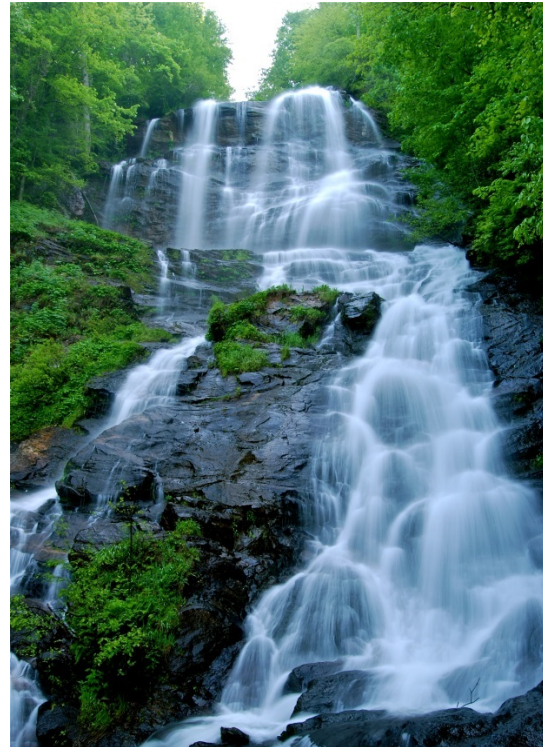


2018 Comprehensive Plan

Dawson County



JANUARY, 2019

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Dawson County



Table of Contents

INTRODUCTION	1
Purpose	1
Scope	1
Plan Elements	2
Public Participation	3
COMMUNITY VISION	6
Community Profile	6
Quality Community Assessment	7
Vision Statement	10
Needs and Opportunities	12
COMMUNITY DEVELOPMENT STRATEGY	18
Broadband Assessment	18
Transportation	19
Development Trends and Influences	22
Environmental Assessment	23
Areas Requiring Special Attention	25
Future Land Use	26
IMPLEMENTATION PROGRAM	61
Policies, Long-Term Objectives and Ongoing Projects	61
Capital Improvement Element / Community Work Program	62
APPENDICES	67



INTRODUCTION

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 *2018 Comprehensive Plan for Dawson County*, represents the culmination of the efforts to plan for the future well-being of the government, the residents and various stakeholders by identifying the critical, consensus issues and goals for the communities. 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

(Local) 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. City 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 Dawson County, Georgia. The City of Dawsonville is referenced within this document but only for analytical and narrative purposes as the City has their own comprehensive planning document. Some consideration has also been given to neighboring areas and political entities that influence conditions within the county but unless otherwise indicated all the issues, objectives and opportunities discussed herein are effective solely for Dawson County.



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 Dawson County to maintain its Qualified Local Government (QLG) status. Further, State law requires that the government 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.*

(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.*

In addition to the required core elements local comprehensive plans in Georgia must also include 1) an assessment of compliance and consideration for the appropriate regional water plans for each community, and 2) an assessment of their broadband capacity. As of July, 2018 the standards for the broadband element have not been established by the State of Georgia. The intention of the measure, however, is to facilitate the "promotion of the deployment of broadband internet services" throughout each community in recognition of how vital this technology is for economic development. In an effort to provide advance compliance with this standard the County will provide a brief analysis of their needs and objectives regarding broadband technology.

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 *Coosa-North Georgia Water Plan*, the *Georgie 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

As a community that has adopted a form of development regulations, Dawson County must also include the necessary land use element within their plan to aid in the coordination of their development policies and capital improvement projects.

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.

(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.

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.

The screenshot shows the Dawson County website at the URL <http://dawsoncounty.org/government/public-notice/comp-plan-advisory-meeting-is-may-21/>. The page features the Dawson County logo and tagline 'Where Quality of Life Matters'. A navigation menu includes 'Home', 'Visitors', 'Residents', 'Business', 'Government' (highlighted), 'Departments', 'Citizen Care', and 'Contact Us'. A search bar is located in the top right. The main content area is titled 'Dawson County Public Notices' and contains a notice for a 'Comp Plan Advisory Meeting Is May 21'. The notice text states: 'The Comprehensive Plan Advisory Meeting will be held at 6 p.m. Monday, May 21, in the Assembly Room, located on the second floor of the Dawson County Government Center (Courthouse). The public is welcome to attend.'



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, the local government must provide opportunities for public participation through other means and methods to help articulate a community vision and develop associated goals and implementation program.

Dawson County’s planning process featured an Advisory Committee of 11 people, with various other staff and local officials participating throughout. The Committee met several times between the fall of 2017 and the summer of 2018, meeting almost monthly to discuss issues, consider updates to material from the existing comprehensive plan, and offering their thoughts on future development concerns. The Committee helped shape the questions and promotion for the online survey process, and engaged other area stakeholders to build the discussion about the plan update in general.

Dawson County also has a standing Long-Range Planning Committee which contributed to the plan update. This committee is responsible for continually assessing needs and issues facing the community well beyond the current horizon, ensuring that local leaders have a regular source for comments about the direction and broad objectives that must be considered as they set policy decisions. This Committee works with the standing Planning Commission and Planning Department staff to provide an additional layer of analysis and exploration to the issues facing Dawson County.

A key component of the public involvement process was an online survey opportunity. The survey was shared via web links and promoted on social media and in the local press by the County, the Dawson County Chamber of Commerce, and other local partners. The online survey featured 28 questions and asked respondents to indicate their thoughts and satisfaction levels with various government services, the prospects for growth and development in the area, and to prioritize local needs on matters such as housing, economic development and natural resource protection. In all the survey produced more than 500 unique responses, the information from which was shared with the Advisory Committee and contributed a great deal to the consideration of Dawson County’s values and priorities.

**Dawson County Comprehensive Plan Update Meeting
February 20, 2018
ATTENDANCE SHEET**

PRINT NAME	ADDRESS
1. Jane Graves	224 Park Cove Rd D. GA 30534
2. Jameson Kinley	25 Justice Way
3. Charlotte Allen	115 Kellan Overlook Rd, Dawsonville
4. Tony Passarello	180 Sunset Drive Dawsonville
5. Jason Hamby	1362 Baley Waters Rd. Dawsonville
6. Casey Projewski	415 Highway 53, Suite 100, Dawsonville
7. John Maloney	9 River Road Dawsonville
8. Chuck Stynes	55 Pearl Chambers Dr. Dawsonville
9.	
10.	



General public meetings, promoted via social media and local news outlets, were also held throughout the process. All of these were held at the County Courthouse and promoted the opportunity for every citizen to comment on any plan element, giving them the chance to explore vital needs and suggest objectives for how the County should grow in the future.

Advisory Committee

Christie Haynes	Dawson County Chamber of Commerce
Tony Passarello	Citizen/Businessman
Terri Tragesser	Citizen/ Former BOC member/LRPC
Richard Scharf	Citizen/ LRPC
Gary P. Pichon	Citizen/ Former BOC member
Mandy Power	Banking/LRPC
Jane Graves	Citizen/LRPC
Jo Brewer	Education/LRPC
Hugh Stowers	Citizen/LRPC
Tim Costley	Citizen/LRPC
Charlie Tarver	Citizen

Board of Commissioners

Billy Thurmond, Chair
 Sharon Fausett
 Chris Gaines
 Jimmy Hamby
 Julie Hughes-Nix

Planning Commission

Jason Hamby, Chair
 Emory Dooley
 Tim Bennett
 Neil Hornsey
 John Maloney

County Staff

David Headley	County Manager
Lynn Frey	County Attorney
Jameson Kinley	GIS Analyst
David McKee	Public Works Director
Kristen Cloud	County Clerk
Jason Streetman	Planning Director
Niki McCall	Planning Staff/ Zoning Administrator
Lamar Adkins	LRPC
Jeff Johnson	Sheriff

BOC = Board of Commissioners

LRPC = Long Range Planning Committee



COMMUNITY VISION

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.

Community Profile

Dawson County is a political jurisdiction of north Georgia encompassing some 200+ square miles. Historically land populated by the Cherokee, Dawson County was founded in 1857 and its County seat (and only municipality) is the City of Dawsonville. As retold on the County’s web site:

“For the first hundred years of its existence Dawson County remained primarily an agricultural economy, largely due to the lack of railroads or major highways in the area. Dawson County was however a significant source of illegal corn whiskey (known as 'moonshine') for Atlanta during and after the prohibition era. During prohibition, many bootleggers would modify their cars for better speed and handling in order to evade police when delivering their illegal cargo. Even after prohibition the trend continued, as bootleggers were on the run from state revenue agents who sought to tax their illicit operations. Eventually these cars were raced for entertainment (and profit), leading to the birth of modern stock car racing and NASCAR.

In 1957, the Appalachian Trail was re-routed to a new endpoint about 8 miles north of Amicalola Falls State Park, establishing the county as a major destination for hikers. At the same time the flooding of the Chattahoochee River plain to form nearby Lake Lanier was completed, resulting in Georgia's largest lake at 39,000 acres. The lake forms the southern end of Dawson County.

With the construction of the Georgia 400 highway to Atlanta in the 1980's, the county finally had the major highway that it had lacked for a hundred and twenty years. This transportation route, combined with Lake Lanier, Amicalola Falls and the recent development of the North Georgia Premium Outlets have helped Dawson County transition from a quiet mountain enclave to one of Georgia's fastest growing communities.”

	2010	2011	2012	2013	2014	2015	2016
Dawson County	22,330	22,209	22,371	22,574	22,891	23,256	23,604
Dawsonville	2,536	2,318	2,291	2,453	2,491	2,520	2,634
Balance of Dawson Co.	19,794	19,891	20,080	20,121	20,400	20,736	20,970



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 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. Should a community decide to pursue a particular objective it may consider this assessment a means of monitoring progress towards achievement.

1. Economic Prosperity

Encourage development or expansion of businesses and industries that are 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.

The County and its partners recognize the importance of a strategic approach to sustaining their strong economy and maintaining the area's vital character. The County supports the Dawson County Chamber of Commerce and the Industrial Building Authority as part of ongoing efforts to support economic development for the community. The County also maintains contact 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 County 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. The County also works with the local Extension Service and Natural Resource Conservation Service to assist in local resource protection, as well as employing policies and practices related to State Vital Areas, soil and water conservation, National Wetland Inventory (FIRM) data and other applicable sources to monitor and enforce the preservation of environmentally sensitive areas.

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 Dawsonville, the County worked to ensure local 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 and ongoing coordination among emergency responders, and through regular communication with other stakeholders (such as the local hospital), the County worked to ensure the community is properly poised to prevent, manage and respond to growth pressures and natural and man-made hazards.

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.

The County will regularly identify and inventory historical sites and structures, and regularly monitor development trends and local land use policies to ensure all is being done to maintain the historic sense of community that defines Dawson County.

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.

Dawson County actively coordinates with Dawsonville in maintaining their local Service Delivery Strategy and SPLOST program, and participates with the Georgia Mountains Regional Commission and other appropriate regional organizations. The County also maintains regular contact with various State Departments to ensure knowledge of, and access to, their programs and resources. The County is considered an active partner in regional activities and does not feel threatened or adversely impacted by any regional partners.

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, including affordable mortgage finance options; 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 County 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.

A small portion of Dawson County currently receives some oversight through the Atlanta Regional Commission as part of its State mandated responsibilities as the Metropolitan Planning Organization (MPO) for metropolitan Atlanta. Beyond that Dawson County does not have an active, comprehensive transportation planning program but does communicate their concerns and issues to the regional GDOT office and all communities do participate in the public involvement process for the Statewide Transportation Improvement Program (STIP) as able. As the region grows additional transportation planning would be considered a benefit, if not a necessity.

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

There are primary care facilities within Dawson County but as yet no emergency medical care. However the County works with facilities in three adjoining counties and with the Dawson County Department of Public Health to ensure access for quality health care facilities and programs for area residents. The governments also work with other partners to monitor residents' needs and requests in providing access to these services as the area grows.



Vision Statement

A vision for the community’s future 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.

The following vision statements were derived from the various comments and suggestions raised during public meetings and through the available survey process. They reflect the consistent themes and issues cited in discussions about prioritizing the local residents over pursuit of change and the strong desire to retain the current level of “*small town charm*” that so many people used to affectionately describe their hometown. To the extent that the local governments pursue major projects and policies the citizens participating in the planning process stressed the need to remain focused on the well-being of current residents and to not sacrifice too much of the existing character of the community, as established by the prevailing scale and rustic nature of local development and the strong academic, civic, and other institutions that help bond the community.

For Dawson County, the prevailing theme from respondents was the desire to refine their sense of place and not “*fall victim to metro Atlanta.*” To this end the biggest concern was preserving the landscape and rural nature that defines so much of the county today. Some growth was expected and encouraged but planning process participants expressed a hope that the scale and character of that change would embrace the stark contrast between Dawson and Forsyth County to the south. Effort should be made to protect the scenic areas and agricultural lands from too quickly turning over into bland subdivisions, and new development should seek ways to evoke a more rural, almost Appalachian theme to their design.

“My community's biggest asset that should be preserved is...”

<u>Count</u>	<u>Word</u>
42	Small (town)
36	Natural/ Nature
20	Beauty
19	Forest
19	Rural
15	Lake Lanier
15	Community
11	Downtown
10	Trees
8	Agriculture
7	Greenspace

Steps like these, it was said, would help “*keep Dawson Dawson.*” It would also allow the community to grow organically, serving the interests of existing residents first before devoting too many resources chasing new residents. Dawson is evolving as a hometown and has realized many improvements among County and City projects that add to the appeal of living here. Participants wanted to build on this progress and envisioned a community that can grow at a pace modest enough to enable quality by not outpacing capital improvements.

These sentiments meant the general vision for Dawson County had no need for major change at this time. Support was expressed for the statement as capturing the priorities and values for the community, seeking first to preserve the existing character and then working to foster continued progress.



VISION STATEMENT DAWSON COUNTY

Dawson County, Georgia, envisions a future where residents and visitors feel welcome. The county will be a place that preserves and celebrates special places, scenery, and cultural resources and directs commercial and residential growth to select areas that are prepared with proper infrastructure, and where urban growth is guided to select areas that are economical and efficient to serve with infrastructure and utilities.

Dawson County will maintain its unique character, which includes a mountain heritage, rich scenic beauty, specialty farms, friendly people, and a small town, rural feel. The county will prioritize the protection of natural resources for the use and enjoyment of future generations.

Dawson County will also seek to continually improve as a community by investing wisely in those facilities and services desired by local residents and always striving to provide an affordable, safe, and quality hometown.





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 to as to better achieve the desired vision.

The following represents a refined listing of Issues and Opportunities for Dawson County. Some may have 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.

➤ *Land Use Management*

With the expectation of continued growth and development, and with the demand from residents to preserve the area’s predominantly rural character, the County must ensure its land use policies are applied in such a way that will concentrate development to areas better suited for more intensive activity. This will include planning and zoning policies, using more resource material to promote preferred development types, an update of greenspace and conservation planning, and working to ensure capital improvements are directed in coordination with an overarching land use and development strategy.

Needs & Opportunities	Mitigation Strategies
<ul style="list-style-type: none"> Need to manage the potential volume of expected growth, via efficient use of utilities and capital improvements. 	<ol style="list-style-type: none"> Update long-term water and sewer plans (2020) Develop road improvement plan (2019) Revise facility and vehicle assessment for fire depts. and law enforcement. (2019) Update Parks and Recreation Master Plan (2021) Update Future Development Strategy (2022)
<ul style="list-style-type: none"> Need to manage development’s impact on the County’s character of by coordinating land use policies to concentrate growth and preserve rural areas. 	<ol style="list-style-type: none"> Update long-term water and sewer plans (2020) Update Future Development Strategy (2022) Adopt conservation design subdivision regulations (2019)
<ul style="list-style-type: none"> Need to protect the area’s natural resources in manner that supports the local ecology and Dawson County’s rural character. 	<ol style="list-style-type: none"> Adopt conservation design subdivision regulations (2019) Maintain State Environmental Planning Criteria (Policy) Support the Upper Chattahoochee Riverkeeper and Upper Etowah River Alliance (Policy)



➤ *Refining our Identity and Sense of Place*

Area residents and stakeholders wish to see Dawson County aspire for a stronger, unique identity and a sense of community by fostering complementary development forms, increased visual cues that define and unify the community, and coordinated use of capital improvements that will enhance the residential appeal of Dawson County.

Needs & Opportunities	Mitigation Strategies
<ul style="list-style-type: none"> Strong demand to preserve the area’s rural character through measures that protect natural resources, support agricultural activity, and concentrates growth and development. 	<ol style="list-style-type: none"> Maintain State Environmental Planning Criteria (Policy) Adopt conservation design subdivision regulations (2019) Support the Upper Chattahoochee Riverkeeper and Upper Etowah River Alliance (Policy) Support the Friends of Amicalola Falls, Appalachian Trail Conservancy, and other natural resource advocates. (Policy) Survey county to identify prime agricultural areas (2019) Establish policy to protect prime agricultural areas from urban scale utilities. (2020) Seek to concentrate development around existing urbanized areas. (Policy)
<ul style="list-style-type: none"> Strong demand to seek an improving quality of development coming into the county, with an emphasis on styles that maintain rural character. 	<ol style="list-style-type: none"> Develop/Obtain reference material for architectural design guidelines to promote desired forms among developers. (2019)
<ul style="list-style-type: none"> Need to review and possibly amend property maintenance policies to protect against properties falling into blight and unsafe conditions that adversely impact property values and deter private investment into the community. 	<ol style="list-style-type: none"> Survey code enforcement performance (2019) Hold workshop to review code enforcement practices (2019) Initialize annual report on code enforcement, tracking site visits and violations. (2020) Identify resources to assist homeowners with property revitalization (2020)
<ul style="list-style-type: none"> Dawson County should pursue parks and public facilities that present a sense of quality and unique brand/identity to the community, and that support and enhance the area’s rural character. 	<ol style="list-style-type: none"> Update Parks and Recreation Master Plan (2021) Develop preferred design elements for County and School Board facilities (2020)



➤ *Having a Comprehensive Strategy for Housing*

As part of the demand to strengthen the community as a premier hometown and rural residential destination for families there is a need to ensure Dawson County will attract and sustain quality housing at all economic levels. Efforts must be made to ensure quality workforce housing is available, to ensure the market is viable for reinvestment and maintenance of properties, that there is a plan to attract and accommodate more higher-end housing, and that all residential areas are/feel rooted in the community.

Needs & Opportunities	Mitigation Strategies
<ul style="list-style-type: none"> Dawson County currently does not have sufficient housing to meet projected demands for various special needs housing, such as senior housing (dependent and independent) and entry-level housing. 	<ol style="list-style-type: none"> Develop/ Obtain a market study for senior housing in Dawson Area (2020) Identify target sites best suited for senior housing (based on market study) (2021) Convene forum with builders and banks to discuss entry level housing (2019)
<ul style="list-style-type: none"> The County must work to improve the quality of distressed and aging housing units by seeking to foster reinvestment and maintenance and providing a climate that attracts better new development. 	<ol style="list-style-type: none"> Convene forum with builders and banks to discuss entry level housing (2019) Identify resources to assist homeowners with property revitalization (2020)
<ul style="list-style-type: none"> Dawson County needs a strategy to lure higher grade housing units that will increase the variety of local options and improve the prevailing property tax conditions. 	<ol style="list-style-type: none"> Adopt conservation design subdivision regulations (2019) Survey realtors re: potential for high-end housing in Dawson (2019)



➤ ***Coordinating Economic Development***

In an effort to attract business and industry types that are desired and a best fit for Dawson County, there should be an intentional and coordinated strategy among local economic development stakeholders to ensure the best use of area resources. The County must work with Dawsonville and neighboring jurisdictions to identify suitable land that works with prevailing infrastructure and utilities, while simultaneously coordinating capital improvements as part of a comprehensive land use strategy. The County must also support efforts to improve local education and training resources as well as fostering conditions that make the community attractive as a hometown to employees.

Needs & Opportunities	Mitigation Strategies
<p>The County lacks a formal plan for where to locate and best sustain new and existing industrial development.</p>	<ol style="list-style-type: none"> 25. Develop freight traffic study for the county (2020) 26. Develop conceptual site plans and funding options for spec industrial parks (2020) 27. Develop target industry recruitment strategy in conjunction with Development Authority (2020)
<p>The County needs a plan that matches utility, infrastructure, and housing development designed specifically to support economic development.</p>	<ol style="list-style-type: none"> 1. Update long-term water and sewer plans (2020) 2. Develop road improvement plan (2019) 3. Develop facility and vehicle assessment for fire depts. and law enforcement. (2019) 4. Update Parks and Recreation Master Plan (2021) 5. Update Future Development Strategy (2022) 28. Develop Broadband and Telecom Plan Utility (2020)
<p>The County needs to develop a strategy for increased cooperation with regional partners in attracting and sustaining desirable economic development.</p>	<ol style="list-style-type: none"> 29. Develop inventory of regional assets; Create marketing tool promoting same. (2019) 30. Sustain and expand network of regional economic development partners; Convene regular meetings (Policy) 31. Continue to support economic development through partnership with Development Authority of Dawson County, Industrial Building Authority of Dawson County, Dawson County Chamber of Commerce, and the Joint Development Authority of Lumpkin, White, Dawson Counties. (Policy)



➤ ***Continued Capital Improvement Planning and Coordination***

The County needs to ensure that all capital improvement projects, such as roads, utilities, and public facilities, are pursued in a manner that is both fiscally responsible and designed in a manner that best supports the overall development strategy for the community. Improvements should be limited in areas where high intensity development is less compatible, and should be done so as to yield efficient returns in more populated areas.

Needs & Opportunities	Mitigation Strategies
<p>Planning for all capital improvements must be done in a way that respects other Comp Plan goals, such as regarding the County’s rural character and sustaining new business and industry.</p>	<ul style="list-style-type: none"> 6. Adopt conservation design subdivision regulations (2019) 10. Survey county to identify prime agricultural areas (2019) 11. Establish policy to protect prime agricultural areas from urban scale utilities. (2020) 32. Implement 2050 Master Plan for water and sewer (Policy) 33. Utilize SPLOST (and comparable measures) to support investment in infrastructure (Policy) 12. Seek to concentrate development around existing urbanized areas. (Policy) 26. Develop conceptual site plans and funding options for spec industrial parks (2020)
<p>Dawson County must maintain efforts to ensure fiscal responsibility in the pursuit of, and development of, capital projects.</p>	<ul style="list-style-type: none"> 34. Identify/establish a fiscal standard or benchmark for County operations; Promote County performance (2019) 35. Establish long-term capital improvement budgets for all departments (2019)
<p>The plan for all capital improvement projects must be coordinated with other land use goals to ensure they support the protection of natural resources and the rural character of the county.</p>	<ul style="list-style-type: none"> 36. Include review of Comprehensive Plan in site location studies for all new County facilities (Policy) 37. Develop catalog of funding resources for capital improvement projects (2019)
<p>Opportunity to expand parks and recreation opportunities</p>	<ul style="list-style-type: none"> 4. Update Parks and Recreation Master Plan (2021) 38. Report outlining Lake Lanier park opportunities with Army Corps of Engineers. (2020)



➤ **Current Capital Improvement Plans**

Needs & Opportunities	Mitigation Strategies
<p><u>Parks and Recreation</u></p> <ul style="list-style-type: none"> • Need new park land throughout the County • Need 2 new FT maintenance staff • Need 2 new vehicles • Demand for indoor aquatic facility 	<ul style="list-style-type: none"> 39. Survey identifying potential properties or target areas for parks/ aquatic facility. (2019) 40. Seek funding to increase staff & vehicles (2020) 41. Develop preferred specs and budget for indoor aquatic facility (2020)
<p><u>Etowah Water and Sewer Authority</u></p> <ul style="list-style-type: none"> • Increase water storage and treatment capacity • Continue upgrade of service lines • Maintain compliance with State water plans 	<ul style="list-style-type: none"> 32. Implement 2050 Master Plan for water and sewer (Policy) 42. Complete the Russell Creek Reservoir, water treatment plant expansion and water reclamation facility expansion (2020) 43. Maintain participation with North Georgia Water Partnership (Policy)
<p><u>Fire Department</u></p> <ul style="list-style-type: none"> • Replace worn out vehicles • Need to replace radio equipment 	<ul style="list-style-type: none"> 44. Replace vehicles in accordance with Fire Department Assessment (Policy) (See CIE) 45. Upgrade radio and communications equipment (2020)
<p><u>Public Works</u></p> <ul style="list-style-type: none"> • Need additional staff for field work, road and bridge dept., transfer station • Need equipment and commercial vehicles replaced 	<ul style="list-style-type: none"> 40. Seek funding to increase staff & vehicles (2020)



DEVELOPMENT STRATEGY

Broadband Assessment

As communities move forward the importance of access to reliable and high-speed, high capacity internet connections cannot be overestimated. Unserved and underserved areas of Georgia will not remain economically competitive without sufficient internet infrastructure, as this technology becomes the default utility for all manners of communication.

