

2016 Comprehensive Plan

Town of Clermont, Georgia

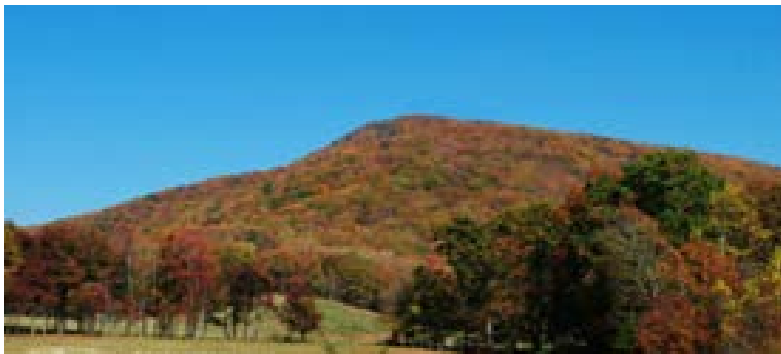


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INTRODUCTION

1

Purpose

The purpose of planning and community development is to provide guidance for everyday decision-making by local government officials and other community leaders. This document, the *Town of Clermont 2016 Comprehensive Plan*, represents the culmination of the efforts to plan for the future well-being for the Town, the residents and various stakeholders by identifying the critical, consensus issues and goals for the community. Implementing the plan will help the community address those critical issues and opportunities while moving towards realization of the unique vision for its future. As outlined by Georgia's planning standards (see below):

Statewide benefits of comprehensive planning

Town and county comprehensive planning should be conducted in the context of Georgia's strong and vibrant intergovernmental system that clearly recognizes the important role cities and counties play in fostering the state's image as an attractive place to invest, conduct businesses and raise a family. Town and county comprehensive planning enhances coordination at many levels.

Local benefits of comprehensive planning

The highest and best use of comprehensive planning for local governments is to show important relationships between community issues. A local comprehensive plan is a fact-based resource for local constituents that tracks implementation of community-based policies. Furthermore, local comprehensive planning creates an environment of predictability for business and industry, investors, property owners, tax payers and the general public. In addition, the plan helps local governments to recognize and then implement important economic development and revitalization initiatives. For these reasons, the state finds that well-planned communities are better prepared to attract new growth in a highly competitive global market.

In short, local planning should recognize that:

*Assets can be **accentuated** and **improved**;*

*Liabilities can be **mitigated** and **changed** over time; and*

*Potential can be **sought after** and **developed**.*

Scope

This document addresses the local planning requirements and community development of the Town of Clermont, Georgia. Some consideration has been given to those areas and political entities outside the town limits that influence conditions within the community, but all the cited issues, objectives and opportunities discussed herein are solely focused on the Town of Clermont.

This document will be offered as supplemental material for the respective comprehensive plan for Hall County, of which the Town of Clermont is politically appointed as a municipality.

Previous Planning Efforts

In 1994, Clermont participated in a joint comprehensive plan that met all the minimum planning standards. Update to the plan's Short Term Work Program took place in 1998. Though very useful the existing comprehensive plan is outdated and no longer adequately serves its purposes. With significant growth and development since the plan was first formulated ten years ago, Clermont now faces new development trends and more complex growth issues. In 2003, the Town of Clermont contracted with the Georgia Mountains Regional Development Center (GMRC) to prepare a full update to current comprehensive plan. The Town worked with the GMRC again in 2010 to develop a Partial Plan Update, an option permitted by the State in an effort to accommodate local governments updating their plan while the rules for local comprehensive were being amended.

Plan Elements

This comprehensive plan serves to meet the requirements and intent of the Georgia Department of Community Affairs's "Minimum Standards and Procedures for Local Comprehensive Planning," as amended in 2013, and the Georgia Planning Act of 1989. It is essential that the plan be prepared in compliance with these rules and guidelines in order for the Town of Clermont to maintain its Qualified Local Government (QLG) status. Further, State law requires that the Town of Clermont update its comprehensive plan every 5 years.

"The purpose of Minimum Standards is to provide a framework for the development, management and implementation of local comprehensive plans at the local, regional and state government level. They reflect an important state interest: healthy and economically vibrant cities and counties are vital to the state's economic prosperity."

(1) Community Goals. *The purpose of the Community Goals element is to lay out a road map for the community's future, developed through a very public process of involving community leaders and stakeholders in making key decisions about the future of the community. The Community Goals are the most important part of the plan, for they identify the community's direction for the future, and are intended to generate local pride and enthusiasm about the future of the community, thereby leading citizens and leadership to act to ensure that the plan is implemented.*

The Community Goals must include at least one or a combination of these components:

(a) General Vision Statement. *Include a general statement that paints a picture of what the community desires to become, providing a complete description of the development patterns to be encouraged within the jurisdiction.*

(b) List of Community Goals. *Include a listing of the goals the community seeks to achieve. Review the suggested community goals in the Supplemental Planning Recommendations for suggestions.*

(c) Community Policies. *Include any policies the local government selects to provide ongoing guidance and direction to local government officials for making decisions consistent with achieving the Community Goals.*

(d) Character Areas and Defining Narrative. *This option lays out more specific goals for the future of the community by community sub-areas, districts, or neighborhoods, and may be prepared using the guidance provided for the Land Use Element.*

(2) Needs and Opportunities. *This is the locally agreed upon list of Needs and Opportunities the community intends to address. Each of the needs or opportunities that the community identifies as high priority must be followed-up with corresponding implementation measures in the Community Work Program. The list must be developed by involving community stakeholders in carrying out a SWOT (strengths, weaknesses, opportunities, threats) or similar analysis of the community.*

(3) Community Work Program. *This element of the comprehensive plan lays out the specific activities the community plans to undertake during the next five years to address the priority Needs and Opportunities, identified Target Areas (if applicable), or to achieve portions of the Community Goals. This includes any activities, initiatives, programs, ordinances, administrative systems (such as site plan review, design review, etc.) to be put in place to implement the plan. The Community Work Program must include the following information for each listed activity:*

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

Because Clermont and Hall County are included within the federally designated air-quality non-attainment area for metropolitan Atlanta, the Town must also include a version of transportation planning within their comprehensive plan. Fortunately, this Federal designation includes the creation of transportation planning agencies, and as such Clermont is included as part of the Gainesville-Hall County Metropolitan Planning Organization (GHMPO), and the analyses already performed by the GHMPO satisfy the local planning requirements for transportation as identified by DCA.

Transportation Element. *The Metropolitan Planning Organization's transportation strategy for the region may be substituted for this element; or, if a separate Transportation Element is prepared, it must include the following components:*

- (a) Evaluate the adequacy of the... major components of the local transportation system for serving needs of the community throughout the planning period;*
- (b) Develop a strategy for addressing any needs or opportunities identified above and integrate this strategy into the Community Work Program.*

In addition to the required elements the Town of Clermont is including a full land use element. Located in north Hall County along the popular Hwy 129 tourist corridor to the Georgia Mountains region, Clermont is a community on the fringe of suburban and rural development. The analysis provided by the land use section will ensure the Town manages development related issues and objectives.

(6) Land Use Element. *The Land Use Element, where required, must include at least one of the two components listed below:*

(a) Character Areas Map and Defining Narrative. Identify and map the boundaries of existing or potential character areas (see definition in Chapter 110-12-1-.05) covering the entire community, including existing community sub-areas, districts, or neighborhoods.

For each identified character area, carefully define a specific vision or plan that includes the following information:

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

(b) Future Land Use Map and Narrative. Prepare a Future Land Use Map that uses conventional categories or classifications to depict the location (typically parcel by parcel) of specific future land uses. If this option is chosen, prepare the Future Land Use Map using either of the land use classification schemes described below and include a narrative that explains how to interpret the map and each land use category.

For this edition of the comprehensive plan, Clermont has chosen the Character Area option.

Lastly, local comprehensive plans in Georgia are now required to include an assessment of compliance and consideration for the appropriate regional water plans for each community.

Consideration of the Regional Water Plan and the Environmental Planning Criteria. *During the process of preparing its comprehensive plan, each community must review the Regional Water Plan(s) covering its area and the Rules for Environmental Planning Criteria... to determine if there is need to adapt local implementation practices or development regulations to address protection of these important natural resources. The community must certify that it has considered both the Regional Water Plan and the Rules for Environmental Planning Criteria when it transmits the plan to the Regional Commission for review.*

This is to certify that as part of this planning process appropriate staff and decision-makers have reviewed the *North Georgia Metropolitan Water Plan*, the *Georgia Mountains Regional Plan*, and the *Georgia State Rules for Environmental Planning Criteria* (O.C.G.A. 12-2-8) and taken them into consideration in formulating this local plan. No conflicts were identified between this document and the other documents

referenced, and the Clermont Comprehensive Plan establishes goals that will support the advancement of objectives found within the regional/State documents.

Public Participation

As a part of the planning process each local government must provide and implement opportunities to encourage public participation. The purpose of this is to insure that citizens and other stakeholders are aware of the planning process, are provided opportunities to comment on the local plan elements, and have adequate access to the process of defining the community’s vision, priorities, goals, policies, and implementation strategies.

At a minimum, the public participation program must provide for: adequate notice to keep the general public informed of the emerging plan; opportunities for the public to provide written comments on the plan; hold the required public hearings; and, provide notice to property owners through advertisements in the newspaper (legal organ) of the planning effort soliciting participation and comments. In addition, Clermont must provide opportunities for public participation through other means and methods to help articulate a community vision and develop associated goals and implementation program.

Specific public participation activities were initiated with the solicitation of citizens to serve on an advisory committee that would work with the Planning Commission to guide the process. The advisory committee was comprised of Town residents with varying and broad backgrounds and interests in the community, including business owners, retirees and relative newcomers. The advisory committee was at liberty to solicit additional members of the public to participate in the planning process, who also attended meetings and provided input to the mayor and council and regular Town council meetings. The steering committee met 5 times between January and October, 2016 to assess the data, identify specific needs and concerns, and to help the mayor and council develop specific goals and policies.

Clermont Plan Advisory Committee	Clermont Planning Commission
John Brady	Chris McCall
Sandra Cantrell	Robin Brown
Warren Weaver	Marcia Kesler
Doug Myers	Brad Weaver
Margaret Merritt	Michael Turner

Public hearings were announced according to local public hearing procedure requirement to solicit additional public participation and comments. Three public forums were held to discuss community issues and draft plan materials on May 19, July 18, and October 11, all at the Chattahoochee Community Center just north of downtown. Twenty unique people combined attended the three meetings.

In addition to the public hearings a survey was provided for Town residents, both electronically (provided from the Town’s web site and distributed to key stakeholders by the Town staff) and in paper form available at Town Hall, the Post Office and at Town meetings in June. A summary of survey results are included in the Appendix of this document and were provided to the Stakeholder Committee as information for consideration in the development of this plan.

