



LBCA

September 2006

Newsletter

President's Comments

First, I want the members to know how excited I am about serving as the new president of the LBCA. The face of our association is ever changing and, thanks to the diligent work of our past president, Steve Barrett, we are headed into areas that will surely benefit our members.

We are committed to keeping our lake as clean as possible and will continue to lobby the county commissioners for better roads in west Rabun County. We will continue to improve our fire departments so we can lower our ISO rating, which in turn will help lower our homeowner's insurance premiums.

We are continuing our correspondence and meetings with representatives from Waterfall Country Club in regard to lake pollution. We feel that we are making progress in this area and will keep you informed.

Be assured that the lake water quality is first and foremost on our minds. If you hear or see something that you feel is a cause for concern, please let us know. If possible, take a photograph and send it to us. We need your help. We are monitoring closely the new zoning ordinances in Rabun County. We are committed to keeping our water clean and our mountains green – and not dotted with high rise condos and homes.

Lastly, I want to thank all the past presidents, officers, and directors for their outstanding leadership. They have helped make our association what it is today.

Enjoy the fall season . . . and remember . . . we can only keep our lake beautiful with your help and participation.


Jim Higdon

Home Depot Appears To Be A Go!

Home Depot and the Duvall Development Company have announced the dismissal of the ongoing lawsuit between the parties. Developer Jeff Duvall stated that the parties have entered a new contract that should close this fall. This opens

the door for Home Depot to begin construction of their new store on US Highway 441 – just south of Wal-Mart. Naturally, opinions differ as to the impact of Home Depot in Rabun County and on the downtown Clayton community . . .



LBCA Golf Tournament Sets Record

The 15th Annual LBCA Golf Tournament produced an estimated record \$18,500 to be distributed to the Lakes, Persimmon, and Wildcat Fire Departments. LBCA President, Jim Higdon, who ran the event this year, thanks the LBCA members and the many local businesses who

supported the tournament. Winners of the Championship Flight were Zac Broach, Dudley Broach, Fraser Gough, and Hubie Brooks. The First Flight winners were Evan Jennings, Tommy Wallis, Chuck Wallace, and Tommy Williams. Great job, Jim!

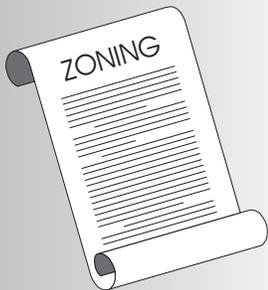


New Zoning Ordinances Available

Rabun County's new zoning ordinances can be viewed at the county's web site (which is located at www.rabuncountygov.com). The county has tentatively scheduled public hearings on October 23rd and November 28th to receive input on the content of the new ordinances. Please pencil these dates in on your calendar.

The new code is much more detailed than existing code – which will make the laws more enforceable. The code also provides for enforcement by a full-time zoning administrator. Members of the LBCA Board of Directors will be paying particular attention to new provisions for land use regulations, soil erosion, flood plain management, and environmental protection.

The new code is much more



Building Height Limits Finalized

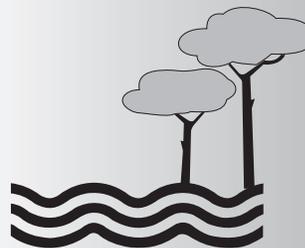
The Rabun County Board of Commissioners recently approved the new zoning ordinances for the county (see above). The building height ordinance, which has been repeatedly redefined since May, sets the height limit of new multi-family buildings at 46 feet with the

maximum height for the highest floor level with living space at 26 feet. This will provide accessibility to the entire building by firefighters and rescue personnel. Most importantly, the commissioners have pledged to enforce the new ordinance.



Briefly . . .

- ☑ Hopefully everyone has had a chance to read the splendid *Ecosystem Status Report* published by the Tallulah River Watershed Protection Committee. If you did not receive one, please contact Tom Fischer at 706-947-1671.
- ☑ The bridge on US Highway 76 crossing the north end of Lake Burton is undergoing major repair. Motorist traffic – which is now controlled by traffic lights – is expected to be restricted to one lane for almost a year. One should add a few minutes to any travel plans that include crossing the bridge.
- ☑ The Mountain Lakes Medical Center has hired Mr. Chris Bonham as its new Administrator. Mr. Bonham brings an excellent track record of improving the reputation and financial condition of the facilities he has previously managed.
- ☑ The Rabun County 911 system generates about \$200,000 of revenue a year . . . and yet the 911 personnel (who do a terrific job) are using ten year old antique equipment. It is time for the county to move to current technology before a major error occurs.



Road Paving

The first mile of Vickers Road is finally blacktop. Dick's Creek and Moccasin Creek Roads are reported to be included in the county's top ten candidates for paving. Let's hope they can be made numbers 1 and 2 – since their

being paved would significantly lessen the amount of silt carried into the lake from the current gravel surfaces. Let's also hope that future SPLOST funds originally allocated for road work are spent that way.



Vote On November 7th

Approximately 30% of Rabun County's voters cast their ballots in the July primary . . . resulting in what many consider to be some

stunning upsets. Please vote on November 7th . . . and if you are not registered to vote, please do so before October 10th.