To address this issue in 2018 the Georgia General Assembly amended the provisions of local planning in Georgia by passing the "Achieving Connectivity Everywhere (ACE) Act," intended to facilitate the enhancement and extension of high-speed internet access in communities that lack such infrastructure and the vast resources it provides. In time the State will support programs and initiatives aimed at delivering the community improvement and empowerment potential that reliable, high-speed internet access can provide to even the most difficult-to-serve citizens, schools, and businesses. As the first step in planning for this critical, potentially catalytic infrastructure, the "Ace" Act requires all local governments to incorporate the "*promotion of the deployment of broadband internet services*" into their local plan.

In assessing the Dawson County's 2018 access to higher grade broadband technology stakeholders were asked to rate the general satisfaction of existing internet service providers and the County provided information about the general distribution of high capacity lines throughout the area. The majority provider within the area (based on geographic area) is Windstream, for which service ratings were considered below average. Both Windstream and Comcast provide major commercial service in the GA 400 corridor, along arterial roads leading westward into the county and to Dawsonville, and along various roads throughout the unincorporated County. There are, however, several gaps in "last-mile" connectivity along more remote rural roads, particularly with regard to higher speed and higher capacity lines.

The County does have access to the North Georgia Network (NGN), an incorporated cooperative providing a regional fiber optic system with over 1,600 linear miles of infrastructure. The NGN was conceived as part of visions for a more prosperous rural Georgia, with the knowledge that a fiber optic network that is fast, reliable and affordable is vital to modern economic development. The NGN provides infrastructure that loops through the northeast Georgia mountains with 100 gigabit core line and connects to almost all the schools and colleges in the region as well as reaching many government structures and prominent business parks.

Based on survey results, public comments, and stakeholder input, there remains a strong need for improved internet access in rural Dawson County. The County, likewise, supports improvement programs that will expand local network connectivity and enhance network capacity with an eye toward significantly greater growth (and therefore increased demand for internet services) within the areas between Dawsonville, Forsyth County and Lake Lanier.

Priorities for Future Network Enhancements

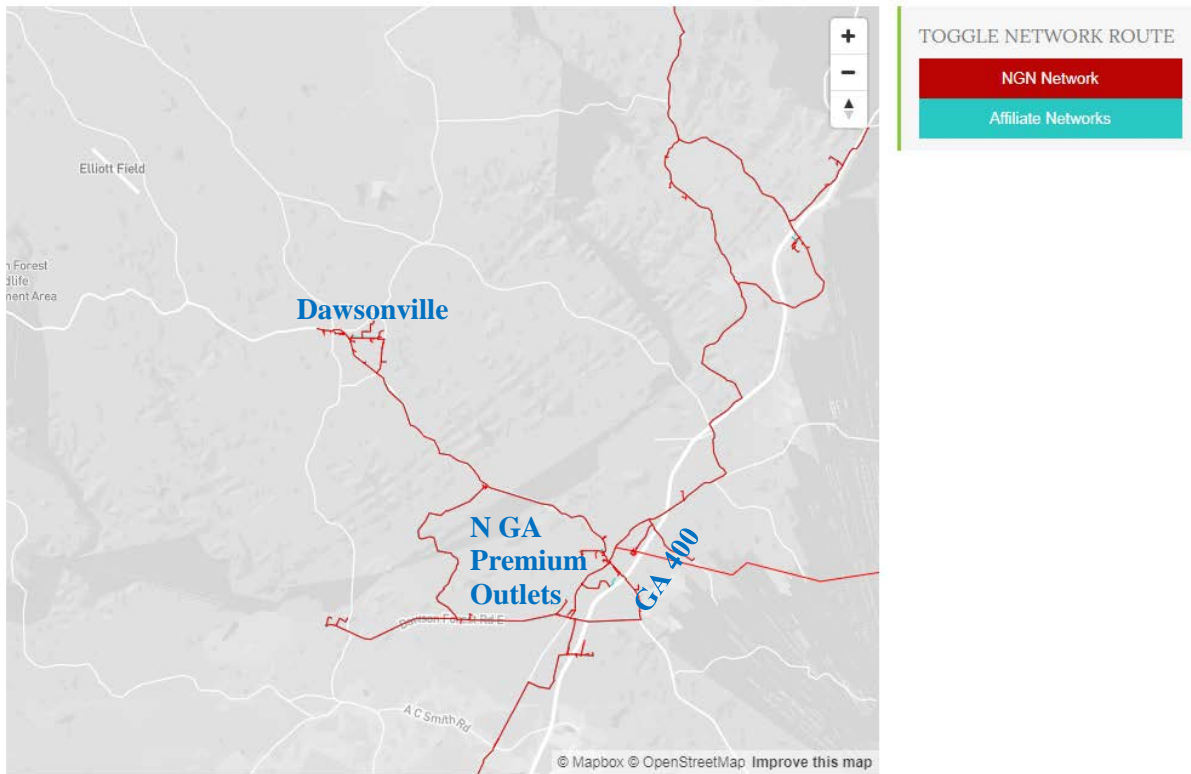
- Ability to increase "last-mile" connections
- Higher-capacity trunk lines westward from NGN
- Expansion of NGN north of Dawsonville



North Georgia Network Lines in Dawson County

Network Map

HOME » NETWORK MAP



Transportation

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.

Transportation Planning

After each decennial Census, the Census Bureau updates the designations of urbanized and metropolitan areas, designations that bring with them federal requirement for transportation planning in order to ensure efficient infrastructure networks and to combat air pollution. After the 2010 Census a portion of Dawson County was deemed part of an urbanized area connected with Forsyth County and metro Atlanta, meaning Dawson County was mandated to participate in a Metropolitan Planning Organization (MPO) for transportation modeling and assessment. In Georgia compliance with Federal policy establishing an



DAWSON COUNTY, GA

Where Quality of Life Matters

MPO rests with the State, which assigned Dawson County to the metropolitan Atlanta region, for which transportation planning is directed by the Atlanta Regional Commission (ARC).

The ARC's *Regional Transportation Plan (RTP)* is the long-range transportation strategy for the 20-county MPO area. The plan is financially constrained, meaning project costs and revenue streams are balanced and therefore eligible for federal assistance. Projects identified within the RTP are then listed as part of the Georgia Department of Transportation's *Transportation Improvement Program (TIP)*. Last updated in 2018, the RTP does not yet identify any capital projects for Dawson County. Part of this is due to the current grade of roads within the urbanized portion, which is largely the GA 400 corridor that has seen recent improvements. Part of this also is the location of the area on the fringe of the metro district, where congestion relief demands priorities lie in other areas. The table below denotes transportation planning priorities for Dawson.

The portion of Dawson within the MPO



(MPO materials and reports can be found at www.atlantaregional.org)

AR-5307-DA	FTA SECTION 5307/5340 FORMULA FUNDS ALLOCATION FOR DAWSON COUNTY		Jurisdiction	Dawson County	Existing	N/A	Planned	N/A	Length (mi.)	N/A	Network Year	TBD
N/A			Sponsor	Dawson County								
Programmed			Service Type	Transit / Formula Lump Sum	Analysis	Exempt from Air Quality Analysis (40 CFR 93)			LCI	<input type="checkbox"/>	Flex	<input type="checkbox"/>

Status	Year	Fund Type	State	Local	Bonds	Total		
CST	AUTH	2013	Transit Urbanized Area Formula Program	\$13,386	\$0,000	\$3,347	\$0,000	\$16,733
CST	AUTH	2014	Transit Urbanized Area Formula Program	\$14,189	\$0,000	\$3,547	\$0,000	\$17,736
CST	AUTH	2015	Transit Urbanized Area Formula Program	\$14,001	\$0,000	\$3,520	\$0,000	\$17,601
CST	AUTH	2016	Transit Urbanized Area Formula Program	\$13,955	\$0,000	\$3,489	\$0,000	\$17,444
CST	AUTH	2017	Transit Urbanized Area Formula Program	\$14,864	\$0,000	\$3,716	\$0,000	\$18,580
CST		2018	Transit Urbanized Area Formula Program	\$12,671	\$0,000	\$3,168	\$0,000	\$15,839
CST		2019	Transit Urbanized Area Formula Program	\$14,864	\$0,000	\$3,716	\$0,000	\$18,580
CST		2020	Transit Urbanized Area Formula Program	\$13,400	\$0,000	\$3,350	\$0,000	\$16,750
CST		2021	Transit Urbanized Area Formula Program	\$13,400	\$0,000	\$3,350	\$0,000	\$16,750
CST		2022	Transit Urbanized Area Formula Program	\$13,400	\$0,000	\$3,350	\$0,000	\$16,750
CST		2023	Transit Urbanized Area Formula Program	\$13,400	\$0,000	\$3,350	\$0,000	\$16,750
				\$151,610	\$0,000	\$37,903	\$0,000	\$189,513

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.



Dawson County is traversed by several rural arterial roads that provide the critical connections to neighboring communities, medical facilities, and regional economic centers. GA 400, a north-south roadway on the eastern side of the county, is the most critical roadway both for accessing job centers and medical facilities to the south but also for bringing tourists to the mountains and the North Georgia Premium Outlets. The road recently saw an upgraded intersection with SR 53 and is considered functional for the planning time frame. The east-west arterials of SR 53 and SR 136, however, will need monitoring for needed improvements as the county grows. SR 53, in particular, provides access across Lake Lanier, Gainesville, I-985/ GA 365, and further east I-85. This is a critical corridor for freight and tourism traffic and widening this road is currently a long-term project for GDOT.



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. At the moment there is little demand for sidewalks outside of Dawsonville. There are some sidewalks available throughout the GA 400 corridor but it varies from development to development. Likewise, some subdivisions within the county have subdivisions but there are no major connections between suburban residential areas and other destinations. There is, however, a growing desire to see trails in the county that might serve both as recreational destinations and as possible point-to-point connectors between population centers and key destinations in the area, such as parks or retail areas. The County will pursue a trails plan within the next 5 years to identify possible routes and funding options.

Alternate Transportation

Dawson Transit has provided residents with public transportation services since the spring of 2001. Dawson Transit currently operates four buses, all ADA compatible and equipped with wheelchair lifts, for use is dial-a-ride transit services. Buses operate on an advanced reservation basis, and on a first come, first serve basis. Buses run from 8:00 a.m. - 4:30 p.m., Monday – Friday, and do not operate on weekends or on special holidays. To date transit services are considered adequate, however as the population grows additional vehicles and/or the possibility of expanded service times may experience more demand.

Airports and Rail Service

Dawsonville and Dawson County are not served by passenger rail service within the County. Amtrak provides the closest passenger rail service along the Norfolk Southern route, which runs northeasterly to Greenville, S.C., and southwesterly to Atlanta. Located east of the County, City of Gainesville is the nearest passenger depot to Dawson County.



Dawsonville and Dawson County are not served by a public-use airport. A privately owned airstrip, Elliot Field, is located within the city. Public use airports in proximity to Dawsonville include Gainesville, Blairsville, Dahlonega, Canton and Jasper.

<u>County</u>	<u>City</u>	<u>ID</u>	<u>Runway Length (ft.)</u>	<u>Runway Width (ft.)</u>	<u>Level*</u>
Hall	Gainesville	GVL	5,500	100	III
Lumpkin	Dahlonega	9A0	3,090	50	I
Pickens	Jasper	JZP	5,000	100	II

Source: Georgia Airport Association

* Georgia Aviation System (20-year) Plan - all public use airports in Georgia are assigned one of three functional levels as relates to the state's transportation and economic needs:

Development Trends and Influences

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.

Immediately south of Dawson is Forsyth County, which has routinely been among the fastest growing counties in the US since 2005. Forsyth has doubled in population since 2000 to now more than 200,000 estimated residents. While this has not yet produced huge spillover effects in Dawson County the early signs are showing and most folks in the real estate fields expect Dawson and other parts of northern metro Atlanta to see their share of the suburban and urban expansion within the next few years. Some subdivision development has occurred, both realized and proposed. It has been concentrated along the 400 corridor, Forsyth-Dawson County line, and the City of Dawsonville. The school system has prepared for potential growth and has the capacity to add another 2,000 students without building another school.

Because of the traffic volumes on GA 400 fostering strong commuter ties southward Dawson has seen new residential and retail development along this corridor as part of the early waves coming in, with the outlet mall area now surrounded by additional shopping centers, big box retail stores and varieties of chain dining and shopping options. Particularly at the intersection with Hwy 53, the east/west arterial that leads into Dawsonville and across the lake to Gainesville, this stretch of the GA 400 corridor is the busiest roadway in the county and the hub of current and projected economic activity. Should the County succeed with efforts to foster some minor industrial, technical, or goods production uses in the area then it will serve as a nodal magnet for supporting residential activity.

Dawsonville itself may serve as a center attracting additional development. The City is embracing more urban development forms, has plans for a new park, and is pursuing other downtown attractions. When these factors are combined with the County and School Board's efforts to improve the caliber of civic investments in the area it's possible to better envision Dawsonville growing into a stronger city that may attract residents looking for the small urban form within a rural setting.



North of Dawsonville is a large tract of property that has been available for development since the recession. A former piece of larger timber interests, this property has been proposed for a possible 2,500 unit development. Former plans envisioned this area becoming a form of uptown Dawsonville, featuring a minor commercial and civic center about 3 miles north of downtown Dawsonville. Current plans seem to be leaning towards conservation instead of development.

Environmental Assessment

The following is provided as a simplified assessment of critical environmental conditions in effect in Dawson County. The locations for any identified conditions can be found on the correlating map.

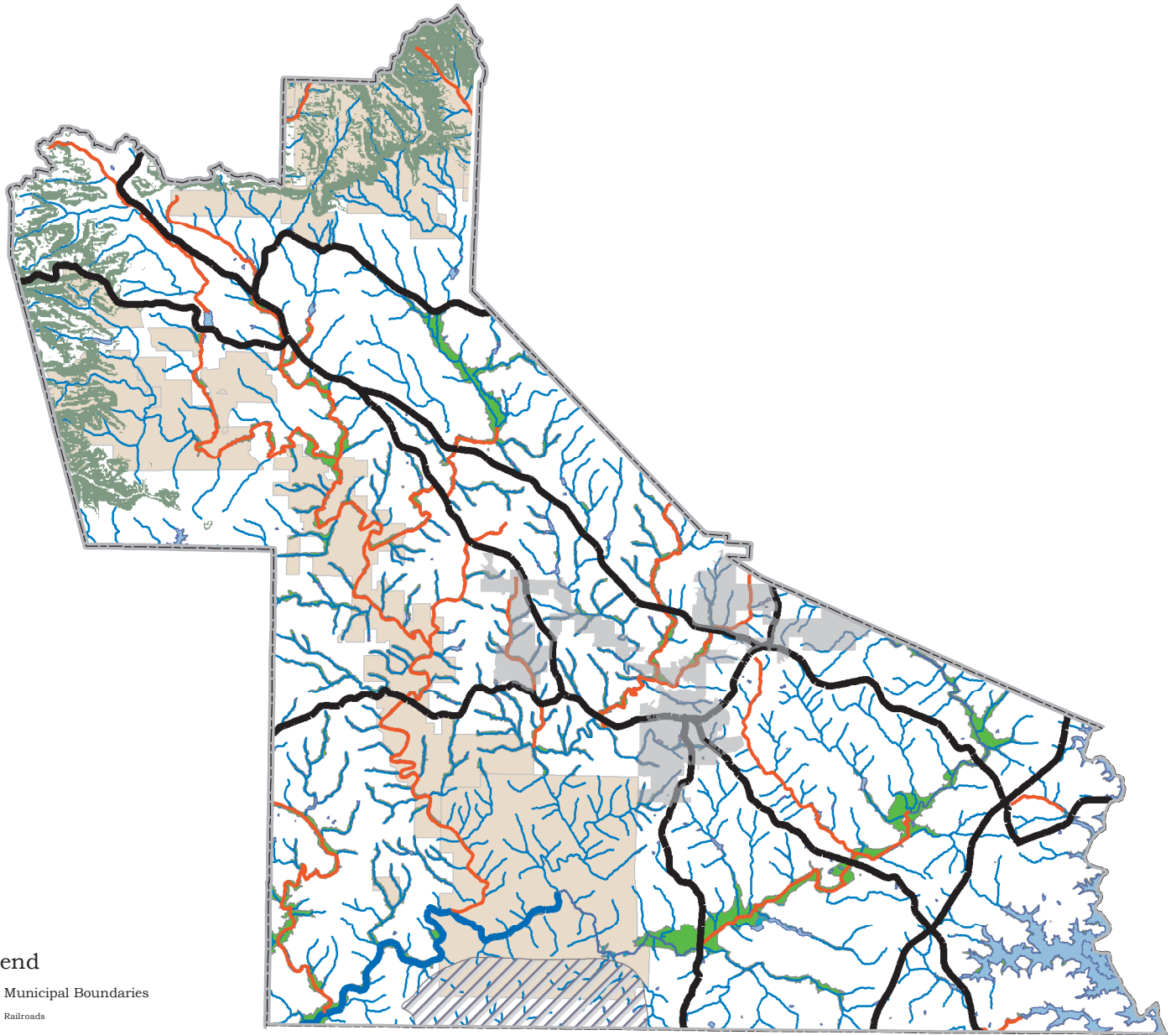
Clean Water Act Compliance

Y	Any “not supporting” 303(d) listed waterbodies? If yes, these waterbodies have been found contaminated to the extent that they are not considered supporting their designated use. As such the local community should seek to manage land uses within the watershed so as to yield healthier water quality.
Y	Any 305(b) listed waterbodies?
N	If yes, do the Implementation Plans/Watershed Management Plans require any outstanding actions from the local government? If so, please include these actions within the Implementation Program.

There are several listed stream segments within Dawson County, predominantly for fecal coliform (bacteria) and for sedimentation, however the County, the City of Dawsonville, and other area stakeholders have worked hard to greatly improve water resource stewardship practices and water quality standards. Regional partners such as the Upper Chattahoochee Riverkeeper, Upper Etowah River Alliance, and North Georgia Water Partnership can assist the County with monitoring best management practices needed and/or employed in the area and aid in local resource management. The County must work with these entities, the Etowah Water and Sewer Authority, and others in working to address the water quality of local streams and rivers, as well as Lake Lanier.

Environmental Planning Criteria

Y	Water Supply Watersheds	Minimum regulations in place?	Y
Y	Wetlands	Minimum regulations in place?	Y
Y	Groundwater Recharge Areas	Minimum regulations in place?	Y
Y	Protected River Corridors	Minimum regulations in place?	Y
N	Steep Slopes	Minimum regulations in place?	NA
N	Protected Mountains	Minimum regulations in place?	NA
N	Coastal Areas	Minimum regulations in place?	NA
If any required regulations have not yet been established, please list any action items for achieving compliance within the Implementation Program.			



Legend

- Municipal Boundaries
- Railroads
- Major Roads
- Dawson County Flood Areas
- Ground Water Recharge Areas
- 305b 303d Streams
- Protected Rivers
- Protected Mountains
- Ponds and Lakes
- Streams and Rivers
- National Wetlands Inventory
- Conservation Lands

**Dawson County
Environmentally Sensitive Areas**





Areas Requiring Special Attention

Analysis of prevailing trends assists in identifying preferred patterns of growth for the future. 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 where rapid development or change of land uses is likely to occur*

The area subject to the most immediate and rapidly growing pace of development is the GA 400 corridor and the southern portion of the county along the Forsyth County boundary. This is due to the presence of the outlet mall and the proximity to, and arterial access to, all the other regional economic centers available for commuters. The area is rapidly becoming suburban and features several roadway corridors that are lined with regional shops and offices, driving the local economy and attracting more of the same style of development.

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

While the GA 400 corridor is growing the area is expected to match or exceed utility demand for the foreseeable future. With recent road improvements to GA 400 itself and the intersection with SR 53, the greatest infrastructure improvements needed are the eventual widening of the east-west connector along GA 53 and the completion of the Dawsonville perimeter road. The Georgia DOT is currently assessing route options for the perimeter road and has long-term plans regarding GA 53.

Broadband capacity, meanwhile, was addressed in its own section.

The other standard questions for Areas Requiring Special Attention (listed below) do not have applicability in Dawson at this time. The county lacks the volume or concentration of impoverished areas or areas targeted for redevelopment. There are select properties scattered across the county that could and will be promoted for adaptive reuse, infill, or revitalization, but these are not clustered so as to form a particular district or target area for a comprehensive effort.

- *Areas in need of redevelopment and/or significant improvements to aesthetics or attractiveness (including strip commercial corridors)*
- *Large abandoned structures or sites, including possible environmental contamination.*
- *Areas with significant infill development opportunities (scattered vacant sites).*
- *Areas of significant disinvestment, levels of poverty, and/or unemployment substantially higher than average levels for the community as a whole*



Future Land Use

A key component of the comprehensive planning process is the development of a Future Land Use Map that reflects the community's vision for proposed 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. Land use planning is designed to focus on the physical appearance (aesthetics) and function of each property and, to the extent possible, program the potential development capacities for each to coordinate with optimal utility and infrastructure programming. The goal is to enhance the existing character and function of the community or promote a new, more desirable development options for the future. The various future land use categories are intended to support the overall future development strategy by promoting the desired development patterns and provide a framework for coordination of capital improvement projects that may impact development.

The following pages present the map and narratives of each Future Land Use category associated with Dawson County. Each category outlines a specific vision or plan that includes the following:

- Written description and pictures or illustrations that identify the patterns and scales of development encouraged in that 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.



Rural Agriculture – 217,800 square feet (5 Acre)

The exurban residential area is neither exclusively agricultural nor exclusively residential. Much of this area is rural, agricultural, steeply sloping, and/or forest land. The minimum lot size of five (5) acres is the least amount of land that is considered necessary to sustain viable agricultural or forestry operations. Most of the land in this future land use classification has steeply sloping mountain and hillside topography. It is attractive from a residential market standpoint for Rural Agricultural development, given the scenic mountain views. This area is well beyond the projected limits of development during the 20-year planning horizon (to 2028). In the context of growth management, a five-acre minimum lot for subdivisions is expected to prevent suburban subdivision development, though amenities-driven (*i.e.*, mountain views) exurban development is still likely despite the five-acre minimum lot size.

Although most agriculture shown on the future land use plan map is cropland, some agricultural operations such as poultry houses may result in odors, dust, noise, or other effects which can be incompatible with single-lot residential development, which is permitted in this land use category. Although designated as Rural Agriculture, property owners continue to have low-density residential subdivision rights. Within the designated agricultural belt along the west side of the Etowah River, subdivision for detached, single-family residences may be appropriate if developed at lot sizes of five acres or more. If subdivided, lands in the agricultural belt should adhere to conservation subdivision principles in order to retain as much of the belt as possible, thereby protecting sensitive habitat along the river and also contributing to objectives of protecting the existing water supply watershed. Transferable development rights (TDR) is also a potentially useful technique for maintaining this agricultural belt.

