprehensive Plan*

Educational Opportunities

*Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.*

<b>Policy/Practice</b>	<b>Applicability</b>			
	<b>Stephens</b>	<b>Toccoa</b>	<b>Avalon</b>	<b>Martin</b>
1. Our community provides work-force training options for our citizens.	X	X	X	X
2. Our workforce training programs provide citizens with skills for jobs that are available in our community.	X	X	X	X
3. Our community has higher education opportunities, or is close to a community that does.	X	X	X	X
4. Our community has job opportunities for college graduates, so that our children may live and work here if they choose.	X	X		

Comments: All four communities have access to support programs through either the North Georgia Technical College in Avalon or other regional institutions. Several colleges and universities are within commuting distance and able to help Stephens County residents, as well as several programs available through the Georgia Department of Labor.

2009 Partial Plan Update  
Stephens County Joint Comprehensive Plan

Local Self-determination

*Communities should be allowed to develop and work toward achieving their own vision for the future. Where the state seeks to achieve particular objectives, state financial and technical assistance should be used as the incentive to encourage local government conformance to those objectives.*

Policy/Practice	Applicability			
	Stephens	Toccoa	Avalon	Martin
1. We have a citizen-education campaign to allow all interested parties to learn about development processes in our community.	X	X	X	X
2. We have processes in place that make it simple for the public to stay informed on land use and zoning decisions, and new development.	X	X	X	X
3. We have a public-awareness element in our comprehensive planning process.	X	X	X	X
4. We have clearly understandable guidelines for new development.		X		
5. We offer a development guidebook that illustrates the type of new development we want in our community.				
6. We have reviewed our development regulations and/or zoning code recently and are sure that our ordinances will help us achieve our QCO goals.	X	X		
7. We have a budget for annual training for planning commission members and staff, and we use it.		X		
8. Our elected officials understand the land-development process in our community	X	X	X	X

**Comments:** None of the four governments has been pressed for additional measures regarding communication and public outreach. Efforts have been made to provide more web-friendly access, and the City of Toccoa has done an excellent job at utilizing small flyers to promote awareness of events, festivals and important information. The lack of illustrated design guidelines outside Toccoa has to do with the absence of progressive development regulations all together. There has been talk of utilizing visual guidelines to assist with the development of character areas in the next full-plan update, and consideration of updating the land use element sooner due to new information and some changing conditions.

*2009 Partial Plan Update*  


---

*Stephens County Joint Comprehensive Plan*

**Regional Cooperation**

*Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.*

<b>Policy/Practice</b>	<b>Applicability</b>			
	<b>Stephens</b>	<b>Toccoa</b>	<b>Avalon</b>	<b>Martin</b>
1. We plan jointly with our cities and county for Comprehensive Planning purposes	X	X	X	X
2. We are satisfied with our Service Delivery Strategies	X	X	X	X
3. We cooperate with at least one local government to provide or share services	X	X	X	X

**Comments:** The inter-relationship between the four local governments has improved in recent years, and there are no areas of significant conflict remaining between any two communities.

### **Identified Issues and Policies**

The following issues have been recognized as critical to each community to address in moving forward for the next 5 years. These issues are considered to be complimentary (in addition) to those already identified within the full 2004 Comprehensive Plan.

#### All Communities

- The need to address the protection of natural and cultural resources on a level that meets regional tourism and conservation objectives. The preservation of natural and historic viewshed is key to preserving the local quality life and integrity. There should be a direct focus on the reutilization of existing buildings and structures to supplement new development. Historic resource management should be utilized by cities and the county to not only preserve visual quality and regulate sprawling development, these measures would also benefit qualifying businesses and residents for income tax credits and other types of incentive programs to maintain a sense a place and quality of life.
- Lack of formal greenspace plan
- Need to continue efforts to upgrade the adult education levels and quality of local labor force
- Need to upgrade GIS data and improve applications throughout all levels of government
- Lack of a formal transportation improvement plan
- Need to coordinate long-term growth plans for Hwy 17 corridor

#### Stephens County

- Limited measures in place for land use management
- Weaknesses in enforcement of existing land use and development regulations
- Lack of uniform vision for rural county
- Imbalance between affordable housing and overall housing quality
- Questions about existing conservation easement program: Is application consistent? Are the results as intended?

