



2026

# GILMER COUNTY, ELLIJAY AND EAST ELLIJAY CAPITAL IMPROVEMENTS ELEMENT DRAFT ANNUAL UPDATE



PREPARED BY: GILMER COUNTY, CITY OF ELLIJAY & CITY OF  
EAST ELLIJAY

WITH THE NORTHWEST GEORGIA REGIONAL COMMISSION

**northwest**  
**GEORGIA**  
REGIONAL COMMISSION

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## INTRODUCTION

### CAPITAL IMPROVEMENTS ELEMENT

To offset the expense of infrastructure needed to serve new development, Georgia established the Development Impact Fee Act of 1990, which allows local governments to adopt an impact fee ordinance and administer an impact fee program. The Georgia Planning Act of 1989 requires local governments in Gilmer County to update the Capital Improvements Element (CIE) annually to retain their Qualified Local Government (QLG) status.

Because the Ellijay-Gilmer County Water and Sewerage Authority has adopted an impact fee ordinance, Gilmer County and the Cities of Ellijay and East Ellijay must annually provide a Financial Report addressing impact fees collected and expended during the previous year. In addition, the Georgia Development Impact Fee Act (DIFA) requires local governments to provide an annual update to the five-year Capital Improvements Element (CIE) schedule of improvements for both water and sewer projects. These documents are included in the 2026 annual update for Ellijay, East Ellijay, and Gilmer County.

The required public hearing on the draft annual update was advertised in the *Times-Courier* and held at Ellijay City Hall, 197 North Main Street, Ellijay, Georgia 30540, on Monday, August 17, 2026, at 5:00 p.m.

## ANNUAL FINANCIAL REPORT FOR 2025-2026

| (1) Public Facility Type              | Water Supply | Wastewater  | TOTAL        |
|---------------------------------------|--------------|-------------|--------------|
| (2) Service Area                      | District 1   | District 1  |              |
| (3) Beginning Impact Fee Fund Balance | \$500,418.87 | \$16,805.28 | \$517,224.15 |
| (4) Impact Fees Collected             | \$196,209.63 | \$53,975.82 | \$250,185.45 |
| (5) Accrued Interest                  | \$15,074.32  | \$1,428.55  | \$16,502.87  |
| (6) Project Expenditures              | \$-          | \$-         | \$-          |
| (7) Administrative Costs              | \$-          | \$-         | \$-          |
| (8) Impact Fee Refunds                | \$7,242.00   | \$1,129.00  | \$8,371.00   |
| (9) Ending Impact Fee Fund Balance    | \$704,460.82 | \$71,080.65 | \$775,541.47 |
| (10) Impact Fees Encumbered           | \$-          | \$-         | \$-          |

## FIFTH-YEAR SCHEDULE OF IMPROVEMENTS: SEWER

Ellijay-Gilmer County Water & Sewerage Authority

Capital Improvements Project Update 7/1/26 to 6/30/2031

Public Facility: Sewer  
(2) Service Area: District 1

| (1) Project Number & Description     | (3)<br>Project<br>Start<br>Date | (4)<br>Project<br>End<br>Date | (5)<br>Estimated<br>Cost of<br>Project | (6)<br>Percentage<br>of<br>Funding<br>from<br>Impact Fees | (7)<br>Other<br>Funding<br>Sources | Expenditures<br>for<br>7/1/24 to<br>6/30/25 | Impact Fees<br>Encumbered<br>thru 6/30/25 | Status<br>and/ or<br>Remarks       |
|--------------------------------------|---------------------------------|-------------------------------|----------------------------------------|-----------------------------------------------------------|------------------------------------|---------------------------------------------|-------------------------------------------|------------------------------------|
| <b><i>Sewage Treatment</i></b>       |                                 |                               |                                        |                                                           |                                    |                                             |                                           |                                    |
| Sewer improvements South Main Street | 2025                            | 2026                          | \$300,000                              | 28%                                                       | General<br>Operating               | \$0.00                                      | \$0.00                                    | PROJ # 26-<br>7679, in<br>progress |
| Reconditioning of sludge belt press  | 2026                            | 2027                          | \$175,000                              | 15%                                                       | General<br>Operating               | \$0.00                                      | \$0.00                                    |                                    |
| Total:                               |                                 |                               | <u>\$475,000</u>                       |                                                           |                                    | <u>\$0</u>                                  | <u>\$0</u>                                |                                    |