<i>Land Uses</i>	<i>Zoning Districts</i>
<ul style="list-style-type: none"> • Rural Residential • Parks, Recreation and Conservation • Forestry • Agriculture • Agricultural Retail 	<ul style="list-style-type: none"> • Residential Agriculture • Agriculture

Strategies

- Have Committee study increasing minimum acreage requirements for rural zoning categories
- Develop Greenspace Master Plan
- Develop Bike/Pedestrian/Greenways Master Plan
- Adopt conservation subdivision regulations
- Adopt Best Management Practices (BMP) for stormwater run-off
- Update development regulations to address drainage and impervious surface requirements





Rural Residential – 130,680 square feet (3 Acre)

Similar to the Rural Agricultural area, the Rural Residential category seeks to preserve the pastoral landscape of the west of the county, limiting the need for public improvements and celebrating the natural landscape that remains both a scenic value to the community and a critical facet of supporting the environment and natural resources. This future land use category corresponds to lands west of the forest greenbelt which runs west of Dawsonville’s proposed developed area. This area currently includes exurban and rural residences, farms, and forests. A three-acre lot size ensures that this area remains rural and very low density residential, so as to prevent the need to extend facilities and services to that area. It is desirable that conservation subdivision principles be followed in this area in order to encourage the set-asides of open space or retention of farm and forest lands.

<i>Land Uses</i>	<i>Zoning Districts</i>
<ul style="list-style-type: none"> • Rural Residential • Parks, Recreation and Conservation 	<ul style="list-style-type: none"> • Residential Agriculture

Strategies

- Have Committee study increasing minimum acreage requirements for rural zoning categories
- Develop Greenspace Master Plan
- Develop Bike/Pedestrian/Greenways Master Plan
- Adopt conservation subdivision regulations
- Adopt Best Management Practices (BMP) for stormwater run-off
- Update development regulations to address drainage and impervious surface requirements





Sub-Rural Residential

The primary area of unincorporated Dawson County designed as Sub-Rural Residential is bounded by the forest belt and Dawson Forest on the west, Lumpkin County line on the north, and the agricultural belt to the south and east. In the southern part of this area, there is extensive residential development, but the northern part of this area is mostly undeveloped.

Though this area may receive new development at gross densities of up to 0.67 unit per acre (1.0 acre with public water), it is not targeted for major development. Public water service may be extended into much of this area, particularly the southern half, during the planning horizon (year 2028). It is desirable that conservation subdivision principles be followed in this area in order to encourage the permanent protections of open space or retention of farm and forest lands.

There is a second area designated as Sub-rural Residential by the future land use plan map, east of Georgia 400 and lakefront residential uses along Lake Lanier. Development in this area must be sensitive to the Lake Lanier watershed, and as a result, densities are proposed to be kept low (0.67 unit per acre) in this area. The desired development pattern should seek to:

- Permit rural cluster or conservation subdivision design that incorporates significant amount of open space
- Limit extension of public utilities in these areas
- Limit parking in front of properties
- Connect to regional network of greenspace and trails, available to pedestrians, bicyclists, and equestrians for both tourism and recreational purposes
- Consider the use of drainage swales on paved roads in lieu of curb and gutter
- Ensure safe and direct access to major thoroughfares
- Provide at least one access point from a County road for a minimum number of homes
- Allow unpaved roads and shared driveways that provide access for up to six residences
- Support and encourage agricultural industries

<i>Land Uses</i>	<i>Zoning Districts</i>
<ul style="list-style-type: none"> • Rural Residential • Sub-rural Residential • Parks, Recreation and Conservation • Forestry • Agriculture 	<ul style="list-style-type: none"> • RSR (for Sub-Rural Residential with 1.5 acre lot minimum on septic and well; one acre on septic and public water) • RRE (lot min. of 1.5 acres or three acres in sbdv.) • Residential Agriculture

Strategies

- Develop Greenspace Master Plan
- Develop Bike/Pedestrian/Greenways Master Plan
- Adopt conservation subdivision regulations
- Adopt Best Management Practices (BMP) for stormwater run-off
- Update development regulations to address drainage and impervious surface requirements





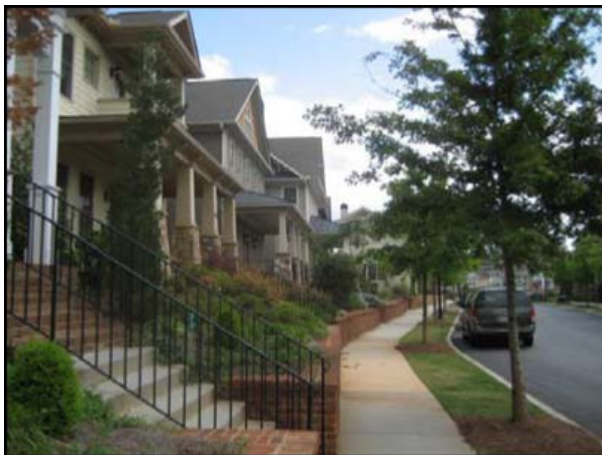
Residential Town– 17,424 square feet (0.40 Acre)

This category is assigned to the unincorporated lands surrounding the City of Dawsonville that are expected to be served by sanitary sewer (generally around Perimeter Road). It is targeted for suburban development patterns conducive to municipal-scale densities and for the potential mix of residential types that exist or are planned for the city.

Residential – Town will accommodate variants of multi-family housing and single-family detached housing that can feature densities of under 1-acre lots. The County will seek to guide design standards that ensure the caliber of structures is compatible with the surrounding area both in the City and in the unincorporated County. There will also be an emphasis by the County to ensure these developments also feature the type of amenities and elements conducive to successful urban living, such as:

- Sidewalks and trails connecting properties and with any nearby City network
- Passive or active use parks and pocket parks
- Ancillary amenity areas such as neighborhood pools or playgrounds

<i>Land Uses</i>	<i>Zoning Districts</i>
<ul style="list-style-type: none"> • <i>Multi-family housing</i> • <i>Townhomes/ Attached single family</i> • <i>Single family residential</i> • <i>Neighborhood parks</i> 	<ul style="list-style-type: none"> • Residential Town
Strategies	
<ul style="list-style-type: none"> • Maintain existing development regulations • Routinely review development trends with Dawsonville staff 	





Multiple-family Residential (6 units per acre – Density Neutral type development)

This category includes senior communities, apartments, townhouses, and condominiums. It is limited predominantly to the Georgia 400 corridor. The recommended residential density is a maximum of 6 units per acre. This density is established as a maximum gross density such that projects within this category are not limited to a single housing type and may include any of the noted multi-family construction types as well as other attached residential units. This allows for a creative use of available land and a variety of housing choice within developments. Those developments choosing to exercise the density neutral option will be required to submit and develop according to a binding master plan.

<i>Land Uses</i>	<i>Zoning Districts</i>
<ul style="list-style-type: none"> • Apartment complexes • Townhomes • Senior residential centers • Community Amenity Areas 	<ul style="list-style-type: none"> • Multi-family residential
Strategies	
<ul style="list-style-type: none"> • Maintain existing development regulations • Routinely review development trends with Dawsonville staff • Annually review/ update contact list of property owners and maintenance companies for multi-family residential complexes 	





Crossroads Commercial

This category is for small node (4-15 acres) of commercial development at intersections primarily in rural/exurban and suburban areas along corridors designated as “scenic.” Crossroads Commercial nodes are not appropriate for automobile sales and service establishments or other highway commercial uses. Rather, they are intended to be limited to very small, enclosed retail trade and service establishments serving the immediate area. Crossroads Commercial areas are also subject to design review and approval to ensure their architecture and site design are in keeping with policies for scenic corridors and rural/exurban development character. The desired development pattern should seek to:

- Limit extension of public utilities in these areas
- Enact guidelines for new development that enhance the scenic value of the corridor and addresses landscaping and architectural design
- Consider the use of drainage swales for paved roads in lieu of curb and gutter
- Encourage compatible architectural styles that maintain the regional rural character and do not include franchise or corporate architecture
- Limit parking in front of commercial properties
- Ensure major commercial or employment centers do not encroach on residential development
- Connect to regional network of greenspace and trails, available to pedestrians, bicyclists, and equestrians for both tourism and recreational purposes
- Provide pedestrian linkages to adjacent and nearby residential or commercial districts
- Provide bicycle accommodations
- Consolidate driveways and use directional signage to clustered developments
- Institute driveway controls and access management standards to facilitate traffic flow
- Separate through-traffic from local traffic
- Plan for future expansion as the surrounding area grows
- Allow unpaved roads and shared driveways that provide access for up to six residences

<i>Land Uses</i>	<i>Zoning Districts</i>
<ul style="list-style-type: none"> • Parks, Recreation and Conservation • Forestry • Agriculture • Exurban Residential • Rural Residential • Suburban and Lakefront Residential • Office Professional • Crossroads Commercial 	<ul style="list-style-type: none"> • C-RB, C-CB (for Crossroads Commercial) • Other Scenic Corridors Overlay Districts needed
Strategies	
<ul style="list-style-type: none"> • Adopt regulations for Scenic Corridors • Adopt Georgia 53 Corridor Overlay • Develop Master Bike/Pedestrian/Greenways Plan • Update development regulations to address drainage and impervious surface requirements 	





Planned Residential Community

The development pattern in this district may consist of the resort variety, like Big Canoe, which has increasingly become home to permanent as well as seasonal residents and golf course communities such as Chestatee and Crystal Falls. Planned residential communities provide unique, flexible, creative and imaginative arrangements and site plans that result in predominantly single family residential development. The desired development pattern should seek to:

- Encourage higher density housing types within walking distance of services and amenities within and adjacent to the community
- Emphasize connectivity with adjacent subdivisions and/or commercial developments in the layout of new developments
- Design for walkability throughout, encouraging creative pedestrian networks
- Create interconnected pattern of streets and trails extending into surrounding neighborhoods for cars, bikes, golf carts, and pedestrians
- Limit truck traffic in congested areas by redirecting it to higher capacity roads
- Separate through-traffic from local traffic
- Examine potential for traffic calming techniques on major corridors to facilitate enhanced pedestrian use (including safe crossings)
- Encourage strong connectivity and continuity between each master planned development
- Use access management strategies in appropriate locations e.g. requiring new subdivisions to be developed with an internal street system and no private driveways accessing the highway; for lots adjacent to arterial streets, encourage alley access to allow the building to
- face highway with automobile access to the rear

<i>Land Uses</i>	<i>Zoning Districts</i>
<ul style="list-style-type: none"> • Planned Community • Residential • Parks/ Amenity Areas • Conservation 	<ul style="list-style-type: none"> • R-PC

Strategies

- Adopt a gateway and signage master plan for planned communities
- Adopt a circulation master plan that defines how the street, sidewalk, and path network will look and how it will connect to surrounding neighborhoods
- Update county's regulations to require interconnected streets, parking, driveways, sidewalks, greenways, and trails for planned communities
- Adopt a policy framework to prevent encroachment of inappropriate automobile-oriented development that would adversely affect the quality of life and public realm





Lakeside Residential

The development in these areas consists of suburban residential subdivision development surrounding Lake Lanier. Stormwater runoff becomes an issue in this area because it drains into the lake that provides drinking water for Metropolitan Atlanta and supports the habitat of a variety of species. The desired development pattern should seek to:

- Employ stringent requirements for water quality enhancement measures on individual sites
- Incorporate regional (i.e., serving multiple sites) water quality enhancement areas to intercept stormwater and improve water quality as it flows from development areas into the lake. These regional facilities would be located along the tributaries between Georgia 400 and the lake's shoreline and would likely consist of wetlands, retention ponds, biofiltration swales, and other best management practices for water quality protection
- Set aside land for a network of greenways/trails for use by non-motorized users that link to similar areas
- Connect to regional network of greenspace and trails, available to pedestrians, bicyclists, and equestrians for both tourism and recreational purposes
- Encourage strong connectivity and continuity between each master planned development
- Develop vehicular and pedestrian/bike connections to retail/commercial serves (where possible) as well as internal street connectivity, connectivity to adjacent
- properties/subdivisions and multiple site access points
- Promote street design that fosters traffic calming such as narrower residential streets, on- street parking and addition of bicycle and pedestrian facilities
- Minimize impervious surfaces in environmentally sensitive areas
- Encourage County/GDOT to follow best management practices for erosion and sedimentation, as defined in the Georgia Erosion and Sedimentation Act
- Encourage use of pervious materials for driveways and other hard surface areas
- Reduce or eliminate parking space requirements; encourage pervious surfaces where possible
- Set acceptable environmental and fiscal impacts for extension of streets and utilities

<i>Land Uses</i>	<i>Zoning Districts</i>
<ul style="list-style-type: none"> • Suburban and Lakeside Residential 	<ul style="list-style-type: none"> • RL (Min. lot sizes: 1.5 acres on well; .75 acres public water)

Strategies

- Adopt Best Mgmt Practices to protect water quality from stormwater runoff and sedimentation
- Update development regulations to address drainage and impervious surface requirements
- Develop Bike/Pedestrian/Greenways Master Plan
- Investigate establishing a local government stormwater utility
- Implement strategies, studies, and plans that call for water quality protection on a regional basis (i.e., all counties in the Lake Lanier basin)
- Set specific time frames for adding additional staff (e.g., water quality engineer) to
- Implement water quality enhancement projects and enforce water quality standards during the development plans review process





Suburban Residential

The development pattern of this land use area consists of locations where pressures for the typical types of suburban residential subdivision development are greatest (due to availability of water and sewer service). Guidelines are needed to encourage pedestrian-friendly neighborhoods that are accessible to transit (when it becomes available), adequate open space, strategically placed civic buildings, a connected system of streets and housing choices. The desired development pattern should seek to:

- Incorporate regional (i.e., serving multiple sites) water quality enhancement areas to intercept stormwater and improve water quality as it flows from development areas into the lake. These regional facilities would be located along the tributaries of the Etowah River and would likely consist of wetlands, retention ponds, biofiltration swales, and other best management practices for water quality protection
- Incorporate master planned mixed-uses blending residential development with schools, parks, recreation, retail businesses and services, linked in a compact pattern that encourages walking and minimizes the need for auto trips within the subdivision
- Locate schools, community centers, or well-designed small commercial activity centers at suitable locations within walking distance of residence
- Promote moderate density, traditional neighborhood development (TND) style residential subdivisions
- Employ design features that encourage safe, accessible streets such as narrower streets, on-street parking, sidewalks, street trees and landscaped raised medians for minor collectors and wider streets
- Encourage comparable architectural styles that maintain the regional character and do not include franchise or corporate architecture
- Establish strong connectivity within, and continuity between, each master planned development to disperse traffic and shorten trips (may include minimizing or prohibiting cul-de-sacs) to disperse traffic in a more traditional grid pattern and to shorten walking/biking trips
- Provide safe facilities for pedestrians, school buses, and bicyclists using the road right-of-way
- Enhance the pedestrian-friendly environment by adding sidewalks and creating other pedestrian-friendly multi-use trail/bike routes linking neighboring communities and major destinations such as libraries, neighborhood centers, health facilities, commercial clusters, parks, schools, etc.
- Add traffic calming improvements, sidewalks and increased street interconnections to improve walkability within existing neighborhoods
- Separate through-traffic from local traffic
- Use access management strategies in appropriate locations
- Limit truck traffic in congested areas by redirecting it to higher capacity roads and designating truck routes where appropriate
- Encourage on-street parking and shared parking
- Limit driveway spacing along the highway frontage and align driveways where needed to improve traffic flow
- Require residential subdivisions accessing the highway to be interconnected
- Ensure that residential development does not encroach on major employment centers
- Require traffic studies for developments with more than 200,000 square feet



<i>Land Uses</i>	<i>Zoning Districts</i>
<ul style="list-style-type: none"> • Parks, Recreation and Conservation • Suburban and Lakefront Residential • Crossroads Commercial • Village Activity Center 	<ul style="list-style-type: none"> • C-RB and C-CB (for Crossroads Commercial) • RS (lot size minimum of 1.50 acres on septic and well; 1 acre on septic and public water; 1 acre on public water and sewer) • MUV (2.8 Units per acre overall density neutral)
<i>Strategies</i>	
<ul style="list-style-type: none"> • Adopt Traditional Neighborhood Development ordinance • Adopt a policy framework to prevent encroachment of inappropriate automobile-oriented development that would adversely affect the quality of life and public realm • Adopt a collector street plan • Adopt sidewalk requirements • Develop Greenspace Master Plan • Update traffic study requirements • Develop Bike/Pedestrian/Greenways Master Plan • Update development regulations to address drainage and impervious surface requirements 	





Commercial Highway

Development in this area includes developed or undeveloped land on both sides of lands designated along Georgia 9 and 400. This area includes retail centers, office and employment areas usually located on large tracts of land with campus or unified development, mixed use activity centers, multi-family development, light industrial and other associated uses. The desired development pattern should seek to:

- Locate employment centers in areas with ample sewer capacity, with direct access to major arterials
- Provide suitable transitions to surrounding residential uses
- Establish a grid pattern of public streets with block lengths between 300 and 600 feet
- Locate employment centers on land that has good access to GA 400 and other high-capacity highways, utilities and infrastructure
- Emphasize connectivity with adjacent subdivisions and/or commercial developments in the layout of new developments
- Create a network of interconnected streets and parking lots
- Provide safe facilities for pedestrians, school buses, and bicyclists using the road right-of-way
- Create safe, convenient pedestrian and bicycle connections to neighborhoods and subdivisions that are adjacent to the commercial corridors
- Incorporate sidewalks, crosswalks and bike paths
- Require dedicated right-of-way
- Limit driveway spacing along the highway frontage and align driveways where needed to improve traffic flow
- Encourage shared driveways and inter-parcel access for adjacent commercial uses
- Require residential subdivisions accessing the highway to be interconnected and to provide at least two entrances
- Encourage shared parking lots between uses
- Relate road alignment to topography
- Ensure environmental protection

<i>Land Uses</i>	<i>Zoning Districts</i>
<ul style="list-style-type: none"> • Parks, Recreation and Conservation • Urban Residential • Multi-family Residential • Office Professional • Commercial Highway • Light Industrial • Campus-style Business Park • Urban Activity Center 	<ul style="list-style-type: none"> • RMF (multi-family residential 6 units per acre density neutral) • C-OI (Office Professional) • C-HB; C-PCD (Commercial) • C-IR (Light Industrial) • Georgia 400 Corridor Design Overlay • New district needed for Campus Style Business Park • MUV (2.8 Units per acre overall density neutral) • New overlay needed for Georgia 53 corridor RT (1.5 Acre lot minimum on septic and well; .75 acres on septic and public water; .40 acre on public water and public sewer)

Strategies



- Adopt ordinance for shared parking, inter-parcel access and driveway requirements
- Adopt Campus Style Business Park zoning district
- Adopt Urban Activity Center zoning district
- Adopt Georgia 53 overlay zoning district
- Create an access management and driveway control master plan for corridors that allow signalized intersections every 600 to 1,200 feet without intervening curb cuts





Light Industrial

Industrial districts are established where some light industrial operations such as warehousing and low-intensity manufacturing can occur without objectionable impacts such as noise, vibration, smoke, dust, gas, fumes, odors, and radiation and that do not create fire or explosion hazards or other objectionable conditions. They are to be located in areas with close proximity to arterial highways and/or adjacent access roads, with particular attention paid to traffic patterns and schedules for any heavy freight vehicles. Where possible, these uses should include compatible passive use greenspaces and possible pedestrian connections to adjacent development if appropriate. The desired development pattern should seek to:

- Locate employment centers in areas with ample sewer capacity, with direct access to major arterials
- Provide suitable transitions to surrounding residential uses
- Locate employment centers on land that has good access to GA 400 and other high-capacity highways, utilities and infrastructure
- Create a network of interconnected streets and parking lots
- Incorporate sidewalks, crosswalks and bike paths as appropriate
- Require dedicated right-of-way
- Limit driveway spacing along the highway frontage and align driveways where needed to improve traffic flow
- Encourage shared driveways and inter-parcel access for adjacent commercial uses
- Encourage shared parking lots between uses
- Ensure environmental protection

<i>Land Uses</i>	<i>Zoning Districts</i>
<ul style="list-style-type: none"> • Light Industrial • Warehousing • Research & Development Centers 	<ul style="list-style-type: none"> • Industrial • Warehouse

Strategies

- Adopt ordinance for shared parking, inter-parcel access and driveway requirements
- Adopt Campus Style Business Park zoning district
- Adopt Georgia 53 overlay zoning district
- Create an access management and driveway control master plan for corridors that allow signalized intersections every 600 to 1,200 feet without intervening curb cuts





Conservation

Undeveloped natural lands, agricultural lands, forest lands and environmentally sensitive lands not suitable for suburban development make up the bulk of the Conservation category. These areas include river corridors, scenic views, steep slopes, flood plains, wetlands, watersheds, wildlife management areas and other environmentally sensitive areas. Development in the Conservation areas may include very low density residential development served by septic systems. Sidewalks, curbs and gutters are not compatible, but pedestrian access and connectivity can take place with multi-use trails. The desired development pattern should seek to:

- Promote the use of conservation easements
- Maintain large lot sizes to protect farmland, open space and environmentally-sensitive areas
- Follow best management practices for erosion and sedimentation, as defined in the Georgia Erosion and Sedimentation Act
- Minimize impervious surfaces in environmentally sensitive areas
- Discourage extension of public utilities, especially sewer, that would encourage development in these areas
- Support only the extensions of streets and utilities based on acceptable environmental and fiscal impacts and planned uses
- Widen roads only when necessary and only with designs that will minimize the visual impact
- Limit truck traffic in congested areas by redirecting it to higher capacity roads
- Set aside land for a network of greenways/trails for use by non-motorized users that link to similar areas
- Interconnect adjacent trails, recreation areas, and greenspace where possible
- Provide appropriate way finding along trails
- Limit the amount of curb-cuts
- Require paved roads to use drainage swales in lieu of curb and gutter

<i>Land Uses</i>	<i>Zoning Districts</i>
<ul style="list-style-type: none"> • Forestry • Agriculture • Exurban Residential 	<ul style="list-style-type: none"> • R-A (lot size minimum of 1.5 acres or five acres in subdivisions) • RRE (lot size minimum of 1.5 acres or three acres in subdivisions) • DNR Part V development guidelines apply

Strategies

- Adopt Scenic Corridor Overlay zoning
- Adopt Best Management Practices (BMP) for addressing storm water run-off
- Adopt a policy framework to prevent encroachment of inappropriate automobile-oriented development that would adversely affect the quality of life and public realm
- Designate historic and scenic corridors, and provide for a thorough impact assessment process in these designated areas
- Prepare a Bike/Pedestrian/Greenways Master Plan
- Update development regulations to address drainage and impervious surface requirements





Public-Institutional

This future land use category is the same as that defined with existing land use classifications (*i.e.*, schools, government office buildings, etc.). These facilities are considered vital to the operation of the County government and affiliated authorities, and are also regarded as integral facets of community development. Structures such as fire stations and schools which help shape the appeal of a community to residents and businesses alike. Most of these facilities are modest in scale and use.

Presently almost all of the sites marked on the FLU map for PI are existing sites/structures, with no major new facilities projected within the near term. As the various Departments and partner organizations identify needs in new areas this map will be updated accordingly.

<i>Land Uses</i>	<i>Zoning Districts</i>
<ul style="list-style-type: none"> • Schools • Libraries • Community centers • Government buildings • Medical facilities • Emergency responder facilities 	<p><i>Note:</i> Publicly owned facilities can come under any zoning category but should try to match buffer and development conditions of adjoining properties.</p>
<h3><i>Strategies</i></h3> <ul style="list-style-type: none"> • Maintain Capital Improvement Planning • Maintain mid- and long-range facility planning (School Board) • Prepare a Bike/Pedestrian/Greenways Master Plan • Develop preferred design elements for County and School Board facilities 	





Office-Professional

This category is for land dedicated to business and service establishments that do not have retail sales and which operate in an office or intuitional environment. It is a subset of commercial land use. For the purpose of this plan, office land uses are addressed separately from commercial uses because they are more compatible with residential land uses and can serve as a transitional land use between commercial and residential areas.

