



June, 2022



2022 Comprehensive Plan

Town of Clermont, Georgia

2022 Comprehensive Plan

Town of Clermont, Georgia

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INTRODUCTION

1

Purpose & Scope

The purpose of the *Town of Clermont Comprehensive Plan* is to lay out a road map for the community's future, developed through a very public process involving local leaders and stakeholders. The *Comprehensive Plan* includes identification of key needs and opportunities to address during the planning period, and an implementation program for achieving the vision and addressing the issues. The *Comprehensive Plan* is intended to generate local pride and enthusiasm about the future of the community, thereby making citizens wish to ensure that the plan is implemented.

This document addresses the local planning requirements and community development of Clermont, Georgia. Some consideration has been given to the Hall County, but all the cited issues, objectives and opportunities discussed herein are solely focused on the town.

Required 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 for a county or municipality to maintain their Qualified Local Government (QLG) status. Further, State law requires that the local 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.*



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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 the following:

An assessment of Community Broadband Technology Capacity. *The purpose of the broadband assessment 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 and municipalities 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.*

As a community that has adopted a form of development regulations, the local governments 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.

As a community within the Gainesville-Hall County Metropolitan Planning Organization, Clermont is also required to assess transportation issues and resources.

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

(a) Evaluate the adequacy of the... major components of the local transportation system for serving needs of the community throughout the planning period;

(b) Develop a strategy for addressing any needs or opportunities identified above and integrate this strategy into the Community Work Program.



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The comprehensive plan was prepared in accordance with minimum procedural requirements for local plans, which include a public hearing prior to substantive work on the plan, and a public hearing prior to transmittal of the comprehensive plan for review by Georgia Mountains Regional Commission (GMRC) and Georgia Department of Community Affairs (DCA).

~

Material for the Purpose, Required Components and Required Procedures has been taken from the appropriate sections of Georgia Department of Community Affairs' "Standards and Procedures for Local Comprehensive Planning."

Public Participation

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

At a minimum, the public participation program must provide for: adequate notice to keep the general public informed of the emerging plan; opportunities for the public to provide written comments on the plan; hold the required public hearings; and, provide notice to property owners through advertisements in the newspaper (legal organ) of the planning effort soliciting participation and comments. In addition, 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.

Plan Advisory Committee Specific public participation activities were initiated with the solicitation of citizens to serve on an Advisory Committee ("Committee") that would work with the Planning Commission to guide the process. The Committee was comprised of Town residents with varying and broad backgrounds and interests in the community, including business owners, retirees and relative newcomers. The Committee was at liberty to solicit additional members of the public to participate in the planning process, who also attended meetings and provided input to the mayor and council and regular Town council meetings. Including virtual and online forums, the Committee met four (4) times between January and May, 2022 to assess the data, identify specific needs and concerns, and to help the mayor and council develop specific goals and policies. In addition to the scheduled meetings, the Committee reviewed draft material and was instrumental in promoting general public involvement, providing the foundation for becoming future champions of implementing various action items identified in the final document.

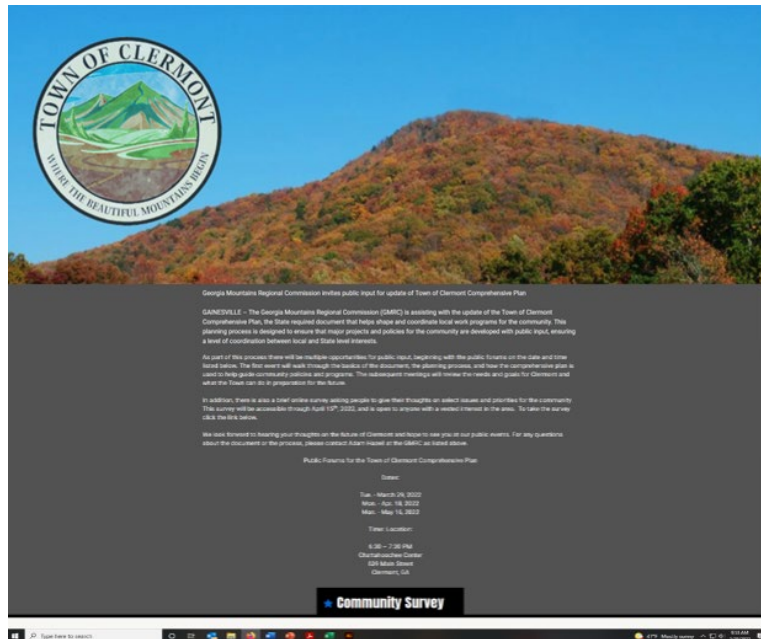
John Brady
Sandra Cantrell
Brittany Bowen
Danielle Iglehart
Will Merritt
Joshua Kinney
Sandy Bales
Abigail Bryson

General public hearings were also conducted to solicit additional participation and comments. All held at the popular Chattahoochee Community Center just north of downtown, a total of three (3) public forums were held to discuss community issues and draft plan materials on March 29, April 18, and May 16, 2022. Each session included a brief presentation about the plan itself and progress made to that point, followed by opportunities for questions and input based on the particular stage of the process. Participants were also instructed how they could take an online survey and submit questions or comments directly to the GMRC at any time in the process.

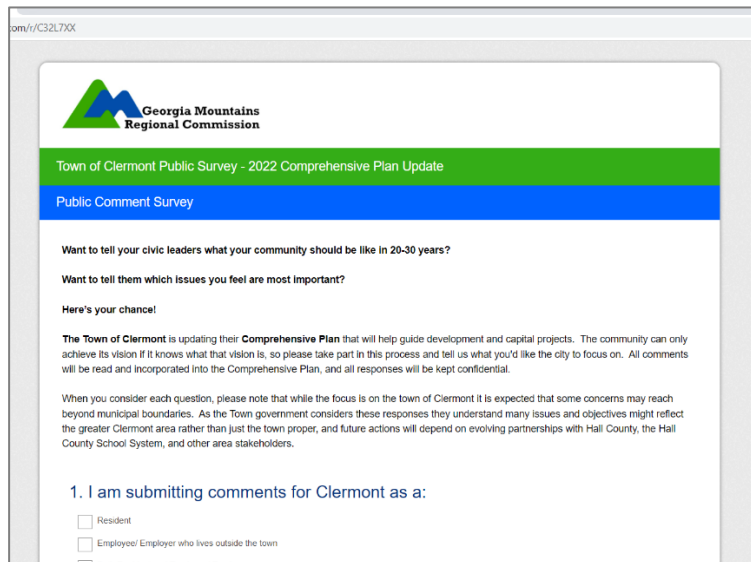
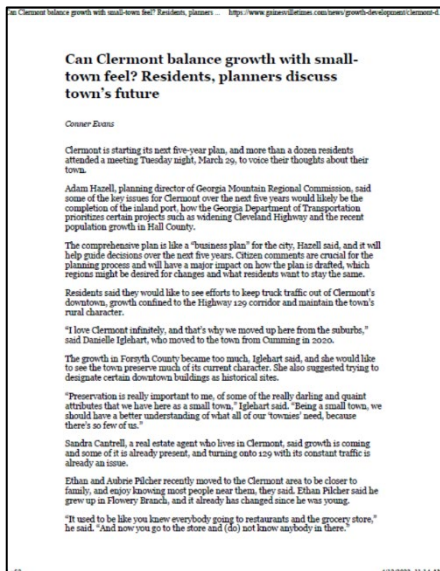


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Additionally, an online survey was made available to the public throughout the spring of 2022, ultimately collecting 168 unique responses. Notices of how to reach the survey were shared via the Town's web site and via the *Gainesville Times*. The survey had a variety of multiple choice, priority ranking, and open response questions that allowed participants to give feedback regarding how to accommodate growth, setting priorities for economic development, and how to identify the elements critical to defining Clermont's character that need to be protected moving forward.



Note: A summary of public comments appears later in the document.





Correlating Planning Efforts

The Town’s planning process took into account, and used information from, planning efforts on behalf of the County and other entities. Results and comments from their efforts were considered during the development of the Clermont plan, while information from the Town’s planning process was also shared with the other entities.

Hall County Comprehensive Plan

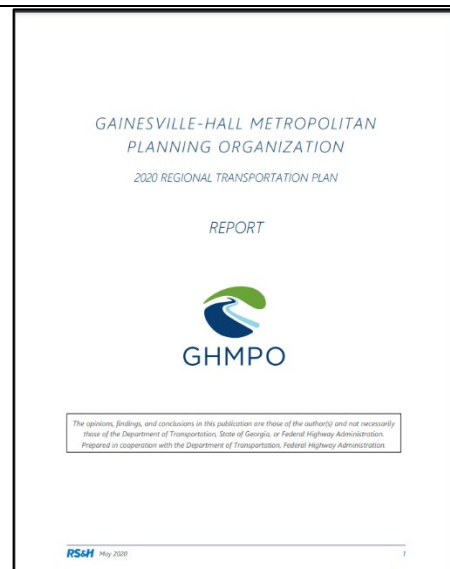
The County’s own comprehensive plan update process was running parallel to the Town’s. The County produced this update and featured a similar arrangement of public hearings, surveys and an Advisory Committee. The County’s document addressed the unincorporated areas but included many references to the Town of Clermont, particularly in how the future of development will look in the northern part of the county and along Cleveland Highway.

The County document provides long-range planning for those utilities, services and facilities that serve all County residents, including residents and business owners in Clermont. Such services included fire protection, Sheriff’s office and public works.



Regional Transportation Plan

The Gainesville-Hall Metropolitan Planning Organization (GHMPO) adopted the Regional Transportation Plan (RTP): 2020 Update on May 12, 2020. This RTP update covers a 30-year period from 2020 to 2050 and provides a guide for GHMPO’s transportation investments by prioritizing needs across the planning boundary and identifying both short and long-term strategies for the management and improvement of the regional transportation network. This update satisfies a federal requirement of updating a regional transportation plan every five years for the Gainesville metropolitan area.





COMMUNITY VISION

2

The *Minimum Standards and Requirements* 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 the 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

Clermont is tiny community in northwestern Hall County, the remnant of a postal stop along the trade route between Gainesville and Cleveland, Georgia. It originally prospered as a crossroads community serving the local agricultural and hunting interests, eventually settling into a farming and bedroom community as automobiles and industry pushed development and heavier activity toward more populous cities.

Currently, Clermont comprises approximately 1,000 residents in about 3 square miles. Cleveland Highway/ Highway 129 is the primary arterial service road, with State Routes 283 and 284 serving as major collectors. The town’s Main Street (GA 284/254) harbors the remnants of historic retail and vintage homes, but a majority of the commercial activity is now along Cleveland Highway. The few blocks defining the original town remain, with some housing strewn mostly to the north and west. There are subdivisions in and adjoining Clermont, as the area attracts more homeowners seeking housing options that are more spacious and rustic compared to Gainesville.

COMMUNITY	2010	2015	2020	Δ 2010 - 2020	
				#	%
Hall County	180,070	192,249	206,591	26,521	14.7%
Clermont	922	966	1,099	177	19.2%
Hall County	180,070	192,249	206,591	26,521	14.7%
Banks County	18,404	18,375	19,352	948	5.2%
Dawson County	22,325	23,371	27,113	4,788	21.4%
Habersham County	43,058	43,775	46,047	2,989	6.9%
Lumpkin County	30,281	31,292	34,186	3,905	12.9%
White County	27,201	28,389	31,094	3,893	14.3%
Georgia	9,712,209	10,183,353	10,710,017	997,808	10.3%

Source: US Census Bureau, 2021 (Note: These data are for a general, comparative reference and does not reflect the results of any appeals to the 2020 data. For formal Town applications, the most recent validated Census estimates should be used.)



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.

CLERMONT - VISION STATEMENT

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

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

The current vision statement originated from the previous planning cycles, where it was derived from the various comments and suggestions raised during public meetings and through the available survey process. It encapsulates the basic principles and values desired by existing residents and stakeholders, particularly in illustrating the manner in which each community wishes to retain their existing character while simultaneously embracing some change, which seems inevitable based on regional growth patterns.





Stakeholder Input

The effectiveness of any planning process requires identifying the needs that must be addressed to achieve a community's goals, clarifying the targets for the local government. While having the raw data about a community's demographics helps understand current conditions, engaging with area residents, business leaders, and other key stakeholders ensures that the plan will be built upon the interests and ambitions of the public, which helps ensure local leaders will be making future decisions in line with the residents' vision for the community.



The list below represents words that were among the most commonly used by respondents in how they wish to describe Clermont today AND a generation into the future. Combined with other comments and data gleaned from public participation, this suggests the overarching goal of the planning process is to ensure we identify what needs to be done to help ensure Clermont embodies these values going forward.

Quiet	Peaceful	Charming
Friendly	Small Town	Home/ Hometown
Safe	Beautiful	Community
Quaint	Rural	Welcoming
Small	Family/ Family	Clean
	Focused...	

Translating these values into policies and actions steps requires Clermont to focus on how the City preserves and builds up their predominantly residential nature. While there have been some calls for more/ new commerce, the elements of their community considered most vital are those that make the area a nice place to live: The pastoral serenity, the scale and feel of the built environment set amidst a mostly rural backdrop, and the ability of the people to mingle within a few park spaces and along back roads. Clermont is not a vibrant destination in the sense of a Dahlonega or Helen, but it is a residential enclave that marries rural nature with a sense of tight-knit hometown community. This is what residents wish to preserve going forward and make stronger if possible.



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SWOT Analysis

One facet of the public input process asks communities to assess the information outlined to identify their respective Strengths, Weaknesses, Opportunities, and Threats (SWOT). In doing SWOT analyses, communities can more effectively define their objectives and actions to better achieve the desired vision.

This part of the planning process also reviewed various forms of data and information about each community. Information such as Census data and Department of Labor data was reviewed for insight into local conditions, plus each local government was asked to provide summaries of their immediate operational and capital improvement needs to give an indication of their priorities ahead of discussions about public objectives. When evaluating this data and information the planning process focused on whether it verified needs or opportunities identified previously, whether it uncovered new needs or opportunities not previously identified, and whether it indicates significant local trends that need to be considered in the planning process.



STRENGTHS/ KEY ASSETS	WEAKNESSES/ LIABILITIES
Sense of community/ Small town charm Quality of life Scenic/ Natural Beauty Access to parks and destinations Surrounding agricultural industry Highway 129 Town Park Affordability	Lack of funding/ resources Limited personnel Limited commerce in the town
OPPORTUNITIES/ POSSIBILITIES	THREATS/ OUTSIDE RISKS
Growing region Tourism corridor Upgrade Main Street	Overwhelming growth Changing character of region A widened Highway 129 killing town



Key Issues and Trends - 2022

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

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

Need development policies that retain rural character

The premier issue facing Clermont is a matter of growth management and retention of identity in the face of a rapidly growing Hall County. Despite overwhelming support for the preservation of rural character, Clermont and the surrounding area may still face tremendous pressure from natural development forces as new residents seek access to the region and existing landowners willingly capitalize on that interest.

Builds Upon the 2017 Needs of:

- Need to maintain community character with new development; Concern that existing policies are insufficient
- Need redevelopment plans for downtown & Main Street

In order to make the best of the situation, Clermont first must pursue measures that seek to protect existing conditions. Current regulations go some way to preserving the architectural scale and character of Main Street and the adjoining residential blocks, as well as minimizing the prospects for a major commercial or industrial intrusion along Cleveland Highway. However, pending resources and energy, the City could do more to further enshrine the prevailing rural character by investing in sidewalks and pedestrian safety to keep the community walkable for residents, as well as adding streetscaping and refining policies to strengthen existing blocks. By enhancing the appeal of the area as a residential center, new development will build upon that theme, and the larger, more intensive development can be redirected elsewhere.

Need to improve transportation safety

Many participants in the public process highlighted the hazards posed by a few targeted intersections or roadways. This is the result of increased congestion and freight activity passing through the rural community.

Builds Upon the 2017 Needs of:

- Need for improved pedestrian mobility

In order to protect the residential nature of the community – a nature rooted in the eminent walkability of the Main Street area – Clermont must work now to ensure threats posed by local road traffic not only don't get worse as the region grows but are actually improved to make the city safer and more appealing.



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Need to update capital improvement plans

Clermont is a small city with minimal financial resources, so consistently monitoring the status of facilities and infrastructure is necessary to ensure the City is making the most of its money and using capital improvements in a way that enhances the community. This will be more critical as the town considers the costs and benefits of growth as north Hall County becomes more and more suburban.

