



# COVER SHEET FOR COMMUNITY PLANNING SUBMITTALS

Name(s) of Submitting Government(s): **Oakwood**

RC: **GMRC**

Submittal Type: **Comp Plan Update**

Preparer:  RC  Local Government  Consultant: Specify

Cover Letter Date: **5/18/22**

Date Submittal Initially Received by RC: **5/18/22** Explain

Unusual Time-lags or Other Anomalies, when present:

***Changes requested by submitting gov't after receiving submittal letter on 5/9***

*Inaccurate/incomplete information, above, and nonconformity with the standards articulated, below, are reportable as performance errors under the terms of the annual DCA/RC contract and may lead to adverse audit findings.*

- **ALL SUBMITTALS MUST BE TRANSMITTED ELECTRONICALLY USING THE DEPARTMENT'S SHAREPOINT SITE.**
- **COMBINE ALL INDIVIDUAL IMAGES, DOCUMENTS AND SPREADSHEETS INTO ONE SINGLE, SEARCHABLE PDF (INCLUDING COVER LETTERS, APPENDICES, ETC.), PUT THIS COMPLETED FORM AS THE FIRST PAGE OF THE PDF AND THEN UPLOAD IT.**
- **REVISED SUBMITTALS MUST INCLUDE THE ENTIRE DOCUMENT, NOT ONLY THE REVISED PORTION.**
- **EMAILED OR HARDCOPY MATERIALS CANNOT BE ACCEPTED.**
- **ALL SUBMITTALS MUST BE CHANNLED THROUGH THE APPROPRIATE REGIONAL COMMISSION.**



BUILDING THE FUTURE TOGETHER

May 9, 2022

H. Lamar Scroggs  
Mayor

Stephen Hendrix  
Council Member

Pat Jones  
Council Member

Todd Wilson  
Council Member

Dwight Wood  
Council Member

Sheri Clark Millwood  
Council Member

Donald T. Hunt  
City Attorney

Mai Chang  
City Clerk

B.R. White  
City Manager

Planning Department  
Georgia Mountains Regional Commission  
PO Box 1720  
Gainesville, GA 30503

RE: Comprehensive Plan Update Submittal

Dear Planning Director,

Our City of Oakwood has completed the required update of its comprehensive plan in accordance with the *Minimum Standards and Procedures for Local Comprehensive Planning* and is hereby submitting it with this letter for review by the Georgia Mountains Regional Commission and the Department of Community Affairs.

I certify that during the planning process we held the required public hearings and strived to involve key stakeholders in development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included in our plan.

I also certify that appropriate staff and decision-makers have reviewed both the Regional Water Plan covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken those into consideration in developing our plan.

If you have any questions concerning our submittal, please contact Dan Schultz, at 770-534-2365.

Sincerely,

H. Lamar Scroggs,  
Mayor  
City of Oakwood

Post Office Box 99  
4035 Walnut Circle  
Oakwood, GA 30566  
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CityofOakwood.net



# 2022 Comprehensive Plan



Prepared May 2022





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**I. INTRODUCTION**

The northeast Georgia City of Oakwood is located in southern Hall County approximately 30 miles from the Atlanta metropolitan area. Oakwood is strategically located near the intersection of Interstate 985 with state route 53 (Winder Highway) and the intersection of state route 13 (Atlanta Highway) with Winder Highway. According to the latest U. S. Census estimate, the population of Oakwood is 4,822 persons. The city has a long history of planning for future growth and changing land use patterns. In 1994, the city participated in a joint comprehensive plan with Hall County that met the minimum planning standards as promulgated by the Georgia Department of Community Affairs. Ten years later the City launched out on an effort to prepare a more detailed plan that would address the significant growth/development issues that the City was facing. The Oakwood Comprehensive Plan 2004-2025 was adopted in September 2004 and the partial update in June 2009. Both documents have served as a road map for guiding community growth up to the update in 2017 and have shaped the newest version for 2022 as the city continues to implement planning goals from the 2030 document.

**A. Purpose**

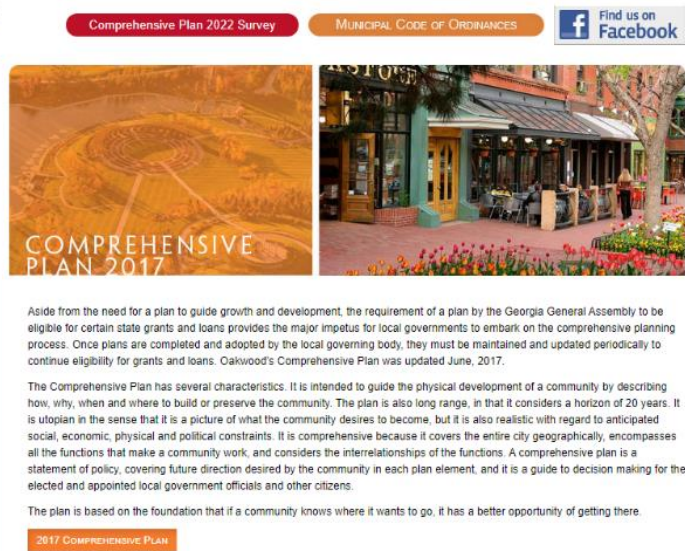
The purpose of the **2022 Oakwood Comprehensive Plan** is to lay out a road map for the community’s future, developed through a very public process of involving community leaders and stakeholders in making key decisions about the future of the community. The Comprehensive Plan includes the community’s vision for the future, key issues and opportunities it chooses to address during the planning period, and its implementation program for achieving this vision and addressing the identified issues and opportunities. 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.

**B. Scope**

This document addresses the local planning requirements and community development of Oakwood, Georgia. Some consideration has been given to those areas and political entities adjacent to the city that influences local conditions, but all the cited issues, objectives and opportunities discussed herein are solely focused on the City of Oakwood.

## C. Citizen Participation

As a part of the planning process each local government must provide and implement opportunities to encourage public participation during the preparation of the comprehensive plan. 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, values, priorities, goals, policies, and implementation strategies.



At a minimum, the public participation program must provide for: adequate notice to keep the 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, Oakwood must provide opportunities for public participation through other means and methods to help articulate a community vision and develop associated goals and implementation program.

A stakeholder committee was formed with members of the Planning Commission and city staff and met in 2021 and 2022.





# Public forum on Oakwood development set for April 14

BY JEFF GILL  
jgill@gainesvilletimes.com

Its landscape changing with retail, apartments and warehouses, Oakwood is reaching out to the public for input on how future development should look.

A public forum is set for April 14 on the city's update of its 2017 Comprehensive Plan, a state-required document that serves as a blueprint for growth through initiatives and

## Comprehensive Plan update

**What:** Public forum explaining steps to updating Oakwood's 2017 Comprehensive Plan  
**When:** 3-5 p.m. April 14  
**Where:** Oakwood City Hall, 4035 Walnut Circle

programs.

"This planning process is designed to ensure that major proj-

ects and policies for the community are developed with public input," states a press release from the city.

"We do expect some changes to occur (in the update)," City Manager B.R. White said earlier this week in a development update presentation with local business leaders.

Several development activities are taking place around the city, particularly a revamping of the downtown area. Today, downtown

consists of city property, including a park, but not the typical Main Street retail stores. The city is planning a commercial center with an interactive children's museum, Interactive Neighborhood for Kids, a farmer's market and stores.

Around the city, warehouses are being proposed or built, and 2,000 apartments could be "built over the next couple of years," White said.

As part of the plan update, "there will be multiple opportunities for

public input, beginning with the public forums," according to the city.

Later meetings "will review the needs and goals for Oakwood and what the city can do in preparation for the future."

An online survey will be open until May 15. Anyone interested can find it at [cityofoakwood.net](http://cityofoakwood.net).

The Georgia Mountains Regional Commission is helping Oakwood with the update.



## Oakwood 2022 Comprehensive Plan

### Public Comment Meeting April 14, 2022



Because of strong community outreach more than **50 surveys were received** as part of the public participation survey and more than a **dozen citizens attended the public meeting on April 14<sup>th</sup>**.

## D. Required Components

This comprehensive plan serves to meet the requirements and intent of the Georgia Department of Community Affairs' "Minimum Standards and Procedures for Local Comprehensive Planning," as updated on October 1, 2018, and the Georgia Planning Act of 1989. It is essential that the plan be prepared in compliance with these rules and guidelines for White County and the municipalities of Cleveland and Helen to maintain their Qualified Local Government (QLG) status. Further, State law requires that a 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.*

*The Community Goals must include at least one or a combination of any of the four components listed below:*

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

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

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

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

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

**(3) Community Work Program:** *This element of the comprehensive plan lays out the specific activities the community plans to undertake during the next five years to address the priority Needs and Opportunities, identified Target Areas (if applicable), or to achieve portions of the Community Goals. This includes any activities, initiatives, programs, ordinances, administrative systems (such*



as site plan review, design review, etc.) to be put in place to implement the plan. The Community Work Program must include the following information for each listed activity:

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

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

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

## **II. COMMUNITY VISION**

### **A. Vision Statement**

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

Visioning provides communities with an opportunity to pause and consider the “big picture” as well as to attempt to clearly define their ideal future. Developing a vision means that community has at least tried to identify current values, describe how they are 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.

The vision presented as part of the Oakwood Comprehensive Plan was originally developed as part of the plan update process of 2004 and 2009 and retained in 2017. After reviewing the vision statement during the 2022 update, the stakeholder committee determined that it still reflects the city vision for the future. The process featured several meetings for the community, input from organized stakeholder groups, as well as comments suggested from more than 200 surveys.

### **VISION**

*The City of Oakwood strives to be a City of Excellence for All --  
Building the Future Together while Balancing Economic Development,  
Environmental Stewardship and Community Interests.*

### **VALUES**

*The City’s vision and goals will be driven by these values:*

- *Innovative Proven Leadership*
- *Solid Planning and Preparation*
- *Balance*
- *Community Involvement*
- *Safety First*
- *Performance Excellence*
- *Accountability*

## B. Community Needs and Opportunities

The needs and opportunities described here represent a compilation of key factors impacting the future of the community. They 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 work action plans.

### A. Economic Development

Needs and Opportunities	Mitigation Strategies
1.) Continue to create and retain jobs by strengthening existing business climate.	<ul style="list-style-type: none"> <li>• Continue land investments for economic development.</li> <li>• Tap into new and existing industrial opportunities.</li> <li>• Attract new businesses to bring in residents and housing.</li> <li>• Continue business retention (thru Greater Hall Chamber, GMRC, GMRC Work Source).</li> <li>• Continue encouraging industrial development through partnerships and incentives.</li> </ul>
2.) Maintain a strong tax base with emphasis on commercial/industrial development.	<ul style="list-style-type: none"> <li>• Continue transportation and sewer infrastructure Investment to support new commercial and industrial development.</li> <li>• Continue to promote commercial, industrial and business development and redevelopment to include:               <ul style="list-style-type: none"> <li>○ Complete town center through public/private partnership.</li> <li>○ Full-service hotel with conference facilities.</li> <li>○ Good restaurants and coffee shop downtown.</li> <li>○ Nighttime entertainment attraction</li> <li>○ INK: interactive neighborhood for kids.</li> <li>○ Development oriented to serve University of North Georgia (UNG) student population.</li> <li>○ Development of properties and infill around IND areas and Oakwood South Industrial Park.</li> <li>○ Utilization of adopted Tax</li> </ul> </li> </ul>

	<p style="text-align: center;">Allocation District (TAD), Community Improvement District (CID) and Special Tax Assessment Districts.</p> <ul style="list-style-type: none"> <li>• Public-Private partnership on development of city owned property.</li> <li>• Update and prioritize Oakwood Growth Strategies.</li> <li>• Work to balance the tax base – greater balance of commercial and residential.</li> </ul>
<p>3.) Enhance quality of life for our citizens by promoting a diverse, healthy economy.</p>	<ul style="list-style-type: none"> <li>• Continue to foster public/public and public private partnerships and intergovernmental cooperation.</li> <li>• Continue to promote and implement the Oakwood 2030 Downtown Master Plan.</li> <li>• Promote bike/ped walkability and trail connections through systems such as the Highlands to Islands Trail and Buford Trail system.</li> <li>• Improved farmers market.</li> <li>• Establish a community garden.</li> <li>• Attract middle to high income residents and homes.</li> <li>• Consider incentives to Westbrook and other properties for residential development.</li> <li>• Explore ways of attracting and incentivizing 55 and older developments.</li> <li>• Use rezoning to encourage more single-family developments.</li> <li>• Utilize annexation strategy for the benefit of citizen’s increases in quality of life.</li> <li>• Provide more housing choices options for all demographics.</li> </ul>
<p>4.) Increase and diversify retail and industrial development to keep our dollars local.</p>	<ul style="list-style-type: none"> <li>• Continue implementation of land planning and standards to encourage quality development, walkability, bike/ped sidewalk connectivity, streetscape improvements.</li> <li>• Promote maker spaces, small entrepreneurs, cowork/remote workspace, and eCommerce drop shipment locations.</li> <li>• Oakwood 2030 Town Commons and Commercial Center Development: <ul style="list-style-type: none"> <li>○ Actively pursue partners for a town center development by issuing RFP.</li> </ul> </li> </ul>



	<ul style="list-style-type: none"> <li>○ Market Thurmon Tanner Parkway as a retail hub with more multiuse development.</li> </ul>
5.) Fiber optics/internet connectivity	<ul style="list-style-type: none"> <li>● First fiber optic city in North Georgia Network (NGN)</li> <li>● Need to ensure older neighborhoods have access to high-speed internet/fiber.</li> </ul>
6.) Leverage UNG growth – especially along Atlanta Hwy and SR 53 Corridors	<ul style="list-style-type: none"> <li>● Partner with UNG to connect city to UNG.</li> <li>● Encourage mixed use development focused on UNG students.</li> </ul>

## B. Natural & Historic Resources

Needs and Opportunities	Mitigation Strategies
1.) Continue Oakwood Green Initiative to serve as model community for environmental management.	<ul style="list-style-type: none"> <li>● Continue to foster land, water, air and energy stewardship through implementation of Downtown / Corridor Overlay District Design Standards.</li> <li>● Promote bike/ped and trail friendly development.</li> <li>● Promote fuel efficient vehicles.</li> <li>● Promote a more efficient waste management collection system.</li> </ul>
2.) Strengthen the image and charm of Oakwood through coordinated efforts to enhance property conditions and community appearance.	<ul style="list-style-type: none"> <li>● Implement aspects of Oakwood Greenway Design Plan as part of the development plan for the Oakwood 2030 Downtown and Commercial Center such as citywide landscaping, streetscaping, pedestrian walkways, and lighting improvements.</li> <li>● Continue code enforcement outreach/abandoned property remediation/beautification.</li> </ul>
3.) Preserve our sense of place through the conservation, protection, replenishment and master planning of our historic and cultural resources, parks, green space, view sheds, tree canopy, forest, and water resources.	<ul style="list-style-type: none"> <li>● Complete a Historic Resources Survey to locate, identify and catalog local historic resources and landmarks important to the city's history and identity.</li> <li>● Identify and develop strategies to protect specimen trees in Oakwood.</li> <li>● Continue to protect watershed areas and regulating designated flood plains.</li> <li>● Continuation of downtown revitalization and heritage tourism.</li> </ul>
4.) Create a greener community of national renown through a model environmental	<ul style="list-style-type: none"> <li>● Continue Oakwood Green Initiative to serve as model community for environmental management.</li> </ul>

<p>management plan that engages all our citizens.</p>	<ul style="list-style-type: none"> <li>• Continue to update and enforce environmental regulations and encourage development such as conservation subdivisions.</li> <li>• Encourage the designation and preservation of open space and green space in commercial, residential, and industrial developments.</li> <li>• Involve the community by continuing to conduct an annual stream and roadside clean-up event.</li> <li>• Promote conservation subdivision development.</li> </ul>
<p>5.) Continue efforts for green initiatives.</p>	<ul style="list-style-type: none"> <li>• Implement recycling compactor and roll carts.</li> <li>• Continue to champion the “Triple Bottom Line of Sustainability” concept with the goal of balancing the three interests of economic development, environmental stewardship, and community – in everything we do.</li> <li>• Continue to provide leadership for the Hall County Green Alliance (currently consists of 35 public/private/ non-profit partners with common vision of environmental stewardship).</li> <li>• Continuation of Project Paperless.</li> <li>• Continue Idle Reduction Policy.</li> <li>• Continue City Hall Energy Efficiency program.</li> <li>• First off grid self-sustaining Public Works facility.</li> <li>• Continue annual shred event and e-waste/large item pickup services.</li> </ul>

**C. Community Facilities and Services/ Public Safety**

<b>Needs and Opportunities</b>	<b>Mitigation Strategies</b>
<p>1.) Continue to provide law enforcement services with adequate and efficient response times and crime prevention programs.</p>	<ul style="list-style-type: none"> <li>• Expand law enforcement as needed to support a growing community.</li> </ul>
<p>2.) Acquire State and other government property as it becomes available.</p>	<ul style="list-style-type: none"> <li>• Coordinate with Hall County School District on any available surplus properties resulting from school construction program.</li> </ul>
<p>3.) Quality community parks, recreation, and event opportunities.</p>	<ul style="list-style-type: none"> <li>• Provide adequate parks and recreation facilities and opportunities as the city grows.</li> <li>• Expand and add additional neighborhood parks to better serve a growing population as needed.</li> <li>• Park and facility improvements (drainage, etc.).</li> </ul>

	<ul style="list-style-type: none"> <li>• Market Oakwood Secret Santa Car Show – as the best in the Southeast.</li> </ul>
4.) Quality public works and infrastructure services.	<ul style="list-style-type: none"> <li>• Continue to plan, design, construct and maintain adequate infrastructure to support the growth and vitality of the city.</li> <li>• Continue to work with the MPO to ensure adequate transportation facilities are planned, designed, and constructed to meet the community needs.</li> <li>• Continue work with the City of Gainesville to ensure adequate water facilities are planned, designed, and constructed to meet the community needs.</li> <li>• Continue work with the City of Gainesville, City of Flowery Branch, and Town of Braselton to ensure adequate sanitary sewer facilities are planned, designed and constructed to meet the community needs.</li> <li>• Continue to provide adequate residential solid waste services as the city grows.</li> </ul>
5.) Unique family-oriented destination for fellowship and interaction.	<ul style="list-style-type: none"> <li>• Provide adequate family entertainment and recreation amenities and opportunities as the city grows.</li> <li>• Partnership with INK</li> <li>• Promote wellness activities such as foot race/fun one-mile events in conjunction with other events such as a farmers’ market, movie night, festival, etc.</li> <li>• Promote trail connectivity and expansion.</li> </ul>
6.) Pedestrian and bicycle facility improvements could greatly enhance access, connectivity and safety for residents to get to shopping, schools, parks and employment.	<ul style="list-style-type: none"> <li>• Continue to provide sidewalk and trail systems to provide pedestrian and bicycle connectivity.</li> <li>• Coordinate with Oakwood Elementary School to provide a “Safe Routes to Schools Program”.</li> <li>• Enhance alternative modes of transportation through implementation of the Oakwood Complete Streets Policy.</li> <li>• Sidewalk and walking path to downtown.</li> <li>• Work w/MPO to implement Highlands to Islands Trail.</li> </ul>
7.) Achieve tax equity for city residents.	<ul style="list-style-type: none"> <li>• Negotiate proactively with the County and Cities during upcoming Service Delivery Strategy on fire protection services or create an Oakwood Fire Department.</li> </ul>

8.) Expand city support staff based on community needs and Oakwood growth.	<ul style="list-style-type: none"> <li>• Hire additional staff as required to serve the needs of Oakwood, specifically for planning and finance.</li> </ul>
9.) Continue to improve governance in Oakwood.	<ul style="list-style-type: none"> <li>• Monthly Work Sessions to review Oakwood Strategy and discuss issues.</li> <li>• SMART measurable goals for the city.</li> <li>• Prioritization of capital needs/projects.</li> <li>• Commitment to life-cycle asset management.</li> <li>• Continue debt management process.</li> <li>• Continue intergovernmental relations w/cities, county, and GMRC.</li> </ul>

#### D. Housing

Needs and Opportunities	Mitigation Strategies
1.) Address the increasing number of housing units that are overcrowded.	<ul style="list-style-type: none"> <li>• Continue to work with development community to offer and maintain a balanced mix of housing types for all needs (single family, multi family, work force, and student housing).</li> </ul>
2.) Address the high percentage of older housing stock, especially with single family residences.	<ul style="list-style-type: none"> <li>• Improve housing stock through better code enforcement, planning and zoning administration, vacant/abandoned structure abatement program, increasing home ownership and protecting neighborhoods.</li> </ul>
3.) More housing inventory for persons with a variety of income levels and special needs and emphasis on the growing university student population.	<ul style="list-style-type: none"> <li>• Continue to work with development community to offer and maintain a balanced mix of housing types for all needs (single family, multi family, work force, and student housing).</li> <li>• Neighborhood redevelopment and revitalization.</li> <li>• More diversified housing for various income levels.</li> <li>• Less attached housing and apartments.</li> <li>• Transit oriented student housing.</li> </ul>
4.) Continued enforcement of the housing code to keep existing units in compliance with minimum occupancy standards.	<ul style="list-style-type: none"> <li>• Promote safe housing, as well as a pleasant living environment by providing adequate utilities, sidewalks, street lighting and recreational areas for all levels of income.</li> </ul>
5.) Address neighborhood design which promotes safe bike/ped mobility.	<ul style="list-style-type: none"> <li>• Improve neighborhood design that fosters a safe environment which enhances better pedestrian and bicycle usage on sidewalks near vehicle driveways. Such as house placement that doesn't create issues with vehicles blocking sidewalks at</li> </ul>



	the driveway and thus creates life safety issues where walkers/bicyclists could be at jeopardy due to these preventable design issues/line of sight issues.
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### E. Transportation

Needs and Opportunities	Mitigation Strategies
1.) Multimodal Center	<ul style="list-style-type: none"> <li>• Rail and transit service between student-oriented housing and UNG.</li> <li>• Pursue passenger rail stop along Norfolk Southern Railroad.</li> </ul>
2.) Transportation Infrastructure	<ul style="list-style-type: none"> <li>• Improve our roadways and streets/intersections.</li> <li>• Street repair / upgrade.</li> <li>• Traffic improvement around the schools and UNG</li> <li>• Develop a city traffic improvement program – intersections and other projects (TIP).</li> <li>• Expand Oakwood Gateway Signage Initiative (entry and wayfinding signage program)</li> </ul>

### F. Land Use

Needs and Opportunities	Mitigation Strategies
1.) Ensure land use is consistent with economic development, natural and cultural resource, and housing goals and policies.	<ul style="list-style-type: none"> <li>• Ensure future land use map includes suitable areas for commercial, industrial, and residential land uses.</li> </ul>
2.) Ensure land use within downtown district and major corridors complies with Downtown and Corridor Overlay District Design Standards.	<ul style="list-style-type: none"> <li>• Continue to revise and update development regulations and standards in a manner to ensure quality development.</li> <li>• Continue monthly DDRC: District Design Review Cmte. meetings.</li> </ul>
3.) Continue to provide a streamlined and effective land development process.	<ul style="list-style-type: none"> <li>• Continue “one-stop shop” approach to land development.</li> <li>• Continue to work with the county to implement online permitting system.</li> <li>• Continue to hold weekly DRC: Development Review Cmte. meetings.</li> </ul>

4.) Expand City boundaries in a responsible and orderly manner.

- Continue an annexation program which encourages willing property owners to annex into the City on a voluntary basis.
  - Identifying the costs and benefits related to annexation actions.
  - Identifying and marketing positive reasons for annexing.

### **C. BROADBAND ASSESSMENT**

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

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

In assessing Oakwood's access to higher grade broadband technology stakeholders and those that completed public input surveys discussed the general condition and availability of existing internet service providers based on the general distribution of high-capacity lines throughout the area. Some of the providers within the area (based on geographic area) are Viasat, HughesNet, and EarthLink. Oakwood was the first fiber optic city in the North Georgia Network (NGN) and there will be a continued need to ensure that older neighborhoods have access to high-speed internet/fiber.

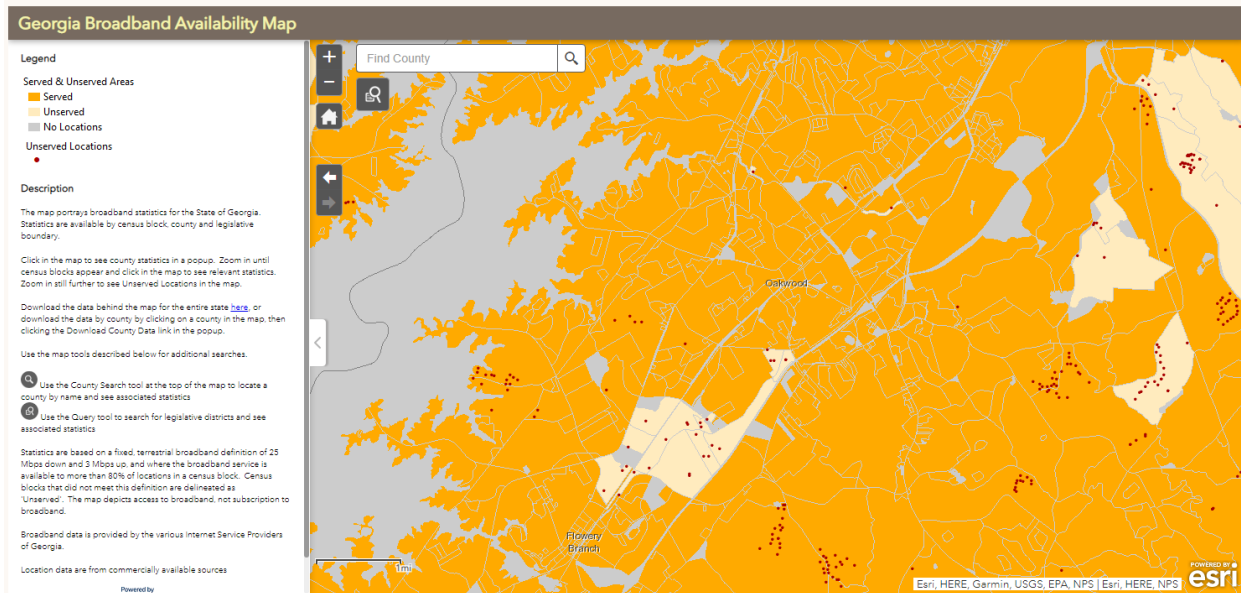
<b><u>Hall County</u></b>	
<i>Unserved Locations:</i>	3,605
<i>Served Locations:</i>	92,580
<i>Percent Unserved:</i>	4

Broadband service is critical to the Economic Development of Oakwood in Hall County. With the city in close proximity to I-985, and having major arterial roads such as Hwy 53, it supports the logistics and transportation of goods and the option for "work from home" or "remote" employment. This underscores the need for continued broadband expansion in unserved areas and that the asset should be included in infrastructure planning and improvements. To promote this opportunity, broadband readiness is a key component. We feel that the City of Oakwood as well as most of Hall County is "Broadband Capable".

Based on survey results, public comments and stakeholder input, there remains a strong need for improved internet access in Oakwood. The City, likewise, supports improvement programs that will expand local network connectivity and enhance network capacity with an eye toward significantly greater growth.

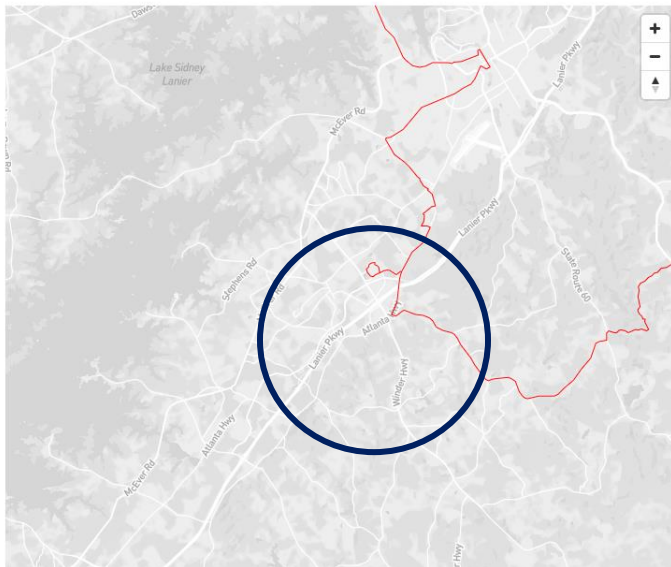
## SERVICE AREA

### 2021 Georgia Broadband Availability Map



## Network Map

HOME » NETWORK MAP



## BROADBAND NETWORK SUMMARY

Hall County and the City of Oakwood (in blue circle) have access to the **North Georgia Network (NGN)** which was established 2009 with a \$36 million dollar investment. Currently, there are gigabit-plus speeds with terabit core capacity. It is a 100% fiber optic MPLS network. Gigabit fiber is available for the residents in some of these areas. The NGN consists of 1,200 local miles of fiber available through Electric Membership Corporations with affordable, redundant service.



## **GMRC DIGITAL ECONOMY PLAN**

As an additional reference Oakwood 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.

### **SWOC ASSESSMENT**

	<b>Strengths</b>	<b>Weaknesses</b>	<b>Opportunities</b>	<b>Challenges</b>
<b>Workforce/ Education</b>	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 Development Authorities and Chamber offices to assist start-up businesses and industries				
<b>Infrastructure</b>	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			
<b>Local Government</b>	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 a better way to communicate to State Legislators what is going on in the GMRC Region

				regarding broadband needs, initiatives and projects
	<p><b>Goal:</b> <i>Ensure new telecommunication networks for needed accessibility and reliability to support the growth of the regional economy.</i></p> <p><b>Strategy:</b> <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><b>Strategy:</b> <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>			

**Priorities for Future Network Enhancements**

- Ability to increase “last-mile” connections
- Higher-capacity trunk lines along main corridors
- Expansion of existing and creation of new infrastructure networks

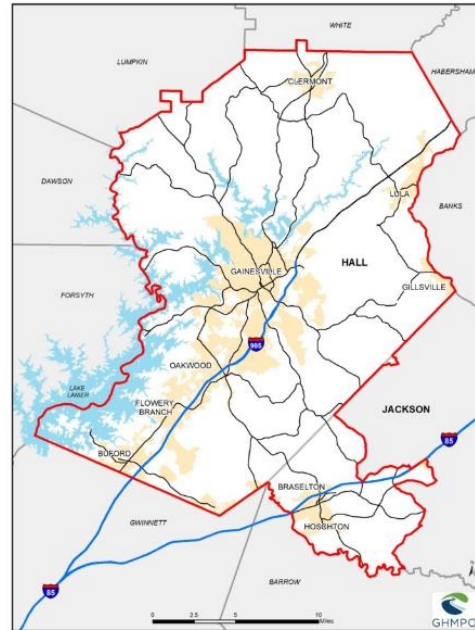
## D. Transportation

### The GHMPO

Out of the roughly 203,000 residents within Hall County counted during the year 2020 Census, 130,000 were identified as being part of an urbanized area in and around the city of Gainesville. This made Gainesville and the surrounding urbanized areas one of 76 newly designated urbanized areas nationwide, and with that mandated compliance with federal policy requiring the establishment of a Metropolitan Planning Organization (MPO) and standards for transportation planning. The MPO is responsible for transportation assessments and planning (in coordination with GDOT) and for developing a short-range transportation improvement program (TIP).