These developments typically feature commercial or service related operations with public access, but the customer base is not as heavy or frequent as with retail and there is minimal need for dynamic signage. These developments should feature little/no nuisance activity and employ designs with extensive landscaping, minimal parking, and architectural elements like masonry and pitched roofs that are compatible with suburban residential settings.

<i>Land Uses</i>	<i>Zoning Districts</i>
<ul style="list-style-type: none"> • Office buildings • Business parks • Neighborhood commercial • Medical facilities • Churches 	<ul style="list-style-type: none"> • Office - Professional

Strategies

-
- Develop a Bike/Pedestrian/Greenways Master Plan
- Adopt ordinance for shared parking, inter-parcel access and driveway requirements





Transportation, Communications and Utilities

This category is the same as the existing land use category by the same name. It includes such uses as major transportation routes, public transit stations, power generation plants, railroad facilities, radio towers, telephone switching stations, electric utility substations, airports, and other similar uses.

<i>Land Uses</i>	<i>Zoning Districts</i>
<ul style="list-style-type: none">• Utility structures/ ROW• Water/ wastewater treatment facilities• Roads• Independent Parking structures• Vehicle service structures	<p><i>Note:</i> Publicly owned facilities can come under any zoning category but should try to match buffer and development conditions of adjoining properties.</p>

Strategies

- Maintain Capital Improvement Planning
- Prepare a Bike/Pedestrian/Greenways Master Plan
- Update long-term water and sewer plans
- Develop road improvement plan
- Revise facility and vehicle assessment for fire depts. and law enforcement.





Mixed Use Village

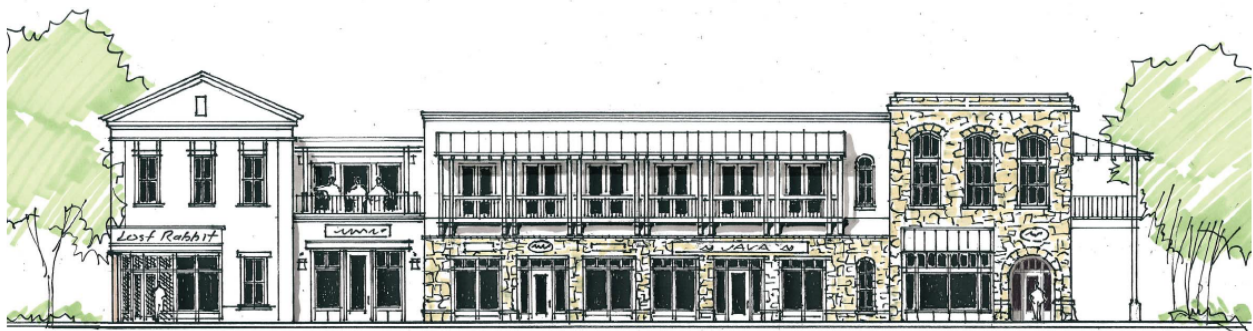
The development pattern for this district consists of sites of local cultural significance that will experience growth related to the cultural resources. These areas in the future will include a mixture of uses that support the cultural resources. This category includes Southern Catholic College, Dawson County Park and Bowen Arts Center as well as vacant property located near each. The desired development pattern should seek to:

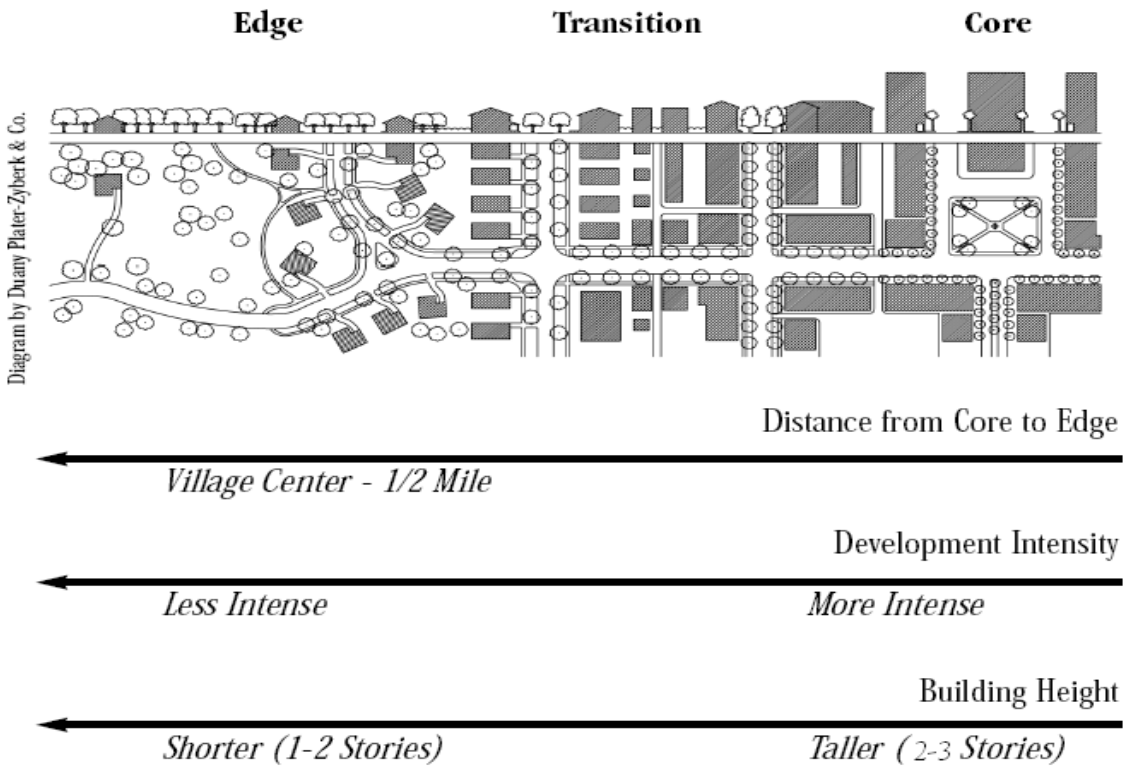
- Require developments accessing the highway to be interconnected
- Encourage shared driveways and inter-parcel access for adjacent commercial uses
- Limit driveway spacing along the highway frontage and align driveways wherever possible
- Examine potential for traffic calming techniques on major corridors to facilitate enhanced pedestrian use (including safe crossings)
- Provide safe facilities for pedestrians, school buses, and bicyclists using the road right-of-way
- Create safe, convenient pedestrian and bicycle connections to the adjacent neighborhoods and subdivisions
- Create a network of interconnected streets and parking lots
- Incorporate sidewalks, crosswalks, and bike paths

<i>Land Uses</i>	<i>Zoning Districts</i>
<ul style="list-style-type: none"> • Parks, Recreation and Conservation • Sub-rural Residential • Suburban and Lakefront Residential • Village Activity Center 	<ul style="list-style-type: none"> • MUV (2.8 Units per acre overall density neutral) •

Strategies

- Develop an Access Management Plan for the corridor
- Develop a Bike/Pedestrian/Greenways Master Plan
- Adopt ordinance for shared parking, inter-parcel access and driveway requirements







Mixed Use Village Design Guidelines

Good design is a fundamental component of great places. A single vision is necessary for full implementation. This can only be accomplished through intense, contextual master planning. Creation of a Mixed Use Village will not be an easy task; however will provide a fuller, richer, longer lasting community than can be found elsewhere. A Mixed Use Village consists of a combination of retail, service, civic, office, institutional and multi-family and other residential uses. These uses are coordinated to create cohesive and master planned “new neighborhood” with the associated needs for convenience and specialty commercial and services to serve this neighborhood. It is intended that a significant portion of the population of this village work within the core district of the village and therefore an appropriate percentage of the land area is devoted to commercial and services uses within walking or biking distance of the core.

The Mixed Use Village is defined here specifically for Dawson County and is anticipated to apply at no more than three locations – one in the northern part of the Georgia 400 corridor; one at the intersection of Dawson Forest Road and Hwy 9 S; and one on Georgia 136 and the Burt Creek/Shoal Creek Corridor. It is not anticipated that all of these villages would be built within a single year or even within the first 5 years of implementation of the plan. The magnitude of the size and scope of the development described would serve to limit the potential for multiple quick developments.



Typical Live/Work Unit

Adapted from Nashville-Metro Planning, Neighborhood Guidebook

units. If fully occupied at 2.5 persons per unit this equates to a total population of approximately 7,000 persons. This market threshold is considered enough to support convenience retail and service uses (*e.g.*, a couple of “corner stores”), a small grocer, some specialty stores and offices, along with a few churches. The Mixed Use Village category as proposed, however, has more retail and service uses than the market within the center itself can support (*i.e.* if residents within the Village’s residents were the only customers considered). The greater amount of retail and service uses is justified, considering these villages are located at intersection of major corridors and are intended to be their own destinations. This will draw additional traffic from other areas to further the feeling of a “specialty community”.

The Mixed Use Village specifications (see Table 2-1) are based on a desired gross overall density of 2.8 units per acre. This is a density neutral concept, regulated by a binding master plan. Most Villages as shown are approximately 500, but nor more than 1000 acres of total land. This equates to 2800 housing



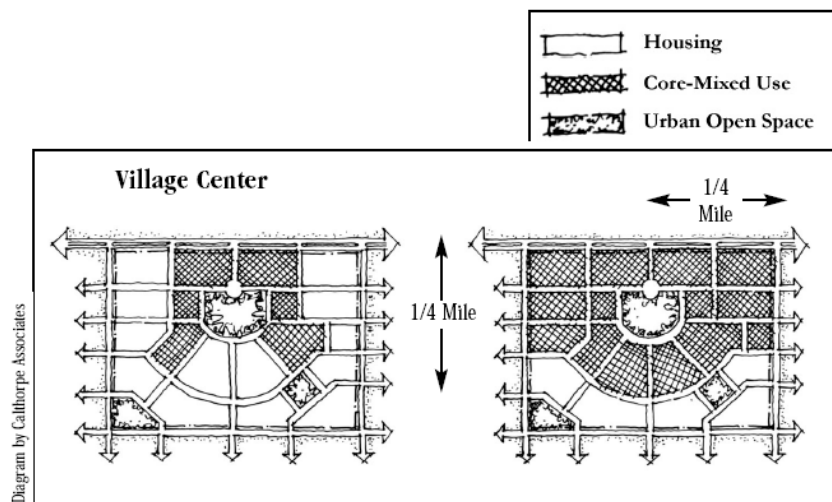
One of the most important ideas in creating a new community is the concept of public space; particularly civic space and a Village center. Each Mixed Use Village should include a specific Village center, which should be the core of the village with other uses radiating outward in intensity. This is not to say that the neighborhood center must be located in the exact center of the development, but can vary for topography, location on major corridors etc.



Village in Huntersville, NC

However the center should serve as the place for daily interaction, shopping, eating, and other personal services within a typical walking or bicycling distance. Each Village center must include a civic open space. This can be a plaza, square or green, however it must be used and reinforced through appropriate site and building planning as the focal point of the center. A civic building is typically included in this area however is not required.

Transitions from the Village Center to throughout the rest of the development should be seamless. Heights and massing should be stepped down as you move away from the center and approach the edge of the Village. In general, housing densities should be highest within the core area progressively decreasing as you move outward.

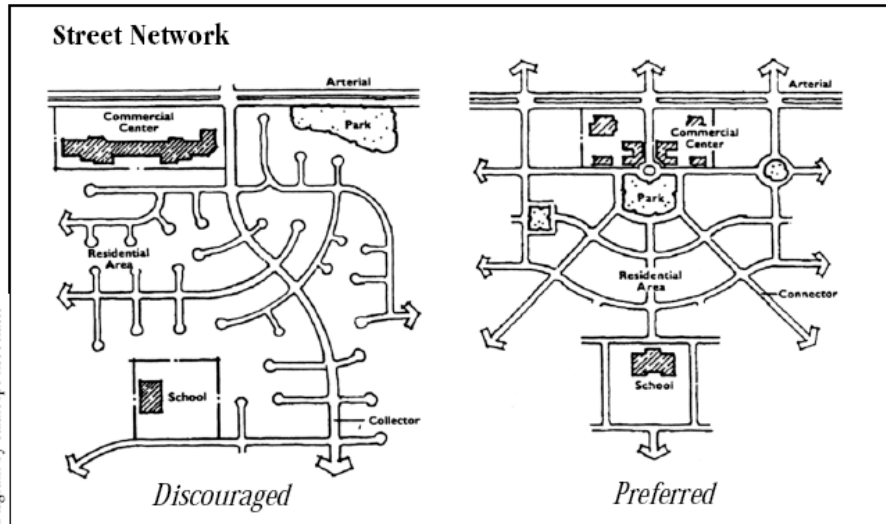


The village is planned usually with blocks no larger than 500' wide and at a scale that encourages pedestrian activity. The Mixed Use Village intends to encourage shared parking in low-rise (1.5-3 story) parking decks at the rear or interior of blocks as opposed to surface parking and low-intensity buildings characteristic of suburban development. Road networks within the Village should be connected



as much as possible however maintaining a subtle sense of hierarchy for separation of primary commercial traffic from primary residential traffic.

The street network and building facades should lend themselves to a pedestrian orientation. Meaning that they should be comfortable to walk along and visually interesting. Wider sidewalks, street trees and landscaping as well as street furniture, awnings and architectural guidelines are required for each village. Additionally



upper story uses are encouraged for each commercial area. Step backs for taller buildings are required if they interfere with the pedestrian security of the streetscape. A maximum height of 4 stories or 50 feet whichever is lesser shall be maintained for commercial buildings.

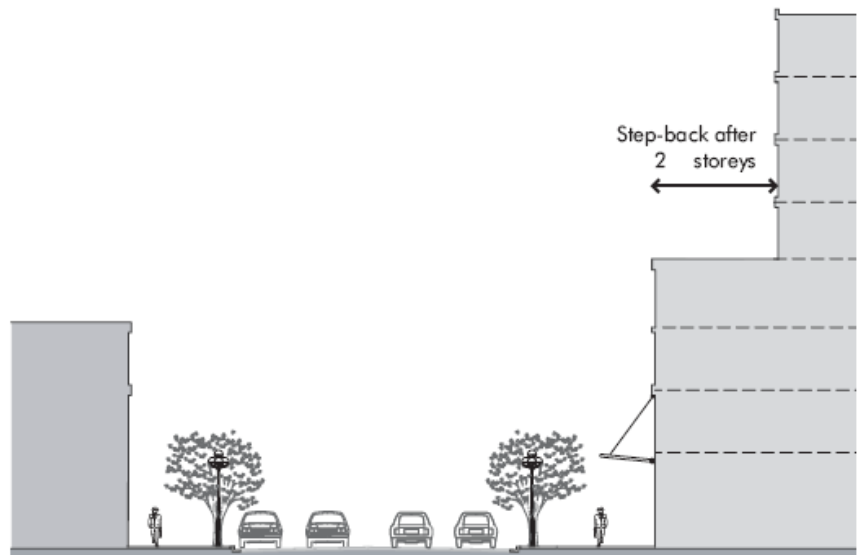
Mixed Use Villages should be somewhat balanced in terms of jobs-housing needs. Considering that Dawson County is a suburb to the Atlanta market it is unrealistic to assume that all workers within the village will be employed in the core area. However, keeping in mind that there is an average of 1.5 workers per household, Mixed Use Villages should attempt to capture at least 25% of that employment in order to reduce traffic congestion and eliminate as many trips as possible. This equates to between 525 and 1050 persons. Not everyone who works in a center will live there, but providing a quantitative balance between the on-site housing and employment helps



Freshfield Village, Kiawah, SC

provide greater opportunities for persons to live and work within the center. Assuming 300

square feet per worker average, there is a need for a minimum of 150,000 square feet of building space devoted to employment. Because a pedestrian scale and close connection among buildings is desirable, no individual user should occupy more than 50,000 square feet of floor area and the maximum commercial area shall be no more than 250,000. The 250,000 square feet of nonresidential space includes civic-institutional



Adapted from City of Burlington, Downtown Urban Development Guidelines

uses in addition to employment uses. A variety

of housing types must be provided in order to meet the seamless transition, and employment requirements of the village. A consistent character shall be maintained in the varied housing alternatives via the master plan and binding architectural guidelines. These types are flexible however include, living quarters above retail/office spaces, townhouses, condominiums, apartments and single family homes of various sizes and styles. No multi-family residential building may be more than 3 stories or 35 feet in height whichever is lesser.

Sufficient space must be provided within the village to protect existing environmental features and vistas as well as for plazas, greens, and parks and recreation. A minimum of 30 percent of the total land area is required to be designated as open space or green space.

A wide range in acreage is provided in the table below, because the size of the village can vary based on many different characteristics of development, including the mix of land uses, the intensity of development, and the spatial form that development takes within the core.



Land Use	Description	Number of Units or Square Footage	Density or Intensity	General Range of Land Area Needed (acres)	Range of % Total Land Area in Activity Center
Detached (cluster) homes	Fee-simple lots	0-1500 units	2.8 units per acre overall	158-340	32-34%
Townhouses/attached condominiums	Freestanding	200-1000 units	2.8 units per acre overall	25-125	5-13%
Apartments/condominiums, 650 – 1850 square feet per unit, 1250 square feet average	2 nd & 3 rd floors of mixed-use buildings	100-300 units	125,000-375,000 square feet	Included with employment	
Employment uses: Office, retail, service, restaurants, civic, institutional	In mixed-use building or freestanding	150,000 - 250,000 square feet		7-20	1-2%
Parking structure(s) for employment uses and apartments/condominiums	65%-100% of spaces for	815-2080 spaces	1 per 300 square feet	10-25	2%-3%
Landscaping, parks, recreation, open space	30% of Total			150-300	30%
Miscellaneous	10% of total			50-100	10%
Roads	20% of total			100-200	20%
TOTAL (acres)				500-1000	100%

This document is not intended to completely define the Village or its plan, but will set out the framework for that zoning district and future master planning efforts. Development of each village must be phased so that within the first phases both residential and nonresidential spaces are provided at the same time, as opposed to one or the other being built first. The appropriate phasing of other land uses mix depends on market conditions at the time of development and therefore is not specified here.



Overlay Districts

In addition to the Future Land Use categories employed here Dawson County is also utilizing overlay regulations to shape certain development conditions. Overlay districts do not govern the uses within but instead serve as a complementary set of guidelines or standards for development in certain areas. Dawson County is showing these here both for the benefit of readers and potential developers within the area and to show how these districts work within the framework of the comprehensive development strategy.

Georgia 400 Overlay District (North and South)

This overlay district, which is divided into northern and southern portions each with its own character, was previously established by amendment to the 2010 Comprehensive Plan. Regulations and guidelines were prepared and adopted by the County in 2000. This district is designed to retain the commercial and light industrial viability of the GA 400 corridor as the County's main economic engine, but also to ensure land use in the area is efficiently designed and adheres to the development standards defined in the County ordinances.

State Route 53 Overlay (Proposed)

SR 53 is a primary arterial connecting Dawsonville to GA 400 and, eventually, to Gainesville. It is the primary roadway for east-west commercial traffic that is in GDOT's long-term plan's to widen to 2+ lanes each way. Dawson County and Dawsonville should establish a pair of overlays for this corridor that preserve the travel capacity on either side of GA 400, and for the section between GA 400 and the City should consider guidelines that preserve the roadway as a gateway corridor with design, landscaping, and signage standards that help distinguish the corridor from conventional highway commercial areas.

State Vital Areas

This consists of resource protection districts established pursuant to environmental planning criteria of the Georgia Department of Natural Resources. Of the natural conditions listed under the DNR criteria, those listed below can be found within Dawson County, so this overlay district is used to recognize the general locations of each. Properties within this overlay should be reviewed for the presence of one or more of the State Vital Areas (listed below) and development should comply with the guidelines directed by the State to protect these natural resources.

Water Supply Watershed Protection

It establishes buffer requirements, impervious surface setbacks, and overall impervious surface limitations for watersheds (for more information, see the natural resources element of the comprehensive plan). This district establishes protection criteria which apply upstream of the Etowah Water and Sewer Authority's intake on the Etowah River (just below Georgia 53). Dawson County has adopted regulations to implement the state's environmental planning criteria for water supply watersheds.



Groundwater Recharge Area

One Groundwater Recharge Area is located within Dawson County – a long, narrow area straddling the Forsyth County-Dawson County line west of Georgia 9. Within this area, lot sizes are established for on-site septic use to ensure that groundwater is not adversely affected. For more information, see the Natural Resources element of the Comprehensive Plan. Dawson County has adopted regulations to implement the state environmental planning criteria for the protection of groundwater recharge areas.

River Corridor Protection

The Etowah River, which reaches the regulatory threshold of 400 cubic feet per second (cfs) below Georgia 9, is subject to these rules which establish a minimum two-acre lot size and a 100-foot buffer on both sides of the river. While not required by state rules, the land use element update establishes the entire river in Dawson County as “protected” given the sensitivity of this corridor with regard to habitat for sensitive or endangered species. In addition, the future land use plan designates the west side of the Etowah River as an agricultural belt. The County has adopted regulations to implement the environmental planning criteria for river protection required.

Wetlands Protection

The state criteria do not specify regulations to be adopted, but they require Wetlands to be identified (see Natural Resources element of the Comprehensive Plan) and the impacts of the land use plan on Wetlands be identified. Dawson County has adopted regulations to implement wetlands protection.

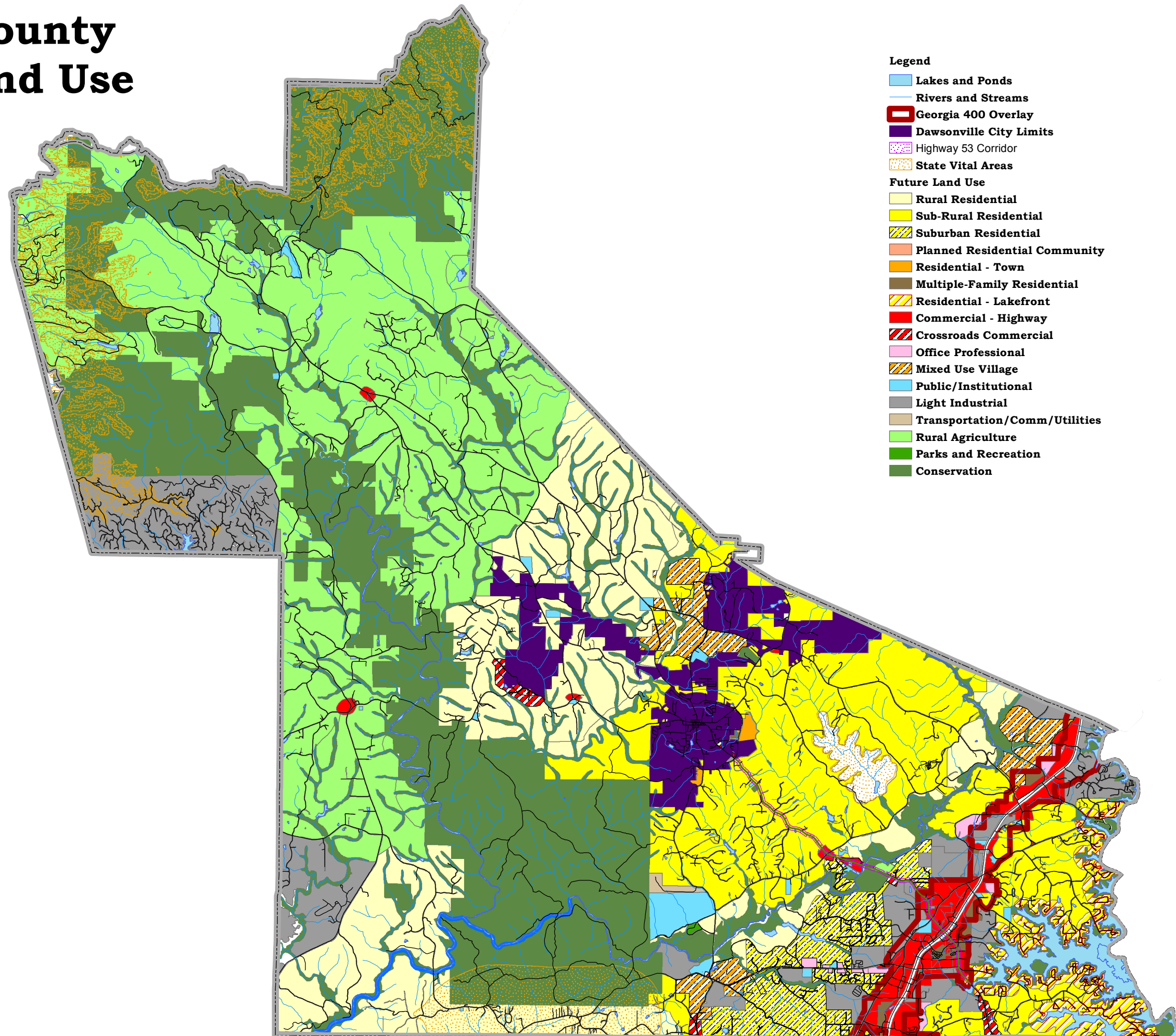
Mountain Protection

This overlay district applies to land areas with an elevation of 2,200 or more, and with slopes of 25 percent or more, including ridges and crests above. Generally, such areas are found mostly within national forest lands. Development criteria place limits on building heights, establish lot size minimums and multi-family density maximums, and require reforestation and landscaping plans in some instances. Dawson County has adopted regulations to implement these state environmental planning criteria.