Builds Upon the 2017 Needs of:

- Need a long-term financial plan operations and capital improvement projects
- Need to enhance utility options, but balance with growth management

Smart financial planning will not only aid in the annual budgeting for the City, but it will also help in coordination of future grant and loan pursuits and keep the citizens aware of the practical limitations facing the community.

Need a public communications and engagement strategy

Clermont may be a small rural community, but as with every local government it is subject to the evolving nature of how it can and should communicate with constituents and partnering agencies. Technology has shifted the landscape and residents have dramatically different expectations and experiences compared to just a generation ago. Simply doing the bare minimum might be lawful but not effective for getting the results desired.

Builds Upon the 2017 Needs of:

- Need to sustain/improve public engagement and strengthen Clermont's identity

Clermont should review their existing practices and resources, seek input and guidance from the public on what would be considered optimal measures for communication and information sharing, and then craft an updated policy regarding communication and public engagement.

Need to create a strategy to support rural business development

Clermont desires to remain rural, but that does not preclude the possibility of, or desire for, some forms of commercial development. Many residents would like to see more retail or dining options along Main Street or at least in town, especially if the City ever enacts property taxes. The catch is seeking ways to make Clermont a viable option for the types of businesses wanted without inadvertently drawing the types or scales of businesses that might adversely impact the community or threaten the rural character. This requires the City to be proactive in considering the future of commerce in the area, especially since Hall County is expecting significant growth regardless; Clermont must consider how much it wants to shape the direction and nature of commercial growth coming into the region versus risking allowing it to happen without any influence from the City.

Being proactive means the City should engage the public in identifying with greater specificity the types and businesses people want to see and consider fitting for Clermont's rural character. They should also identify the prevailing form and nature of how and where commercial development could work in the area. Doing this will let the City work with partners like the Chamber of Commerce in getting the word out about opportunities that would be welcomed and would likewise help the City identify any needed policy amendments designed to protect against worst case scenarios.



COMMUNITY DEVELOPMENT STRATEGY 3

Transportation Assessment

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.

In response to the population growth documented during the 2000 Census, the Gainesville-Hall County Metropolitan Planning Organization (GHMPO) was convened in 2003 with representatives from the four Hall County’s impacted governments among the various Committees and with an agreement designating the Hall County Planning Department to serve as the technical and administrative staff. MPOs are required to update their long-range transportation plans every four or five years depending on air-quality non-attainment status. Clermont is among the Cities not formally recognized as part of the MPO service boundaries but is included in the assessments and planning as part of Hall County. The Town does not have a formal representative on any GHMPO committees, but their staff are listed as non-voting members of the Technical Coordinating Committee. Clermont, along with the Hall County municipalities of Lula and Gillsville, is interested in more formal participation with (and benefit from) the MPO, but that will require a change in MPO bylaws or expansion of the Census tracts designated urban.

The GHMPO last updated their Regional Transportation Plan (RTP) in 2020, which includes projections for residential and employment increases across the county, as well as modeling to forecast needed roadway improvements. The RTP also includes analyses of pedestrian accessibility and transit services available to Hall County residents, including demands for new services based on public input.

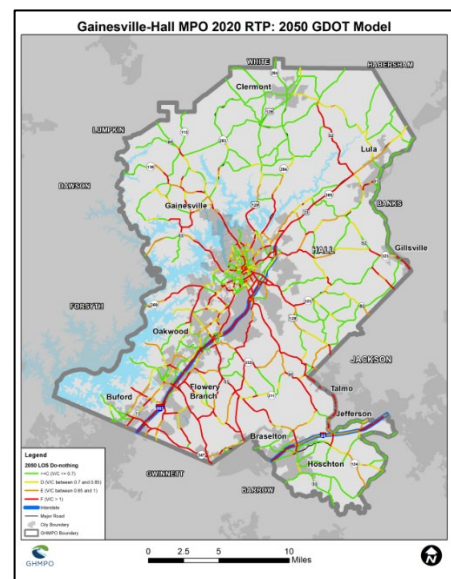
The following represents a summary of needs and issues from the RTP that relate to Clermont. Full copies of GHMPO materials and reports can be found at www.ghmpo.org.

Roads

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

- GH-035: US 129/Cleveland Hwy - N of Nopone/J Hood Rd. to SR 284/Clarks Bridge Rd.
- GH-036: US 129 - SR 284/Clarks Bridge Rd. to White Co.

Both of these projects are slated for the 2022-2030 Work Program, meaning they will be addressed within that time frame as funding and priorities permit. The lower section (GH-035) is currently slated to be completed first.





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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, enabling people to access various parts of town without the need for a car or adding to area traffic issues.

Presently Clermont has a minimal sidewalk network throughout their downtown district and there is no formal improvement or expansion schedule in place. There is no immediate need identified regarding the existing sidewalks, however, the Town is interested in adding sidewalks and trails as the area grows and has initiated a Trail and Sidewalk Master Plan as part of their work scope. Pending the results of an outstanding grant application, this process will be performed by the University of Georgia or the Georgia Mountains Regional Commission. Of particular emphasis will be an outward expansion of the existing sidewalk network, plus eventual trail connectivity to outlying destinations. Once complete, the document will identify proposed improvements and expansions, including cost breakdowns allowing the Town to pursue grant opportunities or work with GDOT to achieve individual projects.

Transit Services

Residents of all Hall County, including Clermont, have access to the rural transit program operated by the City of Gainesville. Called WeGo, the program is an on-demand rideshare service utilizing shuttle vans instead of traditional mini-buses. Accessing the service is done primarily through an app, and rides begin at \$2.00 per one-way trip under 5 miles, and 50¢ for each additional mile. At roughly 15 miles, a one-way trip from Clermont to Gainesville would cost \$7.00.



Alternate Transportation

The Lee Gilmer Memorial Airport in Gainesville is owned and operated by the City of Gainesville's Public Works Department. The airport offers 81 T-Hangars and 12 Corporate Hangars which are available to lease for both private and corporate aircraft. It consists of two runways – A short runway of 4,001 feet in length and the longer runway at 5,500 feet long with Medium Intensity Approach Lighting System (MALSR) and Instrument Landing System (ILS).

Gainesville is also home to an Amtrak Station for passenger rail services that run northward to Washington DC, or southward through Atlanta to New Orleans. Gainesville also has various points for accessing freight lines, and the Georgia Ports Authority is currently constructing a new inland port for rail cargo just north of Gainesville.

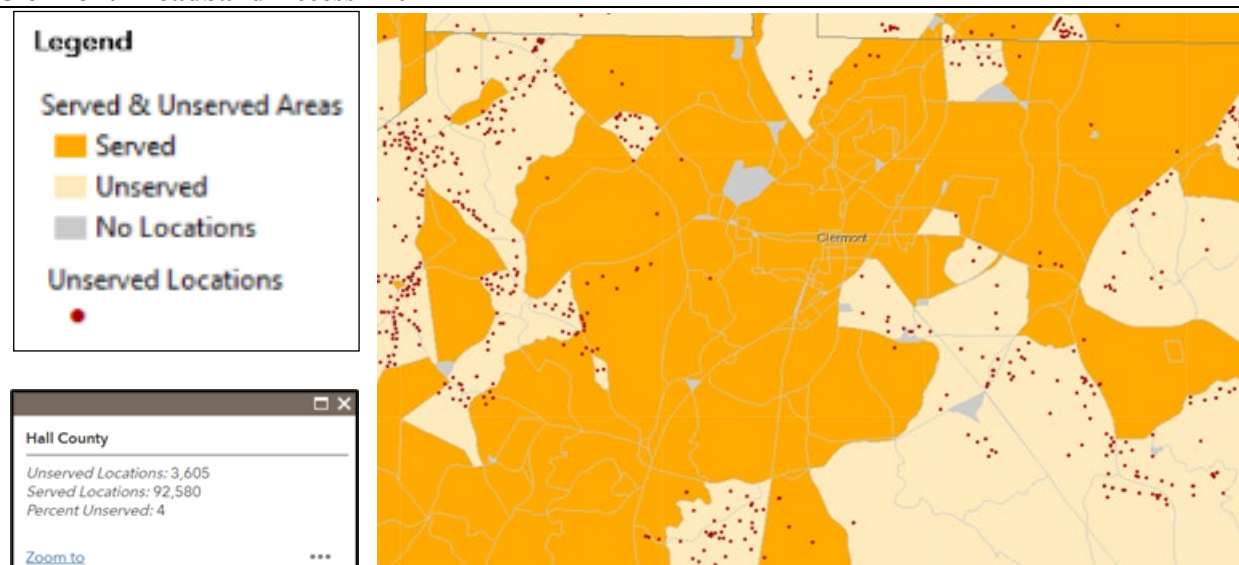
As part of this planning process no other specific needs regarding alternate transportation were identified.

Broadband Assessment

The growing 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 the Georgia General Assembly amended the provisions of local planning in Georgia by passing the "*Achieving Connectivity Everywhere (ACE) Act*" to facilitate the enhancement and extension of internet access in communities. The ACE Act requires all local governments to incorporate the "*promotion of the deployment of broadband internet services*" into their local plan. Once these are in place the Georgia Department of Community Affairs and the Department of Economic Development will identify and promote facilities and developments that offer broadband services at a rate of not less than 1 gigabit per second in the downstream to end users that can be accessed for business, education, health care, government.

One of the first products to come out of the Georgia Broadband Initiative was an inventory of general conditions across the State regarding access to high speed/ high-capacity broadband technology. Utilizing demographic data from the US Census Bureau and cross-referencing that information with knowledge of broadband infrastructure, the Department of Community Affairs produced a series of maps depicting the state of broadband accessibility in rural areas.

Clermont Broadband Access - 2021



The map portrays broadband statistics for the State of Georgia. Statistics are available by census block, county and legislative boundary. Statistics are based on a fixed, terrestrial broadband definition of 25 Mbps down and 3 Mbps up, and where the broadband service is available to more than 80% of locations in a census block. Census blocks that did not meet this definition are delineated as 'Unserved'. The map depicts access to broadband, not subscription status.

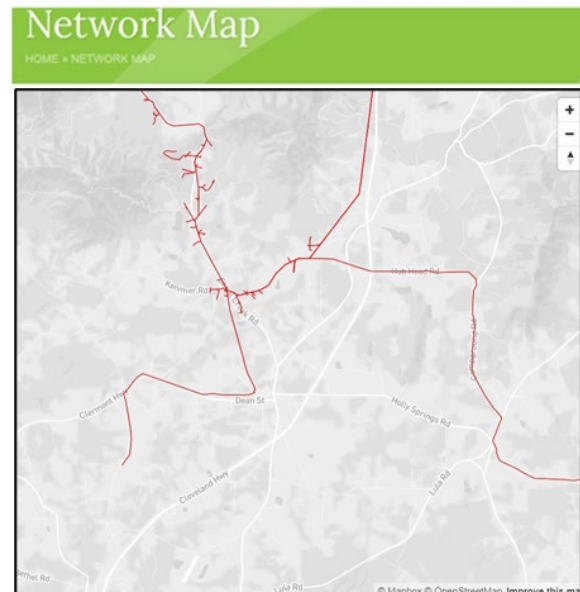


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While Clermont is in a generally rural portion of Georgia, it is within the suburban growth corridors of Hall County, where broadband technology has made efforts to keep up with surging residential and commercial growth. While the highest-grade fiber made not be reachable to every household, many newer homes and subdivisions do feature up-to-date communications infrastructure. As evidenced by the Georgia Broadband maps, most Census blocks in and around Clermont are considered at sufficient capacity.



Clermont has 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 with hopes for a more prosperous rural Georgia, knowing that a fast, reliable, and affordable fiber optic network is vital to modern economic development. The NGN provides infrastructure 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. While the NGN main lines run through the core residential parts of Clermont, it may not connect with every parcel along Cleveland Highway, though this is being addressed in the future.



NGN map of service lines in the Clermont area.

As an additional reference, Clermont was included in the 2014 Georgia Mountains Digital Economy Plan (DEP), one of several such plans developed for each region across Georgia in accordance with standards defined by the Georgia Technology Authority (GTA). The DEP was designed to identify and coordinate the resources and efforts related to improving the region's infrastructure in support of hi-tech industries and economies. As each regional plan is completed, the State and its partners can begin directing their energy and resources with clearer focus and understanding of needs from every part of Georgia. While specific investment actions have not been identified as part of this initial process, the DEP provides a work scope that addresses key focus areas and recommendations that will help the GMRC, its member governments and regional stakeholders move forward with an understanding of the regional and state context for building network connectivity, improving educational resources and fostering technology hubs. With continued coordination and monitoring of progress, it is hoped these efforts will make the region a more effective and efficient place enabling all manners of business to realize their potential in accessing and utilizing electronic data.

Priorities for Future Network Enhancements

- *Improve public responsiveness of local providers*
- *Extension of higher-capacity trunk lines from NGN along Cleveland Highway*
- *Eventual completion of "last-mile" connections*





Environmental Assessment

A region’s natural resources are the native conditions and elements that contribute to the local character and livelihood, such as the rivers and lakes supplying public water, mineral deposits that support local industry, or a scenic park serving locals and tourists. These resources can, when properly managed, greatly serve a community’s health, culture, and economy. However, because these sites and conditions are highly susceptible to disturbance from human activity, they are also regarded environmentally sensitive and need to be preserved for public benefit.

Clean Water Act Compliance

Y	Any “not supporting” 303(d) listed waterbodies? <i>(See Below)</i> <i>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.</i>
Y	Any 305(b) listed waterbodies? <i>(See Below)</i>
N	<i>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.</i>

Georgia employs two tiers of water quality standards for environmental planning purposes: General criteria applicable to all waters and more detailed, specific criteria for each of six designated uses. The general criteria (shown below) are qualitative and reflect the goals from Georgia’s streams, rivers, ponds and lakes. These are established to ensure consistency across resource initiatives and to keep a comprehensive perspective in everything EPD does to maintain water quality. Once designations are made, the State of Georgia assesses its water bodies for compliance with water quality standards criteria established for their designated uses as required by the Federal Clean Water Act (CWA). Assessed water bodies are placed into one of three categories depending on water quality assessment results: *Supporting* designated use, *Not Supporting* designated use, or *Assessment Pending*. These water bodies are found on Georgia’s 305(b) list as required by that section of the CWA that addresses the assessment process and are published in Water Quality in Georgia (GA EPD, 2019).

Clermont currently features just one stream segment listed as Not Supporting their designated use – A portion of Flat Creek that runs along the southeastern edge of the town. Listed waters are the ones in need of ongoing monitoring and possible future mitigation to ensure the water quality does not become so impaired as to harm wildlife or people. The cited pollution issue in Flat Creek is Biota – Fish impairment (commonly associated with chemicals like phosphates), which has been attributed mainly to non-point source contamination, meaning the polluting agents aren’t coming from a pipe or obvious source but are instead washing into the streams from broad areas. Currently, Hall County, the prevailing environmental enforcement agency of the area and in which most of this watershed lies, and the Georgia EPD have plans in place to address these issues, with Flat Creek already having been reviewed as part of a watershed management plan or comparable assessment. So long as Hall County and Clermont continue to enforce proper standards and that all stakeholders encourage best practices regarding livestock management and chemical applications it is hoped the conditions will improve.



2022 Comprehensive Plan

STATE LISTED WATER BODIES IN CLERMONT

NAME	LOCATION	SIZE (miles)	STATUS	CAUSE	SOURCE
Flat Creek	Headwaters near Clermont to Lake Lanier	9.0	Not Supporting	Bio – Fish impairment	Non-Point Sources, Urban Runoff

Source: Georgia EPD, 2020

* = Affected stream lies in two counties

Environmental Planning Criteria

Characteristic	Surrounding Hall County	Clermont
<i>Floodplains</i>	Y	Y
<i>Forest Lands</i>	Y	
<i>Ground Water Recharge Areas</i>	Y	
<i>Plant & Animal Habitat</i>		
<i>Prime Agricultural Lands</i>		
<i>Protected Mountains</i>		
<i>Steep Slopes</i>	Y	
<i>Water Supply Watersheds</i>	Y	
<i>Wetlands</i>	Y	Y
<i>Protected Rivers</i>		

Georgia's *Environmental Planning Criteria* was established through the Georgia Planning Act as a method of identifying minimum standards that should be implemented to protect Georgia's most sensitive natural resources including wetlands, water supply watersheds, protected rivers, groundwater recharge areas, and mountain protection areas. Local governments are encouraged to adopt regulations for the protection of relevant natural resources to maintain their eligibility for certain state grants, loans, and permits. DNR has developed model ordinances to be used as guides for local governments as they develop the necessary regulations to meet EPD standards. Within Clermont, the only applicable conditions are flood plains and wetlands. Both the Town and Hall County (on behalf of the overall area) have regulations in place to address these environmental conditions, however from time to time it is considered wise to review these standards and policies to see if they need revisions or updates.

