City of Lula

2023
Comprehensive Plan Update

City of Lula
A friendly place to live and build a business

Georgia Mountains Regional Commission

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I. COMMUNITY AGENDA

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

A. PURPOSE

The purpose of the Community Agenda 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 Agenda is the most important part of the plan, for it 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 Community Agenda 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. REQUIRED COMPONENTS

Plan Elements

This comprehensive plan serves to meet the requirements and intent of the Georgia Department of Community Affair's "Minimum Standards and Procedures for Local Comprehensive Planning," as amended in 2018, and the Georgia Planning Act of 1989. It is essential that the plan be prepared in compliance with these rules and guidelines in order for the City of Lula to maintain its Qualified Local Government (QLG) status. Further, State law requires that the government update its comprehensive plan every 5 years.

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

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

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

(3) Community Work Program. This element of the comprehensive plan lays out the specific activities the community plans to undertake during the next five years to address the priority Needs and Opportunities, identified Target Areas (if applicable), or to achieve

portions of the Community Goals. This includes any activities, initiatives, programs, ordinances, administrative systems (such as site plan review, design review, etc.) to be put in place to implement the plan.

Local comprehensive plans in Georgia are also required to include an assessment of compliance and consideration for the appropriate regional water plans for each community as well as an assessment of their broadband capacity. The standards for the last element have not been completed at the time of this document but the City will provide a brief analysis of their needs and objectives in an effort to provide advance compliance and will amend this material as needed in the future.

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

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

In addition to the core required elements Lula is required to produce the land use element for aid in the coordination of their development goals and improvement projects.

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

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

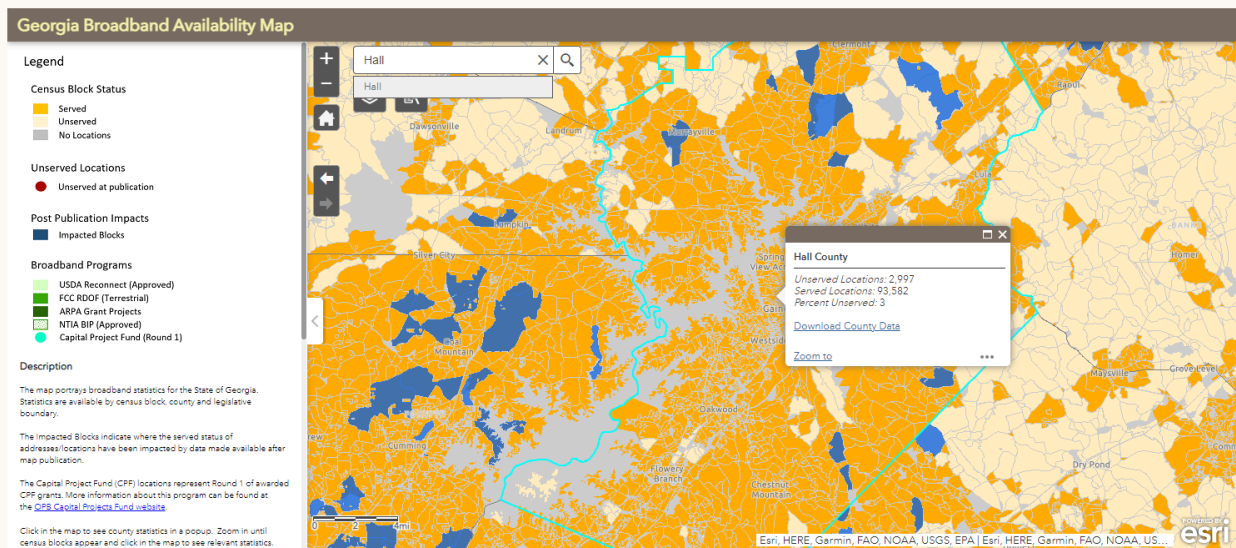*(b) Future Land Use Map and Narrative. Prepare a Future Land Use Map that uses conventional categories or classifications to depict the location (typically parcel by parcel) of specific future land uses. If this option is chosen, prepare the Future Land Use Map using either of the land use classification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

Broadband Internet Access Element. 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.

2022 Georgia Broadband Availability Map

In assessing Lula'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.   The majority provider within the area (based on geographic area) is Windstream, for which service ratings were considered below average. Both Windstream and Comcast provide major commercial service in the GA 365 corridor, along arterial roads leading westward into the county and to Lula, and along various roads throughout the unincorporated County. There are, however, several gaps in "last mile" connectivity along more remote rural roads, particularly with regard to higher speed and higher capacity lines.

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

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

C. PUBLIC PARTICIPATION

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

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

Want to help influence what Lula will look like in 20-30 years ? Use the QR Link above

Posted By: Dennis Bergin on: March 07, 2023 In: Local/State News

Print Email

Share Tweet Share

The City of Lula 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 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. To complete the survey online instead, use the following link: https://www.surveymonkey.com/r/Lulaplan

or the use the QR code, by viewing with your camera phone.

The Survey will take approximately 5 minutes to complete and will help influence and guide the update to the Comprehensive Plan, encourage your friends and neighbors to take a few minutes and participate. Hope to hear from you soon!!!

Plan Advisory Committee

The city nominated many individuals to serve as a Plan Advisory Committee. These citizens and local business owners worked with the Mayor and City Manager to provide input and guidance into the amending and updating of issues, opportunities, and general plan objectives during stakeholder meetings held from December 2022 to May 2023.

Multi-media Interface

The City of Lula utilized available online platforms to promote the plan update process, announce meeting times and locations, and to encourage stakeholder input. Copies of the draft and final material were made available via the web, as well.

Media Interaction

The City's Clerk provided full information and copies of plan material and notifications to the Gainesville Times, Jacobs Media, and all other appropriate press associations. Sample legal notice can be found in *Appendix F.*

Public Meetings

Public meetings concerning the comprehensive plan update were held on *April 27, 2023.* These forums allowed for public input and questions and gave the City the opportunity to present their considerations for the updated material. A paper survey and electronic version through Survey Monkey was also conducted from January to May 2023 and the sample survey and results (*83 received*) are available in *Appendix D and E.*
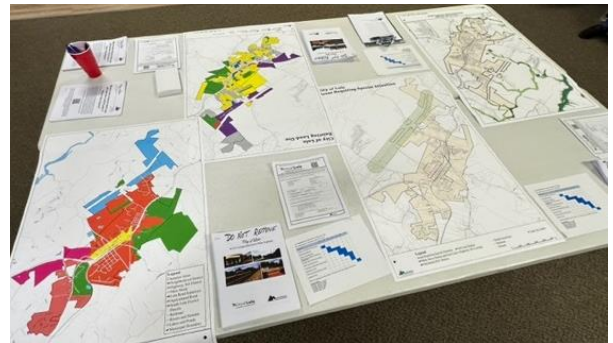
II.   COMMUNITY VISION

A. LULA PROFILE

Lula, Georgia, straddles the Hall County and Banks County line, situated along the Hwy 365 corridor northeast of Gainesville. Heading north along this route Lula is the first community reached as you progress from the more suburban fringe of metro Gainesville and Atlanta, making your way into the more rural parts of the Appalachian foothills.

The city is one of many in the area with a history defined by the railroad, but now serves as a modest commercial center for this part of the region, amidst a growing number of residential subdivisions. Thanks in part to annexations the municipal population has expanded greatly over the past 20 years, and more growth is poised to come into this part of Hall County such that Lula's role and importance is expected to dramatically expand. The City remains a small rural town but has strong utility services and the capacity to see increased density, and thus the potential to strengthen its unique character.

The 47th annual Railroad Days Festival on May 5th and 6th is a popular annual festival, and the comprehensive plan update was promoted during this event for public feedback.

B. GENERAL VISION STATEMENT

Previous planning standards for Georgia defined a community vision as something *"… intended to paint a picture of what the community desires to become, providing a complete description of the development patterns to be encouraged within the jurisdiction."* It is required as an element of the comprehensive plan so that communities can truly establish a pure and simple ideal for themselves in a format that is easily expressed and understood.

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

As of 2023 the general vision statement still reflects the values and desires for the City of Lula. The prevailing character of the community has not changed greatly since the vision was conceived in 2012 and reviewed during the previous plan update in 2019, nor have the external factors and forces changed such that local residents and stakeholders feel a need to change the perceived goals for the community.

"The City of Lula will be:

- ***A quality, safe and attractive hometown where residents can live, work and play;***
- ***A community fostering economic growth for the greater area;***
- ***A community that values its history, protects its natural resources, and works for its people"***

"These values as defined by community stakeholder committee member and former *City Councilman Mordecai Wilson* who is the city's oldest veteran and has dedicated his life to public service, and his fellow stakeholder committee members, and citizen input during the update planning phase in 2022-2023 all support a traditional central city/downtown with businesses in the downtown core and residential neighborhoods radiating out. Businesses and uses preferred to support a vibrant and walkable downtown include but are not limited to as applicable for the City of Lula: a grocery store and a meat market, a hardware store and pharmacies, clothing, jewelry and retail shops; professional businesses such as law offices and institutions such as city hall and a courthouse; city services such as fire and police for protection; libraries and a community center, and places for learning and worship centers; health clinics and offices for doctors and nurses and physical therapy; greenspace, shaded areas and parks that create sanctuaries for safe, recreational use. All of which foster a place where desirable housing flourishes nearby due to a successful, thriving vibrant downtown and which in turn supports places for education nearby that's safe and walkable."

Broken down, the General Vision for the City of Lula represents the following values:

A quality, safe and affordable hometown where all residents can live, work and play	The foremost objective of Lula is to serve as a high-quality place for residents of all generations, conducive to raising families and fostering opportunities for employment and recreation for every household
A community fostering economic growth for the greater area	Lula is committed to economic growth, both within and around the City in ways that benefit City residents and businesses
A community that values its history, protects its natural resources, and works for its people"	The City is proud of its individual character and people, wishing to preserve its history and role as a social and civic center in burgeoning northeast Georgia

C. NEEDS AND OPPORTUNITIES

The planning process asks communities to assess the information outlined in an effort to identify issues and opportunities that should be considered when trying to plan for the future. In doing so the communities can more effectively define their objectives and actions to as to better achieve the desired vision.

The following represents a refined listing of Issues and Opportunities for the City of Lula. Most of these were carried over from the first part of the planning process, identified during the development of the Community Assessment. The list has been confirmed and/or refined based on the discussions and analyses throughout the planning process.

NEEDS AND OPPORTUNITIES	MITIGATION STRATEGIES
Economic Development	
1.) Concern for future wage rates within the region.	• Continue working with the Chamber of Commerce and GMRC Work Force Dev. to promote the area to employers. • Continue to promote education opportunities for local labor force. • Attract new businesses for labor, transportation, technology, and other appropriate employment sectors.
2.) Need to attract/ retain a variety of retail and service businesses to support residents.	• Survey residents to identify business needs; Share with developers and realtors. • Identify land for future development. • Develop infill and adaptive reuse strategy for empty buildings/lots and greenspace (including but not limited to opportunities on Carter Alley, Maiden Lane, etc.). • Utilize Film Ordinance to promote Lula for economic development. • Improve road connectivity.
3.) Possibility of Hwy 365 development detracting from City businesses.	• Continue streetscape, greenspace, and other efforts to enhance downtown walkability for all modes of transportation to promote downtown development. • Develop infill and adaptive reuse strategy for empty buildings/lots and greenspace (including but not limited to opportunities on Carter Alley, Maiden Lane, etc.). • Improve road connectivity.
4.) Access to growing Hwy 365 corridor.	• Work with Hall County to create master development strategy around 365 and SR52, and plans for annexation.

	• Improve road connectivity.
5.) Increased tourism within the region.	• Work with Hall County, Hall County Chamber of Commerce to create master development strategy around 365 and SR52, and plans for annexation. • Utilize Film Ordinance to promote Lula for economic development.
6.) Available land for business development.	• Identify land for future development. • Develop infill and adaptive reuse strategy for empty buildings/lots. • Develop infill and adaptive reuse strategy for empty buildings/lots and greenspace (including but not limited to opportunities on Carter Alley, Maiden Lane, etc.).

NEEDS AND OPPORTUNITIES	MITIGATION STRATEGIES
Natural and Historic Resources	
1.) Need to maintain access to quality water sources.	• Maintain water supply permits and monitor withdrawal permits within the area. • Maintain Service Delivery Agreements with Hall and Banks Counties. • Work with Counties to ensure application of environmental protection regulations.
2.) Access to public water and sewer.	• Work with Counties to ensure application of environmental protection regulations. • Continue to update water and sewer priorities.
3.) Diminishing long-term viability of septic systems within a growing region	• Develop inventory of septic systems. • Develop long-term plan for sewer service in the area.
4.) Continue initiatives to serve as model community for environmental management.	• Promote tree canopy density protection. • Continue to foster land, water, air, and energy stewardship through best practice measures. • Promote bike/ped and trail friendly development. • Promote fuel efficient vehicles. • Promote a more efficient waste management collection system.

5.) Strengthen the image and charm of Lula through coordinated efforts to enhance property conditions and community appearance.	• Implement best practices for landscaping, streetscaping, pedestrian walkways, and lighting improvements. • Continue enforcement outreach/abandoned property remediation/beautification.
6.) 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.	• Complete a Historic Resources Survey to locate, identify and catalog local historic resources and landmarks important to the city's history and identity. • Identify and develop strategies to protect specimen trees in Oakwood. • Continue to protect watershed areas and regulating designated flood plains. • Continuation of downtown revitalization and heritage tourism.
7.) Create a greener community of national renown through a model environmental management plan that engages all our citizens.	• Continue to update and enforce environmental regulations and encourage development such as conservation subdivisions. • Encourage the designation and preservation of open space and green space in commercial, residential, and industrial developments. • Involve the community by continuing to conduct an annual stream and roadside clean-up event. • Promote conservation subdivision development.
8.) Continue protection of Lula's heritage.	• Promote the history of Lula through events such as Railroad Days. • Promote historic preservation efforts through a historic preservation ordinance and the state Certified Local Government program. • Support new nominations of historic resources to the National Register of Historic Places that are eligible. • Utilize local, regional, state, and national organizations for funding opportunities for historic preservation. • Complete a Historic Resources Survey to locate, identify and catalog local historic resources and landmarks important to the city's history and identity. • Continue enforcement outreach/abandoned property

	remediation/beautification.
Community Facilities and Services	
1.) Need to support and help improve Lula Elementary.	• Consider Safe Routes to School and other programs to enhance school grounds and location. • Improve streetscape and road connectivity. • Promote more family events oriented around the school. • Promote business relationships with the school. • Promote mentoring and other programs to assist educational efforts.
2.) Probable need for park space within and around the City.	• Review long-term park and recreation needs for the area with Hall County. • Identify land for future recreation center. • Expand current trail system; Add outdoor fitness space.
3.) Need to maintain City facilities and services.	• Update capital facility planning to aid in budgeting, management of SPLOST funds and application for grants.
4.) Need for more road improvements and expansion along arterials and collectors in and around the city.	• Maintain connections with GHMPO and routinely monitor progress with road improvement schedule.
5.) Inland Port Rail Yard on Hwy 365.	• The new Inland Port on 365 will have a major impact on road systems with the potential amount of truck traffic on Hwy 365 and through the city on Hwy 51. Efforts to minimize truck traffic through the city which has been working diligently to revitalize and promote a harmonious walkable downtown. • Coordinate with GDOT on traffic situations resulting from rail yard.
6.) Need to maintain level of emergency services through Hall County even as the area grows.	• Help Hall County coordinate long-term improvements for the local fire station. • Continue to update Emergency Management Program.

NEEDS AND OPPORTUNITIES	MITIGATION STRATEGIES
Housing	
1.) Aging inventory of homes in the city, many with below-market-level amenities.	• Develop infill and adaptive reuse strategy for empty buildings/lots. • Develop neighborhood improvement plans for residential areas around Main Street Districts; Apply for applicable grants to improve neighborhoods.
2.) Need to ensure new housing integrated into the city via road and sidewalk accessibility.	• Develop and implement seven phase (3 completed thus far) sidewalk and pedestrian master plan. • Update codes to require sidewalks in certain conditions per new subdivision ordinance adopted in 2023.
3.) Need to increase share of higher-end housing in the city.	• Perform study with realtors identifying land and conditions for attracting housing to serve Lula's employment needs.
Land Use	
1.) Need to maintain access to quality water sources.	• Maintain water supply permits and monitor withdrawal permits within the area. • Maintain Service Delivery Agreements with Hall and Banks Counties. • Work with Counties to ensure application of environmental protection regulations.
2.) Desire to retain rural, agricultural character.	• Coordinate with Hall and Banks Counties the possible application of conservation easements, TDRs, and other measures to preserve agricultural operations in the area. • Consider design guidelines that promote classic rural architecture, conservation design subdivisions, etc.
3.) How to grow the city with regards to the barriers of the highway and the railroad.	• Perform study for managing active in-town railroads. • Work with Hall County to create master development strategy around 365 and SR52; Include plans for annexation.

D. **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.

2022 Georgia Broadband Availability Map

In assessing Lula'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.

Broadband service is critical to the Economic Development of Lula in Hall County. With the city in close proximity to Hwy 365, and having major arterial roads such as Hwy 52, 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 Lula 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 Lula. 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
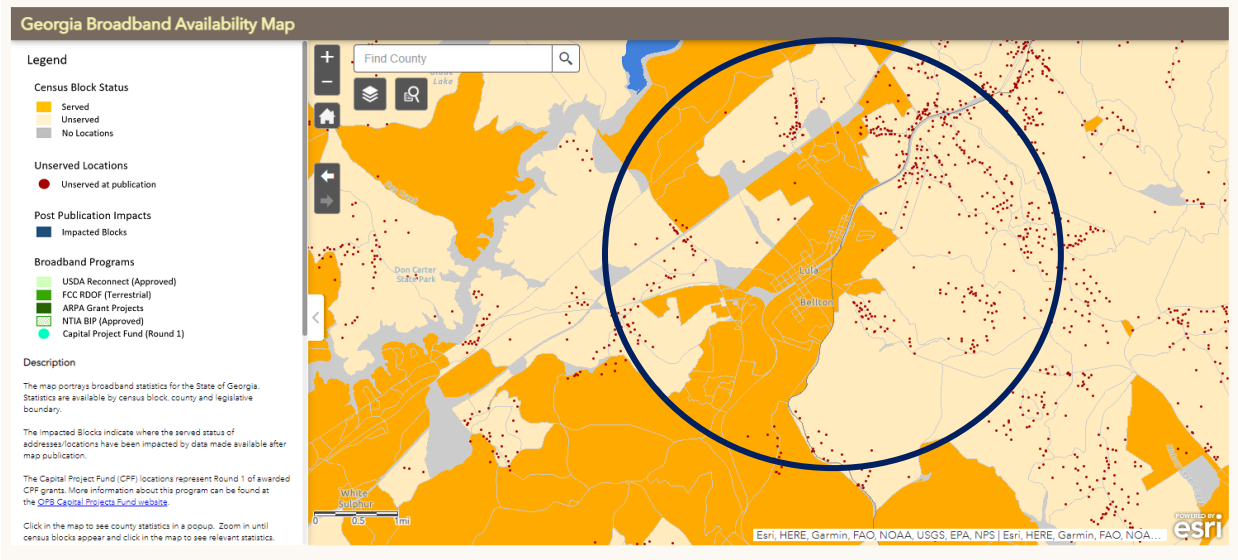
2022 Georgia Broadband Availability Map
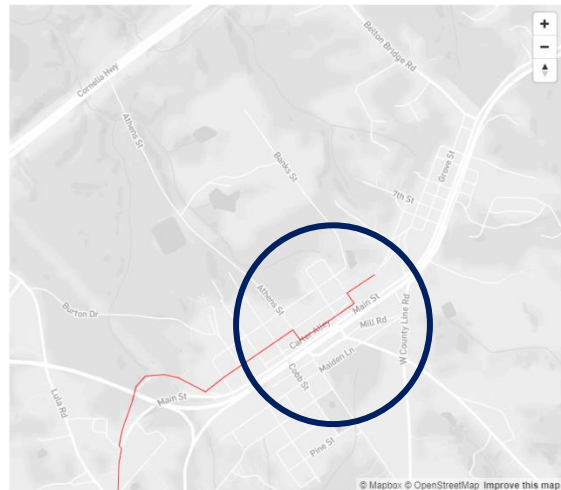
BROADBAND NETWORK SUMMARY

Hall County and downtown Lula (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 Lula 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

	Strengths	Weaknesses	Opportunities	Challenges
Workforce/ Education	Higher Educational Institutions – University of North Georgia, Brenau, North Georgia Technical School, Lanier Technical School	Limited existing hi-tech labor force	Economic and demographic growth of metro Atlanta	Attraction/ Retention of top technology talent
	Faster Business Start-up Time	Low family income	Job fairs held within the region by GMRC Workforce Development	Competition from other metro areas
	Dawson GigCenter – Business start-ups			
	GMRC Workforce Development			
	Strong Development Authorities and Chamber offices to assist start-up businesses and industries			
Infrastructure	Cooperative EMC's that deliver good products	System Redundancy. Residents and Businesses need more choices for internet service.	Tourism/outdoor recreation related industry	Topographically the GMRC Region is difficult to traverse for aerial line installation
	North Georgia Network	Cost prohibitive		
	Access to metro Atlanta	Geographic isolation		
	Ga 400 – Technology Corridor			
	Residents ability to telecommute			
Local Govern	GMRC fostering cooperation	Limited funding resources	Educating local government on importance of broadband access	Finding Grant funds for broadband projects
	Quality Development Authorities	State needs to put		Need a better way

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and Joint Development Authorities	more emphasis on education		to communicate to State Legislators what is going on in the GMRC Region regarding broadband needs, initiatives and projects

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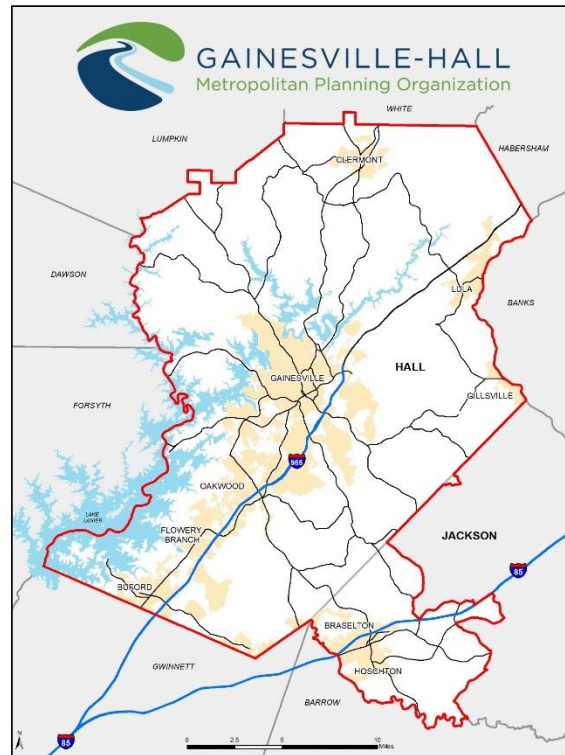
This information and assessment associated with the update of that document are being used for this comprehensive plan element.

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

LULA 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.

- There are two components to the demand-responsive service offered by Hall Area Transit (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.
- 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.

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, Lula has a long-term policy to actively work to improve and maintain the City's sidewalk network.

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

- The new Inland Port rail yard on 365 is being developed currently to serve rail transportation for northeast Georgia.

- 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 Lula.

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.

F. QUALITY COMMUNITY OBJECTIVES

In 1999 the Board of the Department of Community Affairs adopted 17 Quality Community Objectives (QCOs) as a statement 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. This assessment is meant as a tool to give a community a comparison of how it is progressing toward these objectives set by the Department, but no community will be judged on progress. The questions focus on local ordinances, policies, and organizational strategies intended to create and expand quality growth principles. A majority of positive responses for a particular objective may indicate that the community has in place many of the governmental options for managing development patterns. Negative responses may provide guidance as to how to focus planning and implementation efforts for those governments seeking to achieve these QCOs. Should a community decide to pursue a particular objective it may consider this assessment as a means of monitoring progress towards achievement.