The Gainesville-Hall County MPO was convened in 2003 with representatives from the four Hall County's impacted governments among the various Committees and with an agreement designating the Hall County Planning Department to serve as the technical and administrative staff. MPOs are required to update their long-range transportation plans every four or five years depending on air-quality non-attainment status. The 2010 U.S. Census identified western Jackson County with the Town of Braselton as an increasingly urbanized area required to be in an MPO. In 2011 the GHMPO adopted an updated model and forecast that reaches through 2040 and considers recent issues with regards to roadway financing revenues and evolving traffic patterns. Jackson County chose to join the GHMPO in 2014 enlarging the planning boundary area and encompassing a population of approximately 192,000.

**GAINESVILLE-HALL  
METROPOLITAN PLANNING ORGANIZATION**



This information and assessment associated with the update of that document are being used for this comprehensive plan element.

*(Copies of GHMPO materials and reports can be found at [www.ghmpo.org](http://www.ghmpo.org))*

### Oakwood Assessment

#### Roads: Transit & Commuting

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

The GHMPO Plan for 2040 addressed the projected traffic volumes and levels of service for a rapidly growing Hall County.

- Hall Area Transit has provided fixed route bus service in Hall County since January 2001. AS noted above, the HAT Red Rabbit service currently operates seven fixed bus routes which operate within the City of Gainesville and in the Atlanta Highway corridor to the University of North Georgia Oakwood campus.
- There are two components to the demand-responsive service offered by HAT. These include the ADA-complementary paratransit service required for the service area within a three-quarter-mile distance from Red Rabbit transit stops, and the demand-responsive van service offered by HAT to all persons residing and working in Hall County outside of the Red Rabbit service area.
- GDOT operates one park and ride lot in Oakwood, at the intersection of SR 53 (Winder Highway) and Wallis Road, just south of the I-985 northbound off-ramp at Exit 16. The lot has 126 parking spaces. The 493-space Thurman Tanner Park and Ride Lot was recently constructed at SR 13 (Atlanta Highway) and I-985 as part of the I-985 interchange project. HAT will begin new service between the park and ride lot and University of North Georgia's Oakwood campus in September 2010.
- National intercity bus service is provided by Greyhound Lines from a passenger station on Martin Luther King Jr. Boulevard.
- National intercity rail service is offered daily by Amtrak. The Gainesville Amtrak station is on the Amtrak Crescent line which provides service from New Orleans to New York.
- Expansion of Thurman Tanner includes the construction of a connector road from Allen St. to Oakwood Elementary to Thurmon Tanner Parkway and the installation of lighting and landscaping for their 2020-2021 work program.

**Financially Constrained Roadway Projects** *(in or near Oakwood, planned or completed)*

GH-015: I-985 – New Interchange North of SR 13 Near Martin Road

GH-017: SR 13/Atlanta Highway Widening & Memorial Park Drive Widening – Frontage Road to Browns Bridge Road

GH-024: Martin Road – Falcon Pkwy to SR 53/Winder Hwy

GH-033: SR 13/Atlanta Highway - Radford Road to SR 53/Winder Hwy

GH-079: McEver Road from Jim Crow Rd to SR 53

**Pedestrian Accessibility**

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

- Currently, Oakwood has a long-term policy to actively work to improve and maintain the City's sidewalk network. Their work program includes to develop concept and strategy for Highlands to Islands Trail System thru Oakwood from 2018-2019.
- The Central Hall Recreation and Multi-Use Trail has been identified as a \$3.9 million project in the GHMPO 2040 MTP. This multi-use trail has been proposed to be constructed



in nine phases or segments, of which design has begun on at least the first. When it is completed, the Central Hall Recreation and Multi-Use Trail will stretch almost 16 miles along its course. *This will eventually connect Gainesville with the University of North Georgia campus in Oakwood.*

### **Alternate Transportation**

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

### **Freight/Rail**

- Two major active freight rail lines run in a north-south direction through Hall County. The Norfolk Southern Atlanta/Greenville line parallels I-985/SR 365 and passes through Flowery Branch, Oakwood, Gainesville, and Lula. The CSX line runs south from Gainesville to Athens. Master planning for the transit programs occurs in conjunction with GHMPO and the local governments, including Oakwood.

### **Airport**

- The Lee Gilmer Airport (GVL) provides private general aviation air service, including fuel sales and aircraft storage. The airport is located on the south side of the City of Gainesville, with access provided by Queen City Parkway/ SR 60 and Aviation Boulevard.
- GVL is considered a Level III/Business airport of regional impact by GDOT.

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

## E. Land Use Assessment

Land use management policies and programs represent guidelines for shaping development patterns that provide for efficient growth while also protecting sensitive social and environmental areas. This section presents an inventory of existing land use patterns and development trends for the community, allowing the local government to produce the most effective policies needed to manage the demands from projected development.

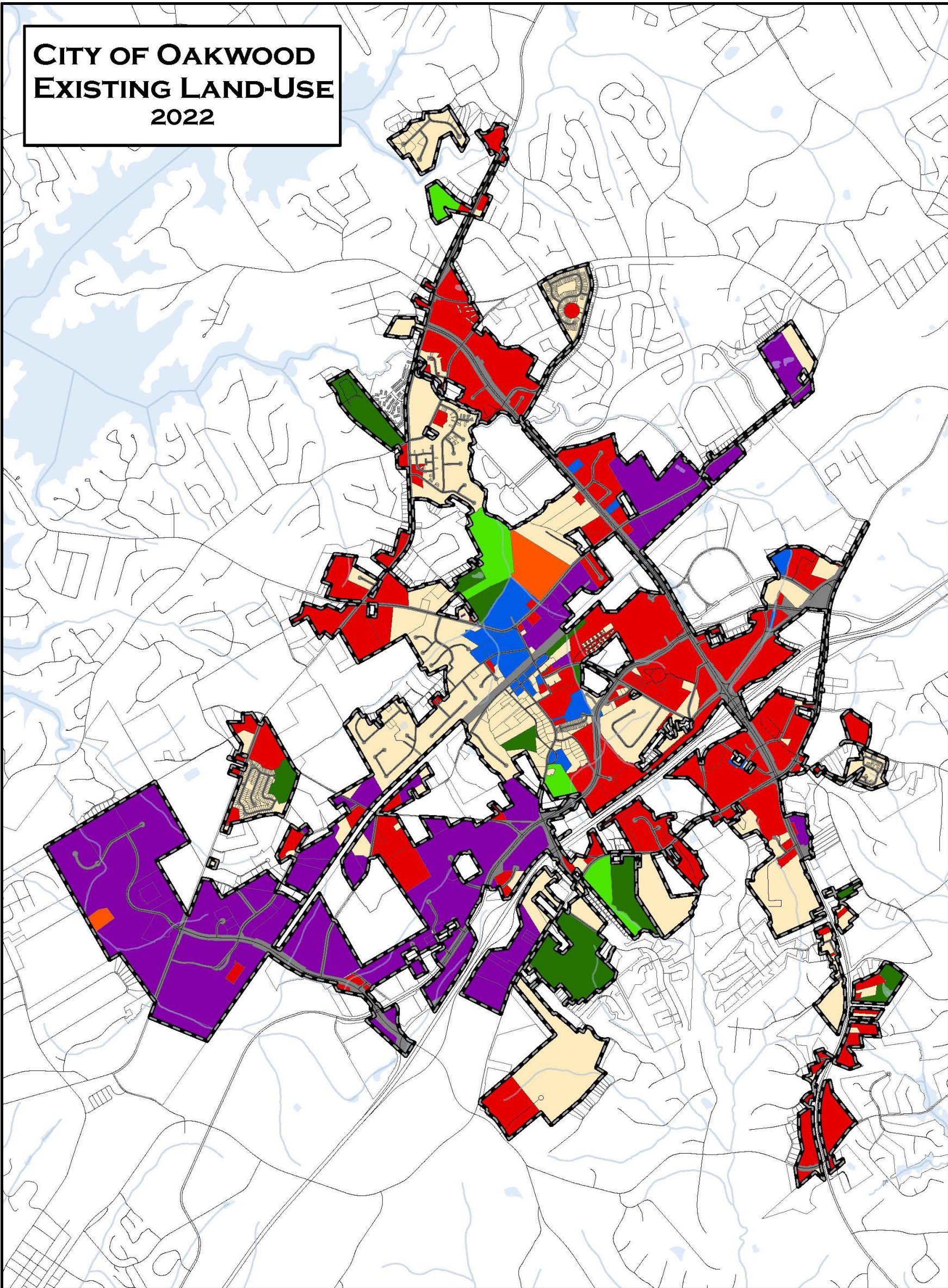
### Land Use: 2022

Type	Oakwood	
	Acres	%
Residential	417.57	16.60
Mobile Home	0	0
Multi-Family	324.40	12.90
Commercial	795.29	31.62
Industrial	208.18	8.28
Public/Institutional	19.046	0.76
Park/Rec/Conservation	101.51	4.04
Transportation/Communication/Utilities	340.75	13.55
Agriculture	268.98	10.70
Mixed Use	0	0
Vacant	39.35	1.56
<b>Total</b>	<b>2,515.09</b>	<b>100</b>

Source: GMRC, 2022

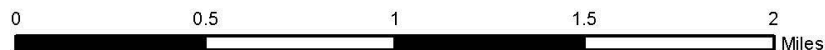
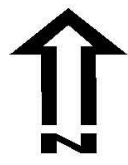


# CITY OF OAKWOOD EXISTING LAND-USE 2022



## Legend

- |                           |             |                     |
|---------------------------|-------------|---------------------|
| Oakwood Existing Land-Use | Industrial  | Rivers and Streams  |
| Agricultural              | Residential | Lakes and Ponds     |
| Commercial                | Utility     | Oakwood City Limits |
| Conservation Use          | ROW         |                     |
| Exempt                    | Roads       |                     |















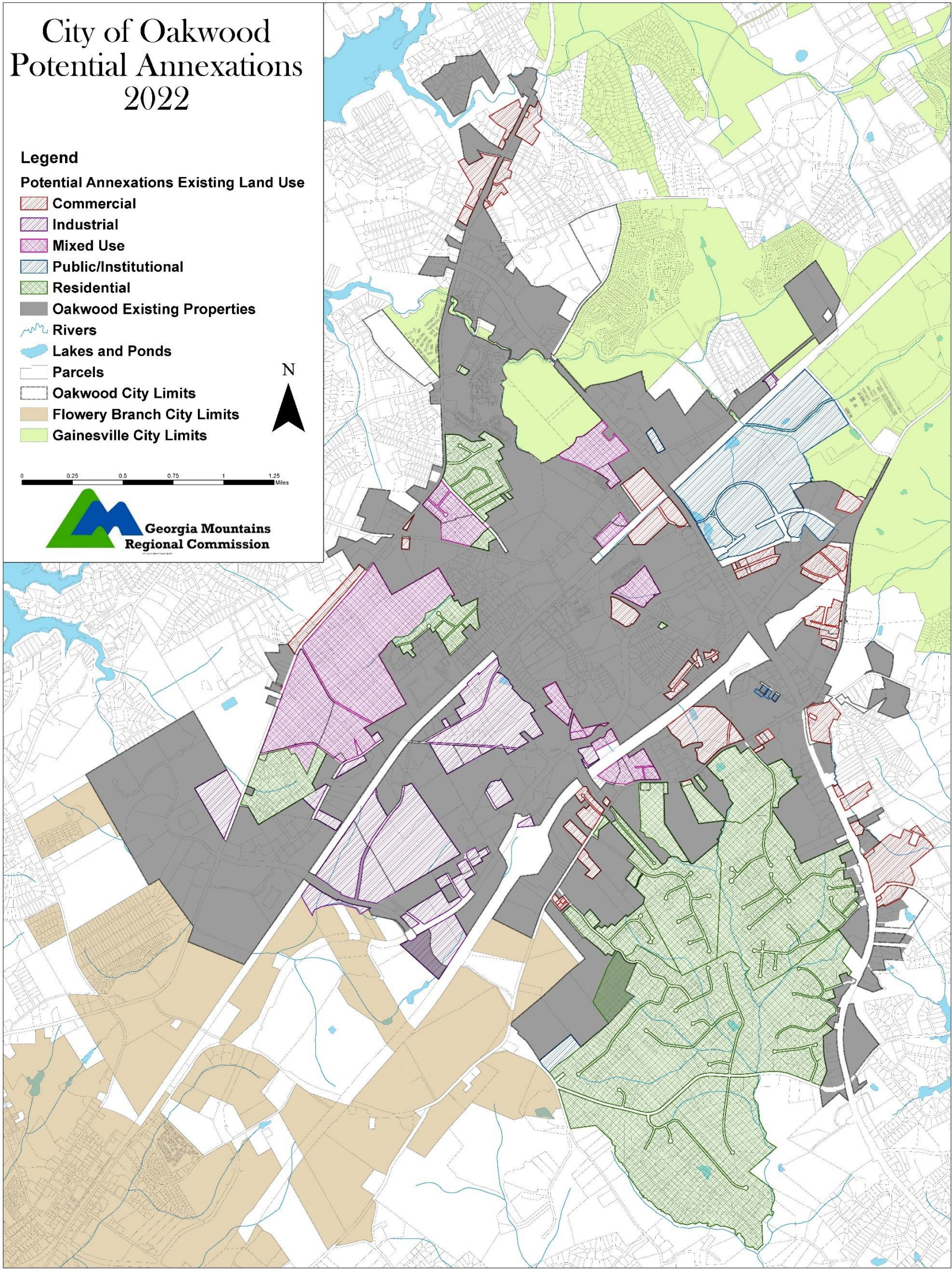


# City of Oakwood Potential Annexations 2022

## Legend

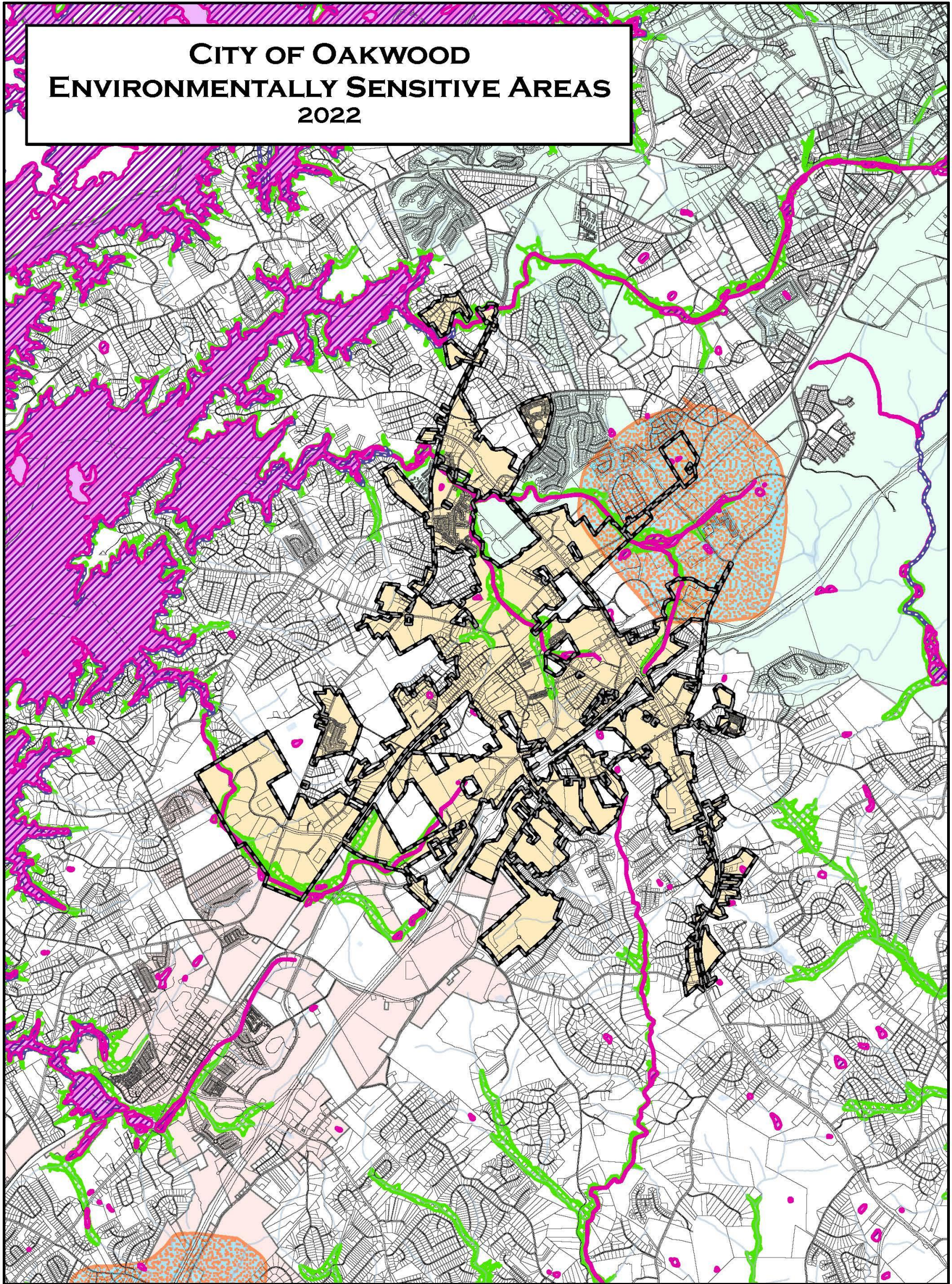
### Potential Annexations Existing Land Use

-  Commercial
-  Industrial
-  Mixed Use
-  Public/Institutional
-  Residential
-  Oakwood Existing Properties
-  Rivers
-  Lakes and Ponds
-  Parcels
-  Oakwood City Limits
-  Flowery Branch City Limits
-  Gainesville City Limits



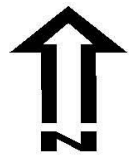
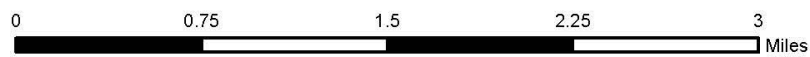


# CITY OF OAKWOOD ENVIRONMENTALLY SENSITIVE AREAS 2022



### Legend

- |                               |                    |                     |
|-------------------------------|--------------------|---------------------|
| National Wetlands Inventory   | Roads              | Oakwood City Limits |
| FEMA Flood Plains             | Parcels            | CITY_NAME           |
| Ground Water Recharge Regions | Rivers and Streams | Flowery Branch      |
| 305b & 303d Streams           | Lakes and Ponds    | Gainesville         |
| DeptOfNaturalResources        | Major Rivers       | Oakwood City Limits |





# City of Oakwood Areas Requiring Special Attention 2022

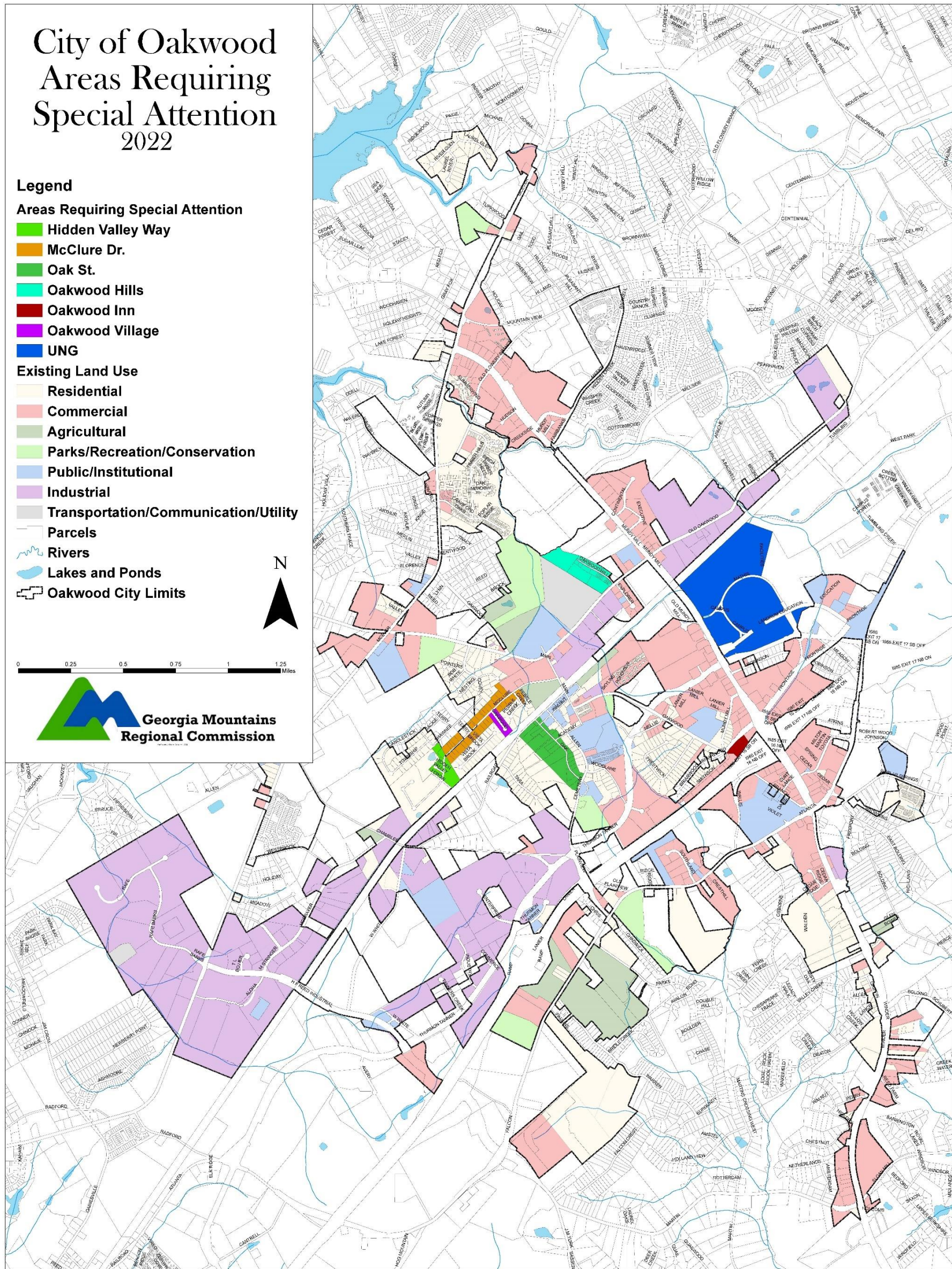
## Legend

### Areas Requiring Special Attention

- Hidden Valley Way
- McClure Dr.
- Oak St.
- Oakwood Hills
- Oakwood Inn
- Oakwood Village
- UNG

### Existing Land Use

- Residential
- Commercial
- Agricultural
- Parks/Recreation/Conservation
- Public/Institutional
- Industrial
- Transportation/Communication/Utility
- Parcels
- Rivers
- Lakes and Ponds
- Oakwood City Limits





## **F. Areas Requiring Special Attention**

The City of Oakwood initially developed as a railroad settlement in the early 1900's. It is now a vital part of one of the fastest growing areas in the State of Georgia. This growth pressure has presented the City Council with both opportunities and issues as it continues this growth into the future.

Early economic activity focused around timber, cotton and railroad transportation for the shipment of goods. From 1940's to 60's, poultry farming replaced cotton as the primary agricultural land use in the area. In the early 1970's, Georgia State Route 365 (now known as I-985) was constructed with an exit/interchange developed at Oakwood. This action created a demand for commercial activity, especially the service industry. This new road opened the gateway link to the Atlanta Metropolitan Area providing opportunities for employment and commercial/industrial development. The City of Oakwood began its first sewer contract with the City of Gainesville in the I-985/Mundy Mill Road corridor in the 1980s. Since that initial project, sewer has been expanded to most commercial and industrial areas of the City. The majority of industrial development has occurred since the placement of sewer infrastructure. In 1997, the City developed its first full service industrial park (Oakwood South Industrial Park) to the south along McEver Road.

In the late 2000s, the City of Oakwood took an important step toward developing a core Downtown and Commercial Center through its Oakwood 2030 planning effort. This project is poised to enhance and provide an identity for a growing economic center in Hall County and Northeast Georgia.

The Georgia Department of Community Affairs has identified the following seven special conditions and requires that they be addressed in the partial plan update where they exist within the community:

- Natural or cultural resources.
- Areas where rapid development or change of land use is likely to occur.
- Areas where the pace of development has and/or may outpace the availability of community facilities and services.
- Areas in need of redevelopment and/or significant improvements to aesthetics or attractiveness.
- Large, abandoned structures or sites.
- Infill development opportunities.
- Areas of significant disinvestment, levels of poverty, and/or substantially higher unemployment.

The City has reviewed existing conditions and has identified areas that require special attention. These areas have been indicated on the enclosed map entitled "City of Oakwood Areas Requiring Special Attention".

### **A. Areas of Significant Natural or Cultural Resources**

The City of Oakwood contains numerous streams which are a valuable natural resource. The largest concentration of these stream corridors is found within the limits of the Oakwood 2030 Master Plan and have been identified as part of an extensive greenway corridor system. The

proper management of these greenway corridors is important to sustaining future development in Oakwood. Green infrastructure is the interconnected network of green space that conserves natural ecosystem values and functions and provides associated benefits to human populations. This framework of ecological components such as greenway corridors and buffer zones provide the physical conditions necessary for ecosystems and species populations to survive in a human dominated landscape while providing a wealth of social and economic benefits. This system of greenway corridors is as deserving of careful planning and management as are utility corridors, roads and other forms of infrastructure.