COMMUNITY VISION

2

The Minimum Standards and Requirements for Local Comprehensive Planning defines a community vision as something “... *intended to paint a picture of what the community desires to become, providing a complete description of the development patterns to be encouraged within the jurisdiction.*” It is required as an element of the comprehensive plan so that communities can truly establish a pure and simple ideal for themselves in a format that is easily expressed and understood.

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

Vision Statement

A vision for the future of the community must be included in the comprehensive plan. The community vision is intended to provide a complete picture of what the community desires to become. The community vision must be based on public input, the assessment of current and future needs and be supported by the goals, policies and objectives in the comprehensive plan. In addition, there must be consistency between the community vision and the Georgia Department of Community Affairs Quality Community Objectives as well as consistency with the community visions of other communities within the region.

TOWN OF CLERMONT - COMMUNITY VISION STATEMENT

The Town of Clermont is a rural hometown with a strong sense of community and focused on the values of our citizens, a part of a growing region but rooted in our agrarian heritage and Appalachian culture.

The Town of Clermont will maintain this character through quality-managed growth for the future, a commitment to public participation, the thoughtful provision of proper infrastructure and support for economic development, and an understanding of the responsibility to protect our natural and cultural resources.

The vision statement has been updated from previous editions in recognition of the Town’s evolving nature and growing potential. There is a strong desire to remain a modest residential community but a real acceptance that the Georgia Mountains are a growing area, both for tourism and for new development. It is expected that Hall County alone will nearly double in overall population within the next 30-40 years, with much of that coming to north Hall and the Clermont area and forever changing the once-agrarian context of the community.

Clermont wishes to stay a singular hometown in the face of these changes, serving as a destination for residents striving to keep a sense of rural character and small-Town charm amid more suburban settings. To do this Clermont will focus on preserving the scale and character of the bulk of the community rooted in detached single-family properties with some larger lots and passive, relatively undeveloped properties spread throughout. Parks and light-agricultural (crops) will also be allowed or encouraged to foster the rural sense of place, while any commercial, office or industrial activity that is incompatible with a village-scale community will be reserved for select areas along U.S. 129.

The Town will promote and pursue some commercial growth as a means to support area residents and to help shape how and where this activity comes to North Hall. The Town will work with the County in hopes of fostering nodes of economic activity so as to preserve the traffic flow and environmental management of the area.

The Town will also work to foster stronger social and civic bonds among area residents through events like the Clermont Days festival and creating places and opportunities for people to come together. It will seek to become a stronger destination and have a better sense of identity as a community center in northern Hall County.

Sampling of public comments about the vision for Clermont

<i>Want Clermont to keep/stay...</i>	<i>Want Clermont to see changes in...</i>
<i>Attractive Main St. A Little Town Simple Quiet Old fashioned “Mayberry” We know our neighbors Character of the people Rural Hometown atmosphere Friendly Safe In touch with agricultural community</i>	<i>Add walking trails/ More pedestrian friendly Keep businesses to US 129 Improve public engagement Need a “unique area/attraction” Limit chain/franchise stores or restaurants Design guidelines Remember our history</i>

Needs & Opportunities

To achieve its stated vision a community must understand those obstacles and issues that must be addressed in order to reach the goals implied. The comprehensive planning process asks communities to assess the information outlined in an effort to identify issues and opportunities that should be considered when trying to plan for the future. In doing so the communities can more effectively define their objectives and actions so as to better achieve the desired vision.

The following represents a refined listing of Issues and Opportunities for Clermont. Some were carried over from the previous plan, but the list has been confirmed and/or refined based on the discussions and analyses throughout the current planning process.

Needs & Opportunities	Mitigation Strategies
<p>Need for improved pedestrian mobility –</p> <ul style="list-style-type: none"> • Walking trails • Sidewalks • Multi-jurisdictional trails 	<ul style="list-style-type: none"> ✓ Develop sidewalk and trail master plan ✓ Commission report regarding impacts of enacting property tax ✓ Pursue DNR Recreational Trails grant
<p>Need to maintain community character with new development; Concern that existing policies are insufficient –</p> <ul style="list-style-type: none"> • Design guidelines • Development regulations • Historic District designation • Sign regulations 	<ul style="list-style-type: none"> ✓ Consideration of conservation design subdivision policies ✓ Establish standard code enforcement policy ✓ Perform visual image assessment ✓ Reconsideration of design guidelines ✓ Review/update of development regulations ✓ Seek National Register designations for eligible properties
<p>Need redevelopment plans for downtown & Main Street –</p> <ul style="list-style-type: none"> • Relocate or Expand Town Hall • Potential for infill • Need/Potential for parking • Need to ensure quality adaptive reuse on Main Street • Keep big businesses to U.S. 129 	<ul style="list-style-type: none"> ✓ Develop facility assessment for future Town Hall needs ✓ Develop streetscape plan for downtown ✓ Ensure policies prohibit incompatible development
<p>Need a long-term financial plan operations and capital improvement projects –</p> <ul style="list-style-type: none"> • Town has limited resources but big plans and potential 	<ul style="list-style-type: none"> ✓ Develop Capital Improvement Element (CIE) ✓ Create list/schedule of targeted grants and loans in support of CIE projects ✓ Commission report regarding impacts of enacting property tax

Needs & Opportunities	Mitigation Strategies
<p>Need to sustain/improve public engagement and strengthen Clermont’s identity –</p> <ul style="list-style-type: none"> • Need to reach next generation to shape the character of the community • Need to ensure preservation of community history • Desire for new park or unique space/attraction to lure visitors and residents 	<ul style="list-style-type: none"> ✓ Support activities of the Clermont historical society ✓ Complete the proposed Bell Tower ✓ Support/promote local events (Clermont Days, Tour of Homes/Gardens...) ✓ Develop parks and rec master plan
<p>Need to enhance utility options, but balance with growth management –</p> <ul style="list-style-type: none"> • Need to minimize impacts of widening U.S. 129 • Need to ensure capabilities and potential distribution of utilities • Traffic mgmt.. concerns for future 	<ul style="list-style-type: none"> ✓ Assess plans for U.S. 129 with GDOT and GHMPO officials ✓ Adopt policy recommendations for eventual widening of U.S. 129 ✓ Consult with Hall County about development policies for areas surrounding Clermont

TRANSPORTATION

3

Transportation concerns the level of accessibility of sites and development, and the demands for transportation facilities and services vary by land use, demographics and other factors. The dynamic nature of accessibility and the various factors that determine functional performance in infrastructure suggest transportation planning requires special attention.

The GHMPO

Out of the roughly 139,000 residents within Hall County counted during the year 2000 Census, 88,680 were identified as being part of an urbanized area in and around the city of Gainesville. This made Gainesville and the surrounding urbanized areas one of 76 newly designated urbanized areas nationwide, and with that mandated compliance with federal policy requiring the establishment of a Metropolitan Planning Organization (MPO) and standards for transportation planning. The MPO is responsible for transportation assessments and planning (in coordination with GDOT) and for developing a short-range transportation improvement program (TIP).

The Gainesville-Hall County MPO was convened in 2003 with representatives from the four Hall County's impacted governments among the various Committees and with an agreement designating the Hall County Planning Department to serve as the technical and administrative staff. MPOs are required to update their long-range transportation plans every four or five years depending on air-quality non-attainment status. Clermont is among the Cities not formally recognized as part of the MPO service boundaries, but is included in the assessments and planning as part of Hall County. The City does not have a regular representative on any MPO committees but has had members on the Citizens Advisory Committee. In 2011 the GHMPO adopted an updated model and forecast that reaches through 2040 and takes into account recent issues with regards to roadway financing revenues and evolving traffic patterns. This information and assessment associated with the update of that document are being used for this comprehensive plan element.

(Copies of GHMPO materials and reports can be found at www.ghmpo.org)

Clermont Assessment

Roads

Assessment of roadway infrastructure involves an inventory of roads by functional classification, a process by which streets and highways are grouped according to the character of service they are intended to provide. Individual roads and streets do not all serve the same function, nor do they manage travel independently but rather as part of a cohesive network. Transportation planning for roads, then, is used to determine how this travel can most efficiently move within the network, and functional classification assists with this process by defining the part that any particular road or street should play in serving the flow of trips through a roadway network.

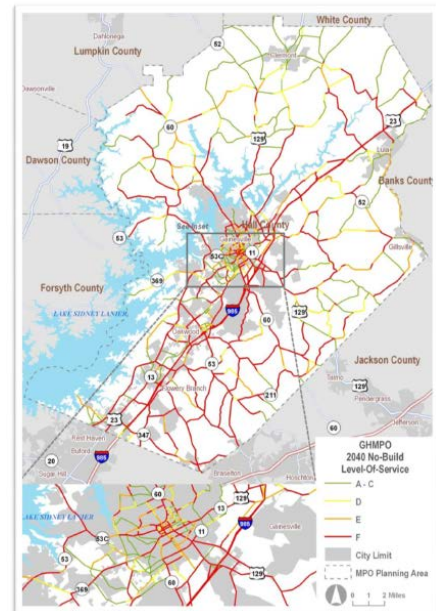
The GHMPO Plan for 2040 addressed the projected traffic volumes and levels of service for a rapidly growing Hall County. In Clermont only US 129 was identified as facing congestion or traffic issues unless improvements were made. Other major roads in the model remained with a level service C or above, indicating that the roads as designed could handle the projected type and volume of traffic. As a result, part of the GHMPO’s mitigation measures were 2 long term projects for the eventual widening of US 129:

GH-035 US 129/Cleveland Hwy - N of Nopone/J Hood Rd. to SR 284/Clarks Bridge Rd.

GH-036 US 129 - SR 284/Clarks Bridge Rd. to White Co.

Both of these projects are slated for the 2018-2030 Work Program, meaning they will be addressed within that time frame as funding and priorities permit. The lower section (GH-035) is currently slated to be completed first.

Figure 5-6. 2040 No-Build Level of Service



Pedestrian Accessibility

Pedestrian accessibility refers to the level of connections available within a community to people via walking, biking or other non-motorized means. Traditionally this is provided through sidewalks and trails, which enable people to access various parts of their town without the need for a car or adding to area traffic issues.

Presently Clermont has a minimal sidewalk network throughout their downtown district and there is no formal improvement or expansion schedule in place. There is no immediate need identified regarding the existing sidewalks, however, the Town is interested in adding sidewalks and trails as the area grows and will explore a formal Pedestrian Access Master Plan as part of their future objectives. Of particular emphasis will be an outward expansion of the existing sidewalk network, plus eventual trail connectivity to outlying destinations.

Alternate Transportation

Hall County is served by a public airport and Amtrak rail service within Gainesville, plus freight rail throughout various parts of the I-985/ Hwy 365 corridor. There are also various public transit options within Gainesville and some dial-a-ride services for special needs populations throughout all of Hall County. Master planning for the transit programs occurs in conjunction with GHMPO and the local governments, including Clermont.