The following assessment was conducted to address the Quality Community Objectives requirement of Chapter 110-12-1: Standards and Procedures for Local Comprehensive Planning, *Local Planning Requirements*. The analysis below uses the Quality Community Objectives Local Assessment Tool created by the DCA Office of Planning and Quality Growth, and is intended to identify issues and opportunities for adapting local activities, development patterns and implementation practices to the QCOs applicable to the City of Lula. In most cases, the City of Lula already has begun to address the QCOs, and will continue to work towards achieving fully the quality growth goals set forth by the DCA.

Development			
Traditional Neighborhoods *Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, missing of uses within easy walking distance of one another, and facilitating pedestrian activity.*			
	Yes	**No**	**Comments**
1. If we have a zoning code, it does not separate commercial, residential, and retail uses in every district.	X		
2. Our community has ordinances in place that allow neo-traditional development "by right" so that developers do not have to go through a long variance process.		X	Not currently applicable
3. We have a street tree ordinance that requires new development to plant shade-bearing trees appropriate to our climate.		X	Not currently applicable, however a similar element is being considered, to address heat island issues and native planting to lessen water consumption.
4. Our community has an organized tree-planting campaign in public areas that will make walking more comfortable in summer.		X	Not currently applicable, however a similar element is being considered, to address heat island issues and native planting to lessen water consumption
5. We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.	X		The City adopted a nuisance ordinance that enforced through code enforcement
6. Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.	X		Yes through regular maintenance and redevelopment
7. In some areas several errands can be made on foot, if so desired.	X		As a rule, yes, also the city has a new downtown streetscape program under development that enhances connectivity
8. Some of our children can and do walk to school safely.	X		
9. Some of our children can and do bike to school safely.	X		
10. Schools are located in or near neighborhoods in our community.	X		

Infill Development			
Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.			
	Yes	No	Comments
1. Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.	X		Identified in the redevelopment of historic downtown through city incentives and promoted through RC and DDA
2. Our community is actively working to promote brownfield redevelopment	X		Identified in the redevelopment of historic downtown through city incentives and promoted through RC and DDA, limited Brownfield's
3. Our community is actively working to promote greyfield redevelopment.	X		Limited. Identified in the redevelopment of historic downtown through city incentives and promoted through RC and DDA
4. We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road).	X		Yes through redevelopment of the historic downtown area
5. Our community allows small lot development (5,000 square feet or less) for some uses.	X		Yes depending on use and application of zoning district, redevelopment acres, PUD's

Sense of Place		
Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.		

	Yes	No	Comments
1. If someone dropped from the sky into our community, they would know immediately where they were, based on our distinct characteristics.		X	Initial efforts to promote common threads unique to this community are underway as found in the new streetscape program via signage, lighting, setbacks, fencing etc.
2. We have delineated the areas of our community that are important to our history and heritage and have taken steps to protect those areas.	X		Yes through our comprehensive streetscape program for downtown historic redevelopment
3. We have ordinances to regulate the aesthetics of development in our highly visible areas.	X		
4. We have ordinances to regulate the size and type of signage in our community.	X		Yes, under annual review
5. We offer a development guidebook that illustrates the type of new development we want in our community.		X	Under consideration
6. If applicable, our community has a plan to protect designated farmland.	X		

Transportation Alternatives			
Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.			
	Yes	No	Comments
1. We have public transportation in our community.	X		*Not available through the city, but limited availability through Hall County Government (RED RABBIT)*
2. We require that new development connects with existing development through a street network, not a single entry/exit.	X		
3. We have a good network of sidewalks to allow people to walk to a variety of destinations.	X		Fair, and under improvement through the previous mentioned Streetscape program.
4. We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.	X		
5. We require that newly built sidewalks connect to existing sidewalks wherever possible.	X		
6. We have a plan for bicycle routes through our community.	X		Limited through Hall County plans, but to be expanded with this Comp Plan and future efforts
7. We allow commercial and retail development to share parking areas wherever possible.	X		

Regional Identity *Each region should promote and preserve a regional "identity," or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.*			
	Yes	*No*	*Comments*
1. Our community is characteristic of the region in terms of architectural styles and heritage.	X		Limited, and being enhanced through redevelopment and new development
2. Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.	X		Limited in application but unique and promoted by area business.
3. Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal, etc.).	X		Limited in application but unique and promoted by area business
4. Our community participates in the Georgia Department of Economic Development's regional tourism partnership.	X		Limited in application but unique and promoted by area business and local government
5. Our community promotes tourism opportunities based on the unique characteristics of our region.	X		Yes, regular seasonal application
6. Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment, and education.	X		Yes, regular seasonal application

Resource Conservation

Heritage Preservation
The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.

	Yes	No	Comments
1. We have designated historic districts in our community.	X		Under consideration
2. We have an active historic preservation commission.	X		Under consideration
3. We want new development to complement our historic development and we have ordinances in place to ensure this.	X		Under consideration

Open Space Preservation
New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.

	Yes	No	Comments
1. Our community has a greenspace plan.	X		As an element through ordinance
2. Our community is actively preserving greenspace, either through direct purchase or by encouraging set-asides in new development.	X		As an element through ordinance by private development
3. We have a local land conservation program, or we work with state or national land conservation programs, to preserve environmentally important areas in our community.		X	No, not currently
4. We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.	X		As an element through ordinance, currently encouraged per application with limited success

Environmental Protection *Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.*			
	Yes	*No*	*Comments*
1. Our community has a comprehensive natural resources inventory.	X		In its infancy ongoing through growth/ annexation
2. We use this resource inventory to steer development away from environmentally sensitive areas.	X		Yes, through adopted ordinance
3. We have identified our defining natural resources and taken steps to protect them.	X		Yes, through adopted ordinances
4. Our community has passed the necessary "Part V" environmental ordinances, and we enforce them.	X		Yes, through adopted ordinances
5. Our community has a tree preservation ordinance which is actively enforced.		X	Not currently
6. Our community has a tree-replanting ordinance for new development.		X	Not currently
7. We are using stormwater best management practices for all new development.	X		Yes, through adopted ordinance
8. We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain, or marsh protection, etc.).	X		Yes, through adopted ordinance

Social and Economic Development			
Growth Preparedness *Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, sewer) to support new growth, appropriate training of the workforce, ordinances, and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.*			
	Yes	*No*	*Comments*
1. We have population projections for the next 20 years that we refer to when making infrastructure decisions.	X		Yes, on-going annual review
2. The City's, the local school board, and other decision-making entities use the same population projections.	X		As applicable
3. Our elected officials understand the land-development process in our community.	X		
4. We have reviewed our development regulations and/or zoning code recently and believe that our ordinances will help us achieve our QCO goals.	X		
5. We have a Capital Improvements Program that supports current and future growth.	X		Yes, on-going annual review reflected in budget adoption
6. We have designated areas of our community where we would like to see growth and these areas are based on a natural resources inventory of our community.	X		Defined through annexation and comp plan
7. We have clearly understandable guidelines for new development.	X		
8. We have a citizen-education campaign to allow all interested parties to learn about development processes in our community.	X		Using this process to initiate regular dialogue and education about planning.
9. We have procedures in place that make it easy for the public to stay informed about land use issues, zoning decisions, and proposed new development.	X		Documents are readily available through City Hall, with meeting agendas and minutes posted for review.
10. We have a public-awareness element in our comprehensive planning process.		X	Yes, as part of this plan update process

Appropriate Businesses			
The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.			
	Yes	No	Comments
1. Our economic development organization has considered our community's strengths, assets, and weaknesses, and has created a business development strategy based on them.	X		Ongoing, current new waste treatment development will enhance employment and business strategy reflective of comp plan objectives
2. Our economic development organization has considered the types of businesses already in our community and has a plan to recruit businesses and/or industries that will be compatible.	X		Yes, as well as enhance current business
3. We recruit firms that provide or create sustainable products.		X	Not currently, due in part to infrastructure limitations
4. We have a diverse jobs base, so that one employer leaving would not cripple our economy.		X	Not applicable under current inventory of major employers, current base supports small business/ entrepreneur development

Employment Options			
A range of job types should be provided in each community to meet the diverse needs of the local workforce.			
	Yes	No	Comments
1. Our economic development program has an entrepreneur support program.	X		Limited under consideration of enhancement through DDA, RC and Chamber efforts
2. Our community has jobs for skilled labor.	X		Limited, however the City's new waste treatment facility is paving the way for new development when the economy regains momentum
3. Our community has jobs for unskilled labor.	X		Limited, however the City's new waste treatment facility is paving the way for new development when the economy regains momentum
4. Our community has professional and managerial jobs.	X		Limited, however the City's new waste treatment facility is paving the way for new development when the economy regains momentum

Housing Choices

A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.

	Yes	No	Comments
1. Our community allows accessory units like garage apartments or mother-in-law units.		X	Under consideration
2. People who work in our community can also afford to live in the community.	X		Yes, reflective of economic conditions
3. Our community has enough housing for each income level (low, moderate, and above-average).	X		Yes, under regular annual review, reflective of comp plan
4. We encourage new residential development to follow the pattern of our original town, continuing the existing street design and maintaining small setbacks.	X		Yes, under regular annual review, reflective of comp planned draft ordinances under consideration
5. We have options available for loft living, downtown living, or "neo-traditional" development.		X	Under consideration
6. We have vacant and developable land available for multifamily housing.	X		
7. We allow multifamily housing to be developed in our community.	X		
8. We support community development corporations that build housing for lower-income households.	X		
9. We have housing programs that focus on households with special needs.	X		
10. We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.	X		Limited as designed reflective of application and Under consideration

Educational Opportunities Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.			
	Yes	*No*	*Comments*
1. Our community provides workforce training options for its citizens.	X		Available through chamber and local colleges/ Quick Start
2. Our workforce training programs provide citizens with skills for jobs that are available in our community.	X		Available through chamber and local colleges/ Quick Start
3. Our community has higher education opportunities or is close to a community that does.	X		Yes, several area colleges and tech development are accessible to the region
4. Our community has job opportunities for college graduates, so that our children may live and work here if they choose.	X		Limited under current economic conditions

Governmental Relations			
Regional Solutions Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.			
	Yes	*No*	*Comments*
1. We participate in regional economic development organizations.	X		Joint DA and Chamber associations
2. We participate in regional environmental organizations and initiatives, especially regarding water quality and quantity issues.	X		Participant of Metro North GA Water Mgmt. District; RC Regionally Important Resources Plan
3. We work with other local gvts. to provide or share appropriate services, such as public transit, libraries, special education, tourism, parks and recreation, emergency response, E-911, etc.	X		Cooperatives in some services included within SDA with Hall County, Gainesville, and others.
4. Our community thinks regionally, especially in terms of issues like land use, transportation, and housing, understanding that these go beyond local government borders.	X		

Regional Cooperation *Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.*			
	Yes	**No**	**Comments**
1. We plan jointly with our cities and county for comprehensive planning purposes.	X		As a rule, yes
2. We are satisfied with our Service Delivery Strategy.	X		There are areas which should be readdressed; however, we are supportive of the process and currently defend and support applications
3. We initiate contact with other local governments and institutions in our region in order to find solutions to common problems, or to craft region-wide strategies.	X		Yes, in depth and broad application, primary through Hall County and limited through Banks County though encouraged.
4. We meet regularly with neighboring jurisdictions to maintain contact, build connections, and discuss issues of regional concern.	X		

III. FUTURE DEVELOPMENT STRATEGY

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.

A. AREAS REQUIRING SPECIAL ATTENTION

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 Lula Areas Requiring Special Attention".

A. Areas of Significant Natural or Cultural Resources

The City of Lula contains numerous streams which are a valuable natural resource and have identified in their Needs and Opportunities analysis:

- desire to retain rural, agricultural character
- need to maintain access to quality water sources

B. Areas Where Rapid Development or Change of Land Use is Likely to Occur

1. Highway 365 Corridor

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

2. notated on the Areas Requiring Special Attention Map include:

      a. Old Lula District
      b. Main Street District and East Lula
      c. Old Belton R.R. District

E. Large Abandoned Structures or Sites *(Not Applicable)*

F. Areas with Significant Infill Development Opportunities *(Not Applicable)*

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:
   (Not Applicable)

City of Lula
Areas Requiring Special Attention
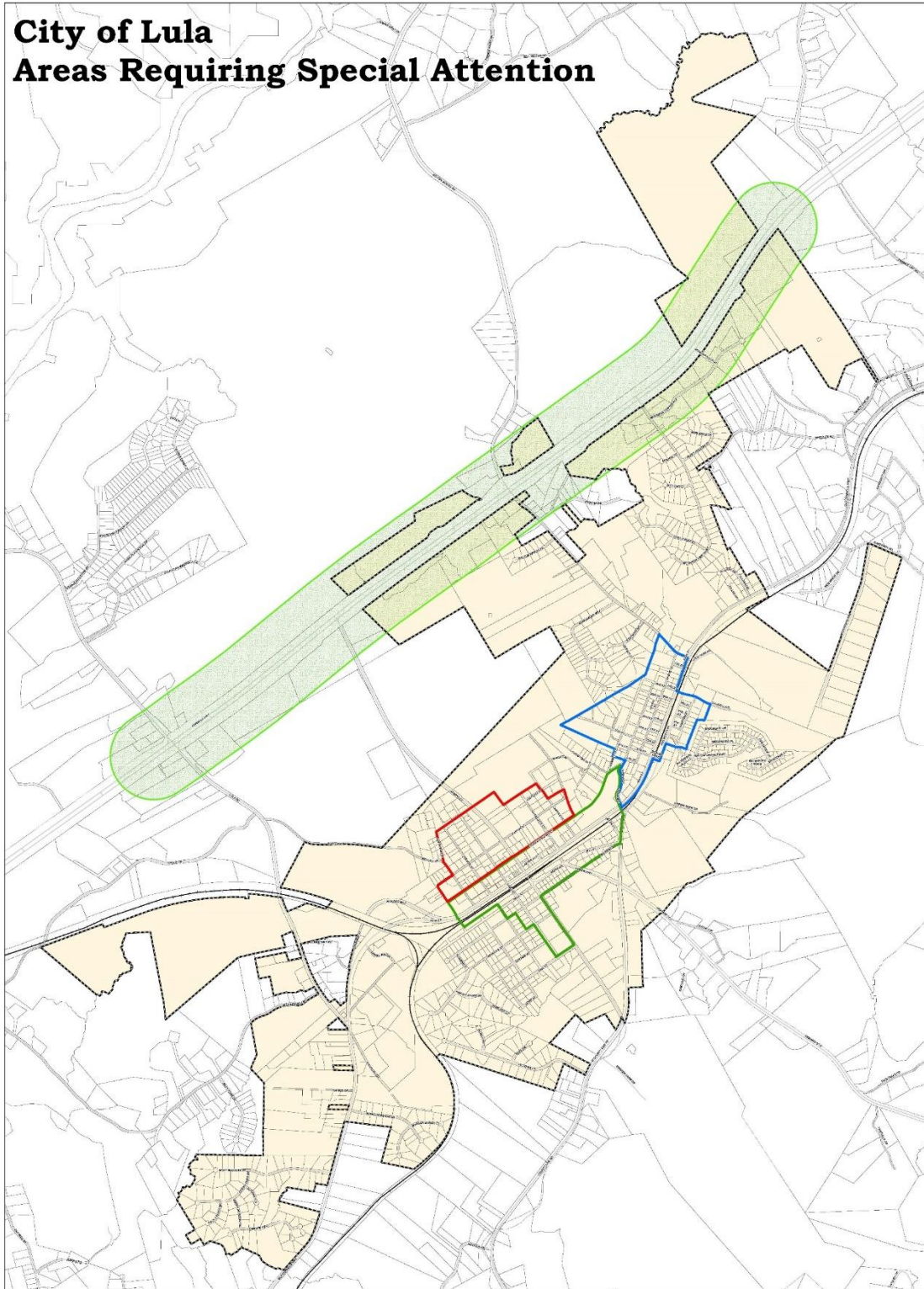
Legend

Areas Requiring Special Attention

- Main Street District and East Lula
- Old Belton R.R. District
- Old Lula District
- Highway 365 Corridor

- Road Centerlines
- Railroad
- Parcels

- Lula City Limits

Georgia Mountains Regional Commission

0   1,000   2,000   3,000   4,000   5,000 Feet

B. CHARACTER AREAS

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

The prevailing character and context of a community influence development forms and scale. Such elements are often identified as sub-areas within the community, such as neighborhoods, defined by architectural scale and style, functions and roles, traffic flow, and other factors that differentiate one area from the next. These can include the areas requiring special attention identified above and/or existing community sub-areas for which plans have already been prepared.

The city's location along Hwy. 365 and the access to abundant utilities and employment suggest strong growth demands in the coming years. As such, the character areas for Lula have been established to help the City evolve into a larger commercial and social node for this part of Hall and Banks Counties. Stable residential areas are to be retained or expanded while the downtown core is refined to accommodate more commercial operations. The aspiration is for an organic, outward expansion of the existing forms as Lula becomes a stronger nodal center.

The variance from this scheme is the ambition to support context-sensitive development along the adjoining Hwy. 365 corridor. Office, institutional and service-oriented uses oriented towards more regional scales will be exploring the corridor for future development, and Lula will work to create a critical node of development along 365 Between SR52 and Belton Bridge Road.

Implementation Measures

The City of Lula employs various land use mechanisms, including zoning and subdivision regulations, to manage growth and development. To achieve the visions defined for each character area the City will begin by reviewing all development regulations and policies for compatibility with the respective visions and amend as needed. This will include reviews of the design guidelines previously used for the downtown historic district as well as measures to prevent the intrusion of incompatible land uses in other various districts.

Within the realm of regulation, the City will also explore recommendations regarding infill development strategies, conservation subdivision design, landscaping, and signage. Any or all of these will be considered as measures to help foster the development patterns desired.

Additional proactive measures will include increased dialogue and coordination with Hall and Banks County regarding development expectations for the area surrounding Lula. The City will monitor adherence to the Service Delivery Agreements as utilities are expanded, seeking to maintain Lula and the 365/ SR52 intersection as the commercial node for the area. Lastly, the City will pursue property assessments to identify investment opportunities for improving existing neighborhoods and developing infill strategies.

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. In developing the *Community Assessment* portion of Lula's Comprehensive Plan, the community is encouraged to review the QCOs for their applicability to local conditions and goals. Their general application to each Character Area is described here.

Applicable QCO's per Character Area

DCA Quality Community Objective	Main Street	Neighborhood	North Lula	Ag. Rural	So. Lula	Lula Rd. Industrial	Hwy 365	Forestry/ Conserv.
Traditional Neighborhoods	X	X	X		X			
Infill Development	X	X	X		X			
Sense of Place	X	X		X			X	X
Transportation Alternatives	X	X	X		X			
Regional Identity	X						X	
Heritage Preservation	X	X		X				
Open Space Preservation				X				X
Environmental Protection			X	X	X			X
Appropriate Businesses	X			X		X	X	
Employment Options	X			X		X	X	
Housing Choices	X	X	X	X	X			
Growth Preparedness	X		X		X	X	X	
Educational Opportunities	X							
Regional Solutions				X			X	X
Regional Cooperation				X			X	X

Targeted Land Uses and Development Forms

Achieving the visions desired in each Character Area will require balancing the options presented with the land use and development types most compatible with the City's aspirations and capabilities. The following list identifies a generalized list of those development forms recommended for each Character Area.

Land Use & development Types per Character Area

Land Use/ Development Type	Main Street	Neighborhood	North Lula	Ag. Rural	So. Lula	Lula Rd. Industrial	Hwy 365
Mixed-use, multi-story structures	X						
Zero-lot line/ urban structures	X						
Urban residential (< 1 acre)	X	X	X		X		
Mutli-family residential	X		X		X		
Suburban residential			X		X		
Rural residential (> 3 acres)				X			
Neighborhood commercial	X	X	X		X		
Neighborhood office	X	X	X		X		
Regional commercial/ office							X
Light industrial						X	X
Institutional	X	X	X	X	X	X	X
Parks & recreation		X	X	X	X	X	
Conservation subdivision				X			

City of Lula, Georgia
Environmentally Sensitive Areas

Legend
- Ground Water Recharge Areas
- 305b 303d Streams
- Protected Rivers
- Protected Mountains
- National Wetlands Inventory
- FEMA Flood Plains
- Conservation Lands
- Roads
- State Roads
- Parcels
- Railroad
- Lula City Limits

0   500 1,000   2,000   3,000   4,000   5,000 Feet

Georgia Mountains
Regional Commission
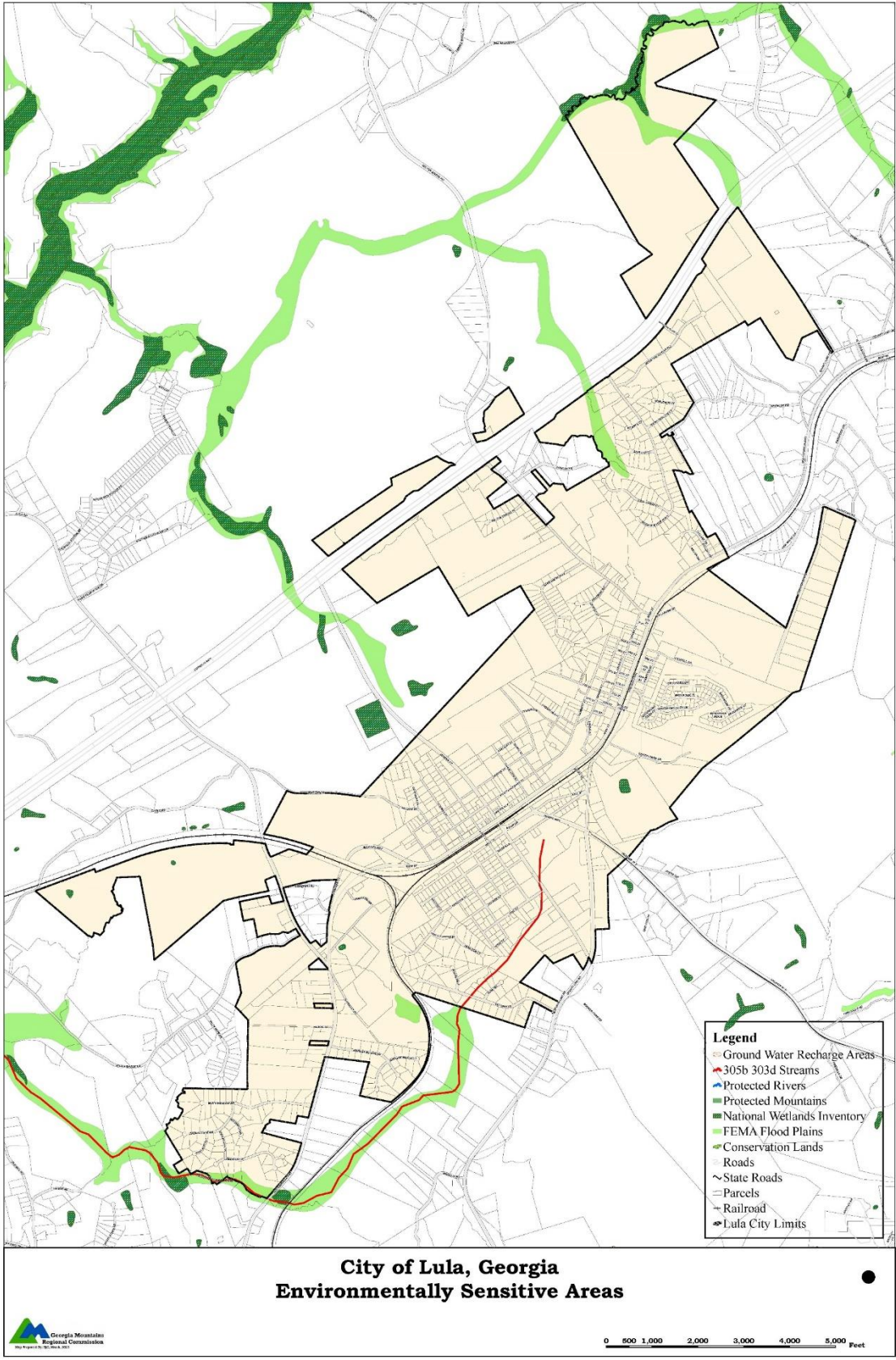
City of Lula
Existing Land-Use

Legend

Existing Land-Use
- Commercial (red)
- Public/Instituion (blue)
- Vacant (hatched gray)
- Parcels
- Lula City Limits
- Agricultural (green)
- Industrial (purple)
- Residential (yellow)
- Undeveloped (gray)
- Railroad

Georgia Mountain Regional Commission

0 1,000 2,000 3,000 4,000 5,000 Feet

City of Lula, Georgia
Character Areas

Legend

Character Areas
- Neighborhood District
- Highway 365 District
- Main Street
- Lula Road Industrial
- Agricultural/Rural
- North Lula District
- South Lula District
- Parcels
- Railroad
- Rivers and Streams
- Lakes and Ponds
- Municipal Boundary

0 500 1,000 2,000 3,000 4,000 5,000 Feet

Georgia Mountains
Regional Commission

Recommended Character Areas

Main Street

This is the core of Lula, the modest, urban railroad town setting along Main Street. The district includes the blocks behind reaching to Chattahoochee Street, as well as the railroad frontage and the Elementary School to the north. This is the city's front **porch** and social center, complete with popular local restaurants and the prevalence of shops for the area, despite the presence of Hwy 365 nearby.

