

2023 JOINT COMPREHENSIVE PLAN



established 1823
CLARKESVILLE
We Call it Home.



January, 2024

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INTRODUCTION

PURPOSE

The purpose of planning and community development is to provide guidance for everyday decision-making by local government officials and other community leaders. Within Georgia, comprehensive plans are seen as both a useful tool for long-term government efficiency and for ensuring sound land use development. Over time, such documents foster a wise use of fiscal and environmental resources, help coordinate community improvements across agencies, and enables citizen input in both fostering a vision for the future and outlining a practical means for achieving that vision. Further, as a measure designed to ensure State programs are being utilized wisely, State regulations require local governments maintain their comprehensive plans in order to have access to various forms of State assistance.

This document, the *2018 Joint Comprehensive Plan for Habersham County*, represents the culmination of the efforts to plan for the future well-being for the County and the municipalities of Clarkesville, Alto, Demorest, and Mt. Airy. The residents and various stakeholders worked to identify the critical, consensus issues and goals for their communities, and implementing the plan will help the governments address those critical issues and opportunities while moving towards realization of the unique vision for its future. Thus, local planning recognizes that assets can be improved, liabilities can be mitigated, and opportunities can be cultivated.

Scope

This document addresses the local planning requirements and community development of Habersham County, Ga, and the municipalities of Clarkesville, Alto, Demorest, and Mt. Airy. Some consideration has been given to those areas and neighboring political entities that influence conditions within Habersham, however, all the cited issues, objectives and opportunities discussed herein are solely focused on the County or the participating municipalities.

Plan Elements

This comprehensive plan serves to meet the requirements and intent of the Georgia Department of Community Affairs' *"Minimum Standards and Procedures for Local Comprehensive Planning,"* as amended in 2013, and the Georgia Planning Act of 1989. In accordance with those standards, this plan contains at a minimum the following elements:

- *Community Goals/ Vision)*
- *Statement of Needs and Opportunities*
- *Community Work Program*
- *Environmental Compliance Factors*
- *Assessment of Broadband Capacity and Needs*



"The trees of tomorrow are born of the seeds we plant today."

PLANNING PROCESS

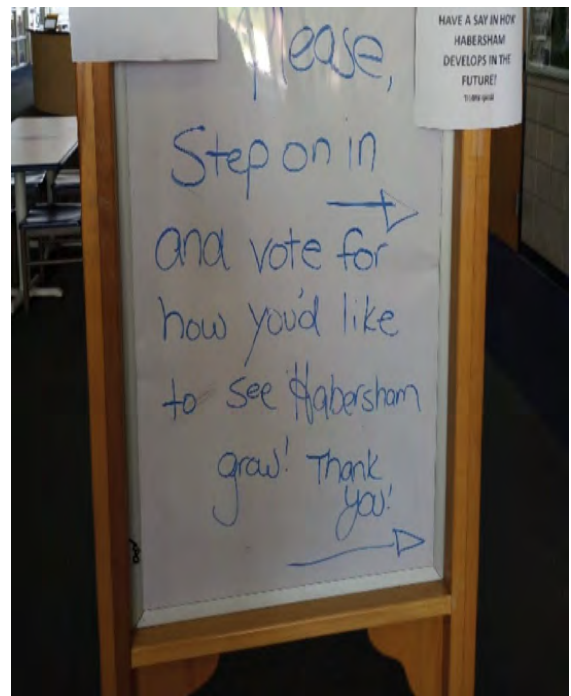
Since the comprehensive plan is intended to represent a consensus vision for the community, Georgia’s planning standards require opportunities for public participation, including public forums, a means for stakeholders to submit written comments, and an advisory committee involved throughout the process.

The planning process for the Habersham County Joint Comprehensive Plan began in late 2022 as community leaders considered the scope of work and identified nominees for the Advisory Committee. During this time, the Georgia Mountains Regional Commission (GMRC) worked with local government staff to evaluate needs and performance of local services, utilities, and programs. The GMRC also spoke with neighboring communities and select State agencies to identify any opportunities for collaboration or conflict and assess development forces that might affect Habersham County and its municipalities.

Additional public hearings were also held outside of normal committee meetings. They were held in various locations across the county to increase options for citizen involvement, with participants supplementing Committee discussions on plan elements such as critical needs and assessing the strengths and weaknesses of each community. Public hearing opportunities were also made available through general County Commission and City Council meetings, where elected officials would permit suggestions and questions about their respective communities’ future. *(Copies of sign-in sheets and other evidence of public involvement are included in the Appendix.)*



In addition to public forums, an online survey was shared via government web sites and promoted across media and online platforms. This survey was available from March through June, ultimately yielding almost 700 unique participants. Participants were asked about such topics as their prospects for growth, primary needs in the areas of economic development and housing, and their overall satisfaction with various public services and facilities. Survey results provided key insight into the perceptions and desires of many residents, giving the Advisory Committee valuable material as they shaped the plan’s objectives and priorities according to citizen interests. *(A summary of survey results is included in the Appendix.)*



Help Plan Habersham's Future!
2023 Comprehensive Plan Survey & Public Forums

Want to help shape the county and its cities for the future?

The Georgia Mountains Regional Commission is assisting Habersham County, Alto, Clarkesville, Demorest, and Mt. Airy with the updates of their respective Comprehensive Plans, the state-required document that helps shape and coordinate local work programs.

The planning process is designed to ensure that major projects and policies for the community are developed with public input.

There are brief online surveys available asking people to give their thoughts on specific issues and priorities for the community. Those surveys will be accessible through June 30 and are open to ANYONE with a vested interest in the area.

All responses will be anonymous.

Officials encourage everyone, including employees of the respective governments, local schools, vendors, and residents of all ages, to complete the online surveys.

There will be public meetings held in each community in the coming months.

Cornelia is conducting its own survey.

QR codes linking residents to the Habersham County / Alto / Clarkesville / Demorest / Mt. Airy survey and to the Cornelia survey can be found in this post.

The survey's may also be accessed by clicking on the links below or copying and pasting them into your URL bar:

Habersham Joint Plan (English): <https://www.surveymonkey.com/r/11F5L111>
 City of Cornelia (English): <https://www.surveymonkey.com/r/QVZ3XR9>

COMPREHENSIVE PLAN SURVEYS
 Habersham Joint Plan (English)
 City of Cornelia (English)
 Plan Complet de Habersham (En Espanol)
 Ciudad de Cornelia (En Espanol)

Northeast Georgian Cell

Be part of the plan

With the promise and possibilities of growth coming to Habersham County, there are often differing opinions among officials and residents about what form growth will take.

Attendance has been up at public meetings in the last year with folks speaking their minds about how development and future plans should proceed, and some of them have asked why they did not have a chance to speak before decisions are made.

Our opinion

That chance is here, as the Georgia Mountains Regional Commission is assisting Habersham County, Alto, Clarkesville, Demorest and Mt. Airy with the updates of their respective Comprehensive Plans, the state-required document that helps shape and coordinate local work programs.

The planning process is designed to ensure that major projects and policies for the community are developed with public input," the notice on the county's web site (habershamga.com/2023-comprehensive-plan.cfm) continues.

Surveys are available at that link for residents to post anonymous feedback on planning issues as part of the plan on either the Habersham group plan or Cornelia's comprehensive plan.

There also will be a series of public meetings, starting with the first one at 6 p.m. Thursday, June 8, at Clarkesville City Hall.

More meetings will follow at 6 p.m. Monday, June 12, at Demorest City Hall; 7 p.m. Thursday, June 15, at Mt. Airy Town Hall; and closing with a meeting about Cornelia's plan at 6 p.m. Thursday, June 22, at Cornelia City Hall.

These opportunities for public input should not be taken lightly. For anyone who has ever said they did not have a say in government planning, this is your shot.

We have seen a struggle between those who want Habersham County to remain exactly the same and those who want to push us to the forefront of changing with the times. What we require is the balance of the two, and it requires input from people of all backgrounds and insights to make that happen.

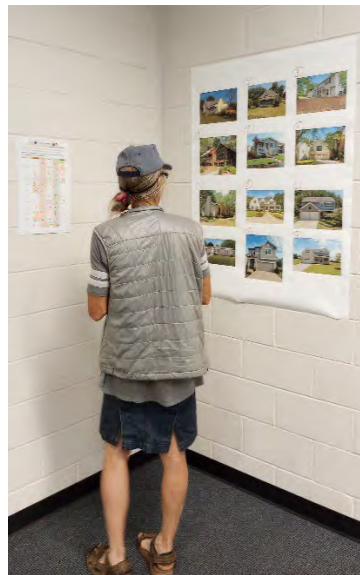
We have supported finding that balance for some time in previous opinions, and we maintain that as the best way forward for this community to find its collective future that will be beneficial and comfortable for everyone living in this beautiful place.

2022 Comprehensive Plan Updates

There has been evidence of strong support for trying to keep Habersham County rural. To achieve this, it helps to know which aspects of rural character are most important to local residents.

When it comes to identifying what you love and wish to preserve about rural Habersham County, how important are each of the following elements?

	Not at all	A little	Some	A lot	Very
Limited development outside of cities		●	●●●●●	●●●●●●●●●●	●●●●●●●●●●●●●●●●
Active agriculture			●●●●●●●●●●	●●●●●●●●●●●●●●●●	●●●●●●●●●●●●●●●●●●●●●●
Scenic vistas/ Forests and parkland			●●●●●●●●●●	●●●●●●●●●●●●●●●●	●●●●●●●●●●●●●●●●●●●●●●
Rural/ Appalachian architecture	●●●●●		●●●●●●●●●●	●●●●●●●●●●●●●●●●	●●●●●●●●●●●●●●●●●●●●●●
Small population/ Sense that I know everyone	●●●●●	●●●●●●●●●●	●●●●●●●●●●	●●●●●●●●●●●●●●●●	●●●●●●●●●●●●●●●●●●●●●●



COMMUNITY VISION

Identification of Community Ideals in a Simply Expressed and Understood Statement

The *Minimum Standards* defines a community vision as something “... intended to paint a picture of what the community desires to become, providing a complete description of the development patterns to be encouraged within the jurisdiction.” Visioning helps communities consider the “big picture” while defining their ideal future and the best path to that future. As a process, this requires people to reflect on their current state and consider what elements of their community they wish to preserve, and which elements they wish to improve.

COMMUNITY PROFILES



Tallulah Gorge State Park

Habersham County, Ga., is located in the northeastern Georgia Mountains, in the foothills of the Appalachians as the piedmont gives way to more rugged terrain. It is a community with serene beauty and rolling, picturesque landscapes. It is populated by several small cities and towns and serves as part of the gateway for tourists traveling to and from the Appalachians.

At just over 47,000 residents, Habersham is also part of the transitional buffer between the suburban sprawl of metropolitan Atlanta and the rural, agrarian character of north Georgia. Industrial activity in neighboring Hall County and elsewhere is expected to bring more than 100,000 new residents to the area by 2040. Coupled with the volumes of commercial and tourist traffic traveling through, it's understood that Habersham County is poised for dynamic change within the next 20-40 years.

Total Population Estimates				
	2010	2022	2010 - 2022	
Habersham County	43,058	47,475	4,417	10.3%
Alto (pt.)	680	621	-59	-8.7%
Baldwin (pt.)	2,562	3,166	604	23.6%
Clarksville	1,711	2,112	401	23.4%
Cornelia	4,194	5,004	810	19.3%
Demorest	1,865	2,056	191	10.2%
Mount Airy	1,235	1,446	211	17.1%
Tallulah Falls (pt.)	97	82	-15	-15.5%
Balance of Habersham	30,714	32,988	2,274	7.4%

Source: US Bureau of the Census

Habersham County is oriented along a longer north/south axis amidst the foothills of the Appalachian Mountains. Its cluster of municipalities is found running axially along the main arterial roads forged from historical trading paths, with all but one (Tallulah Falls) located in the southern half of the county. This means the bulk of the county's population and economic activity is clustered, ranging from North Georgia

Technical College in Clarkesville to the State penitentiary located in Alto. Households and commercial options have matured around the various major employers in the area, creating a more suburban half of Habersham to the south, and a largely agrarian half to the north, nearer the National Forests and State Park.

The former village of **Clarkesville** was made the County seat in 1823. Named in honor of Georgia Governor John C. Clarke, Clarkesville features many elements of classic small cities with a modest downtown commercial center, a primary main street of historic structures, and some vintage urban neighborhoods adjacent to downtown. The community has worked hard to preserve their character and the vitality of the urban core, even after a major fire destroyed several historic structures in 2014.



Today, Clarkesville is known as a lively rural community, with a thriving arts scene, the campus of North Georgia Tech, and attractive riverside park, and the myriad of civic and recreational centers inherent with being the County seat. There are some large employers in the community, including Fieldale (poultry) and Habersham EMC, but many residents also work elsewhere in Habersham or the region.



The Town of **Alto** is the smallest of the southern municipalities. Known largely as the home of the Lee Arrendale Correctional Facility, Alto's location amidst the GA 365 corridor, along with rail access and proximity to the airport and industrial park, suggests change and growth is on the horizon. There are a few commercial businesses in the town, with most residents utilizing Baldwin or Cornelia for commercial needs, but the Town remains committed to activating Main Street as businesses come to the area.