## **B. Areas Where Rapid Development or Change of Land Uses is Likely to Occur**

### **1. Oakwood 2030 Downtown and Commercial Center:**

In the spring of 2008, the City of Oakwood completed a Master Plan for development of its central core area or “downtown”. This Master Plan analyzed the potential of the City to create a Downtown and Commercial Center (shown on map as Oakwood 2030) encompassing the elements necessary to strength the central core and promote the City as a vibrant urban center. The plan concluded that there is a clear need for a Downtown and Commercial Center in Oakwood, positioning the City for the expected future economic growth. Creating a defined Downtown will help Oakwood establish and identity and create a sense of place. (See Character Areas Map)

### **2. Future Annexation/Growth Areas:**

One of the major issues for Oakwood is that past annexation has occurred in a disjointed pattern due to the demand for city services. Future annexations will focus on infill development (where the City is intertwined with Hall County) particularly in the area proposed for the Downtown Center (shown on map as Oakwood 2030 Town Center). Also, with boundary constraints to the north, south and west, it is logical for the city to consider areas for future annexations and growth to the west (Lake Lanier Initiative) and southeast along the SR 53 Winder Highway Corridor where supporting infrastructure is in place. These areas represent enormous land acreage and are considered for annexation within the current Generalized Future Land Use Plan for Oakwood. (See Potential Annexations Map)

## **C. Areas Where the Pace of Development has and/or may outpace the availability of Community Facilities and Services *(Not Applicable)***

## **D. Areas in Need of Redevelopment and/or Significant Improvements to Aesthetics or Attractiveness**

1. Specific areas that require significant improvements to aesthetics or attractiveness notated on the Areas Requiring Special Attention Map include:
  - a. Hidden Valley
  - b. McClure Drive
  - c. Oak Street
  - d. Oakwood Hills
  - e. Oakwood Village

## **E. Large Abandoned Structures or Sites**

1. Areas with large, abandoned structures or sites are depicted in the City's Urban Redevelopment Plan.
2. Current abandoned sites include:
  - a. Former **Oakwood Inn** property located on the southwest quadrant of the I-985 Exit 16 interchange

## **F. Areas with Significant Infill Development Opportunities**

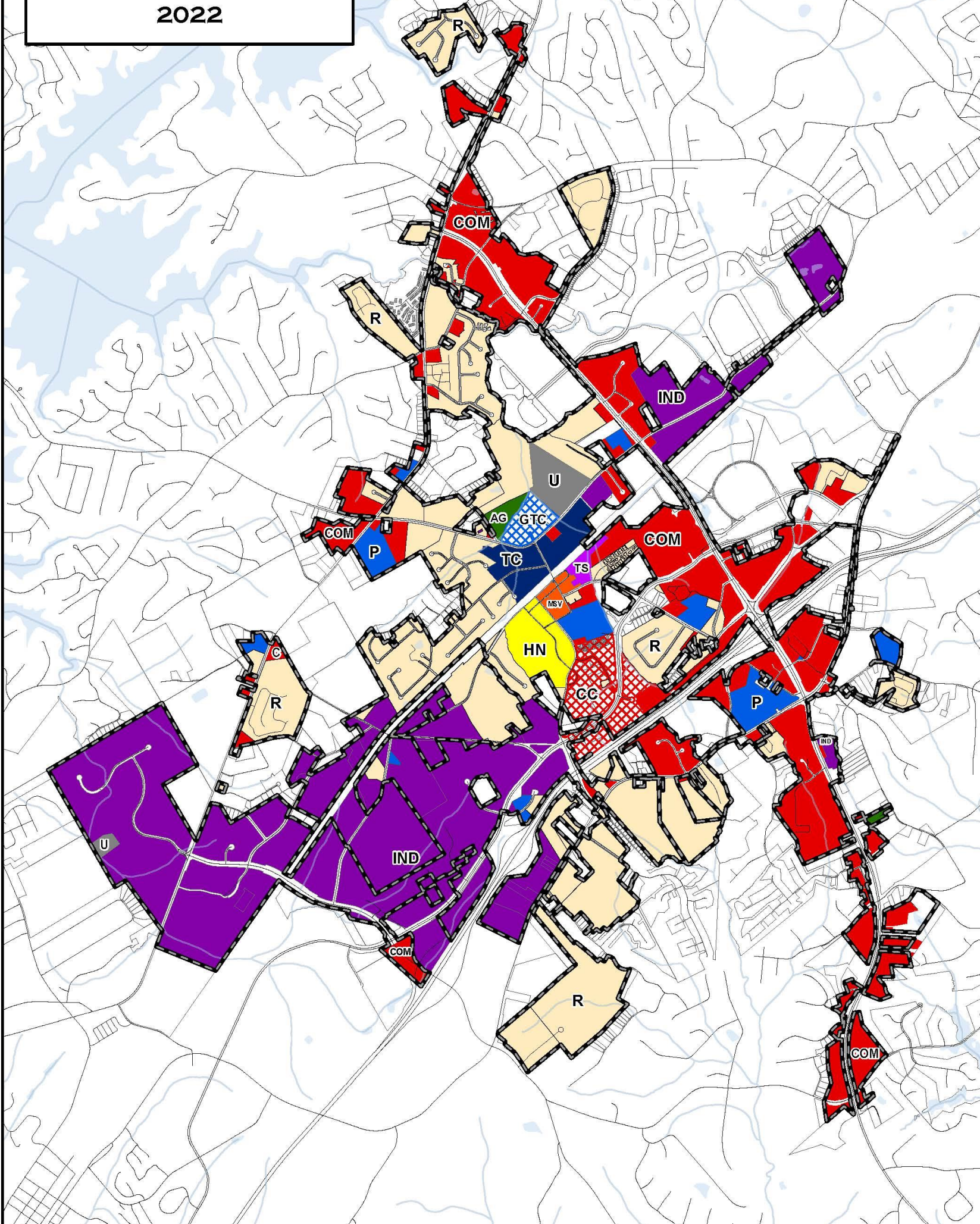
1. Areas in need of significant infill development are depicted in the Oakwood 2030 Master Plan (See Potential Annexation Map)

## **G. Areas of Significant Disinvestment, Levels of Poverty, and/or Unemployment Substantially Higher than levels for the Community as a Whole**

1. Specific areas of significant disinvestment, levels of poverty and/or unemployment substantially higher than levels for the community as a whole and notated on the Areas Requiring Special Attention Map include:
  - a. Hidden Valley
  - b. McClure Drive
  - c. Oak Street
  - d. Oakwood Hills
  - e. Oakwood Village



# CITY OF OAKWOOD CHARACTER AREAS 2022



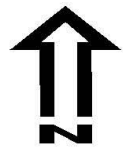
**Legend**

**Oakwood Character Areas**

- AG - Agricultural
- CC - Commercial Center
- COM - Commercial
- CU - Conservation Use

- GTC - Government Town Center
- HN - Historic Neighborhood
- IND - Industrial
- MSV - Main Street Village
- NV - Neighborhood Village
- P - Public/Institution
- R - Residential
- TC - Town Commons
- TS - Transit Station
- U - Utility

- Roads
- Rivers and Streams
- Lakes and Ponds
- Parcels
- Oakwood City Limits





## G. Recommended Character Areas

### 1. GTC: Government Town Center

Envisioned as the centerpiece of the multi-phased Oakwood Master Plan, the 23-acre mixed-use development is reminiscent of an old historical town center which combines retail, office & residential components into a single project entity. The proposed development will be located inside a designated town center improvement district just north of the CSX railway line. The site north of the junction of Old Oakwood Road & Flat Creek Road will be anchored by an expanded future City Hall. The multi-story City Hall facility will be situated on an apex facing a circular ceremonial green at the northern end of the existing Main Street corridor. The live, work & play development will have higher density housing components; a small adjacent townhouse project or residential lofts/housing above ground level commercial or retail outlets. Parking areas are minimized and connecting sidewalks and pathways are installed throughout the development to promote walking. The abundant use of landscaping and tree plantings will add to the pedestrian experience of the Town Center.



Examples for Government Town Center



Linear parks, bike linkage, greenspace and natural amenities surrounding the development will provide surface connections to Town Commons, The Commercial Center and other districts in Oakwood and the Hall County/Gainesville area.



**Example of Government Town Center & Town Commons.**

### **Development Encouraged**

- 0/Near lot line development
- Mix of uses; preference for commercial along Main Street/historic downtown
- Minimize surface parking along main road; Preference for public lot
- Parking should be dispersed
- Office, institutional and residential uses acceptable
- Should blend with architectural character of the neighborhoods and historic downtown
- Wood, brick or stone siding

### **Implementation Measures**

- Support preservation of existing structures
- Conduct forum reviewing/amending development regulations as needed
- Develop design guideline reference material
- Develop *Iconic Images* database
- Develop/implement streetscape plans
- Connect to greenways and parks when possible
- Conduct study assessing opportunities for new park space
- Create development plans for Gateway Corridors





**Plan of Government Town Center**

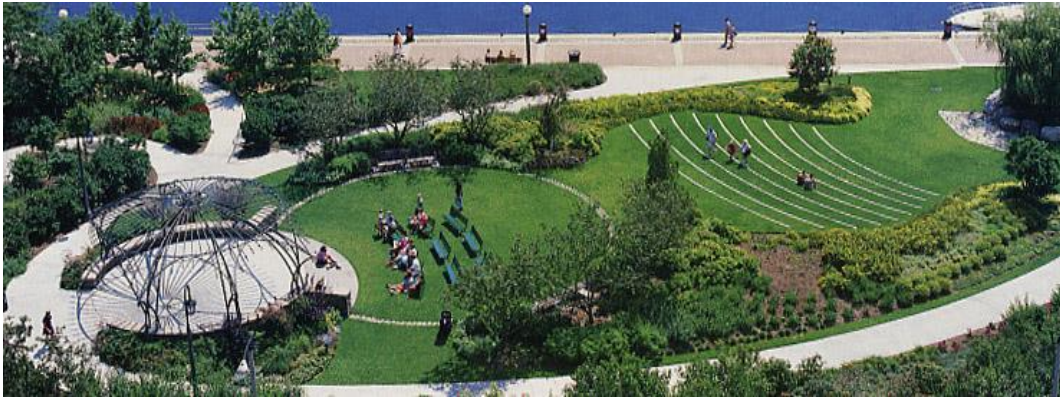
<b>4.2.1.c Government Town Center</b>		
Area in Acres		± 23.16 AC
First Floor Retail, Office		± 20,000 SF
Residential Lofts		± 20 Units
Townhomes		± 26 Units
Formal Greenspace		± .7 AC
Green Belt		± 1/2 mile surrounding
Institutional, City Hall (2 Story)		±25,000 SF
Office, Retail (Multi-Story)		± 45,000 SF
Available Sf of Parking and Access		± 291,500 SF
Estimated Parking Spaces Needed		±325

**Scope of Government Town Center**



## 2. TC: Town Commons

The Town Commons will be established in part as a retail and commercial oriented development along the Main Street corridor. At completion, the Town Commons along with the Government Town Center will ultimately define the core central business district (CBD) of Oakwood. The two large public greens together will serve as the main outdoor venue space for major public and cultural functions for Oakwood. Residents and visitors to the city will indelibly associate and identify the Town Commons as the main attraction of the new and reinvigorated downtown.



**Examples for Town Commons**

The first phase of the Town Commons will be located on the southwest side of Main Street on existing open pasture just north of the CSX Railway line. Due to the development, McClure Drive will be diverted to Flat Creek at the junction of Oakwood Road. Anchored at the end of the one and one-half acre town green will be a small outdoor theatre/amphitheater topographically shaped into the land overlooking the meadows. Retail & commercial development will be built to the south, west and north of the green with surface parking provided throughout.

The second phase of the Town Commons will be located to the east of Main Street, south of Old Oakwood Road, and just north of the CSX Railway line. Centered in this phase will be a slightly larger, two acre town green on axis with the amphitheater and green of phase one. Flanking the green will be one and two story retail/commercial buildings constructed in the traditional architectural style of a southern historical town center. A higher density multi-story residential development with ground level retail and housing units above will be located at the far end of the green. Additionally, both phases of the development are bordered and buffered by series of green space and linear parks at the east and west ends of the site.

An outdoor public gathering space in the tradition of old town squares was created to serve as a central activities area for festivals, events and active public functions inside the Town Commons.

### **Development Encouraged**

- 0/Near lot line development
- Mix of uses; preference for commercial along Main Street/historic downtown corridor
- Minimize surface parking along main road; Preference for public lot
- Parking should be dispersed
- Office, institutional and residential uses acceptable
- Should blend with architectural character of the neighborhoods and historic downtown
- Wood, brick or stone siding

### **Implementation Measures**

- Support preservation of existing structures
- Conduct forum reviewing/amending development regulations as needed
- Develop design guideline reference material
- Develop *Iconic Images* database
- Develop/implement streetscape plans
- Connect to greenways and parks when possible
- Conduct study assessing opportunities for new park space
- Create development plans for Gateway Corridors





**Plan of Town Commons Near-Term**

<b>4.2.2.b Town Commons</b>	
<b>NEAR TERM</b>	
Area in Acres	±18.78 AC
Retail and Commercial (Multit-Story)	± 75,000 SF
Residential lofts	± 35 Units
Amphitheater	± 1 AC
Town Green	± 1.5 AC
Parks and Greenspace	± 7.2 AC
Available Sf of Parking and Access	± 124,400 SF
Estimated Parking Spaces Needed	± 300

**Scope of Town Commons Near-Term**





**Plan of Town Commons Mid-Term**

<i>4.2.2.d Town Commons</i>	
<b>MID TERM</b>	
Area in Acres	± 27 AC
Retail and Commercial (Multi-Story)	± 75,000 SF
Residential lofts	± 35 Units
High Density Residential (3 Stories)	± 160 Units
Town Green	± 1.5 AC
Parks and Greenspace	± 6 AC
Green Belt	± 1/2 mile surrounding
Available Sf of Parking and Access	± 250,450 SF
Estimated Parking Spaces Needed	± 600

**Scope of Town Commons Mid-Term**

### 3. MSV: Main Street Village

To preserve the look and feel of the traditional small southern town, the small city block between Alley & Main Street will be carefully developed into the Main Street Village. The small enclave of one to two stories shops and retail establishment will be developed over time to preserve the unique historical & localized architectural identity of the existing neighborhood. A public safety office will also be incorporated into the 19-acre site.



**Examples for Main Street Village**



**Development Encouraged**

- 0/Near lot line development
- Mix of uses; preference for commercial along Main Street/historic downtown corridor
- Minimize surface parking along main road; Preference for public lot
- Parking should be dispersed
- Office, institutional and residential uses acceptable
- Should blend with architectural character of the neighborhoods and historic downtown
- Wood, brick or stone siding

**Implementation Measures**

- Support preservation of existing structures
- Conduct forum reviewing/amending development regulations as needed
- Develop design guideline reference material
- Develop *Iconic Images* database
- Develop/implement streetscape plans
- Connect to greenways and parks when possible
- Conduct study assessing opportunities for new park space
- Create development plans for Gateway Corridors

<b><i>4.2.3.b Main Street Village</i></b>	
Area in Acres	± 12.67 AC
Public Safty (Existing)	± 20,000 SF
Retail, Office (Multi-Story)	± 45,000 SF
Loft Units Above Retail	± 42 Units
Parks and Greenspace	± 1 AC
Available Sf of Parking and Access	± 61,900 SF
Estimated Parking Spaces Needed	± 150

**Scope of Main Street Village**



Plan of Main Street Village



#### 4. NV: Neighborhood Village

A small to medium scale retail & commercial development at the intersection of Thurmon Tanner Parkway and Oakwood Road will include a small grocer anchored retail shopping center, medical & professional office center, and a wellness oriented hospitality development near the green space corridor.



Examples for Neighborhood Village

**Development Encouraged**

- 0/Near lot line development or set back with landscaping
- Mix of uses; preference for commercial along main artery
- Minimize surface/landscaped parking along main road; Preference for public lot
- Parking should be dispersed and landscaped
- Office, institutional and residential uses acceptable
- Should blend with architectural character of the neighborhoods and historic downtown
- Wood, brick or stone siding

**Implementation Measures**

- Support preservation of existing structures
- Conduct forum reviewing/amending development regulations as needed
- Develop design guideline reference material
- Develop *Iconic Images* database
- Develop/implement streetscape plans
- Connect to greenways and parks when possible
- Conduct study assessing opportunities for new park space
- Create development plans for Gateway Corridors

<b><i>4.2.4.b Neighborhood Village</i></b>	
Area in Acres	± 50.61 AC
Retail and Commercial (Multi-Story)	± 70,000 SF
Estimated Parking Spaces Needed	± 300 Parking Spaces
Medical Office Center	± 68,000 SF
Estimated Parking Spaces Needed	± 285 Parking Spaces
Wellness Center	± 30,700 SF or ± 150 Units
Parks and Greenspace	± 8.69 AC
Green Belt	± 1/4 mile
Available Sf of Parking and Access	± 262,300 SF

**Scope of Neighborhood Village**





Plan of Neighborhood Village



## 5. HN: Historic Neighborhood

The Historic Neighborhood will be developed over time to instill the feel of a small southern hamlet. The purposeful use of sidewalks, street trees, pocket parks and alley access garages together will attempt to create a social oriented and pedestrian friendly neighborhood of years past. Craftsman style homes with front porches and elegantly decorated houses are carefully design and planned to support and revitalize the old housing district of downtown Oakwood.



**Examples for Historic Neighborhoods**



**Development Encouraged**

- Single family residential development (attached or detached)
- Craftsman and other traditional architectural themed styles with design elements featuring:
  - Pitched roofs
  - Wood, brick or stone siding
  - Front porches

**Implementation Measures**

- Conduct forum reviewing/amending development regulations as needed
- Develop design guideline reference material
- Develop *Iconic Images* database

<b><i>4.2.5.b Historic Neighborhood</i></b>		
	Area in Acres	± 57.48 AC
	Single Family Lots	± 120
	Parks and Greenspace	± 4.8 AC
	Green Belt	± 1/2 mile surrounding

**Scope of Historic Neighborhood**



**Plan of Historic Neighborhood**



## 6. CC: Commercial Center

The Thurmon Tanner Parkway runs alongside I-985 in this district, connecting Mundy Mill Road to Spout Springs Road in Flowery Branch. It will provide excellent exposure and access for future corporate offices, technology centers, and R&D facilities whose employees will enjoy a healthy wellness environment that includes a proposed community recreational center. From here, it's all an easy walk or bike ride to Oakwood's parks, shops and cultural amenities.



**Examples for Commercial Center Near-Term**



**Examples for Commercial Center Long-Term**

### **Development Encouraged**

- Commercial, corporate office, institutional uses, technology centers, and R&D facilities
- Limited, managed access transportation network
- Traditional and modern architectural themed styles with design elements featuring:
  - Pitched roofs
  - Wood, brick or stone siding
  - Front porches/entrances
- Appropriate buffering from adjoining properties
- Parking should be dispersed
- Properties should feature pedestrian network accessibility
- Limitations on large, monolithic designs for multi-unit structures

### **Implementation Measures**

- Conduct forum reviewing/amending development regulations as needed
- Consider guidelines for signage and lighting
- Review property maintenance codes and enforcement policies; Amend as needed



**Plan of Commercial Center Near-Term**

<i>4.2.6.b Commercial Center</i>	
<b>NEAR TERM</b>	
Area in Acres	± 64.51 AC
Retail and Commercial (Multi Story)	± 50,000 SF
Estimated Parking Spaces Needed	± 250 Parking Spaces
Corporate Office (Multi-Story)	± 540,000 SF
Estimated Parking Spaces Needed	± 2,160 Parking Spaces
Available Sf of Parking and Access	± 850,000 SF
Green Belt	± 1 mile

**Scope of Commercial Center Near-Term**





**Plan of Commercial Center Long-Term**

<b>4.2.6.d Commercial Center</b>	
<b>LONG TERM</b>	
Area in Acres	± 32.81 AC
Corporate Office (Multi-Story)	± 360,000 SF
Estimated Parking Spaces Needed	± 1,440 Parking Spaces
Available Sf of Parking and Access	± 450,000 SF
Green Belt	± 1 mile

**Scope of Commercial Center Long-Term**

## 7. TS: Transit Station

A future rail transit station is proposed just north of the existing rail crossing in downtown Oakwood. In addition, a small pedestrian bridge crossing will connect the station to the proposed Town Commons and Town Center development to the north. Surface parking for both the Transit Station and Greenway Corridor will be co-located to maximize utilization.



**Example for Transit Station**

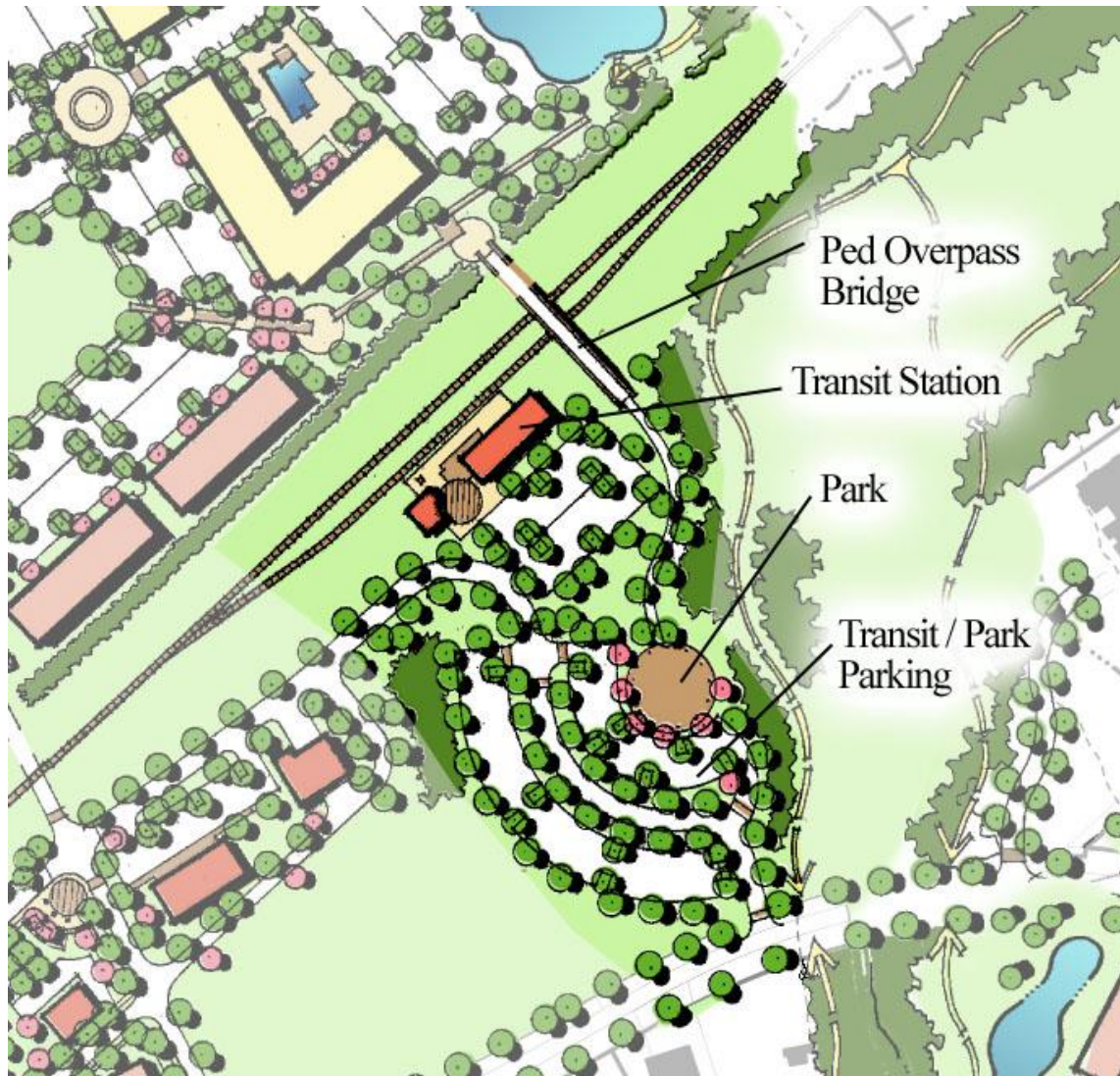
### **Development Encouraged**

- Railway transit station

### **Implementation Measures**

- Amend/adopt development regulations as needed
- Refer to/develop design guideline reference material
- Develop *Iconic Images* database
- Develop/ Implement streetscape plan
- Buffering between incompatible uses
- Guidelines addressing signage and lighting
- Minimize curb cuts





**Transit Station and Park**

<b>4.2.7.b Transit Station</b>		
Area in Acres		± 8.21 AC
Transit Center		± 5,000 SF
Parks and Greenspace		± 1.22 AC
Green Belt		± 1/4 mile
Available Sf of Parking and Access		± 95,000 SF
Estimated Parking Spaces Needed		± 200

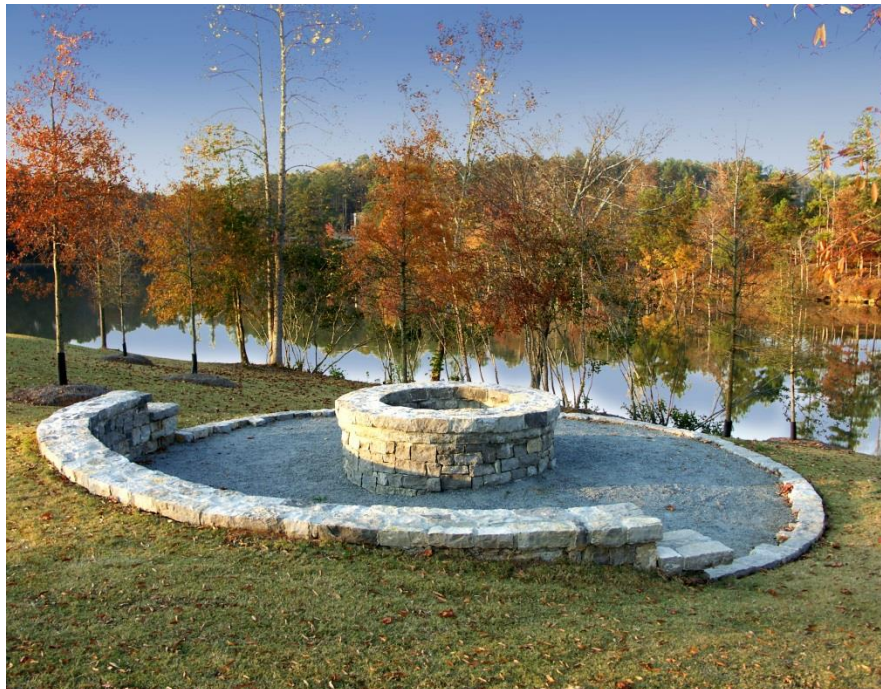
**Scope of Transit Station**



## 8. CU: Conservation Use

### Green Space & Parkway Connectors

An integral facet to the City of Oakwood and central to the wellness component of the Oakwood Master Plan are ± 3.2 miles of Greenway corridor that utilizes wetlands, floodplains, stream buffers, and natural easements to provide a passive recreational greenbelt throughout Oakwood that encompasses trails, parks, and natural amenities. Additional considerations are given to further expand connections to the Gainesville/Hall County bike and pedestrian corridor; as well as possible future greenway linkage to Lake Lanier and the North Georgia Blue Ridge Mountains.



Examples for Greenspace & Parkway connections



### **Development Encouraged**

- Low-density residential pedestrian corridor connections and associated development

### **Implementation Measures**

- Conduct forum reviewing/amending development regulations as needed
- Develop design guideline reference material
- Develop *Iconic Images* database



**Plan of Greenspace & Parkway Connection**

## 9. AG: Agricultural

Agriculture and land conservation easements should be encouraged in Oakwood for these areas in order to protect them. Farmland/agricultural/conservation protection programs could be developed to look for additional ways to preserve and enhance these areas in the community if necessary. Residential land uses in these areas should mostly be related to agricultural management uses or low density housing development that also preserves the original landscape as much as possible. It is important to recognize these lands and corridors and provide protections and incentives in order to preserve these green space areas.



**Examples for Agricultural development**



### **Development Encouraged**

- Large-lot, single-family detached that blends with architectural character of community
- Conservation design subdivisions
- Agricultural uses

### **Implementation Measures**

- Maintain development regulations; Refine as needed
- Support preservation of existing agricultural lands and structures
- Maintain/Pursue policies that encourage appropriate infill development

## 10. COM: Commercial

It is important that future development focuses on Oakwood's transportation corridors and the Oakwood 2030 Master Plan design standards. New development will set back appropriately through local and state requirements which may include buffers, access roads, inter-parcel connecting roads, shared driveways, all reducing curbs and maintaining safe traffic flow on the state facilities. The gentrification of abandoned or older dilapidated commercial centers should be encouraged. The city will focus uses through their zoning and provision of community services. Signage should be appropriately modest, low and minimally lighted, and properly set back.

### Development Encouraged

- Commercial, corporate office, institutional uses, technology centers, and R&D facilities
- Limited, managed access transportation network
- Traditional and modern architectural themed styles with design elements featuring:
  - Pitched roofs
  - Wood, brick or stone siding
  - Front porches
- Appropriate buffering from adjoining properties
- Parking should be dispersed
- Properties should feature pedestrian network accessibility
- Limitations on large, monolithic designs for multi-unit structures

### Implementation Measures

- Conduct forum reviewing/amending development regulations as needed
- Consider guidelines for signage and lighting
- Review property maintenance codes and enforcement policies; Amend as needed







Examples for Commercial development

## 11. IND: Industrial

These uses will be kept to those areas zoned in Oakwood for industrial use and are locations where the existing infrastructure is available. Future land use industrial development would be focused in adjoining property locations due to these traffic and service requirements. The future focus of industrial development as well would be to encourage small light industries that need anywhere from 1,000 to 5,000 square feet of space and employ 3 to 20 employees. The idea behind this concept is to allow small business entrepreneurs to develop and grow in the county and become not just an industry, but part of the community.

### **Development Encouraged**

- Industrial, manufacturing, warehousing and distribution
- Small, mid and large-scale institutional uses
- Requirement for appropriate buffering from adjoining properties

### **Implementation Measures**

- Develop utility and commercial traffic assessment for growing industry as needed
- Conduct forum reviewing/amending development regulations as needed
- Consider guidelines for signage and lighting







**Examples for Industrial development**

## 12. P: Public/Institutional

This designation includes existing sites and facilities in public ownership for such uses as medical, educational, cultural, governmental, administrative and protective services, and cemeteries. Existing churches are also included in this category. Uses within this character area are typically concentrated in specific locales.

### Development Encouraged

- Medical Facilities
- Educational Facilities
- Cultural Facilities
- Government Facilities
- Cemeteries
- Churches

### Implementation Measures

- Amend/adopt development regulations as needed
- Refer to/develop design guideline reference material
- Develop *Iconic Images* database
- Develop/ Implement streetscape plan



**Examples for Public/Institutional development**



### 13. R: Residential

These are areas in Oakwood where local residents live full time. Lot size and density levels should be modified according to the preferred zoning standards. Future developments in these areas should encourage traditional design guidelines for individual homes and Planned Unit developments (PUD) as necessary.

#### **Development Encouraged**

- Single family residential development (attached or detached)
- Traditional architectural themed styles with design elements featuring:
  - Pitched roofs
  - Wood, brick or stone siding
  - Front porches

#### **Implementation Measures**

- Conduct forum reviewing/amending development regulations as needed
- Develop design guideline reference material
- Develop *Iconic Images* database



**Examples for Residential development**

## 14. U: Utility

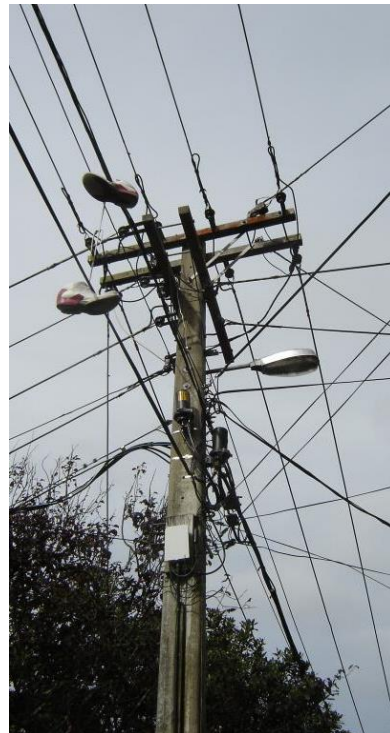
This category includes existing electric substations, telephone facilities, cable TV, transmission towers, satellite downlink operations in Oakwood as well as roads and highways.

### Development Encouraged

- Electric Substations
- Telephone Facilities
- Cable TV
- Transmission Towers
- Roads and Highways

### Implementation Measures

- Amend/adopt development regulations as needed
- Refer to/develop design guideline reference material
- Develop *Iconic Images* database
- Develop/ Implement streetscape/landscape plan
- Buffering between incompatible uses
- Guidelines addressing signage and lighting
- Minimize curb cuts



**Examples for Utility development**



## H. Quality Community Objectives

Since 1999 the Board of the Department of Community Affairs has identified various Quality Community Objectives (QCOs) as value statements of the development patterns and options that will help Georgia preserve her unique cultural, natural and historic resources while looking to the future and developing to her fullest potential.

These ten objectives are adapted from generally accepted community development principles to fit the unique qualities of Georgia’s cities and counties. Although these objectives are only recommendations, we are convinced that implementing these principles will result in greater efficiency and cost savings for local governments and a higher quality of life for their citizens.