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



Land Use Assessment

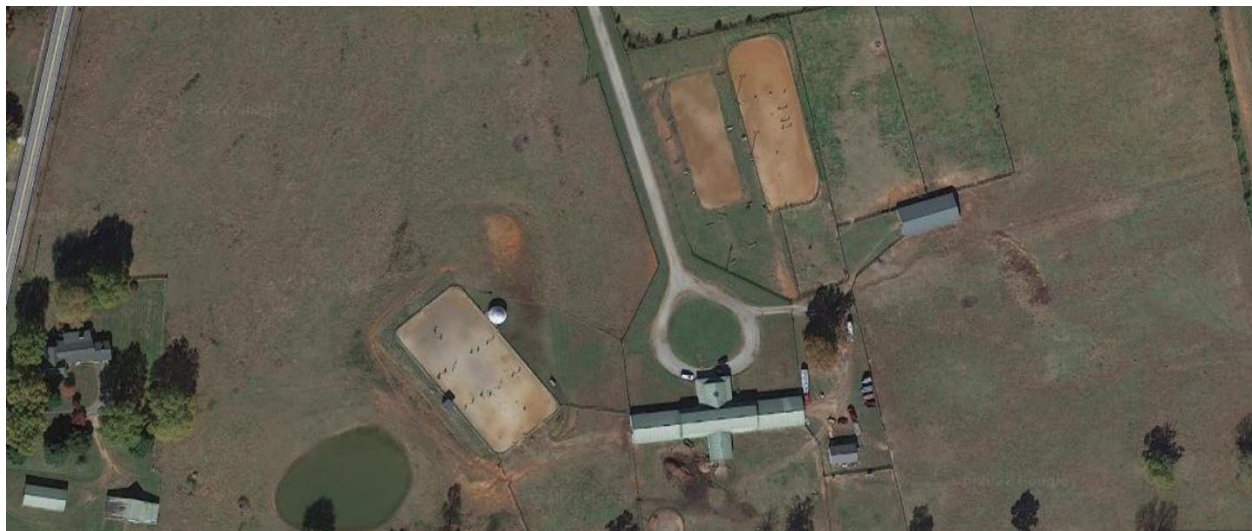
With its open spaces and mildly rolling terrain, the town of Clermont is Georgia's gateway to the Appalachian Mountains to the north. The large lots and rural flavor gives Clermont a special appeal with opportunities to capitalize on its assets.

Development Trends

Clermont has not seen rapid growth within the town limits, but it is in a portion of Hall County expecting to see more dynamic change in the coming 20 years. The bulk of the area around Clermont remains mostly agricultural, but the crossroads intersection 3 miles south, known as Quillians Corner, has seen new commercial development within the past 10 years and is projecting to become a larger retail hub. The area between Clermont and GA 365 to the east is expected to be inundated with residential subdivisions, as new housing is built to accommodate the growing industrial corridor up I-985/ GA365. With Hall County planning for a possible 50% increase in residents between 2020 and 2050, the chances that the Clermont area will grow more suburban increase every day.

Cleveland Highway, the north/ south arterial servicing Clermont, is growing as a travel corridor, as well. Already an established route for tourists traveling to and from the Appalachian Mountains and Helen, If the area becomes more developed, forces will act to utilize the artery for commercial development catering to through traffic rather than locals. It's also possible the route may harbor more freight traffic once the new Inland Port opens up north of Gainesville in 2025.

The agricultural industry in Hall County is also reacting to the shifting economic tides. While poultry related farms continue to prosper, cattle and some crop production has tapered off. The industries as a whole remain viable, but the prices for land in Hall County are increasing, and the scales of those economies are decreasing in the region.





2022 Comprehensive Plan

Analysis of Areas Requiring Special Attention

Analysis of the prevailing trends will assist in the identification of preferred patterns of growth for the future. More specifically such analyses can identify those areas requiring special attention regarding management policies, such as natural or cultural resources likely to be intruded upon or otherwise impacted by development. As part of this process, stakeholders and local governments are encouraged to evaluate the presence of subsets of their communities subject to special circumstances such as:





- ✓ *Areas where rapid development or change of land uses is likely to occur*
- ✓ *Areas where the pace of development has and/ or may outpace the availability of community facilities and services, including transportation*
- ✓ *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*

Upon consideration of development trends and land use issues in Clermont, the following priorities stand out for the planning period:




- Natural resources and scenic views are an important part Clermont's character, especially **Wetlands and Floodplains** within Town limits. These elements should be preserved with design guidelines and a comprehensive landscape plan.
- The **Cleveland Highway Corridor** is most likely to experience new and more intense development. The Town will need to manage this area to ensure compatibility of development.
- **Main Street** beyond the Town Center area remains a vital element to Clermont's identity. The collection of historic homes, with their intimate connection to the street, plus the sidewalks and the connections to the Town Park, Library, and Chattahoochee Center, provide the classic small-town setting cherished by locals. Residents want to see this corridor preserved and enhanced, guaranteeing compatible new development, and strengthening pedestrian accessibility.
- The **Historic Town Center** could benefit from greater rates of occupancy and possibly some commercial infill. The Town is encouraging infill and adaptive reuse, but the corridor is not prime for retail or dining and residential construction can be costly for homes not built as part of a subdivision development. To reenergize the town center will require some capital investment in infrastructure and public spaces, while also helping restore historic properties as they're able. Policies should be sufficient for infill, directing the size, scale, materials, and orientation of buildings (set-backs, etc.) to match the character of the area.
- State Routes 283 and 284 are experiencing issues with **Freight Traffic**, specifically creating conflicts and safety hazards for local drivers and pedestrians as heavier vehicles navigate these narrower roadways and tighter corners. Larger vehicles will often block traffic or damage buildings at certain intersections, The Town would like to work with GDOT to improve local safety by redirecting traffic, improving signage, or adding other safety features.

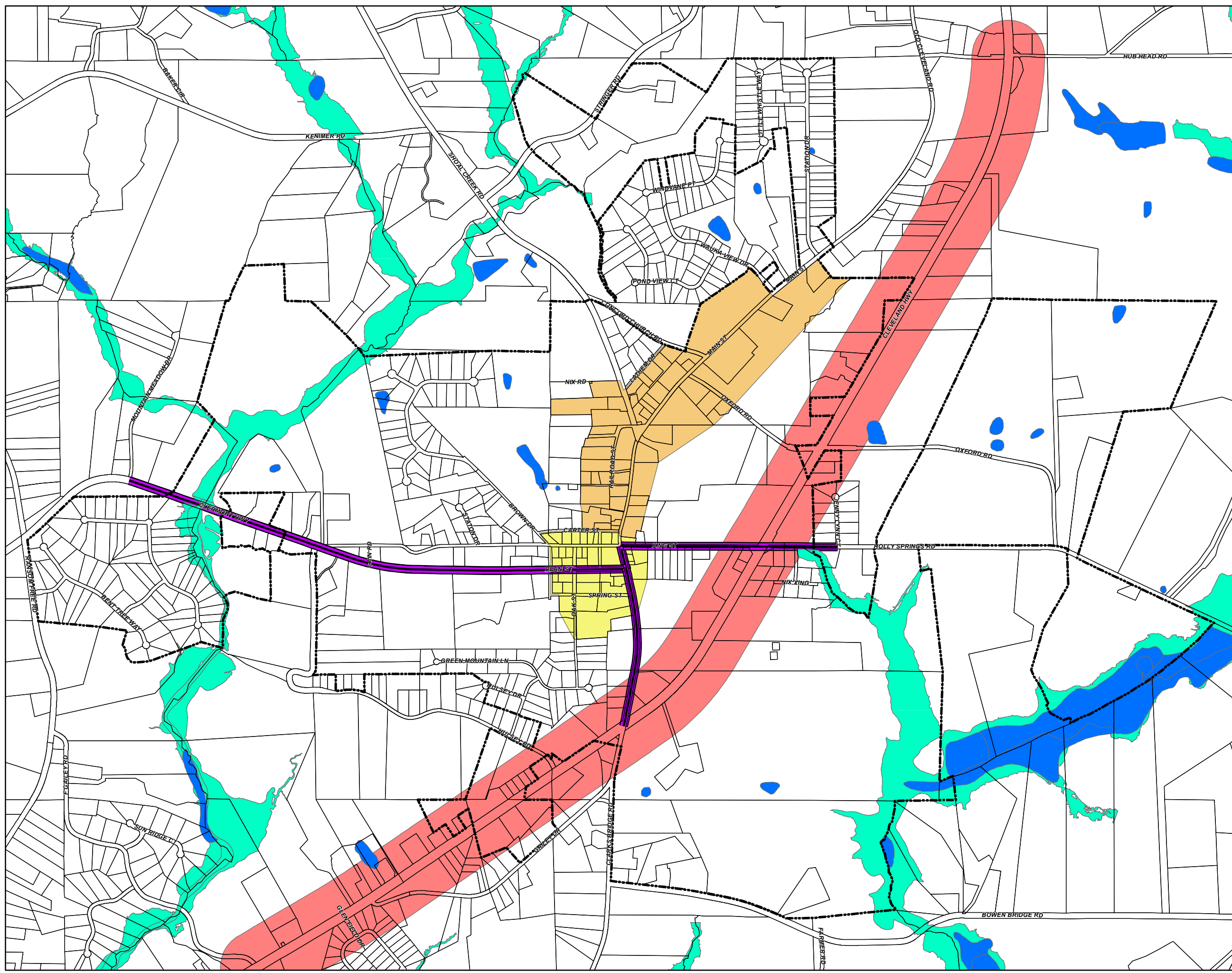
Town of Clermont Areas Requiring Special Attention

Legend

-  Municipal Boundary
-  National Wetlands Inventory
-  Flood Plains
-  Freight Traffic

Areas Requiring Special Attention

-  Cleveland Highway
-  Main Street
-  Town Center



Recommended Character Areas

Character area planning incorporates the concept of community function and feel to identify neighborhoods or communities of similar interaction, process, and character. Defining character areas is useful for identifying unique characteristics that provide a sense of community and to discern localized functions within the larger city or county context. Once character areas are established, community leaders can develop and implement strategies to promote the unique qualities of each character area.

The prevailing character and context of a community influence development forms and scale. Such elements are often identified as sub-areas within the community, such as neighborhoods, defined by architectural scale and style, functions and roles, traffic flow, and other factors that differentiate one area from the next. As such, a character area is a specific geographic area that meets the following criteria:

1. has unique or special characteristics;
2. has potential to evolve into a unique area when provided specific and intentional guidance; or
3. requires special attention due to unique development issues.

Character areas are often identified based on environmental and/ or physical characteristics of an area and it is not uncommon for communities to define their physical spaces based on a combination of both.

The Recommended Character Areas represent a starting point in the discussion of the overall development strategy. Boundaries, descriptions, and vision statements for future development were created during the community participation process.



SUBURBAN RESIDENTIAL

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



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



Land Uses and Development Patterns

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

Implementation Strategies

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



RURAL RESIDENTIAL

Characterized by large lots or conservation subdivisions, this district is to provide spaces for more sparsely developed properties catering to residential, agricultural, and passive institutional or commercial land uses that are commonly associated with country living. This area should feature volumes of open landscapes and/or wooded areas, be it through agricultural uses, large-lot residences or conservation areas. Parks and wildlife management areas are also permitted. Limited commercial and institutional activity is also encouraged, provided the development is sensitive to environmental conditions and maintains sufficient landscaping, and provided the traffic impacts are minimal and in line with rural road conditions.

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

Land Uses and Development Patterns

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



Implementation Strategies

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





VILLAGE RESIDENTIAL

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

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

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

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

Land Uses and Development Patterns

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



Implementation Strategies

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





2022 Comprehensive Plan

TOWN CENTER

This is the downtown area, recognized as a community asset and destination to be preserved. It is a focal point for the surrounding neighborhoods, featuring a concentration of activities such as retail, service, commercial, professional office, housing, and public open space that could be easily accessible by pedestrians. Civic parks and gathering sites are encouraged, with special attention paid to the siting of public buildings.

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



Land Uses and Development Patterns

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



Implementation Strategies

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



HIGHWAY COMMERCIAL

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

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

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



Land Uses and Development Patterns

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

Implementation Strategies

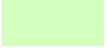




- Review development regulations against Comp Plan goals; Amend as needed
- Develop Sidewalk and Trail Master Plan
- Conduct study to identify scope, schedule and impact of US 129 widening
- Review and reconsider design guidelines; Adopt as needed

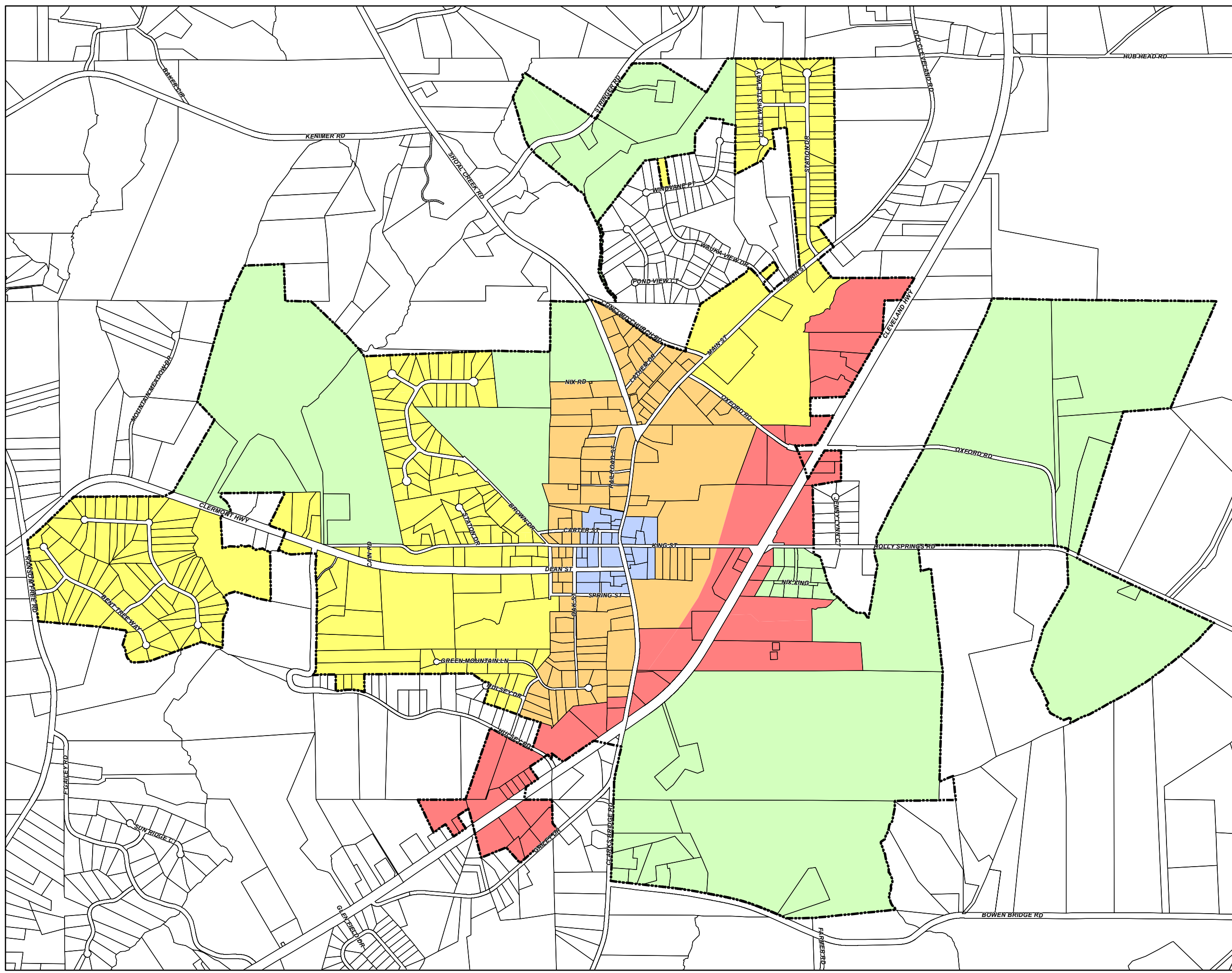
Town of Clermont Character Areas

Legend

 Municipal Boundary

Character Areas

-  Rural Residential
-  Suburban Residential
-  Village Residential
-  Town Center
-  Highway Commercial





IMPLEMENTATION PROGRAM

4

Achieving the Vision and our goals for the community

While the Future Development Map illustrates the physical conditions expressed within the Vision, 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.