In the absence of other economic activity, Alto's primary focus is on retaining its rural character and affordability while also seeking to support the investment and revitalization of an aging housing supply. Alto does not have large neighborhoods but does have some established residential areas with older units that need repair and/or are outdated for conventional markets. The growth can be seen, however, in the recent relocation of the Town Hall to a larger facility better equipped to serve the community, including the capacity to host more events.



Defined largely by the presence of Piedmont University and its location between Clarkesville and Cornelia, **Demorest** is part of the urbanizing economic hub of Habersham County. Today, those three communities very much bleed into one another, linked via Business 441, which serves as Demorest’s main street and the artery for most major retail, dining, and social activity. Demorest provides a residential hub around the university and the nearby medical center, exuding vintage small-town charm in the few blocks of downtown and the nearby City Park.

Demorest is also a primary provider of water and sewer service in the area, using its location to provide utilities across more than just its boundaries. Two county schools are also located in/ adjacent to the city, and the largest portion of commercial activity in the county is between Demorest and Cornelia. The area is projected for significant growth, though at present Demorest is content to remain small but provide utilities elsewhere.

Established in 1874, **Mount Airy** was named for its “lofty” elevation of 1,545 feet along a specific rail line, and was once known as a resort town with summer homes, tourist cottages, and hotels built during the late 1800’s and early 1900’s. As the times changed and the region’s economy shifted to more agrarian uses, proximity to key roadways helped neighboring Cornelia grow, while Mt. Airy settled into more of the bedroom community role established today.

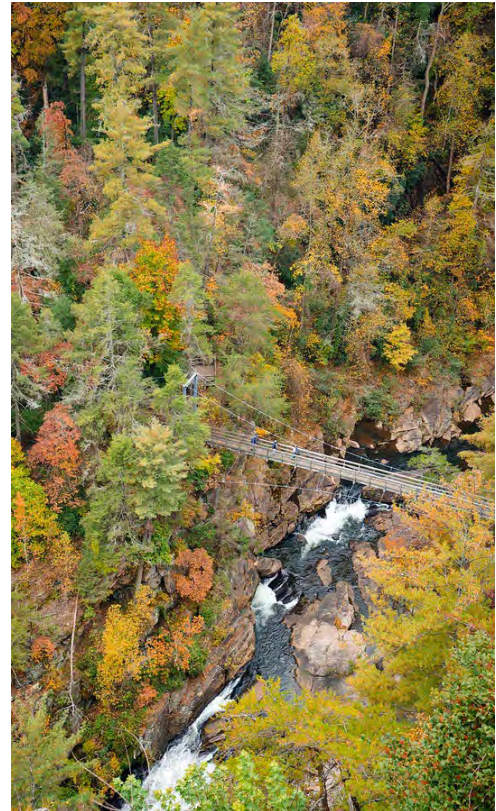
Compared to almost all the other municipalities in southern Habersham, Mt. Airy is both small and projected to see the least amount of change. Part of this is its location and limited accessibility, part of it is the lack of utilities, and part of it is the desire of area residents to retain the town’s character. Commercial services and employment options are available right next door in two directions, so Mt, Airy residents have limited needs for new development. Instead, the desire is to preserve the community as a quiet reserve amid any new suburbanization. To keep Mt. Airy a rustic, country town reminiscent of quieter eras.



VISIONS AND GOALS

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

The vision statements for Habersham and the participating municipalities originated from the previous planning cycle in 2018, derived from the various comments and suggestions raised during public meetings and through the available survey process. The updated statements (shown below) encapsulate the basic principles and values desired by existing residents and stakeholders, with an emphasis on desires to retain their communities' existing character amidst the potential for projected economic development. Any amendments were derived from the words used by residents to illustrate values they feel describe the county and municipalities as they are today *AND* that they desire to see embodied a generation from now. The vision statements, then, reflect the general direction of Habersham County favored by area residents and key stakeholders.



HABERSHAM COUNTY

Habersham County will continue to provide a healthy, appealing, and safe quality of life to residents and tourists, serving as a role model community for rural Georgia. Habersham County will:

- **Preserve its rural character, unique small towns, scenic beauty, and natural environment.**
- **Support residential development that is coordinated with supportive infrastructure & utilities, and that provides housing choices for residents.**
- **Have effective facilities, resources, and recruiting for business and industry that will provide jobs for county residents and maintain a balanced tax base.**
- **Support area medical and educational institutions to enrich the local quality of life and sustain our labor force.**
- **Be attractive to tourism with choices for sports, outdoor recreation, and cultural experiences with friendly services and facilities.**
- **Support agricultural industries and protect farmland as key elements of our rural character and our local economy.**
- **Manage infrastructure that enables residents, businesses, and tourists to move safely and efficiently to their destinations.**
- **Optimize services countywide through effective coordination and efforts to reduce costs.**



Most Common Values Cited in Planning Process

Safe
Rural
Beautiful
Small town (...charm/ feel)
Peaceful
Charming
Home/ Hometown
Thriving
Friendly
Quiet
Affordable
Community (...oriented/ focused)
Family (... oriented/ friendly)

CLARKESVILLE

The City of Clarkesville will preserve and enhance our community, fostering a safe and vibrant quality of life as a model historic small-town. The City will sustain a vital downtown for commerce, culture, and the arts, will preserve our natural and cultural resources, and give residents peaceful and healthy neighborhoods that celebrate our spirit and encourage community engagement. The City will provide high quality services while being fiscally responsible and will continue to work with neighboring jurisdictions and community partners to enhance the Clarkesville experience.



Most Common Values Cited in Planning Process

- Charming*
- Safe*
- Quaint*
- Beautiful*
- Small town*
- Rural*
- Small*
- Friendly*
- Peaceful*
- Thriving*
- Historic/ Historical*
- Fun*
- Home/ Hometown*
- Lovely*
- Vibrant*

DEMOREST

The city of Demorest is a proud hometown and cultural destination with small-town charm and southern hospitality. The City will preserve and enhance its college-town urban fabric and the community's unique character, and create a vibrant core for civic, social, and commercial opportunity. The City of Demorest will provide efficient, high-quality services in support of citizens, visitors, and local businesses, and will be a wise steward of area financial and natural resources in pursuit of the well-being and prosperity of residents, enabling growth while focusing on the preservation of local character.

City Goals:

- 1. Strengthen downtown's character through preservation and appropriate infill**
- 2. Bring more business into downtown**
- 3. Strengthen the pedestrian connectivity of downtown, the college, and residential neighborhoods**



Most Common Values Cited in Planning Process

- Safe*
- Charming*
- Beautiful*
- Improved*
- Quaint*
- Rural*
- Inviting*
- Thriving*
- Historic*
- Friendly*
- Small town (...charm/ feel)*

ALTO

The Town of Alto is proud and protective of its small hometown heritage. The Town is dedicated to maintaining a quiet and safe community for residents, and maintaining its rustic character through the preservation of existing neighborhoods and by facilitating new development that embraces the area's rural charm. The Town encourages prosperous economic growth through working with neighboring communities and capitalizing on our agricultural roots. The Town will work with partners and neighboring communities to ensure residents have sufficient levels of service to maintain a healthy way of life at affordable costs.



Most Common Values Cited in Planning Process

- | | |
|-----------------|-------------------|
| <i>Charming</i> | <i>Peaceful</i> |
| <i>Safe</i> | <i>Prosperous</i> |
| <i>Clean</i> | <i>Better</i> |
| <i>Rural</i> | <i>Quaint</i> |
| <i>Small</i> | <i>Inviting</i> |
| <i>Quiet</i> | <i>Grown</i> |

MT. AIRY

The Town of Mt. Airy is a rural community dedicated to the preservation of its small-town character. It celebrates the country lifestyle rooted in its agricultural history and the Appalachian character of the region by offering families and visitors a serene environment to live and grow. Mt. Airy will work with neighboring communities to support economic development, will maintain and improve the character of its built environment, and support the inclusion of small-scale commercial and institutional uses that complement the rural residential setting.



Most Common Values Cited in Planning Process

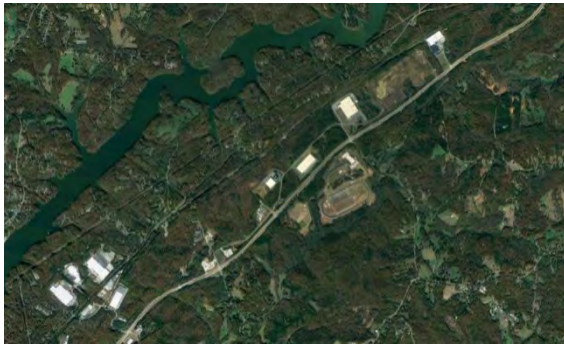
- | | |
|-----------------|-------------------|
| <i>Safe</i> | <i>Peaceful</i> |
| <i>Charming</i> | <i>Friendly</i> |
| <i>Rural</i> | <i>Affordable</i> |
| <i>Quaint</i> | <i>Scenic</i> |
| <i>Quiet</i> | <i>Small</i> |
| <i>Clean</i> | <i>Welcoming</i> |

COMMUNITY DEVELOPMENT STRATEGY

Land use management policies and capital improvement programs will shape development patterns that affect growth and the management of sensitive social and environmental areas. Communities should assess their current and projected conditions to identify needs regarding the built environment and how to efficiently service the community in the future.

DEVELOPMENT TRENDS AND INFLUENCES

I-985/ GA 365 in Hall County, just south of Habersham, is rapidly becoming an industrial growth corridor. Buoyed by amenities like 2 universities, a regional medical center, and Lake Lanier, Hall County is projected to add another 100,000 residents within the next 25 years. To maximize the economy for such potential growth, the County and its partners are actively working to utilize the highway as a harbor for goods production and related industrial activity. Home to large employers such as Kubota, Cottrell, and King’s Hawaiian, this corridor will also become site of the Georgia Port Authority’s next inland port – A rail port just north of Gainesville used to expedite freight transport between northeast Georgia and the port of Savannah. It is presumed the bulk of GA 365 between Gainesville and Lula will continue to see industrial development, which may likewise seep into Habersham County or at the least lead to residential construction in the area.

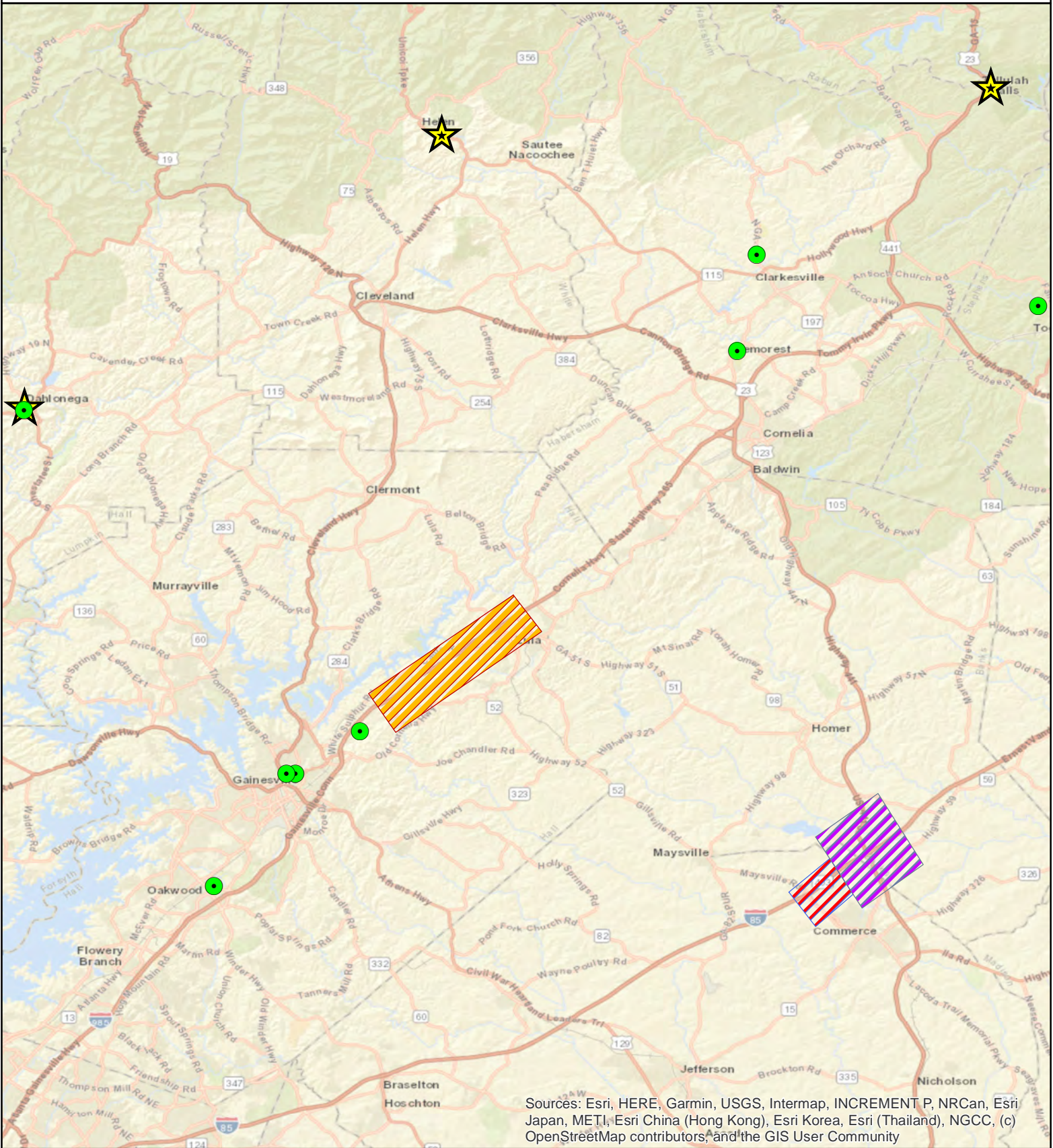


Industrial development along GA 365, and an inland port comparable to one proposed for Gainesville.