# FIFTH-YEAR SCHEDULE OF IMPROVEMENTS: WATER

**Ellijay-Gilmer County Water & Sewerage Authority**

**Capital Improvements Project Update 7/1/2026 to 6/30/2031**

**Public Facility: Water**  
**(2) Service Area: District 1**

| (1) Project Number & Description                    | (3)<br>Project<br>Start<br>Date | (4)<br>Project<br>End<br>Date | (5)<br>Estimated<br>Cost of<br>Project | (6)<br>Percentage<br>of<br>Funding<br>from<br>Impact Fees | (7)<br>Other<br>Funding<br>Sources | Expenditures<br>for<br>7/1/24 to<br>6/30/25 | Impact Fees<br>Encumbered<br>thru 6/30/25 | Status<br>and/ or<br>Remarks     |
|-----------------------------------------------------|---------------------------------|-------------------------------|----------------------------------------|-----------------------------------------------------------|------------------------------------|---------------------------------------------|-------------------------------------------|----------------------------------|
| <b><i>Water Transmission &amp; Distribution</i></b> |                                 |                               |                                        |                                                           |                                    |                                             |                                           |                                  |
| Pump station- Roundtop Road                         | 2026                            | 2027                          | \$1,000,000                            | 50%                                                       | General<br>Operating               | \$0.00                                      | \$0.00                                    | Proj #25-7708, in<br>progress    |
| Victory Drive pump station rehab                    | 2026                            | 2027                          | \$200,000                              | 100%                                                      |                                    | \$0.00                                      | \$0.00                                    | Proj #27-7675                    |
| Hwy 5 pump station rehab                            | 2027                            | 2028                          | \$250,000                              | 100%                                                      |                                    | \$0.00                                      | \$0.00                                    | Proj #24-7673,<br>moved to FY 28 |
| Coosawattee water main rehab                        | 2028                            | 2029                          | \$500,000                              | 80%                                                       | Special<br>District Fees           | \$0.00                                      | \$0.00                                    |                                  |
| Total:                                              |                                 |                               | <u>\$1,950,000</u>                     |                                                           |                                    | <u>\$0.00</u>                               | <u>\$0.00</u>                             |                                  |

## PUBLIC HEARING DOCUMENTATION

LEGAL AD, ELLIJAY TIMES COURIER, JULY 22, 2026

Wednesday, July 22, 2026 TIMES-COURIER B5

## CALENDAR OF EVENTS

The deadline to submit items for the Calendar of Events is noon Friday. Items received after that time will run the following week if possible. Calendar items may be subject to editing. Email items to [calendar@timescourier.com](mailto:calendar@timescourier.com).

**JUL. 22**  
Light up the night with moth magic at Carthers Lake! FIND Outdoors and USACE are excited to welcome visitors to Woodring Branch Campground for a night dedicated to Georgia's stunning diversity of moths, some of the most interesting (and overlooked) creatures in our forests. Families can wander between chortwalk observation stations, each glowing with light setups that attract a host of our nighttime flying friends. From 9 p.m. to 10:30 p.m. on Wed. July 22, campers and visitors are invited to stop by and learn to identify Georgia's moths while exploring the observation stations where they are likely to witness them firsthand! The event is free with paid admission to the site. Bring your curiosity — the moths will bring the magic! For more information, visit [www.gofindoutdoors.org](http://www.gofindoutdoors.org) or call 828.883.FIND.

**Gilmer County Tax Commissioner's Office** will be closed July 22 from 12:30 p.m. – 2:30 p.m. We apologize for any inconvenience this may cause!

**JUL. 23**  
A New Testament Bible study with Pastor Terry Smith will be held Thurs., July 23, 7-8 p.m. at the Gilmer County Library, 269 Calvin Jackson Dr. This study is open to all who wish to know more and/or have questions about God, Jesus Christ and the Holy Spirit. We will examine the Church, this world and the Kingdom of Heaven. Sponsored by Good Ground Church of God, a new church plant in Ellijay. This event is not sponsored by the library.