Applicable DCA Quality Community Objectives	Economic Prosperity	Resource Mgmt.	Efficient Land Use	Local Preparedness	Sense of Place	Regional Cooperation	Housing Options	Transportation Options	Educational Opportunities	Community Health
Oakwood	X	X	X	X	X	X	X	X	X	X

- Economic Prosperity:** Encourage development or expansion of businesses and industries that are suitable for the community. Factors to consider when determining suitability include job skills required; long-term sustainability; linkages to other economic activities in the region; impact on the resources of the area; or prospects for creating job opportunities that meet the needs of a diverse local workforce.
- 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.
- Efficient Land Use:** Maximize the use of existing infrastructure and minimize the costly conversion of undeveloped land at the periphery of the community. This may be achieved by encouraging development or redevelopment of sites closer to the traditional core of the community; designing new development to minimize the amount of land consumed; carefully planning expansion of public infrastructure; or maintaining open space in agricultural, forestry, or conservation uses.
- 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, and 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.
- 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.

- **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.
- **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; instituting programs to provide housing for residents of all socio-economic backgrounds; or coordinating with local economic development programs to ensure availability of adequate workforce housing in the community.
- **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.
- **Educational Opportunities:** Make educational and training opportunities readily available to enable all community residents to improve their job skills, adapt to technological advances, 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; or coordinating with local economic development programs to ensure an adequately trained and skilled workforce.
- **Community Health:** Ensure that all community residents, regardless of age, ability, or income, have access to critical goods and services, safe and clean neighborhoods, and good work opportunities. This may be achieved by providing services to support the basic needs of disadvantaged residents; instituting programs to foster better health and fitness; or providing all residents the opportunity to improve their circumstances in life and to fully participate in the community.



### **III. IMPLEMENTATION PROGRAM**

While the Future Land Use 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 Issues 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.

#### **A. 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.

#### **1. Economic Development**

**GOAL:** To enhance economic development in the City of Oakwood by promoting a diverse, healthy economy.

##### **POLICIES**

- Strengthen existing business climate
- Encourage and promote new commercial, industrial and business development
- Encourage, promote and support the development of Oakwood 2030 Downtown and Commercial Center project as a vibrant center for government, culture, dining, residential and retail diversity.
- Actively participate in regional and multi-jurisdictional economic development efforts.
- Target reinvestment in existing declining neighborhoods to encourage private sector development or re-development for future growth.
- Continue to market and develop properties in and adjacent to the Oakwood South Industrial Park.
- Plan for necessary infrastructure to support new commercial, industrial and business growth.
- Encourage and promote public and private partnerships with the University of North Georgia (UNG).
- Create Highlands to Islands Trail System thru Oakwood as a bicycle event.

#### **2. Natural and Historic Resources**

**GOAL:** Preserve, protect and conserve the natural and historic resources in Oakwood.

##### **POLICIES**

- Encourage new development in suitable locations in order to protect natural, cultural and historic resources as well as environmentally sensitive areas.
- Promote and encourage clustering of development to preserve open space within development sites.

- Enlist and promote significant site features such as view corridors, water features, farmland, wetlands, etc. as amenities that shape the identity and character of development.
- Use infrastructure availability to steer development away from areas of natural, cultural, and environmentally sensitive resources.

### 3. Community Facilities and Services

**GOAL:** Provide adequate public facilities for the Oakwood community.

#### **POLICIES**

- To provide for improved governmental facilities and adequately trained staff to manage high quality growth.
- To actively work to improve and maintain the City's major street and sidewalk network.
- Consider re-use of existing vacant or underutilized structures (e. g. commercial centers, office spaces, warehouses) to accommodate new community facilities.
- Promote development of educational, cultural, and recreational facilities as well as businesses at a smaller scale and located in neighborhoods where walking is an option for mobility.
- Enhance safety and functionality of parks, pool and community buildings.
- Expand beautification projects.
- Decrease residential solid waste collections by improving recycling efforts.

### 4. Housing

**GOAL:** Encourage the provision of adequate and affordable housing for current and future population.

#### **POLICIES**

- Promote distribution of affordably priced homes throughout the community.
- City will promote new residential development that matches the mix of housing types and styles of older, closer-in neighborhoods of the community.
- City will promote new development that reflects traditional neighborhood design (TND) principles, such as smaller lots, orientation to street, mix of housing types and pedestrian access to neighborhood commercial center.
- Support and promote residential development that offers a mix of housing types (single family homes, town homes, live/work units, lofts, over-the-shop, and apartments), densities and prices in the same neighborhood.
- Promote residential development with healthy mix of uses (corner groceries, barber shops, drugstores) within easy walking distance of residences
- Promote the development of student housing in areas close to UNG campus to address the needs of a growing student population
- Coordinate with Hall County in implementation of Housing Needs Assessment



## 5. Land Use

**GOAL:** Promote development that is sensitive to the land and gives consideration to adjoining, existing and planned development that provides adequate protection of residential neighborhoods, commercial, industrial and environmentally sensitive areas from encroachment by non-compatible land use.

### **POLICIES**

- Discourage development that would disturb environmentally sensitive resources.
- Promote nodal developments with buildings clustered at center, clearly defined edge surrounded by open space.
- Keep/develop downtown areas as the focal point of the community. These community focal points should be attractive, mixed use, pedestrian friendly places where people choose to gather for shopping, dining, socializing, and entertainment.
- Encourage redevelopment of older strip commercial centers in lieu of new construction further down the strip.
- Encourage new industry or other major employers to locate closer in to Downtown Center, making jobs accessible to all residents by way of transit, walking or bicycling.

## **B. Long-Term Activities and Ongoing Programs**

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

### **Natural & Historic Resources Stewardship**

Engage our community and inspire environmental action to create a greener footprint, healthier economy, and become a model community where:

- Actively caring for the environment is second nature.
- Citizens, businesses and government unite to put their passion for environmental issues into action.
- Environmental quality, economic development and community engagement intersect to achieve a higher quality of life.
- We have a clean and healthy environment free from pollution to air, water and land.
- We exceed expectations across all sustainability issues and proactively reduce our environmental impacts.

### ***Land Use/Economic Development***

- Develop and implement in-fill annexation of the Downtown-Commercial Center, Mundy Mill and Railroad St areas.

- Develop and implement strategy to link the City to Lake Lanier.
- Encourage and promote public and private partnerships with the University of North Georgia (UNG).

***Communications***

- Develop a community engagement program to improve flow of information to our citizens and encourage better participation at meetings, hearings and events.



### C. Report of Accomplishments

This is the review of the open items from the Community Work Program from 2017-2021. As a new work program is produced every five years, the items within the previous program 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 program where appropriate, while those items that have been postponed or cancelled must also include a reason for their status.

<b>PROJECT</b>		<b>STATUS</b>	<b>EXPLANATION OF PROJECT STATUS</b>
1.	Oakwood 2030 Town Commons Development (new item)	Complete	Completed planning for Phase I and starting work on Phase II
2.	Develop concept and strategy for Highlands to Islands Trail System thru Oakwood	In progress	Working with GHMPO Trails Committee to develop trail system
3.	Increase residential development within the City	Complete	City has increased residential development in the City
4.	Identify and catalog historic resources in the City.	Complete	City plans to add environmental resources to our historical catalog
5.	Downtown/Hidden Valley Sewer	Complete	City has extended sewer along McClure Dr to Hidden Valley
6.	Relocate Public Works (to allow for OIP development)	Complete	Public Works relocated in 2018
7.	Purchase and Implement recycling compactor and roll carts (new item)	Complete	Completed in 2020

8.	Upgrade park facilities (playground, drainage, etc.) (new item)	Complete	New splash pad added in 2020
9.	Cemetery Improvements	In progress	City plans to spend \$400,000 for improvements and new mausoleum
10.	Police vehicle/equipment replacement program	In progress	This is an ongoing program
11.	I-985 Exit 14 Interchange	Complete	This was complete in 2020
12.	Old Oakwood Rd Phase 2	In progress	Working with GHMPO to complete this project from Mundy Mill Rd to Gainesville City limits
13.	Tumbling Creek Rd Bridge	Complete	Bridge was finished in 2019
14.	Aloha Way extension (to McEver Rd)	Cancelled	New development purchased ROW and is planning in development
15.	McClure Drive Extension	Cancelled	This project is no longer a priority
16.	City Transportation Improvement Program (study)	In Progress	City is funding an \$80,000 study



17.	Oakwood Industrial Park Development (Industry Way extension)	Complete	The was completed 2020
18	Install/Construct a traffic circle (round-a-bout) at intersection of Main Street and Old Oakwood Road	In progress	This round-a-bout will be part of the Phase II of the downtown development
19	Install lighting and landscape on Thurmon Tanner Parkway	In progress	This is a continuing effort
20	Upgrade McEver Rd Traffic Signals (Chamblee Rd, Flat Creek Rd, and Stephens Rd)	In progress	Awaiting Hall County to construct with SPLOST (Hall County SPLOST obligation) On new STWP 2020-2021.
21	Pavement management program	In progress	This is a continuing effort
22	Construct connector road from Allen St. to Oakwood Elementary to New Thurmon Tanner Parkway	In progress	This is a continuing effort from 2020/2021.

23	Add Gateway/Signage around city limits locations for "Oakwood 2030 Gateway Initiative" (new item)	In progress	This is a continuing effort
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## D. Community Work Program

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

### 2022-2026 COMMUNITY WORK PROGRAM

PLAN ELEMENT	DESCRIPTION	2	2	2	2	2	ESTIMATED COST; DEPT RESPONSIBLE	DEPARTMENT FUNDING & ASSISTANCE SOURCES
		0	0	0	0	0		
		2	3	4	5	6		
Economic Dev	Oakwood 2030 Town Commons Development Phases I and II	X	X	X	X	X	\$20,000,000 Planning & Development	Public / Private Partnership (General Fund)
Economic Dev	Develop concept and strategy for Highlands to Islands Trail System thru Oakwood	X	X	X	X	X	\$50,000 Planning & Development	SPLOST
Housing	Identify and catalog historic and environmental resources in the City.			X	X		\$5,000 Planning & Development	General Fund
Community Fac.	Cemetery Improvements (including mausoleum)				X	X	\$400,000 Public Works	General Fund
Community Fac.	Police vehicle/equipment replacement program	X	X	X	X	X	\$300,000 (\$60,000 Annually) Police	SPLOST/General Fund




Transportation	Old Oakwood Rd Phase 2 (new item)			X	X		\$1,500,000 Public Works	General Fund/GDOT/ Hall County/Gainesville/Private
Transportation	City Transportation Improvement Program (study)	X	X				\$200,000 Public Works	General Fund/SPLOST
Transportation	Pavement management program	X	X	X	X	X	\$1,500,000 Public Works	General Fund/SPLOST/ GDOT LMIG
Transportation	Install/Construct a traffic circle (round-a- bout) at intersection of Flat Creek and McEver Rd			X	X	X	\$450,000 TSPLLOT	SPLOST & GDOT
Transportation	Acquiring additional ROW for future development along McEver Rd		X	X	X	X	\$200,000 Public Works	SPLOST & GDOT
Transportation	Install lighting and landscape on Thurmon Tanner Parkway				X	X	\$300,000 Public Works	Tax Allocation District
Transportation	Purchase property from Oakwood Baptist along Old Oakwood Rd for future improvements				X	X	\$250,000 Hall County Public Works	Hall County SPLOST/GDOT
Transportation	Add Gateway/Signage around city limits locations for “Oakwood 2030 Gateway Initiative”			X	X	X	\$150,000 Hall County Public Works	SPLOST & GDOT
Community Facilities	Sewer extension -Railroad Rd from Downtown to Chamblee and Chamblee Rd from railroad to Thurmond Tanner Pkwy (new item)	X	X	X	X	X	\$500,000	SPLOST and Special Tax Assessments
Community Facilities	Increase capacity in the Flat Creek and Oakwood Rd Basin (new item)	X	X	X	X	X	\$750,000	SPLOST and Special Tax Assessments

Community Facilities	Purchase additional capacity from sewer capacity providers (new item)	X	X	X	X	X	\$500,000	SPLOST and Special Tax Assessments
Planning	Update development ordinances by creating a Unified Development Code (new item)	X	X	X			\$250,000 Planning & Development	General Fund

IV. APPENDICES

A. Georgia Mountains Regional Commission Area Labor Profile ( [Georgia LaborMarket Explorer - Local Area Profiles \(ga.gov\)](https://labormarketexplorer.ga.gov/) )



## Georgia Mountains Regional Commission



Updated: Feb 2022

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### Area Labor Profile

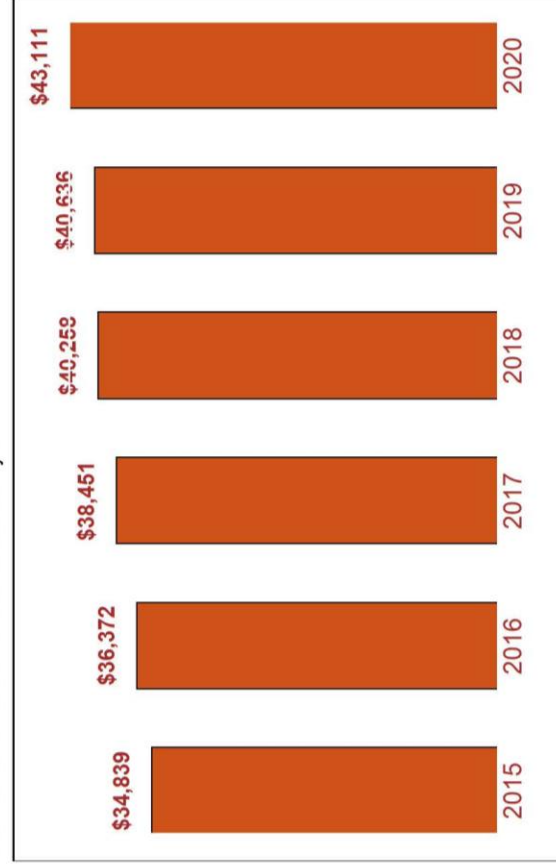
#### Super Sector Industries

	Establishments			Employment			Weekly Wage		
	2020	2021	% Change	2020	2021	% Change	2020	2021	% Change
Construction	1,928	2,038	5.7%	14,533	15,007	3.3%	1,068	1,137	6.5%
Education and Health Services	1,908	1,973	3.4%	34,345	35,420	3.1%	972	1,069	10.0%
Financial Activities	1,640	1,718	4.8%	7,261	7,842	8.0%	1,391	1,375	-1.2%
Information	268	269	0.4%	3,100	3,464	11.7%	1,352	1,516	12.1%
Leisure and Hospitality	1,575	1,690	7.3%	26,786	28,896	7.9%	517	541	4.6%
Manufacturing	884	924	4.5%	39,020	40,125	2.8%	935	1,040	11.2%
Natural Resources, Mining, and Agriculture	169	171	1.2%	2,374	2,277	-4.1%	925	1,000	8.1%
Other Services	1,021	1,069	4.7%	5,023	5,240	4.3%	669	709	6.0%
Professional and Business Services	3,269	3,493	6.9%	25,431	28,743	13.0%	1,007	1,059	5.2%
Trade, Transportation and Utilities	3,784	3,904	3.2%	49,487	51,159	3.4%	822	914	11.2%
Unclassified	795	1,263	58.9%	489	866	77.1%	944	1,125	19.2%
Government	512	525	2.5%	33,789	33,674	-0.3%	856	887	3.6%
<b>Total</b>	<b>17,763</b>	<b>19,037</b>	<b>7.2%</b>	<b>241,637</b>	<b>252,713</b>	<b>4.6%</b>	<b>889</b>	<b>959</b>	<b>7.9%</b>

Note: All figures are 3rd Quarter of 2020 and 2021.

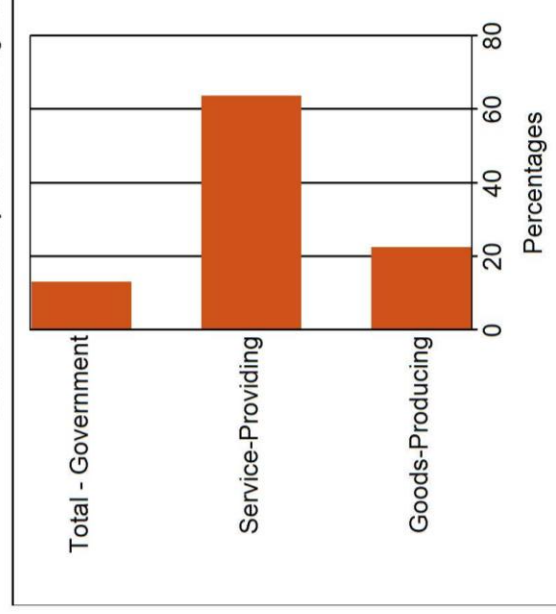
### Georgia Mountains RC Per Capita Income

Source: U.S. Bureau of Economic Analysis



### Industry Mix 2021

Source: See Industry Mix data on Page 2.



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# Industry Mix - 3rd Quarter of 2021

	Number OF Firms	Employment NUMBER	PERCENT	WEEKLY WAGE
<b>Goods-Producing</b>	<b>3,133</b>	<b>57,408</b>	<b>22.7</b>	<b>1,064</b>
Agriculture, Forestry, Fishing and Hunting	152	2,081	0.8	965
Mining, Quarrying, and Oil and Gas Extraction	19	196	0.1	1,370
Construction	2,038	15,007	5.9	1,137
Manufacturing	924	40,125	15.9	1,040
Apparel	10	263	0.1	1,339
Beverage and Tobacco Product	33	629	0.2	1,023
Chemical	47	1,615	0.6	1,122
Computer and Electronic Product	48	1,341	0.5	1,673
Electrical Equipment, Appliance, and Component	30	1,185	0.5	1,351
Fabricated Metal Product	138	3,702	1.5	1,097
Food	99	14,956	5.9	910
Furniture and Related Product	55	1,342	0.5	990
Leather and Allied Product	1	*	*	*
Machinery	68	3,629	1.4	1,187
Miscellaneous	90	1,962	0.8	1,127
Nonmetallic Mineral Product	51	456	0.2	1,033
Paper	3	*	*	*
Petroleum and Coal Products	6	*	*	*
Plastics and Rubber Products	40	1,586	0.6	959
Primary Metal	10	703	0.3	1,321
Printing and Related Support Activities	63	1,356	0.5	1,173
Textile Mills	19	1,192	0.5	901
Textile Product Mills	23	161	0.1	687
Transportation Equipment	36	2,934	1.2	1,008
Wood Product	54	1,005	0.4	831
<b>Service-Providing</b>	<b>14,116</b>	<b>160,764</b>	<b>63.6</b>	<b>936</b>
Utilities	36	1,220	0.5	1,518
Wholesale Trade	1,088	11,834	4.7	1,462
Retail Trade	2,363	32,184	12.7	656
Transportation and Warehousing	417	5,921	2.3	1,094
Information	269	3,464	1.4	1,516
Finance and Insurance	949	5,499	2.2	1,562
Real Estate and Rental and Leasing	769	2,343	0.9	937
Professional, Scientific, and Technical Services	2,232	10,662	4.2	1,403
Management of Companies and Enterprises	62	2,225	0.9	1,629
Administrative and Support and Waste Management and Remediation Services	1,199	15,856	6.3	748
Educational Services	201	4,673	1.8	598
Health Care and Social Assistance	1,772	30,747	12.2	1,140
Arts, Entertainment, and Recreation	284	3,650	1.4	1,373
Accommodation and Food Services	1,406	25,246	10.0	421
Other Services (except Public Administration)	1,069	5,240	2.1	709
<b>Unclassified - industry not assigned</b>	<b>1,263</b>	<b>866</b>	<b>0.3</b>	<b>1,125</b>
<b>Total - Private Sector</b>	<b>18,512</b>	<b>219,038</b>	<b>86.7</b>	<b>970</b>
<b>Total - Government</b>	<b>525</b>	<b>33,675</b>	<b>13.3</b>	<b>887</b>
Federal Government	91	1,300	0.5	1,247
State Government	181	5,508	2.2	856
Local Government	253	26,867	10.6	876
<b>ALL INDUSTRIES</b>	<b>19,037</b>	<b>252,713</b>	<b>100.0</b>	<b>959</b>

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 3rd Quarter of 2021.

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

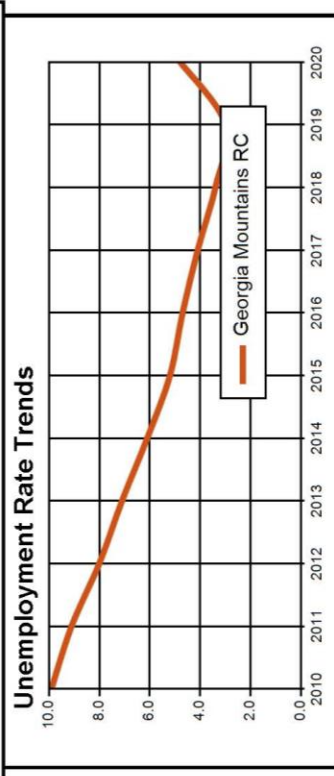
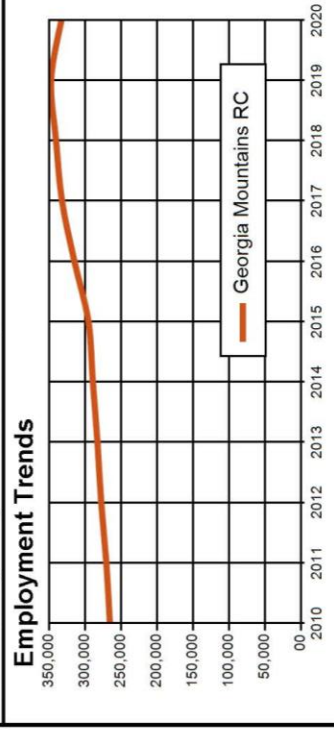
# Labor Force Activity

## ANNUAL AVERAGES

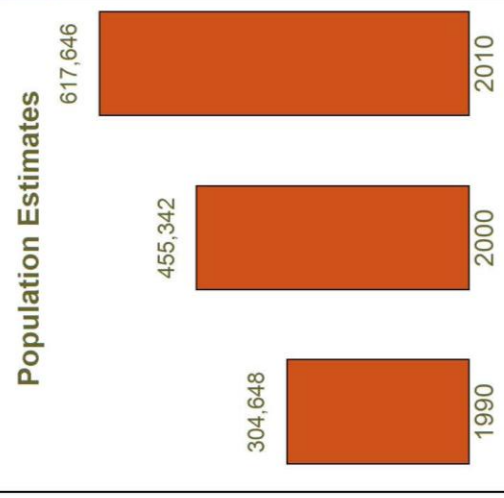
	Labor Force			Employed			Unemployed			Rate		
	2019	2020	% Change	2019	2020	% Change	2019	2020	% Change	2019	2020	% Change
Banks	9,799	9,778	-0.2%	9,525	9,359	-1.7%	274	419	52.9%	2.8%	4.3%	53.6%
Dawson	12,731	12,319	-3.2%	12,360	11,735	-5.1%	371	584	57.4%	2.9%	4.7%	62.1%
Forsyth	125,115	120,904	-3.4%	121,572	115,371	-5.1%	3,543	5,533	56.2%	2.8%	4.6%	64.3%
Franklin	10,205	9,892	-3.1%	9,839	9,308	-5.4%	366	584	59.6%	3.6%	5.9%	63.9%
Habersham	19,457	18,691	-3.9%	18,779	17,675	-5.9%	678	1,016	49.9%	3.5%	5.4%	54.3%
Hall	102,798	101,949	-0.8%	99,832	97,133	-2.7%	2,966	4,816	62.4%	2.9%	4.7%	62.1%
Hart	11,609	11,373	-2.0%	11,195	10,757	-3.9%	414	616	48.8%	3.6%	5.4%	50.0%
Lumpkin	16,946	16,463	-2.9%	16,394	15,671	-4.4%	552	792	43.5%	3.3%	4.8%	45.5%
Rabun	7,321	7,215	-1.4%	7,057	6,831	-3.2%	264	384	45.5%	3.6%	5.3%	47.2%
Stephens	10,838	10,414	-3.9%	10,419	9,745	-6.5%	419	669	59.7%	3.9%	6.4%	64.1%
Towns	3,975	3,841	-3.4%	3,780	3,585	-5.2%	195	256	31.3%	4.9%	6.7%	36.7%
Union	10,505	10,464	-0.4%	10,171	10,006	-1.6%	334	458	37.1%	3.2%	4.4%	37.5%
White	16,570	16,197	-2.3%	16,113	15,491	-3.9%	457	706	54.5%	2.8%	4.4%	57.1%
<b>Georgia</b>	<b>357,869</b>	<b>349,500</b>	<b>-2.3%</b>	<b>347,036</b>	<b>332,667</b>	<b>-4.1%</b>	<b>10,833</b>	<b>16,833</b>	<b>55.4%</b>	<b>3.0%</b>	<b>4.8%</b>	<b>60.0%</b>
<b>Mountains RC</b>												
Georgia	5,148,312	5,072,155	-1.5%	4,966,157	4,741,191	-4.5%	182,155	330,964	81.7%	3.5%	6.5%	85.7%
United States	163,539,000	160,742,000	-1.7%	157,538,000	147,795,000	-6.2%	6,001,000	12,947,000	115.7%	3.7%	8.1%	118.9%

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



	2010 Census	2020 Rank	2020 Estimate	% Change 2010-2020	2025 Projected*	% Change 2010-2025
Forsyth	175,511	8	250,847	42.9	285,085	62.4
City of Cumming	5,430					
<b>Georgia Mountains RC</b>	<b>617,646</b>		<b>746,125</b>	<b>20.8</b>	<b>811,261</b>	<b>31.3</b>
Georgia	9,687,653		10,710,017	10.6	11,335,283	17.0
United States	308,745,538		329,484,123	6.7	349,439,199	13.2

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

## Top Employers - 2021\*

### TEN LARGEST EMPLOYERS

Georgia Mountains RC	Employees	Establishments	Employment
Fieldale Farms Corporation	0 - 4	11,873	15,390
Ingles Markets, Inc.	5 - 9	2,818	18,691
Kubota Manufacturing of America Corporation	10 - 19	2,004	27,270
Northeast Georgia Medical Center, Inc.	20 - 49	1,389	41,606
Northside Hospital	50 - 99	540	37,613
Pilgrim's Pride Corporation	100 - 249	295	43,997
Publix Super Markets, Inc.	250 - 499	85	28,365
The Kroger Company	500 - 999	21	14,814
University Of North Georgia	1000 - and over	12	21,965
Walmart	<b>Total</b>	<b>19,037</b>	<b>249,711</b>

\*Note: Represents employment covered by unemployment insurance excluding all government agencies except correctional institutions, state and local hospitals, state colleges and universities. Data shown for the Third Quarter of 2021. Employers are listed alphabetically by area, not by the number of employees.

Source: Georgia Department of Labor

Note: Data shown for the Third Quarter of 2021.

## Education of the Labor Force

### Georgia Mountains RC

	PERCENT DISTRIBUTION BY AGE					
	PERCENT OF TOTAL	18-24	25-34	35-44	45-64	65+
Elementary	7.5%	4.9%	9.2%	6.4%	5.3%	13.6%
Some High School	11.8%	19.5%	11.9%	9.2%	9.4%	14.8%
High School Grad/GED	30.8%	34.9%	29.7%	27.3%	31.7%	31.2%
Some College	20.8%	33.7%	20.4%	18.4%	20.2%	16.6%
College Grad 2 Yr	5.9%	3.0%	6.3%	7.2%	7.1%	3.6%
College Grad 4 Yr	15.6%	3.7%	16.0%	22.3%	17.0%	12.2%
Post Graduate Studies	7.6%	0.4%	6.5%	9.2%	9.3%	8.0%
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 - 2020



	PUBLIC SCHOOLS	PRIVATE SCHOOLS*	TOTAL
Banks	204	—	204
Dawson	263	—	263
Forsyth	3,517	—	3,517
Franklin	248	—	248
Habersham	432	—	432
Hall	2,431	—	2,431
Hart	217	—	217
Lumpkin	243	—	243
Rabun	141	—	141
Stephens	235	—	235
Towson	58	—	58
Union	197	—	197
White	244	—	244
Georgia Mountains RC	8,430	—	8,430

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

\* Private schools data is not available for 2020 from Georgia Independent School Association.

