



# LBCA

March 2007

## Newsletter

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### President's Comments

Here it is February and you would think that this would be a cold month with not much activity on beautiful Lake Burton. Let me assure you that even though it is cold, the activity is heating up.

Your LBCA board and members are working on a number of different concerns that can have a huge impact on keeping our mountains green and our waters clean.

The Unified Development Code (UDC) which is so vital to the success of responsible development in Rabun County is under attack from many of our developers, builders, and realtors. Please e-mail the Rabun County commissioners at: [jjbleckley@alltel.net](mailto:jjbleckley@alltel.net) and let them know how important the passing of the UDC is to the future of Rabun County.

We also have been monitoring construction around the lake and are trying to make sure that what is being developed or built has been authorized by the county, Georgia Power Company, and the EPD. We do not want to stop growth, but we do want to

make sure that the growth we do have will not impact the lake in a negative way.

We need your help in keeping our lake clean. I cannot express enough how important it is that at least one member of your household votes in Rabun County, that you know your county commissioners and communicate with them, and that you watch for improper erosion or siltation going into our streams or lake. Please report anything that seems improper to Les Neeley, our new zoning administrator at 706-782-1579.

Your LBCA board and officers will be nominating and electing new board members this year. If you are contacted, please strongly consider being a board member. Your financial investment in your home on Lake Burton is quite large, and a little of your time to protect that investment will go a long way.

  
Jim Higdon

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### Tour Of Homes Is A Reality

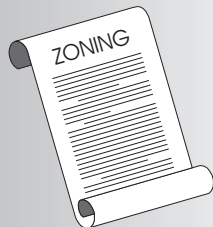
Directors Linda Dixon and Marian Hansen have received commitments from four LBCA families who have graciously volunteered their beautiful homes for

the tour of homes on July 21, 2007. The homeowners and the location of their properties will be announced in April. Thanks for making this important fund-raising event a reality!

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## UDC . . . Will It Stay Intact?

The LBCA newsletter rarely contains editorial content – but the process surrounding the Uniform Development Code (UDC) deserves comment.

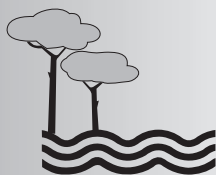
The creation of the UDC began in 2004 with “town meeting” type data gathering. This allowed Rabun County citizens to provide oral and written input for a comprehensive plan as to what was important to them. The results were overwhelmingly in favor of preserving the natural beauty of the county and limiting property development to precise standards.

In 2006, Rabun County hired a consultant, who drafted the proposed UDC based on the comprehensive plan. The draft added significant environmental protections to the construction, erosion, and soil provisions in the county’s ordinances. When the proposed UDC was made available to the public in the fall of 2006, the county Home Builders Association and various realtors objected strenuously to its content. The county commissioners held a reading of the UDC in the fall of 2006 and

supported the deletion or change of numerous protective sections of the code. A second reading scheduled for December was postponed until January . . . and that reading was postponed until March because of inadequate notice to the public.

In January, the county commissioners appointed a committee to evaluate the UDC and report back on their findings. The members of that committee are almost equally divided between those who support conservation of the county’s natural resources and property development related participants. This is a far cry from the overwhelming plurality of citizens who defined what they wanted three years ago.

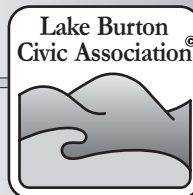
The LBCA sent an e-mail request to its members three weeks ago asking them to send an e-mail in support of the UDC’s passage to the Rabun County Commissioners. Over 100 e-mails were sent. If you vote in Rabun County and have not contacted the commissioners please call 706-782-5271 or send an e-mail to [jjbleckley@alltel.net](mailto:jjbleckley@alltel.net) in support of our environment and passage of a UDC that protects it.



## Lakes Golf Challenge

The LBCA will meet a team of golfers from Lake Rabun and Seed Lake in a match play challenge round of 18 holes of golf at 2:00 P.M. on April 27, 2007 at the Orchard Golf Club. Winless the past two years, we

need to turn out a strong team to regain the Lakes Trophy and reign as the golf champions of the lakes. Interested golfers, please send in the enclosed application with your check for \$100 and join in the fun.



## Fire Departments & ISO Inspection

Your volunteer firefighters have been hard at work preparing for an ISO inspection. Mr. Skip Starling of the National Fire Service Office and Rabun County Fire Chief, Mike Hopkins, have been working with our three stations to achieve the best possible rating.

As you know, our present rating is a 9 – which is the lowest possible

rating. We hope to achieve a 5 or 6 rating for at least two of our three fire stations in the Lake Burton area.

The inspector for ISO should be in Rabun County by the end of February or the middle of March.

When you see our volunteer firemen, please thank them for all their hard work.



## Improvements At Lakes Medical

Chris Bonham, the new administrator at the Lakes Medical Center, is dedicated to increasing the number of services offered by the medical center and to improving the environment in which services are rendered. New doctors are on the way and the on-site services of Atlanta Gastroenterology and the Northeast Georgia Heart Center, as well as the pathology lab at the center are being expanded. The Lakes Medical long term plan includes a

new medical complex with state of the art equipment and patient comforts.

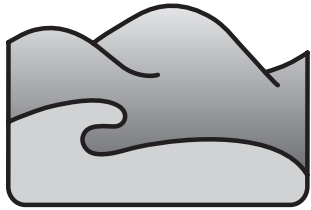
The future of Lakes Medical Center looks exciting. The LBCA recognizes the importance of a first class medical facility in Rabun County and wishes Chris and his team the best of success. Please forward any experiences you have had at the medical center to Jim Holmes at: [lbca@lbca.net](mailto:lbca@lbca.net).



## Briefly . . .

- Rabun County received five plus inches of snow in early February – the first significant accumulation in years. We made The Weather Channel!
- Home Depot has announced May 10th as the grand opening date for their new store in Clayton.
- Rabun County has appointed Les Neely as the county's new Planning Administrator. Les will be responsible for enforcing current soil erosion and sedimentation regulations, as well as regulations contained in the new Uniform Development Code (when and if enacted).





# 2007

## *Calendar of Events*

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January 1, 2007	Membership Fees Are Due Directory Cutoff
March 4, 2007	Winter Board of Directors Meeting
April 1, 2007	Membership Drop Date
April 27, 2007	Between the Lakes Golf Challenge The Orchard Country Club
May 6, 2007	Spring Board of Directors Meeting
June 9, 2007	Spring Members Meeting Dinner Bluegrass Party Fred's Shed 7:00 PM
June 16, 2007	Boating Safety Course Program Presented by DNR At Wildcat VFD 9:00 A.M. to 4:00 P.M.
June 30, 2007	Fourth of July Fireworks (Not LBCA Sponsored)
July 14, 2007	Wildcat VFD Fabulous Fried Chicken Fund-Raiser
July 21, 2007	Tour Of Homes
August 3, 2007	16th Annual LBCA Golf Tournament (Fund-Raiser For Fire Departments) Kingwood Country Club
August 4, 2007	Annual Members Meeting Luncheon
October 21, 2007	Fall Board of Directors Meeting
November 1, 2007	Directory Information Request and Membership Statements Mailed
December 31, 2007	Directory Listing Cutoff Membership Dues Must Be Paid For 2008

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