The defining elements include the urban scale blocks, the massing of buildings along the main axis fronting the railroad, and the prevalence of commercial, civic, and service uses befitting a historic town center. In lieu of a classic town square there is a portion of a block cleared for a public park at the central intersection of Main Street and Athens Street. There are also many sidewalks connecting Main 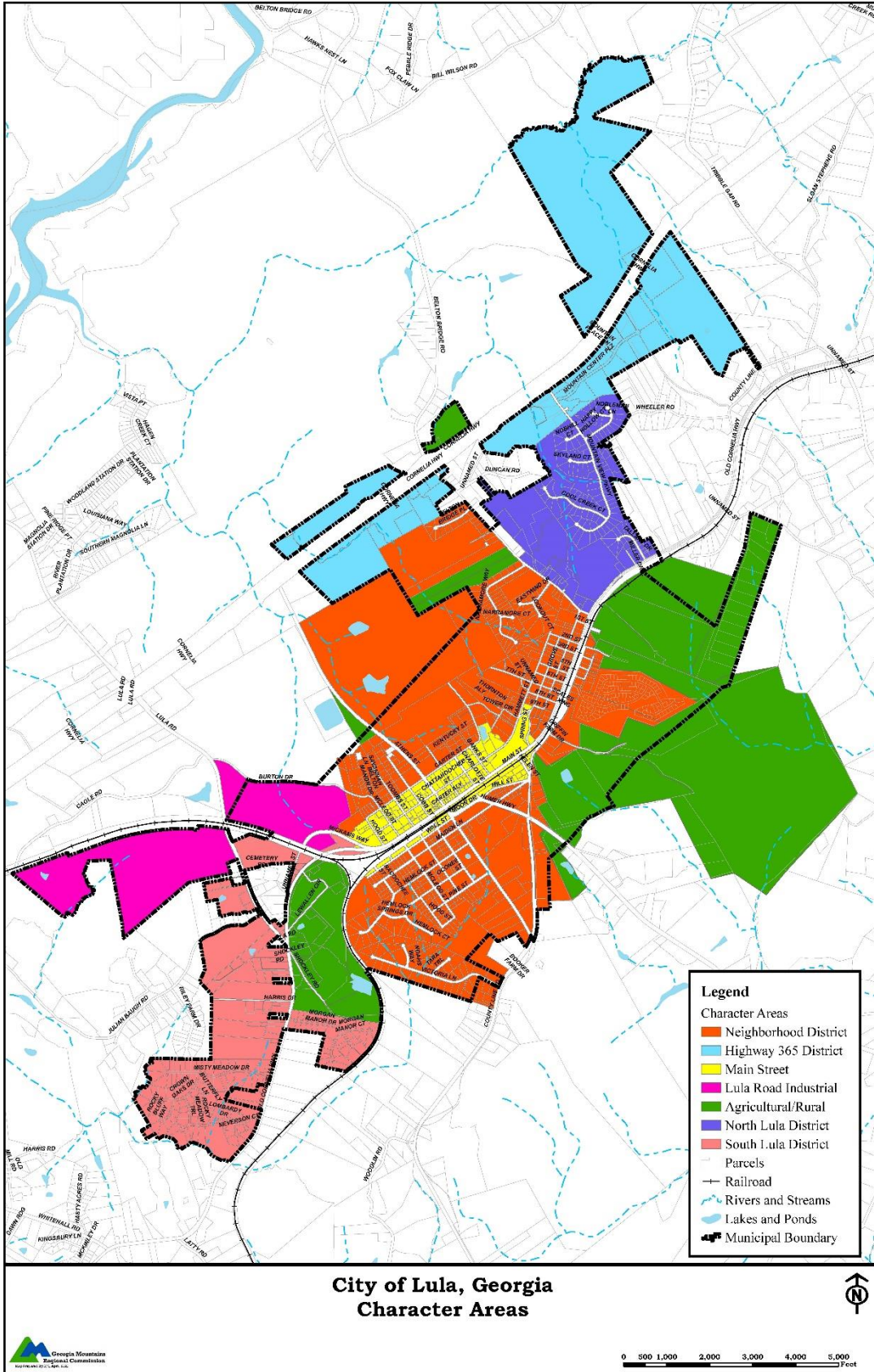Street with surrounding blocks, including the residential neighborhoods. There is also a service alley, Carter Alley, immediately behind Main Street.

Though the railroad no longer stops in downtown Lula the track remains active and the community proudly celebrates this heritage with their Railroad Days festival. The orientation around the track and the bridges allowing traffic to cross are defining features of the district and the city.

The Main Street district is likely to retain its form but possibly expand in scale as businesses respond to recent downtown beautification efforts. A new streetscape and plans to rehabilitate many older structures have helped the City coordinate the revitalization of downtown, all to retain the character established by these several blocks.
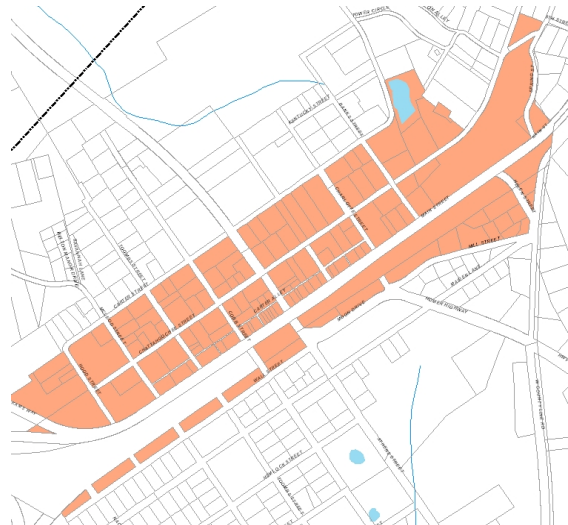
Main Street

Development Encouraged

- 0/Near lot line development

- Mix of uses; preference for retail commercial along Main Street

- Minimize surface parking per lot; Preference for dedicated City lot

- Office, institutional and residential uses acceptable

- Should confirm with existing architectural character of the neighborhoods and Main Street

Implementation Measures

- Implement streetscape improvements

- Maintain development regulations; Refine as needed

- Support preservation of existing structures and tree canopies

- Maintain/Pursue policies that encourage appropriate infill development
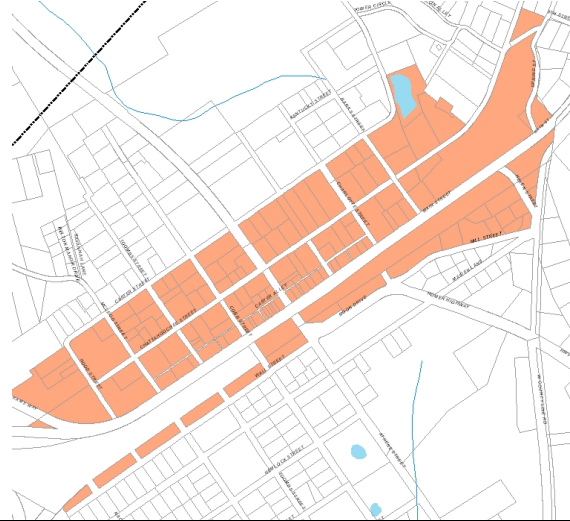
**Representative imagery
for new development**

Neighborhood

Lula's neighborhood district consists of the various urban-scale residential blocks surrounding the Main Street district. Most of these blocks are oriented in the same grid pattern established by Main St. and the railroad axis. For some blocks there are direct sidewalk connections to Main Street and the commercial district, as befitting traditional urban neighborhoods.

Though a few mobile homes are present in the district, most housing in these neighborhoods are predominantly site-built in design, with some units dating from the 1930's and older than 30 years. The typical sites range from ½ to ¼ acres, each with a single story house within 40-50 feet of the road frontage. Many units have carports or no garage at all, and most are on crawl spaces.

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

Though there has been some intrusion by developments with suburban street orientation, most of the new units retain the scale and lot form comparable to the existing neighborhoods. For now this new development has done well to blend in with the context, and there are other features in the railroad and Hwy 365 that will serve as barriers for how far this district might expand.
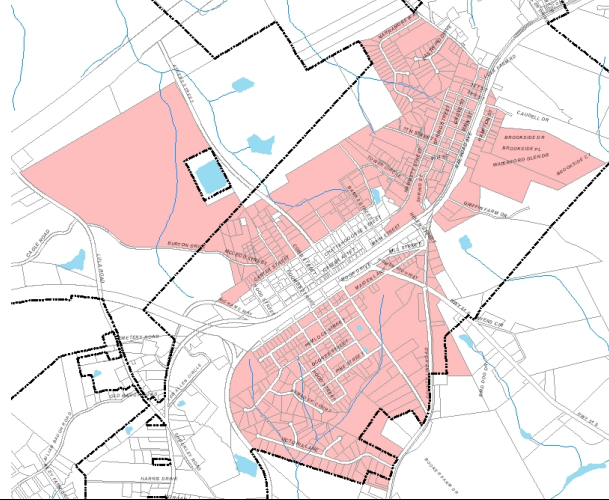
Neighborhood

**Representative imagery
for new development**
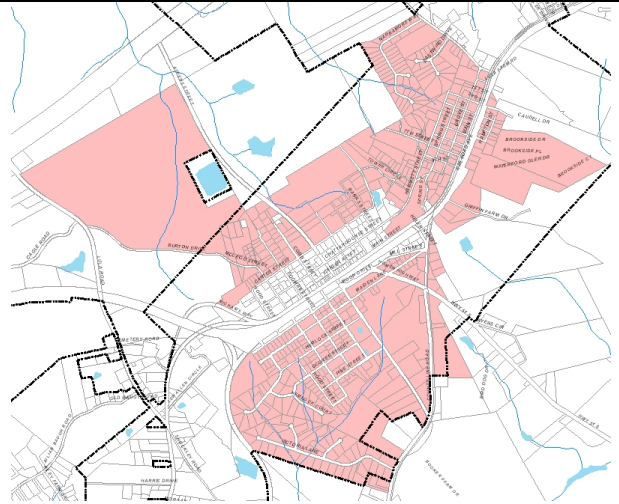
Development Encouraged

- Small-lot residential development

- Light office or commercial activity

- Institutional uses

- Should blend with architectural character of the neighborhoods and Main Street

- Favoritism for pitched roofs, front porches, or comparable entryways

- Mixed use density supporting walkability with 0 lot lines and defined parking as part of the design

Implementation Measures

- Support homeownership programs

- Maintain development regulations; Refine as needed

- Support preservation of existing structures

- Maintain/Pursue policies that encourage appropriate infill development

North Lula

This is a transitional space between Lula's urban neighborhood and rural Hall. It consists mostly of undeveloped land or recently built suburban housing. By type the subdivisions are attempting to fit in with the predominantly residential character surrounding downtown Lula, but in form they differ by relying on insular road networks and a departure from the classic urban grid. Some of the houses are also larger both in structure and in terms of lot size than found within the urban neighborhoods.

Nor is it defined that this area need be reserved for housing. There are a few non-residential uses within the district, including commercial use, a church and some small farms. Depending on the eventual traffic along Belton Bridge Road, which connects with Hwy 365, some of these properties may be primed for future commercial or service industry development.

This transition aids the rural areas outside the city of Lula, as well. By softening the change in density and concentrations of development, adjoining agricultural uses and woodland experience less pressure for up-selling. Likewise, it aids utility and infrastructure management by marking the essential limits of urban-level services.

**Representative imagery
for new development**
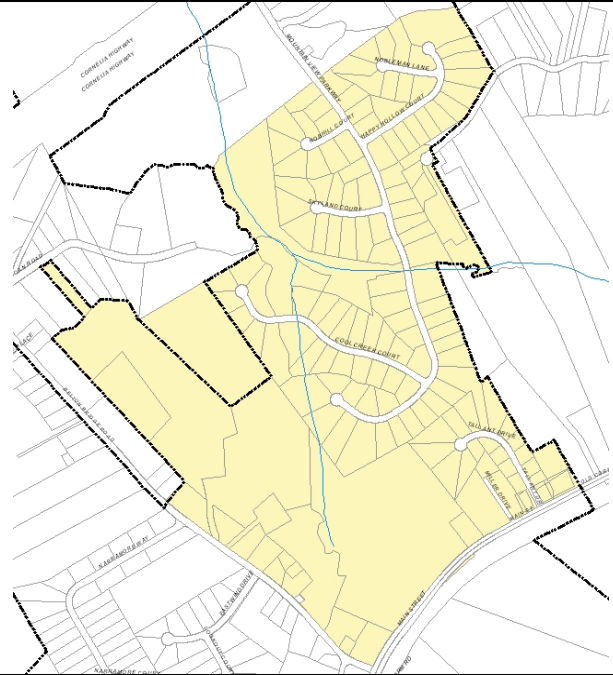
Development Encouraged

- Residential development, with some smaller agricultural or institutional uses

- Larger lot sizes (1 acre +)

- Higher % of natural landscape or pervious surfaces

- Conservation design subdivisions

Implementation Measures

- Maintain development regulations; Refine as needed

- Support preservation of existing structures

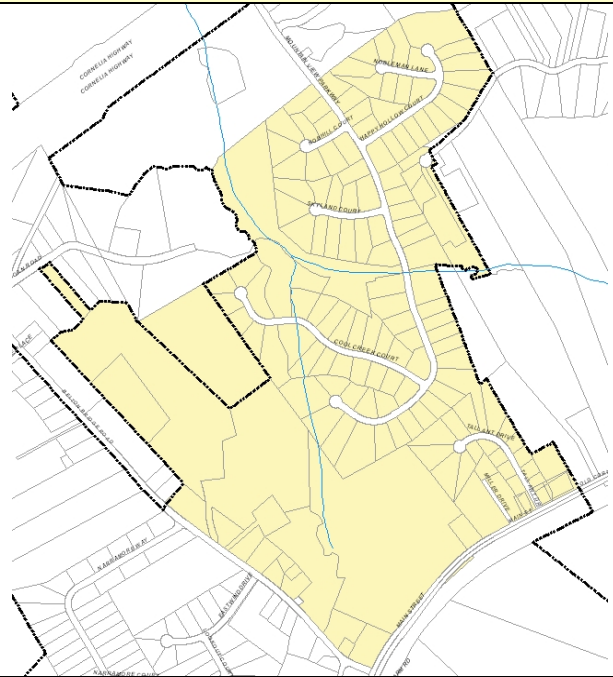- Maintain/Pursue policies that encourage appropriate infill development

- Annexations as appropriate

Agricultural/ Rural

This district is a catch-all designation for those larger lots that lie outside the urban neighborhoods or slightly more populated transitional zones. There is little agricultural activity within City limits, and almost all of that is of a non-commercial scale. Many lots are simply large residential lots with most of the property left undeveloped.

These properties primarily feature a house with one or more storage or agricultural structures. Most are long established properties of 30 years or more. In a couple cases their residence is substantially improved and indicative of a high economic class. Others are simply modest homes on lots retained purely for their scenic, rural value.

While there is no distinct agricultural industry among City landowners, cattle and poultry are prominent throughout the region and could prosper. However, as the City of Lula enables more growth and provides upgraded utilities these agricultural lots may feel more pressure to sell for development. As such, there is not any anticipation that agricultural use will remain a major component of Lula's future.

**Representative imagery
for new development**
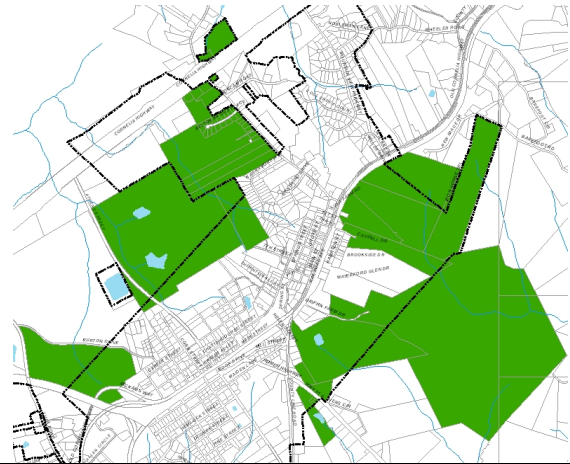
Development Encouraged

- Agricultural uses, residential development, conservation or recreation uses

- Agri-tourism uses

- Larger lot sizes (1 acre +)

- Higher % of natural landscape or pervious surfaces

- Conservation design subdivisions
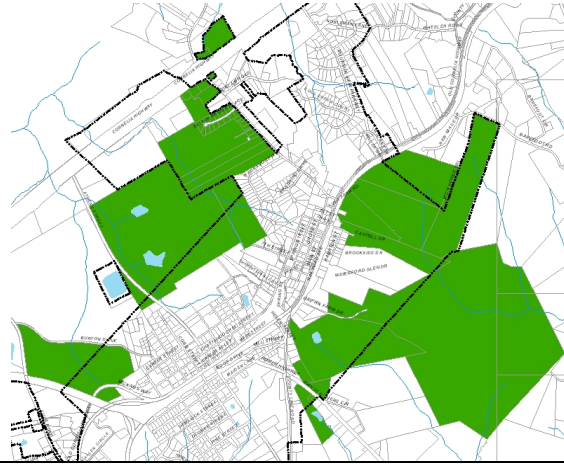
Implementation Measures

- Maintain development regulations; Refine as needed

- Support preservation of existing structures

- Maintain/Pursue policies that encourage appropriate infill development

South Lula

This is a transitional space between Lula's urban neighborhood and rural Hall. It consists mostly of undeveloped land and sporadic, large lot housing. Most of the development occurs along the established rural county roads or country lanes, with a clear indication that there are no blocks of housing beyond what faces the roadway.

Additionally there are a few non-residential uses within the district, including a gas station, some service and retail businesses and several farms. Depending on the eventual traffic along Lula Road/ SR 52 more of these properties may be primed for future commercial or service industry development. Particularly at the intersection of SR 52 and Main Street.

This transition aids the rural areas outside the city of Lula, as well. By softening the change in density and concentrations of development, adjoining agricultural uses and woodland experience less pressure for up-selling. Likewise, it aids utility and infrastructure management by marking the essential limits of urban-level services.

South Lula

Representative imagery for new development

Development Encouraged

- Mix of uses including residential, retail commercial, small scale agricultural or industrial
- Larger lot sizes (1 acre +)
- Higher % of natural landscape or pervious surfaces
- Conservation design subdivisions

Implementation Measures

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

Lula Road Industrial

This is a small district oriented around a single established business, MarJac Poultry. This is the only prominent industrial operation within the City limits, distinct from other mixed use areas and removed from higher density residential activity. There is the potential for expansion as adjoining properties to the west and north are sparsely developed.

At this point the railroad also borders this property and the City limits, which could be a deterrent to non-industrial or non-commercial uses in the future. Lula Road and its access to Hwy 365 to the northwest, meanwhile, provide the means to expand commercial traffic to support modest industrial operations.

The existing structure is a sizable structure (about 100,000 sq. ft.), most of which is about 2 stories in height. There is limited parking given the facilities size, but there are a few truck bays to the rear. The buffering between this and the neighboring property to the south is a fully vegetated and tree lined berm, though comparably thin compared to conventional industrial use buffers.

The facility is not regarded as a major nuisance in terms of traffic, noise, dust or odor, and it has been in operation for many years so it's considered part of the context of Lula. It is also considered compatible with the rural area of Hall County due to its limited impact on utilities and infrastructure.
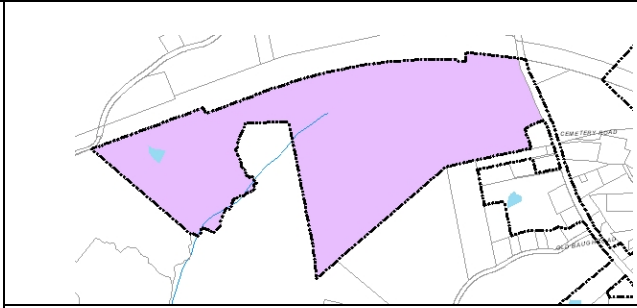
Lula Road Industrial

**Representative imagery
for new development**
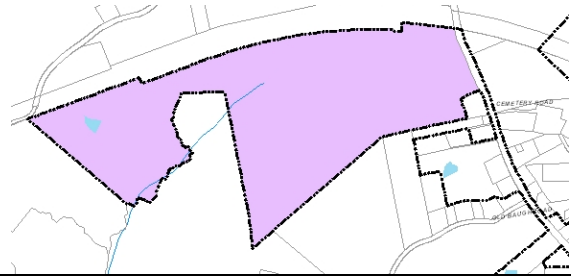
Development Encouraged

- Industrial or institutional uses
- Larger lots with appropriate buffering from adjoining properties
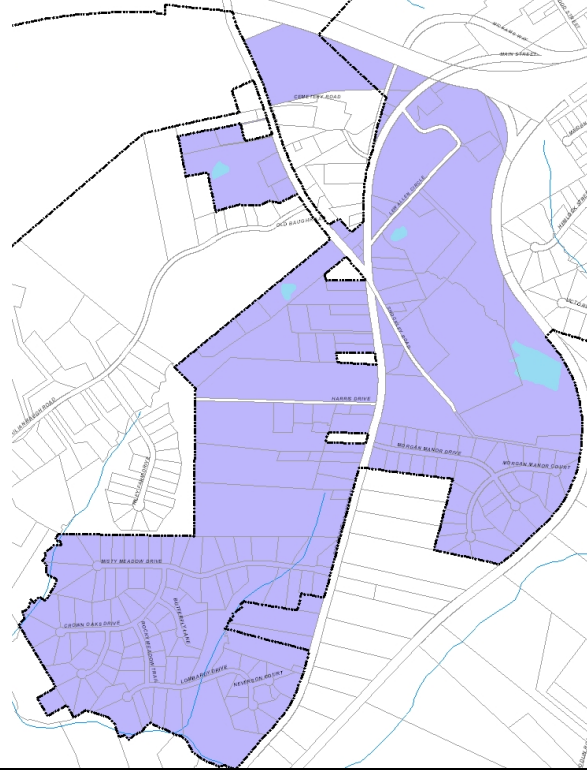
Implementation Measures

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

Highway 365

This is an as yet undeveloped stretch of frontage property along Hwy 365 at the northern end of Lula. It includes properties that reach hundreds of feet deep off the roadway and includes one "T" intersection already constructed.

There is an intermittent amount of commercial or industrial use already established along Hwy 365 in either direction. The intersection with Lula road is the closest node of activity, with two gas stations, restaurants and a Hall County fire station among the uses. Several miles to the north are the packets of commercial and service businesses near Cornelia and Baldwin, and about 10 miles south is the transition into I-985 and the interchanges that provide access to metro Gainesville. Because of this gap between commercial nodes, and due to the prospective development scheduled across Hwy 365 from Lula, this frontage could see a significant demand for development within 10 years. Conversely, it could be reserved as a buffer against over congestion of the corridor and to protect Lula properties from incompatible uses.