As part of this planning process no other specific needs regarding alternate transportation were identified.

COMMUNITY DEVELOPMENT STRATEGY

4

Land Use Assessment

With its open spaces and mildly rolling terrain, the town of Clermont is Georgia's gateway to the Appalachian Mountains to the north. The large lots and rural flavor gives Clermont a special appeal with opportunities to capitalize on its assets.

Clermont has remained relatively unchanged over the years. The town still maintains some semblance of its original circular shape at its establishment, resulting in an array of "*growth rings*" depicting residential development over time expanding outward from the historic commercial core. Residential development occurred primarily along a north-south axis, Main Street, with a central business section forming at the geographic center of town. King Street, an east-west road, which intersects Main, also experienced residential development as well. At one time a rail line traveled through Clermont. The only remnant of the rail line is the existence of the Old Clermont Hotel in downtown and portions of the rail bed. The current Town Hall is located near where the train station used to be located.

When U.S. 129 was moved to its current route, most commercial development moved also to take advantage of the vehicular traffic. Here development takes on more of a suburban character and scale, oriented for vehicular use and appealing to the growing amount of through-traffic.

Annexations have occurred in the recent decade along SR 283, SR 254, U.S 129 and along Holly Springs Road that give clue to the growth pressures that Clermont faces and in the future.

EXISTING LAND USE		
Classification	Acres	% of Total
Residential	402	28.5%
Multi - Family	1.5	0.5%
Commercial	22	2%
Industrial	0	0%
Public / Institutional	13	1%
Transportation / Communication / Utilities	42	3%
Park / Recreation / Conservation	41	3%
Agriculture / Forestry	775	55%
Vacant	111	8%
<i>TOTAL</i>	<i>1,411</i>	

Analysis of Areas Requiring Special Attention

Land use management policies and programs represent guidelines for shaping development patterns that provide for efficient growth while also protecting sensitive social and environmental areas. As such communities should take into account their current and immediately projected conditions and assess the identified needs and issues regarding the built landscape and community services for the area. This section presents an inventory of existing land use patterns and development trends for the community, allowing the local government to produce the most effective policies needed to manage the demands from projected development.

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***

Historic resources and scenic views are an important part Clermont's character, as are environmentally sensitive areas within Town limits. These elements should be preserved with design guidelines and a comprehensive landscape plan. (*Map reference: Downtown Historic Areas; Wetlands and Floodplains*)

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

The Cleveland Highway corridor is most likely to experience new and more intense development forms. The Town will need to manage any development in this area to ensure compatibility with the established community. (*Map reference: Cleveland Highway corridor*)

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

Clermont is experiencing sewer constraints along Cleveland Highway and the downtown area. As the downtown area begins to address appropriate infill as it begins its downtown redevelopment plan these utilities will continue to falter. Businesses such as the Clermont Hotel regularly complain about issues pertaining to water and sewage. (*Map reference: Cleveland Highway corridor*)

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

The downtown commercial district is suffering from blight and underdevelopment. This is a tricky situation because the “type” of development is an important factor. Size, scale, materials, and orientation of buildings (set-backs, etc.) should be addressed in conjunction with any utility upgrades. The placement of stub-ups, and junction boxes should be a part of an overall Master Plan. (*Map reference: Historic Downtown Commercial areas*)

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

There are no such sites or facilities within or immediately adjacent to the Town limits.

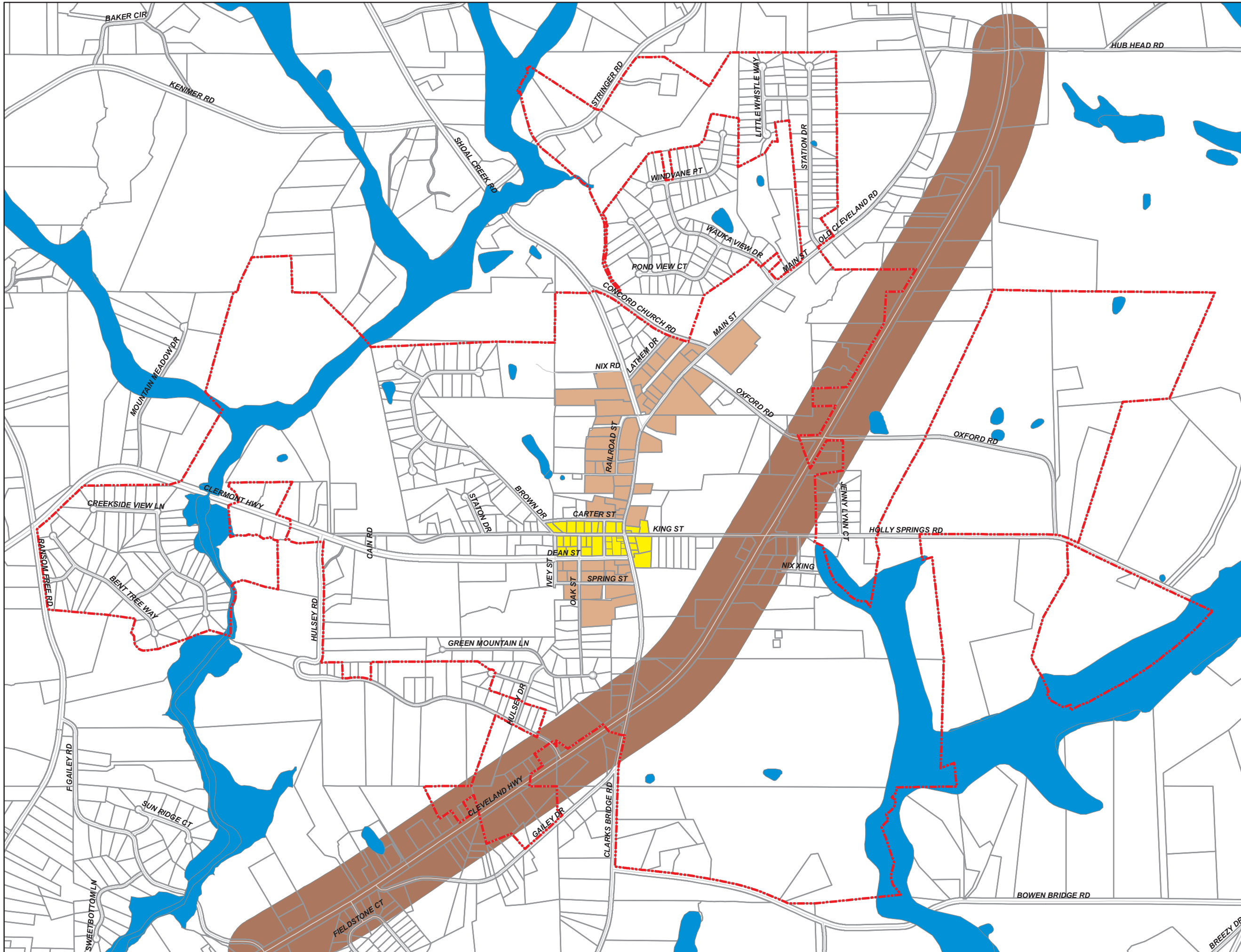
- ***Areas with significant infill development opportunities (scattered vacant sites)***

While there are some properties or structures viable for infill opportunities, there are no significant concentrations or notable properties that require special attention at this time.

- ***Areas of significant disinvestment, levels of poverty, and/or unemployment substantially higher than average levels for the community as a whole***

The Town is within a part of Hall County that is transitioning from rural to exurban forms. There are no significant concentrations of poverty but the Town is working with Hall County to improve employment opportunities within the general area.

Town of Clermont Areas Requiring Special Attention



Legend

- City Limits
- FEMA Flood Plains and Wetlands
- Hall County Roads
- Areas Requiring Special Attention**
 - Cleveland Highway
 - Downtown Historic Commercial
 - Downtown Historic Residential and Commercial



Character Area Assessment

Character area planning is designed to focus on the physical appearance (aesthetics) and function of a particular area. Development strategies are tailored and applied to each individual area. The goal is to enhance the existing character/function or promote a new, more desirable character for the future. Character areas identify portions of the community that have a unique or special character that needs to be preserved or require special attention because of unique development issues.

A key component of the comprehensive planning process is the development of a Character Area Map that reflects the Town's vision for future growth and development during the course of the planning period. This vision was developed through an extensive public visioning process and expresses the unique character of various portions of the community. The various character areas, when combined, form a single map that is intended to supplement the Future Development Map by organizing common themes of development patterns throughout the town. They promote the desired development patterns guiding the design of structures and physical development. They also provide a framework for changes to development regulation and policies. Finally, they help to guide future zoning decisions. The following pages present the map and narratives of each Character area associated with the Town of Clermont.

Each identified character area outlines a specific vision or plan that includes the following:

- Written description and pictures or illustrations that make it clear what types, forms, styles, and patterns of development are to be encouraged in the area.
- Listing of specific land uses and/or zoning categories to be allowed in the area.
- Identification of implementation measures to achieve the desired development patterns for the area, including more detailed sub-area planning, new or revised local development regulations, incentives, public investments, and infrastructure improvements.

Suburban Residential

These are the few existing areas where typical types of suburban residential subdivision development have occurred within or immediately around the municipalities. Characterized by low pedestrian orientation, high amounts of open space, and a high-to-moderate degree of building separation. These areas are not expected to see much change over the planning period, but communities must gauge the desire to continue this form in lieu of demands for more rural or traditional neighborhood forms.

Suburban residential differs from the other categories in presenting a more homogenous use and form. These are typically reserved for residential subdivisions acting a buffer between more urban or rural uses.

Land Uses and Development Patterns

- ✓ Residential
- ✓ Parks
- ✓ Conservation
- ✓ Institutional (small scale)

Implementation Strategies

- Review development regulations against Comp Plan goals; Amend as needed
- Develop Parks and Rec Master Plan
- Develop Sidewalk and Trail Master Plan
- Commission study regarding effectiveness of conservation easements
- Planning commission training regarding conservation design subdivisions



Rural Residential

Characterized by larger lots or conservation subdivisions, this district is intended to provide spaces for more sparsely developed properties catering to residential, agricultural, and passive institutional or commercial land uses that are commonly associated with country living. This area should feature volumes of open landscapes and/or wooded areas, be it through agricultural uses, large-lot residences or conservation areas. Parks and wildlife management areas are also permitted.

Limited commercial and institutional activity is also encouraged, provided the development is sensitive to environmental conditions and maintains sufficient landscaping, and provided the traffic impacts are minimal and in line with rural road conditions. (ie: Sufficient capacity on existing 2-lane roadways)

The general designs preferred for this area include common residential forms such as detached single-family residential, agricultural structures such as barns and silos, as well as some small-scale office and institutional structures. Where possible the architectural styling should feature pitched roofs and rustic materials on the exterior (wood or masonry) to evoke a rural, mountain character.