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

## Colleges and Universities

### Georgia Mountains RC

#### Lumpkin

University of North Georgia (Main Campus)

#### Hall

University of North Georgia (Gainesville Campus)

Brenau University

Interstate College of Technology (Gainesville Campus)

Lanier Technical College

#### Franklin

Emmanuel College

#### Habersham

North Georgia Technical College

Piedmont College

#### Stephens

Toocoo Falls College

#### White

True McConnell University

#### Towns

Young Harris College

ung.edu

ung.edu/campus/signmeup/index.php

www.brenau.edu

www.ic.edu

www.lanier-tech.edu

www.ec.edu

www.northga.tech.edu

www.piedmont.edu

www.tfc.edu

www.tmc.edu

www.yhc.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 - 2020\*

PROGRAMS	TOTAL GRADUATES				PERCENT CHANGE	
	2018	2019	2020	2018-2019	2019-2020	
Accounting Technology/Technician and Bookkeeping°	118	157	149	33.1	-5.1	
Administrative Assistant and Secretarial Science, General	67	45	46	-32.8	2.2	
Aesthetician/Esthetician and Skin Care Specialist°	32	30	33	-6.3	10.0	
Allied Health and Medical Assisting Services, Other°	21	36	19	71.4	-47.2	
Architectural Drafting and Architectural CAD/CADD°	1	2	4	100.0	100.0	
Autobody/Collision and Repair Technology/Technician°	101	99	79	-2.0	-20.2	
Automobile/Automotive Mechanics Technology/Technician°	261	204	248	-21.8	21.6	
Business Administration and Management, General°	82	70	177	-14.6	152.9	
CAD/CADD Drafting and/or Design Technology/Technician°	11	19	21	72.7	10.5	
Child Care Provider/Assistant°	118	216	134	83.1	-38.0	
Clinical/Medical Laboratory Technician	3	9	15	200.0	66.7	
Commercial Photography°	22	33	13	50.0	-60.6	
Computer Installation and Repair Technology/Technician°	60	61	28	1.7	-54.1	
Cosmetology/Cosmetologist, General°	206	205	267	-0.5	30.2	
Criminal Justice/Safety Studies°	44	86	87	95.5	1.2	
Culinary Arts/Chef Training	18	18	9	0.0	-50.0	
Data Entry/Microcomputer Applications, General°	57	153	92	168.4	-39.9	
Data Processing and Data Processing Technology/Technician°	27	14	31	-48.1	121.4	
Dental Assisting/Assistant	13	7	10	-46.2	42.9	
Design and Visual Communications, General°	33	30	20	-9.1	-33.3	
Drafting and Design Technology/Technician, General°	10	19	25	90.0	31.6	
Early Childhood Education and Teaching	27	29	32	7.4	10.3	
Electrical and Power Transmission Installation/Installer, General°	12	12	13	0.0	8.3	
Electrician°	58	66	72	13.8	9.1	
Emergency Medical Technology/Technician (EMT Paramedic)°	141	190	153	34.8	-19.5	
Environmental Control Technologies/Technicians, Other	6	9	11	50.0	22.2	
Fire Prevention and Safety Technology/Technician°	3	8	1	166.7	-87.5	
Fire Science/Fire-fighting°	14	36	28	157.1	-22.2	
Fire Services Administration	2	6	3	200.0	-50.0	
Food Preparation/Professional Cooking/Kitchen Assistant°	12	26	11	116.7	-57.7	
Graphic Design°	14	12	3	-14.3	-75.0	
Health Information/Medical Records Technology/Technician°	10	22	21	120.0	-4.5	
Heating, Air Conditioning, Ventilation and Refrigeration Maintenance Technology°	84	123	113	46.4	-8.1	
Industrial Mechanics and Maintenance Technology°	143	200	218	39.9	9.0	
Interior Design°	27	23	44	-14.8	91.3	
Licensed Practical/Vocational Nurse Training	56	69	66	23.2	-4.3	
Lineworker°	59	62	61	5.1	-1.6	



## Technical College Graduates - 2020\*

PROGRAMS	TOTAL GRADUATES			PERCENT CHANGE	
	2018	2019	2020	2018-2019	2019-2020
Machine Shop Technology/Assistant°	73	84	69	15.1	-17.9
Mechanic and Repair Technologies/Technicians, Other	12	8	10	-33.3	25.0
Medical Insurance Coding Specialist/Coder°	11	1	15	-90.9	1400.0
Medical Office Assistant/Specialist°	63	76	84	20.6	10.5
Medical/Clinical Assistant	80	59	90	-26.3	52.5
Network and System Administration/Administrator°	28	39	39	39.3	0.0
Nursing Assistant/Aide and Patient Care Assistant/Aide°	125	92	82	-26.4	-10.9
Pharmacy Technician/Assistant°	8	9	8	12.5	-11.1
Phlebotomy Technician/Phlebotomist°	18	14	15	-22.2	7.1
Professional, Technical, Business, and Scientific Writing°	25	16	35	-36.0	118.8
Radiologic Technology/Science - Radiographer	18	19	17	5.6	-10.5
Surgical Technology/Technologist	31	17	9	-45.2	-47.1
Truck and Bus Driver/Commercial Vehicle Operator and Instructor°	21	22	32	4.8	45.5
Web Page, Digital/Multimedia and Information Resources Design°	20	11	7	-45.0	-36.4
Welding Technology/Welder°	453	464	289	2.4	-37.7

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 2018, 2019, and 2020.

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

## Georgia Department of Labor Location(s)

**Career Center(s)**  
 215 Hodges Street  
 Suite #205  
 Cornelia, GA 30531  
**Phone:** (706) 776 - 0811      **Fax:** (706) 776 - 0822


2756 Atlanta Hwy  
 Gainsville, GA 30504  
**Phone:** (770) 535 - 5484      **Fax:** (770) 531 - 5699

37 Foreacre Street  
 Toccoa, GA 30577-3582  
**Phone:** (706) 282 - 4514      **Fax:** (706) 282 - 4513

946 Appalachian Highway  
 PO BOX 488  
 Blue Ridge GA 30513  
**Phone:** (706) 632 - 2033      **Fax:** (706) 632 - 7316

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





**Georgia**

# Hall County

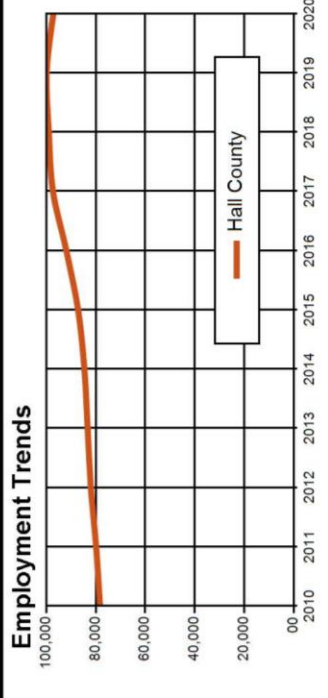
Updated: Feb 2022

## Area Labor Profile

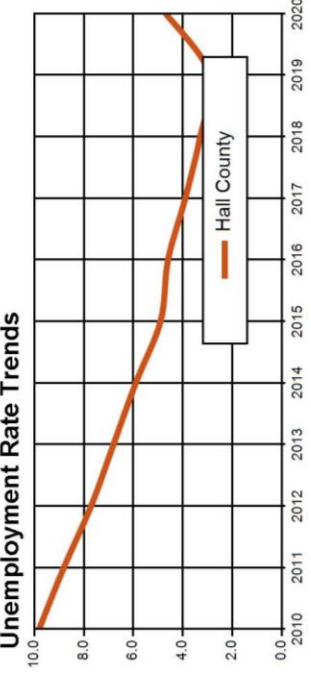
### Labor Force Activity - 2020

	Labor Force	Employed	Unemployed	Rate
Hall	101,949	97,133	4,816	4.7%
Banks	9,778	9,359	419	4.3%
Barrow	40,112	38,057	2,055	5.1%
Dawson	12,319	11,735	584	4.7%
Forsyth	120,904	115,371	5,533	4.6%
Gwinnett	481,453	450,909	30,544	6.3%
Habersham	18,691	17,675	1,016	5.4%
Jackson	39,648	37,910	1,738	4.4%
Lumpkin	16,463	15,671	792	4.8%
White	16,197	15,491	706	4.4%
<b>Hall Area</b>	<b>857,514</b>	<b>809,311</b>	<b>48,203</b>	<b>5.6%</b>
Georgia	5,072,155	4,741,191	330,964	6.5%
United States	160,742,000	147,795,000	12,947,000	8.1%


**2020 ANNUAL AVERAGES**



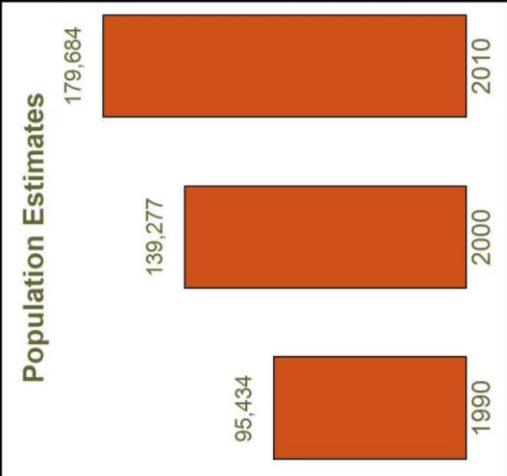
**Employment Trends**



**Unemployment Rate Trends**



### Population



**Population Estimates**

	2010 Census	2020 Rank	2020 Estimate	% Change 2010-2020	2025 Projected*	% Change 2010-2025
Hall	179,684	10	206,591	15.0	222,479	23.8
City of Gainesville	33,804					
<b>Hall Area</b>	<b>1,431,244</b>		<b>1,719,644</b>	<b>20.2</b>	<b>1,889,805</b>	<b>32.0</b>
Georgia	9,687,653		10,710,017	10.6	11,335,283	17.0
United States	308,745,538		329,484,123	6.7	349,439,199	13.2

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.

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# Industry Mix - 3rd Quarter of 2021

INDUSTRY	Hall				Hall Area			
	NUMBER OF FIRMS	EMPLOYMENT NUMBER	WEEKLY WAGE		NUMBER OF FIRMS	EMPLOYMENT NUMBER	WEEKLY WAGE	
			PERCENT	WAGE			PERCENT	WAGE
<b>Goods-Producing</b>	<b>880</b>	<b>24,610</b>	<b>27.3</b>	<b>1,048</b>	<b>7,144</b>	<b>109,945</b>	<b>17.4</b>	<b>1,204</b>
Agriculture, Forestry, Fishing and Hunting	32	337	0.4	1,059	162	2,121	0.3	971
Mining, Quarrying, and Oil and Gas Extraction	3	*	*	*	24	305	0.0	1,468
Construction	553	4,679	5.2	1,145	4,974	38,907	6.2	1,255
Manufacturing	292	19,547	21.7	1,023	1,984	68,610	10.9	1,181
Food	40	9,514	10.6	904	183	18,302	2.9	927
Beverage and Tobacco Product	9	368	0.4	1,254	42	1,129	0.2	1,039
Textile Mills	5	289	0.3	1,195	23	1,126	0.2	1,449
Textile Product Mills	5	*	*	*	63	543	0.1	799
Apparel	1	*	*	*	23	271	0.0	1,326
Wood Product	13	346	0.4	833	77	2,448	0.4	1,135
Paper	1	*	*	*	20	1,094	0.2	1,330
Printing and Related Support Activities	19	290	0.3	996	200	2,923	0.5	1,185
Petroleum and Coal Products	1	*	*	*	8	*	*	*
Chemical	18	768	0.9	1,150	144	4,256	0.7	1,377
Plastics and Rubber Products	14	563	0.6	915	70	3,799	0.6	1,019
Nonmetallic Mineral Product	16	183	0.2	1,083	103	2,104	0.3	1,246
Primary Metal	5	533	0.6	1,390	18	787	0.1	1,350
Fabricated Metal Product	43	1,085	1.2	1,259	246	6,033	1.0	1,110
Machinery	29	2,442	2.7	1,260	158	6,387	1.0	1,384
Computer and Electronic Product	13	222	0.2	1,243	135	4,537	0.7	1,809
Electrical Equipment, Appliance, and Component	10	303	0.3	1,282	64	2,788	0.4	1,505
Transportation Equipment	11	2,004	2.2	965	57	4,452	0.7	1,042
Furniture and Related Product	13	160	0.2	880	122	1,447	0.2	1,038
Miscellaneous	26	447	0.5	1,049	225	4,002	0.6	1,272
Leather and Allied Product	0	0	0.0	0	3	*	*	*
<b>Service-Providing</b>	<b>3,925</b>	<b>54,938</b>	<b>61.0</b>	<b>1,061</b>	<b>41,498</b>	<b>451,109</b>	<b>71.6</b>	<b>1,020</b>
Utilities	6	160	0.2	1,632	41	1,855	0.3	1,785
Wholesale Trade	318	4,817	5.4	1,369	3,666	46,927	7.4	1,426
Retail Trade	640	9,165	10.2	726	5,168	85,542	13.6	750
Transportation and Warehousing	164	3,261	3.6	1,237	1,337	22,145	3.5	945
Information	54	463	0.5	1,392	804	10,612	1.7	1,880
Finance and Insurance	310	2,332	2.6	1,734	2,399	18,127	2.9	1,533
Real Estate and Rental and Leasing	235	642	0.7	891	2,008	10,771	1.7	1,051
Professional, Scientific, and Technical Services	453	2,281	2.5	1,312	6,327	40,355	6.4	1,601
Management of Companies and Enterprises	19	973	1.1	1,650	214	10,843	1.7	1,903
Administrative and Support and Waste Management and Remediation Services	338	6,637	7.4	661	3,231	48,070	7.6	823
Educational Services	42	1,186	1.3	686	615	8,657	1.4	680
Health Care and Social Assistance	583	13,580	15.1	1,302	4,315	65,197	10.3	1,044
Arts, Entertainment, and Recreation	76	981	1.1	3,806	702	7,515	1.2	938
Accommodation and Food Services	368	6,725	7.5	453	3,622	56,489	9.0	428
Other Services (except Public Administration)	319	1,734	1.9	700	2,997	15,374	2.4	852
<b>Unclassified - industry not assigned</b>	<b>321</b>	<b>212</b>	<b>0.2</b>	<b>1,135</b>	<b>4,052</b>	<b>2,629</b>	<b>0.4</b>	<b>990</b>
<b>Total - Private Sector</b>	<b>5,126</b>	<b>79,760</b>	<b>88.6</b>	<b>1,057</b>	<b>48,642</b>	<b>561,054</b>	<b>89.0</b>	<b>1,056</b>
<b>Total - Government</b>	<b>121</b>	<b>10,234</b>	<b>11.4</b>	<b>904</b>	<b>724</b>	<b>69,148</b>	<b>11.0</b>	<b>996</b>
Federal Government	24	460	0.5	1,403	113	3,906	0.6	1,248
State Government	34	2,454	2.7	826	184	8,305	1.3	883
Local Government	63	7,320	8.1	899	427	56,937	9.0	995
<b>ALL INDUSTRIES</b>	<b>5,247</b>	<b>89,994</b>	<b>100.0</b>	<b>1,040</b>	<b>49,366</b>	<b>630,201</b>	<b>100.0</b>	<b>1,049</b>
<b>ALL INDUSTRIES - Georgia</b>					<b>344,098</b>	<b>4,497,521</b>		<b>1,156</b>

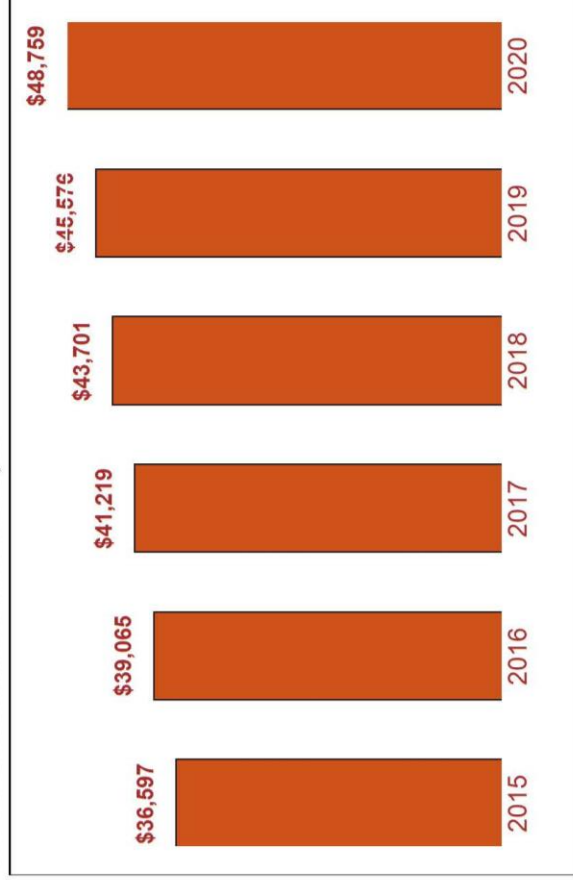
Note: \* Denotes confidential data relating to individual employers and cannot be released. These data use the North American Industrial Classification System (NAICS) categories. Average weekly wage is derived by dividing gross payroll dollars paid to all employees - both hourly and salaried - by the 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 3rd Quarter of 2021.

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



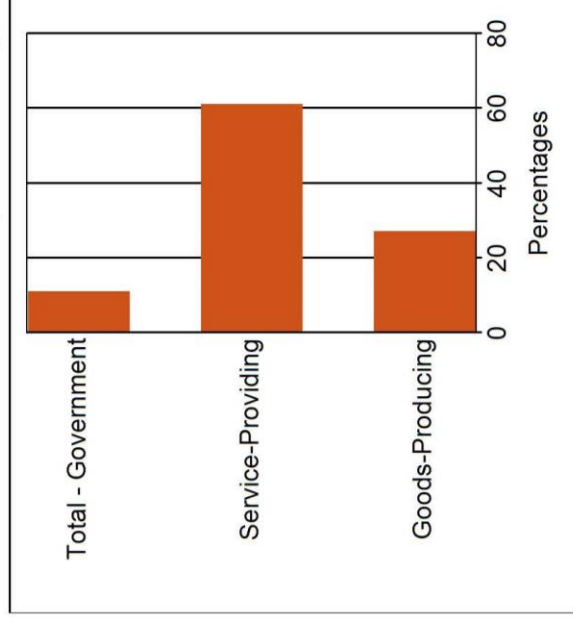
### Hall Per Capita Income

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

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

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

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Hall Area

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## High School Graduates - 2020



	PUBLIC SCHOOLS	PRIVATE SCHOOLS*	TOTAL
Banks	204	—	204
Barrow	800	—	800
Dawson	263	—	263
Forsyth	3,517	—	3,517
Gwinnett	12,342	—	12,342
Habersham	432	—	432
Hall	2,431	—	2,431
Jackson	841	—	841
Lumpkin	243	—	243
White	244	—	244
Hall Area	21,317	—	21,317

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

\* Private schools data is not available for 2020 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 - 2020\*

PROGRAMS	TOTAL GRADUATES			PERCENT CHANGE	
	2018	2019	2020	2018-2019	2019-2020
Accounting Technology/Technician and Bookkeeping°	390	456	454	16.9	-0.4
Administrative Assistant and Secretarial Science, General	142	94	92	-33.8	-2.1
Aesthetics/Esthetician and Skin Care Specialist°	32	30	33	-6.3	10.0
Allied Health and Medical Assisting Services, Other°	77	128	60	66.2	-53.1
Architectural Drafting and Architectural CAD/CADD°	1	2	4	100.0	100.0
Autobody/Collision and Repair Technology/Technician°	101	99	79	-2.0	-20.2
Automobile/Automotive Mechanics Technology/Technician°	664	806	870	21.4	7.9
Baking and Pastry Arts/Baker/Pastry Chef°	6	7	5	16.7	-28.6

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# Technical College Graduates - 2020\*

PROGRAMS	TOTAL GRADUATES			PERCENT CHANGE	
	2018	2019	2020	2018-2019	2019-2020
Biology Technician/Biotechnology Laboratory Technician°	13	25	19	92.3	-24.0
Business Administration and Management, General°	212	200	319	-5.7	59.5
CAD/CADD Drafting and/or Design Technology/Technician°	42	43	48	2.4	11.6
Cardiovascular Technology/Technologist	7	10	7	42.9	-30.0
Carpentry/Carpenter°	97	113	85	16.5	-24.8
Child Care and Support Services Management°	9	11	5	22.2	-54.5
Child Care Provider/Assistant°	205	302	223	47.3	-26.2
Clinical/Medical Laboratory Technician	3	9	15	200.0	66.7
Commercial Photography°	59	73	35	23.7	-52.1
Computer and Information Sciences, Other°	23	21	12	-8.7	-42.9
Computer and Information Systems Security/Information Assurance°	143	215	375	50.3	74.4
Computer Installation and Repair Technology/Technician°	197	192	184	-2.5	-4.2
Computer Programming, Specific Applications°	54	44	43	-18.5	-2.3
Computer Programming/Programmer, General	58	74	58	27.6	-21.6
Construction Management°	57	91	83	59.6	-8.8
Cosmetology/Cosmetologist, General°	230	220	299	-4.3	35.9
Criminal Justice/Safety Studies°	106	124	125	17.0	0.8
Culinary Arts/Chef Training	27	42	26	55.6	-38.1
Data Entry/Microcomputer Applications, General°	57	153	92	168.4	-39.9
Data Processing and Data Processing Technology/Technician°	74	47	60	-36.5	27.7
Dental Assisting/Assistant°	76	38	58	-50.0	52.6
Design and Visual Communications, General°	33	30	20	-9.1	-33.3
Diagnostic Medical Sonography/Sonographer and Ultrasound Technician	21	18	20	-14.3	11.1
Drafting and Design Technology/Technician, General°	47	60	70	27.7	16.7
Early Childhood Education and Teaching	86	79	97	-8.1	22.8
Electrical and Power Transmission Installation/Installer, General°	12	12	13	0.0	8.3
Electrician°	58	66	72	13.8	9.1
Emergency Medical Technology/Technician (EMT Paramedic)°	300	304	238	1.3	-21.7
Entrepreneurship/Entrepreneurial Studies°	17	15	17	-11.8	13.3
Environmental Control Technologies/Technicians, Other	6	9	11	50.0	22.2
Fire Prevention and Safety Technology/Technician°	3	8	1	166.7	-87.5
Fire Science/Fire-fighting°	14	36	28	157.1	-22.2
Fire Services Administration	2	6	3	200.0	-50.0
Food Preparation/Professional Cooking/Kitchen Assistant°	21	41	21	95.2	-48.8
Game and Interactive Media Design°	18	25	17	38.9	-32.0
General Office Occupations and Clerical Services°	46	45	43	-2.2	-4.4
Graphic Design°	14	12	3	-14.3	-75.0

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## Technical College Graduates - 2020\*

PROGRAMS	TOTAL GRADUATES				PERCENT CHANGE	
	2018	2019	2020	2018-2019	2019-2020	
Health Information/Medical Records Technology/Technician°	19	36	26	89.5	-27.8	
Health Services/Allied Health/Health Sciences, General°	319	167	211	-47.6	26.3	
Heating, Air Conditioning, Ventilation and Refrigeration Maintenance Technology°	253	259	207	2.4	-20.1	
Heavy Equipment Maintenance Technology/Technician°	18	16	13	-11.1	-18.8	
Hospitality Administration/Management, General°	26	47	27	80.8	-42.6	
Human Resources Management/Personnel Administration, General°	44	40	64	-9.1	60.0	
Industrial Mechanics and Maintenance Technology°	143	200	218	39.9	9.0	
Interior Design°	94	102	155	8.5	52.0	
Licensed Practical/Vocational Nurse Training	56	69	66	23.2	-4.3	
Lineworker°	59	62	61	5.1	-1.6	
Logistics and Materials Management°	12	15	12	25.0	-20.0	
Machine Shop Technology/Assistant°	73	84	69	15.1	-17.9	
Marketing/Marketing Management, General	41	26	38	-36.6	46.2	
Mechanic and Repair Technologies/Technicians, Other	12	8	10	-33.3	25.0	
Medical Insurance Coding Specialist/Coder°	11	1	15	-90.9	1400.0	
Medical Insurance Specialist/Medical Biller°	35	26	24	-25.7	-7.7	
Medical Office Assistant/Specialist°	88	94	101	6.8	7.4	
Medical/Clinical Assistant	86	66	90	-23.3	36.4	
Meeting and Event Planning°	14	16	20	14.3	25.0	
Network and System Administration/Administrator°	142	175	162	23.2	-7.4	
Nursing Assistant/Aide and Patient Care Assistant/Aide°	138	101	96	-26.8	-5.0	
Parks, Recreation and Leisure Studies°	1	1	3	0.0	200.0	
Pharmacy Technician/Assistant°	8	9	8	12.5	-11.1	
Phlebotomy Technician/Phlebotomist°	18	14	15	-22.2	7.1	
Professional, Technical, Business, and Scientific Writing°	38	24	55	-36.8	129.2	
Radiologic Technology/Science - Radiographer°	36	45	48	25.0	6.7	
Registered Nursing/Registered Nurse	47	67	60	42.6	-10.4	
Respiratory Care Therapy/Therapist	16	13	18	-18.8	38.5	
Selling Skills and Sales Operations°	33	36	19	9.1	-47.2	
Solar Energy Technology/Technician°	16	7	1	-56.3	-85.7	
Surgical Technology/Technologist	31	17	9	-45.2	-47.1	
Teacher Assistant/Aide°	12	10	11	-16.7	10.0	
Tourism and Travel Services Management°	16	9	23	-43.8	155.6	
Truck and Bus Driver/Commercial Vehicle Operator and Instructor°	21	22	32	4.8	45.5	
Veterinary/Animal Health Technology/Technician and Veterinary Assistant°	28	45	40	60.7	-11.1	
Web Page, Digital/Multimedia and Information Resources Desig	13	11	15	-15.4	36.4	

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## Technical College Graduates - 2020\*

PROGRAMS	TOTAL GRADUATES			PERCENT CHANGE	
	2018	2019	2020	2018-2019	2019-2020
Web Page, Digital/Multimedia and Information Resources Design <sup>o</sup>	62	42	61	-32.3	45.2
Welding Technology/Welder <sup>o</sup>	604	657	437	8.8	-33.5

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 2018, 2019, and 2020.

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

## Georgia Department of Labor Location(s)

### Career Center(s)

2756 Atlanta Hwy  
Gainsville, GA 30504

Phone: (770) 535 - 5484

Fax: (770) 531 - 5699

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

**C. Oakwood Census and Demographics Data** ([Oakwood, GA](#) | [Data USA](#))

# ABOUT

In 2019, Oakwood, GA had a population of 4.14k people with a median age of 29 and a median household income of \$47,250. Between 2018 and 2019 the population of Oakwood, GA grew from 4,124 to 4,143, a 0.461% increase and its median household income grew from \$47,171 to \$47,250, a 0.167% increase.

The 5 largest ethnic groups in Oakwood, GA are White (Non-Hispanic) (51.9%), White (Hispanic)

(18.3%), Black or African American (Non-Hispanic) (14.1%), Other (Hispanic) (6.3%), and Two+ (Non-Hispanic) (6.03%). 0% of the households in Oakwood, GA speak a non-English language at home as their primary language.

88.7% of the residents in Oakwood, GA are U.S. citizens.

In 2019, the median property value in Oakwood, GA was \$142,800, and the homeownership rate was 28.4%. Most people in Oakwood, GA drove alone to work, and the average commute time was 22 minutes. The average car ownership in Oakwood, GA was 2 cars per household.

## RACE AND ETHNICITY

### Race and Ethnicity

THE 3 LARGEST ETHNIC GROUPS IN OAKWOOD, GA

1. White (Non-Hispanic)  
2.15k ± 356
2. White (Hispanic)  
759 ± 303
3. Black or African American (Non-Hispanic)  
583 ± 283

25.1%

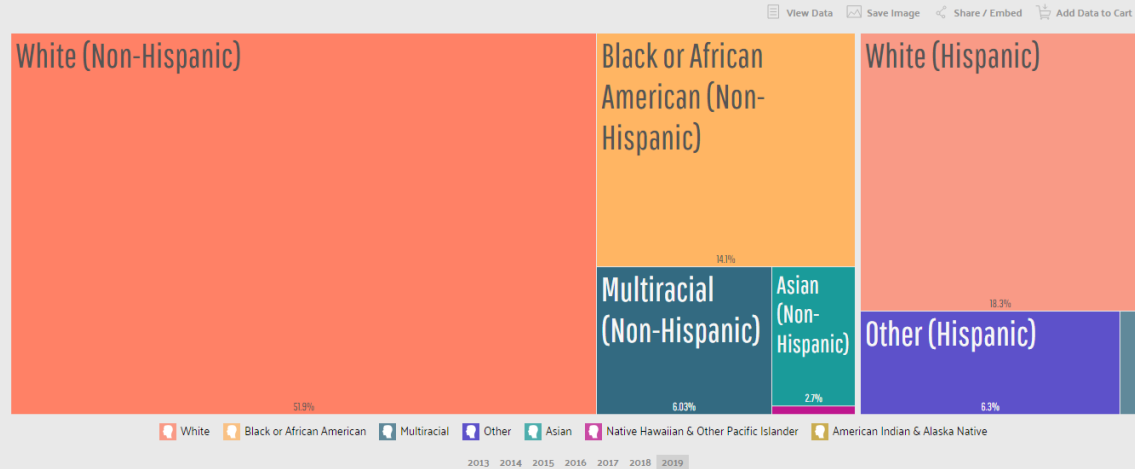
HISPANIC POPULATION  
1.04k people

In 2019, there were 2.83 times more White (Non-Hispanic) residents (2.15k people) in Oakwood, GA than any other race or ethnicity. There were 759 White (Hispanic) and 583 Black or African American (Non-Hispanic) residents, the second and third most common ethnic groups.

25.1% of the people in Oakwood, GA are hispanic (1.04k people).

The following chart shows the 7 races represented in Oakwood, GA as a share of the total population.

Data from the [Census Bureau ACS 5-year Estimate](#)





# HERITAGE

## Foreign-Born Population

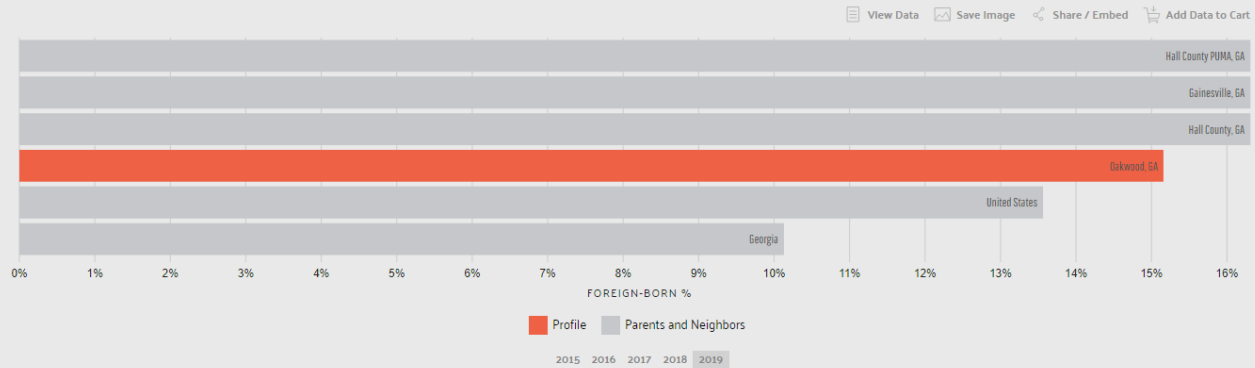
**15.2%**  
2019 FOREIGN-BORN POPULATION  
628 people

**18.1%**  
2018 FOREIGN-BORN POPULATION  
746 people

As of 2019, 15.2% of Oakwood, GA residents (628 people) were born outside of the United States, which is higher than the national average of 13.7%. In 2018, the percentage of foreign-born citizens in Oakwood, GA was 18.1%, meaning that the rate has been decreasing.

The following chart shows the percentage of foreign-born residents in Oakwood, GA compared to that of its neighboring and parent geographies.