**Friends of Harrison Park Online Summer Auction** underway to raise funds for future park development and maintenance. This is our only major fundraiser this year so we are hoping to have lots of participation. Auction runs through July 26 at [SummerAuction.afrogs.org](http://SummerAuction.afrogs.org). Auction items will be on display July 23 – July 26 at Ellijay Coffeehouse at 131 N. Main St., including over 70 items in various categories - artwork, furniture, collectibles, home decor, gift certificates, antiques and Christmas items.

**JUL. 24**  
The Benton MacKaye Trail Association guides a 5-6 mile hike on the Cartecay River Loop Trails. DOG-FRIENDLY HIKE (adult humans may bring a leash). Hike leader: Ken Cissna. For more information, contact [hikeleaderKC@bmta.org](mailto:hikeleaderKC@bmta.org).

**JUL. 25**  
Gilmer County Genealogical Society Workshop presents "Finding Your Revolutionary Roots: A Family Search Workshop," facilitated by Rebecca Holt Amerson at the Gilmer County Library Upstairs Community Room, Sat., July 25, 10 a.m. – noon. Bring laptops or tablets, along with birth and death dates of parents and grandparents for hands-on tutelage.

**JUL. 27**  
The Benton MacKaye Trail Association guides moderate 6 mile from Boyd's Gap to Thunder Rock Campground. It is mostly downhill or flat on a well-maintained trail along the Ocoee River. For more information contact Ralph Collinson, hike leader: [rcollinson@bmta.org](mailto:rcollinson@bmta.org).

**ONGOING EVENTS**  
Walk back in time as you tour the Tabors House History Museum, a beautiful Victorian home filled with more than 2,500 artifacts that tell the history and heritage of Gilmer County. The displays depict Cherokee and early settlers, a period kitchen, handicrafts, Civil War and military history. The museum is open from 11 a.m. to 3 p.m. Thursdays, Fridays and the first four Saturdays of each month. Admission is free, but donations are appreciated. [gilmerhistorymuseum@gmcc.org](mailto:gilmerhistorymuseum@gmcc.org) or call 706-669-7788 for more information.

**Scout Troop 402** meets every Monday evening at 6:30 p.m. at the First United Church Scout Hut for ages 11-18. Call 706-669-7788 for details.

**Cub Scout Pack 402** meets every Thursday evening at 6:30 p.m. at the First United Church Scout Hut. Boys and girls ages 7-11 are welcome. Call 706-889-0641 for details.

**Friends of the Gilmer County Library**, a nonprofit volunteer organization, needs book donations to be sold on Amazon as well as women's magazines for the library. Volunteers at The Bookshelf are still needed. Call Melinda Cowan at 706-889-0644.

**Fresh Start Ministry** is a court-approved, faith-based and life-changing community support meeting. Meetings offer a Christ-centered alternative to traditional recovery programs like AA, NA or Celebrate Recovery. Join us to rebuild your life with faith, purpose and accountability in a community that truly cares. Call Steve and Myra Holcombe at 706-515-5864. Meet at 2 p.m. Sundays on floor 3 of Ellijay City Church, 443 Pleasant Grove Road in Ellijay.

**Helo from the Ellijay Amateur Radio Society**, Gilmer County's ham radio club. Meetings are held at the Gilmer County Public Library on the second

Thursday of each month at 6:30 p.m. For details, call Kenny at 681-268-7026 and visit [w4hnh.org](http://w4hnh.org).

**The Pieciful Mountain Quilt Guild** meets on the third Thursday of each month at Blue Ridge Methodist Church, 235 Orvin Lane Road. The meeting begins at 6 p.m., and you can arrive after 5:30 p.m. The church is behind the Blue Ridge Post Office. Call Jennie Priven 706-781-8495 for details.

**The Ellijay Lions Club** is proud to be part of Lions Clubs International, the world's largest and most active service organization. Dinner meetings are on the second and fourth Tuesdays of each month at 6 p.m. **Kids First, the Gilmer County chapter of First Readers**, meets on the third Friday of each month at noon in the Gilmer County Library. Join our mission to get books into the hands of all children under age 5 in Gilmer County.