Land Uses and Development Patterns

- ✓ Residential
- ✓ Agricultural
- ✓ Parks
- ✓ Conservation Design Subdivisions
- ✓ Office (small scale)
- ✓ Institutional (small scale)



Implementation Strategies

- Review development regulations against Comp Plan goals; Amend as needed
- Develop Parks and Rec Master Plan
- Develop Sidewalk and Trail Master Plan
- Commission study regarding effectiveness of conservation easements
- Planning commission training regarding conservation design subdivisions



Village Residential

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

These areas incorporate connecting streets and homes that are usually within 25-50 feet of the roadway. The units are also built to an overall density to indicate a true neighborhood, a cluster of units large enough to endow a community, and not feel isolated. For some blocks there are direct sidewalk connections to Main Street and the commercial district, as befitting traditional urban neighborhoods.

Most housing in these neighborhoods are predominantly site-built in design, with most units older than 30 years. The typical sites range from ¼ to 1 acres each, with most having a single-story house within 40-50 feet of the road frontage. Many units have carports or no garage at all, and most are on crawl spaces.

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

Land Uses and Development Patterns

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



Implementation Strategies

- Review development regulations against Comp Plan goals; Amend as needed
- Develop Sidewalk and Trail Master Plan
- Review and reconsider design guidelines; Adopt as needed



Town Center

This is the downtown area, recognized as a community asset and destination to be preserved. It is a focal point for the surrounding neighborhoods, featuring a concentration of activities such as retail, service, commercial, professional office, housing, and public open space that could be easily accessible by pedestrians.

The idea is to refine the existing Town Center with an emphasis on attempting the next scale of urbanity. Blocks should remain small and include sidewalks, with as much parking allocated along the streets and public lots as possible. (Limited parking at each parcel) Structures should be close to, and oriented towards, the street, with designs and signage standards that mimic prevailing forms within the established parts of the Town Center.

Civic parks and gathering sites are encouraged, with special attention paid to the siting of public buildings.

Land Uses and Development Patterns

- ✓ Residential
- ✓ Churches
- ✓ Neighborhood Commercial
- ✓ Community Facilities
- ✓ General commercial
- ✓ Office

Implementation Strategies

- Review development regulations against Comp Plan goals; Amend as needed
- Develop Parks and Rec Master Plan
- Develop Sidewalk and Trail Master Plan
- Review and reconsider design guidelines; Adopt as needed



Highway Commercial

This district provides for retail, dining, office or institutional uses located in crossroad settings or along U.S. 129. It is designed to serve area residents by providing a rural destination for commercial and civic activity, while blending into the rural context and small-town charm preferred by residents.

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

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

Land Uses and Development Patterns

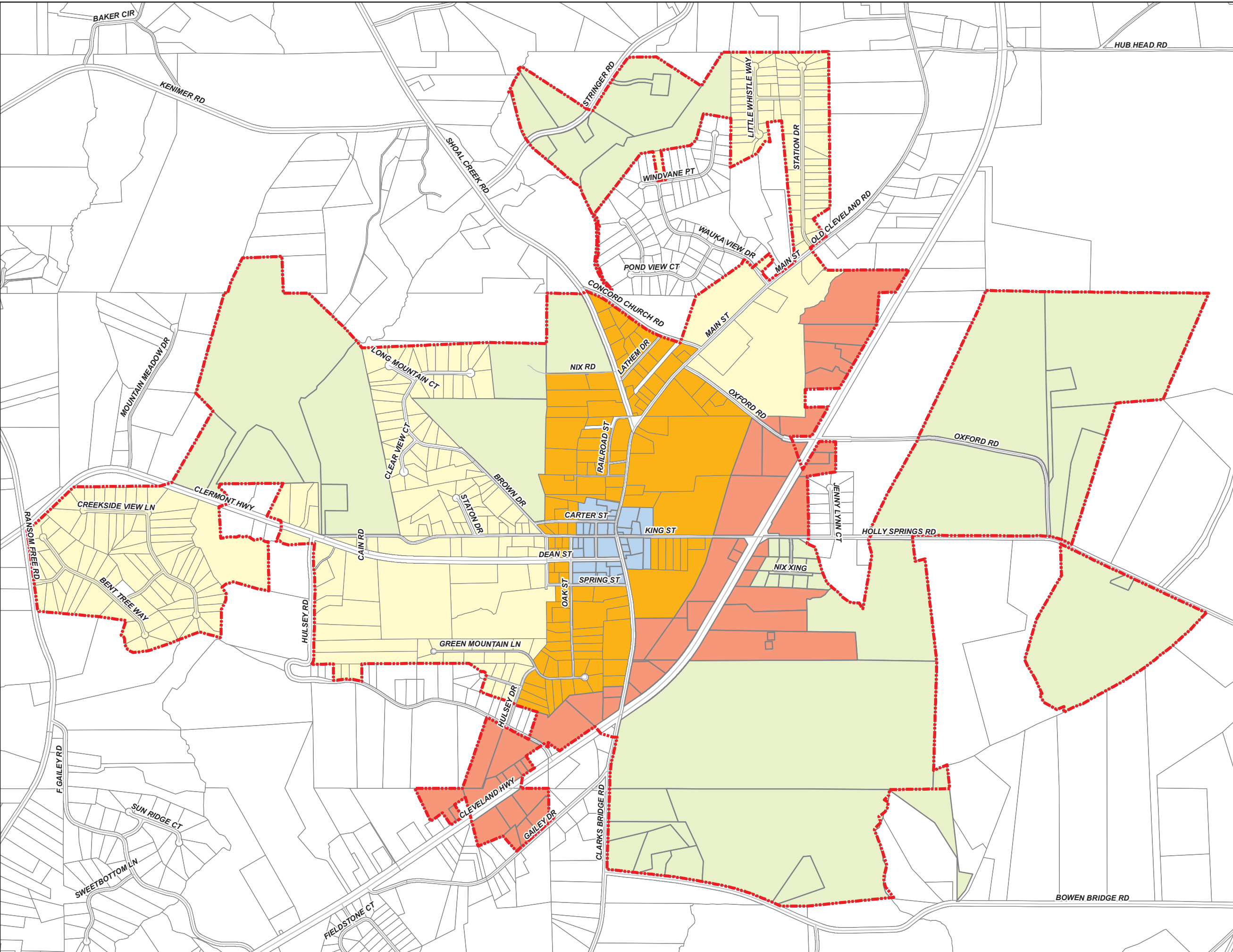
- ✓ Retail
- ✓ Service/ Office
- ✓ Institutional (small scale)

Implementation Strategies








- Review development regulations against Comp Plan goals; Amend as needed
- Develop Sidewalk and Trail Master Plan
- Conduct study to identify scope, schedule and impact of US 129 widening
- Review and reconsider design guidelines; Adopt as needed



Town of Clermont Character Areas



Legend

-  City Limits
-  Hall County Roads
- Character Areas**
-  Rural Residential
-  Suburban Residential
-  Village Residential
-  Town Center
-  Highway Commercial



Quality Community Objectives Assessment

In 1999 the Board of the Department of Community Affairs adopted the Quality Community Objectives (QCOs) as a statement of the development patterns and options that will help Georgia preserve its unique cultural, natural and historic resources while looking to the future and developing to its fullest potential. This assessment should be used as a tool by a community to compare how it is progressing toward the sustainable and livable objectives, but no community will be judged on its 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. Communities may consider this assessment as a means of monitoring progress towards objectives they find locally applicable.

1. Economic Prosperity

Encourage development or expansion of businesses and industries suitable for the community. Factors to consider when determining suitability include job skills required; long-term sustainability; linkages to other economic activities in the region; impact on the resources of the area; or prospects for creating job opportunities that meet the needs of a diverse local workforce.

Clermont participates in/coordinates activities with the local Chamber of Commerce and Development Authority as part of ongoing efforts to support economic expansion. The Town also maintains contacts with the Georgia Mountains Regional Commission and the State for pursuit of assistance and outside funding opportunities in support of economic development opportunities.

2. Resource Management

Promote the efficient use of natural resources and identify and protect environmentally sensitive areas of the community. This may be achieved by promoting energy efficiency and renewable energy generation; encouraging green building construction and renovation; utilizing appropriate waste management techniques; fostering water conservation and reuse; or setting environmentally sensitive areas aside as green space or conservation reserves.

The Town of Clermont works with the Hall County Planning Department to monitor and enforce policies related to State Vital Areas, National Wetland Inventory (FIRM) data and other applicable environmental features for the protection of sensitive areas. The Town also maintains contact with the Georgia Mountains Regional Commission and the Department of Natural Resources to work for the protection and promotion of cultural resources in the area.

3. Efficient Land Use

Maximize the use of existing infrastructure and minimize the costly conversion of undeveloped land at the periphery of the community. This may be achieved by encouraging development or redevelopment of sites closer to the traditional core of the community; designing new

development to minimize the amount of land consumed; carefully planning expansion of public infrastructure; or maintaining open space in agricultural, forestry, or conservation uses.

Through this planning process, ongoing efforts to update area mapping, and regular communication with Hall County, the Town of Clermont works to ensure local development policies support sustainable development that enables economic growth while managing local resources, utilities and infrastructure.

4. Local Preparedness

Identify and put in place the prerequisites for the type of future the community seeks to achieve. These prerequisites might include infrastructure (roads, water, sewer) to support or direct new growth; ordinances and regulations to manage growth as desired; leadership and staff capable of responding to opportunities and managing new challenges; or undertaking an all-hazards approach to disaster preparedness and response.

Through this planning process, ongoing coordination and contracts with Hall County emergency responders, and through regular communication with Hall County, the Town of Clermont works to ensure the community is properly poised to prevent, manage and respond to growth pressures and natural and man-made hazards. (Note: Hall County also has a mutual aid agreement with neighboring White County, to aid in serving the north Hall area.)

5. Sense of Place

Protect and enhance the community's unique qualities. This may be achieved by maintaining the downtown as focal point of the community; fostering compact, walkable, mixed-use development; protecting and revitalizing historic areas of the community; encouraging new development that is compatible with the traditional features of the community; or protecting scenic and natural features that are important to defining the community's character.

Through this and ongoing planning practices the Town of Clermont is working to preserve and build upon the existing character of the community. The Town will regularly monitor development trends and local land use regulations (for both the Town and Hall County) to ensure all is being done to maintain the rural, small-town sense of community that defines Clermont.

6. Regional Cooperation

Cooperate with neighboring jurisdictions to address shared needs. This may be achieved by actively participating in regional organizations; identifying joint projects that will result in greater efficiency and less cost to the taxpayer; or developing collaborative solutions for regional issues such as protection of shared natural resources, development of the transportation network, or creation of a tourism plan.