Data from the [Census Bureau ACS 5-year Estimate](#)



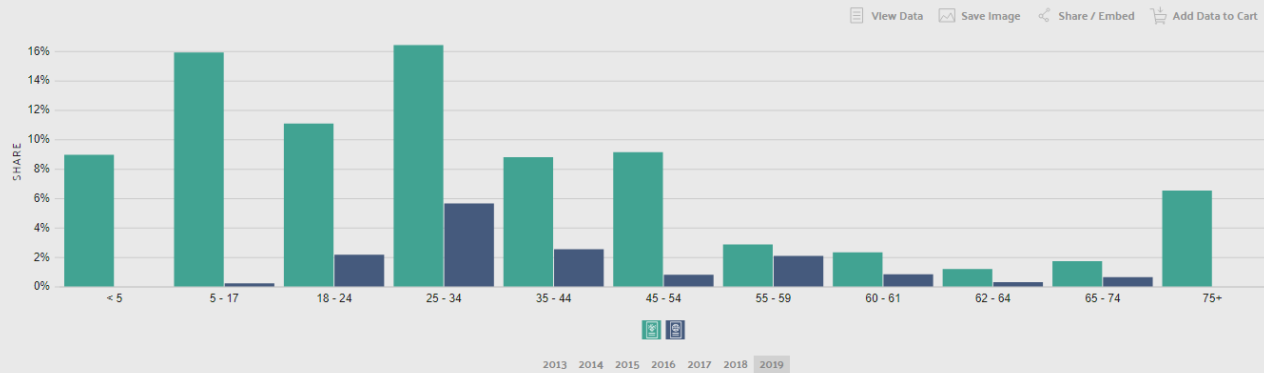
## Age by Nativity

**28**  
MEDIAN NATIVE-BORN AGE  
± 25

**34**  
MEDIAN FOREIGN-BORN AGE  
± 41

In 2019, the median age of all people in Oakwood, GA was 29. Native-born citizens, with a median age of 28, were generally younger than foreign-born citizens, with a median age of 34. But people in Oakwood, GA are getting getting younger. In 2018, the average age of all Oakwood, GA residents was 29.

Data from the [Census Bureau ACS 5-year Estimate](#)



# ECONOMY

Median household income in Oakwood, GA is \$47,250. In 2019, the place with the highest median household income in Oakwood, GA was Census Tract 16.03 with a value of \$87,770, followed by Census Tract 15.01 and Census Tract 14.02, with respective values of \$69,375 and \$68,723.

Males in Georgia have an average income that is 1.36 times higher than the average income of females, which is \$49,410. The income inequality in Georgia (measured using the Gini index) is 0.477, which is lower than than the national average.

Trade (416 people), Accommodation & Food Services (344 people), and Manufacturing (331 people), and the highest paying industries are Wholesale Trade (\$47,891), Educational Services (\$47,083), and Public Administration (\$46,705).

The economy of Oakwood, GA employs 2.23k people. The largest industries in Oakwood, GA are Retail

## Median Household Income

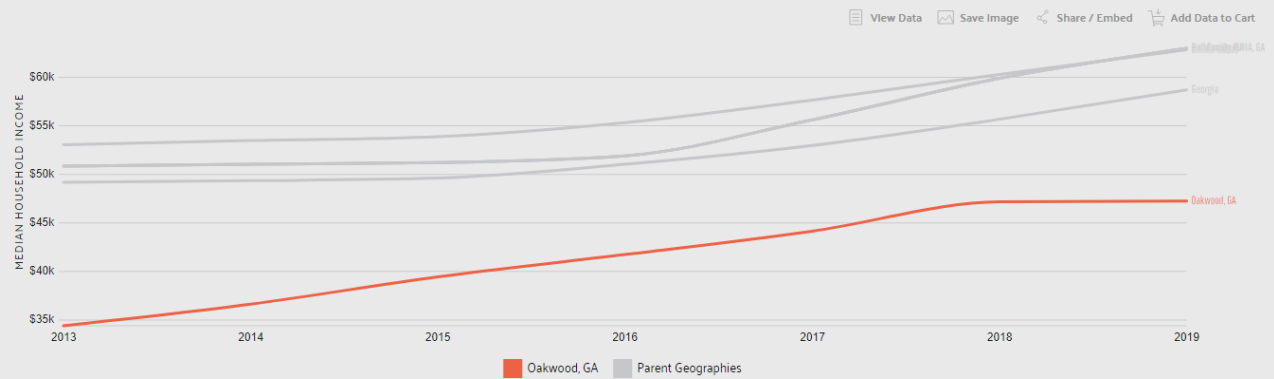
**\$47,250**  
2019 VALUE  
± \$6,922

**0.167%**  
1 YEAR GROWTH  
± 22.6%

Households in Oakwood, GA have a median annual income of \$47,250, which is less than the median annual income of \$65,712 across the entire United States. This is in comparison to a median income of \$47,171 in 2018, which represents a 0.167% annual growth.

The following chart shows how the median household income in Oakwood, GA compares to that of its neighboring and parent geographies.

Data from the Census Bureau ACS 5-year Estimate



## Wage by Sex in Common Jobs

The PUMS dataset is not available at the Place level, so we are showing data for Georgia.

**\$67,215**

AVERAGE MALE SALARY IN GEORGIA  
± \$1246

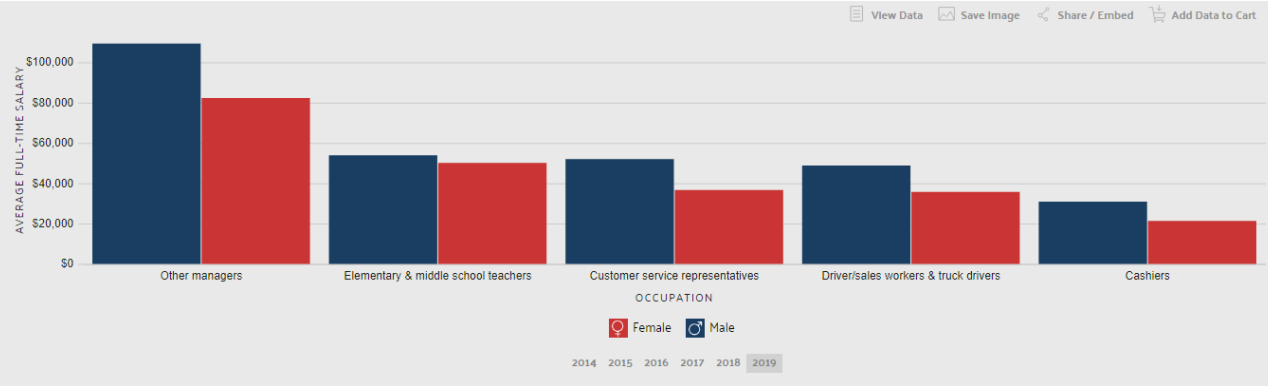
**\$49,410**

AVERAGE FEMALE SALARY IN GEORGIA  
± \$863

In 2019, full-time male employees in Georgia made 1.36 times more than female employees.

This chart shows the sex-based wage disparity in the 5 most common occupations in Georgia by number of full-time employees.

Data from the [Census Bureau ACS PUMS 5-Year Estimate](#)



## Wage by Race and Ethnicity in Common Jobs

The PUMS dataset is not available at the Place level, so we are showing data for Georgia.

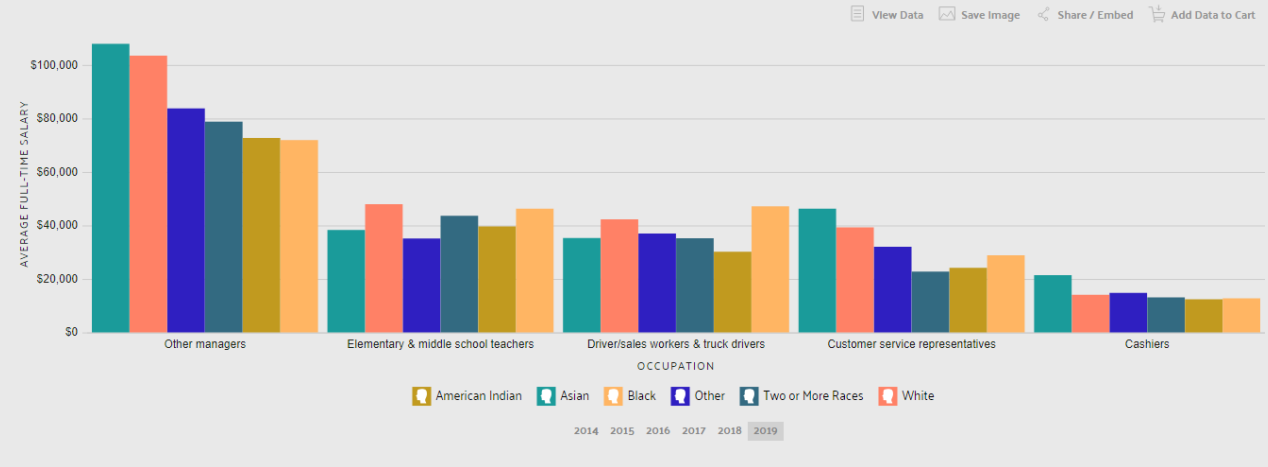
HIGHEST AVERAGE SALARIES BY RACE & ETHNICITY IN GEORGIA

1. Asian  
\$64,371 ± \$3,992
2. White  
\$58,053 ± \$1,010
3. Two or More Races  
\$45,559 ± \$4,644

In 2019 the highest paid race/ethnicity of Georgia workers was Asian. These workers were paid 1.11 times more than White workers, who made the second highest salary of any race/ethnicity in Georgia.

This chart shows the race- and ethnicity-based wage disparities in the 5 most common occupations in Georgia by number of full-time employees.

Data from the [Census Bureau ACS PUMS 5-Year Estimate](#)





## Wage Distribution

The closest comparable wage GINI for Oakwood, GA is from Georgia.

0.477

2019 WAGE GINI IN GEORGIA

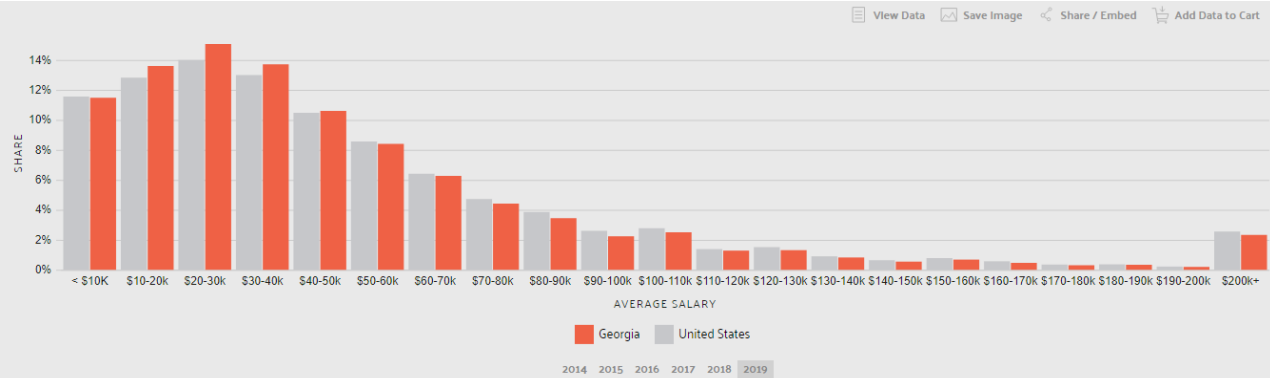
0.478

2018 WAGE GINI IN GEORGIA

In 2019, the income inequality in Georgia was 0.477 according to the GINI calculation of the wage distribution. Income inequality had a 0.199% decline from 2018 to 2019, which means that wage distribution grew somewhat more even. The GINI for Georgia was lower than than the national average of 0.478. In other words, wages are distributed more evenly in Georgia in comparison to the national average.

This chart shows the number of workers in Georgia across various wage buckets compared to the national average.

Data from the [Census Bureau ACS PUMS 5-Year Estimate](#).



## Income by Location

Use the dropdown to filter by race/ethnicity.

RACE/ETHNICITY

Total

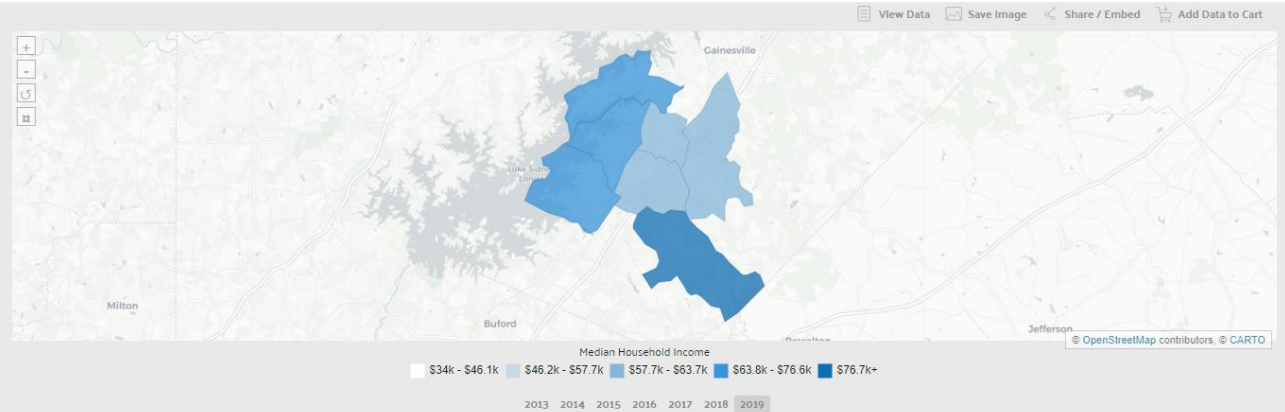
HIGHEST MEDIUM HOUSEHOLD INCOME (TOTAL)

1. Census Tract 16.03
2. Census Tract 15.01
3. Census Tract 14.02

In 2019, the place with the highest Median Household Income (Total) in Oakwood, GA was Census Tract 16.03 with a value of \$87,770, followed by Census Tract 15.01 and Census Tract 14.02, with respective values of \$69,375 and \$68,723.

The following map shows all of the places in Oakwood, GA colored by their Median Household Income (Total).

Data from the [Census Bureau ACS 5-year Estimate](#).



## Poverty by Age and Sex

### Females 25 - 34

LARGEST DEMOGRAPHIC LIVING IN POVERTY

19.8% of the population for whom poverty status is determined in Oakwood, GA (819 out of 4.13k people) live below the poverty line, a number that is higher than the national average of 12.3%. The largest demographic living in poverty are Females 25 - 34, followed by Females 18 - 24 and then Females < 5.

The Census Bureau uses a set of [money income thresholds](#) that vary by family size and composition to determine who classifies as impoverished. If a family's total income is less than the family's threshold than that family and every individual in it is considered to be living in poverty.

Data from [the Census Bureau ACS 5-year Estimate](#)



## Poverty by Race and Ethnicity

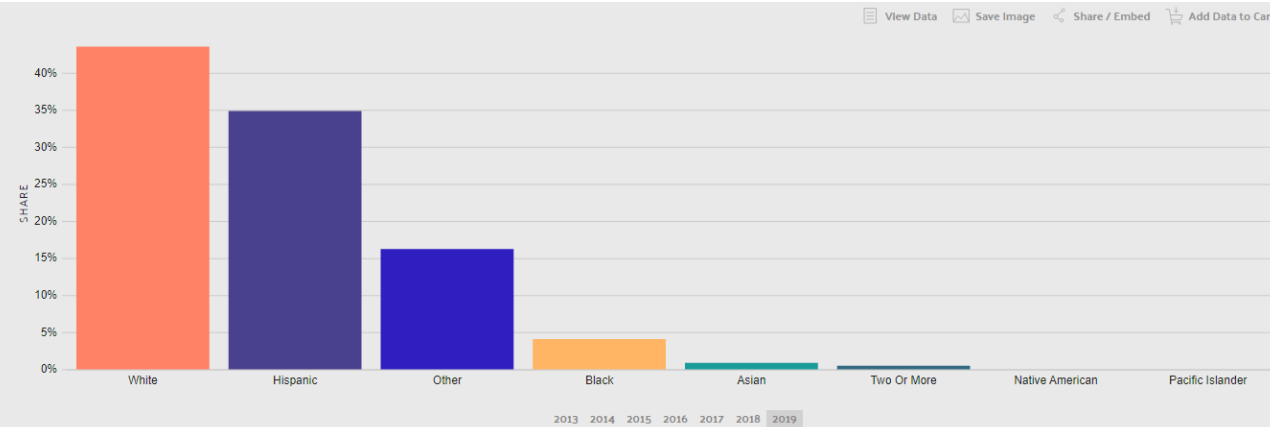
LARGEST RACE OR ETHNICITY LIVING IN POVERTY

1. White  
547 ± 166
2. Hispanic  
438 ± 169
3. Other  
204 ± 125

The most common racial or ethnic group living below the poverty line in Oakwood, GA is White, followed by Hispanic and Other.

The Census Bureau uses a set of [money income thresholds](#) that vary by family size and composition to determine who classifies as impoverished. If a family's total income is less than the family's threshold than that family and every individual in it is considered to be living in poverty.

Data from [the Census Bureau ACS 5-year Estimate](#)



## Employment by Occupations

2.23k  
2019 VALUE  
± 291

4.2%  
1 YEAR GROWTH  
± 17.6%

From 2018 to 2019, employment in Oakwood, GA grew at a rate of 4.2%, from 214k employees to 223k employees.

The most common job groups, by number of people living in Oakwood, GA, are Sales & Related Occupations (275 people), Office & Administrative Support Occupations (243 people), and Production Occupations (241 people). This chart illustrates the share breakdown of the primary jobs held by residents of Oakwood, GA.

Data from the Census Bureau ACS 5-year Estimate

Total: 223k

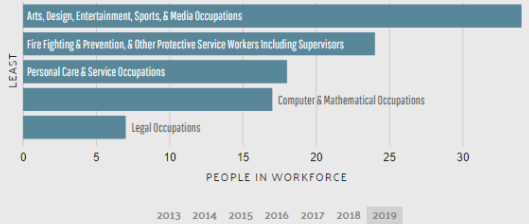
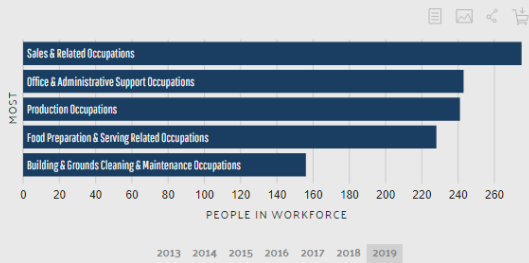
View Data Save Image Share / Embed Add Data to Cart



2013 2014 2015 2016 2017 2018 2019

## Most Common

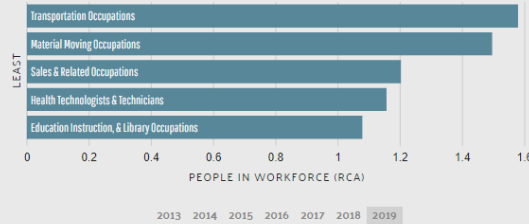
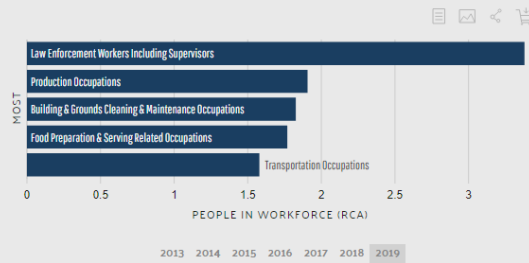
The most common jobs held by residents of Oakwood, GA, by number of employees, are Sales & Related Occupations (275 people), Office & Administrative Support Occupations (243 people), and Production Occupations (241 people).



Data from the Census Bureau ACS 5-year Estimate

## Most Specialized

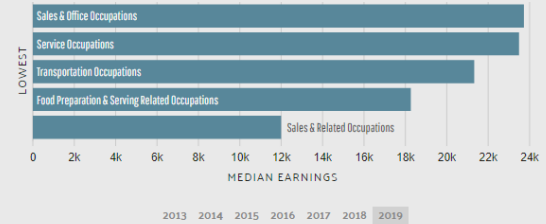
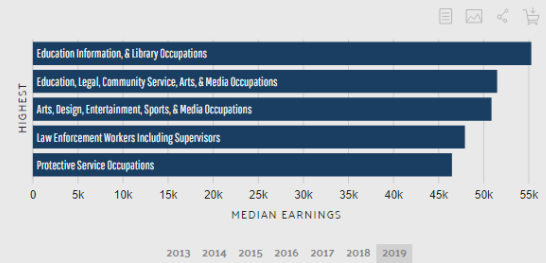
Compared to other places, Oakwood, GA has an unusually high number of residents working as Law Enforcement Workers Including Supervisors (3.38 times higher than expected), Production Occupations (1.91 times), and Building & Grounds Cleaning & Maintenance Occupations (1.83 times).



Data from the Census Bureau ACS 5-year Estimate

## Highest Paid

The highest paid jobs held by residents of Oakwood, GA, by median earnings, are Education Information, & Library Occupations (\$55,278), Education, Legal, Community Service, Arts, & Media Occupations (\$51,490), and Arts, Design, Entertainment, Sports, & Media Occupations (\$50,865).



Data from the Census Bureau ACS 5-year Estimate



# INDUSTRIES

## Employment by Industries

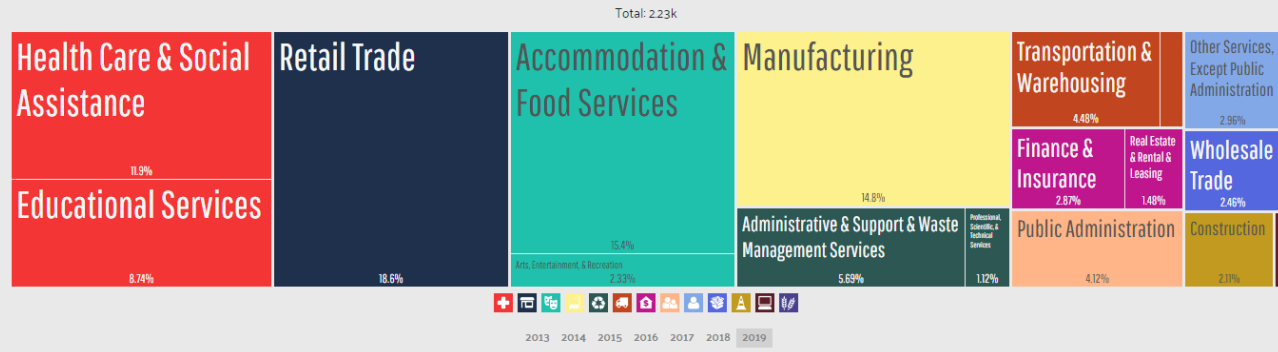
2.23k  
2019 VALUE  
± 291

4.2%  
1 YEAR GROWTH  
± 17.6%

From 2018 to 2019, employment in Oakwood, GA grew at a rate of 4.2%, from 2.14k employees to 2.23k employees.

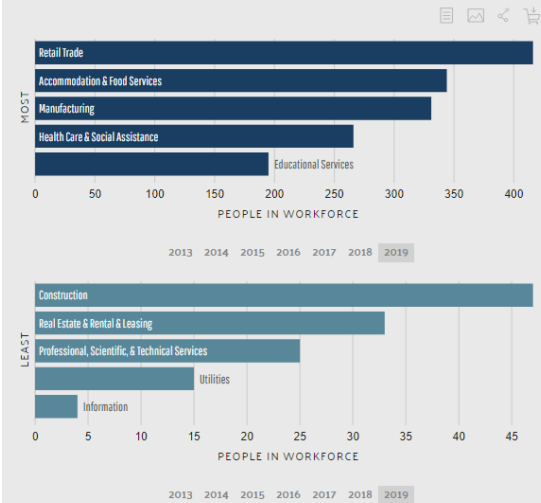
The most common employment sectors for those who live in Oakwood, GA, are Retail Trade (416 people), Accommodation & Food Services (344 people), and Manufacturing (331 people). This chart shows the share breakdown of the primary industries for residents of Oakwood, GA, though some of these residents may live in Oakwood, GA and work somewhere else. Census data is tagged to a residential address, not a work address.

Data from the [Census Bureau ACS 5-year Estimate](#)



## Most Common

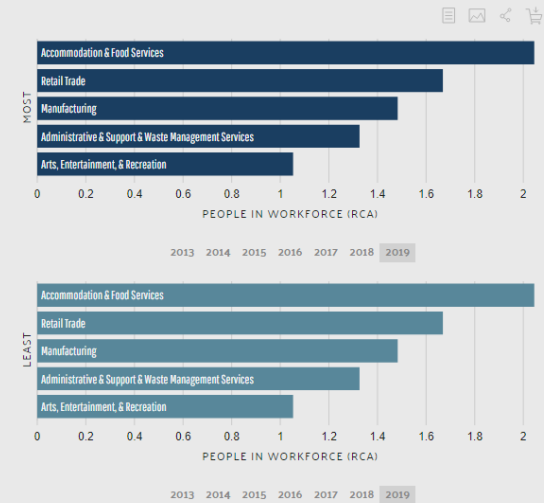
The most common industries in Oakwood, GA, by number of employees, are Retail Trade (416 people), Accommodation & Food Services (344 people), and Manufacturing (331 people).



Data from the [Census Bureau ACS 5-year Estimate](#)

## Most Specialized

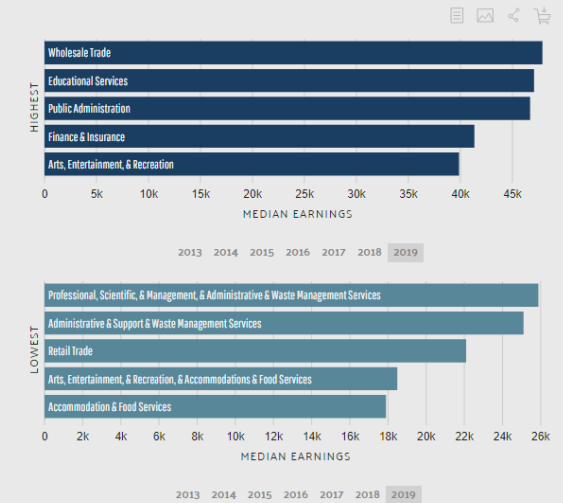
Compared to other places, Oakwood, GA has an unusually high number of Accommodation & Food Services (2.04 times higher than expected), Retail Trade (1.67 times), and Manufacturing (1.48 times) industries.



Data from the [Census Bureau ACS 5-year Estimate](#)

## Highest Paying

The highest paying industries in Oakwood, GA, by median earnings, are Wholesale Trade (\$47,891), Educational Services (\$47,083), and Public Administration (\$46,705).



Data from the [Census Bureau ACS 5-year Estimate](#)

# HOUSING & LIVING

The median property value in Oakwood, GA was \$142,800 in 2019, which is 0.594 times smaller than the national average of \$240,500. Between 2018 and 2019 the median property value increased from \$123,200 to \$142,800, a 15.9% increase. The

homeownership rate in Oakwood, GA is 28.4%, which is lower than the national average of 64.1%. People in Oakwood, GA have an average commute time of 22 minutes, and they drove alone to work. Car ownership in Oakwood, GA is approximately the

same as the national average, with an average of 2 cars per household.

## HOUSING

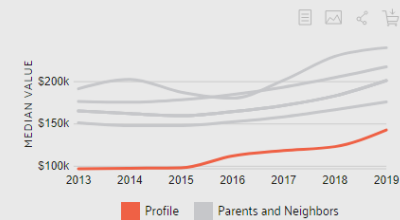
### Property Value

**\$142,800** 2019 MEDIAN  
 ± \$11,673

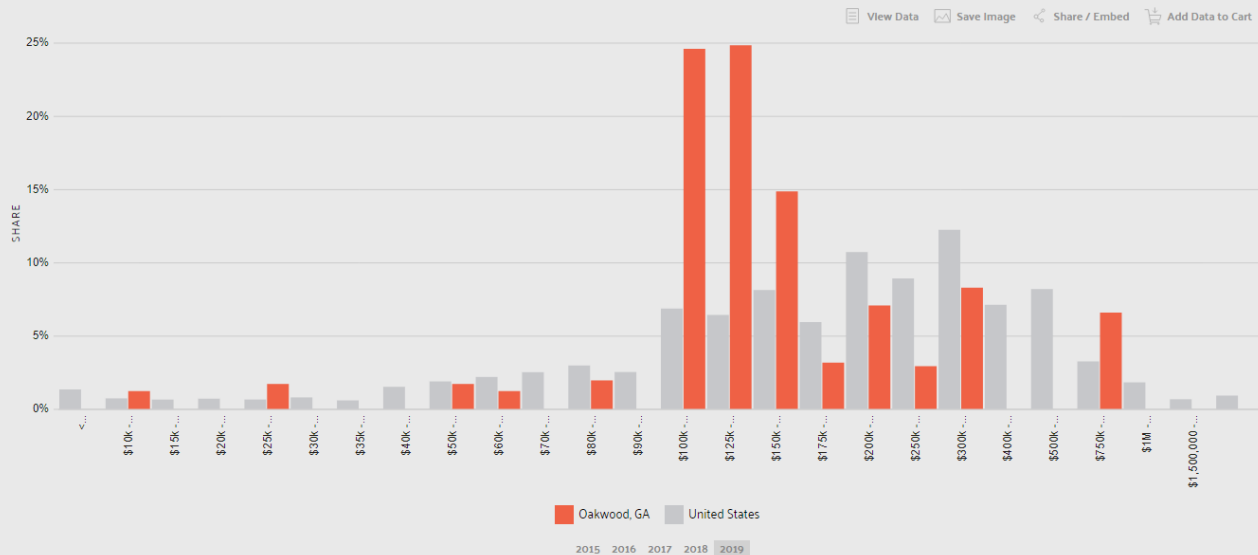
**\$123,200** 2018 MEDIAN  
 ± \$9,954

In 2019, the median property value in Oakwood, GA grew to \$142,800 from the previous year's value of \$123,200.

The following charts display, first, the property values in Oakwood, GA compared to its parent and neighbor geographies and, second, owner-occupied housing units distributed between a series of property value buckets compared to the national averages for each bucket. In Oakwood, GA the largest share of households have a property value in the \$125k - \$150k range.



Data from the [Census Bureau ACS 5-year Estimate](#)



## Household Income

Please note that the buckets used in this visualization were not evenly distributed by ACS when publishing the data.