The City is actively working with Hall County and the GDOT to prepare for various development options within this district.
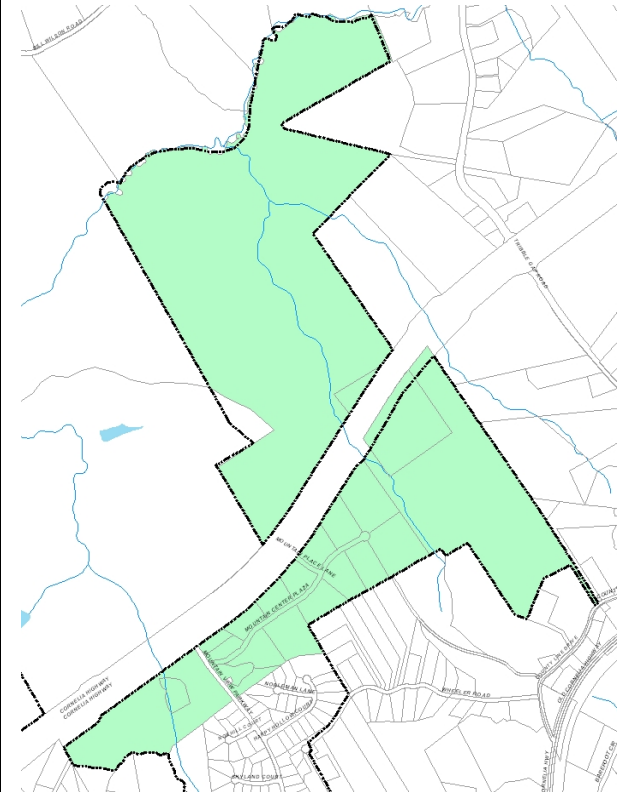
**Representative imagery
for new development**
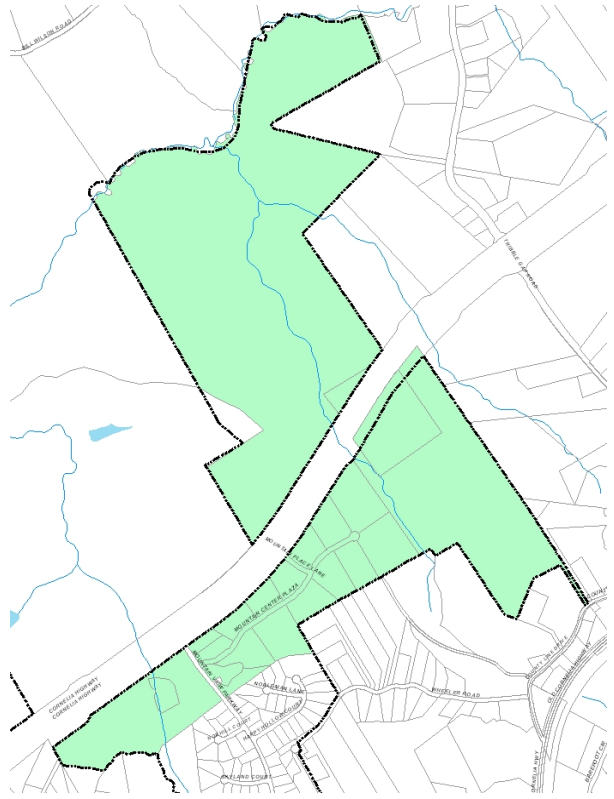
Development Encouraged

- Controlled commercial, office or industrial activity

- Limited, managed access onto Hwy 365

- Where possible, architecture should relate to Lula's small town/ rural nature

- Larger lots with appropriate buffering from adjoining properties

Implementation Measures

- Maintain development regulations; Refine as needed

- Support preservation of existing structures

- Maintain/Pursue policies that encourage appropriate infill development

- Traffic improvements as related to congestion from the Inland Port

IV. IMPLEMENTATION PROGRAM

A. POLICIES AND LONG-TERM OBJECTIVES

While the future development strategy projects the physical conditions expressed within the Vision, the Implementation Program is the overall strategy for achieving the 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.

One type of action a community can establish to achieve its vision is the establishment of policy and long term objectives. 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.

- Continue working with the Chamber of Commerce and GMRC to promote the area to employers.

- Continue to promote education opportunities for local labor force by working with area colleges, universities and various State labor assistance programs

- Maintain water supply permits and monitor withdrawal permits within the area; Annually review utility demands, projections and EPD permitting standards

- Maintain Service Delivery Agreements with Hall and Banks Counties

- Work with Counties to ensure application of environmental protection regulations

- Promote more family events oriented around the school

- Promote mentoring and other programs to assist educational efforts; Work with the Hall County Board of Education to support community involvement with local schools

- Help Hall County coordinate long-term improvements for local fire station by participating in capital improvement planning and monitoring area development trends

- Maintain water supply permits and monitor withdrawal permits within the area

- Maintain Service Delivery Agreements with Hall and Banks Counties

- Work with Counties to ensure application of environmental protection regulations

- Work with Hall County to create master development strategy around 365 and SR52; Include plans for annexation

- Maintain connections with GHMPO and routinely monitor progress with road improvement schedule

- Support the preservation of existing historic structures through assistance with the GMRC and the State Historic Preservation Office.

- Promote and support programs that assist households with attaining, or retaining, homeownership, as well as programs that help homeowners reinvest in their properties.

B. REPORT OF ACCOMPLISHMENTS

This is the review of the STWP from the previous five years: 2019-2023. As a new STWP is produced every five years, the items within the previous STWP 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 STWP where appropriate, while those items that have been postponed or cancelled must also include a reason for their status.

Year	Action	Estimated Cost	Funding Source	Responsibility	Accomplishments / Status
2019- -- 2023	Enhancement of Economic development opportunities through cooperative efforts of the DA, Local Government, Chambers of Commerce	$2,500 Annual	General Fund	City Council/ Da	Ongoing in new STWP
2019- -- 2023	Ongoing Sewer System Improvements and Expansion (sewer Line I)	$2.5 Million	Utility Fund/ SPLOST, TCR Fees, Grant Funding	City Council	Ongoing in new STWP
2019- -- 2023	Ongoing Water System Enhancements and Redevelopment	Annual $100k	Utility Fund SPLOST TCR Fees, Grant Funding	City Council	Ongoing in new STWP
2019- -- 2021	Adoption of NEW 365 Overlay District	$2K	General Fund	City Council	Completed
2019- -- 2021	Adoption of Historic Preservation / District	$3K	General Fund	City Council	Ongoing, in new STWP
2019- -- 2021	Consideration of Better Hometown Program Implementation	$10K annual	General Fund	City Council/ DA	Ongoing in new STWP
2019- -- 2023	Continuation of development of streetscape program for Historic downtown area Phases 5-7	$250k	Grants, General Fund	City Council/ DA	Ongoing in new STWP
2019- -- 2023	Continuation of GIS Mapping of all resources, including Infrastructure, Public Building, Historical Building, Downtown	Annual $7k	General Fund/ Water Fund	City Council/ DA	Ongoing in new STWP
2019- -- 2021	Adoption of Ordinance and/or regulation of infill	$3k	General Fund, Grant Funding	City Council/ DA	Ongoing, in new STWP

	development encouraging the historic component of Historic Downtown Redevelopment				
2019- -- 2023	Well Development, Land Acquisition, Implementation of Infrastructure	$250k	Grants, General Fund, Utility Fund, TCR Fees, SPLOST	Utilities	Ongoing in new STWP
2019- -- 2022	Cemetery Expansion and Improvements	$50k	General Fund, Grant Funding	City Council	Ongoing in new STWP
2019- -- 2020	Hwy 365 Corridor Study	$2,000	City; GDOT	City; GDOT; GMRC	Completed
2019- -- 2021	Pursue and Adopt a tree ordinance	$500	General Fund; DNR	City, DNR	Completed
2019- -- 2023	Water System Storage Facilities and enhancements Source development	$1 Million	General Fund, Grant Funding	City Council	Ongoing in new STWP
2019- -- 2023	Rehabilitation of Depot/ Community Center/ 3 Phases	$500k	General Fund, SLOST, Grant Funding	City Council	Completed
2019- -- 2021	Analysis of Impact fee adoption/ re-evaluate	$10k	Grants, General Fund	City Council	Completed
2019- -- 2023	City Park Improvements - New Trail Development and Enhancements	$150k	General Fund Grant Funding, SPLOST	City Council	Ongoing in new STWP
2019- -- 2023	Land Acquisitions	$50k	General Fund, TAD, SPLOST	City Council/DA	Ongoing in new STWP
2019- -- 2022	Addition of Downtown Parking	$175k	General Fund, TAD, SPLOST	City Council/DA	Ongoing in new STWP

2019--- 2022	Marque Electronic sign/ Informational / Structure	$50k	General Fund	City Council/ DA	Completed
2019--- 2023	City Park (Ballfield) Redevelopment/ Possible Public Private Partnerships	$2.5 Million	Utility Fund/ SPLOST, TAD, Grant Funding	City Council	Ongoing in new STWP
2019--- 2022	Directional Signage / Commercial	$25k	General Fund, Grant Funding, TAD	City Council	Ongoing in new STWP
2019--- 2023	Downtown Façade Re-Development Program	$50K	General Fund	City Council/DA	Ongoing in new STWP
2019--- 2021	Poole Building Improvements / City Owned	$30K	General Fund	City Council	Completed

2019---2023	Veteran Park Fountain Re-development	$80k	General Fund	City Council/	Completed
2019---2023	Veteran Park Re-development Landscaping	$8k	General Fund	City Council/	Ongoing in new STWP
2019---2023	Landscaping Improvements Main Street	$20k	General Fund/	City Council/	Ongoing in new STWP
2019---2022	Culvert Replacement and Repair	$100k	Grants, General Fund	City Council/	Ongoing in new STWP
2019---2023	Pond Closure	$175k	Grants, General Fund, Utility Fund, TCR Fees, SPLOST	City Council + Utilities	Ongoing in new STWP
2019---2023	Stormwater Structure Rehabilitation and Additions	$100k	General Fund, Grant Funding, TDA	City Council	Ongoing in new STWP
2019--2021	Downtown Redevelopment Survey and Data Development	$10k	General Fund Grant Funding	City Council / DA	Ongoing in new STWP
2019—2023	Street Light Development Street Scape	$270k	General Fund, Grant Funding, TAD	City Council/ DA	Ongoing in new STWP
2019—2021	Create Hwy 365/SR52 development strategy	$2,000	City, GDOT	City, GDOT, GMRC	Complete
2020—2022	Neighborhood/ Housing assessment	$5,000	General Fund, Grants	City, GMRC	Ongoing in new STWP
2019—2020	Establish neighborhood planning units	$2,000	General Fund, Grants	City, GMRC	Canceled
2021—2023	Develop Neighborhood Improvement Plans	$2,000	General Fund, Grants	City, GMRC	Ongoing in new STWP

C. SHORT-TERM WORK PROGRAM

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

Many programs listed will explore assistance through the Georgia Mountains Regional Commission (GMRC) via their discretionary contract elements with the Department of Community Affairs (DCA).

2024-2028 SHORT-TERM WORK PROGRAM

Year	Action	Estimated Cost	Funding Source	Responsibility
2024-2028	Enhancement of Economic development opportunities through cooperative efforts of the DA, Local Government, Chambers of Commerce	$50k Annual	General Fund, Grant Funding	City Council/ DA
2024-2028	Ongoing Sewer Transmission System Improvements and Expansion, Replacement	$ 5 Million	Utility Fund/ SPLOST, TCR Fees, Grant Funding	City Council
2024-2028	Ongoing Water System Enhancements and Redevelopment	Annual $100k	Utility Fund SPLOST TCR Fees, Grant Funding	City Council
2027-2028	Adoption of Historic Preservation / District	$3K	General Fund	City Council
2024-2028	Consideration of Better Hometown Program Implementation	$10K annual	General Fund	City Council/ DA
2024-2028	Continuation of development of streetscape program for Historic downtown area Phases 5-7	$750k	Grants, General Fund	City Council/ DA
2025-2026	Neighborhood/ Housing assessment	$5,000	General Fund, Grants	City, GMRC
2027-2028	Develop Neighborhood Improvement Plans	$2,000	General Fund, Grants	City, GMRC
2024-2028	Continuation of GIS Mapping of all resources, including Infrastructure, Public Building, Historical Building, Downtown	Annual $7k	General Fund/ Water Fund	City Council/ DA
2024-2026	Adoption of Ordinance and/or regulation of infill development encouraging the historic component of	$7k	General Fund, Grant Funding	City Council/ DA
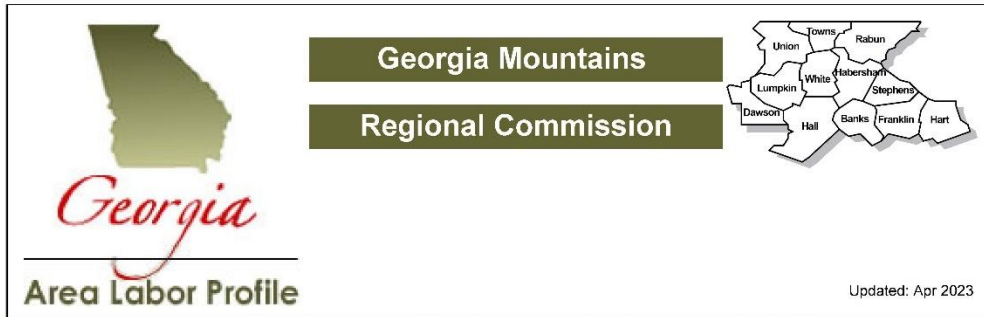
	Historic Downtown Redevelopment			
2024-2028	Well Development, Land Acquisition, Implementation of Infrastructure	$750k	Grants, General Fund, Utility Fund, TCR Fees, SPLOST	Utilities
2024-2028	Cemetery Expansion and Improvements	$50k	General Fund, Grant Funding	City Council
2024-2028	Downtown Transportation Improvements	$700k	General Fund; GDOT, T- SPLOST, SPLOST Grant Funding	City, DNR
2024-2028	Water System Storage Facilities and enhancements source development	$1 Million	General Fund, Grant Funding	City Council
2024-2028	Development of New By-Pass	$2 Million	General Fund, T-SLOST, Grant Funding	City Council
2024-2028	Broad Band Development, Parks and Downtown	$100k	Grants, General Fund	City Council
2024-2028	City Park Improvements - New Development and Enhancements	$250k	General Fund Grant Funding, SPLOST	City Council
2024-2028	Land Acquisitions for redevelopment/ renovation	$400k	General Fund, TAD, SPLOST	City Council/DA
2024-2027	Addition of Downtown Parking	$175k	General Fund, TAD, SPLOST	City Council/DA
2024-2028	Expansion of Wastewater Treatment facilities design and permitting	$500k	General Fund, TCR, Grant Funding, W/S Fund	City Council
2024-2028	City Park (Ballfield) Redevelopment/ Possible Public Private Partnerships	$2.5 Million	Utility Fund/ SPLOST, TAD, Grant Funding	City Council
2024-2028	Directional Signage / Commercial	$50k	General Fund, Grant Funding, TAD	City Council
2024-2028	Downtown Façade Re-Development Program	$50K	General Fund	City Council/DA
2024-2028	Veteran Park Re-development Landscaping	$10k	General Fund	City Council
2024-2028	Landscaping Improvements Main Street	$30k	General Fund	City Council
2024-2028	Culvert Replacement and Repair	$300k	Grants, General Fund	City Council
2024-2028	Pond Closure	$500k	Grants, General Fund, Utility Fund, TCR Fees, SPLOST	City Council + Utilities
2024-2028	Stormwater Structure Rehabilitation and Additions	$100k	General Fund, Grant Funding, TDA	City Council
2024-	Downtown	$10k	General Fund Grant	City Council / DA

2026	Redevelopment Survey and Data Development		Funding	
2024-2028	Street Light Development Street Scape	$350k	General Fund, Grant Funding, TAD	City Council/ DA
2024-2028	Neighborhood/ Housing assessment	$5,000	General Fund, Grants	City Council/ DA
2024-2028	Develop Neighborhood Improvement Plans	$2,000	General Fund, Grants	City Council/ DA
2024-2028	Reduction Of Truck Traffic in City Limits Study	$300k	General Fund, GDOT, Grant Funding	City Council

V. <u>APPENDICES</u>

A. Georgia Mountains Regional Commission Area Labor Profile

Georgia Mountains Regional Commission
Area Labor Profile

Updated: Apr 2023

Super Sector Industries – Quarterly Comparison

	Establishments			Employment			Weekly Wage		
	2021	2022	% Change	2021	2022	% Change	2021	2022	% Change
Construction	2,016	1,369	-32.1%	14,999	8,835	-41.1%	1,137	1,144	0.6%
Education and Health Services	1,956	1,331	-32.0%	35,422	24,883	-29.8%	1,069	1,232	15.2%
Financial Activites	1,697	1,152	-32.1%	7,591	5,449	-28.2%	1,390	1,328	-4.5%
Information	266	149	-44.0%	3,422	1,604	-53.1%	1,527	1,463	-4.2%
Leisure and Hospitality	1,662	1,342	-19.3%	28,823	22,101	-23.3%	541	623	15.2%
Manufacturing	914	673	-26.4%	40,173	35,061	-12.7%	1,040	1,141	9.7%
Natural Resources, Mining, and Agriculture	170	146	-14.1%	2,282	1,906	-16.5%	1,002	1,066	6.4%
Other Services	1,050	774	-26.3%	5,254	3,819	-27.3%	707	726	2.7%
Professional and Business Services	3,434	1,782	-48.1%	28,234	17,192	-39.1%	1,043	1,067	2.3%
Trade, Transportation and Utilities	3,859	2,814	-27.1%	51,176	36,858	-28.0%	916	918	0.2%
Unclassified	1,180	1,024	-13.2%	793	771	-2.8%	1,143	1,050	-8.1%
Government	454	456	0.4%	25,464	25,804	1.3%	857	942	9.9%
Total	18,732	13,012	-30.5%	251,827	184,283	-26.8%	958	1,011	5.5%

Note: All figures are 3rd Quarter of 2021 and 2022.

Georgia Mountains RC Per Capita Income

Source: U.S. Bureau of Economic Analysis

2017	2018	2019	2020	2021
$36,646	$38,398	$38,700	$42,695	$45,721
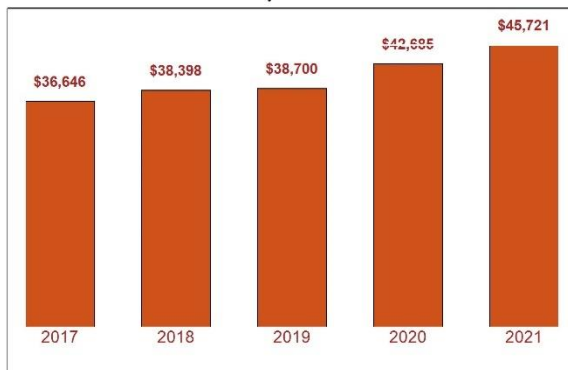
Industry Mix 2022

Source: See Industry Mix data on Page 2.
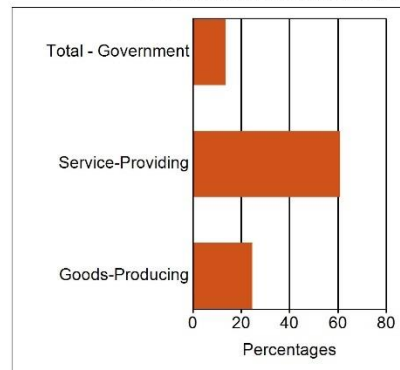
BRUCE THOMPSON - COMMISSIONER, GEORGIA DEPARTMENT OF LABOR
Equal Opportunity Employer/Program
Auxillary Aids and Services Available upon Request to Individuals with Disabilities

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

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Industry Mix - 3rd Quarter of 2022

	Number OF Firms	Employment NUMBER	PERCENT	WEEKLY WAGE
Goods-Producing	**2,188**	**45,802**	**24.9**	**1,138**
Agriculture, Forestry, Fishing and Hunting	134	1,765	1.0	1,053
Mining, Quarrying, and Oil and Gas Extraction	12	141	0.1	1,220
Construction	1,369	8,835	4.8	1,144
Manufacturing	151	15,312	8.3	1,051
Apparel	10	273	0.1	1,389
Beverage and Tobacco Product	30	628	0.3	1,015
Chemical	34	1,178	0.6	1,319
Computer and Electronic Product	20	319	0.2	1,258
Electrical Equipment, Appliance, and Component	17	844	0.5	1,086
Fabricated Metal Product	110	2,913	1.6	1,168
Food	85	13,169	7.1	1,052
Furniture and Related Product	46	1,202	0.7	1,060
Leather and Allied Product	1	*	*	*
Machinery	48	3,617	2.0	1,372
Miscellaneous	58	1,535	0.8	1,249
Nonmetallic Mineral Product	35	405	0.2	1,112
Paper	3	*	*	*
Petroleum and Coal Products	4	*	*	*
Plastics and Rubber Products	31	1,600	0.9	1,079
Primary Metal	8	643	0.3	1,459
Printing and Related Support Activities	41	613	0.3	1,040
Textile Mills	15	1,199	0.7	997
Textile Product Mills	10	43	0.0	652
Transportation Equipment	27	4,069	2.2	1,225
Wood Product	40	709	0.4	913
Service-Providing	**9,344**	**111,906**	**60.7**	**974**
Utilities	31	819	0.4	1,442
Wholesale Trade	578	7,111	3.9	1,395
Retail Trade	796	11,568	6.3	786
Transportation and Warehousing	313	3,529	1.9	1,373
Information	149	1,604	0.9	1,463
Finance and Insurance	631	3,857	2.1	1,488
Real Estate and Rental and Leasing	521	1,592	0.9	943
Professional, Scientific, and Technical Services	996	4,477	2.4	1,278
Management of Companies and Enterprises	43	2,702	1.5	1,833
Administrative and Support and Waste Management and Remediation Services	743	10,013	5.4	766
Educational Services	102	3,929	2.1	637
Health Care and Social Assistance	1,229	20,954	11.4	1,344
Arts, Entertainment, and Recreation	182	2,679	1.5	1,814
Accommodation and Food Services	1,160	19,422	10.5	459
Other Services (except Public Administration)	774	3,819	2.1	726
Unclassified - industry not assigned	**1,024**	**771**	**0.4**	**1,050**
Total - Private Sector	**12,556**	**158,478**	**86.0**	**1,022**
Total - Government	**456**	**25,805**	**14.0**	**942**
Federal Government	86	1,071	0.6	1,418
State Government	167	5,283	2.9	947
Local Government	203	19,451	10.6	914
ALL INDUSTRIES	**13,012**	**184,283**	**100.0**	**1,010**

Note: *Denotes confidential data relating to individual employers and cannot be released. These data use the North American Industrial Classification System(NAICS) categories. Average weekly wage is derived by dividing gross payroll dollars paid to all employees - both hourly and salaried - by the average number of employees who had earnings; average earnings are then divided by the number of weeks in a reporting period to obtain weekly figures. Figures in other columns may not sum accurately due to rounding. All figures are 3rd Quarter of 2022.