The Implementation Program features four main components.

Needs and Opportunities

These reflect an assessment of the conditions and factors influencing the area and people, stakeholder knowledge of the community and comments received throughout the planning process. In order to effectively realize their vision for the future a community must develop a well-defined implementation plan. By identifying the core issues and priorities of the community, the government and its partners can develop specific strategies that must be accomplished to fulfill the desired goals and objectives of the vision. It is critical that these issues and opportunities be clearly defined and understood by the stakeholders because they form the basis for the development of the community's long and short-term action plans.

Reports of Accomplishments

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

It should be noted that while the goal is to accomplish as many action items as possible, it's rare for communities to accomplish all (or even nearly all) of their objectives. Conditions change between planning cycles and local governments must respond to shifting priorities and changing financial resources. This is partly why the plans are updated regularly, and why some stated action items might be deferred or cancelled. The ideal is to accomplish as much as possible, but the goal of the Work Program as a tool is to accept it is just one guide a government will use in deciding how best to manage certain priorities and resources. Provided a community demonstrates improved use of these tools over time, the success of an individual planning cycle is less critical.

Community Work Programs

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

It's critical that governments and local stakeholders recognize the budgets and time frames stated within the Work Program are reference guides and not locked-in commitments. If a community can achieve



certain tasks for lower costs or need to defer to a more practical time frame, then that's encouraged. The goal of the Work Program is merely help gauge progress toward the overall goals more so than commit to any singular action. Sometimes, an action item cannot be pursued because the financial resources never materialize. This is understandable, and in this case the response is that the community must then decide if they should continue to hold out for such an option in the future or shift to a different strategy. This is how over time the Work Programs will help ensure the community is making progress toward the overall vision.

Note: Some items listed will explore assistance through the Georgia Mountains Regional Commission (GMRC) via their discretionary contract elements with the Department of Community Affairs (DCA). These items will include "DCA" under the list of potential funding sources.

Policies and Long-Term Objectives

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.

As with the Work Program, items listed here may be dependent on certain conditions or outside resources. The purpose of maintaining such a list is to ensure these objectives and options aren't completely neglected.



Needs and Opportunities

Needs & Opportunities	Mitigation Strategies
<p>Need for Improved Transportation Safety</p>	<ul style="list-style-type: none"> ✓ Complete sidewalk and trail master plan ✓ Perform road safety audit ✓ Perform parking study for Main Street ✓ Consult GDOT about possible rerouting of freight traffic through City ✓ Implement sidewalk improvements ✓ Implement trail plans
<p>Need Development Policies That Retain Rural Character</p>	<ul style="list-style-type: none"> ✓ Review/update of development regulations ✓ Create overlay district for Main Street ✓ Create Streetscape Plan for Main Street ✓ Implement sidewalk improvements ✓ Implement trail plans ✓ Emphasize conservation design subdivisions ✓ Promote rural development forms in Hall County
<p>Need to Update Capital Improvement Plans</p>	<ul style="list-style-type: none"> ✓ Assessment of water and sewer infrastructure ✓ Improvement schedule and budget for roads and sidewalks ✓ Assessment of First Responder needs for the area (w/ Hall County)
<p>Need a Public Communications and Engagement Strategy</p>	<ul style="list-style-type: none"> ✓ Perform assessment of electronic media presence ✓ Review and amend (as needed) policies regarding public notice and hearing procedures
<p>Need to Create a Strategy to Support Rural Business Development</p>	<ul style="list-style-type: none"> ✓ Host public process to identify targeted industries appropriate for Clermont ✓ Review and assess development policies to identify capacity for commercial development ✓ Work with Gainesville – Hall County Chamber to increase awareness of opportunities in Clermont



Report of Accomplishments

ACTION	STATUS	COMMENT
Develop Comp Plan update	Complete	
Develop Sidewalk and Trail Master Plan; Develop streetscape plan (Merged)	In Progress	
Review and reconsider design guidelines; Adopt as needed	Complete	
Planning commission training regarding conservation design subdivisions	Postponed	Deferred as a Priority
Review development regulations against Comp Plan goals; Amend as needed	In Progress	
Perform visual image assessment	Postponed	Deferred as a Priority
Establish standard code enforcement policy	In Progress	
Apply for funding to assist with Streetscape	Postponed	Deferred until streetscape design completed
Develop Parks and Rec Master Plan	In Progress	
Develop local heritage tourism program to attract visitors and commercial investment	Postponed	Deferred as a Priority; Repackaged as “Improve tourism of existing festivals and events.”
Assess plans for U.S. 129 with GDOT and GHMPO officials	In Progress	
Amend land use policies and regulations for eventual widening of U.S. 129, as needed	Postponed	Deferred; Awaiting GDOT Confirmations
Consult with Hall County about development policies for areas surrounding Clermont	Complete	
Pursue DNR Recreational Trails grant	In Progress	
Develop Capital Improvement Element (CIE)	Postponed	Deferred as a Priority
Develop facility assessment for future Town Hall needs	Complete	
Create list/schedule of targeted grants and loans in support of CIE projects	Complete	
Commission study regarding effectiveness of conservation easements	Postponed	Deferred as a Priority
Commission report regarding impacts of enacting property tax	Postponed	Deferred as a Priority
Conduct study to identify scope, schedule and impact of US 129 widening	Postponed	Deferred; Awaiting GDOT Confirmations
Seek National Register designations for eligible properties	Complete	Now ongoing policy



2022 Comprehensive Plan

Community Work Program

Year	Action	Estimated Cost	Funding Source	Responsibility
2022/ 2023	Develop Sidewalk and Trail Master Plan	\$10,000	General Fund, GDOT, Private Investment	Council and GMRC
2022/ 2023	Develop Parks and Rec Master Plan	\$5,000	Council, DCA	Council and GMRC
2022	Assess plans for U.S. 129 with GDOT and GHMPO officials	NA	Staff Time	Council and GDOT
2022	Pursue DNR Recreational Trails grant	\$500	Council	Council and GMRC
2022	Establish standard code enforcement policy	NA	Staff Time	Council and Hall County
2022	Perform assessment of electronic media presence	\$2,500	DCA	Council, GMRC
2023	Planning commission training regarding conservation design subdivisions	\$5,000	Council, DCA	Council and GMRC
2023	Review development regulations against Comp Plan goals; Amend as needed	NA	Staff Time	Council
2023	Improve tourism of existing festivals and events	\$10,000	DNR HPD & ARC Funds, General Funds, Private Investment	Mayor and Council, Local Community Groups, GMRC
2023	Perform road safety audit	\$5,000	GDOT	GDOT, Council, GHMPO
2023	Assessment of water and sewer infrastructure	NA	Staff Time	Council, Hall County, Gainesville
2023	Assessment of First Responder needs for the area (w/ Hall County)	NA	Staff Time	Council, Hall County, Gainesville
2023	Review and amend (as needed) policies regarding public notice and hearing procedures	NA	Staff Time	Council
2023	Host public process to identify targeted industries appropriate for Clermont	\$2,500	DCA	Council, GMRC
2023	Review and assess development policies to identify capacity for commercial development	\$2,500	DCA	Council, GMRC



2022 Comprehensive Plan

Year	Action	Estimated Cost	Funding Source	Responsibility
2024	Perform visual image assessment	\$2,500	Council, DCA	Council and GMRC
2024	Develop Capital Improvement Element (CIE)	\$2,500	Council, DCA	Council and GMRC
2024	Develop streetscape plan for Main Street	\$2,500	Council	Council
2024	Consult GDOT about possible rerouting of freight traffic through City	NA	Staff Time	GDOT, Council, GHMPO
2024	Improvement schedule and budget for roads and sidewalks	NA	Staff Time	GDOT, Council, GHMPO
2024	Work with Gainesville – Hall County Chamber to increase awareness of opportunities in Clermont	NA	Staff Time	Council
2025	Apply for funding to assist with Streetscape	NA	Staff Time	Council and GMRC
2025	Commission study regarding effectiveness of conservation easements	\$5,000	Council, DCA	Council and GMRC
2025	Conduct study to identify scope, schedule and impact of US 129 widening	NA	Staff Time	Council and GDOT
2025	Implement trail plans	TBD	DNR, Grants	GDOT, Council, GHMPO
2025	Create overlay district for Main Street	\$2,500	DCA	Council, GMRC
2026	Amend land use policies and regulations for eventual widening of U.S. 129, as needed	NA	Staff Time	Council and GMRC
2026	Develop Comp Plan update	\$10,000	Council, DCA	Council and GMRC
2026	Commission report regarding impacts of enacting property tax	\$2,000	Council	Council, Hall County
2026	Implement sidewalk improvements	TBD	GDOT, Grants	GDOT, Council, GHMPO



Policies and Long-Term Objectives

- Continue joint activities for community and economic development with Hall County and other municipalities.
 - Continue/ Improve relationship with Hall County to coordinate land use management within and around Clermont.
 - Strive to maintain Clermont's small-Town character.
 - Extend sidewalks and paths to all areas of Town, via the road network or along tributary buffers.
 - Build new Town Hall.
 - Create the enforcement of housing codes and/ or other such ordinances and /or regulations to keep current and future land use application in compliance with minimum occupancy standards.
 - Encourage the development of protection and enhancement measures for historic residential resources.
 - Study and work with surrounding local governments to development consistency in development codes and density requirements.
 - Pursue and sustain *Tree Town USA* status and *Certified Local Government* status.
- Sustain the following joint agreements/ cooperative efforts with Hall County and other partners:
- Service Delivery Agreement
 - Gainesville-Hall Metropolitan Planning Organization
 - SPLOST
 - Hall County Development Authority
 - Georgia Mountains Regional Commission (GMRC)
 - Joint Municipal Association (JMA)
- Regularly petition the State, GMRC and other agencies about available financial assistance for pursuit of Town projects and programs.
- Observe and enforce any and all minimum environmental development regulations as required by the State Department of Natural Resources.
- Ensure the Town has properly qualified staff to carry out all duties, either in employ or through contractual agreement.
- Support activities of the Clermont Historical Society.
- Support/promote local events. (Clermont Days, Tour of Homes/ Gardens...)



APPENDICES

5

- Population And Demographic Profile**
- Area Labor Profile for Hall County**
- Summary Of Comprehensive Plan Survey Results**
- Sample Records of Public Involvement**
- SWOC Assessment – GMRC Digital Economy Plan**
- Quality Community Objectives Assessment**

Note: The data portrayed in these appendices are independent documents produced by different agencies at different times. Therefore, some of the figures cited may differ across the documents. While both are based on past, verified Census Bureau figures, some more recent estimates or projects may have featured in-house calculations. This data is presented purely for comparative analysis. For any formal application on behalf of the community, more recent data or data from other verified sources may be more appropriate.



Population And Demographic Profile



Community Profile

Clermont Town, GA
 Clermont Town, GA (1316796)
 Geography: Place

Prepared by Esri

Clermont town...

Population Summary	
2000 Total Population	718
2010 Total Population	919
2021 Total Population	1,033
2021 Group Quarters	0
2026 Total Population	1,096
2021-2026 Annual Rate	1.19%
2021 Total Daytime Population	890
Workers	365
Residents	525
Household Summary	
2000 Households	256
2000 Average Household Size	2.80
2010 Households	331
2010 Average Household Size	2.78
2021 Households	375
2021 Average Household Size	2.75
2026 Households	397
2026 Average Household Size	2.76
2021-2026 Annual Rate	1.15%
2010 Families	267
2010 Average Family Size	3.14
2021 Families	300
2021 Average Family Size	3.11
2026 Families	317
2026 Average Family Size	3.12
2021-2026 Annual Rate	1.11%
Housing Unit Summary	
2000 Housing Units	285
Owner Occupied Housing Units	76.8%
Renter Occupied Housing Units	13.0%
Vacant Housing Units	10.2%
2010 Housing Units	384
Owner Occupied Housing Units	66.7%
Renter Occupied Housing Units	19.5%
Vacant Housing Units	13.8%
2021 Housing Units	427
Owner Occupied Housing Units	77.0%
Renter Occupied Housing Units	10.8%
Vacant Housing Units	12.2%
2026 Housing Units	453
Owner Occupied Housing Units	77.5%
Renter Occupied Housing Units	10.2%
Vacant Housing Units	12.4%
Median Household Income	
2021	\$69,030
2026	\$75,415
Median Home Value	
2021	\$319,792
2026	\$353,361
Per Capita Income	
2021	\$30,907
2026	\$34,911
Median Age	
2010	39.0
2021	45.4
2026	46.6

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

September 08, 2021



Community Profile

Clermont Town, GA
 Clermont Town, GA (1316796)
 Geography: Place

Prepared by Esri

Clermont town...

2021 Households by Income

Household Income Base	376
<\$15,000	5.6%
\$15,000 - \$24,999	9.6%
\$25,000 - \$34,999	9.6%
\$35,000 - \$49,999	7.7%
\$50,000 - \$74,999	21.3%
\$75,000 - \$99,999	12.8%
\$100,000 - \$149,999	21.5%
\$150,000 - \$199,999	7.7%
\$200,000+	4.3%
Average Household Income	\$84,851

2026 Households by Income

Household Income Base	398
<\$15,000	4.3%
\$15,000 - \$24,999	7.0%
\$25,000 - \$34,999	8.0%
\$35,000 - \$49,999	8.5%
\$50,000 - \$74,999	21.9%
\$75,000 - \$99,999	11.6%
\$100,000 - \$149,999	23.4%
\$150,000 - \$199,999	10.3%
\$200,000+	5.0%
Average Household Income	\$96,100

2021 Owner Occupied Housing Units by Value

Total	330
<\$50,000	1.5%
\$50,000 - \$99,999	1.2%
\$100,000 - \$149,999	6.4%
\$150,000 - \$199,999	12.7%
\$200,000 - \$249,999	10.0%
\$250,000 - \$299,999	12.4%
\$300,000 - \$399,999	29.1%
\$400,000 - \$499,999	10.0%
\$500,000 - \$749,999	11.8%
\$750,000 - \$999,999	4.2%
\$1,000,000 - \$1,499,999	0.0%
\$1,500,000 - \$1,999,999	0.0%
\$2,000,000 +	0.6%
Average Home Value	\$359,621

2026 Owner Occupied Housing Units by Value

Total	351
<\$50,000	0.6%
\$50,000 - \$99,999	0.3%
\$100,000 - \$149,999	2.6%
\$150,000 - \$199,999	7.7%
\$200,000 - \$249,999	8.5%
\$250,000 - \$299,999	12.3%
\$300,000 - \$399,999	33.9%
\$400,000 - \$499,999	12.8%
\$500,000 - \$749,999	15.7%
\$750,000 - \$999,999	5.1%
\$1,000,000 - \$1,499,999	0.0%
\$1,500,000 - \$1,999,999	0.0%
\$2,000,000 +	0.6%
Average Home Value	\$401,923

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.



Community Profile

Clermont Town, GA
 Clermont Town, GA (1316796)
 Geography: Place

Prepared by Esri

	Clermont town...
2010 Population by Age	
Total	919
0 - 4	6.6%
5 - 9	6.5%
10 - 14	9.4%
15 - 24	9.7%
25 - 34	12.2%
35 - 44	14.8%
45 - 54	14.3%
55 - 64	11.5%
65 - 74	8.5%
75 - 84	5.2%
85 +	1.3%
18 +	73.3%
2021 Population by Age	
Total	1,032
0 - 4	4.7%
5 - 9	5.4%
10 - 14	5.9%
15 - 24	10.4%
25 - 34	11.8%
35 - 44	11.1%
45 - 54	14.3%
55 - 64	16.4%
65 - 74	12.4%
75 - 84	5.5%
85 +	1.9%
18 +	80.7%
2026 Population by Age	
Total	1,094
0 - 4	4.5%
5 - 9	5.2%
10 - 14	6.0%
15 - 24	9.2%
25 - 34	10.7%
35 - 44	12.3%
45 - 54	13.5%
55 - 64	15.0%
65 - 74	13.8%
75 - 84	7.7%
85 +	2.0%
18 +	80.8%
2010 Population by Sex	
Males	459
Females	460
2021 Population by Sex	
Males	512
Females	520
2026 Population by Sex	
Males	543
Females	551

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.