Clermont actively participates in the Hall County Service Delivery Strategy, the Hall County SPLOST program, the Gainesville-Hall Metropolitan Planning Organization, the Georgia Mountains Regional Commission, and other appropriate regional organizations. The Town also maintains regular contact with various State Departments to ensure

knowledge of, and access to, their programs and resources. The Town of Clermont also participates in the regional Joint Municipal Association (JMA).

7. Housing Options

Promote an adequate range of safe, affordable, inclusive, and resource efficient housing in the community. This may be achieved by encouraging development of a variety of housing types, sizes, costs, and densities in each neighborhood; promoting programs to provide housing for residents of all socioeconomic backgrounds; instituting programs to address homelessness issues in the community; or coordinating with local economic development programs to ensure availability of adequate workforce housing in the community.

Through this and ongoing planning processes, the Town of Clermont is actively working to monitor local housing needs and work to enforce policies that promote quality, affordable housing options as needed.

8. Transportation Options

Address the transportation needs, challenges and opportunities of all community residents. This may be achieved by fostering alternatives to transportation by automobile, including walking, cycling, and transit; employing traffic calming measures throughout the community; requiring adequate connectivity between adjoining developments; or coordinating transportation and land use decision-making within the community.

Through its participation in the Gainesville-Hall Metropolitan Planning Organization, the Town of Clermont is involved in an active transportation planning program that works to promote safe and viable transportation infrastructure for all of Hall County.

9. Educational Opportunities

Make educational and training opportunities readily available to enable all community residents to improve their job skills, adapt to technological advances, manage their finances, or pursue life ambitions.

This can be achieved by expanding and improving local educational institutions or programs; providing access to other institutions in the region; instituting programs to improve local graduation rates; expanding vocational education programs; or coordinating with local economic development programs to ensure an adequately trained and skilled workforce.

The Town of Clermont works with the Hall County School Board to ensure access for quality primary and secondary educational facilities and programs for area residents. The Town also works with Hall County, the School Board and other partners to ensure access to viable post-secondary resources such as Lanier Technical College, the University of North Georgia, and other area educational institutions.

10. Community Health

Ensure that all community residents, regardless of age, ability, or income, have access to critical goods and services, safe and clean neighborhoods, and good work opportunities. This may be achieved by providing services to support the basic needs of disadvantaged residents, including the disabled; instituting programs to improve public safety; promoting programs that foster better

health and fitness; or otherwise providing all residents the opportunity to improve their circumstances in life and to fully participate in the community.

The Town of Clermont works with the Northeast Georgia Medical Center and the Hall County Department of Public Health to ensure access for quality health care facilities and programs for area residents. The Town also works with Hall County and other partners to monitor residents' needs and requests in providing access to these services as the area grows and becomes more suburban.

IMPLEMENTATION PROGRAM

5

Achieving the Vision and our goals for the community

The Implementation Program is the overall strategy for achieving the Community Vision and for addressing each of the Community Needs and Opportunities. It identifies specific measures, both short and long-term, that must be undertaken by the community in order to realize the community's goals. Identifying these items helps the community organize their actions.

Policies

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

- Sustain the following joint agreements/cooperative efforts with Hall County and other partners:
 - Service Delivery Agreement
 - Gainesville-Hall Metropolitan Planning Organization
 - SPLOST
 - Hall County Development Authority
 - Georgia Mountains Regional Commission (GMRC)
 - Joint Municipal Association (JMA)
- Regularly petition the State, GMRC and other agencies about available financial assistance for pursuit of Town projects and programs.
- Observe and enforce any and all minimum environmental development regulations as required by the State Department of Natural Resources.
- Ensure the Town has properly qualified staff to carry out all duties, either in employ or through contractual agreement.
- Support activities of the Clermont Historical Society.
- Support/promote local events. (Clermont Days, Tour of Homes/Gardens...)

Long-Term Activities and Ongoing Programs

In addition to establishing policy, communities may also establish long-term or ongoing programs and activities that support identified objectives. These measures may compliment policies or may simply be action items that must be employed more than once. These are recognized here so as to distinguish their need and conditions apart from the single-action items and to identify any required special terms or context.

- Continue joint activities for community and economic development with Hall County and other municipalities.
- Continue/Improve relationship with Hall County to coordinate land use management within and around Clermont.
- Strive to maintain Clermont's small-Town character.
- Extend sidewalks and paths to all areas of Town, via the road network or along tributary buffers.
- Begin implementation of Town-wide sewer system.
- Build new Town Hall.
- Develop section of Gainesville Northwestern Rail-to-Trail.
- Create the enforcement of housing codes and/or other such ordinances and /or regulations to keep current and future land use application in compliance with minimum occupancy standards.
- Encourage the development of protection and enhancement measures for historic residential resources.
- Study and work with surrounding local governments to development consistency in development codes and density requirements.
- Pursue and sustain *Tree Town USA* status and *Certified Local Government* status.
- Complete the proposed Bell Tower

Report of Accomplishments

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

Action	Status	Comment
Extend sidewalks and paths to all areas of Town, via the road network or along tributary buffers.	In Progress	Made a long-term objective
New post office facility built in downtown.	Cancelled	No longer priority
Build new facility for Hall County Clermont Branch Library.	Postponed	Town has a facility in community center
Consider Historic Preservation measures to be included in Zoning Ordinance to protect the National Register Historic District..	Complete	
Consider Cleveland Highway development plan.	Complete	
Develop Gainesville Northwestern Rail-to-Trail Concept Plan (joint).	Complete	
Develop section of Gainesville Northwestern Rail-to-Trail.	Postponed	Need funding; Made a long-term objective
Study impacts of proposed north Gainesville bypass.	Complete	Managed through GHMPO
Develop Community Assessment (Comp Plan update).	In Progress	Part of 2016 plan update
Study applications for new/ updated development regulations.	Complete	
Review/Update all applicable Environmental Planning Criteria .	Complete	
Develop streetscape plan.	Postponed	Deferred as priority
Develop local heritage tourism program to attract visitors and commercial investment.	In Progress	Moved to 2018
Develop Community Agenda (Comp Plan update).	In Progress	Part of 2016 plan update
Begin implementation of Town-wide sewer system.	Postponed	Need funding; Made a long-term objective
Build new Town Hall.	Postponed	Need funding; Made a long-term objective

Short-Term Work Program

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

Year	Action	Estimated Cost	Funding Source	Responsibility
2016	Develop Comp Plan update	\$10,000	Council, DCA	Council and GMRC
2017	Develop Sidewalk and Trail Master Plan; Develop streetscape plan (Merged)	\$10,000	General Fund, GDOT, Private Investment	Council and GMRC
2017	Review and reconsider design guidelines; Adopt as needed	\$5,000	Council, DCA	Council and GMRC
2017	Planning commission training regarding conservation design subdivisions	\$5,000	Council, DCA	Council and GMRC
2017	Review development regulations against Comp Plan goals; Amend as needed	NA	NA	Council
2017	Perform visual image assessment	\$500	Council, DCA	Council and GMRC
2018	Establish standard code enforcement policy	NA	NA	Council and Hall County
2018	Apply for funding to assist with Streetscape	\$500	Council	Council and GMRC
2018	Develop Parks and Rec Master Plan	\$5,000	Council, DCA	Council and GMRC
2018	Develop local heritage tourism program to attract visitors and commercial investment	\$150,000	DNR HPD &ARC Funds, General Funds, Private Investment	Mayor and Council, Local Community Groups, GMRC
2018	Assess plans for U.S. 129 with GDOT and GHMPO officials	NA	NA	Council and GDOT
2019	Amend land use policies and regulations for eventual widening of U.S. 129, as needed	NA	NA	Council and GMRC
2019	Consult with Hall County about development policies for areas surrounding Clermont	NA	NA	Council and Hall County

Year	Action	Estimated Cost	Funding Source	Responsibility
2019	Pursue DNR Recreational Trails grant	\$500	Council	Council and GMRC
2019	Develop Capital Improvement Element (CIE)	\$1,000	Council, DCA	Council and GMRC
2019	Develop facility assessment for future Town Hall needs	\$1,000	Council	Council
2019	Create list/schedule of targeted grants and loans in support of CIE projects	NA	NA	GMRC
2020	Commission study regarding effectiveness of conservation easements	\$5,000	Council, DCA	Council and GMRC
2020	Commission report regarding impacts of enacting property tax	\$2,000	Council	Council, Hall County
2021	Conduct study to identify scope, schedule and impact of US 129 widening	NA	NA	Council and GDOT
2021	Seek National Register designations for eligible properties	\$1,000	DNR	Council and GMRC

APPENDICES

5

Population and Demographic Profile

Hall County Area Labor Profile

Summary of Comprehensive Plan Survey Results

Population and Demographic Profile

2010 Census Profile – Clermont, GA

	#	%
Total Population	875	
<15 yrs	214	24.5 %
15-64 yrs	535	61.1 %
65+ yrs	126	14.4 %
Race & Ethnicity		
White	845	96.6 %
Black or African American	6	0.7 %
American Indian and Alaska Native	2	0.2 %
Asian	0	0.0 %
Native Hawaiian and Other Pacific Islander	4	0.5 %
Some Other Race	10	1.1 %
Two or More Races	8	0.9 %
Hispanic or Latino (of any race)	18	2.1 %
Not Hispanic or Latino	857	97.9 %
Households		
In Households		100 %
In Group Quarters		0 %
Average Household size	2.78	
Average Family Size	3.15	
Housing Occupancy		
<i>Total housing units</i>	<i>363</i>	
Occupied housing units	315	86.8 %
Owner-occupied housing units	244	77.5 %
Renter-occupied housing units	71	22.5 %
Vacant housing units	48*	13.2 %*
Homeowner vacancy rate		4.6 %
Rental vacancy rate		9.0 %

*= The Town has met with US Census Bureau officials and disputed this figure, providing evidence suggesting the number of vacant houses is substantially lower. The challenge was not taken to court, however, and for now the statistic remains as listed.