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

Annual Labor Force Activity – 2022

ANNUAL AVERAGES

	Labor Force			Employed			Unemployed			Rate		
	2021	2022	% Change	2021	2022	% Change	2021	2022	% Change	2021	2022	% Change
Banks	10,116	10,897	7.7%	9,854	10,653	8.1%	262	244	-6.9%	2.6%	2.2%	-15.4%
Dawson	13,115	13,427	2.4%	12,765	13,097	2.6%	350	330	-5.7%	2.7%	2.5%	-7.4%
Franklin	10,111	9,990	-1.2%	9,740	9,674	-0.7%	371	316	-14.8%	3.7%	3.2%	-13.5%
Habersham	18,592	18,779	1.0%	17,930	18,201	1.5%	662	578	-12.7%	3.6%	3.1%	-13.9%
Hall	104,792	107,171	2.3%	102,000	104,611	2.6%	2,792	2,560	-8.3%	2.7%	2.4%	-11.1%
Hart	11,640	12,111	4.0%	11,184	11,745	5.0%	456	366	-19.7%	3.9%	3.0%	-23.1%
Lumpkin	17,402	18,582	6.8%	16,923	18,131	7.1%	479	451	-5.8%	2.8%	2.4%	-14.3%
Rabun	7,528	7,774	3.3%	7,292	7,548	3.5%	236	226	-4.2%	3.1%	2.9%	-6.5%
Stephens	10,512	10,640	1.2%	10,059	10,262	2.0%	453	378	-16.6%	4.3%	3.6%	-16.3%
Towns	4,055	4,066	0.3%	3,895	3,900	0.1%	160	166	3.8%	3.9%	4.1%	5.1%
Union	11,094	11,458	3.3%	10,794	11,157	3.4%	300	301	0.3%	2.7%	2.6%	-3.7%
White	16,616	17,015	2.4%	16,194	16,609	2.6%	422	406	-3.8%	2.5%	2.4%	-4.0%
Georgia Mountains RC	**235,573**	**241,910**	**2.7%**	**228,630**	**235,588**	**3.0%**	**6,943**	**6,322**	**-8.9%**	**2.9%**	**2.6%**	**-10.3%**
Georgia	5,186,969	5,234,275	0.9%	4,983,732	5,075,093	1.8%	203,237	159,182	-21.7%	3.9%	3.0%	-23.1%
United States	161,204,000	164,287,000	1.9%	152,581,000	158,291,000	3.7%	8,623,000	5,996,000	-30.5%	5.3%	3.6%	-32.1%

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

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

Employment Trends

Unemployment Rate Trends

Population Estimates

Population
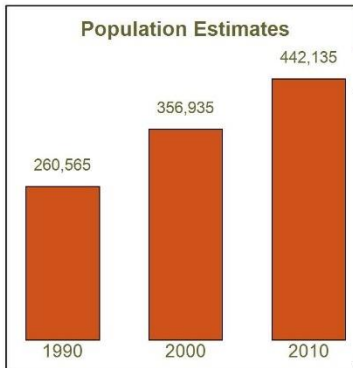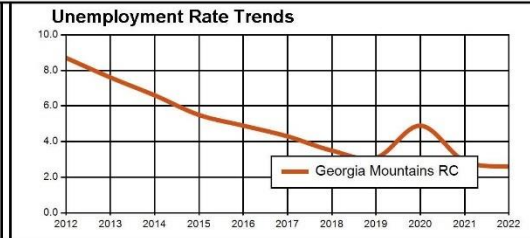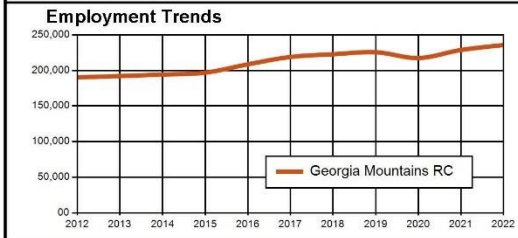
	2010 Census	2021 Rank	2021 Estimate	% Change 2010-2021	2025 Projected*	% Change 2010-2025
Hall	179,684	10	207,369	15.4	222,479	23.8
City of Gainesville	33,804					
Georgia Mountains RC	**442,135**		**496,496**	**12.3**	**526,176**	**19.0**
Georgia	9,687,653		10,799,566	11.5	11,335,283	17.0
United States	308,745,538		331,893,745	7.5	349,439,199	13.2

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

Top Employers - 2022*

TEN LARGEST EMPLOYERS

Georgia Mountains RC

Cottrell, Inc.

Fieldale Farms Corporation

Fox Racing Shox

Gold Creek Processing, LLC

Ingles Markets, Inc.

Kubota Manucturing of America Corporation

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 2022. Employers are listed alphabetically by area, not by the number of employees.

Source: Georgia Department of Labor

SIZE CLASS

Employees	Establishments	Employment
0 - 4	7,970	10,503
5 - 9	1,956	13,050
10 - 19	1,441	19,642
20 - 49	964	29,126
50 - 99	379	26,361
100 - 249	209	31,512
250 - 499	63	21,141
500 - 999	21	14,950
1000 - and over	9	15,872
Total	**13,012**	**182,157**

Note: Data shown for the Third Quarter of 2022.

Education of the Labor Force

Georgia Mountains RC

	PERCENT OF TOTAL	PERCENT DISTRIBUTION BY AGE				
		18-24	25-34	35-44	45-64	65+
Elementary	8.6%	4.8%	9.8%	8.5%	6.5%	14.4%
Some High School	13.9%	20.1%	14.3%	11.9%	11.5%	15.8%
High School Grad/GED	34.0%	35.8%	33.0%	34.3%	35.1%	31.5%
Some College	20.9%	33.1%	21.0%	18.5%	20.0%	16.4%
College Grad 2 Yr	5.6%	3.0%	6.6%	7.2%	6.4%	3.4%
College Grad 4 Yr	10.8%	3.0%	10.8%	13.2%	12.6%	10.6%
Post Graduate Studies	6.2%	0.1%	4.6%	6.5%	8.0%	7.9%
Totals	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Note: Totals are based on the portion of the labor force between ages 18 - 65+. 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 - 2022

	PUBLIC SCHOOLS	PRIVATE SCHOOLS*	TOTAL
Banks	167	--	167
Dawson	287	--	287
Franklin	232	--	232
Habersham	469	--	469
Hall	2,371	--	2,371
Hart	231	--	231
Lumpkin	226	--	226
Rabun	156	--	156
Stephens	236	--	236
Towns	68	--	68
Union	218	--	218
White	252	--	252
Georgia Mountains RC	4,913	--	4,913

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

* Private schools data is not available for 2022 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)	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

Franklin
Emmanuel College	www.ec.edu

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

Stephens
Toccoa Falls College	www.tfc.edu

White
Truett McConnell University	www.truett.edu

Towns
Young Harris College	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 - 2022*

PROGRAMS	TOTAL GRADUATES			PERCENT CHANGE	
	2020	2021	2022	2020-2021	2021-2022
Accounting Technology/Technician and Bookkeeping*	149	147	103	-1.3	-29.9

Technical College Graduates - 2022*

PROGRAMS	TOTAL GRADUATES			PERCENT CHANGE	
	2020	2021	2022	2020-2021	2021-2022
Administrative Assistant and Secretarial Science, General	46	39	31	-15.2	-20.5
Aesthetician/Esthetician and Skin Care Specialist°	33	30	54	-9.1	80.0
Allied Health and Medical Assisting Services, Other°	19	22	8	15.8	-63.6
Architectural Drafting and Architectural CAD/CADD°	4	3	1	-25.0	-66.7
Autobody/Collision and Repair Technology/Technician°	79	85	34	7.6	-60.0
Automobile/Automotive Mechanics Technology/Technician°	272	160	180	-41.2	12.5
Business Administration and Management, General°	177	248	231	40.1	-6.9
CAD/CADD Drafting and/or Design Technology/Technician°	21	10	14	-52.4	40.0
Child Care Provider/Assistant°	134	209	170	56.0	-18.7
Clinical/Medical Laboratory Technician	15	10	13	-33.3	30.0
Commercial Photography°	14	10	26	-28.6	160.0
Computer Installation and Repair Technology/Technician°	28	50	32	78.6	-36.0
Cosmetology/Cosmetologist, General°	267	203	232	-24.0	14.3
Criminal Justice/Safety Studies°	87	80	60	-8.0	-25.0
Culinary Arts/Chef Training	11	11	7	0.0	-36.4
Data Processing and Data Processing Technology/Technician°	34	7	8	-79.4	14.3
Dental Assisting/Assistant	10	10	11	0.0	10.0
Design and Visual Communications, General°	20	24	29	20.0	20.8
Drafting and Design Technology/Technician, General°	25	7	6	-72.0	-14.3
Early Childhood Education and Teaching	32	48	32	50.0	-33.3
Electrical and Power Transmission Installation/Installer, General°	17	10	12	-41.2	20.0
Electrician°	72	92	98	27.8	6.5
Emergency Medical Technology/Technician (EMT Paramedic)°	153	103	84	-32.7	-18.4
Environmental Control Technologies/Technicians, Other	11	11	11	0.0	0.0
Fire Science/Fire-fighting°	28	29	15	3.6	-48.3
Fire Services Administration	3	1	2	-66.7	100.0
Food Preparation/Professional Cooking/Kitchen Assistant°	11	12	13	9.1	8.3
Graphic Design°	3	9	6	200.0	-33.3
Health Information/Medical Records Technology/Technician°	21	15	27	-28.6	80.0
Heating, Air Conditioning, Ventilation and Refrigeration Maintenance Technology/°	124	113	122	-8.9	8.0
Human Resources Management/Personnel Administration, General°	21	18	35	-14.3	94.4
Industrial Mechanics and Maintenance Technology°	247	196	183	-20.6	-6.6
Interior Design°	44	64	54	45.5	-15.6
Licensed Practical/Vocational Nurse Training	66	63	63	-4.5	0.0
Lineworker°	61	81	76	32.8	-6.2
Machine Shop Technology/Assistant°	69	44	28	-36.2	-36.4
Mechanic and Repair Technologies/Technicians, Other	10	6	9	-40.0	50.0

Technical College Graduates - 2022*

PROGRAMS	TOTAL GRADUATES			PERCENT CHANGE	
	2020	2021	2022	2020-2021	2021-2022
Medical Insurance Coding Specialist/Coder°	15	15	20	0.0	33.3
Medical Office Assistant/Specialist°	84	64	58	-23.8	-9.4
Medical/Clinical Assistant	90	61	67	-32.2	9.8
Network and System Administration/Administrator°	48	44	37	-8.3	-15.9
Nursing Assistant/Aide and Patient Care Assistant/Aide°	82	110	107	34.1	-2.7
Pharmacy Technician/Assistant°	8	14	17	75.0	21.4
Phlebotomy Technician/Phlebotomist°	15	38	22	153.3	-42.1
Professional, Technical, Business, and Scientific Writing°	35	45	38	28.6	-15.6
Radiologic Technology/Science - Radiographer	17	19	17	11.8	-10.5
Surgical Technology/Technologist°	9	9	11	0.0	22.2
Truck and Bus Driver/Commercial Vehicle Operator and Instructor°	32	33	42	3.1	27.3
Web Page, Digital/Multimedia and Information Resources Design°	8	17	8	112.5	-52.9
Welding Technology/Welder°	289	372	198	28.7	-46.8

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

Source: Technical College System of Georgia

*Data shown represents Annual 2020, 2021, and 2022.

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 Division, Georgia Department of Labor, 148 Andrew Young International Blvd, Suite 276, Atlanta, GA 30303-1751. Phone: 404-232-3875; Fax: 404-232-3888 or Email us at workforce_info@gdol.ga.gov

B. Hall/Banks County Area Labor Profile

Hall County

Georgia Area Labor Profile

Updated: Apr 2023

Labor Force Activity

February 2023

	Labor Force	Employed	Unemployed	Rate
Hall	108,975	106,166	2,809	2.6%
Banks	10,860	10,606	254	2.3%
Barrow	43,774	42,518	1,256	2.9%
Dawson	13,558	13,176	382	2.8%
Forsyth	132,127	128,737	3,390	2.6%
Gwinnett	508,716	493,678	15,038	3.0%
Habersham	19,018	18,354	664	3.5%
Jackson	46,496	45,441	1,055	2.3%
Lumpkin	18,999	18,508	491	2.6%
White	17,365	16,923	442	2.5%
Hall Area	**919,888**	**894,107**	**25,781**	**3.5%**
Georgia	5,296,842	5,121,760	175,082	3.3%
United States	166,178,000	159,713,000	6,465,000	3.9%

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.

Hall County Employment Trends

Unemployment Rate Trends
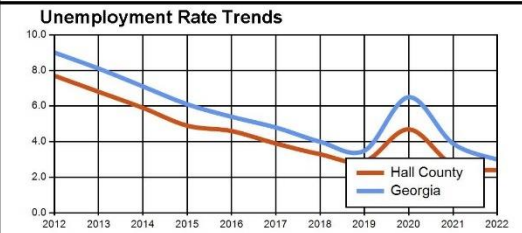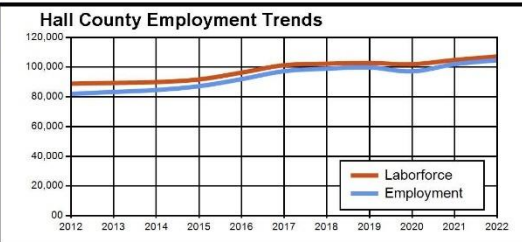
Initial Claims Activity

	March 2023	February 2023	January 2023	Total
Hall	257	267	432	956
Banks	26	19	60	105
Barrow	133	124	178	435
Dawson	36	45	44	125
Forsyth	284	274	286	844
Gwinnett	1,457	1,569	1,982	5,008
Habersham	60	92	252	404
Jackson	86	85	126	297
Lumpkin	24	39	45	108
White	34	33	66	133
Hall Area	**2,397**	**2,547**	**3,471**	**8,415**

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

Initial Claim Trends

Initial Claim Trends
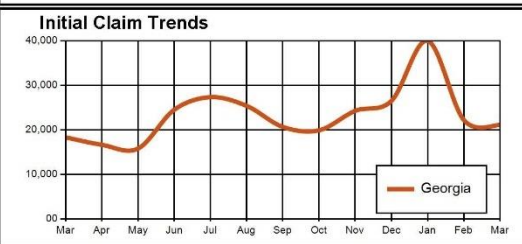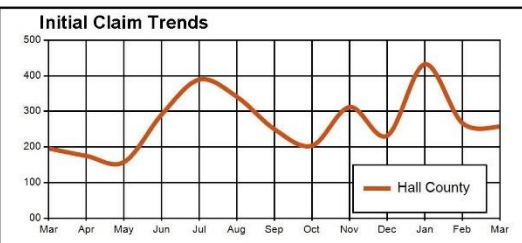
Building Permit Construction Activity

	February 2023	January 2023	December 2022	Hall Area Total
Totals	1,059	1,140	912	3,111
Family residential	687	710	543	1,940
Multi family resident	372	430	369	1,171

Source: U.S. Census Bureau.

Building Permits - Total Units
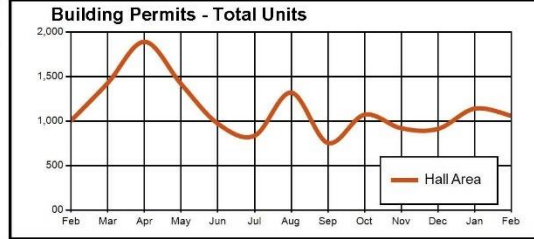
Population Activity

	Annual 2021	Annual 2020	Difference
Hall	207,369	206,591	778
Banks	18,562	19,352	-790
Barrow	86,658	85,588	1,070
Dawson	28,497	27,113	1,384
Forsyth	260,206	250,847	9,359
Gwinnett	964,546	942,627	21,919
Habersham	46,774	46,047	727
Jackson	80,286	76,199	4,087
Lumpkin	34,278	34,186	92
White	28,442	31,094	-2,652
Hall Area	**1,755,618**	**1,719,644**	**35,974**
Georgia	10,799,566	10,710,017	89,549
United States	331,893,745	329,484,123	2,409,622

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

Population Projections

Source: Governor's Office of Planning and Budget

Population Projections

Source: Governor's Office of Planning and Budget

Population by Ethnicity Hall County Annual 2021

White	153,496
Hispanic	58,403
Black	14,316
Other	9,782
Asian	3,747
American Indian	563
Native Hawaiian	31

Population by Gender Hall County Annual 2021

Female 100,957 Male 100,746

Gender Population by Agegroup Hall County Annual 2021

Agegroup	Male	Female
15-19	7,260	7,090
20-24	6,856	6,519
25-34	13,283	12,599
35-44	12,634	12,570
45-54	13,685	13,255
55-59	6,444	6,667
60-64	5,571	5,651
65-69	5,410	4,496
70-74	4,080	4,210
75-84	4,079	5,041

Industry Mix - 3rd Quarter of 2022

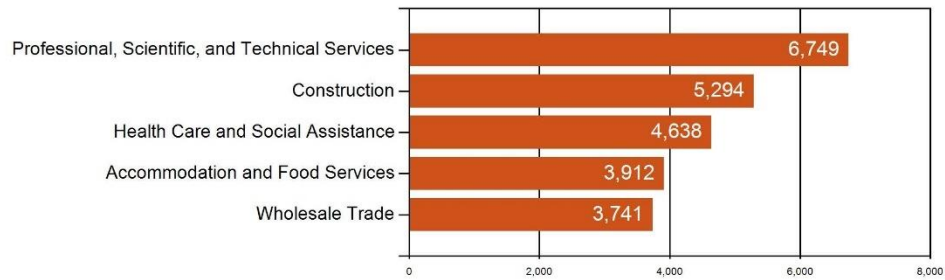| INDUSTRY	Hall NUMBER OF FIRMS	Hall EMPLOYMENT NUMBER	Hall EMPLOYMENT PERCENT	Hall WEEKLY WAGE	Hall Area NUMBER OF FIRMS	Hall Area EMPLOYMENT NUMBER	Hall Area EMPLOYMENT PERCENT	Hall Area WEEKLY WAGE
Goods-Producing	**918**	**27,179**	**28.2**	**1,191**	**7,591**	**116,446**	**17.5**	**1,317**
Agriculture, Forestry, Fishing and Hunting	34	298	0.3	1,248	171	1,883	0.3	1,062
Mining, Quarrying, and Oil and Gas Extraction	2	*	*	*	30	383	0.1	1,441
Construction	581	4,667	4.8	1,236	5,294	41,024	6.2	1,389
Manufacturing	62	10,974	11.4	1,059	359	22,612	3.4	1,054
Food	42	10,318	10.7	1,047	197	19,365	2.9	1,040
Beverage and Tobacco Product	9	376	0.4	1,268	44	1,130	0.2	1,039
Textile Mills	5	252	0.3	1,227	26	1,069	0.2	1,347
Textile Product Mills	4	9	0.0	855	63	584	0.1	852
Apparel	2	*	*	*	26	285	0.0	1,416
Wood Product	14	337	0.3	936	81	2,678	0.4	1,267
Paper	1	*	*	*	22	1,034	0.2	1,344
Printing and Related Support Activities	19	306	0.3	1,216	203	2,948	0.4	1,252
Petroleum and Coal Products	1	*	*	*	8	*	*	*
Chemical	21	804	0.8	1,374	159	4,426	0.7	1,430
Plastics and Rubber Products	14	671	0.7	1,128	70	4,074	0.6	1,167
Nonmetallic Mineral Product	17	248	0.3	1,170	112	2,274	0.3	1,372
Primary Metal	5	567	0.6	1,517	19	840	0.1	1,518
Fabricated Metal Product	44	989	1.0	1,357	256	6,146	0.9	1,165
Machinery	31	2,715	2.8	1,461	171	6,963	1.0	1,511
Computer and Electronic Product	10	260	0.3	1,339	139	4,824	0.7	1,977
Electrical Equipment, Appliance, and Component	10	306	0.3	1,322	69	3,546	0.5	1,436
Transportation Equipment	11	3,370	3.5	1,200	61	5,820	0.9	1,233
Furniture and Related Product	13	173	0.2	990	128	1,479	0.2	1,098
Miscellaneous	28	450	0.5	1,244	239	3,429	0.5	1,395
Leather and Allied Product	0	0	0.0	0	3	*	*	*
Service-Providing	**4,158**	**58,448**	**60.6**	**1,174**	**39,976**	**473,322**	**71.2**	**1,107**
Utilities	6	159	0.2	1,673	43	1,909	0.3	1,800
Wholesale Trade	326	4,944	5.1	1,542	3,741	48,880	7.4	1,564
Retail Trade	323	5,041	5.2	947	2,352	46,816	7.0	958
Transportation and Warehousing	167	2,523	2.6	1,497	1,264	13,417	2.0	1,301
Information	62	550	0.6	1,439	898	10,650	1.6	1,922
Finance and Insurance	322	2,388	2.5	1,661	2,539	17,332	2.6	1,579
Real Estate and Rental and Leasing	252	688	0.7	1,013	2,168	10,713	1.6	1,229
Professional, Scientific, and Technical Services	469	2,379	2.5	1,443	6,749	42,204	6.3	1,796
Management of Companies and Enterprises	21	1,034	1.1	2,083	219	10,814	1.6	1,925
Administrative and Support and Waste Management and Remediation Services	367	7,711	8.0	768	3,530	50,309	7.6	913
Educational Services	48	1,116	1.2	775	673	9,159	1.4	730
Health Care and Social Assistance	604	14,305	14.8	1,517	4,638	69,793	10.5	1,151
Arts, Entertainment, and Recreation	84	1,356	1.4	3,119	751	8,352	1.3	953
Accommodation and Food Services	398	7,014	7.3	488	3,912	58,843	8.9	464
Other Services (except Public Administration)	352	1,903	2.0	776	3,230	15,801	2.4	951
Unclassified - industry not assigned	**475**	**353**	**0.4**	**1,073**	**5,814**	**4,104**	**0.6**	**1,068**
Total - Private Sector	**5,551**	**85,980**	**89.2**	**1,179**	**53,381**	**593,872**	**89.3**	**1,147**
Total - Government	**123**	**10,430**	**10.8**	**994**	**740**	**70,896**	**10.7**	**1,098**
Federal Government	25	469	0.5	1,568	124	4,154	0.6	1,532
State Government	35	2,413	2.5	925	188	8,072	1.2	987
Local Government	63	7,548	7.8	981	428	58,670	8.8	1,083
ALL INDUSTRIES	**5,674**	**96,412**	**100.0**	**1,159**	**54,121**	**664,768**	**100.0**	**1,142**
ALL INDUSTRIES - Georgia					**378,532**	**4,715,080**		**1,254**

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 2022.

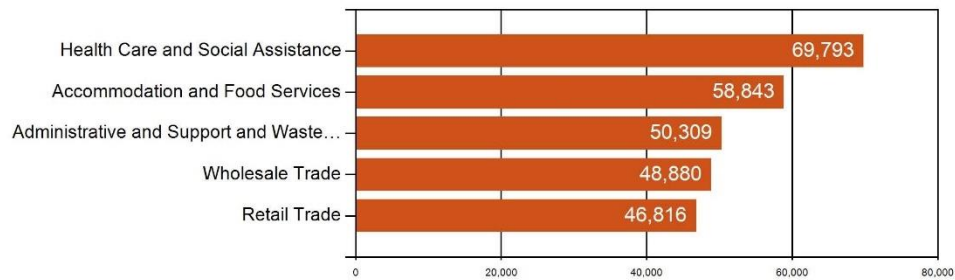Source: Georgia Department of Labor. These data represent jobs that are covered by unemployment insurance laws.