Community Profile

Clermont Town, GA
Clermont Town, GA (1316796)
Geography: Place

Prepared by Esri

Clermont town...

2010 Population by Race/Ethnicity

Total	919
White Alone	96.5%
Black Alone	0.9%
American Indian Alone	0.2%
Asian Alone	0.0%
Pacific Islander Alone	0.4%
Some Other Race Alone	1.1%
Two or More Races	0.9%
Hispanic Origin	2.0%
Diversity Index	10.4

2021 Population by Race/Ethnicity

Total	1,033
White Alone	96.2%
Black Alone	0.7%
American Indian Alone	0.5%
Asian Alone	0.1%
Pacific Islander Alone	0.1%
Some Other Race Alone	1.2%
Two or More Races	1.3%
Hispanic Origin	2.7%
Diversity Index	12.3

2026 Population by Race/Ethnicity

Total	1,097
White Alone	95.6%
Black Alone	0.7%
American Indian Alone	0.5%
Asian Alone	0.1%
Pacific Islander Alone	0.2%
Some Other Race Alone	1.4%
Two or More Races	1.5%
Hispanic Origin	3.2%
Diversity Index	14.0

2010 Population by Relationship and Household Type

Total	919
In Households	100.0%
In Family Households	91.8%
Householder	29.1%
Spouse	24.5%
Child	34.8%
Other relative	2.9%
Nonrelative	0.5%
In Nonfamily Households	8.2%
In Group Quarters	0.0%
Institutionalized Population	0.0%
Noninstitutionalized Population	0.0%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

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Community Profile

Clermont Town, GA
 Clermont Town, GA (1316796)
 Geography: Place

Prepared by Esri

Clermont town...

2021 Population 25+ by Educational Attainment	
Total	762
Less than 9th Grade	2.6%
9th - 12th Grade, No Diploma	9.8%
High School Graduate	28.2%
GED/Alternative Credential	7.5%
Some College, No Degree	22.2%
Associate Degree	7.1%
Bachelor's Degree	13.4%
Graduate/Professional Degree	9.2%
2021 Population 15+ by Marital Status	
Total	867
Never Married	21.0%
Married	64.4%
Widowed	6.5%
Divorced	8.2%
2021 Civilian Population 16+ in Labor Force	
Civilian Population 16+	518
Population 16+ Employed	97.9%
Population 16+ Unemployment rate	2.1%
Population 16-24 Employed	10.7%
Population 16-24 Unemployment rate	3.6%
Population 25-54 Employed	61.5%
Population 25-54 Unemployment rate	2.5%
Population 55-64 Employed	23.1%
Population 55-64 Unemployment rate	0.8%
Population 65+ Employed	4.7%
Population 65+ Unemployment rate	0.0%
2021 Employed Population 16+ by Industry	
Total	507
Agriculture/Mining	1.4%
Construction	6.1%
Manufacturing	14.8%
Wholesale Trade	3.2%
Retail Trade	17.9%
Transportation/Utilities	10.8%
Information	1.6%
Finance/Insurance/Real Estate	6.5%
Services	32.9%
Public Administration	4.7%
2021 Employed Population 16+ by Occupation	
Total	508
White Collar	64.6%
Management/Business/Financial	18.9%
Professional	20.1%
Sales	14.0%
Administrative Support	11.6%
Services	8.3%
Blue Collar	27.2%
Farming/Forestry/Fishing	0.4%
Construction/Extraction	3.3%
Installation/Maintenance/Repair	3.7%
Production	6.9%
Transportation/Material Moving	12.8%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

September 08, 2021



Community Profile

Clermont Town, GA
 Clermont Town, GA (1316796)
 Geography: Place

Prepared by Esri

	Clermont town...
2010 Households by Type	
Total	331
Households with 1 Person	16.6%
Households with 2+ People	83.4%
Family Households	80.7%
Husband-wife Families	68.0%
With Related Children	32.3%
Other Family (No Spouse Present)	12.7%
Other Family with Male Householder	2.4%
With Related Children	0.9%
Other Family with Female Householder	10.3%
With Related Children	5.7%
Nonfamily Households	2.7%
All Households with Children	39.3%
Multigenerational Households	5.1%
Unmarried Partner Households	3.6%
Male-female	2.7%
Same-sex	0.9%
2010 Households by Size	
Total	331
1 Person Household	16.6%
2 Person Household	35.3%
3 Person Household	19.6%
4 Person Household	17.8%
5 Person Household	6.9%
6 Person Household	1.2%
7 + Person Household	2.4%
2010 Households by Tenure and Mortgage Status	
Total	331
Owner Occupied	77.3%
Owned with a Mortgage/Loan	57.4%
Owned Free and Clear	19.9%
Renter Occupied	22.7%
2021 Affordability, Mortgage and Wealth	
Housing Affordability Index	141
Percent of Income for Mortgage	19.5%
Wealth Index	90
2010 Housing Units By Urban/ Rural Status	
Total Housing Units	384
Housing Units Inside Urbanized Area	0.0%
Housing Units Inside Urbanized Cluster	0.0%
Rural Housing Units	100.0%
2010 Population By Urban/ Rural Status	
Total Population	919
Population Inside Urbanized Area	0.0%
Population Inside Urbanized Cluster	0.0%
Rural Population	100.0%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.



Community Profile

Clermont Town, GA
 Clermont Town, GA (1316796)
 Geography: Place

Prepared by Esri

Clermont town...

Top 3 Tapestry Segments

1. Green Acres (6A)
2. Salt of the Earth (6B)
3. Southern Satellites (10A)

2021 Consumer Spending

Apparel & Services: Total \$	\$715,212
Average Spent	\$1,907.23
Spending Potential Index	90
Education: Total \$	\$542,532
Average Spent	\$1,446.75
Spending Potential Index	84
Entertainment/Recreation: Total \$	\$1,158,262
Average Spent	\$3,088.70
Spending Potential Index	96
Food at Home: Total \$	\$1,878,055
Average Spent	\$5,008.15
Spending Potential Index	92
Food Away from Home: Total \$	\$1,267,666
Average Spent	\$3,380.44
Spending Potential Index	89
Health Care: Total \$	\$2,334,850
Average Spent	\$6,226.27
Spending Potential Index	100
HH Furnishings & Equipment: Total \$	\$795,561
Average Spent	\$2,121.50
Spending Potential Index	94
Personal Care Products & Services: Total \$	\$308,712
Average Spent	\$823.23
Spending Potential Index	92
Shelter: Total \$	\$6,496,253
Average Spent	\$17,323.34
Spending Potential Index	86
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$830,837
Average Spent	\$2,215.57
Spending Potential Index	93
Travel: Total \$	\$872,981
Average Spent	\$2,327.95
Spending Potential Index	92
Vehicle Maintenance & Repairs: Total \$	\$392,786
Average Spent	\$1,047.43
Spending Potential Index	95

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

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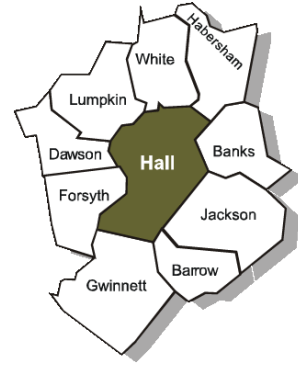
Area Labor Profile for Hall County



Area Labor Profile

Hall

County



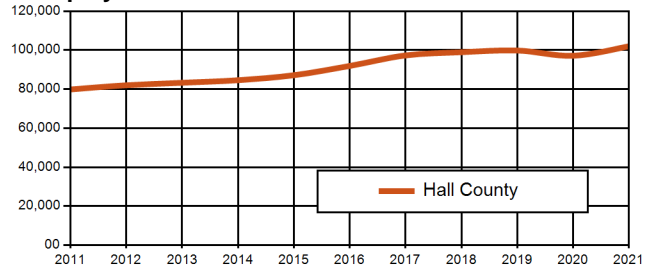
Updated: May 2022

Labor Force Activity - 2021

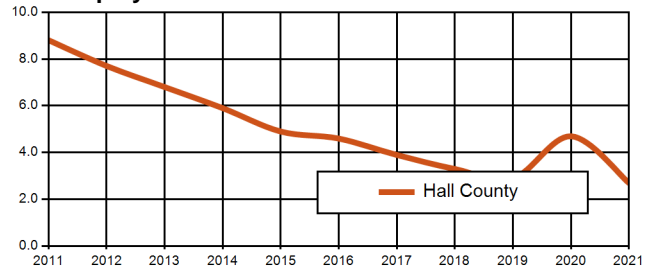
2021 ANNUAL AVERAGES

	Labor Force	Employed	Unemployed	Rate
Hall	104,792	102,000	2,792	2.7%
Banks	10,116	9,854	262	2.6%
Barrow	42,115	40,882	1,233	2.9%
Dawson	13,115	12,765	350	2.7%
Forsyth	127,031	123,874	3,157	2.5%
Gwinnett	492,181	475,000	17,181	3.5%
Habersham	18,592	17,930	662	3.6%
Jackson	42,806	41,787	1,019	2.4%
Lumpkin	17,402	16,923	479	2.8%
White	16,616	16,194	422	2.5%
Hall Area	884,766	857,209	27,557	3.1%
Georgia	5,186,969	4,983,732	203,237	3.9%
United States	161,204,000	152,581,000	8,623,000	5.3%

Employment Trends



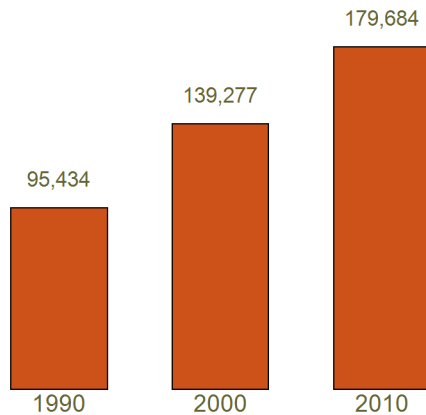
Unemployment Rate Trends



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

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

Population Estimates



Population

	2010 Census	2021 Rank	2021 Estimate	% Change 2010-2021	2025 Projected*	% Change 2010-2025
Hall	179,684	10	207,369	15.4	222,479	23.8
City of Gainesville	33,804					
Hall Area	1,431,244		1,755,618	22.7	1,889,805	32.0
Georgia	9,687,653		10,799,566	11.5	11,335,283	17.0
United States	308,745,538		331,893,745	7.5	349,439,199	13.2

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

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Equal Opportunity Employer/Program

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

Industry Mix - 4th Quarter of 2021

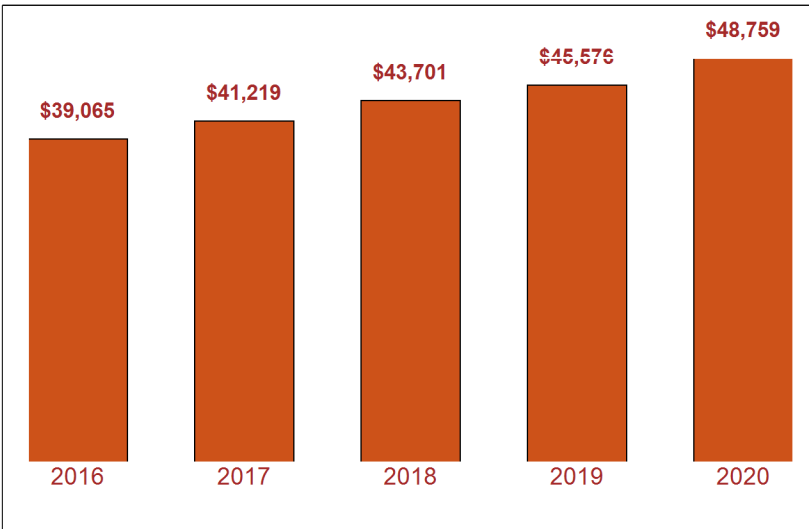
INDUSTRY	Hall				Hall Area			
	NUMBER OF FIRMS	EMPLOYMENT NUMBER	PERCENT	WEEKLY WAGE	NUMBER OF FIRMS	EMPLOYMENT NUMBER	PERCENT	WEEKLY WAGE
Goods-Producing	883	24,642	26.6	1,209	7,150	110,594	17.3	1,380
Agriculture, Forestry, Fishing and Hunting	34	341	0.4	1,135	164	2,149	0.3	1,092
Mining, Quarrying, and Oil and Gas Extraction	3	*	*	*	25	342	0.1	1,590
Construction	554	4,569	4.9	1,309	4,987	39,072	6.1	1,487
Manufacturing	292	19,699	21.3	1,187	1,974	69,035	10.8	1,328
Food	44	9,743	10.5	1,019	185	18,688	2.9	1,043
Beverage and Tobacco Product	10	371	0.4	1,241	43	1,096	0.2	1,021
Textile Mills	5	289	0.3	1,180	24	1,129	0.2	1,421
Textile Product Mills	4	10	0.0	843	61	564	0.1	935
Apparel	1	*	*	*	25	267	0.0	2,651
Wood Product	13	326	0.4	961	75	2,433	0.4	1,217
Paper	1	*	*	*	21	1,092	0.2	1,484
Printing and Related Support Activities	18	289	0.3	1,274	197	3,067	0.5	1,261
Petroleum and Coal Products	1	*	*	*	8	*	*	*
Chemical	18	796	0.9	1,319	142	4,238	0.7	1,461
Plastics and Rubber Products	14	537	0.6	1,086	68	3,805	0.6	1,265
Nonmetallic Mineral Product	16	185	0.2	1,460	103	2,122	0.3	1,394
Primary Metal	5	547	0.6	1,503	17	783	0.1	1,501
Fabricated Metal Product	43	1,070	1.2	1,363	244	6,148	1.0	1,235
Machinery	27	2,406	2.6	1,694	156	6,426	1.0	1,703
Computer and Electronic Product	12	232	0.3	1,542	136	4,559	0.7	2,067
Electrical Equipment, Appliance, and Component	10	304	0.3	1,303	64	3,333	0.5	1,586
Transportation Equipment	11	1,981	2.1	1,152	57	4,433	0.7	1,169
Furniture and Related Product	13	170	0.2	1,030	123	1,479	0.2	1,125
Miscellaneous	26	428	0.5	1,099	222	3,180	0.5	1,349
Leather and Allied Product	0	0	0.0	0	3	*	*	*
Service-Providing	3,961	57,145	61.7	1,263	42,191	456,483	71.5	1,172
Utilities	6	160	0.2	1,721	41	1,876	0.3	1,861
Wholesale Trade	318	4,797	5.2	1,545	3,671	47,576	7.4	1,632
Retail Trade	647	9,600	10.4	748	5,194	88,603	13.9	824
Transportation and Warehousing	168	3,689	4.0	1,468	1,334	22,283	3.5	1,127
Information	52	470	0.5	1,489	804	10,617	1.7	1,978
Finance and Insurance	311	2,332	2.5	1,980	2,407	17,675	2.8	1,732
Real Estate and Rental and Leasing	241	721	0.8	1,139	2,023	11,402	1.8	1,249
Professional, Scientific, and Technical Services	444	2,381	2.6	1,660	6,328	39,348	6.2	1,968
Management of Companies and Enterprises	20	1,028	1.1	2,156	218	11,515	1.8	2,186
Administrative and Support and Waste Management and Remediation Services	353	6,753	7.3	759	3,283	47,600	7.5	943
Educational Services	43	1,228	1.3	768	615	9,150	1.4	724
Health Care and Social Assistance	586	14,636	15.8	1,509	4,345	67,603	10.6	1,194
Arts, Entertainment, and Recreation	78	947	1.0	7,325	695	7,034	1.1	1,479
Accommodation and Food Services	374	6,651	7.2	481	3,680	55,795	8.7	456
Other Services (except Public Administration)	320	1,752	1.9	746	3,005	15,190	2.4	959
Unclassified - industry not assigned	360	261	0.3	1,533	4,548	3,217	0.5	1,397
Total - Private Sector	5,204	82,048	88.6	1,248	49,341	567,077	88.8	1,213
Total - Government	122	10,520	11.4	940	728	71,639	11.2	1,042
Federal Government	24	455	0.5	1,642	113	3,962	0.6	1,497
State Government	35	2,604	2.8	818	188	8,784	1.4	889
Local Government	63	7,461	8.1	940	427	58,893	9.2	1,034
ALL INDUSTRIES	5,326	92,568	100.0	1,213	50,069	638,716	100.0	1,193
ALL INDUSTRIES - Georgia					351,397	4,607,081		1,294

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 4th Quarter of 2021.