Toccoa

- Vacant properties at Trogdon Mill and Toccoa Casket sites
- Need for more sidewalks/ accessibility improvements
- Need to continue investing in downtown to lure/sustain businesses
- Need to fill/improve vacant housing within existing neighborhoods
- Need to address the City's gateway corridors in the long-term, both for design and character and for maximizing economic viability

Martin and Avalon

- Need to update service area plans and annexation policies so as to efficiently coordinate growth and development
- Need to refine vision; Lack of defined character areas; Potential of being lost amidst Hwy 17 development
- Lack of sidewalks and limited opportunity for pedestrian accessibility

*2009 Partial Plan Update*  

---

*Stephens County Joint Comprehensive Plan*

In addition, several items have been identified as policies, general objections and directions for the communities in regards to different areas of concern. These policies will be used as guidelines for general, long-term practices for each government.

All communities

- Improve collaboration with regional and state groups, e.g. LHMA, NE GA Travel Association
- Continue to improve quality of interaction between communities
- Maintain involvement with regional Development Authority with Franklin and Hart Counties
- Regularly meet with School Board and the Industrial Development Authority to ensure coordination of objectives and community development

Stephens County

- Support the location of higher density development in/around the cities
- Work with local stakeholders to preserve the community's rural character
- Continue to preserve historic and natural resources within the county

Toccoa

- Maintain or improve levels of service for all public facilities
- Continue to invest in the commercial viability of downtown Toccoa
- Work to improve and sustain the viability of quality housing within existing neighborhoods

Martin and Avalon

- Continue to work with the County in developing the Hwy 17/ I-85 corridors

**2009 Partial Plan Update**  
*Stephens County*

**Report of Accomplishments- Stephens County**

<b>Action</b>	<b>Status</b>	<b>Comment</b>
Clean up Illegal Dumpsites.	In Progress	Included in the next five year plan
Roadside Clean Up.	In Progress	Included in the next five year plan
Replace Dump Truck	Completed	
Replace Lowboy Trailer	Not Completed	Changed due to lack of funding
Replace Wood Bridge	In Progress	One replaced, other is waiting for funding
Replace Pick-up Truck	Not Completed	Cancelled due to lack of funding
New Building for Road Department	Not Completed	Cancelled due to lack of funding
Pave 5 Miles of Dirt Road Each Year	In Progress	Completed what funding allowed
Implement E-911 System	Completed	
Construct New Jail	Completed	
Restoration of Historic Courthouse	Completed	
Replace Senior Center Van	Completed	
Replace Meals on Wheels Vehicle	Completed	
Replace Ambulances	Completed	
Replace Sheriff Vehicles	Completed	
Replace Bleachers	Completed	
Develop Walking Trail	In Progress	Currently under design
Acquire Live Scan Identification System	Completed	
Update County Personnel System	In Progress	Partially complete, items remain that must be addressed
Conduct Revaluation of the Tax Digest	Completed	
Conduct Audits for Personal Property	Completed	
Yonah Dam Water Project	Not Completed	Cancelled due to change in priority
Privatize Solid Waste	Not Completed	Cancelled due to change in priority
Develop Land Management Policies	In Progress	

**2009 Partial Plan Update**  
*Stephens County*

**Report of Accomplishments- City of Avalon**

<b>Action</b>	<b>Status</b>	<b>Comment</b>
Pave and Upgrade City Streets	In Progress	
Upgrade Existing Zoning Map	In Progress	

**Report of Accomplishments- City of Martin**

<b>Action</b>	<b>Status</b>	<b>Comment</b>
Bring an Additional Well On-line to the Water System	Complete	
New Elevated Water Tank	Complete	
Water Line Repairs and Upgrade	In Progress	\$60,000 has been spent to upgrade water lines, will continue to make upgrades in the next 5 years
Participate in the National Flood Insurance Program & Adopt Floodplain Ordinance	In Progress	
Establish Downtown Martin as a National Register Historic District	Complete	
Pave and Upgrade City Streets	In Progress	
Improvements & Upgrades to Martin Department Building	Complete	
Improvements & Upgrades to Park & Ball Fields	Complete	
Sidewalk Maintenance	In Progress	