Hillside and Steep Slope Protection

While not an overlay district per se, this section is intended to recognize the potential threats posed by development on steep slopes with regard to public safety, environmental protection, and the aesthetic character of the county. A significant portion of northern Dawson County contains steep slopes. The county is currently drafting regulations for hillside and steep slope protection. A slope map will serve as a de-facto overlay district, within which certain development regulations apply.

Dawson County Future Land Use



Legend

- Lakes and Ponds
- Rivers and Streams
- Georgia 400 Overlay
- Dawsonville City Limits
- Highway 53 Corridor
- State Vital Areas
- Future Land Use**
- Rural Residential
- Sub-Rural Residential
- Suburban Residential
- Planned Residential Community
- Residential - Town
- Multiple-Family Residential
- Residential - Lakefront
- Commercial - Highway
- Crossroads Commercial
- Office Professional
- Mixed Use Village
- Public/Institutional
- Light Industrial
- Transportation/Comm/Utilities
- Rural Agriculture
- Parks and Recreation
- Conservation





IMPLEMENTATION PROGRAM

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 realize the community's goals. Identifying these items helps the community organize their actions

Because Dawson County employs an Impact fee ordinance they have a Capital Improvement Element that is updated every year. This includes their financial reports, the required capital improvement schedule, and the Community Work Program. For Dawson County, this update was originally produced in conjunction with an independent consultant, Ross and Associates, and is presented here in full as an appendix.

Policies, Long-Term Activities and Ongoing Programs

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.

In addition, 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.

The following items have been identified as policies, general objections and directions for Dawson County that will be used as guidelines for general, long-term practices for the respective government.

*Note: Identifying numbers, if applicable, corresponds to the item as referenced in the Needs and Opportunities section or Implementation Strategies for **Future Land Use** categories.*

7. Maintain State Environmental Planning Criteria
8. Support the Upper Chattahoochee Riverkeeper and Upper Etowah River Alliance
9. Support the Friends of Amicalola Falls, Appalachian Trail Conservancy, and other natural resource advocates.
12. Seek to concentrate development around existing urbanized areas.
30. Sustain and expand network of regional economic development partners; Convene regular meetings
31. Continue to support economic development through partnership with Development Authority of Dawson County, Industrial Building Authority of Dawson County, Dawson County Chamber of Commerce, and the Joint Development Authority of Lumpkin, White, Dawson Counties.
32. Implement 2050 Master Plan for water and sewer
33. Utilize SPLOST (and comparable measures) to support investment in infrastructure
36. Include review of Comprehensive Plan in site location studies for all new County facilities



43. Maintain participation with North Georgia Water Partnership
44. Replace vehicles in accordance with Fire Department Assessment (See CIE)
 - Continue to support the School Board and local post-secondary education institutions
 - Work with the Army Corps of Engineers and Georgia DNR to maintain the integrity and capacity of Lake Lanier

Community Work Program

The third forward-thinking element of the Implementation Program is the Community 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.



Action	2019	2020	2021	2022	2023	Responsible Agency	Projected Cost	Funding Options
Impact Fee Eligible Projects								
Library Services								
Purchase collection materials	X	X	X	X	X	Dawson Co. Library	\$195,503	99.5% impact fees; SPLOST
Parks & Recreation								
Acquire park land						Parks & Rec. Dept.	\$800,000	84.76% impact fees; SPLOST
Senior Rec Center						Senior Services	\$401,251	100% impact fees
Law Enforcement								
New Jail						Sherriff's Office	\$45,715.05	100% impact fees
Fire Protection								
Purchase fire engine for Stn 4						Emergency Services	\$400,000	100% impact fees
Purchase medic vehicle for Stn 4						Emergency Services	\$250,000	100% impact fees
Purchase medic vehicle for Stn 5						Emergency Services	\$250,000	100% impact fees
Purchase fire engine for Stn. 10						Emergency Services	\$400,000	100% impact fees
Purchase tender for Stn. 10						Emergency Services	\$300,000	100% impact fees
Install fire hydrants	X	X	X	X	X	Etowah Water and Sewer Authority	\$237,900	100% impact fees
Road Improvements								
Kelly Bridge Road, full depth reclamation and widening both lanes	X					Public Works	\$2,200,000	44.68% impact fees; SPLOST
Lumpkin Campground Road, lane addition and lane widening		X				Public Works	\$4,000,000	44.68% impact fees; SPLOST
Red Rider Road, right-of-way acquisition and road widening		X				Public Works	\$1,200,000	44.68% impact fees; SPLOST
Sweetwater Juno Road, road widening and resurfacing		X				Public Works	\$1,300,000	44.68% impact fees; SPLOST
Couch Road, road widening and resurfacing			X			Public Works	\$3,500,000	44.68% impact fees; SPLOST
Grant Road East, up-grade dirt to pavement and road widening			X			Public Works	\$800,000	44.68% impact fees; SPLOST
Shoal Creek – Road & Bridge, replacement w/ additional lanes and weight limit increase			X			Public Works	\$2,500,000	44.68% impact fees; SPLOST
Amicalola River – Goshen Church Bridge, replacement w/ additional lanes and weight limit increase				X		Public Works	\$1,500,000	44.68% impact fees; SPLOST



Whitmire Drive West, add third (center turn) lane.				X	Public Works	\$800,000	44.68% impact fees; SPLOST
Transportation Plan	X	X	X		Public Works	NA	Prepared by staff
Update impact fee Capital Improvements Element with road improvements			X	X	Public Works	TBD	General Fund
Items from Needs and Opportunities Section							
1. Update long-term water and sewer plans		X			Etowah Water and Sewer Authority	\$10,000	General Fund; Grants & Loans
2. Develop road improvement plan	X				Public Works	\$5,000	General Fund; GDOT
3. Revise facility and vehicle assessment for fire depts. and law enforcement.	X				Planning Dept.	\$5,000	General Fund; DCA
4. Update Parks and Recreation Master Plan			X		Parks & Rec. Dept.	\$5,000	General Fund; DCA
5. Update Future Development Strategy				X	Planning Dept.	\$1,000	General Fund; DCA
6. Adopt conservation design subdivision regulations	X				Planning Dept.	\$1,000	General Fund; DCA
10. Survey county to identify prime agricultural areas	X				Planning Dept.	\$1,000	General Fund
11. Establish policy to protect prime agricultural areas from urban scale utilities.		X			Planning Dept.	\$1,000	General Fund
13. Develop/Obtain reference material for architectural design guidelines to promote desired forms among developers.	X				Planning Dept.	\$1,000	General Fund
14. Survey code enforcement performance	X				Planning Dept.	\$3,000	General Fund
15. Hold workshop to review code enforcement practices	X				Planning Dept.	NA	NA
16. Initialize annual report on code enforcement, tracking site visits and violations.		X			Planning Dept.	NA	NA
17. Identify resources to assist homeowners with property revitalization		X			Planning Dept.	\$1,000	General Fund
18. Develop preferred design elements for County and School Board facilities		X			Planning Dept.	\$1,000	General Fund
19. Develop/ Obtain a market study for senior housing in Dawson Area		X			Planning Dept.	\$3,000	General Fund
20. Identify target sites best suited for senior housing (based on market study)			X		Planning Dept.	NA	NA
21. Convene forum with builders and banks to discuss entry level housing	X				Planning Dept.	\$1,000	General Fund



22. Convene forum with builders and banks to discuss entry level housing	X				Planning Dept.	\$1,000	General Fund
23. Identify resources to assist homeowners with property revitalization		X			Planning Dept.	\$1,000	General Fund; DCA
24. Survey realtors re: potential for high-end housing in Dawson	X				Planning Dept.	\$1,000	General Fund
25. Develop freight traffic study for the county		X			Planning Dept.	\$10,000	General Fund; GDOT
26. Develop conceptual site plans and funding options for spec industrial parks		X			Planning Dept.	\$10,000	General Fund
27. Develop target industry recruitment strategy in conjunction with Development Authority		X			Planning Dept.	\$5,000	General Fund
28. Develop Broadband and Telecom Plan Utility		X			Planning Dept.	\$5,000	General Fund
29. Develop inventory of regional assets; Create marketing tool promoting same.	X				Dev. Authority	\$1,000	General Fund
34. Identify/establish a fiscal standard or benchmark for County operations; Promote County performance	X				Administration	NA	NA
35. Establish long-term capital improvement budgets for all departments	X				Administration	\$3,000	General Fund
37. Develop catalog of funding resources for capital improvement projects	X				Administration	\$1,000	General Fund
38. Report outlining Lake Lanier park opportunities with Army Corps of Engineers.		X			Planning Dept.	\$10,000	General Fund
39. Survey identifying potential properties or target areas for parks/ aquatic facility.	X				Parks & Rec. Dept.	\$3,000	General Fund
40. Seek funding to increase staff & vehicles		X			Administration	TBD	General Fund; Grants & Loans
41. Develop preferred specs and budget for indoor aquatic facility		X			Parks & Rec. Dept.	\$3,000	General Fund
42. Complete the Russell Creek Reservoir, water treatment plant expansion and water reclamation facility expansion		X			Etowah Water and Sewer Authority	TBD	TBD
45. Upgrade radio and communications equipment		X			Emergency Services	\$100,000	General Fund; Grants & Loans



- Develop Greenspace Master Plan
- Develop Bike/Pedestrian/Greenways Master Plan
- Adopt conservation subdivision regulations
- Adopt Best Management Practices (BMP) for stormwater run-off
- Adopt regulations for Scenic Corridors
- Adopt Georgia 53 Corridor Overlay
- Adopt a gateway and signage master plan for planned communities
- Adopt a circulation master plan that defines how the street, sidewalk, and path network will look and how it will connect to surrounding neighborhoods
- Update county's regulations to require interconnected streets, parking, driveways, sidewalks, greenways, and trails for planned communities
- Adopt a policy framework to prevent encroachment of inappropriate automobile-oriented development that would adversely affect the quality of life and public realm
- Adopt Best Mgmt Practices to protect water quality from stormwater runoff and sedimentation
- Investigate establishing a local government stormwater utility
- Implement strategies, studies, and plans that call for water quality protection on a regional basis (i.e., all counties in the Lake Lanier basin)
- Set specific time frames for adding additional staff (e.g., water quality engineer) to implement water quality enhancement projects and enforce water quality standards during the development plans review process
- Adopt Traditional Neighborhood Development ordinance
- Adopt a policy framework to prevent encroachment of inappropriate automobile-oriented development that would adversely affect the quality of life and public realm
- Adopt a collector street plan
- Adopt sidewalk requirements
- Update traffic study requirements
- Develop an Access Management Plan for the Cultural mixed Use corridor
- Adopt ordinance for shared parking, inter-parcel access and driveway requirements
- Adopt Campus Style Business Park zoning district
- Adopt Urban Activity Center zoning district
- Create an access management and driveway control master plan for corridors that allow signalized intersections every 600 to 1,200 feet without intervening curb cuts
- Adopt Scenic Corridor Overlay zoning
- Adopt Best Management Practices (BMP) for addressing storm water run-off
- Adopt a policy framework to prevent encroachment of inappropriate automobile-oriented development that would adversely affect the quality of life and public realm
- Designate historic and scenic corridors, and provide for a thorough impact assessment process in these designated areas
- Update development regulations to address drainage and impervious surface requirements



APPENDICES

County Data Sheet

Area Labor Profile for Dawson County

Summary of Comprehensive Plan Survey Results

Committee/ Public Forum Sign-in Sheets



DAWSON COUNTY, GA

Where Quality of Life Matters

County Data Sheet



Georgia Mountains Regional Commission

DAWSON COUNTY, GEORGIA

TOTAL POPULATION

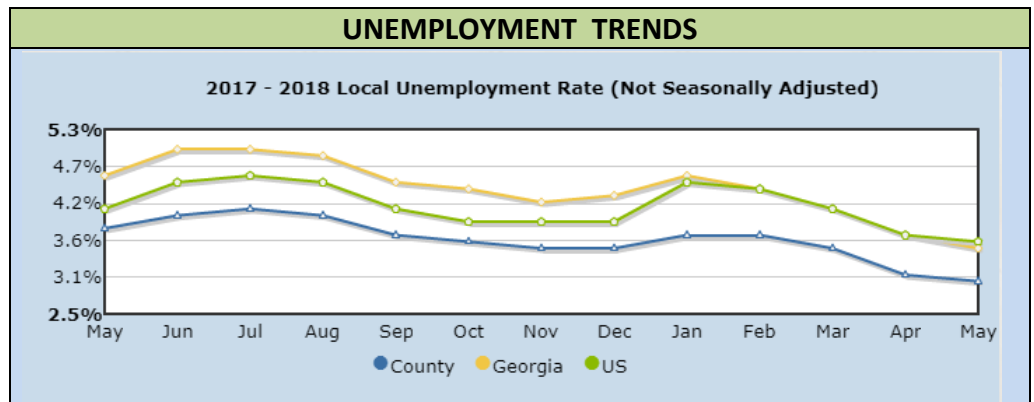
	2010	2016	CHANGE		AGE DISTRIBUTION	
			#	%	2016	
Georgia	9,713,521	10,310,371	596,850	6.1%	< 18 yo	21.4%
GMRC Region	601,216	670,327	69,111	11.5%	18-64	60.4%
Dawson County	22,287	23,604	1,317	5.9%	65+	18.2%
Dawsonville city	2,383	2,634	251	10.5%		
Balance of Dawson Co.	19,904	20,970	1,066	5.4%		

MINIMAL EDUCATION

Adults age 25+ - 2016

< 9 th Grade	4.5%
9 th – 12 th	9.0%
HS Graduate	29.0%
Some College	21.9%
Assoc. Degree	5.7%
Bach. Degree	19.2%
Grad. Degree	10.6%

UNEMPLOYMENT TRENDS



COMMUTING PATTERNS - 2010

Origination of Dawson Co. Employees			Destination of Dawson Co. Residents		
Origin		Share	Destination		Share
Dawson Co.	GA	48.1%	Dawson Co.	GA	36.2%
Lumpkin Co.	GA	16.4%	Forsyth Co.	GA	24.5%
Forsyth Co.	GA	12.8%	Fulton Co.	GA	12.2%
Hall Co.	GA	9.6%	Hall Co.	GA	7.0%
Fulton Co.	GA	3.1%	Gwinnett Co.	GA	6.1%
White Co.	GA	2.7%	Lumpkin Co.	GA	5.3%
Gwinnett Co.	GA	1.8%	Pickens Co.	GA	1.6%
Cherokee Co.	GA	1.7%	Cobb Co.	GA	1.5%
Pickens Co.	GA	1.0%	DeKalb Co.	GA	1.4%
Other		3.0%	Other		4.3%
Total Trips		7,583	Total Trips		10,071

Demographic data courtesy of the US Bureau of the Census
 Unemployment Rate courtesy Georgia Department of Labor



DAWSON COUNTY, GA

Where Quality of Life Matters

Area Labor Profile for Dawson County





Area Labor Profile

Dawson

County



Updated: Jun 2018

Labor Force Activity - 2017

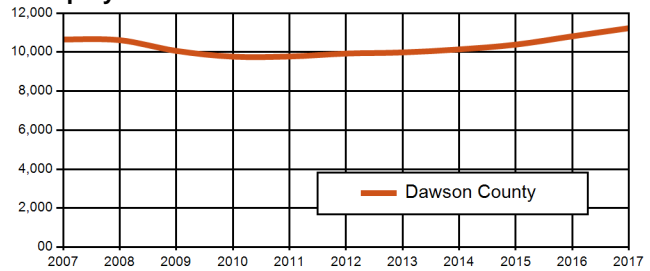
2017 ANNUAL AVERAGES

	Labor Force	Employed	Unemployed	Rate
Dawson	11,688	11,231	457	3.9%
Cherokee	129,987	125,131	4,856	3.7%
Fannin	11,006	10,481	525	4.8%
Forsyth	114,728	110,421	4,307	3.8%
Gilmer	11,988	11,387	601	5.0%
Hall	100,338	96,413	3,925	3.9%
Lumpkin	16,756	16,083	673	4.0%
Pickens	14,857	14,220	637	4.3%
Dawson Area	411,348	395,367	15,981	3.9%
Georgia	5,061,399	4,821,622	239,777	4.7%
United States	160,320,000	153,337,000	6,982,000	4.4%

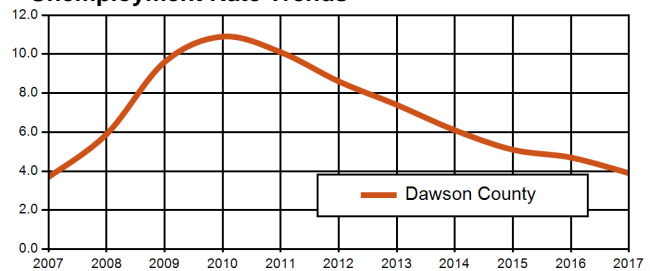
Note: This series reflects the latest information available. Labor Force includes residents of the county who are employed or actively seeking employment.

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

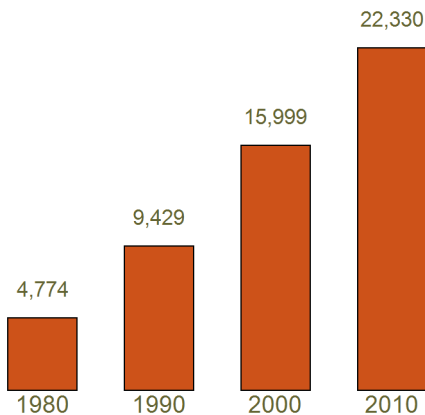
Employment Trends



Unemployment Rate Trends



Population Estimates



Population

	2010 Census	2017 Rank	2017 Estimate	% Change 2000-2017	2025 Projected*	% Change 2010-2025
Dawson	22,330	76	24,379	9.2	27,977	25.3
City of Dawsonville	2,536					
Dawson Area	703,242		819,711	16.6	963,039	36.9
Georgia	9,687,653		10,429,379	7.7	11,538,707	19.1
United States	308,745,538		325,719,178	5.5	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

Auxiliary 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 - annual averages of 2017

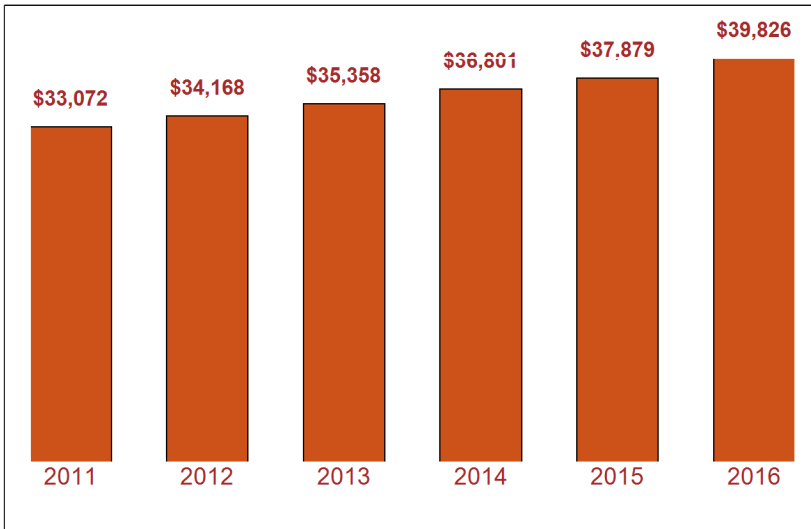
INDUSTRY	Dawson				Dawson Area			
	NUMBER OF FIRMS	EMPLOYMENT		WEEKLY WAGE	NUMBER OF FIRMS	EMPLOYMENT		WEEKLY WAGE
		NUMBER	PERCENT			NUMBER	PERCENT	
Goods-Producing	95	1,244	13.8	808	3,101	54,741	21.5	941
Agriculture, Forestry, Fishing and Hunting	7	18	0.2	508	90	632	0.2	664
Mining, Quarrying, and Oil and Gas Extraction	0	0	0.0	0	16	452	0.2	1,434
Construction	64	231	2.6	877	2,138	16,680	6.6	1,045
Manufacturing	24	995	11.0	798	857	36,978	14.5	893
Food	3	*	*	*	83	15,189	6.0	697
Beverage and Tobacco Product	1	*	*	*	25	494	0.2	848
Printing and Related Support Activities	1	*	*	*	57	1,267	0.5	1,023
Chemical	1	*	*	*	51	1,417	0.6	1,220
Plastics and Rubber Products	2	*	*	*	36	1,786	0.7	840
Nonmetallic Mineral Product	5	36	0.4	692	59	635	0.2	973
Fabricated Metal Product	8	328	3.6	904	127	3,088	1.2	1,076
Furniture and Related Product	1	*	*	*	52	706	0.3	907
Miscellaneous	2	*	*	*	87	1,292	0.5	916
Leather and Allied Product	0	0	0.0	0	3	35	0.0	941
Petroleum and Coal Products	0	0	0.0	0	5	21	0.0	1,103
Paper	0	0	0.0	0	5	84	0.0	847
Apparel	0	0	0.0	0	8	291	0.1	1,003
Textile Mills	0	0	0.0	0	10	481	0.2	778
Primary Metal	0	0	0.0	0	10	1,101	0.4	1,088
Electrical Equipment, Appliance, and Component	0	0	0.0	0	22	1,099	0.4	1,210
Transportation Equipment	0	0	0.0	0	31	2,275	0.9	948
Textile Product Mills	0	0	0.0	0	36	506	0.2	688
Computer and Electronic Product	0	0	0.0	0	41	1,532	0.6	1,499
Wood Product	0	0	0.0	0	49	1,048	0.4	682
Machinery	0	0	0.0	0	60	2,636	1.0	1,096
Service-Providing	536	6,551	72.5	495	15,425	165,941	65.3	826
Utilities	2	*	*	*	26	810	0.3	1,502
Wholesale Trade	27	160	1.8	747	1,335	12,887	5.1	1,343
Retail Trade	175	3,332	36.9	411	2,181	35,460	13.9	531
Transportation and Warehousing	12	35	0.4	872	397	4,800	1.9	943
Information	6	43	0.5	532	259	2,365	0.9	1,290
Finance and Insurance	29	154	1.7	1,092	1,056	6,267	2.5	1,276
Real Estate and Rental and Leasing	24	121	1.3	781	807	2,474	1.0	865
Professional, Scientific, and Technical Services	56	152	1.7	849	2,590	11,629	4.6	1,335
Management of Companies and Enterprises	1	*	*	*	67	1,492	0.6	1,825
Administrative and Support and Waste Management and Remediation Services	31	193	2.1	547	1,152	15,532	6.1	692
Educational Services	4	*	*	*	225	2,671	1.1	606
Health Care and Social Assistance	54	681	7.5	860	1,765	32,214	12.7	997
Arts, Entertainment, and Recreation	13	159	1.8	417	289	3,715	1.5	1,599
Accommodation and Food Services	59	1,318	14.6	337	1,217	26,448	10.4	321
Other Services (except Public Administration)	43	190	2.1	501	1,155	6,398	2.5	613
Unclassified - industry not assigned	30	23	0.3	1,067	903	788	0.3	1,204
Total - Private Sector	661	7,818	86.5	546	18,526	220,682	86.8	855
Total - Government	23	1,218	13.5	681	425	33,613	13.2	807
Federal Government	1	43	0.5	909	59	1,317	0.5	1,149
State Government	10	183	2.0	641	141	4,877	1.9	764
Local Government	12	992	11.0	678	225	27,419	10.8	798
ALL INDUSTRIES	684	9,035	100.0	565	18,951	254,295	100.0	848
ALL INDUSTRIES - Georgia					274,910	4,346,073		1,003

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 annual averages of 2017.