City of Lula 2023 Comprehensive Plan Update   Page 75

Top Industries - 3rd Quarter of 2022

Hall Area

Top Industries by Firms

Industry	Value
Professional, Scientific, and Technical Services	6,749
Construction	5,294
Health Care and Social Assistance	4,638
Accommodation and Food Services	3,912
Wholesale Trade	3,741

Top Industries by Employment

Industry	Value
Health Care and Social Assistance	69,793
Accommodation and Food Services	58,843
Administrative and Support and Waste…	50,309
Wholesale Trade	48,880
Retail Trade	46,816

Top Industries by Weekly Wages
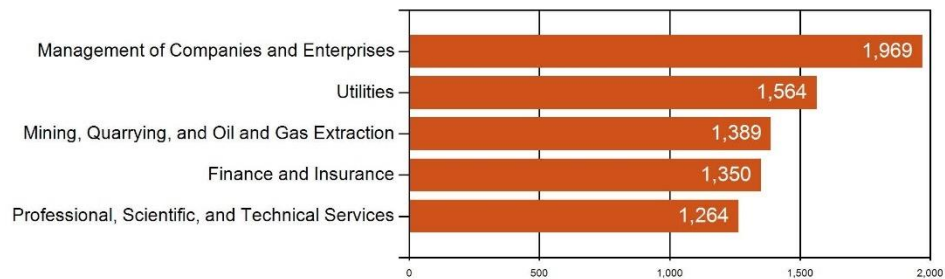
Industry	Value
Management of Companies and Enterprises	1,969
Utilities	1,564
Mining, Quarrying, and Oil and Gas Extraction	1,389
Finance and Insurance	1,350
Professional, Scientific, and Technical Services	1,264

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

Technical College Certificate Graduates - 2022

PROGRAMS	TOTAL GRADUATES			PERCENT CHANGE	
	2020	2021	2022	2020-2021	2021-2022
Automobile/Automotive Mechanics Technology/Technician	680	589	576	-13.4	-2.2
Child Care Provider/Assistant	223	272	258	22.0	-5.1
Welding Technology/Welder	360	411	247	14.2	-39.9
Accounting Technology/Technician and Bookkeeping	297	274	222	-7.7	-19.0
Business Administration and Management, General	174	213	208	22.4	-2.3
Heating, Air Conditioning, Ventilation and Refrigeration Maintenance Technology/	143	179	174	25.2	-2.8
Computer and Information Systems Security/Information Assurance	186	187	163	0.5	-12.8
Computer Installation and Repair Technology/Technician	184	190	161	3.3	-15.3
Cosmetology/Cosmetologist, General	165	146	160	-11.5	9.6
Industrial Mechanics and Maintenance Technology	155	109	130	-29.7	19.3

Source: Technical College System of Georgia
Note: Please visit TCSG website for any college configuration changes.

Technical College Diploma Graduates - 2022

PROGRAMS	TOTAL GRADUATES			PERCENT CHANGE	
	2020	2021	2022	2020-2021	2021-2022
Cosmetology/Cosmetologist, General	134	85	89	-36.6	4.7
Business Administration and Management, General	62	82	86	32.3	4.9
Automobile/Automotive Mechanics Technology/Technician	221	136	82	-38.5	-39.7
Medical/Clinical Assistant	90	70	80	-22.2	14.3
Computer and Information Systems Security/Information Assurance	89	79	67	-11.2	-15.2
Licensed Practical/Vocational Nurse Training	66	63	63	-4.5	0.0
Early Childhood Education and Teaching	51	34	48	-33.3	41.2
Welding Technology/Welder	77	74	47	-3.9	-36.5
Accounting Technology/Technician and Bookkeeping	73	60	46	-17.8	-23.3
Emergency Medical Technology/Technician (EMT Paramedic)	78	50	46	-35.9	-8.0

Source: Technical College System of Georgia
Note: Please visit TCSG website for any college configuration changes.

Technical College Degree Graduates - 2022

PROGRAMS	TOTAL GRADUATES			PERCENT CHANGE	
	2020	2021	2022	2020-2021	2021-2022
Business Administration and Management, General	83	104	111	25.3	6.7
Computer and Information Systems Security/Information Assurance	100	94	84	-6.0	-10.6
Automobile/Automotive Mechanics Technology/Technician	84	77	72	-8.3	-6.5
Network and System Administration/Administrator	74	63	64	-14.9	1.6
Accounting Technology/Technician and Bookkeeping	84	95	63	13.1	-33.7
Registered Nursing/Registered Nurse	60	70	57	16.7	-18.6
Criminal Justice/Safety Studies	60	52	45	-13.3	-13.5
Computer Programming/Programmer, General	38	45	42	18.4	-6.7
Administrative Assistant and Secretarial Science, General	47	49	42	4.3	-14.3
Early Childhood Education and Teaching	46	41	42	-10.9	2.4

Source: Technical College System of Georgia
Note: Please visit TCSG website for any college configuration changes.

Top Ten Largest Employers - 2022*

Hall

Cottrell, Inc.
Fieldale Farms Corporation
Fox Racing Shox
Gold Creek Processing, LLC
Kubota Manucturing of America Corporation
Mars Chocolate North America , LLC
Northeast Georgia Medical Center, Inc.
Northeast Georgia Physicians Group
Pilgrim's Pride Corporation
Walmart

Hall Area

	COUNTY
Amazon.Com Services, Inc.	Jackson
Kubota Manufacturing of America Corporation	Hall
Northeast Georgia Medical Center, Inc.	Hall
Northside Hospital, Inc.	Gwinnett
Northside Hospital, Inc.	Forsyth
Pilgrim's Pride Corporation	Hall
Publix Super Markets, Inc.	Gwinnett
The Home Depot	Gwinnett
The Kroger Company	Gwinnett
Walmart	Gwinnett

*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 2022. Employers are listed alphabetically by area, not by the number of employees.

Source: Georgia Department of Labor

Education of the Labor Force

Hall Area

	PERCENT OF TOTAL	PERCENT DISTRIBUTION BY AGE				
		18-24	25-34	35-44	45-64	65+
Elementary	5.7%	2.2%	4.6%	7.3%	6.1%	6.6%
Some High School	7.2%	13.0%	6.9%	7.0%	5.6%	7.2%
High School Grad/GED	25.2%	36.4%	23.9%	20.2%	23.1%	28.7%
Some College	20.4%	33.3%	19.9%	16.8%	18.3%	19.9%
College Grad 2 Yr	8.0%	4.8%	9.2%	8.7%	8.8%	6.5%
College Grad 4 Yr	21.9%	9.6%	26.1%	24.3%	24.4%	18.7%
Post Graduate Studies	11.6%	0.7%	9.5%	15.7%	13.8%	12.6%
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

Source: U.S. Census Bureau - 2021: ACS 5-Year Estimates.

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 Division, 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

BRUCE THOMPSON - COMMISSIONER, GEORGIA DEPARTMENT OF LABOR
Equal Opportunity Employer/Program
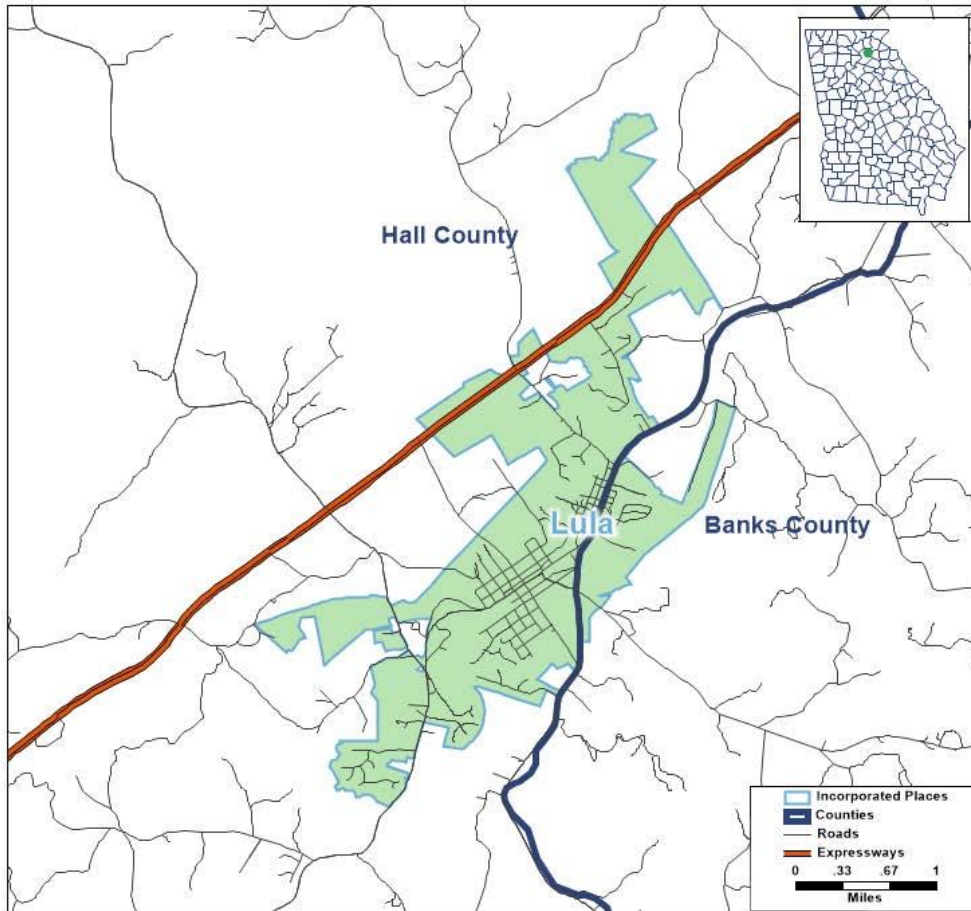Auxillary Aids and Services Available upon Request to Individuals with Disabilities

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

C. Lula Census Data

Lula, GA Demographic Information

Lula: 2022 GMA Member City Data Profile

This document presents a concise profile of Lula based on the following three topic areas:

Demographic and Social Data	Economic Data	Housing Data
• Population	• Labor Force Participation and Employment	• Occupancy
• Race and Ethnicity	• Industry	• Tenure and Mortgage Status
• Age	• Household Income	• Median Housing Costs
• Household Type	• Poverty	• Housing Cost-Burdened Households
• Citizenship	• Broadband Internet	• Vehicles Available
• Educational Attainment	• Health Insurance	• Year Structure Built

All data in this profile reflect municipal boundaries as of January 1, 2020. Population totals are from the Census Bureau's City Population Estimates program, 2020 vintage; all other data come the from the Census Bureau's 2020 American Community Survey 5-year estimates. Please note that percents may not sum to 100% due to rounding.

Questions? Please contact Claire Chan, GMA Research Analyst, at cchan@gacities.com.
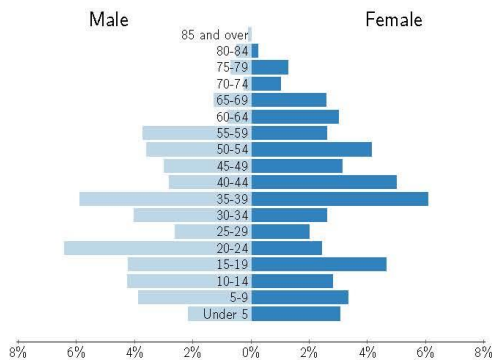
Lula: Demographic and Social

Population

2020 Population: 3,016
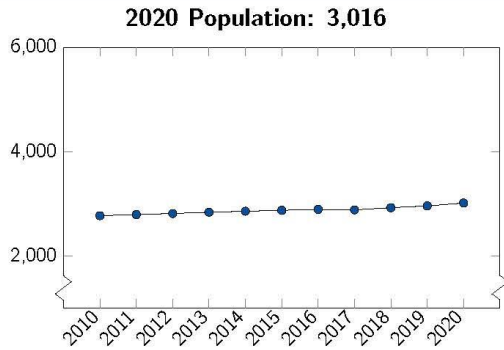
Source: U.S. Census Bureau, City Population Estimates, 2020 vintage

Race and Ethnicity
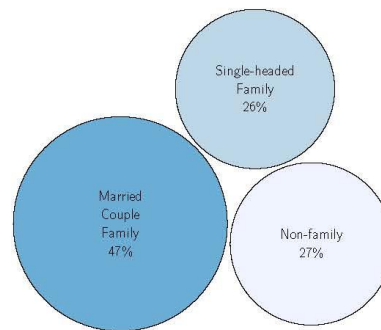

- Black 10%
- White 72%
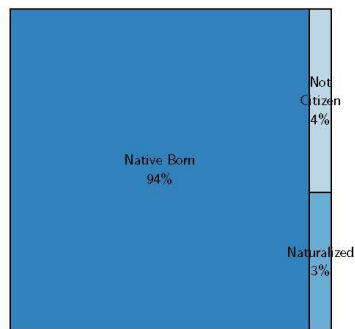- Hispanic 9%
- Other 9%
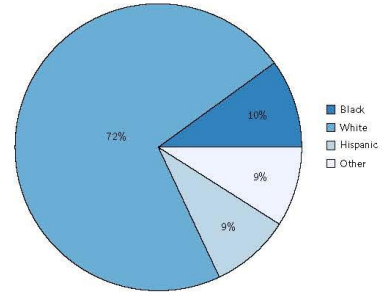
Source: American Community Survey, 2020 5-year estimates, table B03002

Age

Male — Female

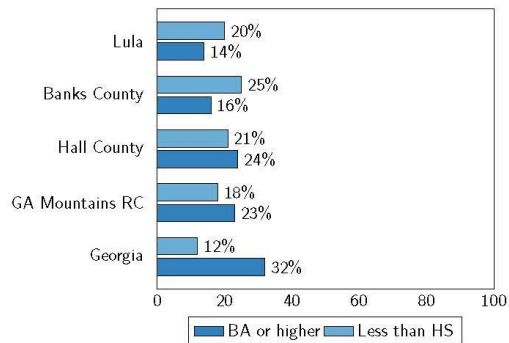Source: American Community Survey, 2020 5-year estimates, table B01001

Household Type

- Single-headed Family 26%
- Married Couple Family 47%
- Non-family 27%

Source: American Community Survey, 2020 5-year estimates, table B11001

Citizenship

- Native Born 94%
- Not Citizen 4%
- Naturalized 3%

Source: American Community Survey, 2020 5-year estimates, table B05002

Educational Attainment

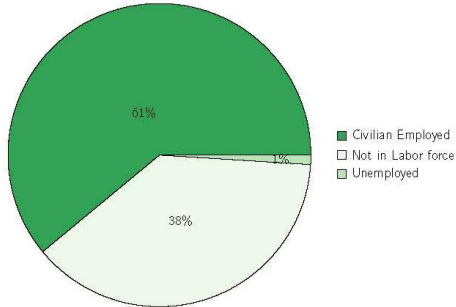|	BA or higher	Less than HS
Lula	20%	14%
Banks County	25%	16%
Hall County	21%	24%
GA Mountains RC	18%	23%
Georgia	12%	32%

Source: American Community Survey, 2020 5-year estimates, table B15002

Lula: Economic

Labor Force Participation and Employment
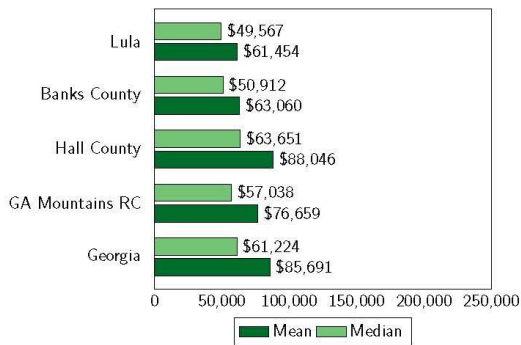
Unemployment Rate: 1.3%†

- Civilian Employed — 61%
- Not in Labor force — 38%
- Unemployed — 1%

Source: American Community Survey, 2020 5-year estimates, table B23001
†**Note:** Unemployment rate is based upon the civilian labor force.

Industry

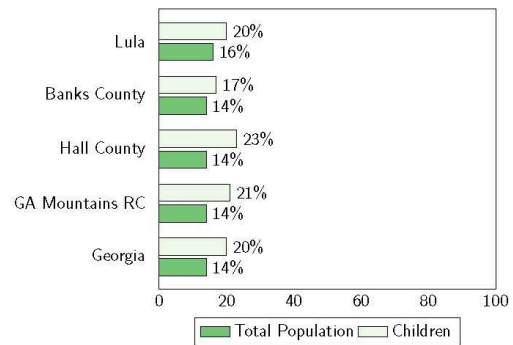|	
Agriculture, forestry, fishing and hunting, and mining	2%
Construction	8%
Manufacturing	20%
Wholesale Trade	3%
Retail Trade	18%
Transportation and warehousing, and utilities	3%
Information	0%
Finance and insurance, real estate, rental, leasing	2%
Professional, scientific, mgt, administrative, waste mgt	9%
Educational services, and health care and social assistance	17%
Arts, entertainment, recreation, accommodation, food service	11%
Other services, except public administration	3%
Public administration	4%

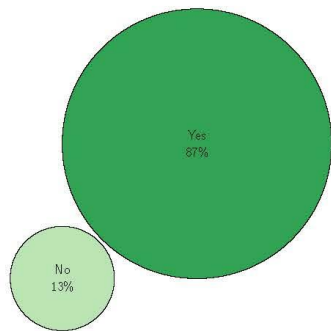Source: American Community Survey, 2020 5-year estimates, table C24030

Household Income

	Median	Mean
Lula	$49,567	$61,454
Banks County	$50,912	$63,060
Hall County	$63,651	$88,046
GA Mountains RC	$57,038	$76,659
Georgia	$61,224	$85,691

Source: American Community Survey, 2020 5-year estimates, tables B19013 and B19025

Poverty

	Children	Total Population
Lula	20%	16%
Banks County	17%	14%
Hall County	23%	14%
GA Mountains RC	21%	14%
Georgia	20%	14%

Source: American Community Survey, 2020 5-year estimates, table B17010

Broadband Internet

- Yes — 87%
- No — 13%

Source: American Community Survey, 2020 5-year estimates, table B28002

Health Insurance

- Private — 47%
- None — 20%
- Both — 9%
- Public — 23%
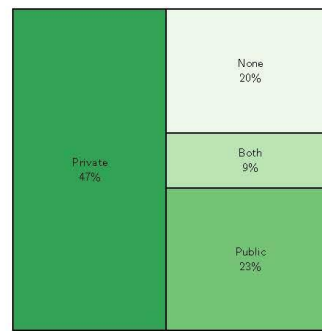
Source: American Community Survey, 2020 5-year estimates, table B18135

Lula: Housing

Occupancy

Vacant
13%

Occupied
87%
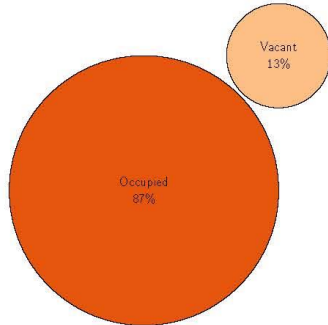
Source: American Community Survey, 2020 5-year estimates, table B25002

Tenure and Mortgage Status

Renter
38%

Owner
without
Mortgage
21%

Owner
with
Mortgage
41%
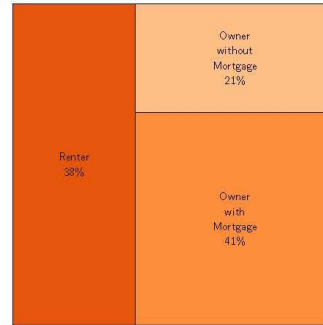
Source: American Community Survey, 2020 5-year estimates, tables B25009 and B25081

Median Housing Costs

|	Owners	Renters
Lula	$923	$919
Banks County	$685	$713
Hall County	$1,040	$987
GA Mountains RC	$830	$875
Georgia	$1,068	$1,042
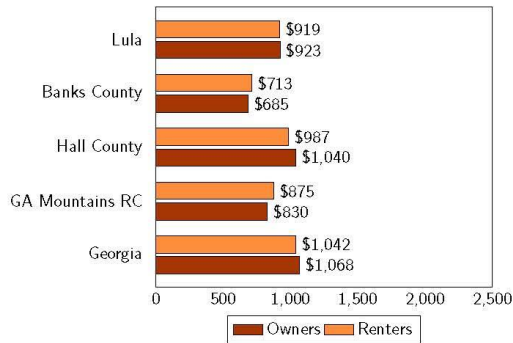
Source: American Community Survey, 2020 5-year estimates, tables B25088 and B25064

Housing Cost-Burdened Households

	Owners	Renters
Lula	18%	31%
Banks County	19%	45%
Hall County	20%	48%
GA Mountains RC	20%	48%
Georgia	20%	49%
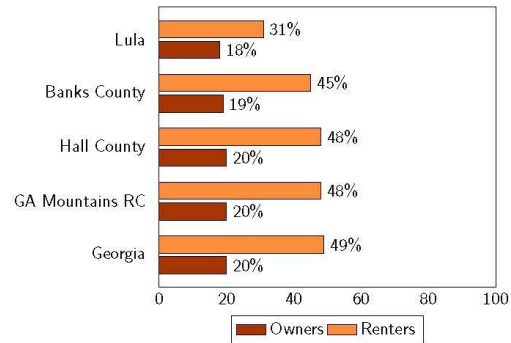
Source: American Community Survey, 2020 5-year estimates, tables B25091 and B25070

Vehicles Available

1 vehicle
20%

3+
25%

None
6%

2 vehicles
50%
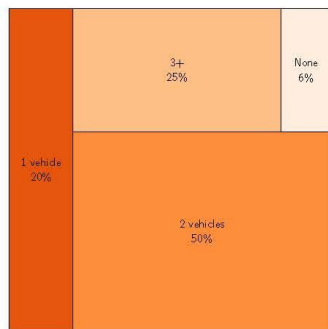
Source: American Community Survey, 2020 5-year estimates, table B25044

Year Structure Built

27% Before 1980
28% 1980-1999
45% Since 2000
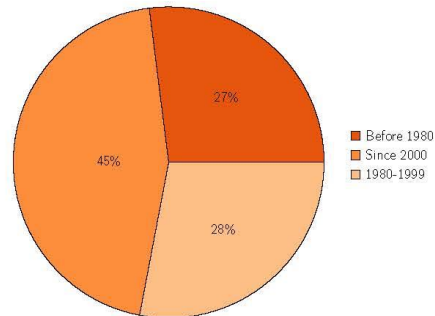
Source: American Community Survey, 2020 5-year estimates, table B25034

D. Lula Comprehensive Plan Public Comment Survey Sample

Want to tell your civic leaders what your community should be like in 20-30 years? Here's your chance!

City of **Lula**
A friendly place to live and build a business

2023 COMPREHENSIVE PLAN SURVEY

The City of Lula 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 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. To complete the survey online instead, use the following link: *https://www.surveymonkey.com/r/Lulaplan*. *Or the above QR link.*

All comments will be read and incorporated into the Comprehensive Plan, and all responses will be kept confidential. Be sure to also check for future announcements about additional meetings and other opportunities to participate.

Please submit all completed surveys to:
➢ *Dennis Bergin, City Manager*
Lula City Hall
6055 Main Street
Lula, GA 30554
770.869.3801

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

1.) I am submitting comments
for Lula: *(circle/highlight)*   *A: Resident*   *B: Business Owner*   *C: Other*

2.) I would like my community to try to ___?___ growth and development:
a) attract a high volume of   b) attract some   c) limit

3.) New growth and development should be directed toward:
a) in/around cities   b) along highway   c) expand in   *(please list location)* _____

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

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

6.) 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:* _____)

7.) With respect to **housing**, our most important needs are *(pick 2)*:
___ More family housing   ___ Fewer dilapidated houses
___ More high-end housing   ___ Design guidelines for new construction
___ More apartments   ___ Other: (please list: _____)
___ More senior housing

Georgia Mountains
Regional Commission

City of **Lula**

A friendly place to live and build a business

2023 COMPREHENSIVE PLAN SURVEY

8.) 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: _____)

9.) On a scale of 1 (Very *poor*) to 5 (Very *good*), how do you rate each of the following **public services** (note that some of these services are provided through a service agreement with other municipalities):

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

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

_____ Preserving the character of Lula
_____ Increasing tourism
_____ Increasing job opportunities
_____ Preserving the low cost of living
_____ Preserving the standard of living
_____ Other (please list: _____)

11.) Highway development can attract significant growth and development. Regarding these vital corridors in Lula, 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
_____ Other (please list: _____)

12.) Please share any other questions, comments, concerns or issues you feel are important and would like to elaborate on regarding life in Lula and that have not been covered sufficiently in the survey questions above.