One trend in regional development is ***the growing importance of the shipping and warehousing industry.*** As both households and businesses rely more and more heavily on the direct delivery of goods, the facilities needed to store and manage transport of these goods are becoming more common and more dispersed. Though the largest distribution centers remain clustered near key arterial intersections, smaller facilities are locating in more diverse suburban and rural locations. Such developments can impact traffic patterns, exacerbate flood issues in sensitive areas, and attract other comparable uses. They can also provide another non-residential source of property taxes, some employment, and equate to faster delivery of some goods.





Similar to GA 365, ***US 441 in Banks County has similar potential for economic development.*** While much less developed at the moment, and with Banks County actively searching for ways to preserve its rural character, US 441 may not see as much industrial activity introduced in the next generation, but it will grow increasingly vital as a freight corridor and is expected to absorb some development in Baldwin/ Cornelia area and further south in Banks Crossing. Though 15 miles away, it is that access to I-85 and the regional retail centers at Banks Crossing that may signal a future wave of growth coming toward Habersham County from the southeast. The I-85 corridor is rapidly developing and will need to be widened all the way out to the State line. Pending forces in Banks County and their plans to manage growth, some of this activity may drive development into and around the areas of Alto, Cornelia, and southern Habersham.

Area Development Forces



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Legend

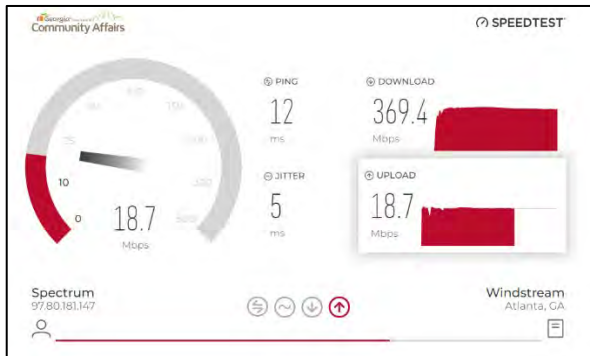
-  Banks Crossing/Commerce Industrial Corridor
-  Inland Port Industrial Corridor
-  Pendergrass Industrial Area
-  Medical Institutions/Colleges and Universities



Tourist Destination



Though Habersham is credibly served for communications access, **there remains an ever-increasing demand for broadband capacity across all sectors of the community.** Similar to how water and sewer lines were once the anchor draws for economic development, today most businesses and residents seek access to the highest speed and capacity of broadband service due to the increasing importance of the internet in all aspects of our lives. Schools, medical offices, retail outlets, governments, and even religious institutions rely on their online activities to facilitate operation. Residents use the internet for entertainment, to pay bills, to communicate with others, work from home, and for varieties of shopping. This means local governments are all the more dependent on supporting a service that not only provides high capacity but also can reach as much of their community as possible.



Broadband capacity and elder care services will become increasingly important to Habersham County.

An ongoing social phenomenon that remains a factor for the region is **the aging population and its impact on various markets.** With residents living longer and most households featuring fewer children, the elderly will represent an increasing share of the area population, which affects the demands for medical services, specialized transport and recreation, and the dynamics of local labor pools. People delaying retirement can offset some labor shortages from youth departing a region, but older workers will also have different skillsets and demands of the workplace. Communities in areas expecting to see marked shifts in this demographic should plan accordingly for their particular needs.

An assessment of the region’s economy finds **tourism remains strong despite the pandemic, but some agriculture markets are in flux.** The presence of the mountains, waterfalls, and lakes within the area’s many parks, National Forests, and wildlife management areas means there will always be high demand for and from visitors to the area. Several communities remain heavily tourist-oriented, including nearby Helen, while many others still count on visitors for a significant part of their economies. As a result, there are abundant opportunities for retail and hospitality services, including short-term rentals, in select areas. Conversely, some livestock and row-crop agricultural operations have struggled over the past decade. Poultry farming remains healthy due to the volume of supporting industry, but some farmers in the region have not found successors to take over their operations or decide to sell off their property regardless, because of the land’s value to developers. This will affect not only development patterns but also shape local economies, as well.

PUBLIC FACILITIES AND SERVICES

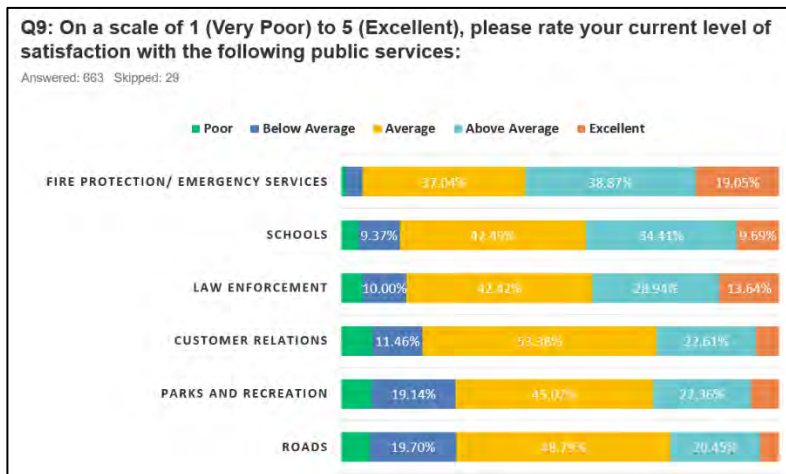
Public facilities and services are those elements vital to a population’s health, safety, and welfare that are most effectively provided by the public sector, such as sewerage, law enforcement and school services. This element examines the community’s ability to adequately serve the present and projected demands for such services, identifying concerns with the spatial distribution and conditions affecting service delivery. These assessments can then assist in projecting future demands and in planning future capital improvement projects.

The Department Heads for Habersham County and the participating municipalities were surveyed for their thoughts on the existing levels of performance and needs for their department in order to sustain levels of service as the county grows and changes. Based on responses received, only a few departments across the five local governments currently have long-range plans and budgets for capital projects. This means that there are many facilities, vehicles, and pieces of equipment for which there is no strategy for eventual replacement. There are efforts underway to address this, but it the local governments may wish to transition to an accounting program that improves asset management and allows department heads and elected officials to better monitor long-term capital improvement needs.

Departmental Assessment

Community	Has long-range plan and budget	Has concerns about existing levels of service	Needs capital improvements < 10 years.
Habersham Co.	EMA/ EMS Water & Sewer Sheriff Airport	Parks and Rec. Sheriff EMS Solid Waste	All but Water & Sewer
Clarksville	Utilities Planning & Zoning		All
Alto	-		All
Demorest	-		All but Water & Sewer
Mount Airy	-		TBD

Critically, only a few departments suggested they could provide comparable levels of service beyond ten years without needing some form of capital investment. A few departments even felt their existing level of service needed improvement as soon as possible, let alone when Habersham County’s population grows. Like many communities, Habersham and its municipalities have struggled to stay ahead of the curve financially as new development comes into the area. It can take time for tax revenues to catch up to the impacts of growth on utilities, infrastructure, schools, and more.



Participants in the public survey scored most governmental services average or above average. Roads and Parks and Recreation drew the lowest overall scores, with the former being cited for both traffic congestion and safety at key points. The biggest concerns for parks revolve around both a desire for more facilities around the county and a variety of new recreation options, particularly passive use options like trails.

Targeted mid-to-long term Needs/Objectives by Department

The following items were identified by the respective departments as probable needs for maintaining levels of service in the next 5-20 years. *These do NOT include proportional increases in personnel to handle any growing scope of operations, nor recommended upgrades of office technology.*

City of Clarkesville

- Wastewater upgrade, fleet plan to include equipment (ie: trash truck, bucket truck, pump truck, daily vehicles), 2 - 4 additional full-time employees.
- need a newer and bigger fire station and possibly a second station.
- Water/sewer infrastructure and street/road upgrades along with improvements in stormwater mitigation.

City of Demorest

- Maintenance, repair and eventual replacement of mechanical equipment at the wastewater treatment facility and lift stations as well as ground water wells, water booster pump stations and water storage tanks.
- Potential addition of new ground water wells, increase in water purchase agreements with current interconnects with other water utilities. Eventual expansion of wastewater treatment facility.

Habersham County

- More space for offices, storage and courtrooms for judicial operations.
- Additional water sources are necessary to ensure reliability, allow growth and provide backup capacity. Some lines have high operating pressures and old lines result in frequent leaks and broken pipe.
- Vehicles and equipment for Deputies.
- Need to replace/ upgrade old, dilapidated jail facility.
- Increased hangar capacity at airport.
- Skid steer track loader, concrete pads for material storage. New recycling facilities and upgrades for existing centers.
- Diagnostic scanners, tools, and new tow truck for overall fleet maintenance.

Broadband Assessment

The growing importance of access to reliable and high-speed, high-capacity internet connections cannot be overestimated. Unserved and underserved areas of Georgia will not remain economically competitive without sufficient internet infrastructure, as this technology becomes the default utility for all manners of communication. To address this issue the Georgia General Assembly amended the provisions of local planning in Georgia by passing the "Achieving Connectivity Everywhere (ACE) Act" to facilitate the enhancement and extension of internet access in communities. The ACE Act requires all local governments to incorporate the "promotion of the deployment of broadband internet services" into their local plan. Once these are in place the Georgia Department of Community Affairs and the Department of Economic Development will identify and promote facilities and developments that offer broadband services at a rate of not less than 1 gigabit per second in the downstream to end users that can be accessed for business, education, health care, government.

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



According to the Georgia Broadband ready information, as of 2023, about 3% of Habersham County households still remain without access to sufficient broadband service. The bulk of these properties lie in rural blocks to the north end of the county, or in select properties down around the Alto-to-Mount Airy corridor. In the latter instances, the prevailing neighborhood may have access to a high-capacity trunk line, but certain blocks or individual properties have not yet tied in.

Overall, Habersham County is among the better served rural counties in the Georgia Mountain region when it comes to broadband accessibility. The County's major population and economic centers have access to the North Georgia Network (NGN), an incorporated cooperative providing a regional fiber optic system with over 1,600 linear miles of infrastructure. The NGN provides infrastructure that loops through the northeast Georgia mountains with 100 gigabit core line and connects to almost all the schools and colleges in the region as well as reaching many government structures and prominent business parks.

Priorities for Future Network Enhancements

- Ability to increase "last mile" connections in rural areas
- Higher-capacity trunk lines from providers extending westward into county
- Assistance with last-mile connections into providers along Hwy 365 corridor in projected industrial areas



PUBLIC COMMENT AND COMMUNITY ASSESSMENT

Public Comment

The Habersham County online surveys yielded more than 420 unique responses, while the public meetings combined had more than 50 additional participants offering input. Combined, their comments and ideas provided insight into the prevailing interests and concerns of the general populace of Habersham County and the various municipalities. This information was collected and presented to the Advisory Committee, contributing to the basis for selecting Plan priorities and objectives.

The bulk of public comments received were in consensus with their preference for maintaining safety and a rural lifestyle in the face of oncoming growth, and that while some change was desired, the form of that change and growth should be managed so as to elicit key job centers and commerce without disrupting the sense of community already in place. Many respondents expressed concern regarding the prospects for increased crime accompanying growth in the area, especially in the short-term if law enforcement departments were understaffed to meet growing need. There was also concern about the nature of criminal activity evolving as the community became more suburban.



Coupled with this concern overgrowth was the prevailing notion that many Habersham communities had vacant, dilapidated, or underutilized land that could be used by new businesses and residents. Efforts should be directed at making these properties viable and active before concentrating too greatly on developing greenfields or sacrificing rural properties. This was especially true for housing where participants want to see established neighborhoods full and thriving, and see older and distressed properties revitalized. Absent attention while the county is growing many participants expressed concerns the existing dilapidated properties would be left to “die on the vine,” being abandoned for something new and different.

Additional areas of focus included quality of life amenities, such as parks, roads and entertainment options. Roads and parks both scored passing grades among survey participants, but they also scored the lowest among public facilities and services in Habersham County. Much of the road issue was divided equally into traffic issues along the main roads in the southern half of the county and the condition of the local roads in aging cities and neighborhoods. The parks issue, meanwhile, could be paired with a lot of calls for additional entertainment options and retail in the area. Many residents expressed the lack of such amenities as one reason many kids don't return to the area for work after graduating, implying that other places not only have more job opportunities but also a great variety of things to do under the "Play" element of the "Live, Work, and Play" mantra. There was no consensus as to the types of amenities, retail, or dining was needed but respondents implied such things should conform to other Plan objectives about staying rural.