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

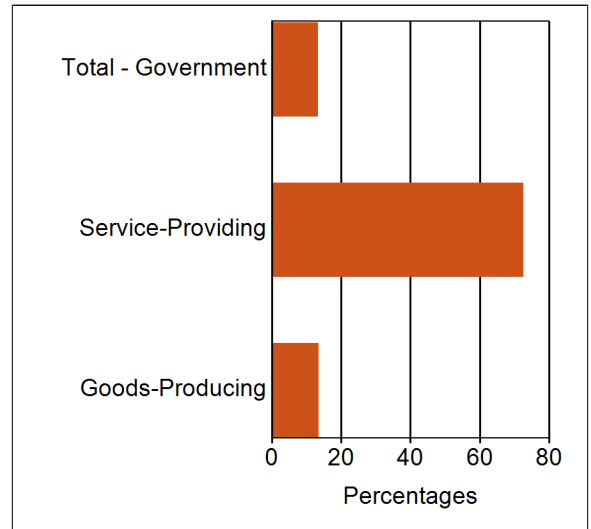
Dawson Per Capita Income

Source: U.S. Bureau of Economic Analysis



Dawson Industry Mix 2017

Source: See Industry Mix data on Page 2.



Top Ten Largest Employers - 2017*

Dawson

Btd Manufacturing, Inc.
 Caretenders Visiting Services
 Fort Dearborn Company
 Gold Creek Processing, LLC
 Michael Kors Retail, Inc.
 Publix Super Market, Inc.
 The Home Depot
 The Kroger Company
 Under Armour Retail, Inc.
 Walmart

*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 Fourth Quarter of 2017. Employers are listed alphabetically by area, not by the number of employees.

Source: Georgia Department of Labor

Dawson Area

Employer	COUNTY
Fieldale Farms Corporation	Hall
Kubota Manufacturing of America Corporation	Hall
Northeast Georgia Medical Center, Inc.	Hall
Northside Hospital	Forsyth
Northside Hospital	Cherokee
Pilgrim's Pride Corporation	Hall
Tyson Poultry, Inc.	Forsyth
University of North Georgia	Lumpkin
Victory Processing, LLC	Hall
Walmart	Cherokee

Education of the Labor Force

Dawson Area

PERCENT DISTRIBUTION BY AGE

	PERCENT OF TOTAL	PERCENT DISTRIBUTION BY AGE				
		18-24	25-34	35-44	45-64	65+
Elementary	6.5%	4.5%	7.6%	5.7%	4.6%	12.3%
Some High School	10.2%	19.6%	10.7%	7.8%	7.3%	13.3%
High School Grad/GED	28.1%	33.3%	25.9%	24.1%	28.9%	31.3%
Some College	21.9%	33.3%	22.0%	20.1%	21.4%	17.3%
College Grad 2 Yr	6.3%	3.3%	6.0%	6.9%	7.8%	4.1%
College Grad 4 Yr	19.0%	5.5%	20.9%	25.9%	20.0%	13.8%
Post Graduate Studies	8.0%	0.5%	6.9%	9.6%	9.9%	7.9%
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 - 2017



	PUBLIC SCHOOLS	PRIVATE SCHOOLS*	TOTAL
Cherokee	2,645	--	2,645
Dawson	247	--	247
Fannin	165	--	165
Forsyth	2,703	--	2,703
Gilmer	238	--	238
Hall	2,062	--	2,062
Lumpkin	222	--	222
Pickens	267	--	267
Dawson Area	8,549	--	8,549

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

* Private schools data is not available for 2017 from Georgia Independent School Association.

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

Colleges and Universities

Dawson Area

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.gsc.edu
Lanier Technical College	www.laniertech.edu
Oakwood Campus (Satellite campus of Lanier Technical College)	www.laniertech.edu

Cherokee

Canton Campus (Satellite campus of Chattahoochee Technical College)	www.chattahoocheetech.edu
Woodstock Campus (Satellite campus of Chattahoochee Technical College)	www.chattahoocheetech.edu
Reinhardt University	www.reinhardt.edu

Pickens

Appalachian Campus (Satellite campus of Chattahoochee Technical College)	www.chattahoocheetech.edu
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Forsyth

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

University of North Georgia	www.northgeorgia.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 - 2017*

PROGRAMS	TOTAL GRADUATES			PERCENT CHANGE	
	2015	2016	2017	2015-2016	2016-2017
Accounting Technology/Technician and Bookkeeping°	91	99	126	8.8	27.3
Administrative Assistant and Secretarial Science, General	18	20	25	11.1	25.0
Aesthetics/Esthetician and Skin Care Specialist°	20	36	31	80.0	-13.9

Technical College Graduates - 2017*

PROGRAMS	TOTAL GRADUATES			PERCENT CHANGE	
	2015	2016	2017	2015-2016	2016-2017
Allied Health and Medical Assisting Services, Other°	13	24	17	84.6	-29.2
Autobody/Collision and Repair Technology/Technician°	26	26	59	0.0	126.9
Automobile/Automotive Mechanics Technology/Technician°	89	253	182	184.3	-28.1
Business Administration and Management, General°	63	56	109	-11.1	94.6
CAD/CADD Drafting and/or Design Technology/Technician°	6	29	20	383.3	-31.0
Child Care and Support Services Management°	1	5	4	400.0	-20.0
Child Care Provider/Assistant°	81	135	105	66.7	-22.2
Clinical/Medical Laboratory Technician	5	3	1	-40.0	-66.7
Computer Installation and Repair Technology/Technician°	25	44	76	76.0	72.7
Cosmetology/Cosmetologist, General°	131	100	112	-23.7	12.0
Criminal Justice/Safety Studies°	41	46	43	12.2	-6.5
Data Entry/Microcomputer Applications, General°	24	19	69	-20.8	263.2
Data Processing and Data Processing Technology/Technician°	13	32	33	146.2	3.1
Dental Assisting/Assistant	14	14	9	0.0	-35.7
Design and Visual Communications, General°	12	24	26	100.0	8.3
Drafting and Design Technology/Technician, General°	6	24	29	300.0	20.8
Early Childhood Education and Teaching°	27	39	35	44.4	-10.3
Electrical and Power Transmission Installation/Installer, General°	14	10	16	-28.6	60.0
Electrician°	15	10	19	-33.3	90.0
Emergency Medical Technology/Technician (EMT Paramedic)°	59	130	144	120.3	10.8
Entrepreneurship/Entrepreneurial Studies°	5	3	11	-40.0	266.7
Fire Prevention and Safety Technology/Technician°	4	3	3	-25.0	0.0
Fire Science/Fire-fighting°	12	11	28	-8.3	154.5
Fire Services Administration	7	2	5	-71.4	150.0
Graphic Design°	1	12	13	1100.0	8.3
Health Services/Allied Health/Health Sciences, General°	20	83	75	315.0	-9.6
Heating, Air Conditioning, Ventilation and Refrigeration Maintenance Technology/°	29	38	54	31.0	42.1
Industrial Mechanics and Maintenance Technology°	62	99	127	59.7	28.3
Interior Design°	34	11	43	-67.6	290.9
Licensed Practical/Vocational Nurse Training	46	21	38	-54.3	81.0
Machine Shop Technology/Assistant°	38	40	54	5.3	35.0
Marketing/Marketing Management, General	6	6	9	0.0	50.0
Mechanic and Repair Technologies/Technicians, Other	5	1	6	-80.0	500.0
Medical Insurance Coding Specialist/Coder°	3	2	9	-33.3	350.0
Medical Office Assistant/Specialist°	17	8	10	-52.9	25.0
Medical Office Management/Administration	15	11	13	-26.7	18.2
Medical/Clinical Assistant	86	73	71	-15.1	-2.7

Technical College Graduates - 2017*

PROGRAMS	TOTAL GRADUATES			PERCENT CHANGE	
	2015	2016	2017	2015-2016	2016-2017
Network and System Administration/Administrator°	30	46	36	53.3	-21.7
Nursing Assistant/Aide and Patient Care Assistant/Aide°	117	54	28	-53.8	-48.1
Phlebotomy Technician/Phlebotomist°	13	15	18	15.4	20.0
Professional, Technical, Business, and Scientific Writing°	5	6	4	20.0	-33.3
Radiologic Technology/Science - Radiographer	13	13	19	0.0	46.2
Retailing and Retail Operations°	4	1	4	-75.0	300.0
Selling Skills and Sales Operations°	6	5	7	-16.7	40.0
Surgical Technology/Technologist	8	25	13	212.5	-48.0
Web Page, Digital/Multimedia and Information Resources Design°	2	13	8	550.0	-38.5
Welding Technology/Welder°	127	198	220	55.9	11.1

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 2015, 2016, and 2017.

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

Georgia Department of Labor Location(s)

Career Center(s)

2756 Atlanta Hwy

Gainsville, GA 30504

Phone: (770) 535 - 5484

Fax: (770) 531 - 5699

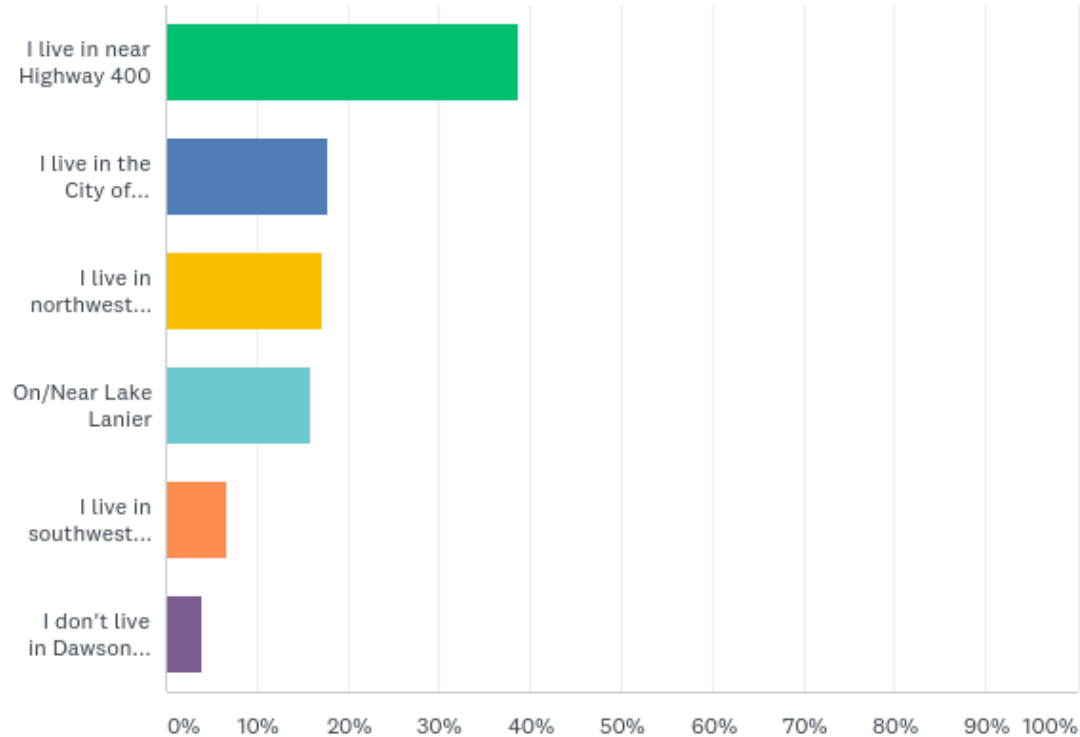
For copies of Area Labor Profiles, please visit our website at: <http://dol.georgia.gov> or contact Workforce Statistics & Economic Research, Georgia Department of Labor, 148 Andrew Young International Blvd N.E. Atlanta, GA. 30303-1751. Phone: 404-232-3875; Fax: 404-232-3888 or Email us at workforce_info@gdol.ga.gov



Summary of Comprehensive Plan Survey Results

Q1: In which part of Dawson County do you live?

Answered: 509 Skipped: 3



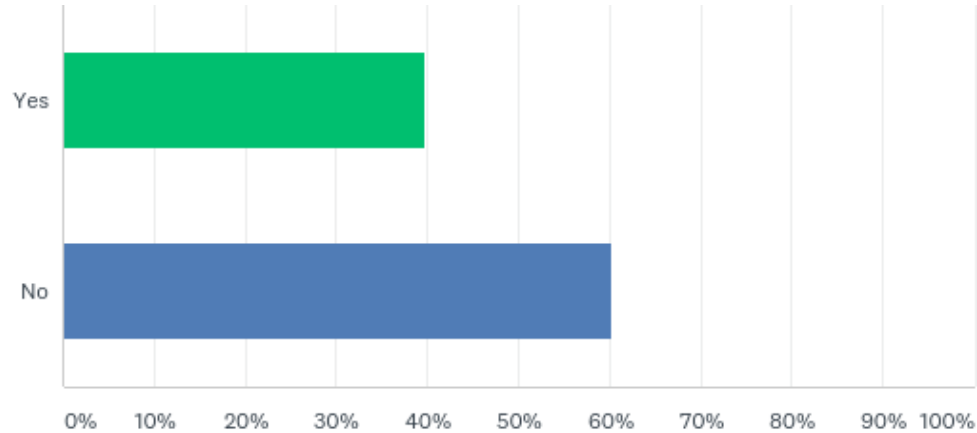
Q1: In which part of Dawson County do you live?

Answered: 509 Skipped: 3

ANSWER CHOICES	RESPONSES	
I live in near Highway 400	38.70%	197
I live in the City of Dawsonville	17.68%	90
I live in northwest Dawson County	17.09%	87
On/Near Lake Lanier	15.91%	81
I live in southwest Dawson County	6.68%	34
I don't live in Dawson County	3.93%	20
TOTAL		509

Q2: Does your household have any children under age 18?

Answered: 505 Skipped: 7



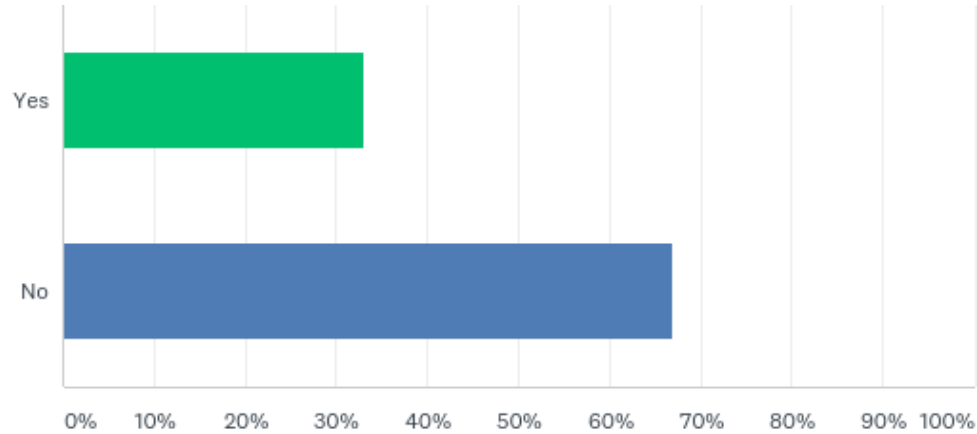
Q2: Does your household have any children under age 18?

Answered: 505 Skipped: 7

ANSWER CHOICES	RESPONSES	
Yes	39.80%	201
No	60.20%	304
TOTAL		505

Q3: Does your household have any seniors age 65 or older?

Answered: 508 Skipped: 4



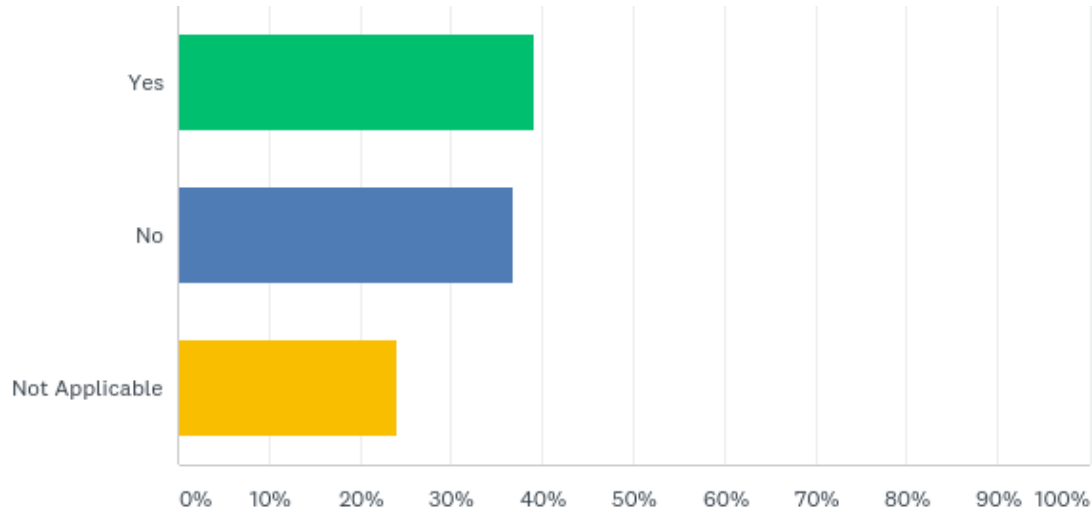
Q3: Does your household have any seniors age 65 or older?

Answered: 508 Skipped: 4

ANSWER CHOICES	RESPONSES	
Yes	33.07%	168
No	66.93%	340
TOTAL		508

Q4: Is your place of employment within Dawson County?

Answered: 510 Skipped: 2



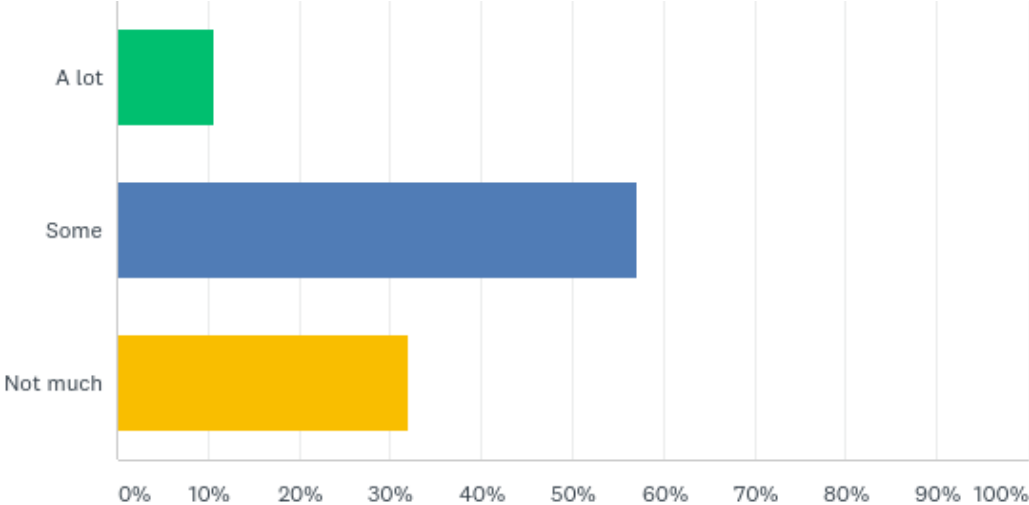
Q4: Is your place of employment within Dawson County?

Answered: 510 Skipped: 2

ANSWER CHOICES	RESPONSES	
Yes	39.02%	199
No	36.86%	188
Not Applicable	24.12%	123
TOTAL		510

Q5: How much new RESIDENTIAL development would you like to see come to Dawson County?

Answered: 511 Skipped: 1



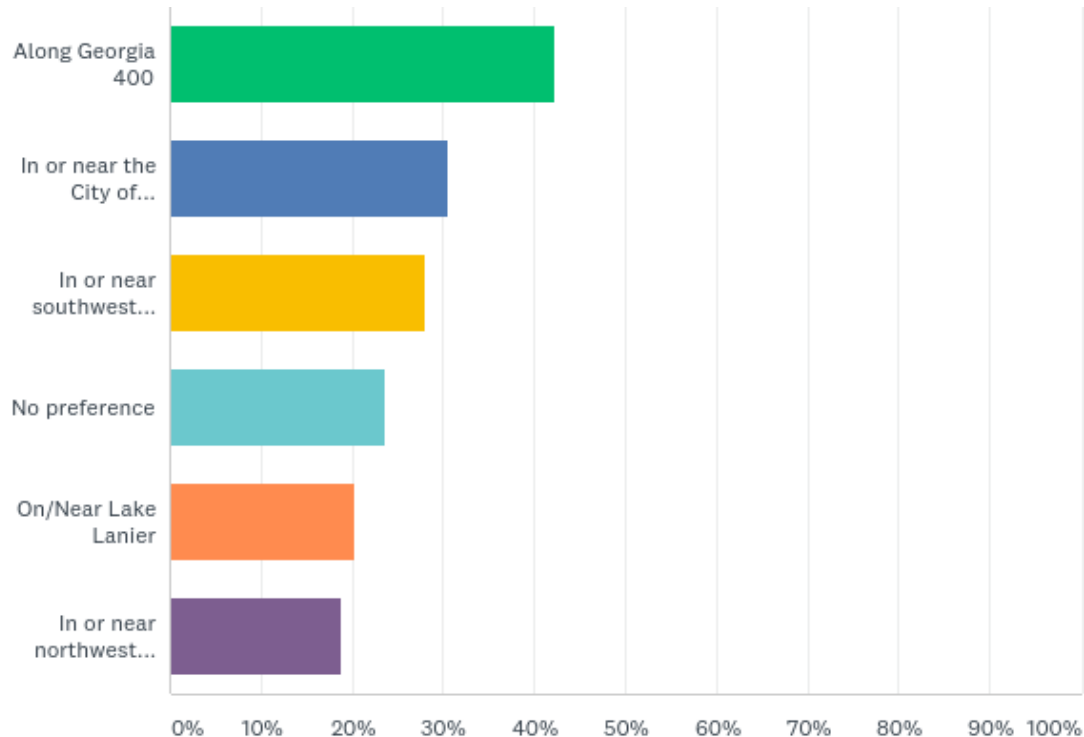
Q5: How much new RESIDENTIAL development would you like to see come to Dawson County?

Answered: 511 Skipped: 1

ANSWER CHOICES	RESPONSES	
A lot	10.76%	55
Some	57.14%	292
Not much	32.09%	164
TOTAL		511

Q6: If Dawson County can direct RESIDENTIAL growth to certain areas, which parts of the County should receive that growth?