**\$47,250**

MEDIAN HOUSEHOLD INCOME  
± \$6,922

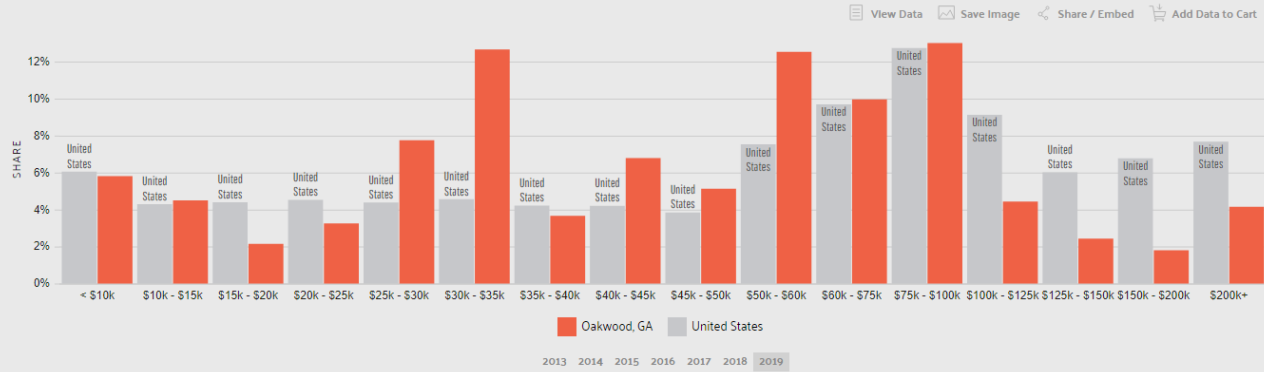
**1.45k**

NUMBER OF HOUSEHOLDS  
± 214

In 2019, the median household income of the 1.45k households in Oakwood, GA grew to \$47,250 from the previous year's value of \$47,171.

The following chart displays the households in Oakwood, GA distributed between a series of income buckets compared to the national averages for each bucket. The largest share of households have an income in the \$50k - \$60k range.

Data from the [Census Bureau ACS 5-year Estimate](#)



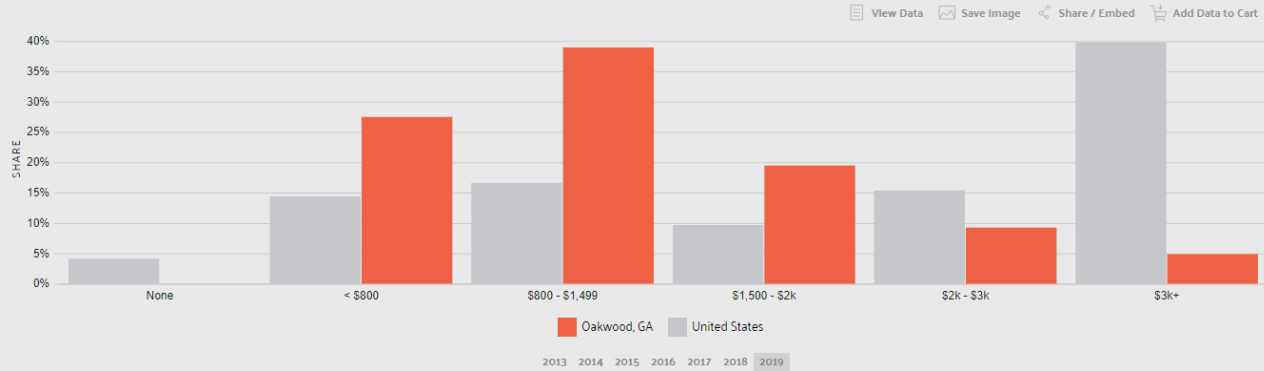
## Property Taxes

**\$800 - \$1,499**

AVERAGE RANGE

This chart shows the households in Oakwood, GA distributed between a series of property tax buckets compared to the national averages for each bucket. In Oakwood, GA the largest share of households pay taxes in the \$800 - \$1,499 range.

Data from the [Census Bureau ACS 5-year Estimate](#)





## Rent vs Own

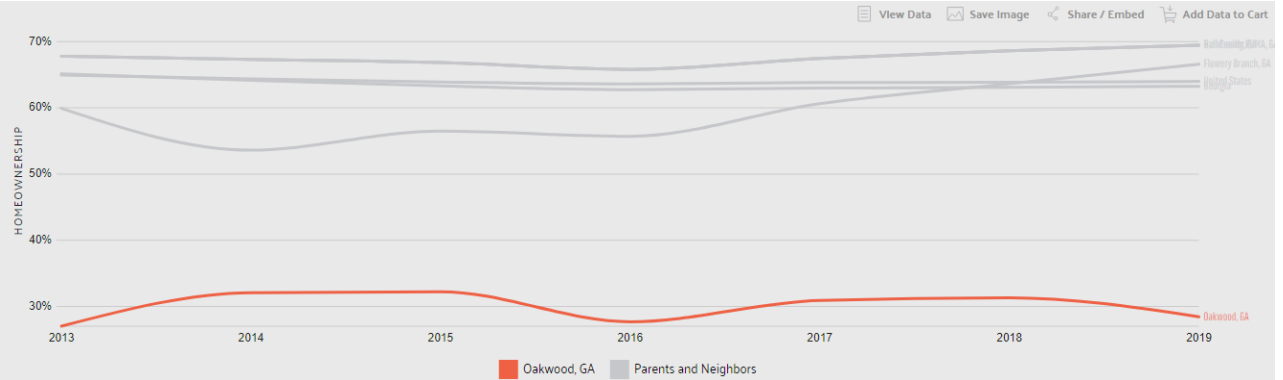
**28.4%**  
2019 HOMEOWNERSHIP

**31.3%**  
2018 HOMEOWNERSHIP

In 2019, 28.4% of the housing units in Oakwood, GA were occupied by their owner. This percentage declined from the previous year's rate of 31.3%.

This percentage of owner-occupation is lower than the national average of 64.1%. This chart shows the ownership percentage in Oakwood, GA compared it's parent and neighboring geographies.

Data from the [Census Bureau ACS 5-year Estimate](#).

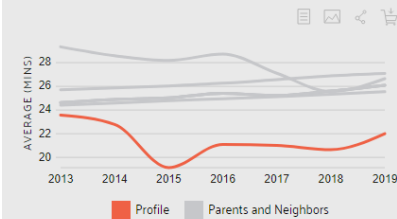


## Commute Time

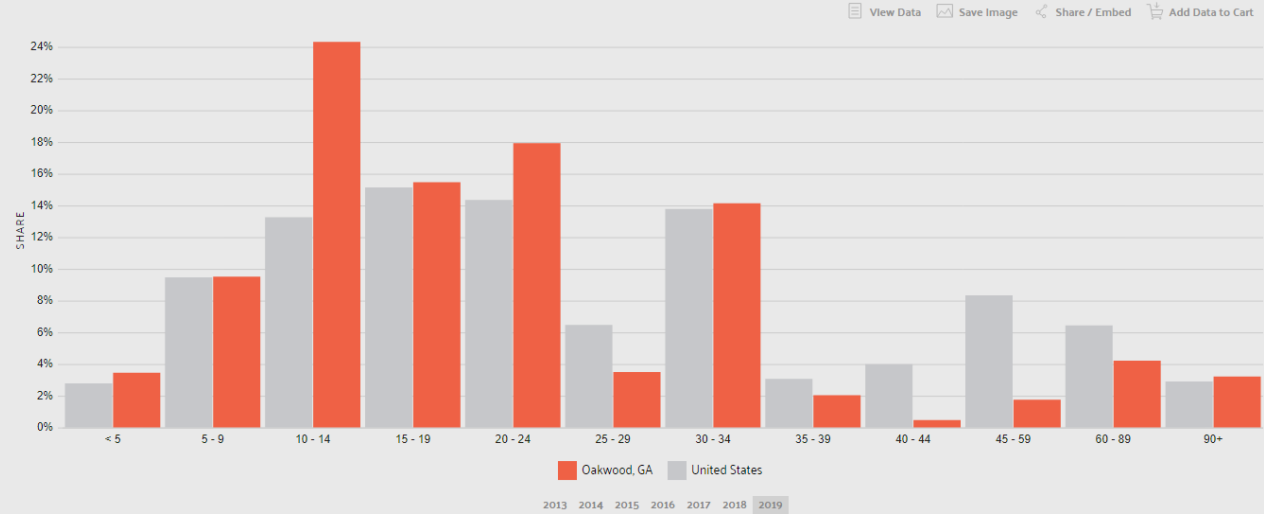
**22 minutes**  
AVERAGE TRAVEL TIME

Using averages, employees in Oakwood, GA have a shorter commute time (22 minutes) than the normal US worker (25.5 minutes). Additionally, 3.22% of the workforce in Oakwood, GA have "super commutes" in excess of 90 minutes.

The chart below shows how the median household income in Oakwood, GA compares to that of it's neighboring and parent geographies.



Data from the [Census Bureau ACS 5-year Estimate](#).



## Commuter Transportation

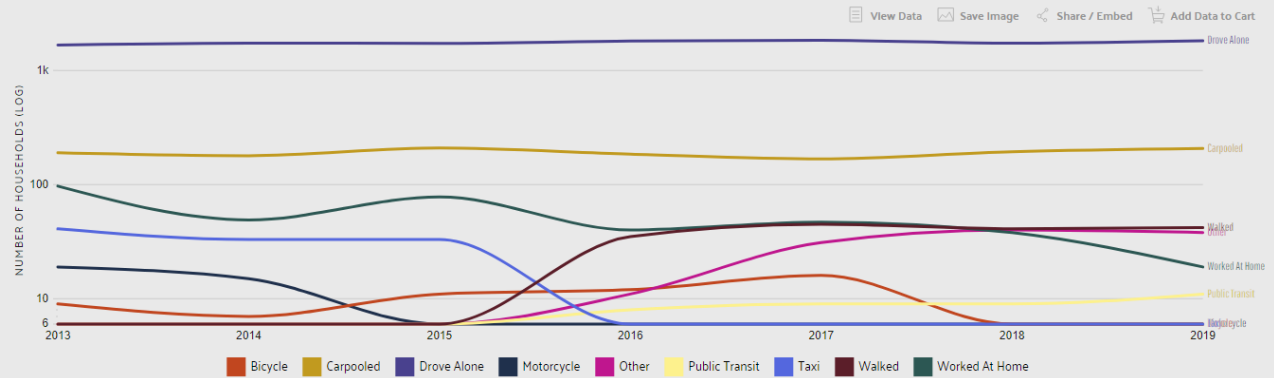
### MOST COMMON COMMUTE IN 2019

1. Drove Alone (85.1%)
2. Carpooled (9.7%)
3. Walked (1.97%)

In 2019, 85.1% of workers in Oakwood, GA drove alone to work, followed by those who carpooled to work (9.7%) and those who walked to work (1.97%).

The following chart shows the number of households using each mode of transportation over time, using a logarithmic scale on the y-axis to help better show variations in the smaller means of commuting.

Data from the [Census Bureau ACS 5-year Estimate](#)



## TRANSPORTATION

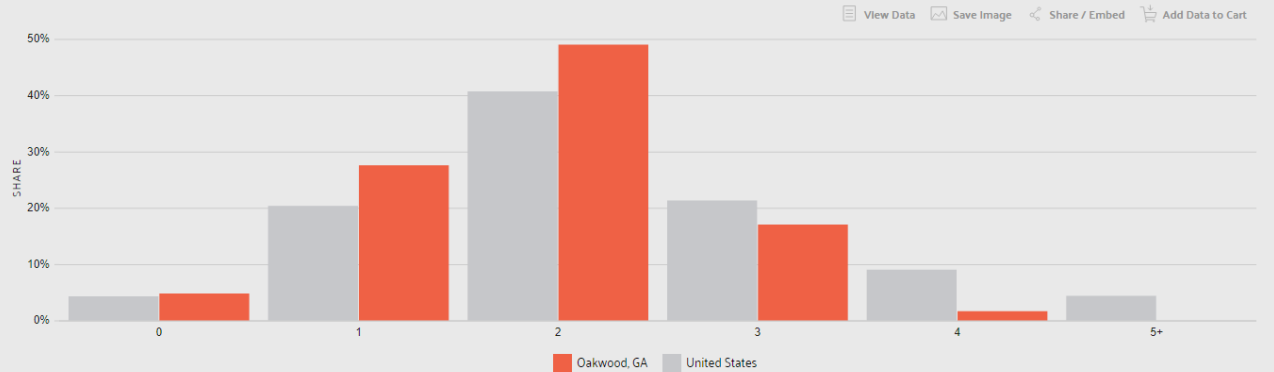
### Car Ownership

#### 2 cars

##### AVERAGE NUMBER

The following chart displays the households in Oakwood, GA distributed between a series of car ownership buckets compared to the national averages for each bucket. The largest share of households in Oakwood, GA have 2 cars, followed by false.

Data from the [Census Bureau ACS 5-year Estimate](#)



**D. Oakwood Comprehensive Plan Public Comment Survey Sample**



*Want to tell your civic leaders what your community should be like in 20-30 years?*

*Want to tell them which issues you feel are most important? Here's your chance!*

The City of Oakwood is updating their *Comprehensive Plan* that will help guide development and capital projects. Your hometown can only achieve its vision if it knows what that vision is, so please take part in this process and tell us about your vision for the future of your hometown! Please take a few minutes to complete the following survey and submit your results to one of the locations listed below. *All comments will be read and incorporated into the Comprehensive Plan, and all responses will be kept confidential.*

For online survey version: <https://www.surveymonkey.com/r/Oakwood2022> or QR code above.

A **Public Input Meeting** will be held on **April 14 at City Hall from 3-5** to learn more about the process and plan.

**Thank you for your time and for caring about your hometown!**

Please submit all completed surveys to:

**Oakwood City Hall**  
 Dan Schultz  
 Community Development Director  
 City of Oakwood  
 4035 Walnut Circle  
 Oakwood Ga 30566  
 (770) 534-2365  
 dschultz@cityofoakwood.net

Or to plan facilitator:

**Georgia Mountains Regional Commission**  
 Joe Rothwell, Regional Planner  
 P.O. Box 1720  
 Gainesville, GA 30503  
 O: 770.538.2619  
 F: 770.538.2625  
 jrothwell@gmrc.ga.gov

*I am submitting comments for:*  
 (circle/highlight)

- A: Resident
- B: Business Owner
- C: Live and Work in city
- D: Student
- E: Visitor

1.) I would like my community to try to \_\_\_\_\_ growth and development:

- a) attract a high volume of
- b) attract some
- c) limit

2.) New growth and development should be directed toward:

- a) in/around cities
- b) along highway
- c) expand in \_\_\_\_\_ (please list location)

3.) Our community's most important asset that should be **preserved** in the future is...

4.) Our community's biggest liability that should be **changed** in the future is...



5.) With respect to **economic development**, our top priorities should be (pick 2):

- \_\_\_\_\_ Attract/sustain new commercial businesses
- \_\_\_\_\_ Attract/sustain new manufacturing and industry
- \_\_\_\_\_ Attract/sustain any business to downtown areas
- \_\_\_\_\_ Attract/sustain any business with high paying jobs
- \_\_\_\_\_ Other (please list: \_\_\_\_\_)

6.) With respect to **housing**, our most important needs are (pick 2):

- \_\_\_\_\_ more family housing
- \_\_\_\_\_ more high-end housing
- \_\_\_\_\_ more apartments
- \_\_\_\_\_ more senior housing
- \_\_\_\_\_ fewer dilapidated houses
- \_\_\_\_\_ design guidelines for new construction
- \_\_\_\_\_ Other (please list: \_\_\_\_\_)

7.) With respect to **historic and cultural resources**, our most important issues are (pick 2):

- \_\_\_\_\_ preserving existing historic structures
- \_\_\_\_\_ design guidelines for new development
- \_\_\_\_\_ improving sidewalks, bicycle, and pedestrian accessibility around the city
- \_\_\_\_\_ need for more park space
- \_\_\_\_\_ need for more/new civic space
- \_\_\_\_\_ Other (please list: \_\_\_\_\_)

8.) On a scale of 1 (Very poor) to 5 (Very good), how do you rate each of the following public services:

- \_\_\_\_\_ Water
- \_\_\_\_\_ Sewer
- \_\_\_\_\_ Police/ Public Safety/ EMS
- \_\_\_\_\_ Fire protection
- \_\_\_\_\_ General government
- \_\_\_\_\_ Parks and recreation
- \_\_\_\_\_ Roads
- \_\_\_\_\_ Schools
- \_\_\_\_\_ Other (please list: \_\_\_\_\_)

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

- \_\_\_\_\_ Preserving the character of Oakwood
- \_\_\_\_\_ Increasing tourism
- \_\_\_\_\_ Increasing job opportunities
- \_\_\_\_\_ Preserving the low cost of living
- \_\_\_\_\_ Preserving the standard of living
- \_\_\_\_\_ Other (please list: \_\_\_\_\_)

10.) Highway development can attract significant growth and development. Regarding these vital corridors in Oakwood, please rank the following issues in terms of priority, with 1 being most important:

- \_\_\_\_\_ Managing traffic volumes
- \_\_\_\_\_ Managing safety
- \_\_\_\_\_ Luring more/new retail
- \_\_\_\_\_ Luring more/new dining
- \_\_\_\_\_ Luring any new jobs
- \_\_\_\_\_ Preserving the appearance and rural character



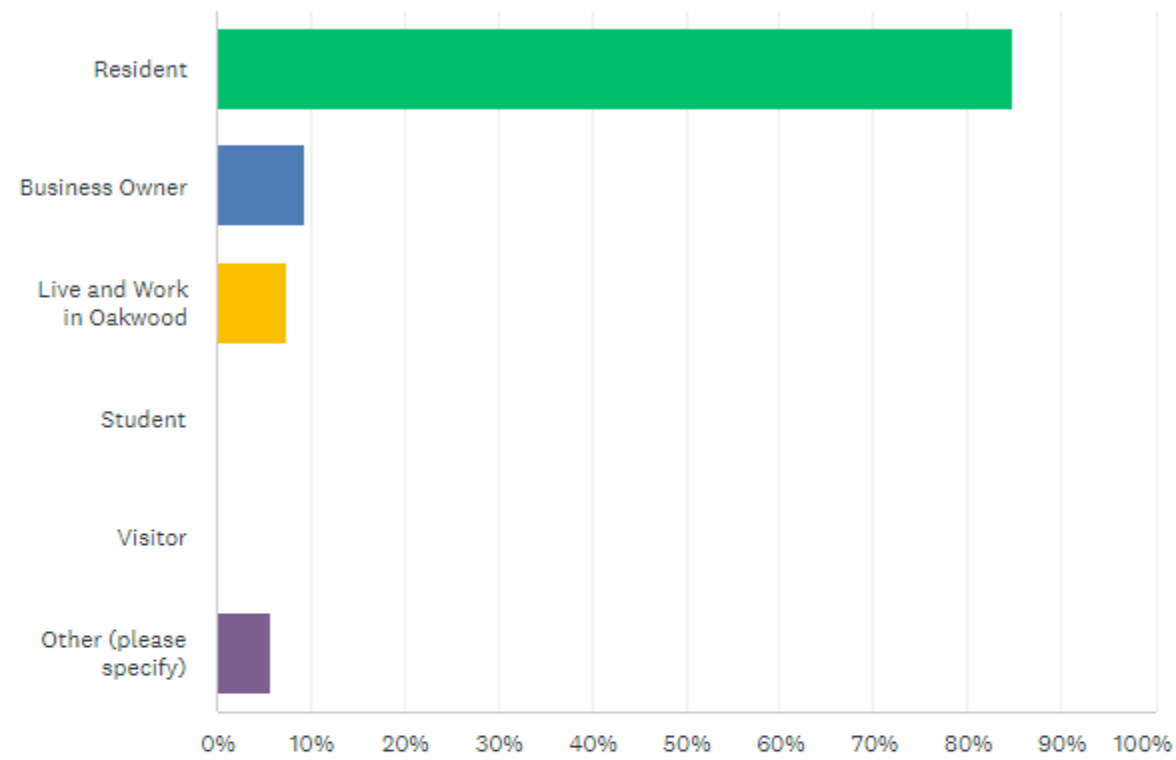
**E. Oakwood Comprehensive Plan Public Comment Survey Response Summary**

Q1



I am submitting comments for Oakwood as a:

Answered: 53 Skipped: 0



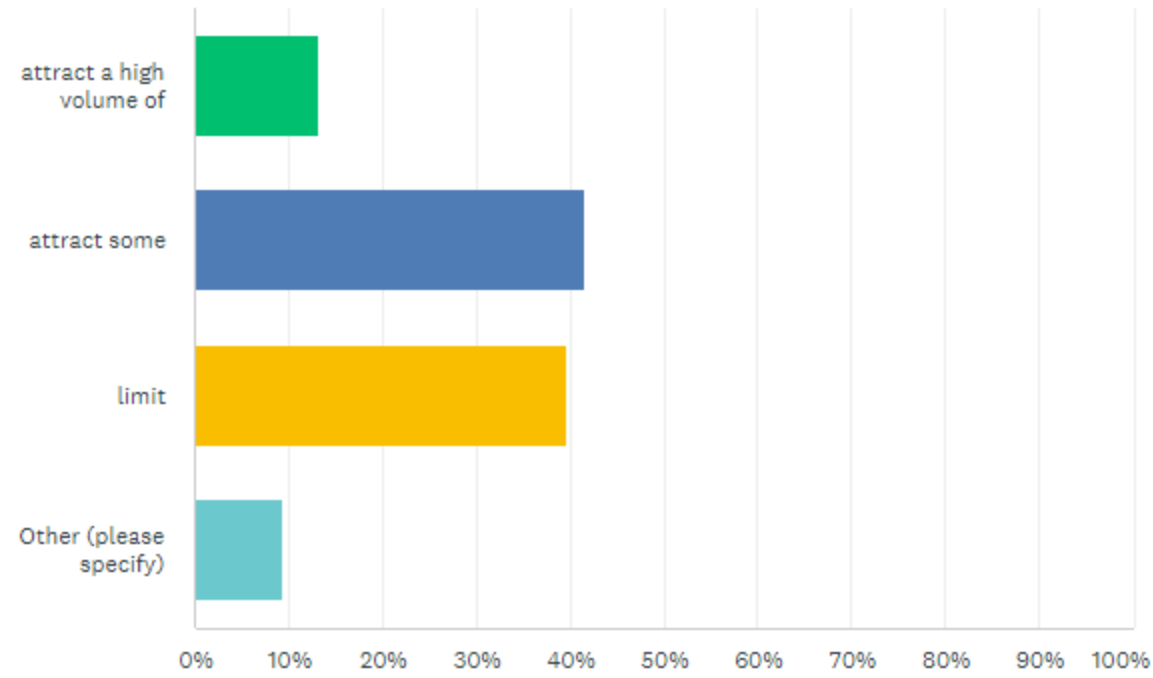
ANSWER CHOICES	RESPONSES	
Resident	84.91%	45
Business Owner	9.43%	5
Live and Work in Oakwood	7.55%	4
Student	0.00%	0
Visitor	0.00%	0
Other (please specify)	<a href="#">Responses</a> 5.66%	3
<b>Total Respondents: 53</b>		

Q2



I would like my community to try to \_\_\_\_\_ growth and development:

Answered: 53 Skipped: 0



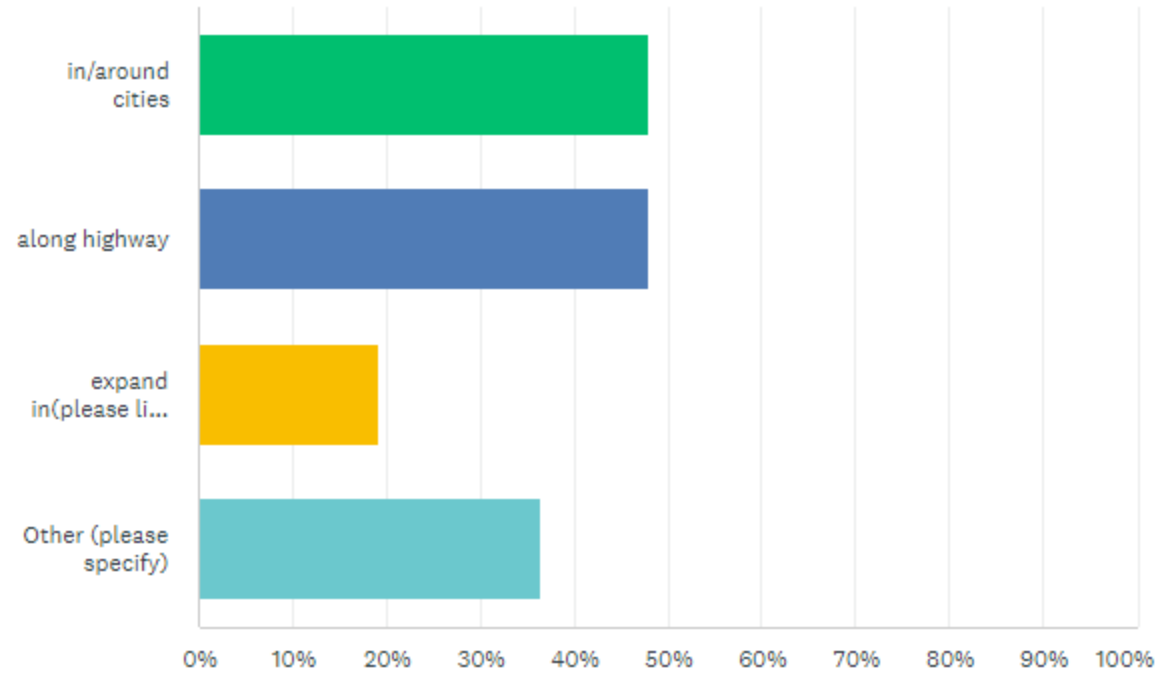
ANSWER CHOICES	RESPONSES	
attract a high volume of	13.21%	7
attract some	41.51%	22
limit	39.62%	21
Other (please specify)	9.43%	5
<b>Total Respondents: 53</b>		

Q3



### New growth and development should be directed toward:

Answered: 52 Skipped: 1



ANSWER CHOICES	RESPONSES	
in/around cities	48.08%	25
along highway	48.08%	25
expand in(please list location)	19.23%	10
Other (please specify)	Responses 36.54%	19
<b>Total Respondents: 52</b>		



Q4



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

Answered: 40 Skipped: 13

??

5/17/2022 1:55 PM

Small town

5/8/2022 9:04 PM

Green space that is NOT built on. No more apartments. Roads are getting more crowded

5/3/2022 8:03 PM

the University

5/3/2022 5:14 PM

Low population between 2 fast growing cities (Gainesville, Flowery Branch. Both of those are growing rapidly. Oakwood is a happy in between.

5/3/2022 3:47 PM

playground!

5/3/2022 10:54 AM

Clean air and water

5/3/2022 8:27 AM

The schools

5/3/2022 8:21 AM

Greenspace

5/3/2022 7:13 AM

Do not ruin this town by over developing.

5/2/2022 11:08 PM

Small town atmosphere.

5/2/2022 6:04 PM

Green space/forests

5/2/2022 5:56 PM

The small downtown area that we have. Would love to see some retail and restaurants get added down there so we can have a TRUE downtown, small city feel.

5/2/2022 5:27 PM

We need to leverage the university and help turn it from a commuter campus with tax incentives for much more student housing. It will make Oakwood a destination location.  
5/2/2022 4:54 PM

Easy to get around. Need lots more roads and limit traffic lights. if it takes 45 min to go 5 blocks we will have many more angry drivers and we might as well become urbanized.  
5/2/2022 4:52 PM

The forest and wild life  
5/2/2022 4:46 PM

Green space, parks, beauty, lake.  
5/2/2022 4:39 PM

Garbage and recycling pick-up included in tax bill, always dependable and very important to me  
4/29/2022 10:39 PM

Nature centers and parks  
4/29/2022 4:15 PM

Small town life  
4/29/2022 3:44 PM

The trail system  
4/28/2022 4:56 PM

Small town charm, little traffic and no over-development.  
4/16/2022 10:36 AM

small town environment. growth is necessary but not directly in city limits  
4/14/2022 9:13 AM

Rural feel  
4/14/2022 12:45 AM

Downtown district and college walking trails  
4/11/2022 3:12 PM

Growth  
4/10/2022 9:43 PM

History of Oakwood. There should be some part of the City's history or artwork blended into each new development.  
4/7/2022 9:08 PM

Sewer  
4/7/2022 8:48 PM

The fact that we are a diverse college town. It's a work, live play area with lake Lanier being close proximity  
4/7/2022 8:29 PM

Downtown district and college walking trails  
4/7/2022 8:18 PM

Downtown Historic Areas  
4/7/2022 1:31 PM

Downtown District  
4/7/2022 1:08 PM

The standard of living. In order to do that we have to continue to look to create and enhance the community with more uses in our zoning approvals.  
4/6/2022 3:01 PM

I personally believe something should be done with the Lakeshore Mall in Gainesville. Adding more popular stores such as Pacsun, Aeropostal, Hollister, ect will attract a lot of business and will furthermore provide more jobs for teens/adults.  
4/5/2022 8:28 PM

Small town feel away from Mundy Mill traffic.  
4/5/2022 4:29 AM

Trees, pastures, open land, forests, creeks and the rural nature of what is left.  
4/2/2022 6:26 PM

Too late to save what was great about Oakwood  
4/2/2022 8:21 AM

Growth will come regardless of any effort. Deliberate decisions will have to be made if there's to be preservation of greenspace in our community.  
4/2/2022 6:55 AM

Green space  
3/30/2022 5:46 PM

Historic buildings  
3/23/2022 9:11 AM



Q5



Our community's biggest liability that should be changed in the future is:

Answered: 39 Skipped: 14

We are a exit only- no sense of community, no central location, "warehouse alley". We have to drive to Gainesville for everything-  
5/17/2022 1:55 PM

Old junky houses and business  
5/8/2022 9:04 PM

Roads before people  
5/3/2022 8:03 PM

lack of city-centered gathering areas with retail, dining, walkable housing options  
5/3/2022 5:14 PM

Mcever road traffic is heavily increasing, with all of the distribution centers and apartment/town homes going up in Flowery Branch it's only going to get worse.  
5/3/2022 3:47 PM

no more high density housing  
5/3/2022 10:54 AM

Industrial  
5/3/2022 8:27 AM

The small roads  
5/3/2022 8:21 AM

No over development.  
5/2/2022 11:08 PM

Infrastructure not keeping up with growth.  
5/2/2022 9:08 PM

Overbuilding of infrastructure and way to much traffic.  
5/2/2022 6:04 PM

Can't think of any.  
5/2/2022 5:56 PM

Invest in projects that will generate tax revenue. Elachee is one example where a little money can go a long way towards helping to make Oakwood a destination location. Look at the annual activities that Flowery Branch is doing and consider doing similar things such as weekend Farmers Market at the Library.