The following issues and opportunities were the most commonly raised themes during the public input process. As best as possible, and with acceptance of the limitations of local government finances and abilities, Habersham County and its municipalities should strive to act on the priorities listed below.

Priorities for All Governments

- **Maintain Public Safety**
- **Maintain Rural Character**
- **Minimizing Impacts of Growth**
- **Target Low Property Taxes and Budget Efficiency**
- **Support Local Labor Force**
- **Invest in "Community"**
- **Prioritize Intergovernmental Coordination**

Priorities for Habersham County

- **Update Land Use Policies**
- **Coordinate Land Use with Utilities**
- **Identify Acceptable Sites for Industry**
- **Support Agriculture**

Priorities for Municipalities

- **Seek to Repair/ Upgrade Housing Stock**
- **Continue to Invest in Historic Town Centers**
- **Focus on Sustaining/ Improving Neighborhoods**
- **Emphasize Efficiency of utilities**
- **Invest in Parks**

AREAS REQUIRING SPECIAL ATTENTION

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

- ✓ *Areas where rapid development or change of land uses is likely to occur*
- ✓ *Areas where the pace of development has/ may outpace the availability of community facilities and services, including transportation*
- ✓ *Areas in need of redevelopment and/or significant improvements to aesthetics or attractiveness*
- ✓ *Large, abandoned structures or sites, including possible environmental contamination.*
- ✓ *Areas with significant infill development opportunities (scattered vacant sites).*
- ✓ *Areas of significant disinvestment, levels of poverty, and/or unemployment substantially higher than average levels for the community as a whole*

Upon consideration of development trends and land use issues in Habersham County and the participating municipalities, the following priorities stand out for the 2023 planning period:

The various ***Downtowns for the Clarkesville, and Demorest*** retain the form and most of the structures of traditional main street or town square communities, complete with historic zero-lot-line buildings recalling each community's bygone days as more established commercial and employment hubs. Baldwin has torn down some of its older structures as they seek to revitalize the area, but they retain a nodal intersection and collection of commercial structures that may form the basis of a future urbanized area. Together with their respective surrounding neighborhoods these city cores should be retained and restored both to provide a source for civic pride and community identity but also to foster more economic development within the city center that is conducive to supporting area residents and strengthening the community's character.

Lake Russell, the small reservoir east of Mt. Airy, remains a secluded and loved outdoor recreation area, one with potential for greater use. This water body should be preserved in terms of its natural surrounding and general public accessibility, ensuring that as a local destination it can be enjoyed for generations.

Natural resources, particularly water resources, are of special concern as Habersham County experiences population growth and associated housing and commercial development. Greenspace planning and preservation will also be important to achieve preservation of natural resources and provision of recreation facilities and transportation alternatives for residents. Areas for water and sewer development have been identified and infrastructure expansion projects are planned. It is important to encourage development in the areas planned for infrastructure expansion. Additionally, planning for future infrastructure expansions should be coordinated with and guided by land use planning that is consistent with a comprehensive vision for growth and development.

The ***Highway 365 corridor*** and the ***US 441 corridor*** are both attracting attention for various development opportunities. These major transportation corridors provide direct, four-lane highway transportation links between communities, plus they offer special opportunities for targeted economic development activity that is reliant on regional accessibility, particularly large scale

employers. These areas also contain undeveloped/underdeveloped lots conducive to easy purchasing and development when full utilities are available.

The bulk of unincorporated Habersham County is rural and agricultural, save for select corridors and the commercial/industrial mix south of Clarkesville. The distribution of sewer and water lines will be monitored as the communities look to improve coordination of service delivery to foster better economic development. At the moment, however, there are no larger, significant areas where development is outpacing utility capacity. *(Note: There could be considered an exception for high-speed telecommunications, but this issue is a part of a broader matter currently being addressed by the State.)*

Downtown areas in the cities, with their historic structures and classic main-street or town square character, are ideally suited for small scale urban commercial activity. The Cities and area residents would like to see these areas continue revitalization efforts and grow stronger as civic and commercial destinations.

Environmental Assessment

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

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



There are several listed stream segments within Habersham County, predominantly for fecal coliform (bacteria) and for sedimentation, however the County, municipalities and other area stakeholders have worked hard the past 10+ years to greatly improve water resource stewardship practices and water quality standards. The Soque River Watershed Partnership, with support from North Georgia Technical College, has made great strides in educating the public and performing watershed improvements that have already yielded results. Further efforts are ongoing and the prevailing outlook for streams in Habersham County is much stronger compared to the early 2000’s.

Environmental Planning Criteria

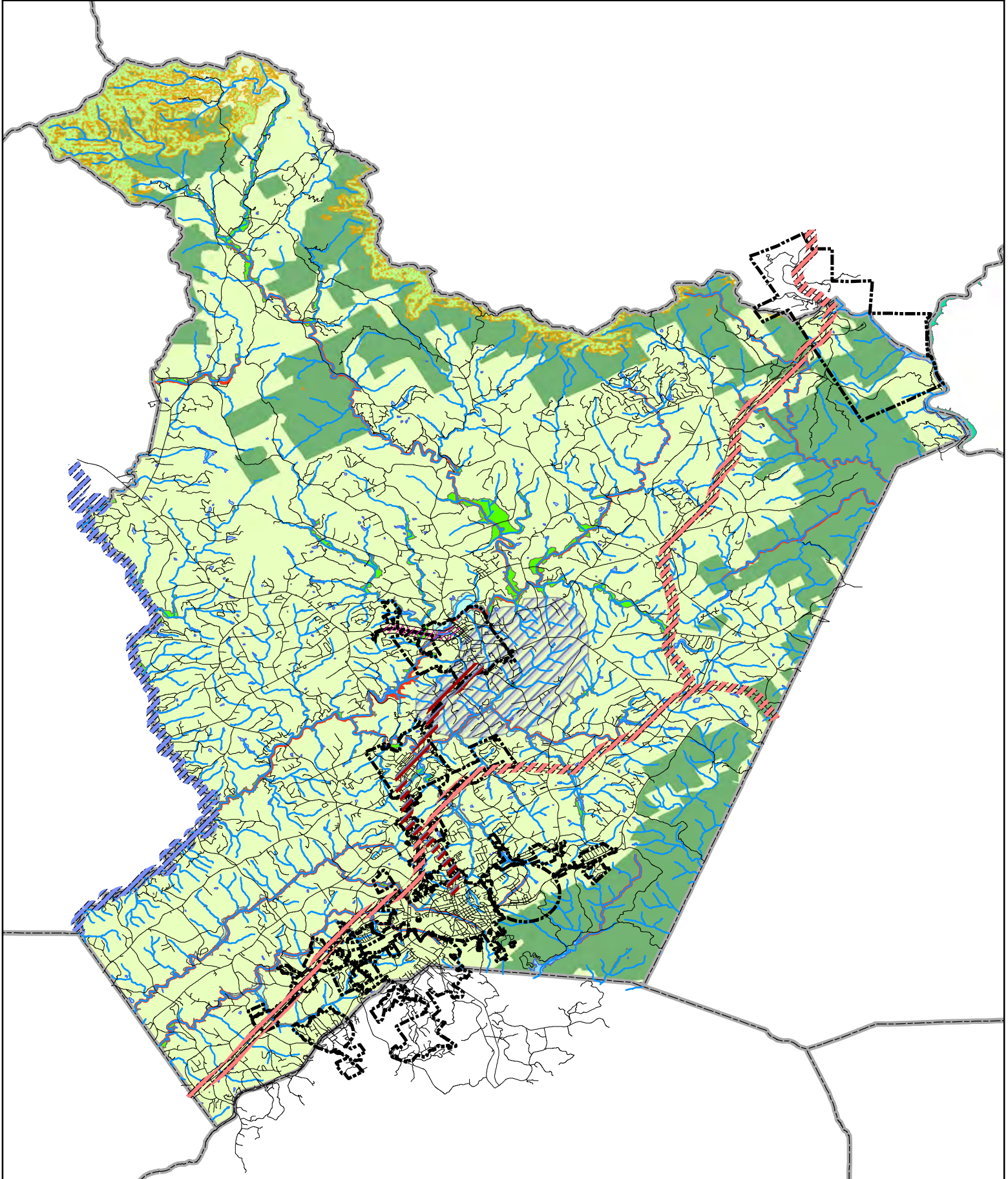
Y	Water Supply Watersheds	Minimum regulations in place?	Y
Y	Wetlands	Minimum regulations in place?	Y
Y	Groundwater Recharge Areas	Minimum regulations in place?	Y
Y	Protected River Corridors	Minimum regulations in place?	Y
Y	Steep Slopes	Minimum regulations in place?	Y
N	Protected Mountains	Minimum regulations in place?	NA
N	Coastal Areas	Minimum regulations in place?	NA

State Listed Water Bodies in Habersham County (2020)

NAME	LOCATION	SIZE (miles)	CAUSE	SOURCE
Supporting or Assessment Pending				
Camp Creek	North Tributary to Wells Pond Tributary	1.0	Trichloroethane	I2
Davidson Creek	Headwaters to Panther Creek near Tallulah Falls	6.0		
Glade Creek	Deep Creek to Deep Creek	1.0		
Little Panther Creek	Headwaters to Big Panther Creek	5.0		
Mauldin Mill Creek	Pond off Windvane Lane to the Chattahoochee River	4.0		
Middle Fork Broad River	Tributary 1.8 miles upstream of Sellers Road to Dicks Creek	3.0		
North Fork Little Mud Creek	Headwaters to Little Mud Creek	3.0		
Raper Creek	Chastain Branch to the Soquee River	2.0		
Sautee Creek	U/S Chattahoochee River	5.0		
Soquee River	SR17, Clarkesville to Chattahoochee River	6.0		
South Fork Mud Creek	Headwaters to Mud Creek (Cornelia)	2.0		
Yellowbank Creek	Headwaters to the Soquee River	6.0		
Non-Supporting				
Chattahoochee River	Soquee River to Mossy Creek	5.0	E Coli, FC	NP
Deep Creek	Headwaters to Soquee River	8.0	Bio F	NP
Hagen Creek	Headwaters to Bellton Creek	5.0	Bio F	NP
Hazel Creek	Reservoir No. 12 to Law Creek	4.0	Bio F	NP
Hazel Creek	Law Creek to the Soquee River	5.0	Bio M	NP
Little Mud Creek	Confluence of North and South Fork Little Mud Creeks to Mud Creek	9.0	Bio F, FC	NP
Mud Creek	Headwaters to Little Mud Creek	13.0	FC, Bio F	NP
Nancytown Creek	Headwaters to Nancytown Lake	3.0	Bio F	NP
Panther Creek (Big Panther Creek)	Upstream Lake Yonah	9.0	FC, Bio F	NP
Shoal Creek	Nerve Branch to the Soquee River	2.0	Bio F	NP
Soquee River	Goshen Creek to SR 17, Clarkesville	29.0	Bio F	NP
Sutton Mill Creek	Beaverdam Creek to the Soquee River	1.0	Bio F	NP
Legend				
*	Assessment Pending	FC	Fecal Coliform	
NS	Not Supporting	NP	Nonpoint source pollution	
Bio F	Biota – Fish Impairment			

Source: Georgia EPD, 2020

Habersham County Areas Requiring Special Attention



Legend

	Unincorporated		Shoals State Corridor		Habersham County DEIRM (2015)		Special Wetlands Resources
	Rich		Chattahoochee River		A		Historic Resources
	Historic USGS Corridor		USGS 100 Year Flood		B		Ground Water Recharge Areas
	USGS Corridor		Revised Riparian		W		OSM Conservation Lands





RECOMMENDED CHARACTER AREAS





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


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



Character Areas


	Habersham Co.	Clarksville	Alto	Baldwin	Demorest	Mt. Airy
US 441 Throughway	X	X				
SR 365 Corridor	X		X	X	X	
Industrial	X	X		X		
Institutional	X					
Gateway Corridors	X	X			X	
Commercial	X	X			X	
Village Center	X		X			X
Downtown Clarksville		X				
Downtown Demorest					X	
Traditional Neighborhood		X	X	X	X	X
Mixed Residential		X	X		X	X
Suburban Transition	X				X	X
Rural	X					
Parks and Greenways	X	X				X
Conservation	X			X		X



441 Throughway	
Vision	Appropriate Land Uses
<p>This refers to US 441 from Antioch church road to Tallulah Falls, and the portion of SR 17 coming out of Stephens County and connecting with US 441. Both are divided highways that serve as a primary route for commuters, tourist, and commercial traffic into and out from the north.</p> <p>The goal is to maintain these roads as high speed throughways, while preserving adjacent open space and agricultural lands, as well as historic features along old 441. Commercial developments and residential subdivisions that create an excess of local traffic are required to use access roads. Conservation subdivisions and other clustered mixed use development is allowed, using other roads for access. Development is buffered from view from the roadways protecting rural scenery. The proposed route of the former Tallulah Falls railway has been protected to allow for conversion to a recreational trail</p>	<p>Agriculture, conservation covenants and easements, developments such as conservation subdivisions, clustered mixed commercial and residential use, all visually screened and on access roads.</p>
	Implementation Measures
	<ul style="list-style-type: none"> • Develop overlay district regulations to assure adequate right-of-way, and protect the corridor from excess local traffic through access management standards. • Amend ordinances to require development of access roads as a condition for future commercial development along the corridor. • Request DOT to restrict further curb and median cuts.
	