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

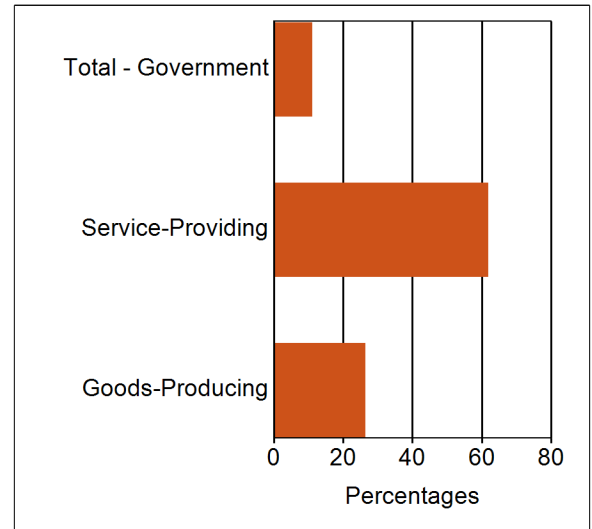
Hall Per Capita Income

Source: U.S. Bureau of Economic Analysis



Hall Industry Mix 2021

Source: See Industry Mix data on Page 2.



Top Ten Largest Employers - 2021*

Hall

Cottrell, Inc.
 Fieldale Farms Corporation
 Gold Creek Processing, LLC
 Kubota Manufacturing of America Corporation
 Mar-Jac Poultry
 Mars Chocolate North America, LLC
 Northeast Georgia Medical Center, Inc.
 Northeast Georgia Physicians Group
 Pilgrim's Pride Corporation
 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 2021. Employers are listed alphabetically by area, not by the number of employees.

Source: Georgia Department of Labor

Hall Area

Amazon.Com Services, Inc.
 HG Georgia Merchants, Inc.
 Northeast Georgia Medical Center, Inc.
 Northside Hospital
 Northside Hospital, Inc.
 Pilgrim's Pride Corporation
 Publix Super Markets, Inc.
 The Home Depot
 The Kroger Company
 Walmart

COUNTY

Jackson
 Jackson
 Hall
 Forsyth
 Gwinnett
 Hall
 Gwinnett
 Gwinnett
 Gwinnett
 Gwinnett

Education of the Labor Force

Hall Area

PERCENT DISTRIBUTION BY AGE

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

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

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

High School Graduates - 2021



	PUBLIC SCHOOLS	PRIVATE SCHOOLS*	TOTAL
Banks	182	--	182
Barrow	830	--	830
Dawson	242	--	242
Forsyth	3,759	--	3,759
Gwinnett	12,369	--	12,369
Habersham	457	--	457
Hall	2,322	--	2,322
Jackson	836	--	836
Lumpkin	252	--	252
White	260	--	260
Hall Area	21,509	--	21,509

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

* Private schools data is not available for 2021 from Georgia Independent School Association.

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

Colleges and Universities

Hall Area

Lumpkin

University of North Georgia (Main Campus) ung.edu/

Hall

University of North Georgia (Gainesville Campus) ung.edu/campuses/gainesville/index.php

Brenau University www.brenau.edu

Interactive College of Technology (Gainesville Campus) www.ict.edu/

Lanier Technical College www.laniertech.edu

Gwinnett

Aviation Institute of Maintenance-Atlanta www.aviationmaintenance.edu/campuses/duluth-ga/index.html

Georgia Christian University www.gcuniv.edu

Georgia Gwinnett College www.ggc.edu

Gwinnett College-Lilburn www.gwinnettcollege.edu

Gwinnett Technical College www.gwinnetttech.edu

Lincoln College of Technology (Marietta) www.lincolntech.edu

New Horizons Medical Institute www.newhorizonsmedical.com

Reformed University www.runiv.edu

Banks

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

Barrow

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

Dawson

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

Forsyth

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

Jackson

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

Habersham

North Georgia Technical College www.northgatech.edu

Piedmont College www.piedmont.edu

White

Truett McConnell University www.truett.edu

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 - 2021*

PROGRAMS	TOTAL GRADUATES			PERCENT CHANGE	
	2019	2020	2021	2019-2020	2020-2021
Accounting Technology/Technician and Bookkeeping°	456	454	429	-0.4	-5.5
Administrative Assistant and Secretarial Science, General	94	92	91	-2.1	-1.1
Aesthetician/Esthetician and Skin Care Specialist°	30	33	30	10.0	-9.1
Allied Health and Medical Assisting Services, Other°	128	60	73	-53.1	21.7
Architectural Drafting and Architectural CAD/CADD°	2	4	3	100.0	-25.0
Autobody/Collision and Repair Technology/Technician°	99	79	85	-20.2	7.6
Automobile/Automotive Mechanics Technology/Technician°	806	870	728	7.9	-16.3
Baking and Pastry Arts/Baker/Pastry Chef°	7	5	2	-28.6	-60.0

Technical College Graduates - 2021*

PROGRAMS	TOTAL GRADUATES			PERCENT CHANGE	
	2019	2020	2021	2019-2020	2020-2021
Biology Technician/Biotechnology Laboratory Technician°	25	19	9	-24.0	-52.6
Business Administration and Management, General°	200	319	399	59.5	25.1
CAD/CADD Drafting and/or Design Technology/Technician°	43	48	27	11.6	-43.8
Cardiovascular Technology/Technologist	10	7	7	-30.0	0.0
Carpentry/Carpenter°	113	85	99	-24.8	16.5
Child Care and Support Services Management°	11	5	16	-54.5	220.0
Child Care Provider/Assistant°	302	223	272	-26.2	22.0
Clinical/Medical Laboratory Technician	9	15	10	66.7	-33.3
Commercial Photography°	73	35	16	-52.1	-54.3
Computer and Information Sciences, Other°	21	12	14	-42.9	16.7
Computer and Information Systems Security/Information Assurance°	215	375	360	74.4	-4.0
Computer Installation and Repair Technology/Technician°	192	184	190	-4.2	3.3
Computer Programming, Specific Applications°	44	43	58	-2.3	34.9
Computer Programming/Programmer, General	74	58	78	-21.6	34.5
Construction Management°	91	83	7	-8.8	-91.6
Cosmetology/Cosmetologist, General°	220	299	231	35.9	-22.7
Criminal Justice/Safety Studies°	124	125	107	0.8	-14.4
Culinary Arts/Chef Training	42	26	21	-38.1	-19.2
Data Processing and Data Processing Technology/Technician°	47	60	6	27.7	-90.0
Dental Assisting/Assistant°	38	58	67	52.6	15.5
Design and Visual Communications, General°	30	20	24	-33.3	20.0
Diagnostic Medical Sonography/Sonographer and Ultrasound Technician	18	20	20	11.1	0.0
Drafting and Design Technology/Technician, General°	60	70	26	16.7	-62.9
Early Childhood Education and Teaching	79	97	75	22.8	-22.7
Electrical and Power Transmission Installation/Installer, General°	12	13	9	8.3	-30.8
Electrician°	66	72	92	9.1	27.8
Emergency Medical Technology/Technician (EMT Paramedic)°	304	238	191	-21.7	-19.7
Entrepreneurship/Entrepreneurial Studies°	15	17	14	13.3	-17.6
Environmental Control Technologies/Technicians, Other	9	11	11	22.2	0.0
Fire Science/Fire-fighting°	36	28	29	-22.2	3.6
Fire Services Administration	6	3	1	-50.0	-66.7
Food Preparation/Professional Cooking/Kitchen Assistant°	41	21	26	-48.8	23.8
Game and Interactive Media Design°	25	17	15	-32.0	-11.8
Graphic Design°	12	3	9	-75.0	200.0
Health Information/Medical Records Technology/Technician°	36	26	28	-27.8	7.7
Heating, Air Conditioning, Ventilation and Refrigeration Maintenance Technology/°	259	207	239	-20.1	15.5

Technical College Graduates - 2021*

PROGRAMS	TOTAL GRADUATES			PERCENT CHANGE	
	2019	2020	2021	2019-2020	2020-2021
Heavy Equipment Maintenance Technology/Technician°	16	13	9	-18.8	-30.8
Hospitality Administration/Management, General°	47	27	49	-42.6	81.5
Human Resources Management/Personnel Administration, General°	40	64	77	60.0	20.3
Industrial Mechanics and Maintenance Technology°	200	218	168	9.0	-22.9
Interior Design°	102	155	181	52.0	16.8
Licensed Practical/Vocational Nurse Training	69	66	63	-4.3	-4.5
Lineworker°	62	61	81	-1.6	32.8
Logistics and Materials Management°	15	12	14	-20.0	16.7
Machine Shop Technology/Assistant°	84	69	44	-17.9	-36.2
Marketing/Marketing Management, General	26	38	48	46.2	26.3
Mechanic and Repair Technologies/Technicians, Other	8	10	6	25.0	-40.0
Medical Insurance Coding Specialist/Coder°	1	15	15	1400.0	0.0
Medical Insurance Specialist/Medical Biller°	26	24	21	-7.7	-12.5
Medical Office Assistant/Specialist°	94	101	87	7.4	-13.9
Medical/Clinical Assistant	66	90	70	36.4	-22.2
Meeting and Event Planning°	16	20	20	25.0	0.0
Network and System Administration/Administrator°	175	162	177	-7.4	9.3
Nursing Assistant/Aide and Patient Care Assistant/Aide°	101	96	132	-5.0	37.5
Parks, Recreation and Leisure Studies°	1	3	8	200.0	166.7
Pharmacy Technician/Assistant°	9	8	14	-11.1	75.0
Phlebotomy Technician/Phlebotomist°	14	15	38	7.1	153.3
Professional, Technical, Business, and Scientific Writing°	24	55	59	129.2	7.3
Radiologic Technology/Science - Radiographer°	45	48	51	6.7	6.3
Registered Nursing/Registered Nurse	67	60	70	-10.4	16.7
Respiratory Care Therapy/Therapist	13	18	19	38.5	5.6
Surgical Technology/Technologist°	17	9	9	-47.1	0.0
Teacher Assistant/Aide°	10	11	7	10.0	-36.4
Tourism and Travel Services Management°	9	23	14	155.6	-39.1
Truck and Bus Driver/Commercial Vehicle Operator and Instructor°	22	32	33	45.5	3.1
Web Page, Digital/Multimedia and Information Resources Desig	11	15	16	36.4	6.7
Web Page, Digital/Multimedia and Information Resources Design°	42	61	62	45.2	1.6
Welding Technology/Welder°	657	437	485	-33.5	11.0

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 2019, 2020, and 2021.