_____
_____
_____
_____
_____
_____

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

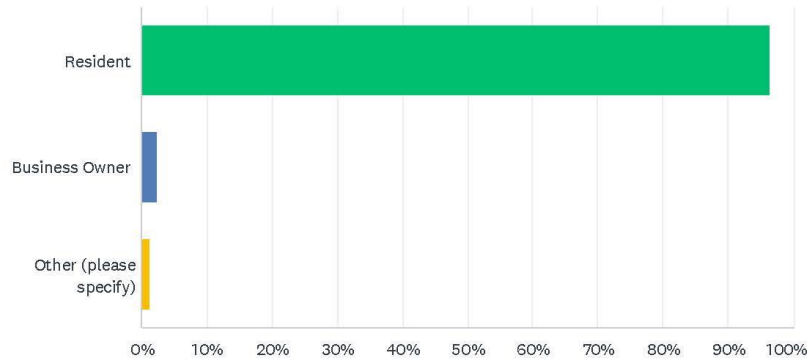Georgia Mountains
Regional Commission

E. Lula Comprehensive Plan Public Comment Survey Response Summary

2023 Lula Comprehensive Plan Update

Q1 I am submitting comments for Lula as a:

Answered: 83   Skipped: 0

ANSWER CHOICES	RESPONSES	
Resident	96.39%	80
Business Owner	2.41%	2
Other (please specify)	1.20%	1
Total Respondents: 83		

#	OTHER (PLEASE SPECIFY)	DATE
1	Previous resident	1/28/2023 3:43 AM

1 / 23

Q2 I would like my community to try to _____ growth and development:

Answered: 83   Skipped: 0
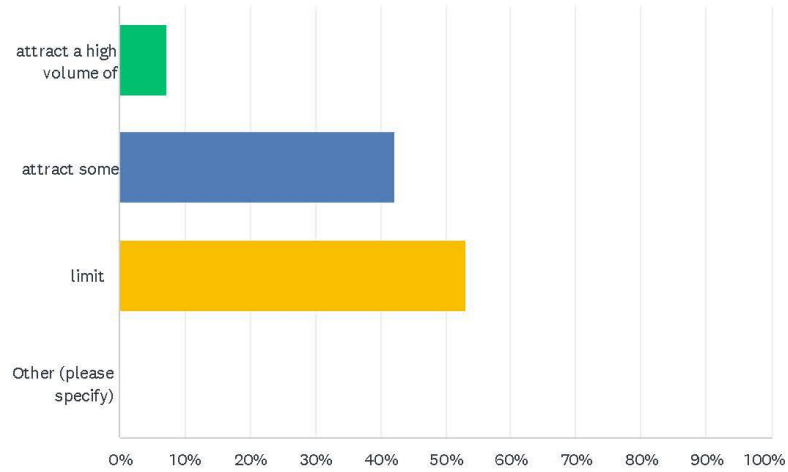
ANSWER CHOICES	RESPONSES	
attract a high volume of	7.23%	6
attract some	42.17%	35
limit	53.01%	44
Other (please specify)	0.00%	0
Total Respondents: 83		

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

2 / 23

Q3 New growth and development should be directed toward:

Answered: 80   Skipped: 3
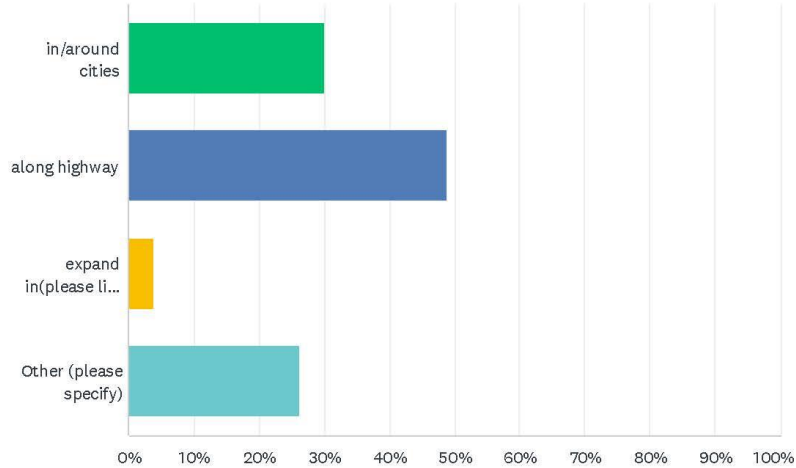
ANSWER CHOICES	RESPONSES	
in/around cities	30.00%	24
along highway	48.75%	39
expand in(please list location)	3.75%	3
Other (please specify)	26.25%	21
Total Respondents: 80		

#	OTHER (PLEASE SPECIFY)	DATE
1	Off 365	4/5/2023 1:37 PM
2	I know some want to keep Lula without any business, but that just leads to a "dead" city with no reason to walk outside. We need businesses where we can walk or drive to right here in town. The big stuff can be on 365, but we need business here as well.	3/22/2023 8:27 AM
3	Commercially around cities, residential in outlying area	2/16/2023 10:32 AM
4	The street connecting the poat office towards circle m.	2/14/2023 5:36 PM
5	Gainesville	2/12/2023 12:26 AM
6	Preserving rural areas	1/30/2023 10:30 PM
7	Outside city limits	1/30/2023 6:18 PM
8	Away from small towns. We are trying to preserve own small town not grow.	1/30/2023 11:32 AM
9	Somewhere else	1/28/2023 10:41 AM
10	10 miles from city limits	1/28/2023 9:58 AM

3 / 23

11	Highway is dangerously congested. Please limit traffic as much as we are able in these areas.	1/28/2023 9:43 AM
12	Leave it in Gainesville that's already a hell hole.	1/28/2023 3:43 AM
13	None	1/27/2023 9:34 PM
14	Downtown	1/27/2023 9:17 PM
15	365 only	1/27/2023 8:59 PM
16	Somewhere other than Lula	1/27/2023 8:09 PM
17	Develope the downtown to a usable business district	1/27/2023 7:04 PM
18	Larger cities. Not the small ones. We want to keep our small town small.	1/27/2023 7:02 PM
19	not in the Lula area	1/27/2023 7:01 PM
20	NOTHING! Keep Lula a small town- we are not Gainesville!!!!	1/27/2023 5:14 PM
21	Not being in peoples back yards!	1/27/2023 4:29 PM

Q4 Our community's most important asset that should be preserved in the future is:

Answered: 69   Skipped: 14

#	RESPONSES	DATE
1	Railroad town and being a strong community that helps people	4/5/2023 1:37 PM
2	Not sure.	3/23/2023 8:04 AM
3	Our Railroad connection	3/23/2023 7:52 AM
4	Our historic older homes. It would be nice to have decent sidewalks to walk through town.	3/22/2023 8:27 AM
5	Main street and the parks	3/15/2023 6:29 PM
6	Green Space	3/7/2023 11:40 AM
7	quite country setting.	3/2/2023 12:49 AM
8	Small town living	3/1/2023 7:29 PM
9	Small town feel.	2/28/2023 11:04 PM
10	Our small town local feel with local owned businesses	2/28/2023 2:01 PM
11	The ability to feel like we are in a safe small town. We want to walk to places. We don't want cars and trucks all over the place heading to factories and warehouses right beside our houses.	2/25/2023 11:55 PM
12	Historic homes	2/24/2023 9:26 AM
13	History and culture	2/22/2023 7:29 PM
14	Main Street	2/16/2023 11:21 AM
15	Small, rural community	2/16/2023 10:32 AM
16	The bridge, the train depot, and all older buildings on the main lula rd.	2/14/2023 5:36 PM
17	Safety and small town atmosphere	2/7/2023 5:05 PM
18	Residents, land, water & sewer	2/3/2023 11:55 AM
19	Parks and downtowns	2/2/2023 3:31 PM
20	peace and order	2/2/2023 9:26 AM
21	Sustainable size	1/31/2023 6:28 PM
22	Rural farm lands	1/30/2023 10:30 PM
23	Park and updating the baseball fields so they can be used. Great revenue potential if done properly	1/30/2023 10:02 PM
24	Water	1/30/2023 6:18 PM
25	The small town vibe.	1/30/2023 11:32 AM
26	Small town feel	1/29/2023 7:55 PM
27	Everything in the city limits.	1/29/2023 7:38 AM
28	OUR SMALL TOWN ATMOSPHERE	1/28/2023 8:57 PM
29	History and a family environment	1/28/2023 5:27 PM
30	The population.	1/28/2023 10:41 AM

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31	Small railroad town.	1/28/2023 9:58 AM
32	Please preserve the bridge, community center, park, small roads with homes (no townhomes,condos, apartments, congested neighborhoods, commercial warehouses). People want to live and go to places that have this small town feel. Once we lose it, it's gone.	1/28/2023 9:43 AM
33	Charm	1/28/2023 9:05 AM
34	The bridge	1/28/2023 8:41 AM
35	Smaller city. Walkable	1/28/2023 8:29 AM
36	Small town feel, other small towns have kept their character while still making room for business and residential growth (ie Clermont and Maysville).	1/28/2023 5:35 AM
37	Train	1/28/2023 5:34 AM
38	Small town feel. Keep the small stores and restaurants. Stop commercial growth. There's enough in Gainesville.	1/28/2023 3:43 AM
39	Small home town feel and not make this a factory town	1/28/2023 3:33 AM
40	The small town feel	1/28/2023 1:16 AM
41	It being a small town. Our infrastructure can not handle more development!	1/27/2023 11:04 PM
42	Downtown area, but improvements to buildings/business appearance would help. Mostly the stores/storage by the Self Defense business.	1/27/2023 11:03 PM
43	Railroad bridge . Small town feel	1/27/2023 10:42 PM
44	History and parks	1/27/2023 10:16 PM
45	The small town feel.	1/27/2023 10:09 PM
46	Small town values. I moved here 20 years ago and have never regretted it, I love thisittke town.	1/27/2023 10:06 PM
47	No apartment complex	1/27/2023 10:06 PM
48	Rural setting and natural beauty	1/27/2023 9:50 PM
49	Small town feel! We love Lula just like it is now	1/27/2023 9:49 PM
50	Lula being a small town	1/27/2023 9:34 PM
51	Historical sites and stories. We need to look at how towns like Dahlonega and Cornelia have restored historical downtown areas.	1/27/2023 9:30 PM
52	Community events, family feel, outdoor green spaces	1/27/2023 9:17 PM
53	Undeveloped land	1/27/2023 9:02 PM
54	The small town feel	1/27/2023 9:01 PM
55	small town charm	1/27/2023 9:00 PM
56	Pride in its small Town community	1/27/2023 8:59 PM
57	The small town. Not a warehouse big truck community	1/27/2023 8:50 PM
58	Historical feel and close community	1/27/2023 8:29 PM
59	Water dependency	1/27/2023 8:09 PM
60	It's a small town. And all the purposed development will makes Lula no different than Gainesville.	1/27/2023 7:04 PM
61	The small town.	1/27/2023 7:02 PM
62	small community attitude; friendly, courteous, quiet	1/27/2023 7:01 PM
63	Railroad	1/27/2023 6:53 PM

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64	The park	1/27/2023 6:05 PM
65	Small community feel Limit new housing apartments, condos	1/27/2023 5:50 PM
66	Keeping the downtown area clean and free of overbearing development. Also to beautify our neighborhoods.	1/27/2023 5:43 PM
67	Small town.	1/27/2023 5:14 PM
68	The relaxed atmosphere.	1/27/2023 5:10 PM
69	Small town feel.	1/27/2023 4:29 PM

Q5 Our community's biggest liability that should be changed in the future is:

Answered: 61   Skipped: 22

#	RESPONSES	DATE
1	Too much growth I moved from the city to get away from the hustle and bustle. You cannot not like something then try to bring it all to where you move.	4/5/2023 1:37 PM
2	We are an empty city with nothing. Can't get a bit to eat and have to drive to Cornelia for everything else.	3/23/2023 8:04 AM
3	Our water system. There is a boil water advisory far too often.	3/23/2023 7:52 AM
4	Liability to change would be the intersections where all these trucks come through. If we are expecting more trucks soon, I'm not sure anyone would want to live here or come here for anything.	3/22/2023 8:27 AM
5	No Businesses in lula and they are needed	3/15/2023 6:29 PM
6	Downtown - Desperately needs revitalization.	3/7/2023 11:40 AM
7	entering and exiting Athens st. and 365. May be a red light	3/2/2023 12:49 AM
8	Grocery store.	3/1/2023 7:29 PM
9	Mayor, Gene and Felton.	2/28/2023 11:04 PM
10	The roads and traffic	2/28/2023 2:01 PM
11	The area right around the depot. We live there. The grocery store and bridge is a very sketchy area that needs to be cleaned up.	2/25/2023 11:55 PM
12	Poor sidewalk conditions	2/24/2023 9:26 AM
13	Safety at wellness park	2/16/2023 11:21 AM
14	The view that Lula is a poor and under-developed.	2/16/2023 10:32 AM
15	Building tiny homes or communes for the homeless and allowing them to work off their rent by helping other around lula work places.	2/14/2023 5:36 PM
16	Current low quality housing being allowed in and near Lula.	2/7/2023 5:05 PM
17	Too much Government control!	2/3/2023 11:55 AM
18	Spending unnecessary money	2/2/2023 3:31 PM
19	crimes	2/2/2023 9:26 AM
20	Loss of farmland/green space to new development	1/31/2023 6:28 PM
21	No more warehouses. We need restaurants grocery store	1/30/2023 10:02 PM
22	Vagrancy/people walking the streets at 3-4 am	1/30/2023 6:18 PM
23	We already have too much traffic coming through 365/52 intersection. There are wrecks there almost daily. My family is scared to drive through there as is and we only live 1 mile from the intersection.	1/30/2023 11:32 AM
24	Stopping unneeded growth	1/29/2023 7:55 PM
25	Should not let industrial parks come in to the city limits.	1/29/2023 7:38 AM
26	THE CURRENT MAYOR, CITY MANAGER AND CODE ENFORCEMENT OFFICER! ALL ARE AN EMBARASEMENT TO OUR TOWN!	1/28/2023 8:57 PM

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| 27	Empty buildings on Main St	1/28/2023 8:51 PM
28	Roads and traffic management	1/28/2023 5:27 PM
29	The traffic.	1/28/2023 10:41 AM
30	Greed	1/28/2023 9:58 AM
31	The dilapidated houses	1/28/2023 8:41 AM
32	Crime	1/28/2023 8:29 AM
33	Educated leadership	1/28/2023 5:35 AM
34	Homeless	1/28/2023 5:34 AM
35	Too much traffic on 365 getting there.	1/28/2023 3:43 AM
36	Communication upgrades, traffic control and crime control	1/28/2023 3:33 AM
37	There needs to be more to do, restaurants, bars, things for under 21	1/28/2023 1:16 AM
38	People wanting to add apartments and town houses. Quit thinking just about money and think about the people of Lula. Also to have a better way to communicate with the people of Lula when we have a boil advisory or anything of importance that we should know.	1/27/2023 11:04 PM
39	Cost of salaries for city officials that would have a direct impact on residents. Let the county take over the sewer system. Pretty soon if all the housing is approved and built, how will it be handled?	1/27/2023 11:03 PM
40	Infatructure	1/27/2023 10:42 PM
41	Commercial growth	1/27/2023 10:16 PM
42	The potential growth that is not bringing benefit to the residents of this community. Warehouses do not benefit us as much as grocery stores and restaurants would.	1/27/2023 10:09 PM
43	Quit trying to change. Better what is existing. There are a lot of empty buldings that need renovations.	1/27/2023 10:06 PM
44	Growing too much but depending on wells for water! Also, public safety nonexistent in Banks county part of Lula.	1/27/2023 9:50 PM
45	Plumbing	1/27/2023 9:34 PM
46	Backwards thinking, resistance to change, allowing progress without planning. It's is coming, so we need to be ahead of it and lead the progress.	1/27/2023 9:30 PM
47	Residents using social media to rant about Lula happenings. It makes us look bad and prevents young families from wanting to move here. Growth is going to happen: we can either help influence that growth to make our community better or we can dig our heels in so much and so vocally so that only the meth-heads will choose to move here.	1/27/2023 9:17 PM
48	No more warehouses	1/27/2023 9:02 PM
49	homeless	1/27/2023 9:00 PM
50	Better leadership	1/27/2023 8:50 PM
51	None historical buildings and commerce that could be placed in a different part of town.	1/27/2023 8:29 PM
52	Vagrants	1/27/2023 8:09 PM
53	Allowing massive commercial developments in without taking into account community input, while focusing on minor permit violations that have minimal impact.	1/27/2023 7:04 PM
54	Overpass or underpass.	1/27/2023 7:02 PM
55	Poor infrastructure and lack of downtown area	1/27/2023 6:53 PM
56	Restaurant options	1/27/2023 6:05 PM
57	Focus on downtown area Most stores in downtown are closed	1/27/2023 5:50 PM

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58	Some leaders have to go. They are unqualified to serve in office. We also need to listen more to the general public.	1/27/2023 5:43 PM
59	Stop all of the new housing & commercial warehousing, our school & area can't not handle all of the traffic this will bring	1/27/2023 5:14 PM
60	Utility maintenance.	1/27/2023 5:10 PM
61	The grade in which our intersection on our highway is rated and to think we are allowing a development go in that is to bring 4000 more cars to said intersection.	1/27/2023 4:29 PM

Q6 With respect to economic development, our top priorities should be (pick 2):

Answered: 73   Skipped: 10
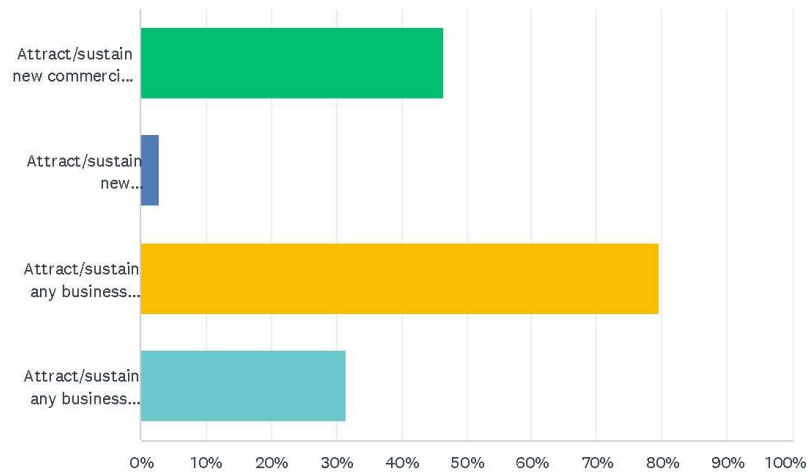
ANSWER CHOICES	RESPONSES	
Attract/sustain new commercial businesses	46.58%	34
Attract/sustain new manufacturing and industry	2.74%	2
Attract/sustain any business to downtown areas	79.45%	58
Attract/sustain any business with high paying jobs	31.51%	23
Total Respondents: 73		

| #	OTHER (PLEASE SPECIFY)	DATE
1	There is not much space for business downtown. Consider designating more areas for business development.	3/22/2023 8:27 AM
2	Attract/sustain retail development both along the 365 corridor and downtown. We need restaurants and grocery store	3/7/2023 11:40 AM
3	Retail	2/28/2023 11:04 PM
4	Building tiny homes for the homeless and less fortunate	2/14/2023 5:36 PM
5	Should be compatible with the community.	2/7/2023 5:05 PM
6	Limit encroachment on rural farm land	1/30/2023 10:30 PM
7	Local owned businesses	1/30/2023 6:18 PM
8	No new developments, fix up and use development that are already there.	1/30/2023 11:32 AM
9	Locally owned businesses downtown	1/29/2023 7:55 PM

10	Attract restaurants	1/29/2023 7:38 AM
11	Keep population low we only need small hometown shops	1/28/2023 9:58 AM
12	If anything, entice a successful butcher shop or small town restaurant to expand here. A local hometown business that is involved in community and takes pride in it. And that's already running a successful business. Other than that, no economic growth. We are in plenty of distance to Gainesville, Buford, flowery branch, commerce to have a high paying job if that's what people are after. Lula is where we live to get away from traffic/congestion/dilution.	1/28/2023 9:43 AM
13	Stop it! I sold my place and moved because it's getting too busy around 365 / 52.	1/28/2023 3:43 AM
14	We do not need huge commercial businesses	1/27/2023 11:04 PM
15	None of the above.	1/27/2023 10:06 PM
16	Commercial should be on 365 only	1/27/2023 8:59 PM
17	Local businesses only	1/27/2023 8:09 PM
18	None of this.	1/27/2023 7:02 PM
19	remain as is	1/27/2023 7:01 PM
20	None of the above.	1/27/2023 5:14 PM
21	Maybe a grocery store.	1/27/2023 4:29 PM

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Q7 With respect to housing, our most important needs are (pick 2):

Answered: 75   Skipped: 8
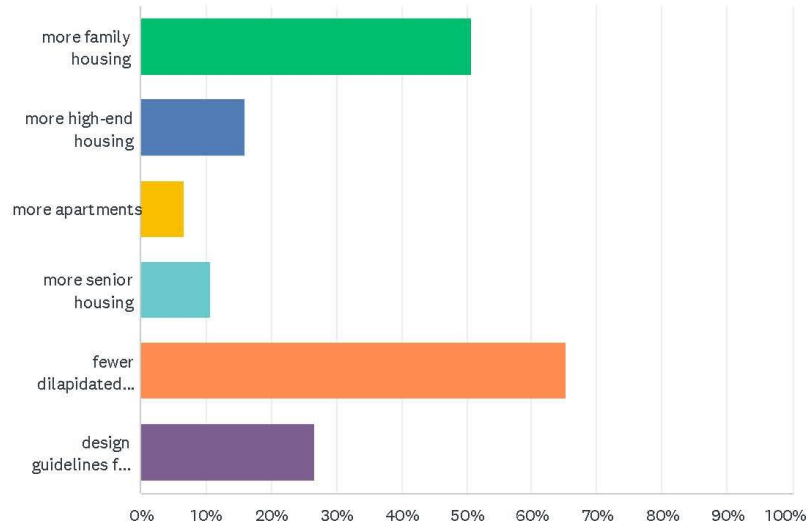
ANSWER CHOICES	RESPONSES	
more family housing	50.67%	38
more high-end housing	16.00%	12
more apartments	6.67%	5
more senior housing	10.67%	8
fewer dilapidated houses	65.33%	49
design guidelines for new construction	26.67%	20
Total Respondents: 75		

| #	OTHER (PLEASE SPECIFY)	DATE
1	Let's see how we can help people with dilapidated houses. Can they request help or be offered help before trying to get rid of them	4/5/2023 1:37 PM
2	Non-gentrification of our town	2/24/2023 9:26 AM
3	Cheaper housing or tiny homes would be a great way to help a lot of future lula residents	2/14/2023 5:36 PM
4	Low quality housing always bites back	2/7/2023 5:05 PM
5	Limit new housing to preserve farm land	1/30/2023 10:30 PM
6	No more apartments it destroys the area	1/30/2023 10:02 PM
7	No more subdivisions	1/30/2023 6:18 PM

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8	No new housing, fix up the old houses that are there.	1/30/2023 11:32 AM
9	Fix the issues that the hometown folks face with roads and culverts not up to par.	1/28/2023 9:58 AM
10	Less quantity, more quality.	1/28/2023 9:43 AM
11	None	1/28/2023 8:29 AM
12	No apartments	1/28/2023 3:43 AM
13	Less housing	1/27/2023 10:16 PM
14	Roads will not accommodate more housing	1/27/2023 10:06 PM
15	NO APARTMENTS!!!!	1/27/2023 9:50 PM
16	Fewer subdivisions	1/27/2023 8:09 PM
17	No more housing until the impact on road traffic and school capacity at Lula Elementary is addressed.	1/27/2023 7:04 PM
18	Why can't we just leave it the way it is?	1/27/2023 7:02 PM
19	repair some of the houses in need of repair	1/27/2023 7:01 PM
20	Keep Lula small. No additional housing in the city limits	1/27/2023 5:14 PM

Q8 With respect to historic and cultural resources, our most important issues are (pick 2):