SR 365 corridor	
Vision	Appropriate Land Uses
<p>This area serves as a primary transportation artery connecting North Georgia to I-985, Gainesville and Atlanta, Georgia. Many drivers use the highway system as a primary commuter route for employment and entertainment. This business related travel makes the corridor prime for developing commercial and industrial interests along the corridor. Baldwin could serve as a major hub for attracting and retaining business investments including major industries, corporate headquarters and commercial/retail businesses.</p> <p>New commercial projects will be planned at the individual site level but with consideration of inter-parcel access among compatible properties. This area will continue to be auto-dependent.</p>	<p>Highway-oriented commercial land uses, offices, services, and institutions. Generally, residential is not provided (though not necessarily discouraged) because land values are prohibitive for residential due to highway frontage and access.</p>
	<p>Implementation Measures</p> <ul style="list-style-type: none"> • Develop access management standards for this area to reduce traffic conflicts and maintain roadway efficiency. • Ensure compatible uses through continued enforcement of land use ordinances. • Develop corridor-specific quality development regulations.
	
	

Industrial	
Vision	Appropriate Land Uses
<p>The Industrial character area describes the portion of land that includes land uses of low and high intensity manufacturing, wholesale trade, distribution, assembly, processing and similar uses that may or may not generate nuisance characteristics such as excessive noise, particulate matter, vibration, smoke, dust, gas, fumes, odors, radiation, or other nuisances.</p> <p>Identified industrial areas are provided with adequate infrastructure and designated truck/rail access routes that are safe and where heavy vehicles can maneuver with minimal noise, vibration, and intrusion of trucks in residential areas. Industrial site design provides adequate room for expansion and the development of ancillary businesses and employee services. Landscaped entrances and grounds are encouraged, environmentally sensitive areas protected, and surrounding neighborhoods buffered. Truck docks and waste handling areas are screened from public view. The intrusion of obnoxious uses into industrial parks is discouraged. Institutional uses are buffered from view through extensive landscaping to avoid negatively affecting adjacent property values.</p>	<ul style="list-style-type: none"> ▪ Industrial ▪ Commercial ▪ Professional offices (corporate headquarters/medical office complexes) ▪ Research and Development facilities ▪ Mixed-use developments (commercial/industrial; but no residential)
	Implementation Measures
	

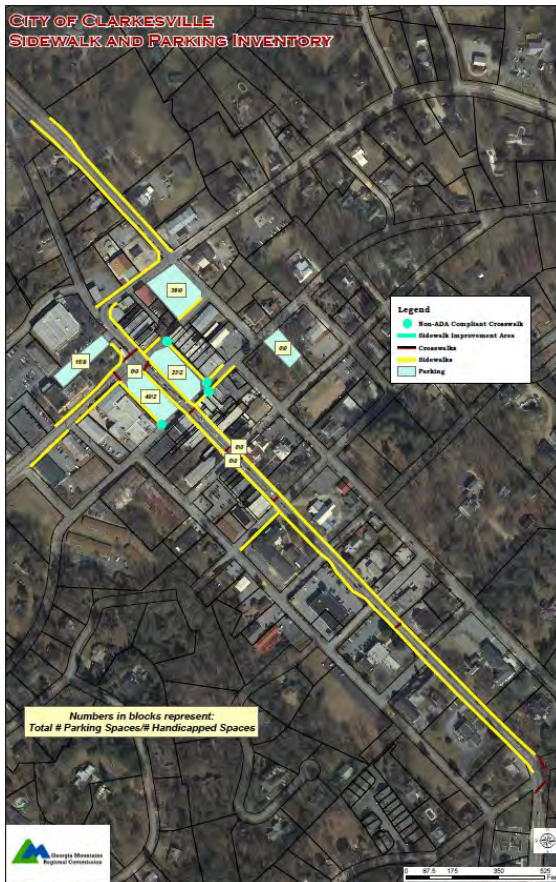
Institutional	
Vision	Appropriate Land Uses
<p>This category includes campus developments like those for North Georgia Tech, the Habersham Medical Center, and area schools, in recognition that they stand apart from the surrounding context and may continue to expand as a distinct land use by comparison.</p> <p>The vision for this area is to foster an appropriate setting for major educational or institutional facilities. The impact of automobiles on pedestrian and bicycle traffic is minimized by constructing sidewalks and bicycle paths to connect campus areas with nearby activity centers. Development and traffic management strategies are to be coordinated between local governments and the college. Development is compact in form centered around the school campus cluster.</p>	<p>Primarily single- function institutional uses, with several buildings of varying sizes and heights, along with incidental open space or recreation, off-site parking, and accessory uses. Residential and commercial uses appropriate for locating next to a school area; businesses such as neighborhood stores, small restaurants, service stations and similar uses.</p>
	Implementation Measures
	<ul style="list-style-type: none"> • Rezone land adjacent to UNG campus allowing only appropriate residential and commercial uses. • Maintain a cooperative relationship with the schools and colleges in order to better coordinate land use decisions and institutional goals.
	


Gateway Corridors	
Vision	Appropriate Land Uses
<p>This refers to four, predominantly 2-lane rural arterials that connect Demorest and Clarkesville to US 441 and to one another:</p> <ul style="list-style-type: none"> • Business 441 from Cornelia to Clarkesville • Demorest/ Mt. Airy Highway • SR 197 <p>These are smaller roads that handle some freight and through traffic but primarily serves local traffic into and out of these burgeoning small-urban cities. The roads already feature a mix of uses, including some commercial retail, service and dining, but also harbor plenty of residential use. They are also scaled for rural uses, with limited strip shopping-style developments and most properties exhibiting modest lot sizes and limited parking.</p> <p>The desired pattern is more of the same with some refinements to ensure traffic and pedestrian safety, and to minimize the scale of destinations along the roadways so that they may remain rural in size and facilitate through traffic to the cities.</p>	<p>A mix of uses will be promoted, including businesses and offices, as well as single-family residences.</p> <p>Residential in the form of conservation subdivisions and commercial uses in master planned developments that do not directly access the gateway corridor.</p> <hr/> <p>Implementation Measures</p> <ul style="list-style-type: none"> • Ensure compatible uses through continued enforcement of land use ordinances. • Undertake streetscape improvements to enhance the aesthetics and pedestrian orientation
	




Commercial	
Vision	Appropriate Land Uses
<p>This area is typified by its commercial uses that are larger than those found in urban, downtown settings. It is typified by auto-oriented commercial activities such as retail, dining, service industries and professional offices.</p> <p>These areas are found along major arterial roadways, with building sizes, styles, and locations of notable scale to attract and serve customers and visitors from around the region. There are often expansive parking lots with multiple points of entry and possibly internal navigation corridors, plus the potential for stand-alone signs, out-parcel structures, and more. Such developments are not conducive to high grade pedestrian accessibility beyond selective sidewalks, but they serve a vital role in providing the large-scale commerce considered vital to local economies.</p>	<p>General commercial and business activities, such as service establishments, restaurants, professional offices, financial institutions, government offices, utilities, for-profit and non-profit uses, theatres and churches.</p>
	<p>Implementation Measures</p> <ul style="list-style-type: none"> • Guide development and use of properties in the Commercial Character Area by providing compatible zoning requirements. • Support mixed use development, business community organizations, streetscape enhancements and state community development programs such as Better Hometown and Signature Community. • Support design and architectural standards to promote pedestrian-friendly environment by adding sidewalks, bike/trail routes linking neighborhoods and commercial centers. • Promote infill development of existing properties.
	

Village Center		
Vision	Appropriate Land Uses	
<p>This district comprises those areas that function as an existing or potential commercial and civic node within a neighborhood or village scale. Preferences are for pedestrian friendly areas and retail or dining options within minimal parking lots and styles that evoke rural settings. This district includes the downtown core of Alto, the main street corridor of Mt. Airy, and select crossroad intersections in the unincorporated county.</p> <p><i>The Alto area includes a collection of historic and modern buildings housing a small number of commercial uses. With the location of the railroad through the center of Town, they will have to be innovative enough to integrate pedestrian accessibility to existing commercial properties. The vacant convenience store and church have been purchased by the Town and they are being renovated to house the Police Department and the City Hall Complex respectively.</i></p> <p><i>The commercial areas of Mt. Airy are comprised of the lands on both sides of the town’s high-volume roadways, Old 123, Nancy Town Road and State Hwy 197.</i></p> <p><i>Service activity areas located at highway intersections that provide a mixture of uses to serve passers-by and adjoining rural and agricultural areas such as Batesville and Habersham Mill Village.</i></p> <p>These goals for areas is to foster thriving commercial civic centers with a variety of retail and service uses tailored for local residents and in keeping with the rural, small-town nature of the area.</p>	<ul style="list-style-type: none"> ▪ Single-family residential ▪ Multi-family residential (when part of a master planned development or subarea master plan) ▪ Mixed-use (when part of a master planned development or subarea master plan) ▪ Commercial and retail uses ▪ Professional offices ▪ Public/Institutional ▪ Parks/Recreation ▪ “Strip” style development is not appropriate. 	
	Implementation Measures	
	<ul style="list-style-type: none"> • Update existing land use and development regulations to accommodate desired changes • Examine the use of CIDs, TADs, BIDs and similar tools to foster development and redevelopment • Develop a County Bicycle and Pedestrian Master Plan • Develop a Traditional Neighborhood Development (TND) ordinance • Consider an Infill Development ordinance • Develop street connectivity requirements for new developments • Develop a County Parks and Recreation Master Plan 	
		
		



Downtown Clarkesville	
Vision	Appropriate Land Uses
<p>Located within the twelve block centralized heart of Clarkesville, this area contains several 100-year old structures, exemplified by hand-made brick facades, parapet walls and handcrafted scrollwork typical of the architecture of the period. The majority of the buildings on the east side of the square are listed on the National Register of Historic Places. The area will remain a vital commercial and community center and the distinctive character of downtown Clarkesville will be maintained through community based preservation efforts.</p> <p>The shape the future of their downtown, this district will pursue the visions and guidelines established as part of a 2015 planning process specific to downtown.</p>	<p>Commercial establishments, service industries, professional, institutional, governmental and residential uses.</p>
	<p>Implementation Measures</p> <ul style="list-style-type: none"> • Encourage a relatively high-density mix of retail, offices, services, and employment. • Require design standards that are pedestrian-oriented with strong walkable connections between different uses. • Update architectural and design standards for existing and new construction to preserve these sites and the district. • Allow residential development in Downtown District in conjunction with business activity. • Identify historical and cultural sites and adopt local requirements consistent with state and federal preservation standards.






Downtown Demorest		
Vision	Appropriate Land Uses	
<p>This area is comprised of the five blocks in the center of Demorest, which are the historic commercial core of the city, bisected by Old Historic Highway 441 Business Route. Development in this area is compact and pedestrian-friendly. The area has been aided by concentrated public investment.</p> <p>New development will follow the original downtown pattern of small rectangular blocks. Buildings are brought up to the street with little or no setback from the road and development follows “Main Street” principles. Consistent with historic district guidelines developed in alignment with the principals governing historic districts placed on the National Register of Historic Places.</p>	<p>Predominantly commercial, services, office and civic- institutional uses. Residences on upper stories of multi-story buildings are appropriate, as are adaptive reuse of structures for mixed uses.</p> <th data-bbox="805 485 1424 520">Implementation Measures</th> <ul data-bbox="833 562 1401 1062" style="list-style-type: none"> • Community Beautification Enhancements (maintain/ implement program) (Policy) • Encourage public-private partnerships to continue investment in the area and redevelopment of historic buildings.(Policy) • Make use of a Downtown Development Authority (DDA) to foster continued revitalization. (Policy) • Establish a local Historic District by ordinance governed by a Historic Preservation Commission charged with implementing design guidelines. • Pursue National Register of Historic Places designation for eligible structures. 	Implementation Measures
		

Traditional Neighborhood	
Vision	Appropriate Land Uses
<p>This area refers to the mix of urban residential neighborhoods and stable suburban subdivisions that comprise the densely populated areas in and around the municipalities. For Clarkesville and Demorest this can include historic neighborhoods that warrant additional layers of protection, but all of these areas are considered stable, safe, and attractive areas that contribute to the communities’ family-oriented profile. Efforts to grow the county should begin by seeking to preserve these areas and replicate their form as new residential growth comes into the area.</p> <p>Most of the properties within this character area are single-family detached housing, typically in the 3-bedroom range and built before 2000. Within the cities this can include traditional urban blocks and gridded, or heavily connected, street patterns. Further outside the city cores there are more conventional subdivisions with minimal entries, common amenity areas, and more winding roads with longer blocks. Combined, these areas cater to the middle and upper middle-income households and provide serene residential settings distinct from the truly rural parts of the county.</p> 	<p>Limited recreation uses Low to medium density single- family detached houses Neighborhood commercial, professional and institutional</p>
	Implementation Measures
 	