**2009 Partial Plan Update**  
***Stephens County***

**Report of Accomplishments- City of Toccoa**

<b>Action</b>	<b>Status</b>	<b>Comment</b>
Repair & Remodel Doyle Street Fire Station	A/C Complete, In Progress	In Progress, SPLOST V Funding
Lower ISO Rating to Class 3 (Add 3 Positions)	Not Completed	Postponed Due to Lack of Funding
Add Police Personnel Based on Call Volume Increase	In Progress	Subject to COPS Grant Funding
Police Vehicle Purchase	In Progress	Subject to GF Funding
Police Vehicle Lease	In Progress	Subject to GF Funding
PD Management Info Systems	Complete	
PD Training Center Updates & Repair	Complete	
PD Equipment Replacement & Upgrade	In Progress	Subject to JAG Recovery Program
PD Computer and Radio Replacement	Complete	
Sedimentation Basins Upgrade	Not Completed	Postponed Due to SPLOST Funding
Filter Replacement & Upgrade	Not Completed	Postponed Due to SPLOST Funding
Update & Repair Chemical Feed Systems	In Progress	1 Completed, 1 Planned
Evaluate & Upgrade the SCADA System	Complete	
Airport Facility Improvements	In Progress	
Enforce & Improve Codes to Remove Blighted Conditions & Beautify all Major Entryways Into City	In Progress	
Update Subdivision Regulations	Complete	
Review & Update City Building Ordinances, Including Use of Inspectors	Complete	
Develop a Plan to Preserve Recreation Areas Already Heavily Used by Citizens	Complete	
Develop a Tree Preservation Ordinance	Complete	
Develop a Landscape Ordinance	Not Completed	Postponed Due to Lack of Funding
Develop a Greenspace Plan	Complete	
Develop a Plan for Protecting Natural Landmarks	Complete	
Develop & Enforce Sign Ordinance to Protect Mountain Ridgelines & Scenic Byways	In Progress	
Update the Historic Resources Survey	Complete	
Plan Bike Lanes or Separated Bike Path Along Corridor with High Vehicle/Bike Friction	Not Completed	Postponed Due to Change in Priority
Complete Corridor Transportation Study for SR 17, SR 63/106, US 123/365 & Downtown Toccoa	Complete	
Participate in Pedestrian and Bike Planning for TSC	Complete	
Cemetery Landscape & Irrigation Program	Not Completed	Cancelled Due to Lack of Funding
Sewer Relocation, Drainage & Street Improvements for Davis Avenue & Poplar Street	Not Completed	Cancelled Due to Lack of Funding
Re-Roof Shelter & Bridge at Henderson Falls Park	In Progress	

**2009 Partial Plan Update**  
*Stephens County*

**Report of Accomplishments- City of Toccoa (Cont.)**

<b>Action</b>	<b>Status</b>	<b>Comment</b>
Rebuild Tennis Courts at Henderson Falls Park	In Progress	
Road Entrance Improvements at Henderson Falls Park	Complete	
Nature Trail Repair & Landscape at Henderson Falls Park	Not Completed	Cancelled Due to Lack of Funding
Adopt a Façade Grant Program for Downtown Properties/Business Owners	Complete	
Expand Financial Incentive Program: Downtown Business Recruitment	Complete	
Explore Funding Options to Remove Canopies & Open Doyle Street	Complete	
Remove Concrete Covered Walkways & Open Doyle Street	Complete	
Develop Strategic Plan to Attract New Businesses	In Progress	
Continue Emphasis on Seasonal Events & Festivals	Complete	
Continue the Redevelopment Plans for the Depot	Complete	
Design a Greenspace Corridor Linking Lake Hartwell with Downtown	Not Completed	Postponed Due to Lack of Funding
Establish Downtown Toccoa as Locally Designated & National Register Historic District	Complete	
Market the Sale of the Former Captain Billy's Building	Complete	
Continue Phase III of Streetscape Implementation	Complete	
Continue Weekly Curbside Recyclable Collection	In Progress	
Continue Weekly Curbside Brush, Trash, Leaf Collection	In Progress	
Continue Daily Cardboard Dumpster Collection	In Progress	
Tub Grind All Yard Trimmings	In Progress	
Mulch/Compost Give Away to Public	In Progress	
Purchase New/Replacement Dumpsters, Roll-Outs & Recycle Baskets	In Progress	
Purchase Recycle Truck	Not Completed	Postponed Until 2011
Replace Cardboard Collection Truck with Used Commercial Dumpster Truck	Not Completed	Postponed Until 2009
Maintain Recycling Center on Swift Street	In Progress	