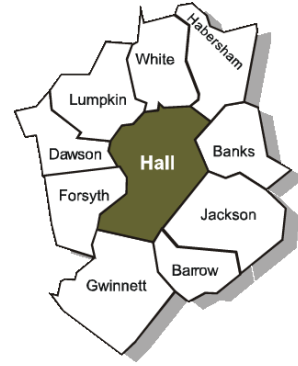
Area Labor Profile – Hall County



Area Labor Profile

Hall

County



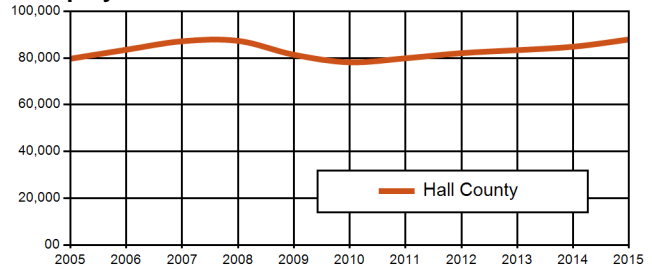
Updated: Nov 2016

Labor Force Activity - 2015

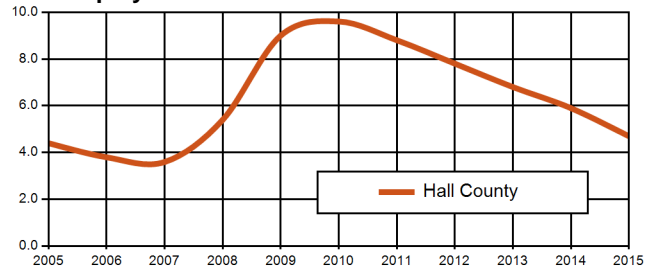
2015 ANNUAL AVERAGES

	Labor Force	Employed	Unemployed	Rate
Hall	92,277	87,894	4,383	4.7%
Banks	8,162	7,718	444	5.4%
Barrow	35,577	33,744	1,833	5.2%
Dawson	10,918	10,376	542	5.0%
Forsyth	101,774	97,273	4,501	4.4%
Gwinnett	449,411	426,604	22,807	5.1%
Habersham	18,844	17,785	1,059	5.6%
Jackson	30,402	28,953	1,449	4.8%
Lumpkin	15,170	14,360	810	5.3%
White	13,740	13,042	698	5.1%
Hall Area	776,275	737,749	38,526	5.0%
Georgia	4,770,873	4,490,931	279,942	5.9%
United States	157,129,917	148,833,417	8,296,333	5.3%

Employment Trends



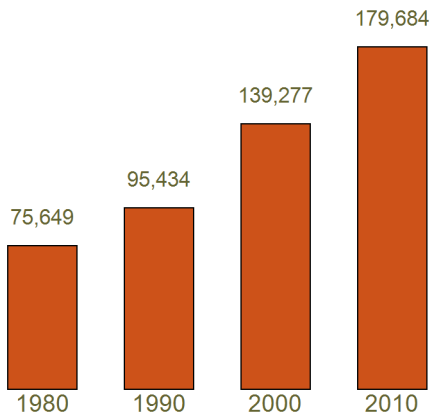
Unemployment Rate Trends



Note: This series reflects the latest information available. Labor Force includes residents of the county who are employed or actively seeking employment.

Source: Georgia Department of Labor; U.S. Bureau of Labor Statistics.

Population Estimates



Population

	2010 Census	2015 Rank	2015 Estimate	% Change 2000-2015	2025 Projected*	% Change 2010-2025
Hall	179,684	24	193,535	7.7	227,478	26.6
City of Gainesville	33,804					
Hall Area	1,431,244		1,586,056	10.8	1,933,179	35.1
Georgia	9,687,653		10,214,860	5.4	11,538,707	19.1
United States	308,745,538		321,418,820	4.1	349,439,199	13.2

Source: Population Division, U.S. Census Bureau, *Governor's Office of Planning and Budget.

MARK BUTLER - COMMISSIONER, GEORGIA DEPARTMENT OF LABOR
Equal Opportunity Employer/Program

Auxillary Aids and Services Available upon Request to Individuals with Disabilities

Workforce Statistics & Economic Research; E-mail: Workforce_Info@gdol.ga.gov Phone: (404) 232-3875

Industry Mix - 1st Quarter of 2016

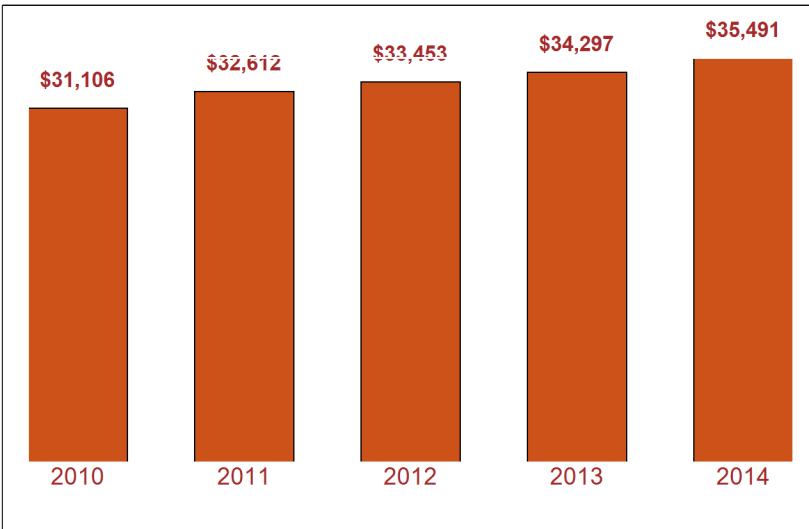
INDUSTRY	Hall				Hall Area			
	NUMBER OF FIRMS	EMPLOYMENT NUMBER	PERCENT	WEEKLY WAGE	NUMBER OF FIRMS	EMPLOYMENT NUMBER	PERCENT	WEEKLY WAGE
Goods-Producing	767	23,262	28.5	799	6,283	100,150	17.5	1,036
Agriculture, Forestry, Fishing and Hunting	25	217	0.3	744	150	1,592	0.3	892
Mining, Quarrying, and Oil and Gas Extraction	3	*	*	*	23	246	0.0	1,410
Construction	477	3,384	4.1	882	4,348	31,069	5.4	1,075
Manufacturing	262	19,633	24.0	784	1,762	67,242	11.8	1,020
Food	38	10,678	13.1	677	146	19,643	3.4	679
Beverage and Tobacco Product	6	256	0.3	879	18	726	0.1	761
Textile Mills	6	536	0.7	647	28	1,902	0.3	655
Textile Product Mills	4	11	0.0	235	61	697	0.1	646
Apparel	1	*	*	*	20	297	0.1	794
Wood Product	9	210	0.3	568	73	1,724	0.3	791
Paper	3	28	0.0	774	29	1,187	0.2	1,276
Printing and Related Support Activities	18	228	0.3	939	193	3,581	0.6	960
Petroleum and Coal Products	1	*	*	*	9	97	0.0	1,095
Chemical	15	873	1.1	1,268	113	3,711	0.6	1,366
Plastics and Rubber Products	12	661	0.8	681	58	3,144	0.6	811
Nonmetallic Mineral Product	18	145	0.2	925	98	2,534	0.4	1,073
Primary Metal	5	484	0.6	968	19	725	0.1	977
Fabricated Metal Product	40	769	0.9	1,143	218	4,877	0.9	908
Machinery	23	1,842	2.3	922	125	5,415	0.9	1,402
Computer and Electronic Product	4	*	*	*	110	5,620	1.0	2,001
Electrical Equipment, Appliance, and Component	6	*	*	*	53	1,668	0.3	1,501
Transportation Equipment	11	1,811	2.2	863	60	4,645	0.8	953
Furniture and Related Product	15	186	0.2	608	125	1,450	0.3	770
Miscellaneous	27	471	0.6	842	203	3,533	0.6	1,107
Leather and Allied Product	0	0	0.0	0	3	64	0.0	913
Service-Providing	3,472	47,907	58.7	834	36,590	403,687	70.7	888
Utilities	6	155	0.2	1,663	48	1,500	0.3	1,584
Wholesale Trade	327	4,272	5.2	1,084	3,908	45,659	8.0	1,317
Retail Trade	580	8,372	10.3	530	4,795	77,504	13.6	567
Transportation and Warehousing	158	2,527	3.1	810	1,018	13,765	2.4	849
Information	43	549	0.7	1,171	696	11,656	2.0	1,741
Finance and Insurance	255	2,170	2.7	1,271	2,178	22,275	3.9	1,387
Real Estate and Rental and Leasing	192	538	0.7	932	1,716	8,599	1.5	1,013
Professional, Scientific, and Technical Services	432	1,732	2.1	1,020	6,116	35,642	6.2	1,384
Management of Companies and Enterprises	26	870	1.1	1,200	216	10,505	1.8	2,001
Administrative and Support and Waste Management and Remediation Services	303	4,636	5.7	490	2,892	40,310	7.1	630
Educational Services	32	848	1.0	783	517	6,617	1.2	653
Health Care and Social Assistance	472	12,578	15.4	924	3,364	54,944	9.6	848
Arts, Entertainment, and Recreation	75	896	1.1	5,150	530	5,814	1.0	1,103
Accommodation and Food Services	279	6,255	7.7	300	2,809	52,858	9.3	308
Other Services (except Public Administration)	292	1,509	1.8	527	2,644	12,924	2.3	642
Unclassified - industry not assigned	298	291	0.4	940	3,143	3,112	0.5	901
Total - Private Sector	4,537	71,460	87.5	823	42,873	503,837	88.2	917
Total - Government	119	10,211	12.5	726	710	67,341	11.8	783
Federal Government	24	456	0.6	1,263	122	3,588	0.6	1,183
State Government	36	2,355	2.9	696	183	8,219	1.4	759
Local Government	59	7,400	9.1	703	405	55,534	9.7	761
ALL INDUSTRIES	4,656	81,671	100.0	811	43,583	571,178	100.0	902
ALL INDUSTRIES - Georgia					298,415	4,195,419		1,010

Note: *Denotes confidential data relating to individual employers and cannot be released. These data use the North American Industrial Classification System (NAICS) categories. Average weekly wage is derived by dividing gross payroll dollars paid to all employees - both hourly and salaried - by the average number of employees who had earnings; average earnings are then divided by the number of weeks in a reporting period to obtain weekly figures. Figures in other columns may not sum accurately due to rounding. All figures are 1st Quarter of 2016.

Source: Georgia Department of Labor. These data represent jobs that are covered by unemployment insurance laws.

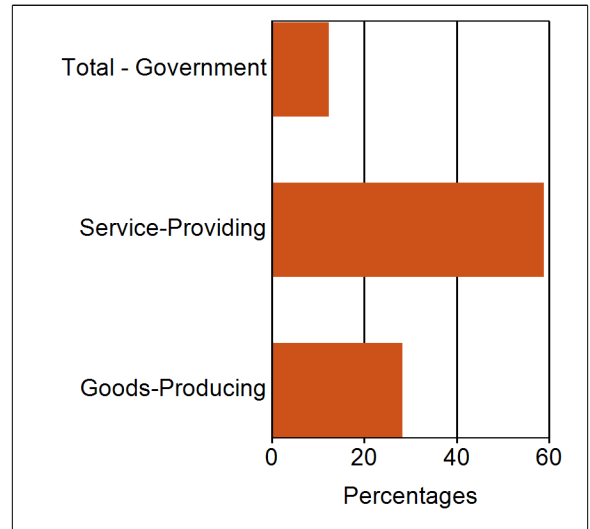
Hall Per Capita Income

Source: U.S. Bureau of Economic Analysis



Hall Industry Mix 2016

Source: See Industry Mix data on Page 2.