**Apple Country Quilt & Sew** group with "show and tell," too, meets the second Tuesday of the month at 10:30 a.m. at Hope Lutheran Church, 3295 S. Old Highway 5 in Ellijay. Visitors are welcome.

**Ellijay Sit & Knit, Crochet, etc.**, meets every Thursday at the Gilmer County Public Library from 4-6 p.m. They welcome all stitchers, including cross-stitch, embroidery, quilting, sewing, needlepoint, macramé – anything goes.

**Alcoholics Anonymous, Narcotics Anonymous, Anon and Rise Above Recovery** meetings are held through the week at multiple locations. AA meetings are held Sunday at 11 a.m. at Gilmer Arts (closed discussion). Monday, noon, at Cartecay United Methodist Church; Tuesday, 8 p.m., Covenant Community, Wednesday, 6 p.m., Gilmer Arts (Closed, Book Study); Thursday, at 11 a.m., Covenant Community, Friday, 6 p.m., Gilmer Arts (closed 12 and 12 Study) and Saturday, 8 p.m., Covenant Community. Al-Anon meets Tuesday at 8 p.m. at Covenant Community, CA meets Wednesday at 7 p.m. at Isaiah House and Celebrate Recovery meets Friday at 6:45 p.m. at Orchard Church. Last Saturday of the month is birthday dinner at 7 p.m.

**Al-Anon-Cherry Log Heart-to-Heart AFG**

**WE BUY GOLD**  
Paying Highest Instant Price for your Gold  
- Discreet -  
WE BUY  
Used • New • Scrap  
Engagement Rings & Wedding Bands

**THE DIAMOND CENTER**  
OPEN TUES - SAT  
Blue Ridge - Next to TJMaxx  
Murphy - Next to Captain D's

meets every Thursday, 12:30-1:30 p.m., at Cherry Log Christian Church. In person only. Newcomers, friends and observers welcome. No fees or dues. Details at [ga-al-anon.org](mailto:ga-al-anon.org).

**Celebrate Recovery** group meetings are held at the Orchard Church every Friday night. Dinner served from 5:45-6:30 p.m. Large group begins at 7 p.m.

**Codependents Anonymous**, a self-help group offering a 12-step recovery program, meets Tuesdays, 10:30-11:30 a.m., at Rivers of Peace, 166 Josh Hall Road, Suite 4, Blue Ridge. All are welcome.

**Gilmer County Republican Party** meets at 6 p.m. the second Tuesday of each month at El Rey Azteca Mexican Restaurant, 177 Highland Xing. Public is welcome. For details, email [Chairman@gilmer.qop](mailto:Chairman@gilmer.qop) or call 706-663-3832.

**Gilmer County Democrats** hold monthly business meetings on the second Monday of each month at Mountain Light Unitarian Universalist Church of Ellijay at 6:30 p.m. All Democrats and others interested in preservation of democracy are welcome to attend. For details, email [gilmergads@gmail.com](mailto:gilmergads@gmail.com) or call 706-276-4477.

**Keep Gilmer Beautiful Advisory Board** meetings are typically held at 10 a.m. the fourth Friday of every month. Time and location occasionally changes. See calendar at [KeepGilmerBeautiful.org](http://KeepGilmerBeautiful.org) for more details about our meetings and Adopt-a-Road program. We welcome all citizens who are passionate about keeping our community beautiful! For details, contact Susan Green at Gilmer County Public Works, 706-635-4589 or [srgreen@gilmercounty-ga.gov](mailto:srgreen@gilmercounty-ga.gov).

**Gilmer Chamber of Commerce** board meetings are held at 8 a.m. the first Thursday of every month at CORE.

**Faith, Hope & Charity** is an all-volunteer organization that returns 75 cents out of every dollar sold to our community through grants, financial assistance, college scholarships and more. Call 706-669-7251 for details.

**The Gilmer Community Food Pantry** is an all-volunteer organization. Through donations and our volunteers, hundreds of families receive nutritious food, school children receive meals, the senior center receives food and our clients pets receive pet food each month. For details on volunteering, call 706-273-3663. If you need food assistance, we're open every Wednesday, 9 a.m. – 12:45 p.m., at 5273 Highway 52 E. To receive food, one must be a Gilmer resident with photo ID and meet U.S. government income guidelines.