Suburban Transition	
Vision	Appropriate Land Uses
<p>This character area corresponds with properties that have been subdivided and developed as conventional suburban subdivisions during the past several years. Also, this character area corresponds with properties that have not yet been developed to any significant degree but are anticipated to be subdivided and developed for new, detached, single-family dwellings. Since these areas are mostly undeveloped, there are opportunities to influence their character in the future.</p> <p>Residential development is encouraged and promoted in moderate to high density consisting of traditional residential subdivisions for single and multifamily housing. New developments are master-planned with mixed-uses, blending residential development with schools, parks, recreation, retail businesses and services, linked in a compact pattern that encourages walking and minimizes the need for auto trips. Connectivity occurs between each development, allowing good vehicular and pedestrian/bike access to retail/commercial services as well as connecting to adjacent properties and subdivisions. Compatible architecture styles are encouraged to maintain the regional character. Wherever possible, regional networks of green space and trails are developed. Street design fosters traffic calming, e.g. narrower residential streets, on- street parking, bicycle and pedestrian facilities. Existing trees are preserved in new developments or replaced.</p>	<p>Uses in these areas should be predominantly residential with scattered civic buildings and small hubs of commercial and service business development to serve adjacent neighborhoods. Residential development will vary from single family homes on lots of 1/3 - 2 ½ acres to condominiums, townhouses and apartments. Mixed use development is encouraged in the form of planned urban developments and planned residential developments.</p> <p>Predominantly detached, single-family, site-built dwellings on individual lots. Supportive civic and recreational uses may be included, such as churches, schools, community centers, and parks.</p>
	Implementation Measures
	<ul style="list-style-type: none"> • Develop policies for decentralized waste treatment. • Establish the urban service boundary. • Expand sewer and water infrastructure into these areas on a priority basis. • Modify ordinances to encourage mixed use and higher density residential development. • Implement a tree preservation ordinance. • Modify ordinances to encourage Rails to Trails organization and greenways.
	

Mixed Residential	
Vision	Appropriate Land Uses
<p>This designation corresponds with areas that are already predominantly developed with some diversity in residential building types (e.g., duplexes, manufactured homes, apartments, and/or manufactured home parks).</p> <p>Lots shall be large, but may contain more than one dwelling unit on a given lot. The street pattern in these areas is more similar to traditional neighborhood development principles than conventional suburban subdivision characteristics, in that cul-de-sacs generally do not exist and road patterns resemble a “grid” or “modified” grid pattern. Densities are higher than other residential areas in most cases, and hence these areas need to be connected to the public sanitary sewer system. Compatible infill development will be encouraged in these areas, as multiple housing options may provide access to housing that is more affordable than that found in the more suburban areas of the city.</p>	<p>The land use categories to be allowed are low to medium density with mixed mobile homes and houses.</p> <p>Combinations of residential dwelling types, including detached, single-family, site-built units; manufactured homes on individual lots; duplexes, townhouses; apartments; and manufactured home parks. Supportive civic and recreational uses may be included, such as churches, schools, community centers, and parks.</p>
	Implementation Measures
	<ul style="list-style-type: none"> ● Implement neighborhood watch programs. ● Protect residents from incompatible land use activities by enforcing current ordinances. ● Encourage new housing and development by giving incentives for upgrading from manufactured homes to stick built homes. ● Encourage the maintenance and improvement of current housing. ● Add and enforce signs to reduce cut-through traffic on residential streets. ● Identify appropriate areas and add sidewalks where feasible to encourage walkability and increase neighborhood connectivity.
	

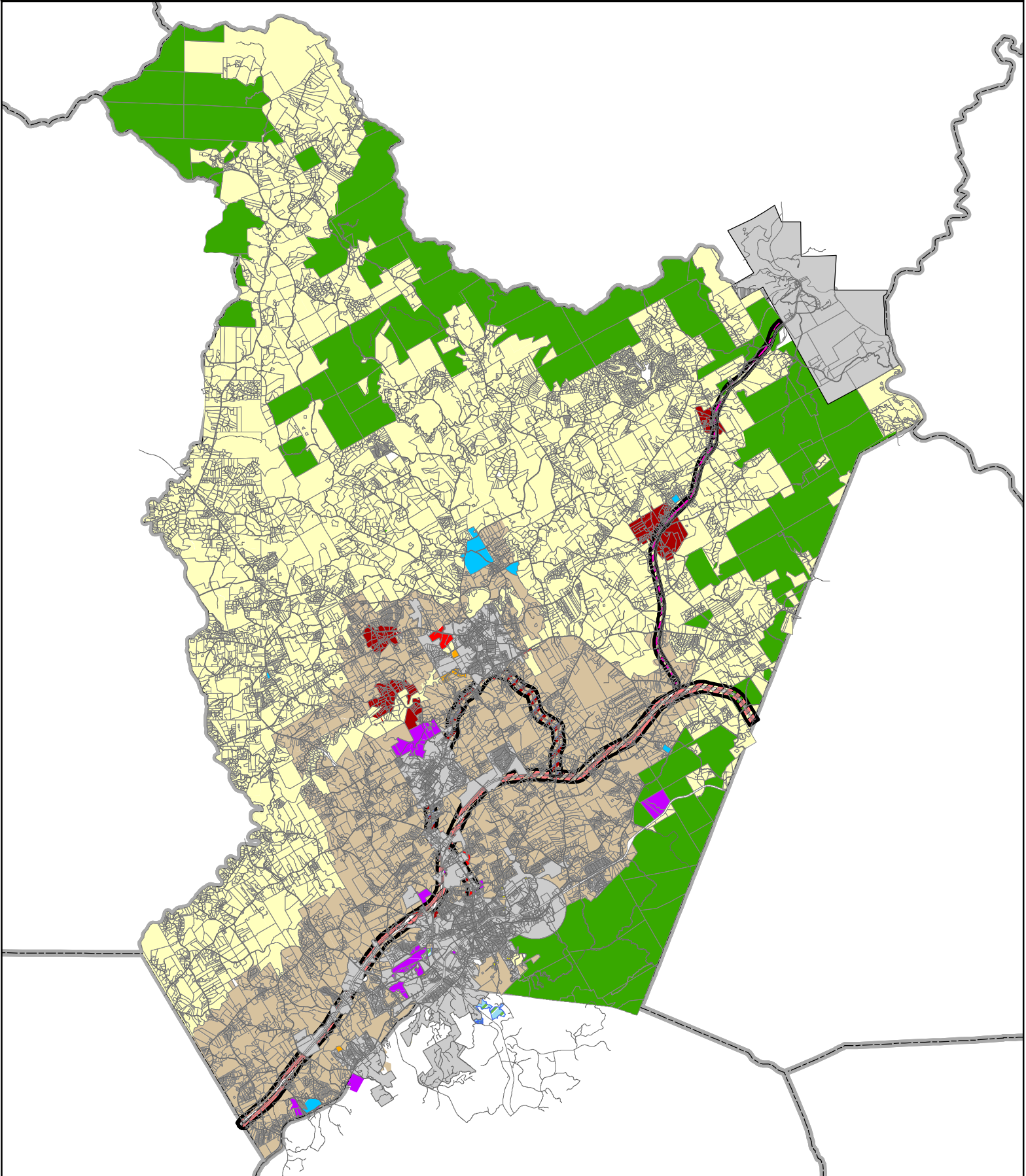
Rural	
Vision	Appropriate Land Uses
<p>Unique rural neighborhoods and undeveloped land that help establish the rural character of the County. These areas have low pedestrian orientation and accessibility, large lots (2 ½-20 acres), open space, pastoral views, and a high degree of building separation.</p> <p>Preserve the rural atmosphere of these areas and ability to farm while accommodating new residential developments using rural cluster or conservation subdivision design principles that incorporate significant amounts of open space. The regional rural character is enhanced by encouraging compatible architectural styles, fostering a regional network of green space and trails, preserving cultural and historic sites.</p> 	<p>Agriculture, small family and hobby farms, conservation subdivisions, planned residential development with significant open space. Traditional residential subdivisions should have lot sizes greater than 2 ½ acres.</p> <ul style="list-style-type: none"> ▪ Traditional large lot single-family residential ▪ Conservation subdivisions ▪ Traditional neighborhood commercial ▪ Forestry/agricultural ▪ Passive recreation <p>Implementation Measures</p> <ul style="list-style-type: none"> • Update existing land use and development regulations to accommodate desired changes. • Encourage farming through financial incentives, TDR programs, conservation easements, and restrictive covenants. • Consider raising minimum lot size in areas without water and sewer • Develop a Conservation Subdivision ordinance 
	

Parks and Greenways	
Vision	Appropriate Land Uses
<p>This character area consists of the active-use parks and greenways that will serve as destinations for outdoor recreation. While serving some greenspace protection purposes the main goal of these areas is to encourage and cater to people gathering for outdoor activities.</p> <p>This area is found adjacent to US 123 from the town’s boundary to Lake Russell Road and is comprised of the undeveloped land paralleling the roadways. This green gateway into the town will be maintained and preserved so as to provide delineation between the town and the unincorporated county.</p> <p>Included in this are plans for the proposed Wilbanks Park, a 5-acre property amidst Baldwin’s residential uses, between the airport industrial area and the Highway 441 corridor. This new park would provide a walking trail and picnic facilities as well as an athletic field. Additional land across from this facility has also been identified for potential expansion.</p>	<p>Parks with athletic fields</p> <p>Passive use parks with on-site facilities and within developed areas</p> <p>Recreational trails and pathways</p>
	Implementation Measures
	



Conservation	
Vision	Appropriate Land Uses
<p>This area includes the most scenic views in the County, steep slopes, woodlands, meadows, and large parcels of actively farmed land, including those used for poultry and livestock production. The area is sparsely settled with rural roadways that have minimal visual and environmental impact. A large portion of this area is within the Chattahoochee National Forest.</p> <p>Protect the sensitive environmental and unique scenic nature of Habersham County’s rivers both as critical water resources and as recreation areas. Efforts will be made to maintain public access. Passive recreation areas and trails are encouraged in the vicinity of these resources to increase their attractiveness to residents while strengthening the county’s tourism potential.</p>	<ul style="list-style-type: none"> ▪ Undeveloped areas in their natural state ▪ Nature Preserves and WMAs ▪ Parks and recreation ▪ Agriculture
	Implementation Measures
	<ul style="list-style-type: none"> • Encourage farming through financial incentives, TDR programs, conservation easements, and restrictive covenants. • Encourage US Forest Service to give priority to recreation and scenic impact when implementing Best Management Practices. (Policy) • Widen roadways in this area only when absolutely necessary and then carefully design improvements to have minimal visual and environmental impact. • Identify historical and cultural sites and specify measures for their protection including available grant funds. • Develop a comprehensive tourism strategy for Habersham County to foster tourism for the local economy with emphasis for the potential for this area.
 	