**2009 Partial Plan Update**  
*Stephens County*

**Report of Accomplishments- City of Toccoa (Cont.)**

<b>Action</b>	<b>Status</b>	<b>Comment</b>
Continue Weekly Curbside Municipal Waste Collection	In Progress	
Continue Daily Commercial Dumpster Collection	In Progress	
Purchase of Residential Front-Loading Collection Truck	Completed	
Maintain Braswell Street Public Works	In Progress	
Residential Drop Site Recycle Center	Not Completed	Postponed Until 2014
Deliver All Municipal Waste to Transfer Station (Commercial & Residential)	In Progress	
Sale of Recycled Materials	In Progress	
Continue to Investigate Regional Disposal Options	In Progress	

**2009 Partial Plan Update**  
*Stephens County*

**Short-Term Work Program- Stephens County**

<b>Year</b>	<b>Action</b>	<b>Estimated Cost</b>	<b>Funding Source</b>	<b>Responsibility</b>
2009	Track Hoe for Public Works	\$125,000	GF	Public Works
2009	Develop Walking Trail	\$5,000	SPLOST V	Recreation
2009	Replace Bridge on Rumsey Road	\$80,000	SPLOST V	Public Works
2009	Resurface Both Ends of Gulley Road	\$350,000	SPLOST V	Public Works
2009-2013	Replace Sheriff Vehicle	\$400,000	SPLOST V	Commissioners
2009-2013	Clean Up Illegal Dump Sites	\$10,000	GF	Public Works
2009-2013	Roadside Cleanup	\$10,000	GF	Public Works
2009-2013	Replace Ambulance	\$1,000,000	GF	Commissioners
2010	Develop Land Management Policies	\$50,000	GF	Commissioners
2010	Demolish Former Stephens County Middle School	\$1,000,000	GF	Public Works
2010	Develop Countywide greenspace plan	\$10,000	GF/ State	County, Cities, GMRC
2010	Support Highway 17 Corridor Study	TBD	GF/State	County, Cities, GMRC
2010	Lowboy for Public Works	\$30,000	GF	Public Works
2010	Construct Road to Home Depot	\$500,000	Grant/GF/City	Public Works
2010	New Facility for Animal Control	\$50,000	GF	Commissioners
2010-2011	Close Landfill	\$700,000	GF	Landfill
2011	GIS Countywide	\$100,000	GF	Commissioners
2011	Conduct workshop to review labor force profile	\$10,000	GF	County, Cities, GMRC
2012	Training Center for Fire Department	\$50,000	GF	Fire
2012	Additional Fire Station	\$300,000	GF	Fire
2013	Replace Bridge on Yow Mill Road	\$200,000	GF	Public Works
2013	Replace Bridge on Pulliam Road	\$200,000	GF	Public Works
2013	Upgrade Self Contained Breathing Apparatus	\$100,000	GF	Fire
2013	Conduction of Audit for Personal Property	\$50,000	GF	Tax Assessor
2013	Conduction of Audit for Reevaluation of Tax Digest	\$300,000	GF	Tax Assessor
2013	Develop Land Use	\$10,000	GF	Commissioners
2013	Construct High School Road	\$10,000	GF	Public Works