Answered: 509 Skipped: 3



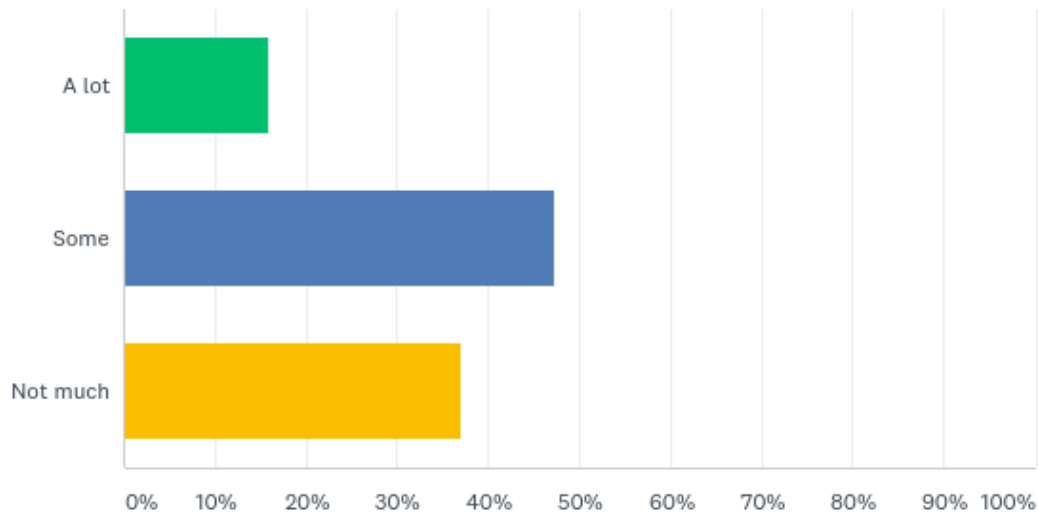
Q6: If Dawson County can direct RESIDENTIAL growth to certain areas, which parts of the County should receive that growth?

Answered: 509 Skipped: 3

ANSWER CHOICES	RESPONSES	
Along Georgia 400	42.24%	215
In or near the City of Dawsonville	30.65%	156
In or near southwest Dawson County	28.09%	143
No preference	23.58%	120
On/Near Lake Lanier	20.24%	103
In or near northwest Dawson County	18.86%	96
Total Respondents: 509		

Q7: How much new COMMERCIAL development would you like to see come to Dawson County?

Answered: 506 Skipped: 6



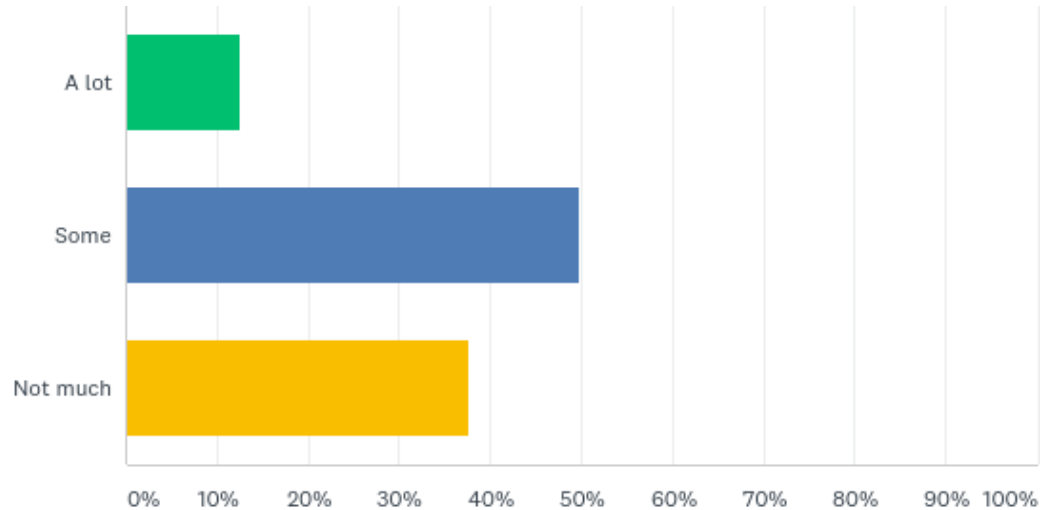
Q7: How much new COMMERCIAL development would you like to see come to Dawson County?

Answered: 506 Skipped: 6

ANSWER CHOICES	RESPONSES	
A lot	15.81%	80
Some	47.23%	239
Not much	36.96%	187
TOTAL		506

Q8: How much new INDUSTRIAL development would you like to see come to Dawson County?

Answered: 508 Skipped: 4



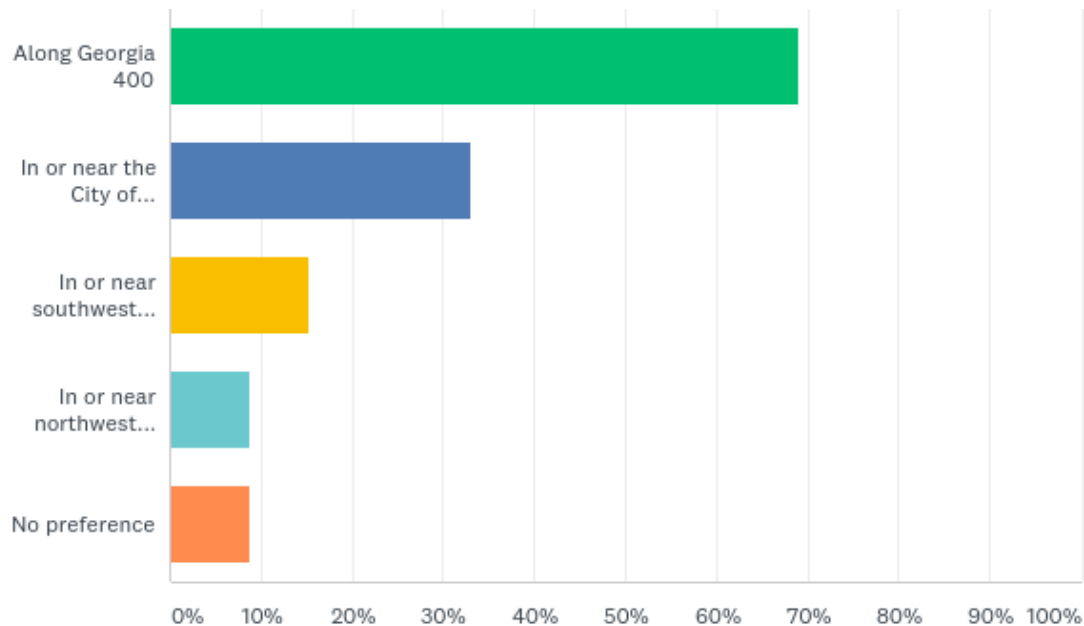
Q8: How much new INDUSTRIAL development would you like to see come to Dawson County?

Answered: 508 Skipped: 4

ANSWER CHOICES	RESPONSES	
A lot	12.60%	64
Some	49.80%	253
Not much	37.60%	191
TOTAL		508

Q9: If Dawson County can direct COMMERCIAL growth to certain areas, which parts of the County should receive that growth?

Answered: 508 Skipped: 4



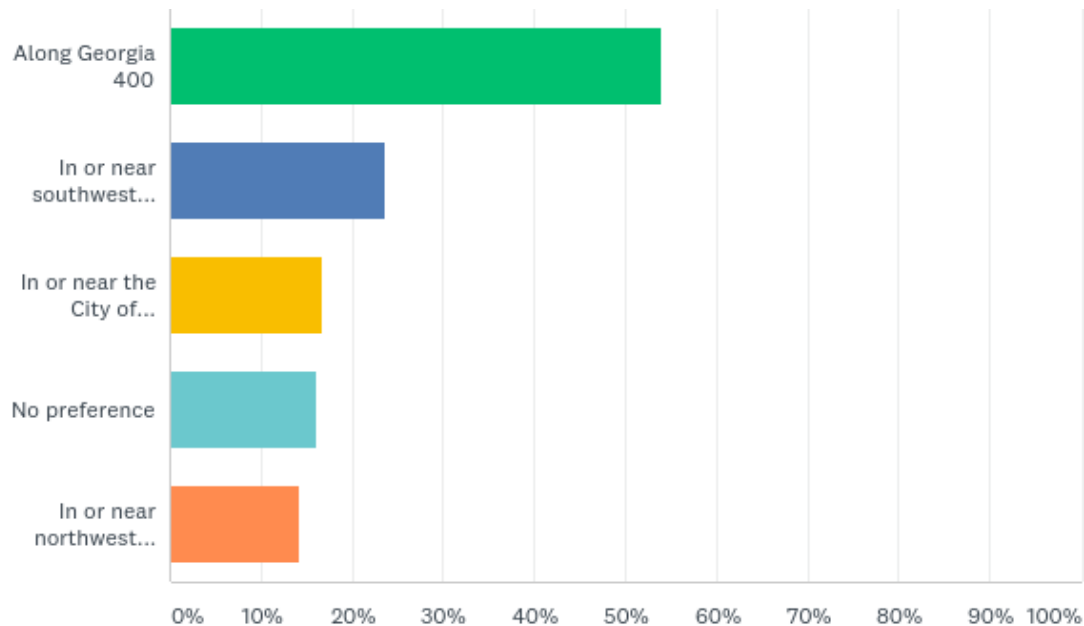
Q9: If Dawson County can direct COMMERCIAL growth to certain areas, which parts of the County should receive that growth?

Answered: 508 Skipped: 4

ANSWER CHOICES	RESPONSES	
Along Georgia 400	69.09%	351
In or near the City of Dawsonville	33.07%	168
In or near southwest Dawson County	15.35%	78
In or near northwest Dawson County	8.86%	45
No preference	8.86%	45
Total Respondents: 508		

Q10: If Dawson County can direct INDUSTRIAL growth to certain areas, which parts of the County should receive that growth?

Answered: 505 Skipped: 7



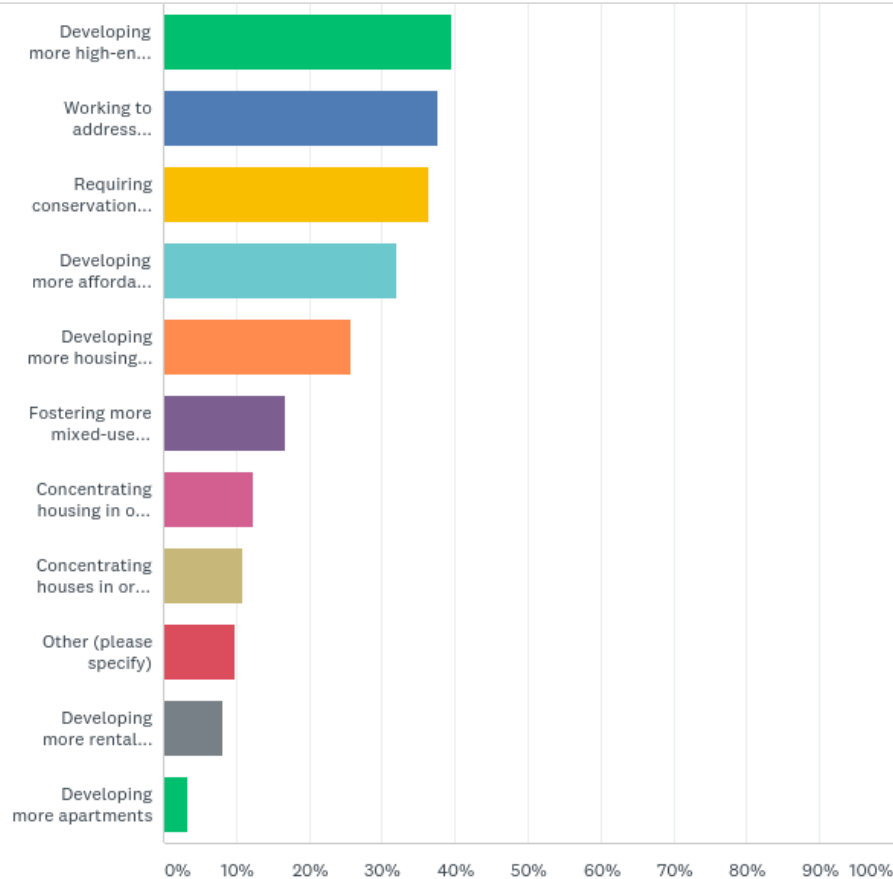
Q10: If Dawson County can direct INDUSTRIAL growth to certain areas, which parts of the County should receive that growth?

Answered: 505 Skipped: 7

ANSWER CHOICES	RESPONSES	
Along Georgia 400	54.06%	273
In or near southwest Dawson County	23.56%	119
In or near the City of Dawsonville	16.63%	84
No preference	16.04%	81
In or near northwest Dawson County	14.26%	72
Total Respondents: 505		

Q11: Our top two priorities with regard to housing should be...

Answered: 511 Skipped: 1



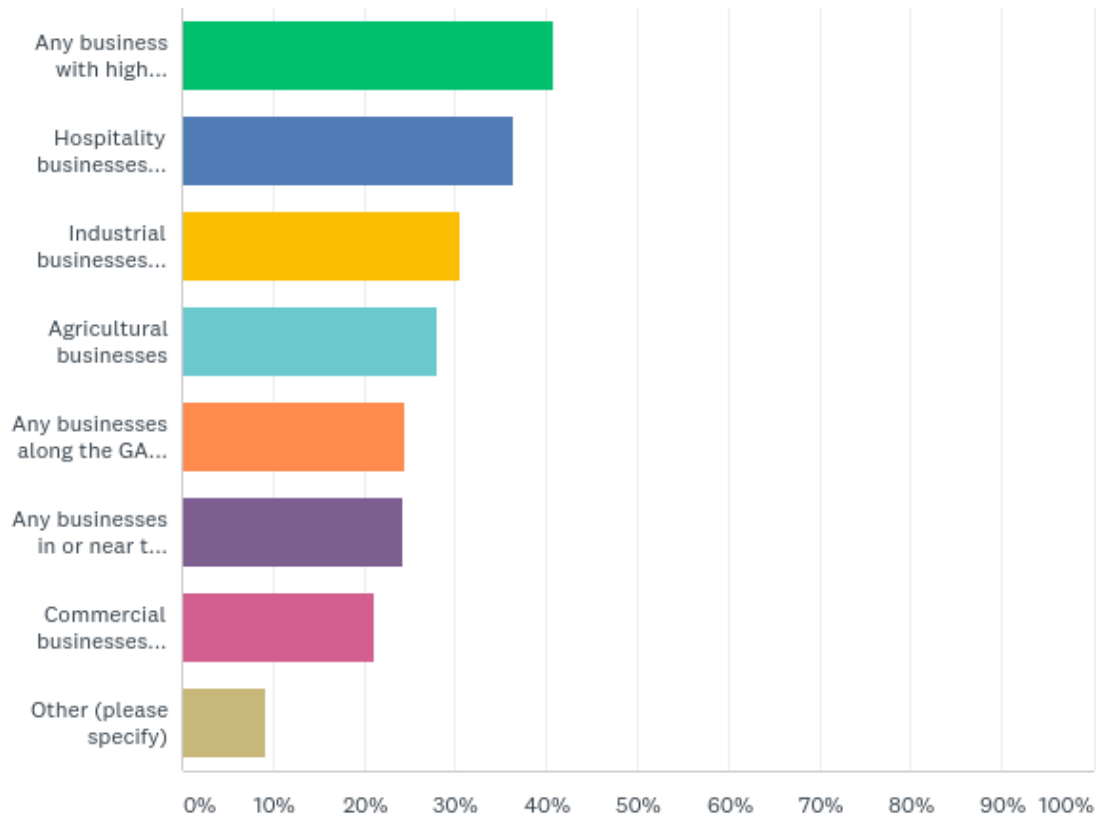
Q11: Our top two priorities with regard to housing should be...

Answered: 511 Skipped: 1

ANSWER CHOICES	RESPONSES	
Developing more high-end housing (> \$300,000)	39.53%	202
Working to address dilapidated properties	37.57%	192
Requiring conservation design subdivisions	36.40%	186
Developing more affordable single family housing (< \$180,000)	32.09%	164
Developing more housing options for seniors	25.64%	131
Fostering more mixed-use development	16.83%	86
Concentrating housing in or near GA 400	12.33%	63
Concentrating houses in or near the City of Dawsonville	10.96%	56
Other (please specify)	9.78%	50
Developing more rental options	8.22%	42
Developing more apartments	3.33%	17
Total Respondents: 511		

Q12: Our top two priorities with regard to economic development should be attracting or sustaining...

Answered: 507 Skipped: 5



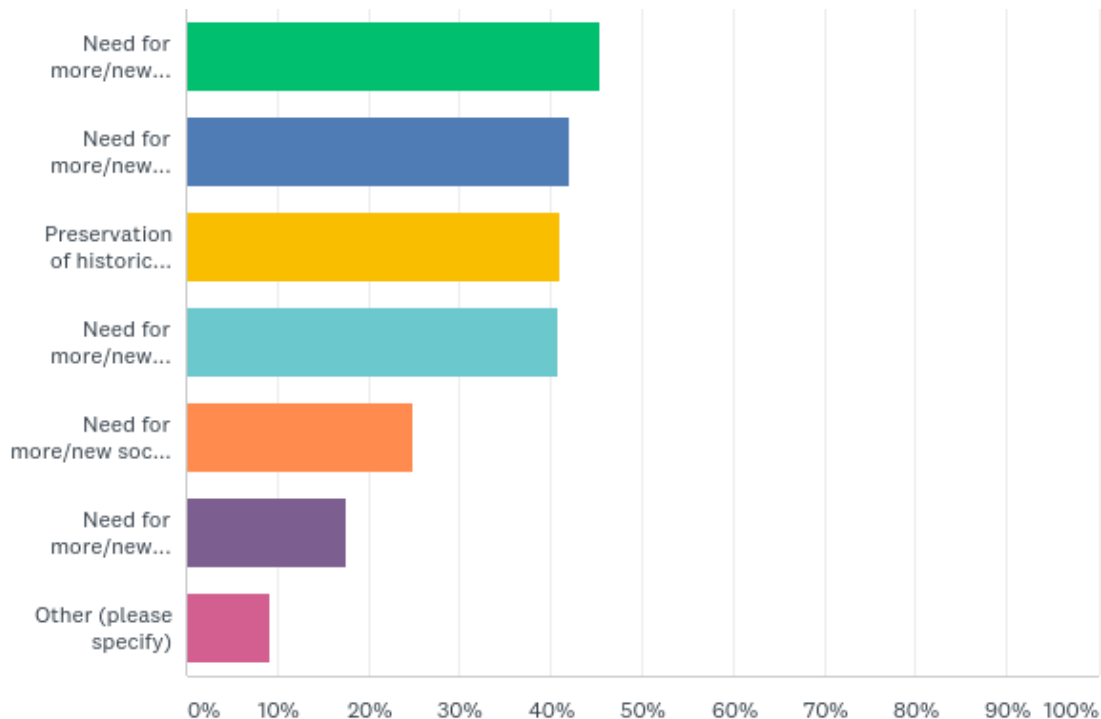
Q12: Our top two priorities with regard to economic development should be attracting or sustaining...

Answered: 507 Skipped: 5

ANSWER CHOICES	RESPONSES	
Any business with high paying jobs	40.83%	207
Hospitality businesses (hotels, dining, attractions, etc)	36.49%	185
Industrial businesses (manufacturing, warehousing, etc)	30.57%	155
Agricultural businesses	28.01%	142
Any businesses along the GA 400 corridor	24.46%	124
Any businesses in or near the City of Dawsonville	24.26%	123
Commercial businesses (retail, services, etc)	21.10%	107
Other (please specify)	9.27%	47
Total Respondents: 507		

Q13: Our top two priorities regarding cultural amenities should be...

Answered: 506 Skipped: 6



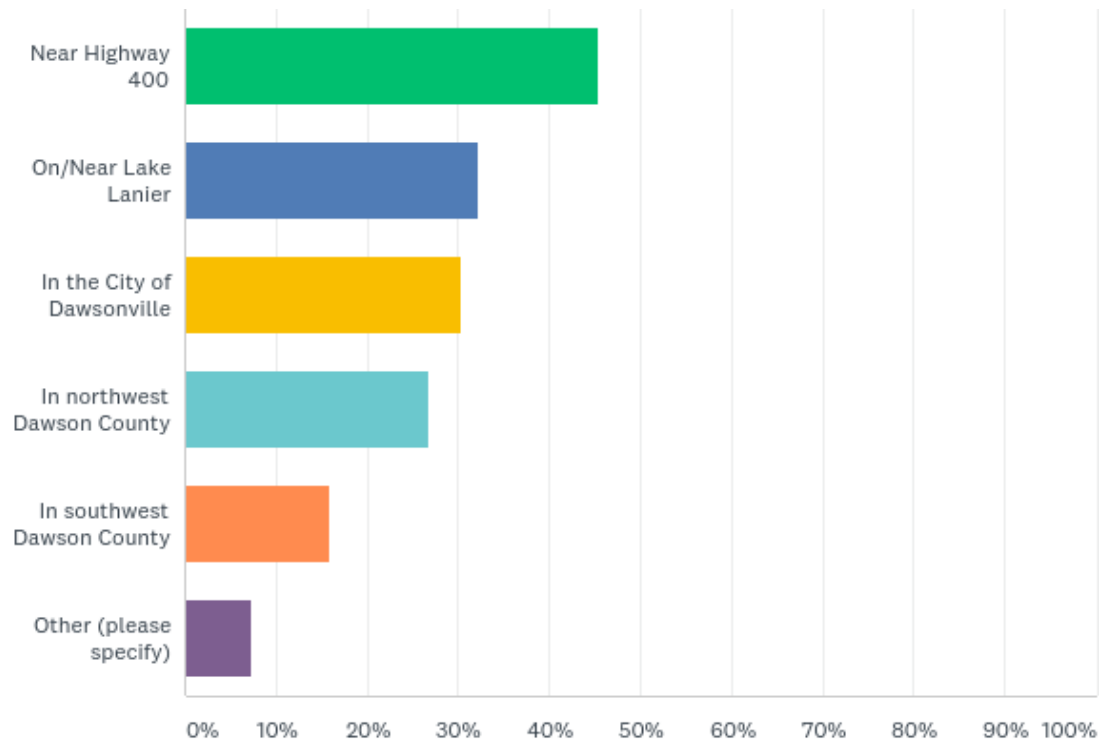
Q13: Our top two priorities regarding cultural amenities should be...

Answered: 506 Skipped: 6

ANSWER CHOICES	RESPONSES	
Need for more/new passive use parks and recreation areas	45.45%	230
Need for more/new entertainment options	42.09%	213
Preservation of historic sites and resources	40.91%	207
Need for more/new recreational trails	40.71%	206
Need for more/new social events in our community	24.90%	126
Need for more/new athletic facilities	17.59%	89
Other (please specify)	9.29%	47
Total Respondents: 506		

Q14: Which parts of Dawson County need more/new parks?