Habersham County Character Areas - 2023

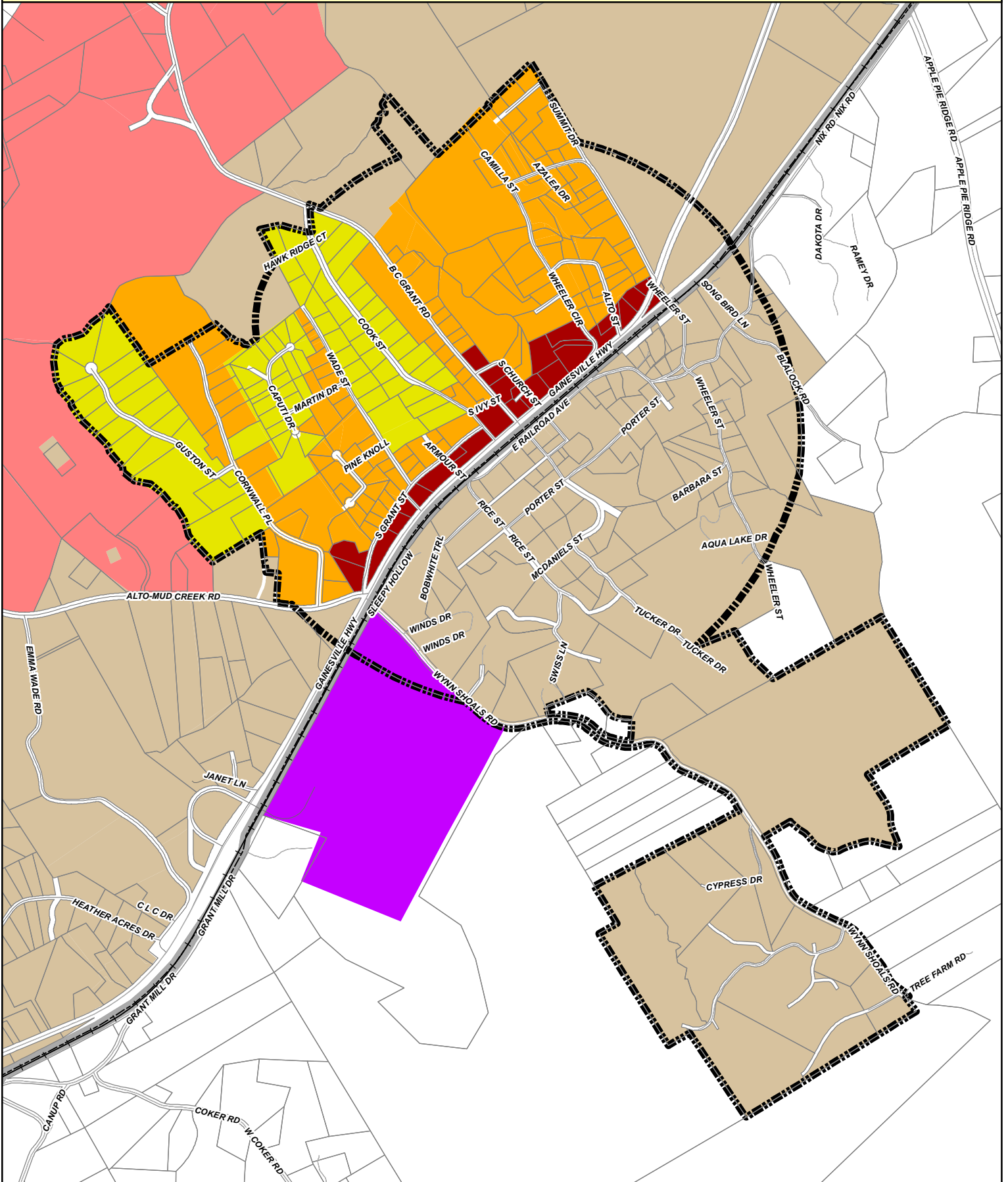


Legend

- | | | | | |
|----------------|--------------------------|----------------|---------------------|------------------|
| Roads | Rural | Village Center | Institutional | 441 Throughway |
| Parcels | Mixed Residential | Commercial | Parks and Greenways | 365 Corridor |
| Municipalities | Suburban Transition | Downtown | Conservation | Gateway Corridor |
| | Traditional Neighborhood | Industrial | | |



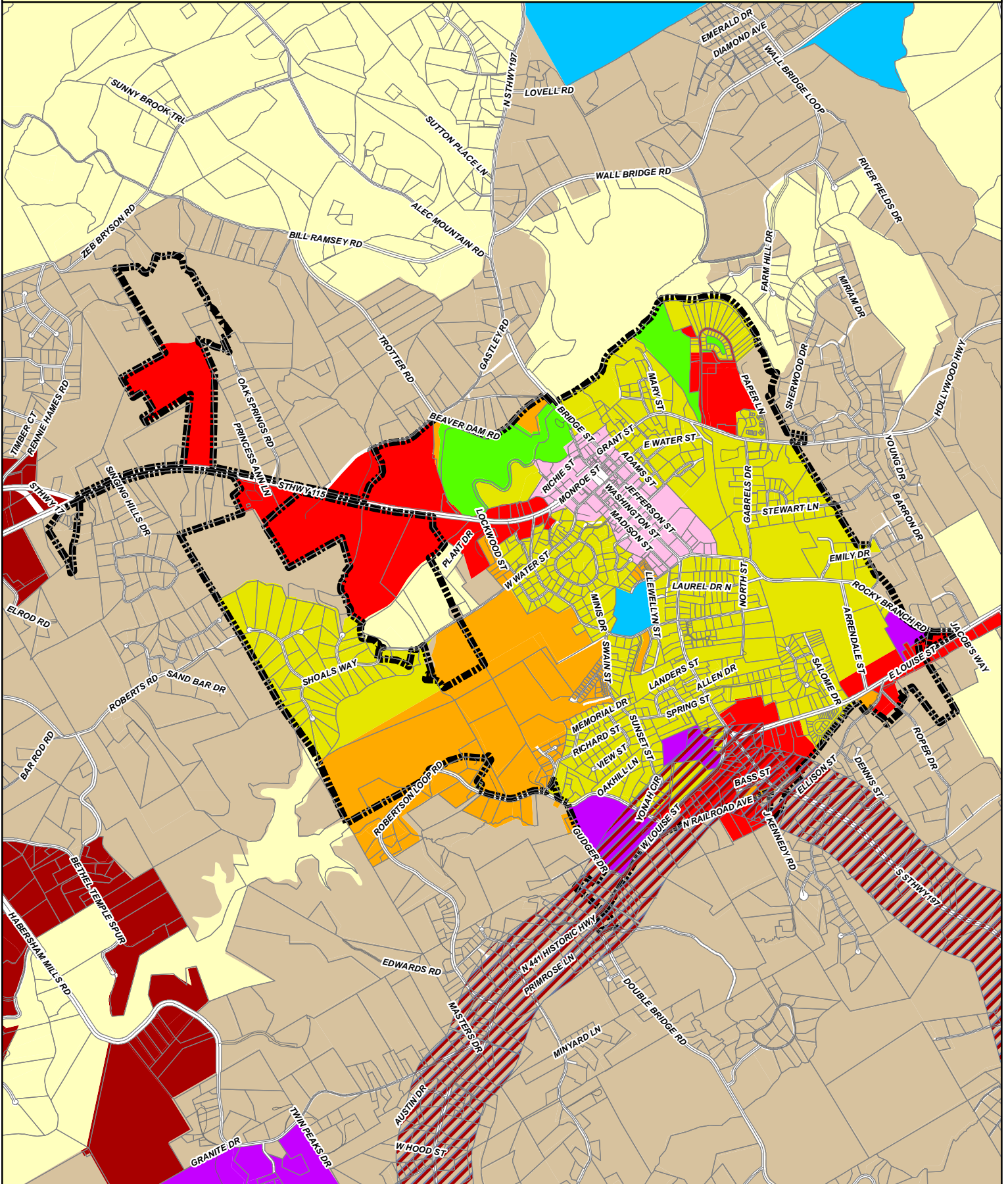
Town of Alto Character Areas - 2023



Legend

- Roads
- Parcels
- Rural
- Mixed Residential
- Suburban Transition
- Traditional Neighborhood
- Village Center
- 365 Corridor
- 441 Throughway
- Gateway Corridor
- Commercial
- Downtown
- Industrial/Institutional
- North Georgia Technical College
- Parks and Greenways
- Conservation
- 411 Business Corridor

City of Clarkesville Character Areas - 2023

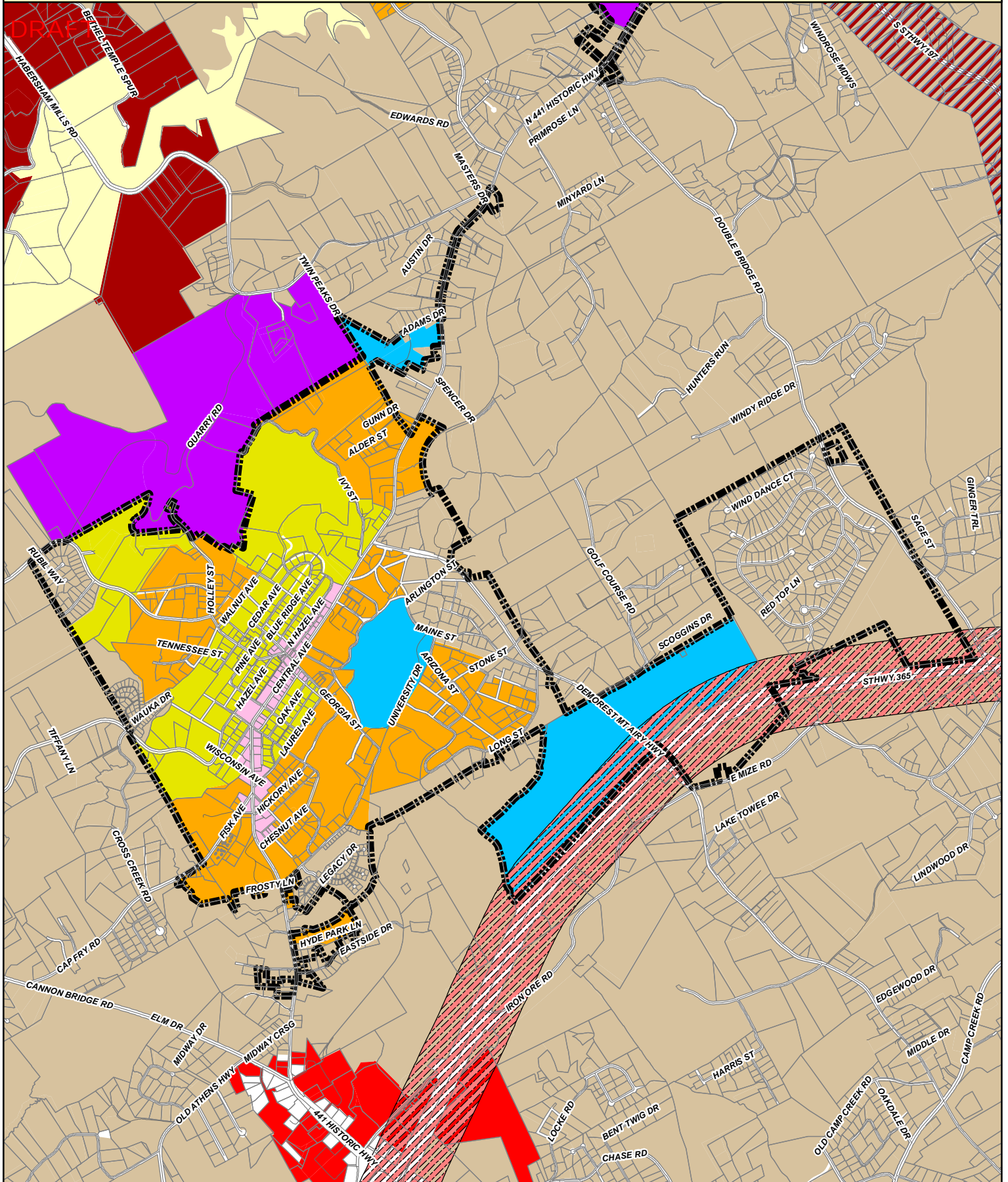


Legend

- Roads
- Parcels
- Habersham Character Areas
- Rural
- Mixed Residential
- Suburban Transition
- Traditional Neighborhood
- Village Center
- Industrial
- Institutional
- Parks and Greenways
- Conservation
- Gateway Corridor
- 365 Corridor



City of Demorest Character Areas - 2023



Legend

- Roads
- Parcels
- Habersham Character Areas
- Rural
- Mixed Residential
- Suburban Transition
- Traditional Neighborhood
- Village Center
- Commercial
- Downtown
- Industrial
- Institutional
- Parks and Greenways
- Conservation
- Gateway Corridor
- 365 Corridor



IMPLEMENTATION PROGRAM

Achieving the Vision and our goals for the community

While the Character Area map illustrates the physical conditions expressed within the vision, the Implementation Program is the overall strategy for achieving the Community Vision and for addressing each of the Community Needs and Opportunities. It identifies specific measures, both short and long-term, that must be undertaken by the community in order realize the community's goals.

The Implementation Program features four main components.

Needs, Opportunities, and Mitigation Strategies

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

Policies and Long-Term Objectives

One type of action a community can establish to achieve its vision is the establishment of policy. These are those ongoing principles and practices that the community will observe in order to realize specific objectives. Some policies may complement 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.

Report of Accomplishments

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

Community Work Programs

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

The Reports of Accomplishments and Work Programs are presented together for each community.

NEEDS, OPPORTUNITIES, AND MITIGATION STRATEGIES

* = Policies

NEEDS & OPPORTUNITIES	MITIGATION STRATEGIES
Maintain Public Safety	<ul style="list-style-type: none"> • Maintain regular incident reports; Make available to public* • Review/ Update citizen engagement policies • Review/ Update policies regarding vacant lots & vagrancy • Maintain long-term plan & budget for growth (w/ performance metrics) in each department*
Maintain Rural Character; Support Agriculture	<ul style="list-style-type: none"> • Produce annual “State of Ag Industry” report for Commission* • Seek input from Ag industry in update of land use policies • Adopt conservation design subdivision regulations
Continue to Invest in Historic Town Centers	<ul style="list-style-type: none"> • Maintain Downtown Master Plans* • Maintain architectural and historic guidelines*
Minimizing Impacts of Growth Utility Efficiency; Coordination w/ Land Use Identify Acceptable Sites for Industry	<ul style="list-style-type: none"> • Develop County-wide freight mgmt. study (joint) • Maintain long-term plan & budget for growth (w/ performance metrics) in each department* • Develop long-term water & sewer plans • Routinely review and update IGAs and SDS*
Target Low Property Taxes and Budget Efficiency	<ul style="list-style-type: none"> • Develop expansion strategy for utilities & infrastructure • Maintain long-term plan & budget for growth (w/ performance metrics) in each department* • Maintain performance goals for annual budgeting* • Develop housing cost study; Amend regulations as needed
Support Local Labor Force	<ul style="list-style-type: none"> • Maintain partnerships with School Board, NGTC, and other agencies* • Maintain economic development resource information available for employers* • Annually review economic development efforts (w/ municipalities and others) *

2023 Joint Comprehensive Plan

NEEDS & OPPORTUNITIES	MITIGATION STRATEGIES
Continue to Invest in “Community”	<ul style="list-style-type: none"> • Review/ Update policies regarding vacant lots & vagrancy • Develop/ Update County-wide Parks and Trails Master Plan
Prioritize Intergovernmental Coordination	<ul style="list-style-type: none"> • Maintain regular meetings among County and municipal officials; Provide public reports* • Routinely review and update IGAs and SDS* • Establish Habersham Land Use Committee to explore long-term development & service delivery (joint)
Seek to Repair/ Upgrade Housing Stock Focus on Sustaining/ Improving Neighborhoods	<ul style="list-style-type: none"> • Review/ Update policies regarding vacant lots & vagrancy • Develop housing cost study; Amend regulations as needed • Produce brief annual report tracking home sales* • Develop/ Update County-wide Parks and Trails Master Plan
Continue to Invest in Parks	<ul style="list-style-type: none"> • Develop/ Update County-wide Parks and Trails Master Plan

POLICIES & LONG-TERM OBJECTIVES

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

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

(Unless otherwise indicated, policy is applicable to all participating governments.)