**2009 Partial Plan Update**  
***Stephens County***

**Short-Term Work Program- City of Avalon**

<b>Year</b>	<b>Action</b>	<b>Estimated Cost</b>	<b>Funding Source</b>	<b>Responsibility</b>
2009	Upgrade Existing Zoning Map	No Cost	NA	City Council
2009-2010	Establish Tax Millage Rate for City of Avalon at ½ Millage Rate	TBD	City Residents	City Council
2009-2013	Pave & Upgrade City Streets	Vary	GDOT/LARP	GDOT/City Council
2010	Develop Countywide greenspace plan	\$10,000	GF/ State	County, Cities, GMRC
2010	Support Highway 17 Corridor Study	TBD	GF/State	County, Cities, GMRC
2011	Conduct workshop to review labor force profile	\$10,000	GF	County, Cities, GMRC
2013	Construct New City Hall	TBD	City Residents	City Council

**Short-Term Work Program- City of Martin**

<b>Year</b>	<b>Action</b>	<b>Estimated Cost</b>	<b>Funding Source</b>	<b>Responsibility</b>
2009	Participate in the National Flood Insurance Program & Adopt a Floodplain Ordinance	No Cost	GMRDC & GA DNR	City Council
2009-2013	Water Line Repairs & Upgrades, Change 2" lines to 6" Lines	\$150,000	Utility Revenue & SPLOST	Water Department
2009-2013	Pave & Upgrade City Streets	Costs Vary (Dependant on LARP Funds)	GDOT/LARP	GDOT/City Council
2010	Bring Additional Well On-Line to the Water System	\$70,000	Utility Revenue/SPLOST	Water Department
2010	Sidewalk Maintenance (Based Upon Need)	Costs Vary	General Fund	City Council
2010	Develop Countywide greenspace plan	\$10,000	GF/ State	County, Cities, GMRC
2010	Support Highway 17 Corridor Study	TBD	GF/State	County, Cities, GMRC
2011	Conduct workshop to review labor force profile	\$10,000	GF	County, Cities, GMRC
2011	Add Playground Equipment to Park/Ball Fields	\$25,000	General Fund	City Council

**2009 Partial Plan Update**  
***Stephens County***

**Short-Term Work Program- City of Toccoa**

<b>Year</b>	<b>Action</b>	<b>Estimated Cost</b>	<b>Funding Source</b>	<b>Responsibility</b>
2009	Replace Cardboard Collection Truck with Used Commercial Dumpster Truck	NA	Pass Down Used Truck	Public Works
2009	Purchase Commercial Dumpster Collection Truck	\$170,000	GMA Lease Pool, Solid Waste Transfer to CIP	Public Works
2009-2014	Continue Weekly Curbside Recycleable Collection	\$140,000/yr	Sale of Recycled Materials & Solid Waste Fees	Public Works
2009-2014	Continue Weekly Curbside Brush, Trash, Leaf Collection	\$90,000/yr	Solid Waste Fees	Public Works
2009-2014	Continue Daily Cardboard Dumpster Collection	\$3,000/yr	Sale of Recycled Material	Public Works
2009-2014	Tub Grind All Yard Trimmings	\$42,000/yr	Solid Waste Fees & Contract Services	Public Works
2009-2014	Mulch/Compost Give Away to Public	\$1,000/yr	City Staff	Public Works
2009-2014	Purchase New/Replacement Dumpsters, Roll-Outs, & Recycle Baskets	\$17,000/yr	Capital Budget & Solid Waste Transfer Fees	Public Works
2009-2014	Maintain Recycling Center on Swift Street	\$15,000/yr	Sale of Recycled Materials	Public Works
2009-2014	Continue Weekly Curbside Municipal Waste Collection	\$250,000/yr	Solid Waste Fees	Public Works
2009-2014	Continue Daily Commercial Dumpster Collection	\$175,000/yr	Solid Waste Fees	Public Works
2009-2014	Maintain Braswell Street Public Works	\$10,000/yr	Street Department	Public Works
2009-2014	Deliver All Municipal Waste to Transfer Station (Commercial & Residential)	\$5,000/yr	Collection Fees	Public Works
2009-2014	Sale of Recycled Materials	\$1,000/yr		Street Department Crews
2009-2014	Continue to Investigate Regional Disposal Options	NA	NA	City Staff
2010	Develop Countywide greenspace plan	\$10,000	GF/ State	County, Cities, GMRC
2010	Support Highway 17 Corridor Study	TBD	GF/State	County, Cities, GMRC
2011	Conduct workshop to review labor force profile	\$10,000	GF	County, Cities, GMRC
2011	Purchase Recycle Truck	\$190,000	GMA Lease Pool, Solid Waste Transfer to CIP	Public Works
2014	Residential Drop Site Recycle Center	\$10,000	Sale of Recycled Materials & Solid Waste Fund	Public Works