Top Ten Largest Employers - 2015*

Hall

Cottrell, Inc.
 Fieldale Further Processing
 Gold Creek Processing, LLC
 Kubota Manufacturing of America Corporation
 Mar-Jac Poultry
 Northeast Georgia Medical Center, Inc.
 Pilgrim's Pride Corporation
 Victory Processing, LLC
 Walmart
 Wrigley Manufacturing Co, LLC

*Note: Represents employment covered by unemployment insurance excluding all government agencies except correctional institutions, state and local hospitals, state colleges and universities. Data shown for the Third Quarter of 2015. Employers are listed alphabetically by area, not by the number of employees.

Source: Georgia Department of Labor

Hall Area

Fieldale Further Processing
 Gwinnett Hospital System, Inc.
 NCR Corporation
 Northeast Georgia Medical Center, Inc.
 Northside Hospital
 PCS
 Pilgrim's Pride Corporation
 Publix Super Markets, Inc.
 The Kroger Company
 Walmart

COUNTY

Hall
 Gwinnett
 Gwinnett
 Hall
 Forsyth
 Habersham
 Hall
 Gwinnett
 Gwinnett
 Gwinnett

Commuting Patterns

EMPLOYED RESIDENTS OF

Hall

COUNTY WHERE EMPLOYED	NUMBER	PERCENT OF TOTAL
Hall, GA	53,729	69.0
Gwinnett, GA	9,836	12.6
Fulton, GA	3,104	4.0
Forsyth, GA	2,555	3.3
Jackson, GA	1,649	2.1
DeKalb, GA	1,389	1.8
Dawson, GA	726	0.9
Lumpkin, GA	689	0.9
Other	4,232	5.4
Total Residents:	77,909	100.0

PERSONS WORKING IN

Hall

COUNTY OF RESIDENCE	NUMBER	PERCENT OF TOTAL
Hall, GA	53,729	69.6
Gwinnett, GA	5,885	7.6
Jackson, GA	2,929	3.8
White, GA	2,544	3.3
Lumpkin, GA	1,777	2.3
Habersham, GA	1,751	2.3
Forsyth, GA	1,538	2.0
Banks, GA	1,397	1.8
Other	5,656	7.3
Total Residents:	77,206	100.0

Note: Other category represents employment from U.S. counties only.

Source: U.S. Census Bureau - 2010 County-To-County Worker Flow Files.

Education of the Labor Force

Hall Area

	PERCENT DISTRIBUTION BY AGE					
	PERCENT OF TOTAL	18-24	25-34	35-44	45-64	65+
Elementary	6.9%	5.3%	8.8%	6.1%	5.1%	12.5%
Some High School	9.4%	19.0%	9.3%	7.0%	6.8%	12.4%
High School Grad/GED	27.1%	32.6%	25.6%	24.0%	26.2%	32.9%
Some College	21.4%	32.6%	20.5%	18.9%	21.1%	17.7%
College Grad 2 Yr	7.3%	3.8%	7.5%	8.5%	8.6%	4.1%
College Grad 4 Yr	19.2%	6.1%	20.5%	25.2%	20.9%	13.1%
Post Graduate Studies	8.7%	0.7%	8.1%	10.5%	11.2%	7.5%
Totals	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Note: Totals are based on the portion of the labor force between ages 18 - 65+. The "Some College" category represents workers with less than two years of college and no degree.

Source: U.S. Census Bureau - 2010 Decennial Census.

High School Graduates - 2015

	PUBLIC SCHOOLS	PRIVATE SCHOOLS*	TOTAL
Banks	189	--	189
Barrow	723	--	723
Dawson	252	--	252
Forsyth	2,612	--	2,612
Gwinnett	10,634	--	10,634
Habersham	366	--	366
Hall	2,107	--	2,107
Jackson	713	--	713
Lumpkin	218	--	218
White	565	--	565
Hall Area	18,379	--	18,379



Note: Public schools include city as well as county schools systems.

* Private schools data is not available for 2015 from Georgia Independent School Association.

Source: The Governor's Office of Student Achievement of Georgia.

Colleges and Universities

Hall Area

Gwinnett

Asher School of Business	asbaec.com
New Horizons Medical Institute	http://www.newhorizonsmedical.com
Aviation Institute of Maintenance-Atlanta	www.aviation.edu/aim-atlanta/default.aspx
Everest Institute-Norcross	www.everest.edu/campus/norcross
Georgia Christian University	www.gcuniv.edu
Georgia Gwinnett College	www.ggc.edu
Georgia Gwinnett College	www.ggc.usg.edu
Georgia Gwinnett College	www.ggc.usg.edu/
Gwinnett College-Lilburn	www.gwinnettcollege.edu
Gwinnett Technical College	www.gwinnetttech.edu
ITT Technical Institute-Duluth	www.itt-tech.edu
Devry University Keller Graduate School	www.keller.edu
Lincoln College of Technology	www.lincolncollegeoftechnology.com
Lincoln College of Technology-Marietta	www.lincolnedu.com
Saint Leo University	www.saintleo.edu
Technology Center	www.technologycenterinc.com

Dawson

Southern Catholic College	http://www.southerncatholic.org/
Dawson Campus (Satellite campus of Lanier Technical College)	www.laniertech.edu
Southern Catholic College	www.southerncatholic.org

Hall

Brenau University	www.brenau.edu
University of North Georgia	www.usg.edu
Lanier Technical College	www.laniertech.edu
Oakwood Campus (Satellite campus of Lanier Technical College)	www.laniertech.edu

Banks

Milledgeville Campus (Satellite campus of Central Georgia Technical College)	www.centralgatech.edu
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Barrow

Winder-Barrow Campus (Satellite campus of Lanier Technical College)	www.laniertech.edu
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Forsyth

Forsyth Campus (Satellite campus of Lanier Technical College)	www.laniertech.edu
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Jackson

Jackson Campus (Satellite campus of Lanier Technical College)	www.laniertech.edu
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Habersham

North Georgia Technical College	www.northgatech.edu
Piedmont College	www.piedmont.edu

Lumpkin

University of North Georgia	www.northgeorgia.edu
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White

Truett-McConnell College	www.truett.edu
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Note: The colleges and universities listed include public and private institutions. This list is updated periodically as information becomes available.

Source: Integrated Postsecondary Education Data System (IPEDS).

Technical College Graduates - 2015*

PROGRAMS	TOTAL GRADUATES			PERCENT CHANGE	
	2013	2014	2015	2013-2014	2014-2015
Accounting Technology/Technician and Bookkeeping°	435	527	661	21.1	25.4

Technical College Graduates - 2015*

PROGRAMS	TOTAL GRADUATES			PERCENT CHANGE	
	2013	2014	2015	2013-2014	2014-2015
Administrative Assistant and Secretarial Science, General°	136	116	191	-14.7	64.7
Aesthetician/Esthetician and Skin Care Specialist°	16	21	43	31.3	104.8
Allied Health and Medical Assisting Services, Other°	201	189	154	-6.0	-18.5
Autobody/Collision and Repair Technology/Technician°	38	52	81	36.8	55.8
Automobile/Automotive Mechanics Technology/Technician°	505	627	613	24.2	-2.2
Biology Technician/Biotechnology Laboratory Technician°	10	5	8	-50.0	60.0
Business Administration and Management, General°	153	160	214	4.6	33.8
Business Administration, Management and Operations, Other	7	12	32	71.4	166.7
CAD/CADD Drafting and/or Design Technology/Technician°	30	48	33	60.0	-31.3
Cardiovascular Technology/Technologist	13	9	10	-30.8	11.1
Carpentry/Carpenter°	18	26	42	44.4	61.5
Child Care and Support Services Management°	20	10	21	-50.0	110.0
Child Care Provider/Assistant°	200	203	373	1.5	83.7
Clinical/Medical Laboratory Technician	16	14	10	-12.5	-28.6
Commercial Photography°	55	38	66	-30.9	73.7
Computer and Information Sciences, Other°	11	19	12	72.7	-36.8
Computer and Information Systems Security/Information Assurance°	67	78	101	16.4	29.5
Computer Installation and Repair Technology/Technician°	113	130	234	15.0	80.0
Computer Programming, Specific Applications°	17	30	32	76.5	6.7
Computer Programming/Programmer, General°	12	28	32	133.3	14.3
Construction Management°	51	36	45	-29.4	25.0
Cosmetology/Cosmetologist, General°	203	223	343	9.9	53.8
Criminal Justice/Safety Studies°	156	119	170	-23.7	42.9
Culinary Arts/Chef Training	49	55	40	12.2	-27.3
Customer Service Support/Call Center/Teleservice Operation	2	5	13	150.0	160.0
Data Entry/Microcomputer Applications, General°	20	18	46	-10.0	155.6
Data Processing and Data Processing Technology/Technician°	45	52	77	15.6	48.1
Dental Assisting/Assistant°	68	78	89	14.7	14.1
Design and Visual Communications, General°	9	6	17	-33.3	183.3
Diagnostic Medical Sonography/Sonographer and Ultrasound Technician	9	9	8	0.0	-11.1
Drafting and Design Technology/Technician, General°	44	40	32	-9.1	-20.0
E-Commerce/Electronic Commerce°	1	5	3	400.0	-40.0
Early Childhood Education and Teaching°	112	84	114	-25.0	35.7
Electrical and Power Transmission Installation/Installer, General°	12	10	16	-16.7	60.0
Electrician°	21	33	63	57.1	90.9
Emergency Medical Technology/Technician (EMT Paramedic)°	261	251	372	-3.8	48.2