5/2/2022 4:54 PM

Heavy traffic

5/2/2022 4:52 PM

Protect the environment

5/2/2022 4:46 PM

Too much new residential development.

5/2/2022 4:39 PM

Build up Main Street area around the tracks

4/29/2022 10:39 PM

Growth before roads.

4/29/2022 3:44 PM

Old houses that need too much work should be removed

4/29/2022 12:18 PM

Traffic

4/29/2022 5:46 AM

All the old houses and abandoned property

4/28/2022 4:56 PM

Biggest potential liability is over-development ruining what is a wonderful, small community.

4/16/2022 10:36 AM

growing too fast with out structure to maintain it.

4/14/2022 9:13 AM

To many high density housing developments.

4/14/2022 12:45 AM

Mobile home parks. Rundown homes and warehouses

4/11/2022 3:12 PM

Cheap housing. There are several areas where the standards need to be improved for new developments. Mainly architectural and aesthetic changes and improvements.

4/7/2022 9:08 PM

Apartments

4/7/2022 8:48 PM

No mobile home parks, less run down houses, abandoned old warehouses

4/7/2022 8:29 PM

Mobile home parks and rundown warehouses and houses  
4/7/2022 8:18 PM

Mobile home parks, run down houses, old outdated apartments and run down hotels and industrial buildings  
4/7/2022 1:31 PM

Mobile home parks, properties with access storage looking like junkyards  
4/7/2022 1:08 PM

Too much Industrial Development. What makes a community is a blend of every type of use. You have to have residential to support your commercial uses. If all people do is work in Oakwood it is not a community. The small locally owned businesses will fail from lack of local community.  
4/6/2022 3:01 PM

More housing should be available to lower income  
4/5/2022 8:28 PM

Train trestles needed and get rid of whistle noise at night. Traffic control need better plan. Another exit needed at Sams Walmart stores. Some benefit to seniors like a congregate meal location.  
4/5/2022 4:29 AM

Overbuilding of unaffordable apartments, condos, dense housing, subdivisions, convenience stores and businesses. Too many new housing units without regard for corresponding need of new roads, schools, fire and police.  
4/2/2022 6:26 PM

Uncontrolled growth with no uniformity. Every business approval seems haphazard with no thought toward congestion and flow.  
4/2/2022 8:21 AM

Uncontrolled growth.  
4/2/2022 6:55 AM

Infrastructure  
3/30/2022 5:46 PM

Traffic Safety  
3/23/2022 9:11 AM

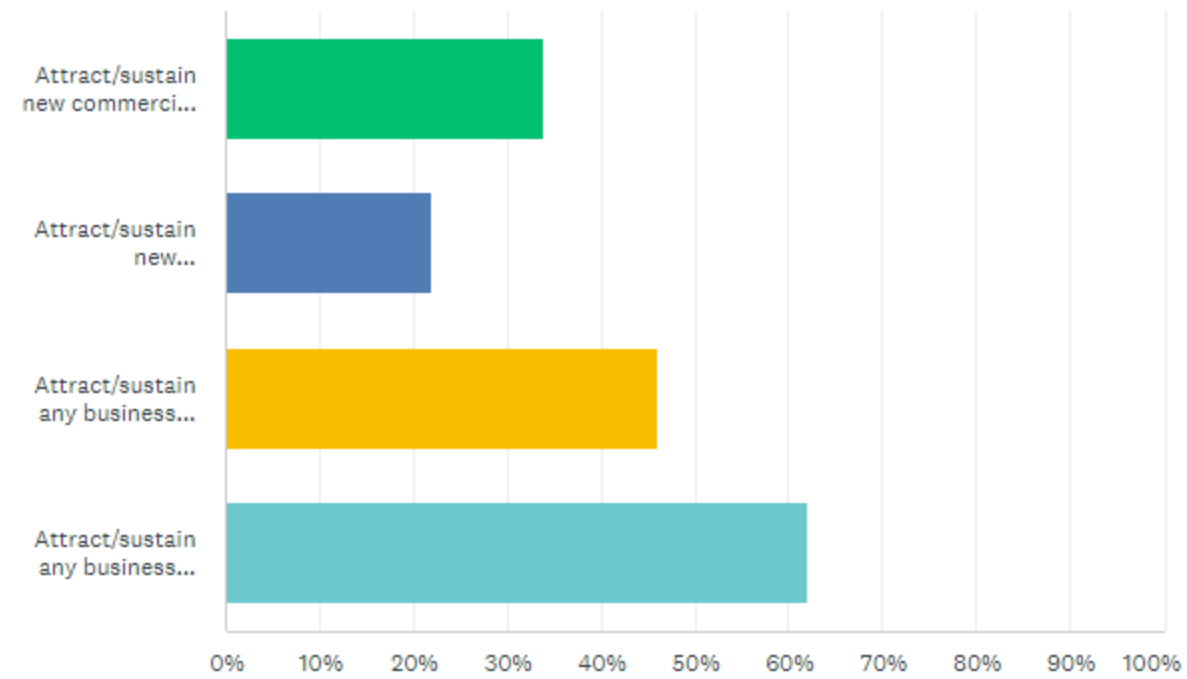


Q6



With respect to economic development, our top priorities should be (pick 2):

Answered: 50 Skipped: 3



ANSWER CHOICES	RESPONSES	
Attract/sustain new commercial businesses	34.00%	17
Attract/sustain new manufacturing and industry	22.00%	11
Attract/sustain any business to downtown areas	46.00%	23
Attract/sustain any business with high paying jobs	62.00%	31
<b>Total Respondents: 50</b>		

[Comments \(10\)](#)

We have enough warehouses  
5/17/2022 1:55 PM

Limitdevelopment  
5/2/2022 11:08 PM

Business development along Thurmond Tanner.  
5/2/2022 9:08 PM

Spend money frugally in multiple ways to get people to come to Oakwood.  
5/2/2022 4:54 PM

Please limit development. Do not over-develop.  
4/16/2022 10:36 AM

We need a more diverse combination of commercial and industrial  
4/7/2022 1:08 PM

A mix of all uses. A community is a mix of all uses.  
4/6/2022 3:01 PM

If new housing is built to support incoming workers, it needs to be affordable for low and middle income families  
4/2/2022 6:26 PM

From the choices provided it is easy to see that creating higher tax base is all that matters to Oakwood.  
4/2/2022 8:21 AM

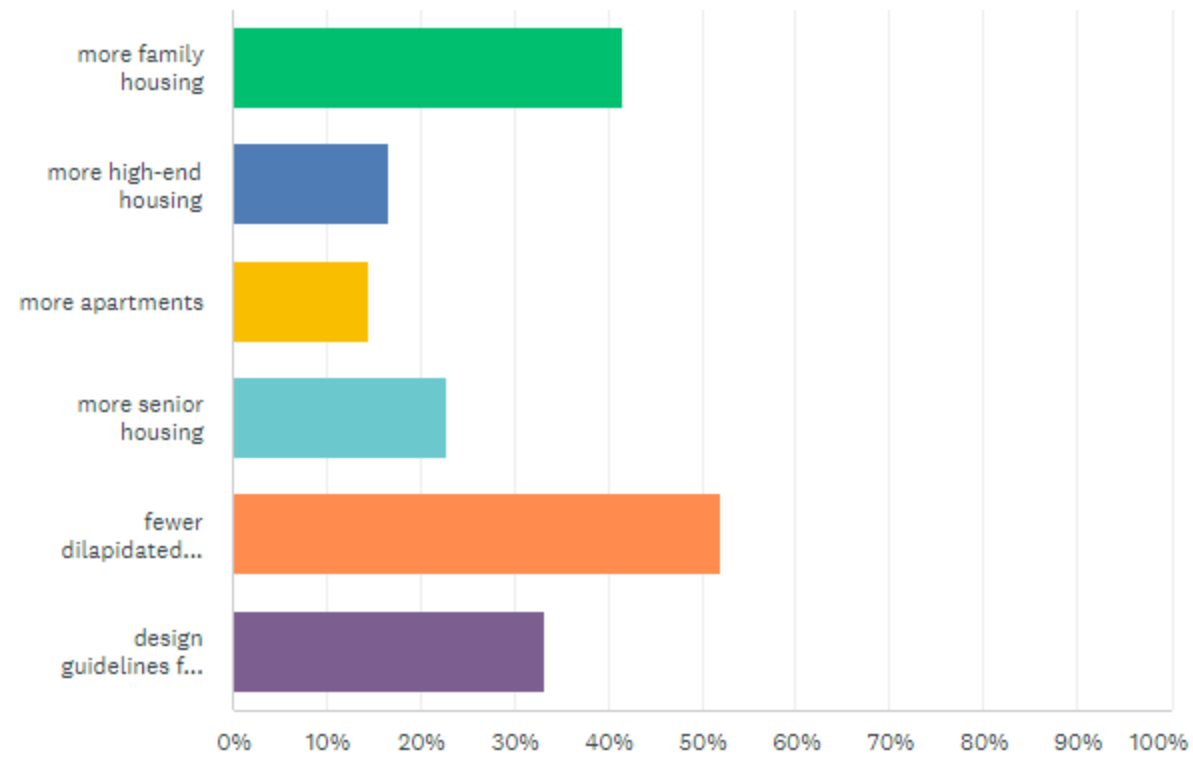
Balance economic development with quality of life considerations  
4/2/2022 6:55 AM

Q7



With respect to housing, our most important needs are (pick 2):

Answered: 48 Skipped: 5



ANSWER CHOICES	RESPONSES	
more family housing	41.67%	20
more high-end housing	16.67%	8
more apartments	14.58%	7
more senior housing	22.92%	11
fewer dilapidated houses	52.08%	25
design guidelines for new construction	33.33%	16
<b>Total Respondents: 48</b>		



Limit development  
5/2/2022 11:08 PM

One-level housing  
5/2/2022 9:08 PM

More individual houses. Less apartments/townhomes  
5/2/2022 5:56 PM

more student housing to capitalize on the 20,000+ student population. We don't need to pay for it, just provide some tax incentives. The university may already have the land.  
5/2/2022 4:54 PM

LESS PEOPLE!  
5/2/2022 4:52 PM

Affordable housing.  
5/2/2022 4:39 PM

Please limit greed with wise choices. Do not turn this wonderful town into a traffic laden nightmare.  
4/16/2022 10:36 AM

affordable housing for seniors  
4/14/2022 9:13 AM

Less high density housing  
4/14/2022 12:45 AM

I picked family above but I also think you need to attract young professionals. You need diversity in your community.  
4/6/2022 3:01 PM

Lower income housing  
4/5/2022 8:28 PM

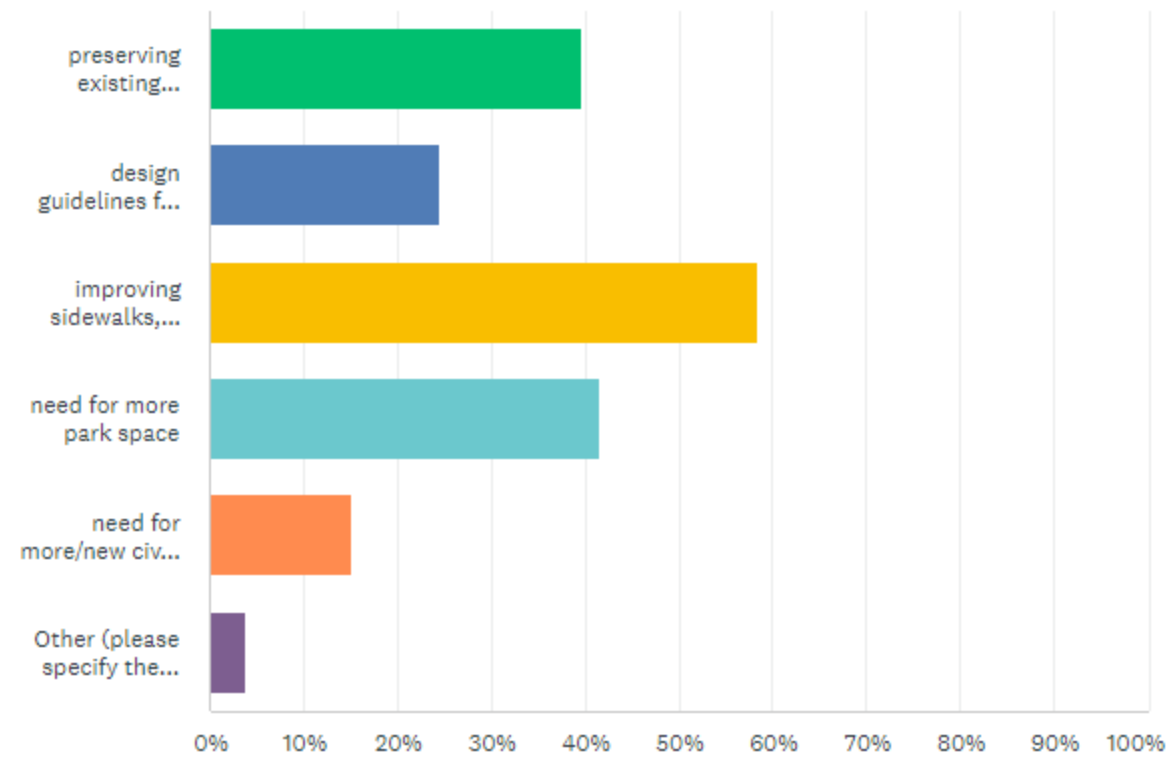
Less expensive housing for single people, students and low income workers. Consider tiny house developments.  
4/2/2022 6:26 PM

Q8



With respect to historic and cultural resources, our most important issues are (pick 2):

Answered: 53 Skipped: 0



ANSWER CHOICES	RESPONSES
preserving existing historic structures	39.62% 21
design guidelines for new development	24.53% 13
improving sidewalks, bicycle and pedestrian accessibility around the City	58.49% 31
need for more park space	41.51% 22
need for more/new civic space	15.09% 8
Other (please specify the most important asset that should be preserved)	<a href="#">Responses</a> 3.77% 2

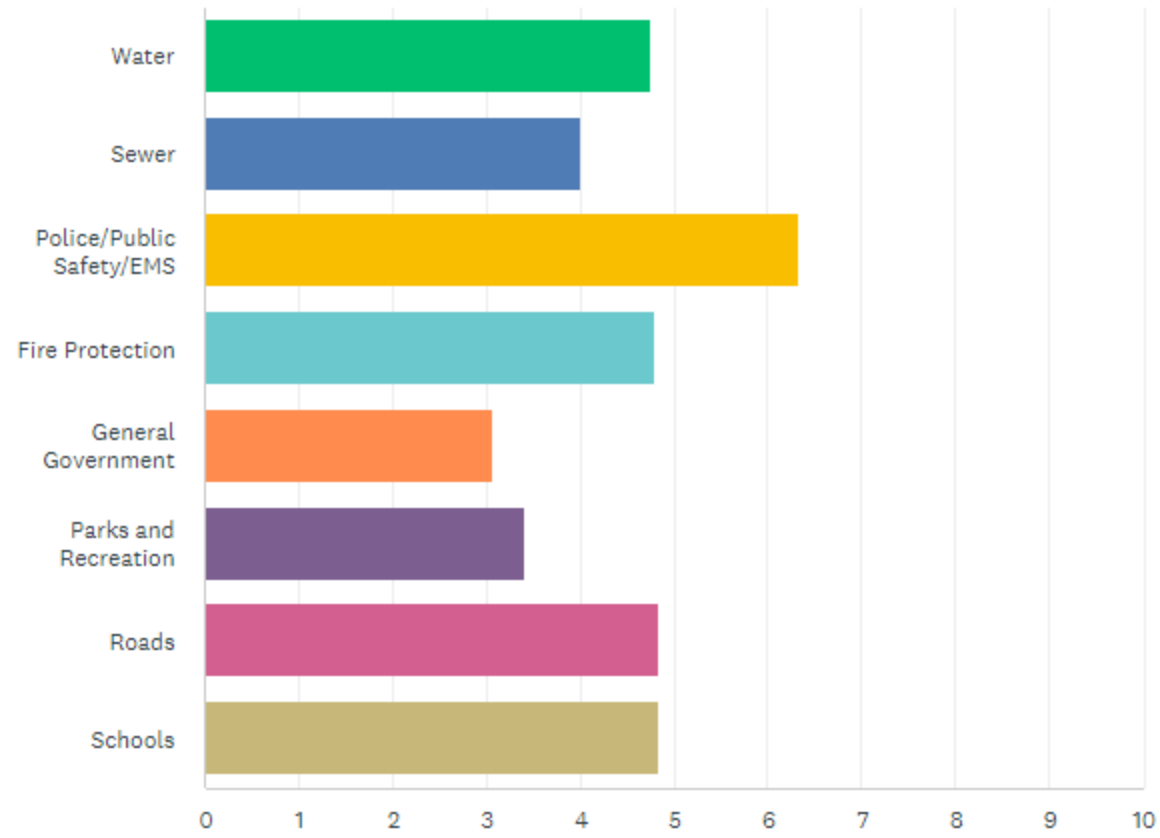
Total Respondents: 53

Q9



For the following public services, please rank them in order of importance (1-8 with 1 being the most important):

Answered: 53 Skipped: 0





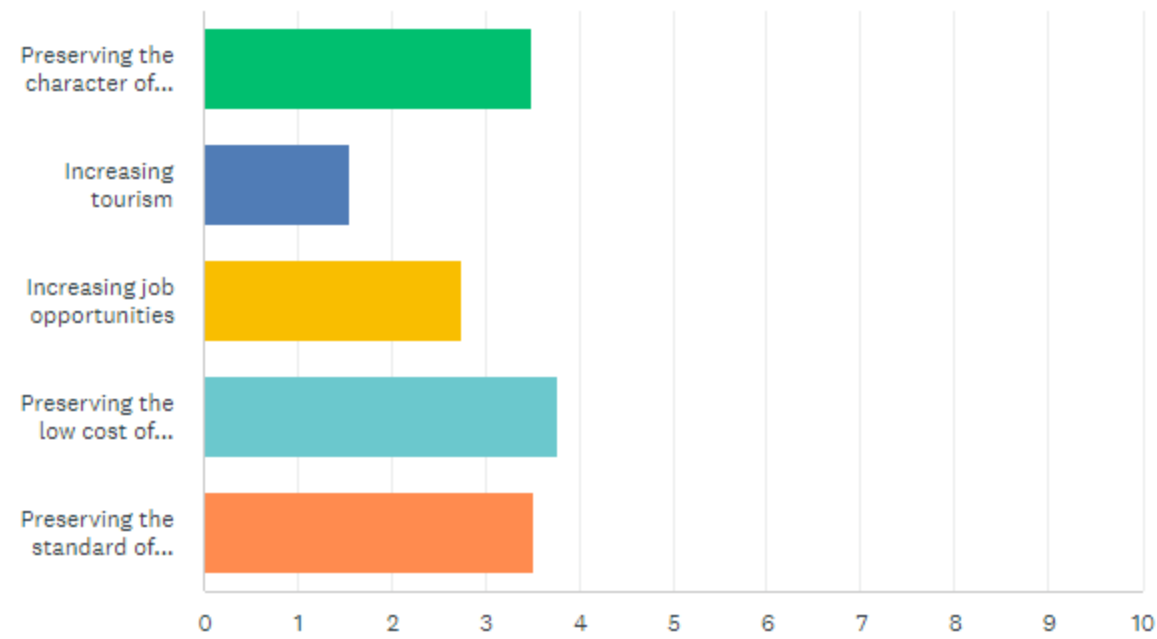
	1	2	3	4	5	6	7	8	TOTAL	SCORE
Water	15.69% 8	15.69% 8	19.61% 10	3.92% 2	5.88% 3	9.80% 5	19.61% 10	9.80% 5	51	4.75
Sewer	5.88% 3	7.84% 4	9.80% 5	17.65% 9	9.80% 5	23.53% 12	15.69% 8	9.80% 5	51	4.00
Police/Public Safety/EMS	36.54% 19	21.15% 11	15.38% 8	11.54% 6	7.69% 4	1.92% 1	0.00% 0	5.77% 3	52	6.33
Fire Protection	3.92% 2	21.57% 11	13.73% 7	19.61% 10	17.65% 9	7.84% 4	7.84% 4	7.84% 4	51	4.80
General Government	1.92% 1	5.77% 3	13.46% 7	5.77% 3	9.62% 5	9.62% 5	19.23% 10	34.62% 18	52	3.06
Parks and Recreation	7.55% 4	1.89% 1	5.66% 3	11.32% 6	15.09% 8	16.98% 9	24.53% 13	16.98% 9	53	3.42
Roads	9.80% 5	11.76% 6	17.65% 9	13.73% 7	23.53% 12	13.73% 7	3.92% 2	5.88% 3	51	4.84
Schools	21.15% 11	13.46% 7	3.85% 2	15.38% 8	11.54% 6	15.38% 8	9.62% 5	9.62% 5	52	4.85

Q10



For the following quality of life issues, please rank them in order of importance (1-5 with 1 being the most important):

Answered: 52 Skipped: 1



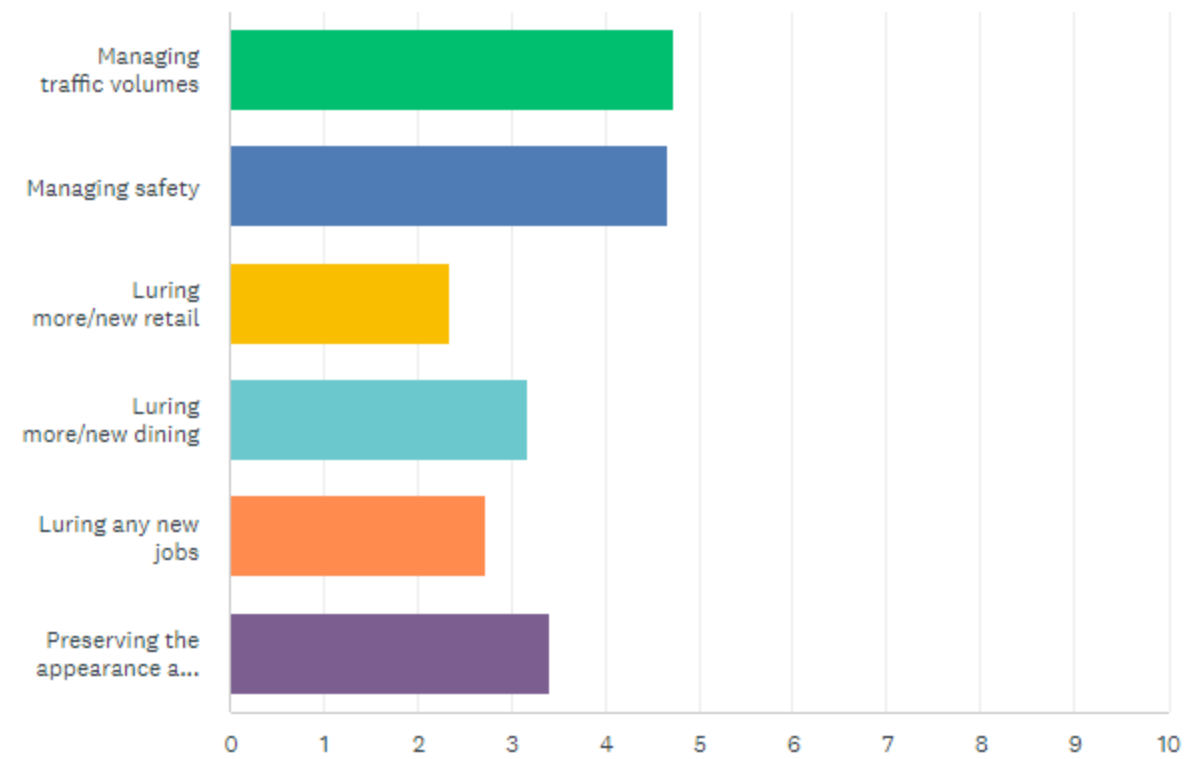
	1	2	3	4	5	TOTAL	SCORE
Preserving the character of Oakwood	43.14% 22	3.92% 2	23.53% 12	17.65% 9	11.76% 6	51	3.49
Increasing tourism	1.96% 1	5.88% 3	9.80% 5	9.80% 5	72.55% 37	51	1.55
Increasing job opportunities	8.00% 4	18.00% 9	24.00% 12	42.00% 21	8.00% 4	50	2.76
Preserving the low cost of living	35.29% 18	29.41% 15	17.65% 9	13.73% 7	3.92% 2	51	3.78
Preserving the standard of living	13.73% 7	43.14% 22	25.49% 13	15.69% 8	1.96% 1	51	3.51

Q11



Highway development can attract significant growth and development. Regarding these vital corridors in Oakwood, please rank the following in order of importance (1-6 with 1 being the most important):

Answered: 51 Skipped: 2





	1	2	3	4	5	6	TOTAL	SCORE
Managing traffic volumes	32.65% 16	30.61% 15	20.41% 10	10.20% 5	6.12% 3	0.00% 0	49	4.73
Managing safety	28.00% 14	36.00% 18	22.00% 11	6.00% 3	6.00% 3	2.00% 1	50	4.68
Luring more/new retail	0.00% 0	10.20% 5	10.20% 5	12.24% 6	38.78% 19	28.57% 14	49	2.35
Luring more/new dining	6.00% 3	16.00% 8	18.00% 9	26.00% 13	18.00% 9	16.00% 8	50	3.18
Luring any new jobs	4.08% 2	0.00% 0	24.49% 12	30.61% 15	18.37% 9	22.45% 11	49	2.73
Preserving the appearance and rural character	30.00% 15	8.00% 4	6.00% 3	16.00% 8	10.00% 5	30.00% 15	50	3.42

**F. Comprehensive Plan Meeting Summaries**

**AGENDA  
OAKWOOD COMPREHENSIVE PLAN  
STAKEHOLDER MEETING  
OAKWOOD CITY HALL**

**4:00 PM-Thursday November 11, 2021**

**OAKWOOD COMP PLAN UPDATE  
STAKEHOLDER MEETING  
OAKWOOD CITY HALL**

**4:00 PM-Thursday November 11, 2021**

Sign In Sheet

<u>Name</u>	<u>Email Address</u>
Don Schultz	dschultz@cityofOakwood.net
Cherry Wilson	Swilson@cityofOakwood.net
Mary Puckett	mpuckett@cityofOakwood.net
Peggy Funderbark	pfunderbark@cityofOakwood.net
Tony Millwood	tmillwood@cityofOakwood.net

**DISCUSSION/ACTION:**

**1.) Review and update comprehensive plan components from 2017**

- **Vision Statement**
- **Needs and Opportunities**

**2.) Next meeting date: December 9th with a continued discussion of the Needs and Opportunities section.**

**3.) Adjournment**

AGENDA  
OAKWOOD COMPREHENSIVE PLAN  
STAKEHOLDER MEETING  
OAKWOOD CITY HALL

**4:00 PM-Thursday December 9, 2021**

DISCUSSION/ACTION:

- 1.) 1.) Review and update comprehensive plan components from 2017
  - Needs and Opportunities
- 2.) Next meeting date: February 20: Public Comment Meeting
- 3.) Adjournment

OAKWOOD COMP PLAN UPDATE  
STAKEHOLDER MEETING  
OAKWOOD CITY HALL

4:00 PM-Thursday December 9, 2021

Sign In Sheet

<u>Name</u>	<u>Email Address</u>
Missy Pickett	mpickett4@bellsouth.net
Sherry Wain	ssw321@aol.com
Poppy Funderbure	pfunderbure@cityofoakwood.net
Joreal Maele	joreal.maele@gmail.com
Tony Millwood	
Don Schulltz	



AGENDA  
OAKWOOD COMPREHENSIVE PLAN  
STAKEHOLDER MEETING  
OAKWOOD CITY HALL

4:00 PM-Thursday February 17, 2022

DISCUSSION/ACTION:

1.) Discuss Future Development Strategy

2.) Review maps

- Existing Land Use
- Future Land Use
- Areas Requiring Special Attention
- Character Areas

3.) Adjournment

OAKWOOD COMP PLAN UPDATE  
STAKEHOLDER MEETING  
OAKWOOD CITY HALL

4:00 PM-Thursday February 17, 2022

Sign In Sheet

<u>Name</u>	<u>Email Address</u>
ROGER ROESLER	ROE@AOL.COM
Don Schulte	dschulte@cityof oakwood.net
Tony Milkwood	

AGENDA  
OAKWOOD COMPREHENSIVE PLAN  
STAKEHOLDER MEETING  
OAKWOOD CITY HALL

4:00 PM-Thursday March 24, 2022

DISCUSSION/ACTION:

- 1.) Discuss Future Development Strategy
- 2.) Character Areas
- 3.) Discuss final elements including ROA, STWP, and submittal process to DCA in May.
- 4.) Adjournment

OAKWOOD COMP PLAN UPDATE  
STAKEHOLDER MEETING  
OAKWOOD CITY HALL

4:00 PM-Thursday March 24, 2022

Sign In Sheet

<u>Name</u>	<u>Email Address</u>
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Peggy Funderburk	pfunderburk@cityof oakwood.net
Dan Schultz	dschultz@cityofoakwood.net
Tony Millwood	Tonymillwood@cityofOakwood.net

AGENDA  
OAKWOOD COMPREHENSIVE PLAN  
PUBLIC COMMENT MEETING  
OAKWOOD CITY HALL

**3:00 PM-Thursday April 14, 2022**

OAKWOOD COMP PLAN UPDATE  
PUBLIC COMMENT MEETING  
OAKWOOD CITY HALL

3:00 PM-Thursday April 14, 2022

Sign In Sheet

DISCUSSION/ACTION:

1.) PowerPoint Presentation:

What is a Comp Plan?

- Oakwood's Vision
- Needs and Opportunities
- Existing Land Use, Future Land Use, Areas That Require Special Attention and Potential Annexation Maps (paper copies available)
- Report of Accomplishments & Short-Term Work Program

Oakwood SWOT Analysis:

- Strengths?
- Weaknesses?
- Opportunities
- Threats?

2.) Questions/Comments while reviewing maps

3.) Adjournment

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