**2009 Partial Plan Update**  
*Stephens County*

STATE OF GEORGIA  
COUNTY OF STEPHENS

**TRANSMITTAL RESOLUTION**

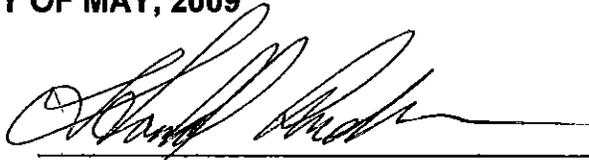
**WHEREAS**, the Georgia Planning Act of 1989 and its Minimum Planning Standards and Procedures for Local Comprehensive Planning require that the Partial Plan Update required by the Department of Community Affairs be updated every five years;

**WHEREAS**, Stephens County, Georgia, has prepared a Partial Plan Update in accordance with the Minimum Planning Standards and Procedures;

**WHEREAS**, Stephens County, Georgia, conducted a public hearing on Thursday, May 21, 2009 for the purposes of receiving public input on said Partial Plan Update;

**NOW, THEREFORE, BE IT RESOLVED**, that the draft Partial Plan Update be transmitted to the Georgia Mountains Regional Development Center for review and approval.

**SO RESOLVED THIS 26<sup>TH</sup> DAY OF MAY, 2009**



---

Harold Andrews, Chairman  
Stephens County Board of Commissioners

Attest:



---

Beth Rider, County Clerk

## Town of Martin Resolution

**WHEREAS**, the Georgia Planning Act of 1989 and its Minimum Planning Standards and Procedures for Local Comprehensive Planning require that the Partial Plan Update required by the Georgia Department of Community Affairs be updated every five years, and;

**WHEREAS**, the Town of Martin, Georgia has prepared a Partial Plan Update in accordance with the Minimum Planning Standards and Procedures, and;

**WHEREAS**, the Town of Martin, Georgia will conduct a public hearing on May 21, 2009 for the purposes of receiving public input on said Partial Plan Update, and;

**NOW THEREFORE BE IT RESOLVED** by the Town of Martin Commission that the Partial Plan Update be transmitted to the Georgia Mountains Regional Development Center for review and approval.

Adopted this 18<sup>th</sup> day of May 2009.

  
Mayor Don Foster

ATTEST:

  
Bob Stovall  
City Clerk

**Town of Avalon  
Resolution**

**WHEREAS**, the Georgia Planning Act of 1989 and its Minimum Planning Standards and Procedures for Local Comprehensive Planning require that the Partial Plan Update required by the Georgia Department of Community Affairs be updated every five years, and;

**WHEREAS**, the Town of Avalon, Georgia has prepared a Partial Plan Update in accordance with the Minimum Planning Standards and Procedures;

**NOW THEREFORE BE IT RESOLVED** by Avalon Town Council that the Partial Plan Update be transmitted to the Georgia Mountains Regional Development Center for review and approval.

Adopted this 11th day of May 2009.

  
\_\_\_\_\_  
Mayor Linda Dean

ATTEST:

  
\_\_\_\_\_  
Roger Craven  
Clerk

## City of Toccoa Resolution

**WHEREAS**, the Georgia Planning Act of 1989 and its Minimum Planning Standards and Procedures for Local Comprehensive Planning require that the Partial Plan Update required by the Georgia Department of Community Affairs be updated every five years, and;

**WHEREAS**, the City of Toccoa, Georgia has prepared a Partial Plan Update in accordance with the Minimum Planning Standards and Procedures, and;

**WHEREAS**, the City of Toccoa, Georgia will conduct a public hearing on May 21, 2009 for the purposes of receiving public input on said Partial Plan Update, and;

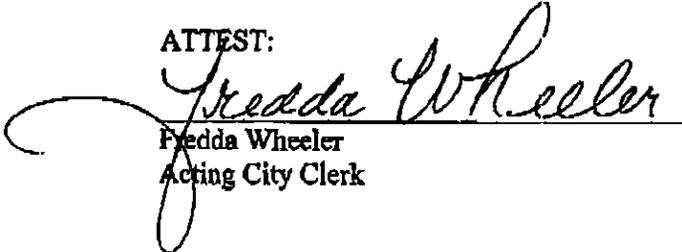
**NOW THEREFORE BE IT RESOLVED** by Toccoa City Commission that the Partial Plan Update be transmitted to the Georgia Mountains Regional Development Center for review and approval.