**The Artists Guild at Gilmer Arts** meets every third Monday at 10:30 a.m. At each meeting, there will be a speaker or activity for artists and of interest to artists.

**Awake America Prayer Meeting** held the fourth Thursday of every month, 11:59 a.m. to 1 p.m., at the Civic Center, 1561 S. Main St.

**Cancer Support Group** meets at Cherry Log Christian Church the second Wednesday of each month at 2 p.m.

**A support group for those caring for a loved one suffering with dementia** is ongoing at Cherry Log Christian Church. This group is a great way to gather support and find a tribe of folks on a similar journey. The meeting is on the second Thursday of each month, 2 p.m., at Cherry Log Christian Church, 1149 Cherry Log St.

**Gilmer County Optimist Club** meets on the first Wednesday of each month from noon-1 p.m. at the George Link Jr. Gilmer Arts Playhouse. In addition, we

host a social after-hours gathering on the third Wednesday of each month. Join us as we lead meaningful projects and events that support local youth. For details, email [gilmeroptimistclub@gmail.com](mailto:gilmeroptimistclub@gmail.com).

**Friends of Harrison Park** volunteers meet the second Tuesday of each month, noon-1 p.m., at Gilmer Arts Gallery. Enjoy what this wonderful park offers the community. For details, call 404-713-5641.

**Rotary Club of Gilmer County** meets the second and fourth Mondays of each month at Harrison Hall, 180 S. Dalton St., Ellijay, with lunch at noon.

**Acoustic Blends** has free, local music from 6-9 p.m. every third Friday of the month at the Gilmer Arts Playhouse. Come hear our very talented local musicians as they perform. Donations welcome for the benefit of Gilmer Arts. For details, visit the Facebook page Acoustic Blends – Gilmer Arts Live Music.

**Apple Ridge Woodturners** meet the second Thursday of each month, 6 p.m., at the Ellijay Senior Center, 111 N. Gilmer St. For details, call Keith Rueckert, 706-635-5412.

**Kiwanis Club of Gilmer County** meets the first and third Thursdays of each month at Double L Restaurant. Lunch at 11:30 a.m. with an interesting speaker to follow at noon. For details, call 706-889-6078.

**Gilmer Learning Center** offers instruction including prep for GED and other tests, and reading skill development. Located at 30 Southside Church St. Call or text 706-669-6611 or email [gilmerlearningcenter@ellijay.com](mailto:gilmerlearningcenter@ellijay.com) for details and to make an appointment.

**Friends of Gilmer Animal Shelter** meet the first Tuesday of every

SEE CALENDAR/PAGE B8

### Notice of Public Hearing For Capital Improvement Element Annual Update

Gilmer County, the City of East Ellijay, and the City of Ellijay will hold a joint public hearing to inform the public of their intent to update the Annual Impact Fee Financial Report for 2025-2026 and the Capital Improvements Schedule of Improvements for 2026-2030 (CIE Update), prepared by the Ellijay-Gilmer County Water and Sewerage Authority. This public hearing is required as part of the State process for annual updates of the Capital Improvements Element (CIE). The annual CIE update is required due to the Development Impact Fee Ordinance administered by the Ellijay-Gilmer County Water and Sewerage Authority. The annual update is necessary to allow all participating governments to maintain their Qualified Local Government (QLG) status.

Materials related to this public hearing will be available for review at Ellijay City Hall, 197 North Main Street, Ellijay, GA 30540, during regular business hours, 8:00 a.m. to 4:30 p.m., Monday through Friday, and on the NWGRC website at <https://www.nwgrc.gov>, beginning Friday, August 14, 2026.

**The public hearing on the draft CIE update will be held at Ellijay City Hall, 197 North Main Street, Ellijay, GA 30540, on Monday, August 17, at 5:00 pm.**

Al Hoyle, Mayor  
City of Ellijay

## PUBLIC HEARING SIGN-IN SHEET

## TRANSMITTAL RESOLUTIONS

### CITY OF EAST ELLIJAY

CITY OF ELLIJAY

## GILMER COUNTY