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

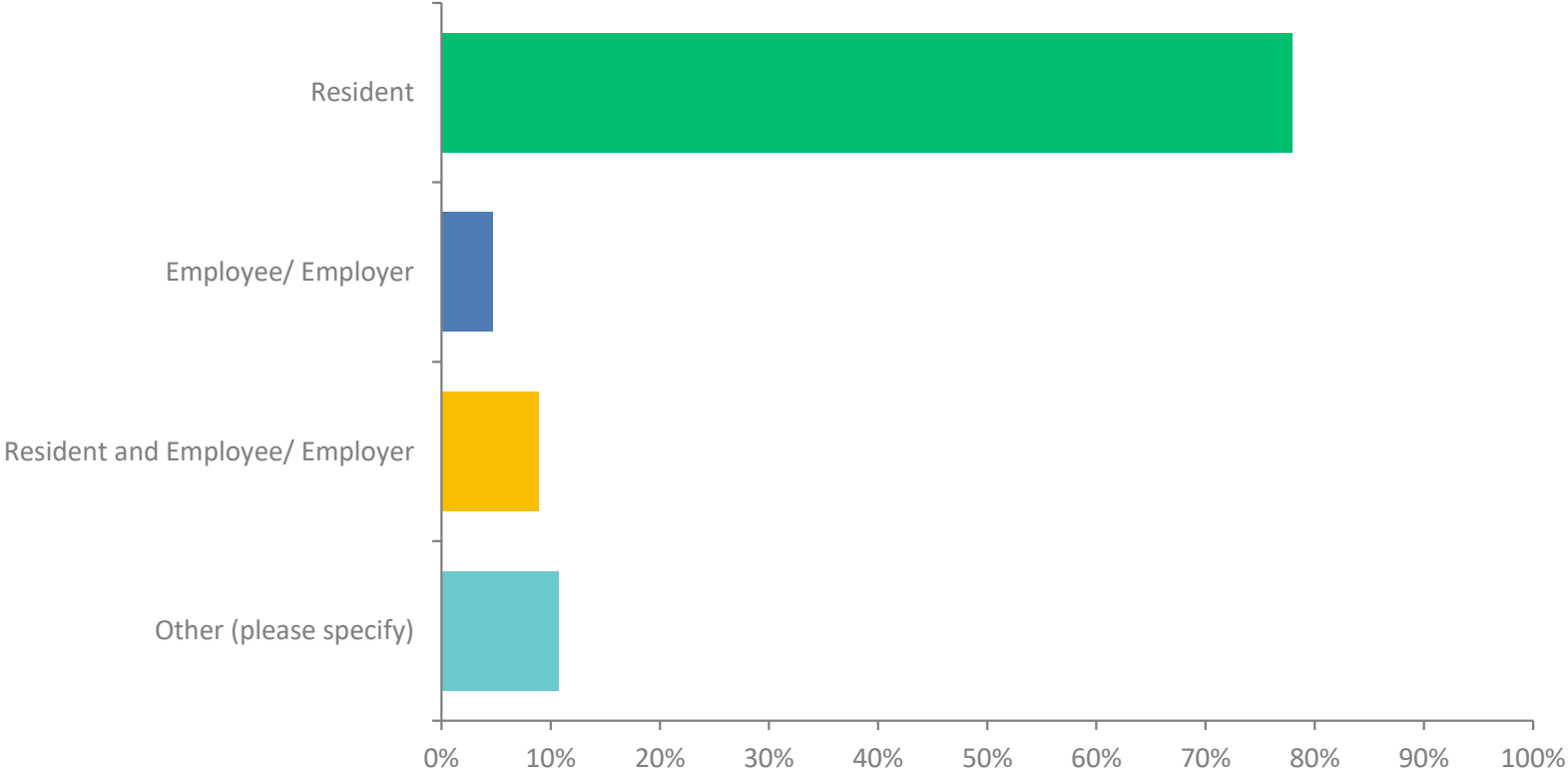


2022 Comprehensive Plan

Summary of Comprehensive Plan Survey Results

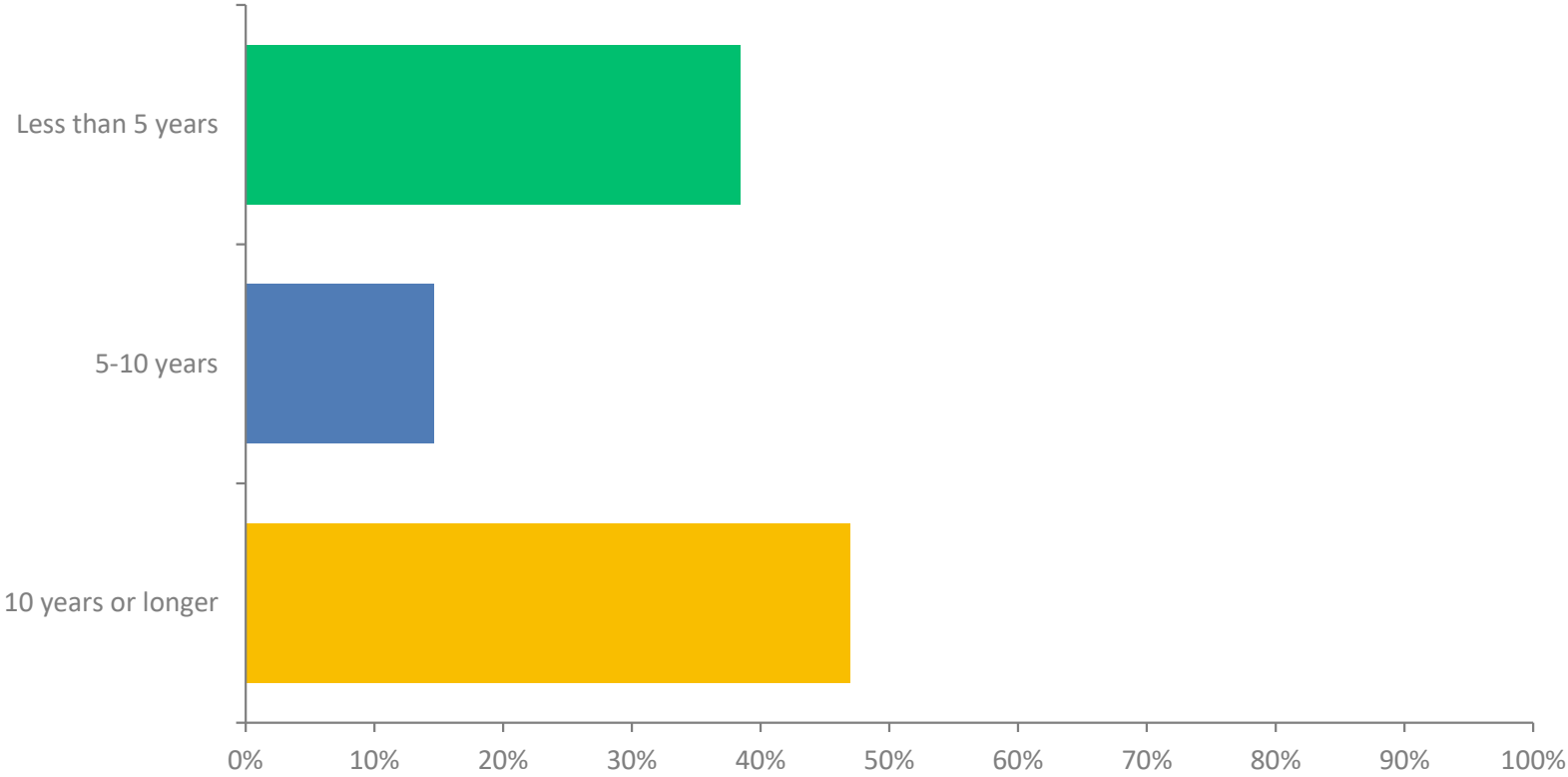
Q1: I am submitting comments for Clermont as a:

Answered: 168 Skipped: 0



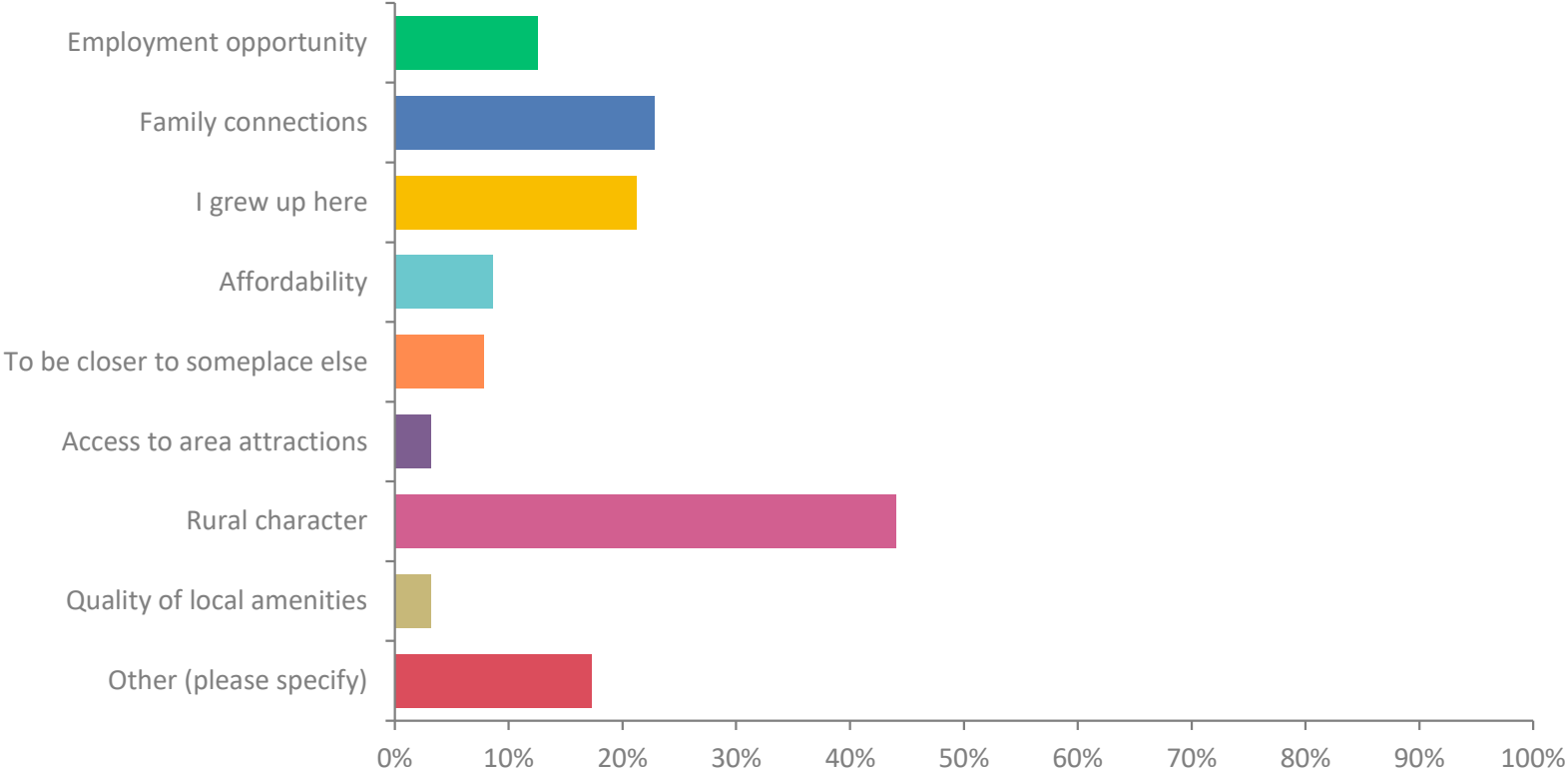
Q2: If you live and/or work in Clermont, how long have you been in the area?

Answered: 164 Skipped: 4



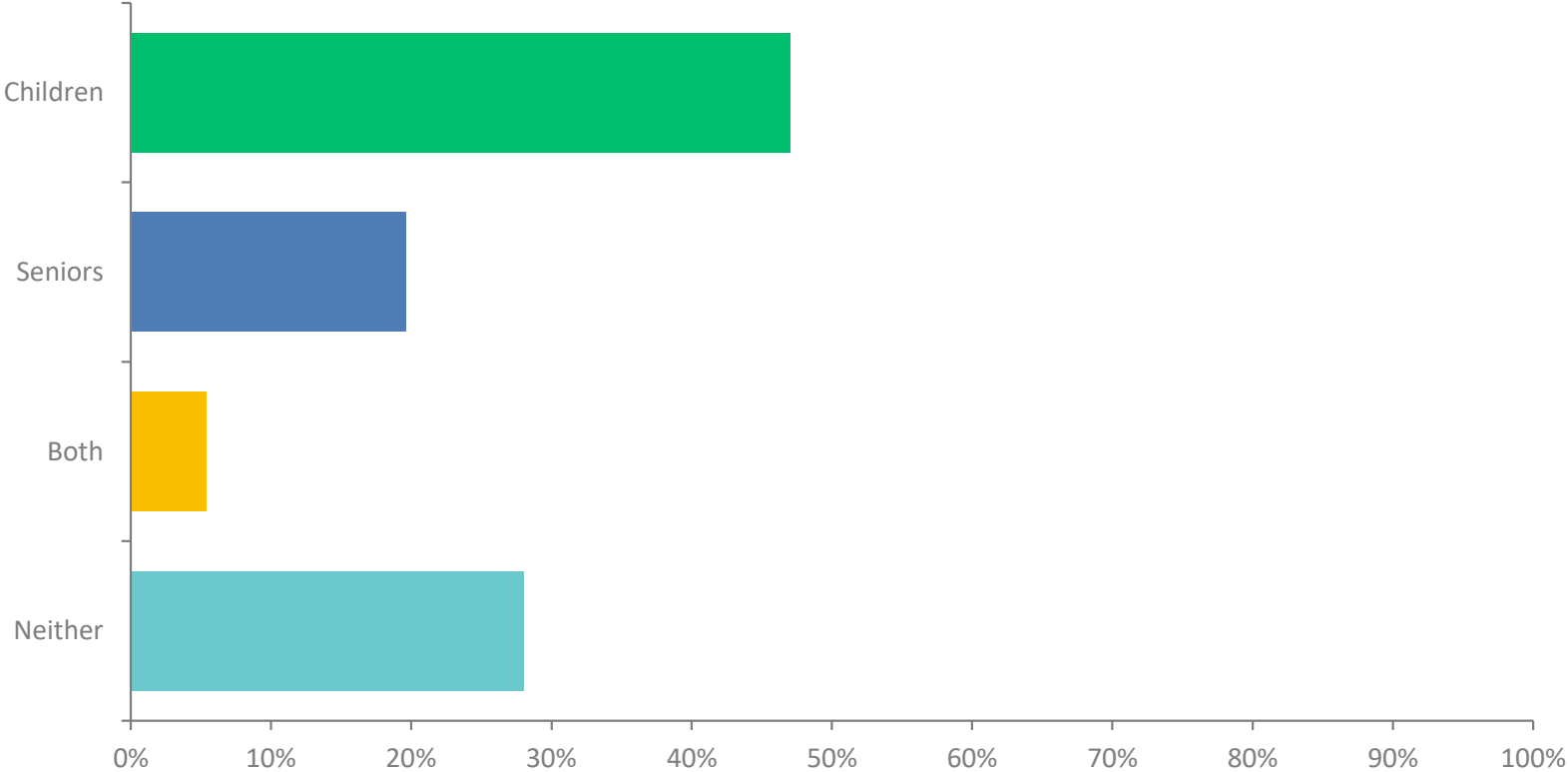
Q3: If you moved to Clermont from somewhere outside of Hall County, please indicate which of the reasons explain your move.

Answered: 127 Skipped: 41



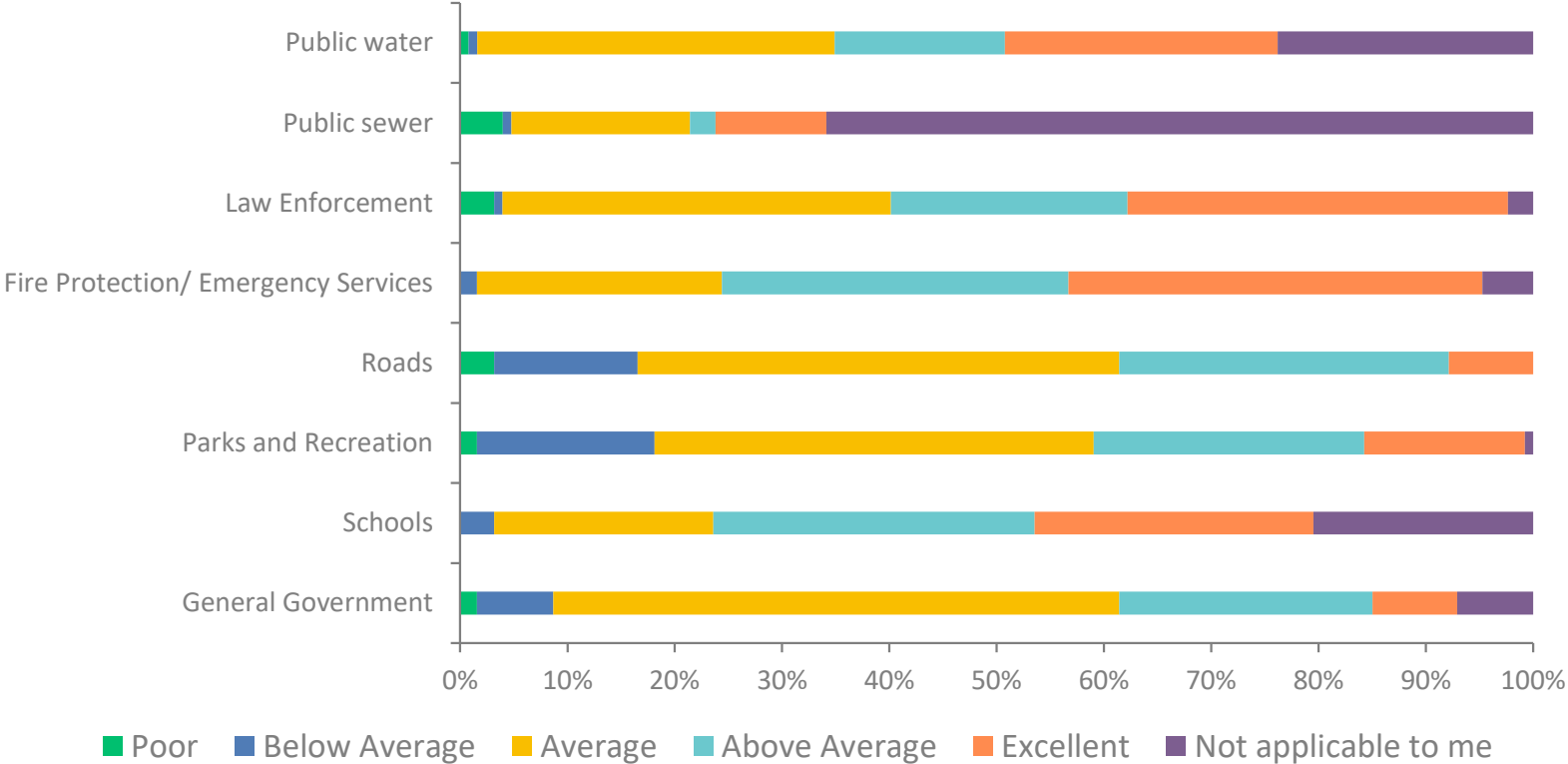
Q4: Please indicate if you have any children (ages 1-18) or seniors (ages 65+) within your household.

Answered: 168 Skipped: 0



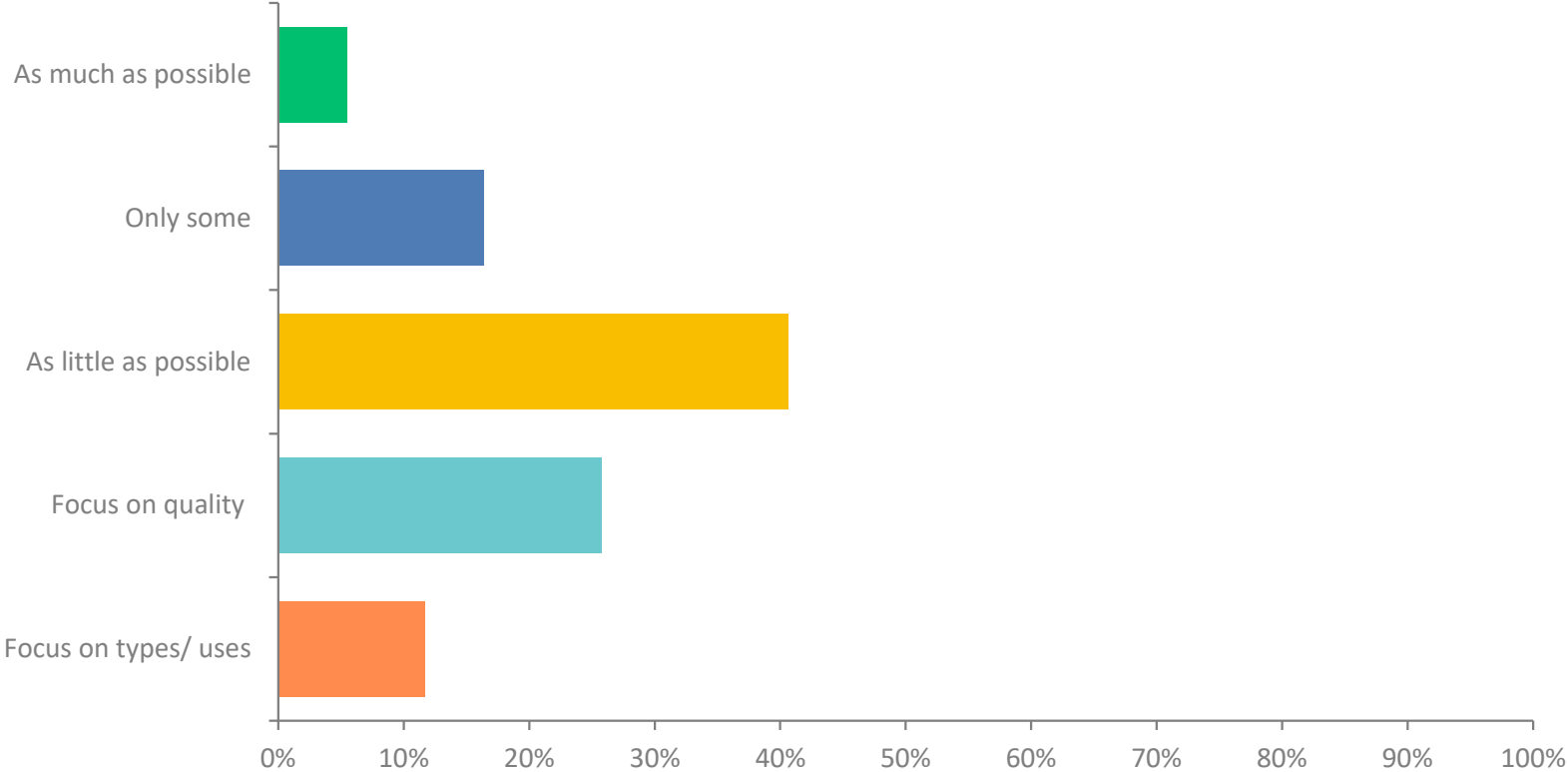
Q5: Please rate your currently level of satisfaction with the following public services.