Adopted this 11<sup>th</sup> day of May 2009.



\_\_\_\_\_  
Mayor Ron Seb

ATTEST:



\_\_\_\_\_  
Freda Wheeler  
Acting City Clerk

# City of Toccoa

# Resolution

**WHEREAS**, the Georgia Planning Act of 1989 and its Minimum Planning Standards and Procedures for Local Comprehensive Planning require that the Partial Plan Update required by the Georgia Department of Community Affairs be updated every five years, and;

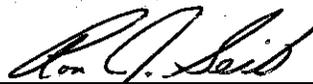
**WHEREAS**, the City of Toccoa, Georgia has prepared a Partial Plan Update in accordance with the Minimum Planning Standards and Procedures, and;

**WHEREAS**, the Georgia Mountains Regional Commission has informed the City of Toccoa, Georgia, that they have successfully completed the Regional Review Process for the Stephens County Joint Comprehensive Plan, and;

**WHEREAS**, the Georgia Mountains Regional Commission has informed the City of Toccoa, Georgia that they may now adopt the Partial Plan Update to renew/extend its Qualified Local Government Status, and;

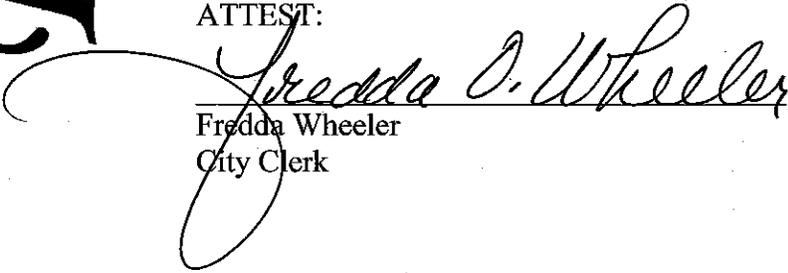
**NOW THEREFORE BE IT RESOLVED** by the Toccoa City Commission that the City of Toccoa, Georgia 2009 Partial Plan Update for the Stephens County Joint Comprehensive Plan and Short Term Work Program Update be adopted by the Toccoa City Commission.

Adopted this 13<sup>th</sup> day of July 2009.



\_\_\_\_\_  
Mayor Ron Seib

ATTEST:



\_\_\_\_\_  
Fredda Wheeler  
City Clerk



**STEPHENS COUNTY  
Joint Comprehensive and  
Short Term Work Program  
Resolution**

**WHEREAS**, the Georgia Planning Act of 1989 and its Minimum Planning Standards and Procedures for Local Comprehensive Planning require that the Partial Plan Update required by the Georgia Department of Community Affairs be updated every five years, and;

**WHEREAS**, Stephens County, Georgia has prepared a Partial Plan Update in accordance with the Minimum Planning Standards and Procedures, and;

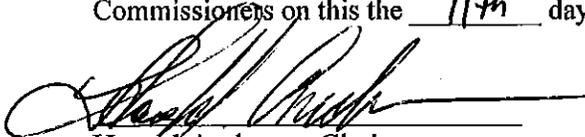
**WHEREAS**, Stephens County, Georgia held a Public Hearing on May 21, 2009; and

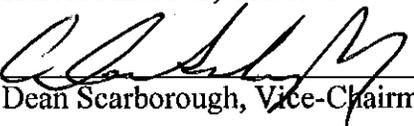
**WHEREAS**, the Georgia Mountains Regional Commission has informed Stephens County, Georgia, that they have successfully completed the Regional Review Process for the Stephens County Joint Comprehensive Plan, and;

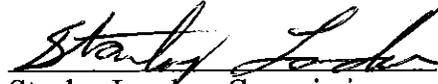
**WHEREAS**, the Georgia Mountains Regional Commission has informed the Stephens County, Georgia that they may now adopt the Partial Plan Update to renew/extend its Qualified Local Government Status, and;

**NOW, THEREFORE BE IT RESOLVED** by the Stephens County Board of Commissioners that the Stephens County, Georgia 2009 Partial Plan Update for the Stephens County Joint Comprehensive Plan and Short Term Work Program Update be adopted.