Answered: 484 Skipped: 28



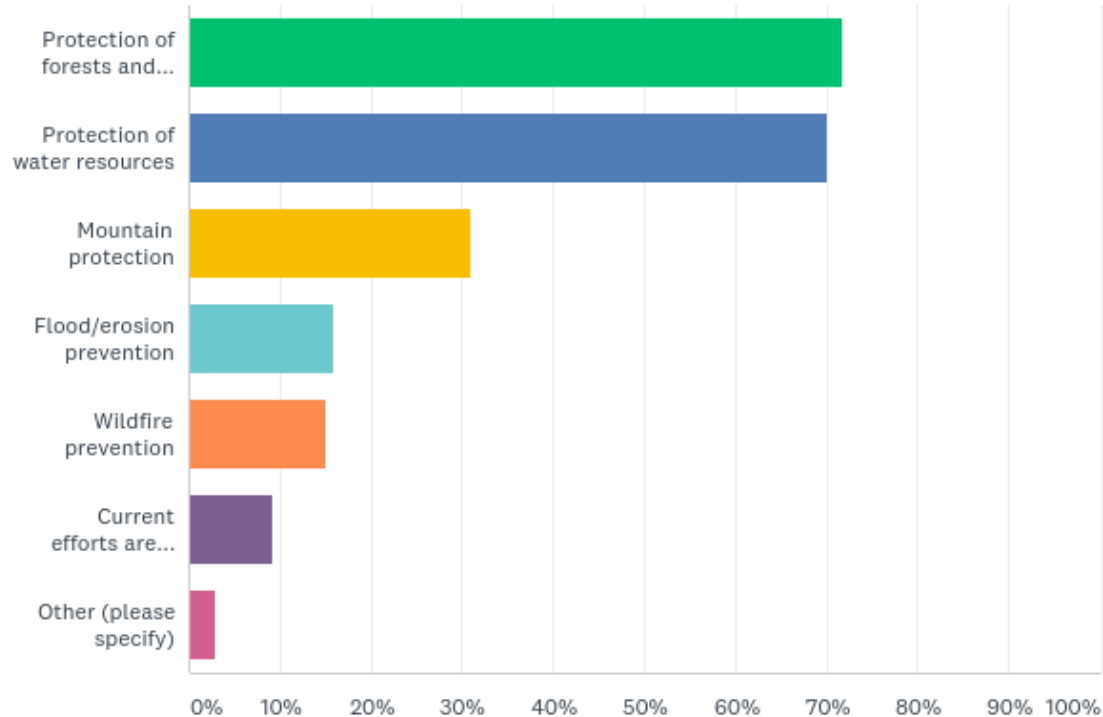
Q14: Which parts of Dawson County need more/new parks?

Answered: 484 Skipped: 28

ANSWER CHOICES	RESPONSES	
Near Highway 400	45.45%	220
On/Near Lake Lanier	32.23%	156
In the City of Dawsonville	30.37%	147
In northwest Dawson County	26.86%	130
In southwest Dawson County	15.91%	77
Other (please specify)	7.23%	35
Total Respondents: 484		

Q15: Our top two priorities regarding natural resources should be...

Answered: 508 Skipped: 4



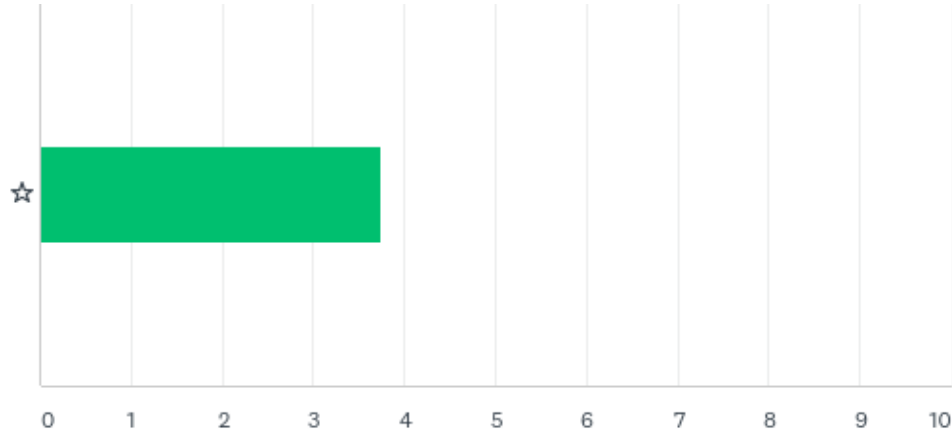
Q15: Our top two priorities regarding natural resources should be...

Answered: 508 Skipped: 4

ANSWER CHOICES	RESPONSES	
Protection of forests and wildlife areas	71.65%	364
Protection of water resources	70.08%	356
Mountain protection	30.91%	157
Flood/erosion prevention	15.94%	81
Wildfire prevention	14.96%	76
Current efforts are sufficient	9.25%	47
Other (please specify)	2.95%	15
Total Respondents: 508		

Q18: Please rate the quality of your public water service. (Leave blank if you do not use public water.)

Answered: 377 Skipped: 135



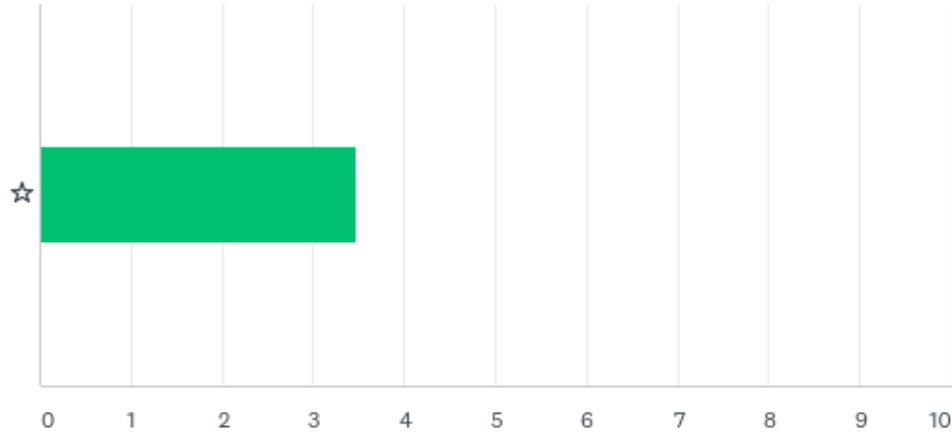
Q18: Please rate the quality of your public water service. (Leave blank if you do not use public water.)

Answered: 377 Skipped: 135

	POOR	(NO LABEL)	AVERAGE	(NO LABEL)	EXCELLENT	TOTAL	WEIGHTED AVERAGE
☆	2.65% 10	4.77% 18	36.07% 136	28.38% 107	28.12% 106	377	3.75

Q19: Please rate the quality of your public sewer service. (Leave blank if you do not use public sewer.)

Answered: 175 Skipped: 337



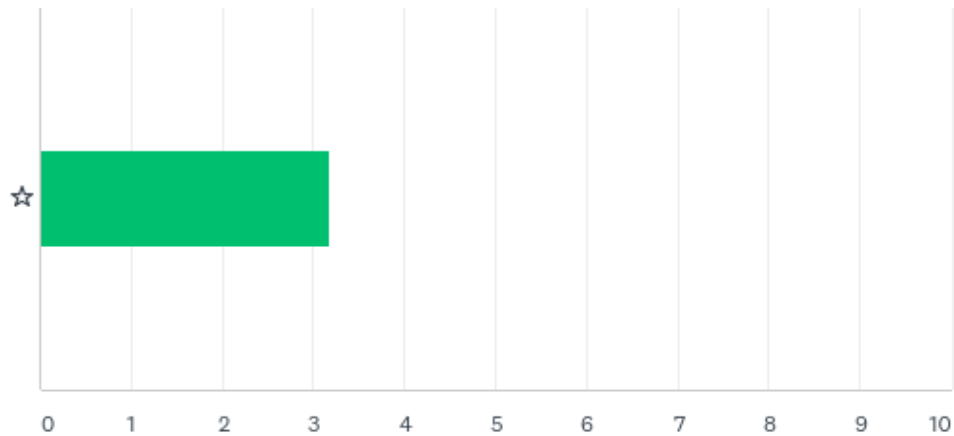
Q19: Please rate the quality of your public sewer service. (Leave blank if you do not use public sewer.)

Answered: 175 Skipped: 337

	POOR	(NO LABEL)	AVERAGE	(NO LABEL)	EXCELLENT	TOTAL	WEIGHTED AVERAGE
☆	8.00% 14	6.29% 11	42.29% 74	17.71% 31	25.71% 45	175	3.47

Q20: Please rate the quality of your parks and recreation facilities and services.

Answered: 488 Skipped: 24



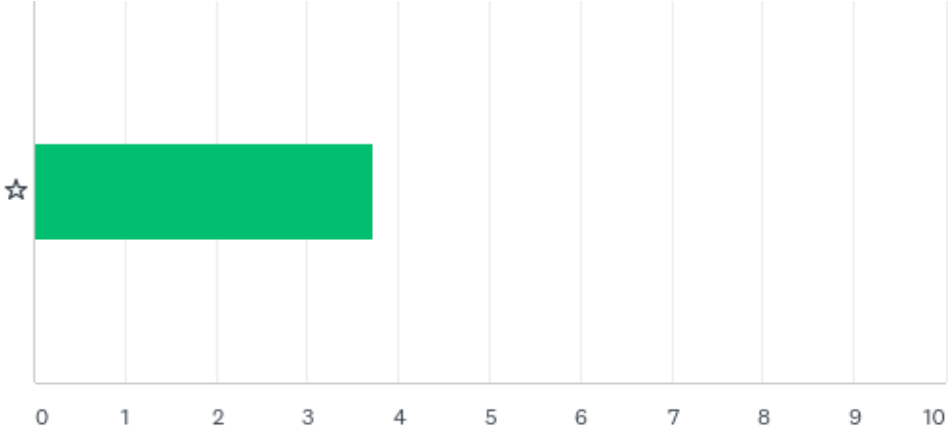
Q20: Please rate the quality of your parks and recreation facilities and services.

Answered: 488 Skipped: 24

	POOR	(NO LABEL)	AVERAGE	(NO LABEL)	EXCELLENT	TOTAL	WEIGHTED AVERAGE
☆	6.56% 32	13.73% 67	47.13% 230	21.72% 106	10.86% 53	488	3.17

Q21: Please rate the quality of your law enforcement services.

Answered: 495 Skipped: 17



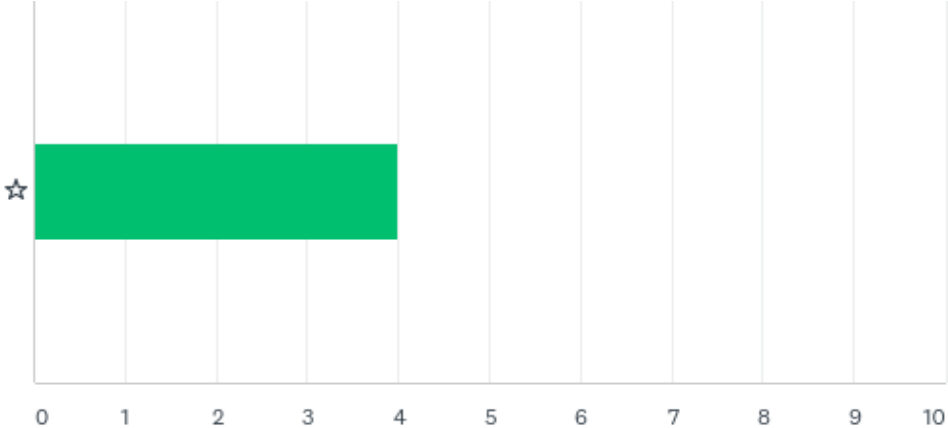
Q21: Please rate the quality of your law enforcement services.

Answered: 495 Skipped: 17

	POOR	(NO LABEL)	AVERAGE	(NO LABEL)	EXCELLENT	TOTAL	WEIGHTED AVERAGE
☆	2.22%	8.28%	29.09%	34.95%	25.45%	495	3.73
	11	41	144	173	126		

Q22: Please rate the quality of your fire protection/ EMS services.

Answered: 493 Skipped: 19



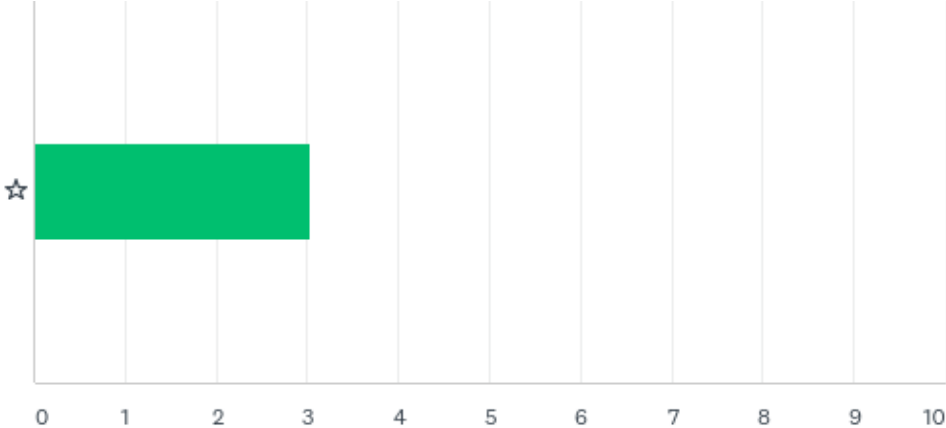
Q22: Please rate the quality of your fire protection/ EMS services.

Answered: 493 Skipped: 19

	POOR	(NO LABEL)	AVERAGE	(NO LABEL)	EXCELLENT	TOTAL	WEIGHTED AVERAGE
☆	2.03% 10	2.64% 13	24.75% 122	35.29% 174	35.29% 174	493	3.99

Q23: Please rate the quality of your local roads.

Answered: 501 Skipped: 11



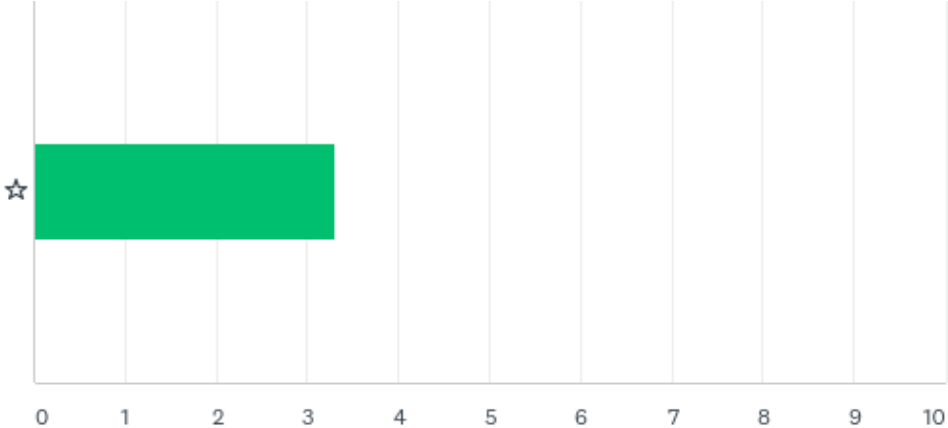
Q23: Please rate the quality of your local roads.

Answered: 501 Skipped: 11

	POOR	(NO LABEL)	AVERAGE	(NO LABEL)	EXCELENT	TOTAL	WEIGHTED AVERAGE
☆	7.19% 36	14.37% 72	49.70% 249	24.75% 124	3.99% 20	501	3.04

Q24: Please rate the quality of your general government services.

Answered: 497 Skipped: 15



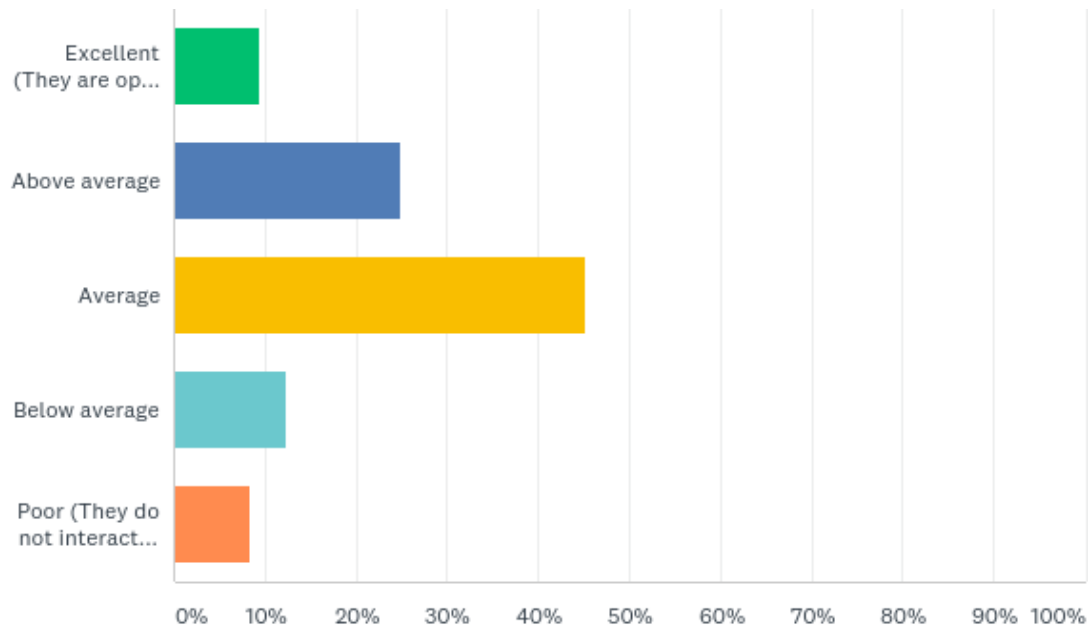
Q24: Please rate the quality of your general government services.

Answered: 497 Skipped: 15

	POOR	(NO LABEL)	AVERAGE	(NO LABEL)	EXCELLENT	TOTAL	WEIGHTED AVERAGE
☆	5.03% 25	9.46% 47	44.87% 223	30.38% 151	10.26% 51	497	3.31

Q25: How well do you rate your local government with regards to openness and communicating with the public?

Answered: 496 Skipped: 16



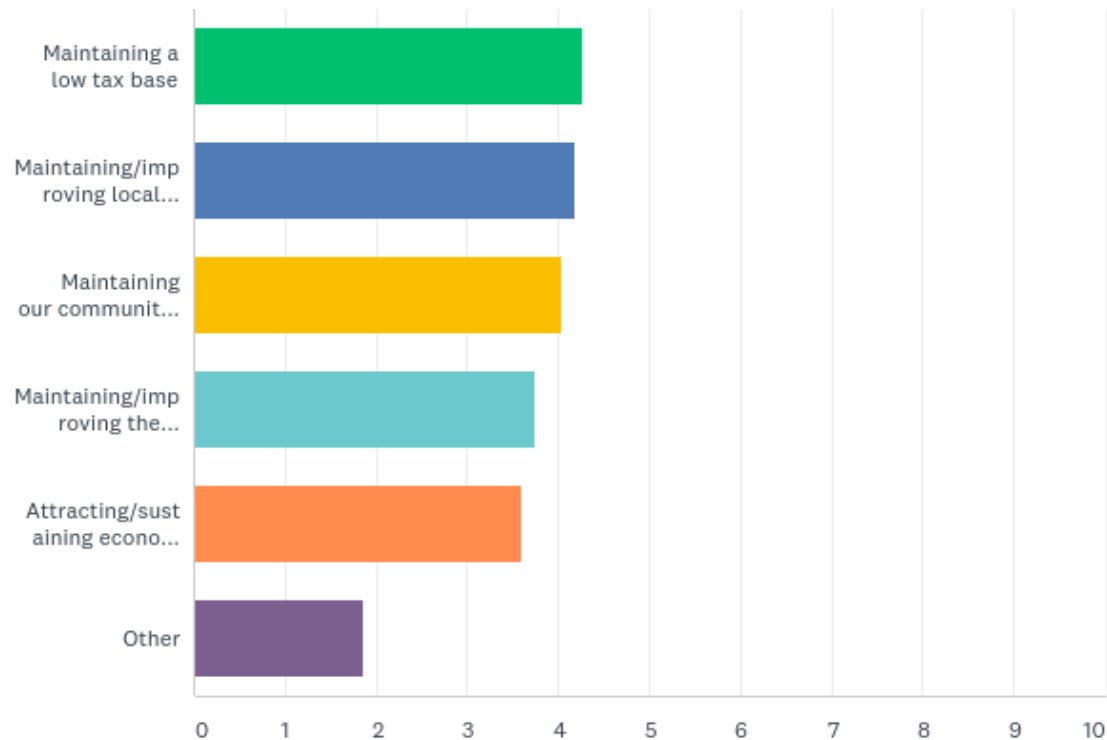
Q25: How well do you rate your local government with regards to openness and communicating with the public?

Answered: 496 Skipped: 16

ANSWER CHOICES	RESPONSES	
Excellent (They are open to requests and responsive to needs.)	9.48%	47
Above average	24.80%	123
Average	45.16%	224
Below average	12.30%	61
Poor (They do not interact well with the public and I feel they don't listen.)	8.27%	41
TOTAL		496

Q27: For your local government, please rank the following objectives in terms of priority, with 1 being most important.

Answered: 495 Skipped: 17



Q27: For your local government, please rank the following objectives in terms of priority, with 1 being most important.

Answered: 495 Skipped: 17

	1	2	3	4	5	6	TOTAL	SCORE
Maintaining a low tax base	28.34% 123	20.51% 89	18.20% 79	17.97% 78	11.75% 51	3.23% 14	434	4.26
Maintaining/improving local safety	23.19% 109	25.96% 122	17.87% 84	14.68% 69	15.32% 72	2.98% 14	470	4.18
Maintaining our community's rural character	27.10% 126	19.78% 92	12.26% 57	16.13% 75	20.00% 93	4.73% 22	465	4.04
Maintaining/improving the quality of local facilities and services	8.87% 40	16.19% 73	32.37% 146	27.72% 125	13.53% 61	1.33% 6	451	3.75
Attracting/sustaining economic development	15.77% 70	16.89% 75	16.89% 75	18.24% 81	25.90% 115	6.31% 28	444	3.59
Other	9.77% 17	2.30% 4	4.60% 8	2.87% 5	9.77% 17	70.69% 123	174	1.87



DAWSON COUNTY, GA

Where Quality of Life Matters

Committee/ Public Forum Sign-in Sheets



Dawson County Comprehensive Plan Update Meeting

February 20, 2018

ATTENDANCE SHEET

PRINT NAME	ADDRESS
1. Jane Graves	224 Park Cove Rd. GA 30534
2. Jameson Kinley	25 Justice Way
3. Charlotte A. Aiken	115 Kiwan Club Rd, Dawsonville
4. Tony Passarello	180 Sunset Drive Dawsonville
5. Jason Hamby	1362 Bailey Waters Rd. Dawsonville
6. Casey Mrozowski	415 Highway 53 W Suite 100, Dawsonville
7. John Maloney	9 Renee Pickett Dr Dawsonville
8. Chuck Stanger	55 Pearl Chambers Pl, Dawsonville
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Dawson County Comprehensive Plan Update Meeting

March 19, 2018

ATTENDANCE SHEET

PRINT NAME	ADDRESS
1. Tony Passarello	180 Sweet Dr
2. Alire Dean	Dawson County News
3. Steve Lawler	old Hwy 60 rd
4. Sherrill Turner	Bailey Waters Rd
5. Lisa Johnson	Hwy 136
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Dawson Plan Mt4

Name

LYDIA + DWAYNE MESSERSCHMIDT LMESS72@yahoo.com

Allie Dean - Dawson County News

Charlie T ARVEN CTARVEN@WINDSTREAM.NET

Tony Passarello tpassarello7@gmail.com

Denise Ray dray@bigcarnes.net.com

Jane Graves

Lucretia Graves

Christie Snyres

Carolyn Toumpiere star.fire@icloud.com

Donna Blackwell

Dawson County Comprehensive Update Meeting

July 23, 2018

ATTENDANCE SHEET

PRINT NAME	ADDRESS
1. Tony Passarello	180 Sunset Drive
2. Hugh Stowers	800 Hugh Stowers Road
3. Terri Traylor	
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**A RESOLUTION OF DAWSON COUNTY, GEORGIA
ADOPTING THE
2018 DAWSON COUNTY COMPREHENSIVE PLAN**

WHEREAS: The County Commission, the governing authority of Dawson County, Georgia has participated in the update to the Dawson County 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;

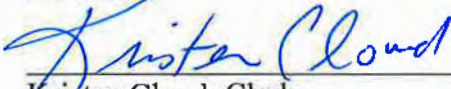
Now, therefore, **BE IT RESOLVED** by the County Commission that the update to the 2018 Dawson County Comprehensive Plan is adopted.

Adopted by the County Commission this 24th day of January, 2019.



Billy Thurmond, Chairman

ATTEST:



Kristen Cloud, Clerk