Answered: 127 Skipped: 41



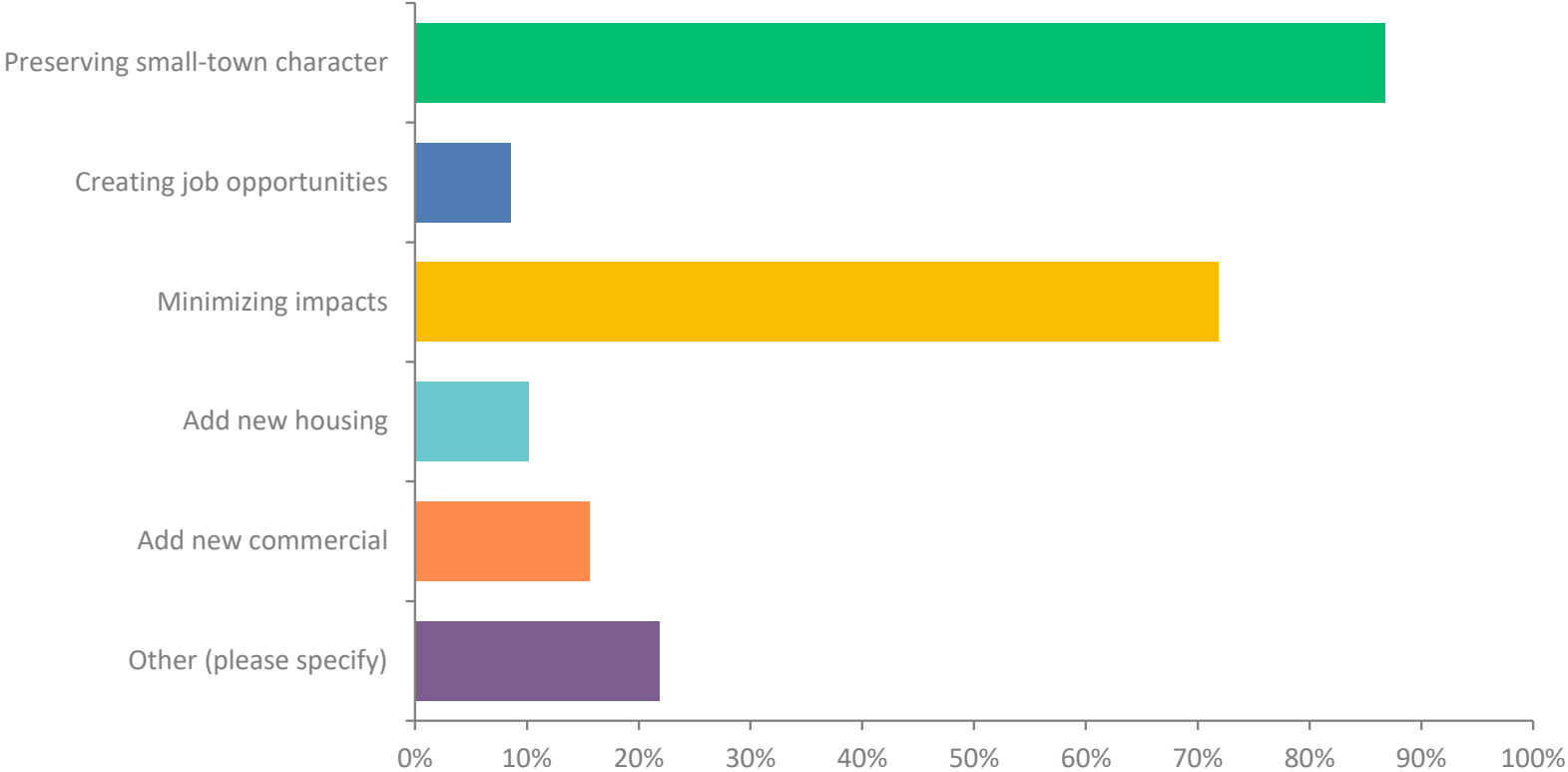
Q6: How much new growth and development should be directed inside, or immediately around, Clermont? (Choose one)

Answered: 128 Skipped: 40



Q7: My priorities regarding any growth and development would be _____ . (Choose all that apply)

Answered: 128 Skipped: 40



Q: Our community's most important asset that should be preserved in the future is:

- 38 Small town atmosphere/ character
- 10 Limit/Manage growth
 - Less growth, trees are coming down, more traffic,
 - No apartment complexes
 - Please don't let it get overcrowded like Gainesville!
 - Our homes shouldn't be disturbed like these over-populated areas
 - Smaller neighborhoods. No apartments
 - Staying a small community.... Don't let stores/ business in
 - stop building. keep the country feel. stop building all of these homes that aren't affordable. have a couple nice SD with affordable homes.
 - small town = big community. We need to do more to get people together and celebrate life as a small town.
 - I do not want multiple subdivisions taking over farmland.
- 7 Rural character
- 4 Farms/ Agriculture
- 4 Keep it small/ rural/ low traffic
- 3 History/ Historical character
- 3 Safety
- 2 It's history
- 2 Mayberry

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1

Q: Our community's most critical liability that should be improved in the future is:

- 18 Desire some form of development
 - A few more jobs and maybe having the Clermont hotel open more
 - Dining options (x6)
 - Make downtown alive with businesses like coffee shop and restaurants
 - More family type businesses
 - More income to clermont
- 16 Concerns regarding traffic/ road safety
 - Infrastructure - roads of all within the city
 - Dangerous traffic intersections
 - Gravel trucks and tractor trailers using hwy 284 instead of commercial hwy 129
 - Traffic - Main St; Hwy 129 intersections; safety of children riding on sidewalks,
 - The roads, traffic, Bethel rd is a death trap.
- 7 Sidewalks
- 6 No/ Limited growth
 - Fewer subdivisions (x2)
 - Leaving it alone
 - Nothing..I'm satisfied with my small town that's why I moved here from Norcross
- 6 Parks and rec
- 4 Safety
- 3 Lack of cable/high speed internet
- 2 Financial stability

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2

Q: Give us three (3) words to describe what you think of Clermont...

Today		In 20 Years	
24	Quiet	24	Quiet
23	Friendly	19	Friendly
18	Quaint	18	Safe
17	Safe	14	Quaint
17	Small	14	Small
15	Beautiful	11	Peaceful
12	Peaceful	11	Small Town/ Small Town Feel
12	Rural	10	Beautiful
8	Charming	10	Rural
8	Family/ Family friendly...	9	Family/ Family Focused...
8	Home	8	Charming
7	Community	8	Home/ Hometown
6	Small town/ Small town feel	7	Community
5	Historic/ Historical	6	Welcoming
5	Neighborly/ Good neighbors	3	Clean
4	Clean	3	Green
4	Welcoming	3	Progressive
3	Caring	3	Updated
3	Disgusting odors/ Stinks	2	Caring
3	Mayberry	2	Jobs
3	Old/ Old Fashioned	2	Picturesque
3	Pleasant		
3	Slow		

Powered by  SurveyMonkey



Sample Records of Public Involvement

TOWN OF CLERMONT
COMPREHENSIVE PLAN COMMITTEE & PUBLIC FORUM

Chattahoochee Center ~ 6:00/ 6:30 PM – 3/29/22

Please Sign In

Name

Sandra Cantrell

Abigail Bryson

Brittney Bowen

Will Merritt

John Nola

JOSHUA THOMPSON

Gina Richter

ETHEL Richter

AUBRIE Richter

Amanda Nix

Tracy Riddle

John MOURVEY

Name

TOWN OF CLERMONT
COMPREHENSIVE PLAN COMMITTEE & PUBLIC FORUM

Chattahoochee Center ~ 6:00/ 6:30 PM – 4/18/22

Please Sign In

Name

Name

Josh Kinney

Brittney Bowen

DANIELLE IGLEHART

Abigail Bryson

Dwaine Presley

Jack Noa

CHRIS ROOSTREE

JEANNE ROOSTREE

Amanda Nix

Kevin & Judy Gudmestad

Eliza Reagan

Can Clermont balance growth with small-town feel? Residents, planners discuss town's future

Conner Evans

Clermont is starting its next five-year plan, and more than a dozen residents attended a meeting Tuesday night, March 29, to voice their thoughts about their town.

Adam Hazell, planning director of Georgia Mountain Regional Commission, said some of the key issues for Clermont over the next five years would likely be the completion of the inland port, how the Georgia Department of Transportation prioritizes certain projects such as widening Cleveland Highway and the recent population growth in Hall County.

The comprehensive plan is like a “business plan” for the city, Hazell said, and it will help guide decisions over the next five years. Citizen comments are crucial for the planning process and will have a major impact on how the plan is drafted, which regions might be desired for changes and what residents want to stay the same.

Residents said they would like to see efforts to keep truck traffic out of Clermont's downtown, growth confined to the Highway 129 corridor and maintain the town's rural character.

“I love Clermont infinitely, and that's why we moved up here from the suburbs,” said Danielle Iglehart, who moved to the town from Cumming in 2020.

The growth in Forsyth County became too much, Iglehart said, and she would like to see the town preserve much of its current character. She also suggested trying to designate certain downtown buildings as historical sites.

“Preservation is really important to me, of some of the really darling and quaint attributes that we have here as a small town,” Iglehart said. “Being a small town, we should have a better understanding of what all of our ‘townies’ need, because there's so few of us.”

Sandra Cantrell, a real estate agent who lives in Clermont, said growth is coming and some of it is already present, and turning onto 129 with its constant traffic is already an issue.

Ethan and Aubrie Pilcher recently moved to the Clermont area to be closer to family, and enjoy knowing most people near them, they said. Ethan Pilcher said he grew up in Flowery Branch, and it already has changed since he was young.

“It used to be like you knew everybody going to restaurants and the grocery store,” he said. “And now you go to the store and (do) not know anybody in there.”

Aubrie Pilcher suggested using the park or other downtown areas as community gathering spaces more often. Keeping local businesses in the town and national chains out would also be a priority, she said.

The town will hold two more public meetings for the comprehensive plan on April 18 and May 16. Those meetings will be opportunities for a deeper dive into town issues, and a citizen survey is available now on [Clermont's website](#).



SWOC Assessment – GMRC Digital Economy Plan

	Strengths	Weaknesses	Opportunities	Challenges
Workforce/ Education	Higher Educational Institutions – University of North Georgia, Brenau, North Georgia Technical School, Lanier Technical School,	Limited existing hi-tech labor force	Economic and demographic growth of metro Atlanta	Attraction/ Retention of top technology talent
	Faster Business Start-up Time	Low family income	Job fairs held within the region by GMRC Workforce Development	Competition from other metro areas
	Dawson GigCenter – Business start-ups			
	GMRC Workforce Development			
	Strong Dev. Authorities and Chamber offices to assist start-up businesses and industries			
Infrastructure	Cooperative EMC's that deliver good products	System Redundancy. Residents and Businesses need more choices for internet service.	Tourism/outdoor recreation related industry	Topographically the GMRC Region is difficult to traverse for aerial line installation
	North Georgia Network	Cost prohibitive		
	Access to metro Atlanta	Geographic isolation		
	Ga 400 – Technology Corridor			
	Residents ability to telecommute			
Local Government	GMRC fostering cooperation	Limited funding resources	Educating local government on importance of broadband access	Finding Grant funds for broadband projects
	Quality Development Authorities and Joint Development Authorities	State needs to put more emphasis on education		Need to better communicate to State Legislators the Region's needs regarding broadband initiatives & projects
<p>Goal: <i>Ensure new telecommunication networks for needed accessibility and reliability to support the growth of the regional economy.</i></p> <p>Strategy: <i>Prepare to meet industry and business telecommunication needs by assisting with fiber optic network development.</i> The purpose of this strategy is to support, develop, and provide educational opportunities regarding telecommunication systems in the region.</p> <p>Strategy: <i>Promote and support the use of health information technology (IT).</i> The purpose of this strategy is to encourage local partnerships between health providers and local leaders in using telecommunications and other information technology to improve care to patients and lower health costs.</p>				



Quality Community Objectives Assessment

In 1999 the Board of the Department of Community Affairs adopted the Quality Community Objectives (QCOs) as a statement of the development patterns and options that will help Georgia preserve its unique cultural, natural and historic resources while looking to the future and developing to its fullest potential. This assessment should be used as a tool by a community to compare how it is progressing toward the sustainable and livable objectives, but no community will be judged on its progress. The questions focus on local ordinances, policies, and organizational strategies intended to create and expand quality growth principles. A majority of positive responses for a particular objective may indicate that the community has in place many of the governmental options for managing development patterns. Negative responses may provide guidance as to how to focus planning and implementation efforts for those governments seeking to achieve these Quality Community Objectives. Communities may consider this assessment as a means of monitoring progress towards objectives they find locally applicable.

1. Economic Prosperity

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

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

2. Resource Management

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

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

3. Efficient Land Use

Maximize the use of existing infrastructure and minimize the costly conversion of undeveloped land at the periphery of the community. This may be achieved by encouraging development or



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redevelopment of sites closer to the traditional core of the community; designing new development to minimize the amount of land consumed; carefully planning expansion of public infrastructure; or maintaining open space in agricultural, forestry, or conservation uses.

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

4. Local Preparedness

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

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

5. Sense of Place

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

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

6. Regional Cooperation

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

Clermont actively participates in the Hall County Service Delivery Strategy, the Hall County SPLOST program, the Gainesville-Hall Metropolitan Planning Organization, the



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Georgia Mountains Regional Commission, and other appropriate regional organizations. The Town also maintains regular contact with various State Departments to ensure knowledge of, and access to, their programs and resources. The Town of Clermont also participates in the regional Joint Municipal Association (JMA).

7. Housing Options

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

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

8. Transportation Options

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

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

9. Educational Opportunities

Make educational and training opportunities readily available to enable all community residents to improve their job skills, adapt to technological advances, manage their finances, or pursue life ambitions. This can be achieved by expanding and improving local educational institutions or programs; providing access to other institutions in the region; instituting programs to improve local graduation rates; expanding vocational education programs; or coordinating with local economic development programs to ensure an adequately trained and skilled workforce.

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

10. Community Health

Ensure that all community residents, regardless of age, ability, or income, have access to critical goods and services, safe and clean neighborhoods, and good work opportunities. This may be



2022 Comprehensive Plan

achieved by providing services to support the basic needs of disadvantaged residents, including the disabled; instituting programs to improve public safety; promoting programs that foster better health and fitness; or otherwise providing all residents the opportunity to improve their circumstances in life and to fully participate in the community.

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