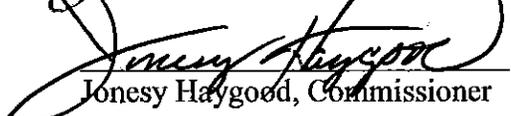
**READ AND UNANIMOUSLY** approved at a regular meeting of Stephens County Board of Commissioners on this the 11<sup>th</sup> day of August, 2009

  
\_\_\_\_\_  
Harold Andrews, Chairman

  
\_\_\_\_\_  
Dean Scarborough, Vice-Chairman

  
\_\_\_\_\_  
Stanley London, Commissioner

  
\_\_\_\_\_  
J.B. Hudgins, Commissioner

  
\_\_\_\_\_  
Jonesy Haygood, Commissioner

ATTEST:

  
\_\_\_\_\_  
Beth Rider, County Clerk

**Town of Avalon  
Resolution**

**WHEREAS**, the Georgia Planning Act of 1989 and its Minimum Planning Standards and Procedures for Local Comprehensive Planning require that the Partial Plan Update required by the Georgia Department of Community Affairs be updated every five years, and;

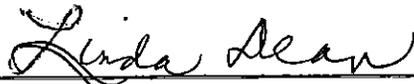
**WHEREAS**, the Town of Avalon, Georgia has prepared a Partial Plan Update in accordance with the Minimum Planning Standards and Procedures, and;

**WHEREAS**, the Georgia Mountains Regional Commission has informed the Town of Avalon, Georgia, that they have successfully completed the Regional Review Process for the Stephens County Joint Comprehensive Plan, and;

**WHEREAS**, The Georgia Mountains Regional Commission informed the Town of Avalon, Georgia that they may now adopt the Partial Plan Update to renew/extend it Qualified Local Government Status, and;

**NOW THEREFORE BE IT RESOLVED** by the Avalon Town Council that the Town of Avalon, Georgia 2009 Partial Plan Update for the Stephens County Joint Comprehensive Plan and Short Term Work Program Update be adopted by the Town of Avalon Council.

Adopted this 10th day of August 2009.

  
\_\_\_\_\_  
Mayor Linda Dean

ATTEST:

  
\_\_\_\_\_  
Roger Craven  
Clerk

# *City of Martin*

## *Resolution*

**WHEREAS**, the Georgia Planning Act of 1989 and its Minimum Planning Standards and Procedures for Local Comprehensive Planning require that the Partial Plan Update required by the Georgia Department of Community Affairs be updated every five years, and;

**WHEREAS**, the City of Martin, Georgia has prepared a Partial Plan Update in accordance with the Minimum Planning Standards and Procedures, and;

**WHEREAS**, the Georgia Mountains Regional Commission has informed the City of Martin, Georgia that they have successfully completed the Regional Review Process for the Stephens County Joint Comprehensive Plan, and;

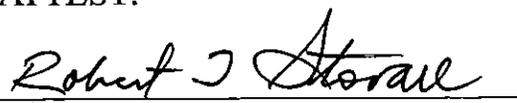
**WHEREAS**, the Georgia Mountains Regional Commission has informed the City of Martin, Georgia that they may now adopt the Partial Plan Update to renew/extend its Qualified Local Government Status, and;

**NOW THEREFORE BE IT RESOLVED** by the Martin City Commission that the City of Martin, Georgia 2009 Partial Plan Update for the Stephens County Joint Comprehensive Plan and Short Term Work Program Update be adopted by the Martin City Commission.

Adopted this 17<sup>th</sup> day of August 2009

  
\_\_\_\_\_  
Mayor Donald Foster

ATTEST:

  
\_\_\_\_\_  
Robert T. Stovall  
City Clerk