Technical College Graduates - 2015*

PROGRAMS	TOTAL GRADUATES			PERCENT CHANGE	
	2013	2014	2015	2013-2014	2014-2015
Entrepreneurship/Entrepreneurial Studies°	18	21	21	16.7	0.0
Environmental Control Technologies/Technicians, Other°	10	5	10	-50.0	100.0
Fire Prevention and Safety Technology/Technician°	1	2	6	100.0	200.0
Fire Science/Fire-fighting°	9	15	12	66.7	-20.0
Fire Services Administration	1	2	13	100.0	550.0
Food Preparation/Professional Cooking/Kitchen Assistant°	38	53	61	39.5	15.1
Game and Interactive Media Design°	20	1	26	-95.0	2500.0
General Office Occupations and Clerical Services°	48	68	76	41.7	11.8
Golf Course Operation and Grounds Management°	7	8	15	14.3	87.5
Graphic Design°	2	4	1	100.0	-75.0
Health Information/Medical Records Technology/Technician	6	17	10	183.3	-41.2
Health Services/Allied Health/Health Sciences, General°	159	217	400	36.5	84.3
Heating, Air Conditioning, Ventilation and Refrigeration Maintenance Technology°	227	294	447	29.5	52.0
Heavy Equipment Maintenance Technology/Technician°	10	12	13	20.0	8.3
Hospitality Administration/Management, General°	58	72	106	24.1	47.2
Human Resources Management/Personnel Administration, General°	39	42	33	7.7	-21.4
Industrial Mechanics and Maintenance Technology°	90	116	148	28.9	27.6
Interior Design°	11	43	75	290.9	74.4
Licensed Practical/Vocational Nurse Training	84	53	130	-36.9	145.3
Lineworker°	45	52	45	15.6	-13.5
Machine Shop Technology/Assistant°	60	76	105	26.7	38.2
Magnetic Resonance Imaging (MRI)°	8	10	8	25.0	-20.0
Marine Maintenance/Fitter and Ship Repair Technology/Technician	10	4	9	-60.0	125.0
Marketing/Marketing Management, General	48	40	30	-16.7	-25.0
Mechanic and Repair Technologies/Technicians, Other	7	1	6	-85.7	500.0
Medical Insurance Coding Specialist/Coder°	13	11	17	-15.4	54.5
Medical Insurance Specialist/Medical Biller°	37	57	48	54.1	-15.8
Medical Office Assistant/Specialist°	101	80	101	-20.8	26.3
Medical Office Management/Administration	8	5	19	-37.5	280.0
Medical/Clinical Assistant	169	160	243	-5.3	51.9
Meeting and Event Planning°	34	51	67	50.0	31.4
Network and System Administration/Administrator°	208	200	355	-3.8	77.5
Nursing Assistant/Aide and Patient Care Assistant/Aide°	164	175	271	6.7	54.9
Parks, Recreation and Leisure Studies°	8	6	3	-25.0	-50.0
Pharmacy Technician/Assistant°	21	13	21	-38.1	61.5
Phlebotomy Technician/Phlebotomist°	15	15	13	0.0	-13.3
Professional, Technical, Business, and Scientific Writing°	16	11	27	-31.3	145.5

Technical College Graduates - 2015*

PROGRAMS	TOTAL GRADUATES			PERCENT CHANGE	
	2013	2014	2015	2013-2014	2014-2015
Radiologic Technology/Science - Radiographer°	49	54	47	10.2	-13.0
Registered Nursing/Registered Nurse	70	58	70	-17.1	20.7
Respiratory Care Therapy/Therapist	15	12	14	-20.0	16.7
Restaurant/Food Services Management°	10	7	7	-30.0	0.0
Retailing and Retail Operations°	3	1	7	-66.7	600.0
Selling Skills and Sales Operations°	27	44	66	63.0	50.0
Solar Energy Technology/Technician°	11	13	29	18.2	123.1
Surgical Technology/Technologist	40	41	35	2.5	-14.6
Teacher Assistant/Aide°	18	15	30	-16.7	100.0
Tool and Die Technology/Technician°	8	5	7	-37.5	40.0
Tourism and Travel Services Management°	25	41	55	64.0	34.1
Veterinary/Animal Health Technology/Technician and Veterinary Assistant°	42	51	34	21.4	-33.3
Web Page, Digital/Multimedia and Information Resources Design	8	11	9	37.5	-18.2
Web Page, Digital/Multimedia and Information Resources Design°	48	42	52	-12.5	23.8
Welding Technology/Welder°	293	316	464	7.8	46.8

Definition: All graduates except those listed as technical certificates(°) are diploma and degree graduates. Diploma and degree programs are one to two years in length. Technical certificates are less than a year in length. Duplication may occur due to graduates with multiple awards.

Source: Technical College System of Georgia

*Data shown represents Annual 2013, 2014, and 2015.

Note: Please visit TCSG website for any college configuration changes.

Active Applicants - Georgia Department of Labor

	TOTAL	Mgt.	Bus. and Finance	Comp. and Arch. Math	and Eng.	Life and Soc. Svcs.	Comm. and Svcs	Legal	Ed. and Training	Arts and Design	Health Prac.	Health Support
Banks	147	35	37	8	8	0	0	3	22	11	9	14
Barrow	828	134	82	129	167	12	14	7	46	58	136	43
Dawson	297	46	31	61	36	6	14	2	30	27	29	15
Forsyth	2,563	532	438	721	238	45	22	57	113	145	218	34
Gwinnett	11,140	1,302	1,275	4,153	644	217	178	134	826	730	917	764
Habersham	1,024	84	87	101	87	74	0	9	215	81	96	190
Hall	1,748	258	136	398	117	8	122	18	245	156	141	149
Jackson	480	79	44	36	99	3	5	11	45	36	79	43
Lumpkin	250	37	0	31	19	0	9	2	43	44	41	24
White	361	171	3	61	8	2	1	0	9	11	33	62
Subtotal Area	18,838	2,678	2,133	5,699	1,423	367	365	243	1,594	1,299	1,699	1,338

Active Applicants - Georgia Department of Labor (cont.)

	TOTAL	Protect. Svcs.	Food Prep.	Ground Cleaning	Personal Care	Sales	Office Support	Farm. and Forestry	Cons- truction	Installation Main.	Prod.	Trans. and Moving
Banks	1,333	22	45	17	25	170	377	9	38	83	389	158
Barrow	2,227	32	53	30	20	224	745	12	73	268	390	380
Dawson	1,076	1	43	6	15	336	335	1	24	79	129	107
Forsyth	3,790	72	103	11	71	765	1,678	8	107	153	369	453
Gwinnett	12,561	286	498	202	373	1,389	3,935	101	363	1,774	2,135	1,505
Habersham	6,995	57	170	138	159	429	1,677	46	195	504	2,111	1,509
Hall	6,519	127	247	101	154	458	1,604	53	381	593	1,758	1,043
Jackson	1,968	67	82	17	17	246	598	3	106	238	309	285
Lumpkin	1,013	4	40	24	45	177	273	4	77	83	138	148
White	2,226	14	169	77	48	300	421	18	70	182	603	324
Subtotal Area	39,708	682	1,450	623	927	4,494	11,643	255	1,434	3,957	8,331	5,912

Note: For current applicant data available for a specific occupation, contact the nearest Georgia Department of Labor Career Center.

Source: Georgia Department of Labor (active applicants as of September 2016).

Georgia Department of Labor Location(s)

Career Center(s)

2756 Atlanta Hwy
Gainesville GA 30504

Phone: (770) 535 - 5484 Fax: (770) 531 - 5699

For copies of Area Labor Profiles, please visit our website at: <http://dol.georgia.gov> or contact Workforce Statistics & Economic Research, Georgia Department of Labor, 148 Andrew Young International Blvd N.E. Atlanta, GA. 30303-1751. Phone: 404-232-3875; Fax: 404-232-3888 or Email us at workforce_info@gdol.ga.gov

Summary of Comprehensive Plan Survey Results

1) How much growth and development should Clermont pursue?:

a) A lot	b) Some	c) A little	d) None
6.3%	37.5%	31.3%	25.0%

2) Clermont’s most important asset that should be *preserved* in the future is...

Small Town feel	(x 7)	Low Crime/ Family safety
Farmland		Hotel
Rolling Hills		Galleria building
Big Trees, Parks		Rural setting
Heritage/ History		

3) Clermont’s biggest liability that should be *changed* in the future is...

Town needs a plan for growth (x 2)	Drug/alcohol abuse
Over developing area	Traffic at 129/284
Lack of community	Big Truck Routing
Junk laying around homes	Cost street maintenance. & storm drainage
Change	Hall county leash law not being adhered to
Dilapidated houses	Not enough bus. Tax revenue to keep town viable
Need sidewalks	

4) Our top 2 economic development priorities should be:

7	Attract/sustain commercial businesses
7	Attract/sustain agricultural industries
7	Attract/sustain business to downtown
2	Attract/sustain manufacturing and industry
0	Attract/sustain any businesses with high paying jobs
4	Other: Safe place raise family
	Restaurants to downtown
	Stop Agenda 21
	Residential

5) Our 2 most important housing needs are:

11	Design guidelines for new construction
10	Fewer dilapidated houses
3	More affordable housing
3	More high-end housing
2	More senior housing
0	More apartments
0	None/ NA
0	Other

6) Our 2 most important historic and cultural resources issues are:

11	Preserving existing historic structures
8	Design guidelines so new development is compatible
8	Improving sidewalks and pedestrian accessibility around the Town
1	Need more park space
0	None/ NA
2	Other: Future recreation (x 2)

7) On a scale of 1 (Very poor) to 5 (Very good), please rate each of the following public services:

4.87	Fire protection
4.73	Police/ Public Safety/ EMS
4.71	Water
4.33	Parks and recreation
4.13	General government
3.27	Roads
2.33	Sewer
	Other: 5-Garbage
	Recommend staff for project management
	Need yard trimmings picked up
	Senior Center

8) Please rank the following issues in terms of priority, with 1 being most important:

2.07	Preserving Clermont's rural character
2.87	Preserving the standard of living
3.07	Increasing commercial options
3.20	Preserving the low cost of living
3.73	Increasing job opportunities
	Other: Funding streets & storm drainage

9) Considering that North Hall County is expected to see significant growth and development in the future, please rank the following issues in terms of priority, with 1 being most important:

2.47	Maintaining public safety
2.47	Preserving Clermont's rural appearance and character
2.80	Managing traffic along Cleveland Highway/State 129
3.93	Luring more/new commercial activity
4.73	Restricting billboards
4.73	Luring any new jobs
	Other: Funding streets & storm drainage
	Need town manager position

**A RESOLUTION OF TOWN OF CLERMONT, GEORGIA
ADOPTING THE
2016 CLERMONT COMPREHENSIVE PLAN**

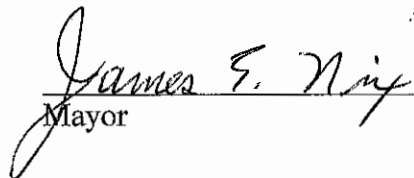
WHEREAS: The Town Council, the governing authority of Clermont, Georgia has participated in the update to the Clermont Comprehensive Plan; and

WHEREAS: The update was prepared in accordance with the Rules and Procedures of the Georgia Department of Community Affairs, including requirements for public hearing opportunities; and

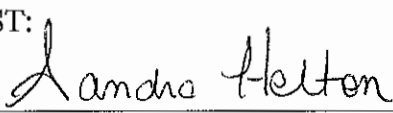
WHEREAS: The update has been reviewed and approved by the Georgia Mountains Regional Commission and the Georgia Department of Community Affairs;

Now, therefore, **BE IT RESOLVED** by the Town Council that the update to the 2016 Clermont Comprehensive Plan is adopted.

Adopted by the Town Council this 7th day of March, 2017.



Mayor

ATTEST:


Clerk