Answered: 83   Skipped: 0
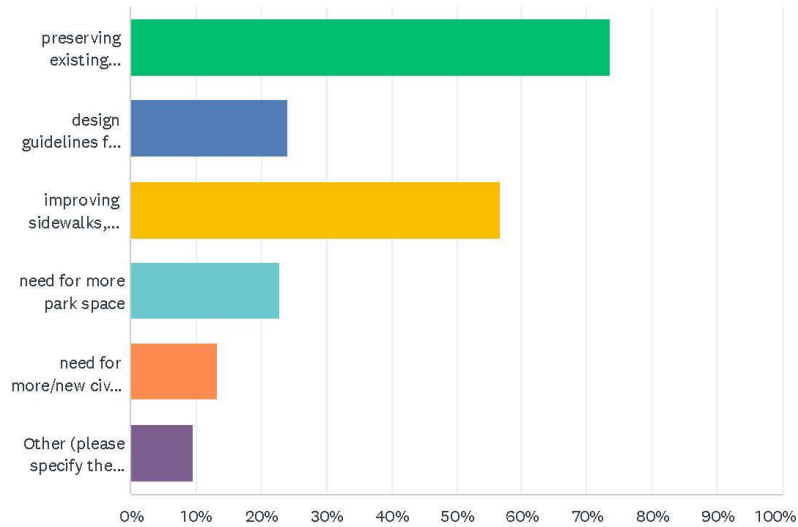
ANSWER CHOICES	RESPONSES	
preserving existing historic structures	73.49%	61
design guidelines for new development	24.10%	20
improving sidewalks, bicycle and pedestrian accessibility around the City	56.63%	47
need for more park space	22.89%	19
need for more/new civic space	13.25%	11
Other (please specify the most important asset that should be preserved)	9.64%	8
Total Respondents: 83		

#	OTHER (PLEASE SPECIFY THE MOST IMPORTANT ASSET THAT SHOULD BE PRESERVED)	DATE
1	Preserving rural farm land	1/30/2023 10:30 PM
2	Restaurants, cafes, grocery store	1/30/2023 10:02 PM
3	Small town feel	1/28/2023 9:58 AM
4	I love the bridge in Lula. It sets us apart from other places and something my girls always enjoy riding over. Our mayor has done a fantastic job of improving our downtown and making it look like something we take pride in.	1/28/2023 9:43 AM
5	Railroad town setting	1/27/2023 9:50 PM

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6	Better signage for historical markers. The railroad has such rich history in this town. It would be neat to have a walking tour of significant landmarks around Lula, similar to the astronomy walking tour in Gainesville.	1/27/2023 9:17 PM
7	This is funny. By adding new business and subdivisions you are taking away the small town.	1/27/2023 7:02 PM
8	Help the neighborhoods more than just new sidewalks.	1/27/2023 5:43 PM

Q9 For the following public services, please rank them in order of importance and note that some of these services are provided through a service agreement with other municipalities (1-8 with 1 being the most important):

Answered: 83   Skipped: 0

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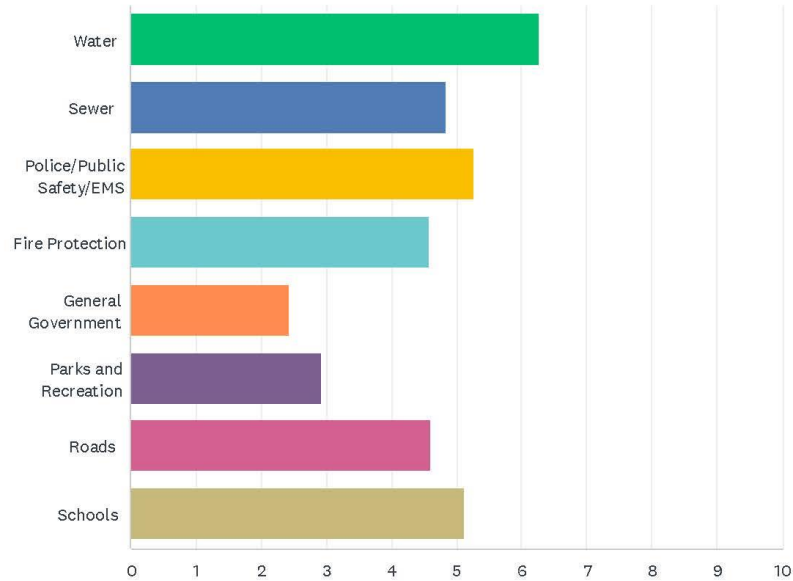
	1	2	3	4	5	6	7	8	TOTAL	SCORE
Water	36.59% 30	15.85% 13	18.29% 15	10.98% 9	8.54% 7	6.10% 5	2.44% 2	1.22% 1	82	6.27
Sewer	3.66% 3	24.39% 20	19.51% 16	14.63% 12	9.76% 8	6.10% 5	13.41% 11	8.54% 7	82	4.83
Police/Public Safety/EMS	24.39% 20	9.76% 8	12.20% 10	17.07% 14	14.63% 12	8.54% 7	6.10% 5	7.32% 6	82	5.26
Fire Protection	4.82% 4	19.28% 16	9.64% 8	10.84% 9	20.48% 17	22.89% 19	9.64% 8	2.41% 2	83	4.58
General Government	0.00% 0	2.41% 2	3.61% 3	10.84% 9	8.43% 7	10.84% 9	20.48% 17	43.37% 36	83	2.43
Parks and Recreation	2.41% 2	0.00% 0	6.02% 5	10.84% 9	14.46% 12	15.66% 13	27.71% 23	22.89% 19	83	2.93
Roads	7.32% 6	15.85% 13	12.20% 10	18.29% 15	9.76% 8	18.29% 15	14.63% 12	3.66% 3	82	4.61
Schools	21.69% 18	12.05% 10	18.07% 15	7.23% 6	13.25% 11	12.05% 10	4.82% 4	10.84% 9	83	5.12

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Q10 For the following quality of life issues, please rank them in order of importance (1-5 with 1 being the most important):

Answered: 82   Skipped: 1
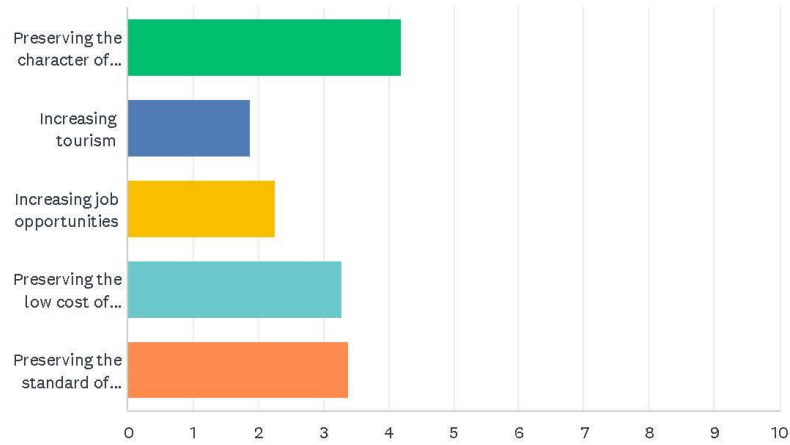
	1	2	3	4	5	TOTAL	SCORE
Preserving the character of Lula	55.00% 44	23.75% 19	11.25% 9	6.25% 5	3.75% 3	80	4.20
Increasing tourism	5.00% 4	6.25% 5	6.25% 5	36.25% 29	46.25% 37	80	1.88
Increasing job opportunities	11.11% 9	6.17% 5	16.05% 13	32.10% 26	34.57% 28	81	2.27
Preserving the low cost of living	17.28% 14	32.10% 26	23.46% 19	16.05% 13	11.11% 9	81	3.28
Preserving the standard of living	13.41% 11	31.71% 26	41.46% 34	8.54% 7	4.88% 4	82	3.40

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Q11 Highway development can attract significant growth and development. Regarding these vital corridors in Lula, please rank the following in order of importance (1-6 with 1 being the most important):

Answered: 82   Skipped: 1
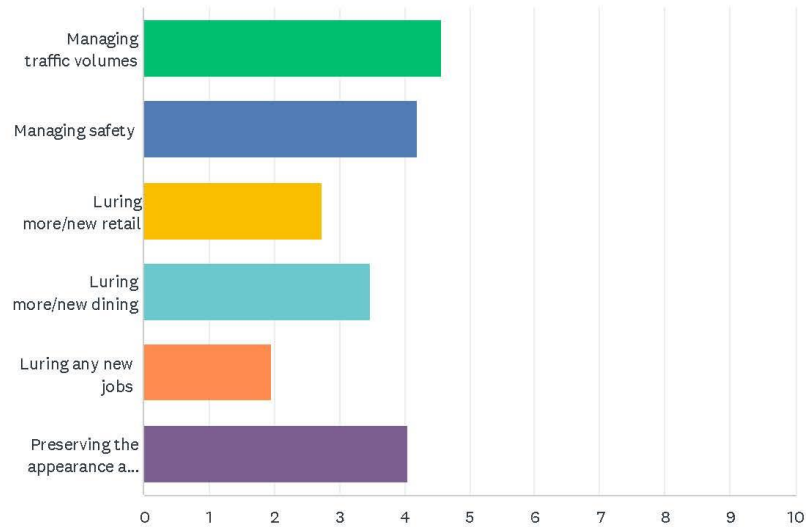
	1	2	3	4	5	6	TOTAL	SCORE
Managing traffic volumes	30.86% 25	32.10% 26	18.52% 15	3.70% 3	9.88% 8	4.94% 4	81	4.56
Managing safety	17.28% 14	30.86% 25	24.69% 20	12.35% 10	11.11% 9	3.70% 3	81	4.20
Luring more/new retail	6.17% 5	8.64% 7	12.35% 10	22.22% 18	25.93% 21	24.69% 20	81	2.73
Luring more/new dining	11.11% 9	12.35% 10	17.28% 14	37.04% 30	16.05% 13	6.17% 5	81	3.47
Luring any new jobs	2.47% 2	2.47% 2	8.64% 7	8.64% 7	30.86% 25	46.91% 38	81	1.96
Preserving the appearance and rural character	31.71% 26	13.41% 11	18.29% 15	15.85% 13	7.32% 6	13.41% 11	82	4.06

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Q12 Please share any other questions, comments, concerns or issues you feel are important and would like to elaborate on regarding life in Lula and that have not been covered sufficiently in the survey questions above.

Answered: 39   Skipped: 44

#	RESPONSES	DATE
1	Some people don't have cars. It would be nice to have more places to go right here in the city.	3/23/2023 8:04 AM
2	More retail businesses are what we need.	3/23/2023 7:52 AM
3	I would lie to see Lula become a place where we don't have to leave the city or drive very far to get the things we need. We have to leave for gas, groceries, restaurants, and just about everything else. Nobody come to Lula outside of an event every now and then. Everyone just passes through.	3/22/2023 8:27 AM
4	Rafe Banks Park needs to be renovated also main street needs to be renovated also	3/15/2023 6:29 PM
5	Lula has a large number of folks who ride bikes or walk to the local stores. For their safety, bike and walking paths are much needed in these areas	3/7/2023 11:40 AM
6	Preserving our small local town feel but bring in local businesses to help keep out town thriving so we don't die.	2/28/2023 2:01 PM
7	I am mostly concerned with the cost of living rising. I've grown up here my whole life and am currently renting a house. I would love to buy some day, but I am afraid the housing prices will be too high by the time we are ready to buy. I would also love to see more preservation of existing historic houses.	2/24/2023 9:26 AM
8	Focusing on building homes and shelters ahould be the top priority for our town. The second step should be to bring in a well known fast food place. Not only would it allow us to have more food options but it would also have others come off the highway and bring other business owners more business. This might even allow others to bring their small town business to our town	2/14/2023 5:36 PM
9	Need a new mayor, bad. Don't need current mayor as assistant city manager. Just need him gone. Need drama queen Gene gone from city council.	2/7/2023 5:05 PM
10	Safety should be provided by Hall & Banks Co not by the Lula City. It seems our dining has become catering not dining.???	2/3/2023 11:55 AM
11	Need a new city manager	2/2/2023 3:31 PM
12	When we got our home here in Lula in June 2003, a grocery store was promised by the builders. Now it's 2023, we are hoping we will have one so we don't have to go to Gainesville, Cornelia and Commerce.	2/2/2023 9:26 AM
13	We don't need our own police department or rapid growth. We need well-planned, sustainable growth that maintains the quality of air, water, and living.	1/31/2023 6:28 PM
14	Stop the warehouse growth. We have to drive to Gainesville or Cornelia to get a decent meal or groceries. That should be top priority if you want to keep the money in Lula. Right now Gainesville and Cornelia get it all.	1/30/2023 10:02 PM
15	Crime, people walking the streets in the wee hours, traffic volume, small town appeal. If people want that Gainesville is right own the road.	1/30/2023 6:18 PM
16	Let's keep Lula a small town.	1/29/2023 7:38 AM
17	The sad part is that this survey is worthless because none of our current leaders will recognize that they are responsible for the mess we are in now.	1/28/2023 8:57 PM
18	There's nothing to do here!	1/28/2023 8:51 PM

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19	Small town feel and care for our elderlys property. Don't make it hard for us to just go to store.	1/28/2023 9:58 AM
20	Community over business. Lula is where we live, not where we work. Our schools are here, our neighbors, our family. If business must come, make it community focused. Our children don't need gas stations and vape shops. The highways have become dangerous. I'm sick of having to tell my children to close their eyes while we pass deadly accidents weekly. Let our community be a safe place. Slow growth. We are close enough to plenty of job opportunities for easy commute. That's not what Lula needs. In regards to housing, quality over quantity. No apartments, tight neighborhoods or townhomes. Thank you for making our parks more beautiful, our downtown brighter, the well-designed community center… great changes!! Makes us look like we are proud to be here and that we are proud of our town. Please don't fold to what 365 is pushing on us. Lula has all the charm and abilities to remain our rural, hometown. Let them change everyone else. Once the charm is gone, it's gone forever.	1/28/2023 9:43 AM
21	Higher property values are a good thing. Small town feel is important, but this can be preserved in an educated and strategic manner while allowing smart growth. Other small towns have kept their character while still making room for business and residential growth (ie Clermont and Maysville).	1/28/2023 5:35 AM
22	It's sad to see that Lula is becoming so commercial. It's not a good place to raise a family and it loses the charm. Keep out the industrial businesses that bring in trucking volume. So much beautiful farmland is being ruined.	1/28/2023 3:43 AM
23	I moved here for the small town feel let's not turn this town into what everyone is trying to get away from.	1/28/2023 3:33 AM
24	I would like to see Lula fixed up more than it is now it's not bad but it could be better. Also for instance on pine street their should be speed bumps cause people blow through that first stop sign and fly down through their and all around lula roads like pine street should have speed bumps to make people slow down and also to protect out children and anyone who my be walking. As far as down town I would like to see it stay the size it is and if their was restaurants and businesses putting them along the interstate.	1/27/2023 11:04 PM
25	Need more communication from the mayor. That was a big reason why he wanted to get voted in, yet I have not seen anything online besides the recordings of the meetings. The last mayor made videos and posted them on the Facebook page, and although it was incredibly scripted, at least it was something. Nobody wants to watch recordings of the meetings. They want to hear from the mayor. Why can't he do something like the previous mayor and let the residents know what is going on in Lula? Current happenings, events, etc? A more professional appearance would also help, just saying. If you're representing a city, be professional in appearance so people are more likely to know you are serious about the job you were hired to do.	1/27/2023 11:03 PM
26	No more embarrassing front page newspaper adds about our Mayor and council . They need to resign now !!!!!!	1/27/2023 10:42 PM
27	Keep the small twin feel	1/27/2023 10:16 PM
28	We are in need of more restaurants- something to not only attract those outside of Lula but the residents as well. More reasons for outbwr to want to come and visit our cute little Town - shops - history center. There are tons of things Interesting About this town that are marketable. I've been to much smaller less interesting little town that has far more tourist because there were things to see and places to eat and shop	1/27/2023 9:53 PM
29	Truck traffic needs to diverted from a 4-way stop at busy railroad crossing in downtown Lula. A bypass? Reroute hwy 51 connecting to hwy 52?	1/27/2023 9:50 PM
30	No more subdivisions, keep lula a small town	1/27/2023 9:34 PM
31	Lula has a rich history that isn't talked about. We should share that history with residents. Also, please stop putting things in "quotes" on the signs that are not quotes. Get someone who knows grammar to write public displays. It's The Depot, not The "Depot".	1/27/2023 9:30 PM
32	Lula is a fantastic place to raise a family. We need more young families to desire to move here. The hospital and Kubota plants are already bringing in many new families to the area. Let's welcome them and continue our long tradition of family and community in this area. Growth is not the enemy- we can shape the kind of growth that happens to enrich the lives of community members and make people proud to live here! The Lula ball park is ripe with	1/27/2023 9:17 PM

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	potential but sits unused and barely maintained. The stage at the depot is perfect for outdoor concerts that would draw people out into the community. Rage Banks Park walking trails are great! The perfect place to host community events, like story time for kids or to have Elachee come do a nature presentation. We need more community events and restaurants, so that we don't just sleep in Lula but we can truly LIVE here.	
33	All growth should be on 365 only. Keep land along Old Cornelia Hwy single family residential.	1/27/2023 8:59 PM
34	I think it's possible to build a small town feel and encourage new business. If you want to improve safety don't not approve alcohol license and do not let businesses stay open after 11pm. You can have a clean town and successful town. Do not need alcohol money.	1/27/2023 8:29 PM
35	Gainesville, Cornelia and Banks Crossing are right down the road. The more you grow the more of a criminal element your gonna bring in. Not to mention the traffic flow. I've lived here 48 years and it's like some people who are or were related to council members or those that move here that are well off are just here to make money at the expense of Lula losing its small town and relatively safe charm.	1/27/2023 8:09 PM
36	Hall county board of commissioners, Hall county board of Ed and Lula city council all are turning a blind eye to what the purposed development of Lula means for future generations of kids. The board of Ed is already purposing to closing Tadmore and adding 200 students to Lula. With the approved developments Lula Elementary can't handle the additional capacity. Lula is a small town, one I've lived in 40 plus years, I don't want us to be the next Buford.	1/27/2023 7:04 PM
37	I feel like Hall County and Lula is running out town into the ground.	1/27/2023 7:02 PM
38	retain the rural personality of Lula, loot what happened to Flowery Branch, Oakwood…..	1/27/2023 7:01 PM
39	Stop trying to make Lula a big town with unnecessary traffic & things we do not need. Maybe instead of patrolling the area for "yard trash" you could spend more time keeping Lula SAFE & a small town which 95% of your community wants. We also need text/automated call alerts for water boil advisories. This whole posting on Facebook does not get the word out which is dangerous to those who don't have Facebook &/or those who are working when the advisory is put out & cannot warn their families at home to stop using the water. Some of us are not glued to Facebook 24/7 to watch for your announcements.	1/27/2023 5:14 PM

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F. Comprehensive Plan Meeting Summaries

LULA COMPREHENSIVE PLAN UPDATE SCHEDULE: 2022 - 2023

(Plan Update Deadline: Lula Adoption to DCA: June 30, 2023)

Project Task	Dec	Jan	Feb	Mar	Apr	May	Jun
Advisory Committee (by subject below)							
Organizational Meeting	■						
Develop Vision Statement		■					
Assessment and Review of Needs and Opportunities		■	■	■			
Develop Future Development Strategy				■	■		
Public Hearing Opportunity				■	■		
Final Staff and Stakeholder Review & Edits					■	■	
Submit draft to DCA						■	
Amend document as directed by DCA						■	
Adoption of Plan							■

Stakeholder Meetings Time and Location: 3rd Thursday of the month at 6PM at Lula City Hall

Meeting Dates:
Thursday, December 15, 2022
Thursday, January 19, 2023
Thursday, February 16, 2023
Thursday, March 16, 2023
Thursday, April 20, 2023
Thursday, April 27, 2023, Public Comment Meeting
Thursday, May 4, 2023
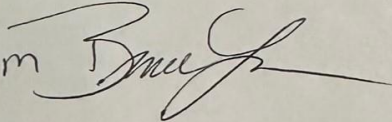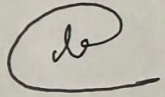
LULA COMP PLAN UPDATE
STAKEHOLDER MEETING
LULA CITY HALL

6:00 PM-Thursday December 15, 2022

Sign In Sheet

Name	Email Address
Bruce Lane	brucelane51@gmail.com
Chris Coulle	
MARK COHEA	MCOHEA@LDCGROUPS.com
Mordecai O. Wilson	Phone# 770-869-3937
Sarah Hamgter	SJustus758@gmail.con 678.936.6853

LULA COMP PLAN UPDATE
STAKEHOLDER MEETING
LULA CITY HALL

6:00 PM-Thursday January 19, 2023
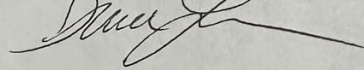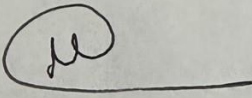
Sign In Sheet

Name	Email Address
1 Bruce Lane	brucelane51@gmail.com
2 MARK COHEA	MCOHEA@LDCGroups.com
3 Chris Lewalle	ChrisL1211@Bellsouth.net
4 Joshua Ryals	RyalsJosh@gmail.com
5 Felton Weed	Feltonwood1969@gmail.com
6 Roy Hall	
7 Patti Thomas	thomas0507@msn.com
8 M ordecai Wilson	
9 Sarah Hamptust	horsewhiskers727@yahoo.com
10 DAVE Millingham	davem9055@gmail.com

LULA COMP PLAN UPDATE
STAKEHOLDER MEETING
LULA CITY HALL

6:00 PM-Thursday February 16, 2023

Sign In Sheet

Name

Bruce Lane   brucelane51@gmail.com

Chris Cendle

MARK COHEA

Mordecai O. Wilson   770-869-3937

Sarah Harn Justin   678-936-6853   sjustus788@gmail.com
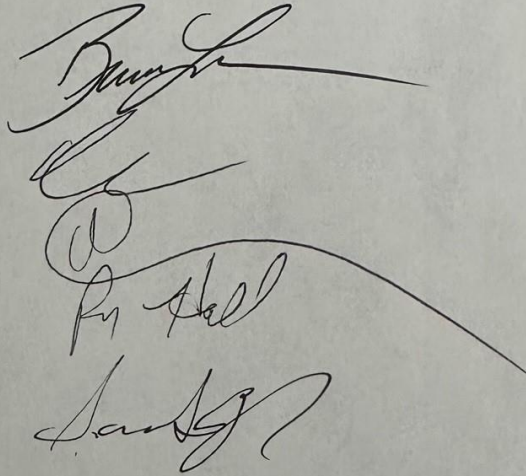
LULA COMP PLAN UPDATE
STAKEHOLDER MEETING
LULA CITY HALL

6:00 PM-Thursday March 16, 2023

Sign In Sheet

Name

Bruce Lane

Chris Lewth

MARK COHEA

Roy Hall

Sarah Justice

LULA COMP PLAN UPDATE
STAKEHOLDER MEETING
LULA CITY HALL

6:00 PM-Thursday April 20, 2023

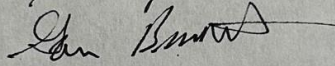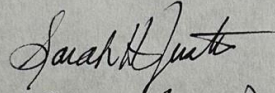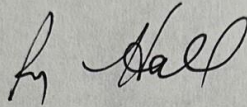### Sign In Sheet

Name

Roy Hall

Sarah Justus
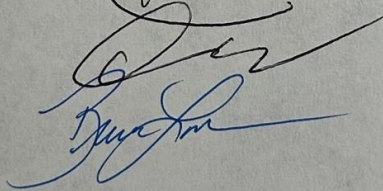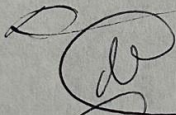
Gene Brumlett

Felton.C.Wood

MARK COHEA

Chris Lemiller

Bruce Lane

City of Lula Comprehensive Plan Update 2023

April 27th , 2023

Sign In ---Please

1. Name _Joe Thomas_
2. Name _Mordecai O. Wilson_
3. Name _____
4. Name _____
5. Name _____
6. Name _____
7. Name _____
8. Name _____
9. Name _____
10. Name _____
11. Name _____
12. Name _____
13. Name _____
14. Name _____
15. Name _____
16. Name _____
17. Name _____
18. Name _____

JOE ROTHWELL

REGIONAL PLANNER

GEORGIA MOUNTAINS REGIONAL COMMISSION

O | 770.538.2619

F | 770.538.2625

LULA COMP PLAN UPDATE
STAKEHOLDER MEETING
LULA CITY HALL

6:00 PM-Thursday May 4, 2023

Sign In Sheet

Name

Bruce Lane

Sarah Justice

Bruce Love

Sarah Henderson