- Maintain State Environmental Planning Criteria
- Support the Soque River Watershed Association
- Maintain support for Habersham County Development Authority (HDCA)
- Work with GDOT to improve/maintain safety and flow conditions on Hwy 365, including possible new interchanges
- Support efforts to develop the Tallulah Falls Rail-to-Trail and comparable trail projects in the area
- Implement the County's 50-year Comprehensive Water Development Plan
- Make use of a Downtown Development Authority (DDA), and or Main Street programs to foster continued revitalization
- Maintain/ Expand sidewalks (Cities)
- Maintain/ Implement existing parks, recreation, greenway, and trail programs
- Annually review economic development efforts (w/ municipalities and others)
- Produce annual "State of Ag Industry" report for Commission
- Produce brief annual report tracking home sales
- Maintain architectural and historic guidelines
- Maintain economic development resource information available for employers
- Maintain long-term plan & budget for growth (w/ performance metrics) in each department
- Maintain partnerships with School Board, NGTC, and other agencies
- Maintain performance goals for annual budgeting
- Maintain regular incident reports; Make available to public
- Maintain regular meetings among County and municipal officials; Provide public reports
- Routinely review and update Intergovernmental Agreements (IGAs) and Service Delivery Strategy (SDS)

Habersham County Report of Accomplishments

Action	Status	Comment
Revise Subdivision regulations re: housing preferences	Complete	
Implement Resource/Rural Conservation Areas	Cancelled	No longer a priority; May be reconsidered in future
Modify regulations for street connectivity	Postponed	Deferred as a priority (2024)
Implement Agricultural Conservation Subdivision	Postponed	Deferred as a priority (2024)
Implement PUD/PRD/PCD ordinances	Complete	
Update Comprehensive Plan Character Areas	Complete	
Revise and Update the Comprehensive Plan for Unincorporated Habersham County.	Complete	
Purchase additional land for Industrial Park	In Progress	2024
Rural Village Overlay	Cancelled	No longer a priority; May be reconsidered in future
Seek LMIG Grant for road and bridge improvements.	Complete	
Zone to use existing infrastructure	In Progress	Now ongoing policy
Define incentives for infill subdivisions	Postponed	Deferred as a priority (2024)
Modify CLDR to protect archeological sites	Cancelled	Accomplished through DNR Regulations
Seek All System Safety reimbursements for sign upgrading as well as airport construction.	In Progress	2024
Increase lot size in Conservation Areas	Complete	
Develop a new zoning ordinance	Complete	
Update future land use map	In Progress	2024
Develop long-term water and sewer plans	In Progress	2024
Develop road improvement plan	Complete	
Develop facility and vehicle assessment for fire depts. and law enforcement.	In Progress	2025
Update Parks and Recreation Master Plan	Complete	
Develop County Bicycle and Pedestrian Master Plan	Postponed	Awaiting GDOT funding (2026)
Adopt conservation design sbdv. regulations	Postponed	Deferred as a priority (2024)
Develop/Obtain reference material for architectural design guidelines to promote desired forms among developers.	Complete	
Marketing and branding assessment for the county	Complete	
Develop preferred design elements for County and School Board facilities	Cancelled	Deferred to School Board
Survey code enforcement performance	In Progress	2024
Hold workshop to review code enforcement practices	Cancelled	Not currently a priority
Initialize annual report on code enforcement, tracking site visits and violations.	Complete	
Identify resources to assist homeowners with property revitalization	Complete	
Develop freight traffic study for the county	Postponed	Deferred until more information about inland port is available (2025)

2023 Joint Comprehensive Plan

Survey county to identify prime agricultural areas	Cancelled	Sufficient data considered available
Establish policy to protect prime agricultural areas from urban scale utilities.	In Progress	2024
Develop/ Obtain a market study for senior housing in Habersham Area	Postponed	Deferred as a priority (2026)
Identify target sites best suited for senior housing	Cancelled	Not currently a priority
Convene forum with builders and banks to discuss entry level housing	Cancelled	Not currently a priority
Construct new jail	Postponed	Deferred for lack of funds (2028)
Construct replacement hangars	In Progress	2025
Complete new County administrative complex	Complete	
Survey realtors re: potential for high-end housing in Habersham	Complete	
Completion of New Terminal Building	Complete	
Relocate Fuel Farm to new terminal building	Complete	
Survey Runway 6/24 approaches for obstructions	Complete	
Acquire land for new west corporate hangar area	Complete	
Replace Super Tanker	Complete	
Repair Coon Creek bridge	Complete	
Runway Drive – base, paving, & marking	Complete	
Crack seal, seal coat & re-mark Runway 6/24 including PAPI relocation	Complete	
Construct west corporate hanger area	Postponed	Deferred for lack of funds (2027)
Replace pumper truck	Postponed	Deferred for lack of funds (2026)
Construct new cell five	Complete	
Clear Obstructions from flight paths	In Progress	2024
Refurbish Fire Engine (E1 Pumper)	Complete	
Land/easement acquisition to convert runway to precision approach	In Progress	2024
New approach lighting	Postponed	Deferred for lack of funds (2025)
Update existing land use and development regulations to accommodate desired changes	Complete	
Examine the use of CIDs, TADs, BIDs and similar tools to foster development and redevelopment	Postponed	Deferred as a priority (2025)
Develop overlay district regulations to assure adequate right-of-way, and protect the corridor from excess local traffic through access management standards.	Cancelled	County revisiting approach to corridor management; Partly addressed through revised regulations
Amend ordinances to require development of access roads as a condition for future commercial development along the corridor.	Cancelled	County revisiting approach to corridor management; Partly addressed through revised regulations
Request DOT to restrict further curb and median cuts (on 441)	Cancelled	County revisiting approach to corridor management
Develop access management standards for (365) to reduce traffic conflicts and maintain roadway efficiency.	Postponed	County revisiting approach to corridor management (2026)
Develop corridor-specific quality development regulations.	Cancelled	County revisiting approach to corridor management

2023 Joint Comprehensive Plan

Employ design/development standards for industrial sites	Complete	
Incorporate into the development review process a “development impact matrix” to determine impacts of specific industries on the environment and infrastructure	Postponed	Deferred as a priority (2025)
Rezone land adjacent to NGTC campus allowing only appropriate residential and commercial uses.	Cancelled	County updating regulations; Will revisit need in future
Undertake streetscape improvements to enhance the aesthetics and pedestrian orientation	Cancelled	Not currently a priority
Develop a Traditional Neighborhood Development (TND) ordinance	Cancelled	Not currently a priority
Consider an Infill Development ordinance	Cancelled	Not currently a priority
Develop street connectivity requirements for new developments	Complete	
Develop policies for decentralized waste treatment.	Cancelled	Not currently a priority
Establish the urban service boundary.	Cancelled	Not currently a priority
Expand sewer and water into Suburban Transition areas on a priority basis.	Postponed	Deferred as a priority (2025)
Modify ordinances to encourage mixed use and higher density residential development.	Complete	
Implement a tree preservation ordinance.	Cancelled	No longer a priority; May be reconsidered in future
Modify ordinances to encourage Rails to Trails organization and greenways.	Postponed	Deferred as a priority (2025)
Consider raising minimum lot size in areas without water and sewer	Complete	
Develop a comprehensive tourism strategy for Habersham County to foster tourism for the local economy with emphasis for the potential for this area.	Complete	

2023 Joint Comprehensive Plan

Habersham County Community Work Program

Year	Action	Estimated Cost	Funding Source	Responsibility
2024	Modify regulations for street connectivity	\$1,000	General Fund	Planning Dept.
2024	Implement Agricultural Conservation Subdivision	\$1,000	General Fund	Planning Dept.
2024	Purchase additional land for Industrial Park	TBD	HCDFA Funds	Development Authority
2024	Define incentives for infill subdivisions	\$1,000	General Fund	Planning Dept.
2024	Seek All System Safety reimbursements for sign upgrading as well as airport construction.	\$10,000	FAA	Airport Commission
2024	Update future land use map (with input from Ag industry)	\$1,000	General Fund	Planning Dept.
2024	Develop long-term water and sewer plans	TBD	TBD	County; Cities
2024	Adopt conservation design sbdv. regulations	\$1,000	General Fund	County; Cities
2024	Survey code enforcement performance	\$2,000	General Fund	County; Cities
2024	Establish policy to protect prime agricultural areas from urban scale utilities.	NA	NA	Planning Dept.
2024	Clear Obstructions from flight paths	\$1,215,000	Federal, State, Local	Public Works, Airport Commission
2024	Land/easement acquisition to convert runway to precision approach	\$600,000	Federal, State, Local	Public Works, Airport Commission
2024	Develop housing cost study	\$5,000	General Fund, DCA	County; Cities; GMRC
2024	Establish Habersham Land Use Committee to explore long-term development & service delivery (joint)	NA	NA	Planning Dept.
2024	Review/ Update policies regarding vacant lots & vagrancy	NA	NA	Planning Dept. Sheriff's Dept.
2025	Develop facility and vehicle assessment for fire depts. and law enforcement.	\$5,000	General Fund, DCA	County; Cities
2025	Develop freight traffic study for the county	\$3,000	GDOT	County; Cities; GMRC
2025	Construct replacement hangars	\$3,950,000	Federal, State, Local	Public Works, Airport Commission
2025	New approach lighting	\$250,000	Federal, State, Local	Public Works, Airport Commission
2025	Examine the use of CIDs, TADs, BIDs, etc. to foster development and redevelopment	\$1,000	General Fund	Planning Dept.

2023 Joint Comprehensive Plan

2025	Incorporate an “impact matrix” into development review process	\$3,000	General Fund; DCA	Planning Dept. GMRC
2025	Expand sewer and water into Suburban Transition areas on a priority basis.	TBD	General Fund	Public Works
2025	Modify ordinances to encourage Rails to Trails organization and greenways.	\$1,000	General Fund	Planning Dept. GMRC
2025	Develop County-wide freight mgmt. study (joint)	\$10,000	GDOT	Planning Dept. GDOT
2025	Update Parks Master Plan	\$10,000	General Fund	Public Works
2025	Review/ Update citizen engagement policies	NA	NA	Administration
2025	New Animal Control Facility	\$5,000,000	General Funds	Public Works
2025	Station 13 Renovations	\$140,000	General Funds	EMA; Fire Dept.
2025	Station 14 Renovations	\$140,000	General Funds	EMA; Fire Dept.
2025	Station 16 Renovations	\$140,000	General Funds	EMA; Fire Dept.
2025	Station 12 Addition & Renovations	\$400,000	General Funds	EMA; Fire Dept.
2026	Develop County Bicycle and Pedestrian Master Plan	\$5,000	GDOT	County; Cities
2026	Market study for senior housing in Habersham Area	\$2,000	General Fund, DCA	County; Cities; GMRC
2026	Replace pumper truck	\$360,000	General Fund	Fire
2026	Develop access management standards for (365) to reduce traffic conflicts and maintain roadway efficiency.	TBD	GDOT	Planning Dept. GDOT
2026	New Road Construction	\$2,590,000	General Funds	Public Works
2026	Road Maintenance Equipment Replacement	\$1,467,000	General Funds	Public Works
2026	HVAC & Roof Evaluations and Replacements	\$264,500	General Funds	Public Works
2026	LED Soccer & Baseball Field Lighting	\$950,000	General Funds	Parks and Rec
2026	Landfill Equipment Replacement	\$1,023,906	Enterprise Funds	Public Works
2026	Terminal Expansion	\$1,498,830	FAA Grant; Enterprise Funds	Airport Commission
2026	ROFA Grading Improvements	\$1,252,826	FAA Grant; Enterprise Funds	Airport Commission
2026	Runway Overlay	\$4,450,686	FAA Grant; Enterprise Funds	Airport Commission
2026	Airfield Lighting	\$807,000	Enterprise Funds	Airport Commission
2027	Construct west corporate hanger area	\$1,560,000	Federal, State, Local	Public Works, Airport Commission
2027	New Fire Station/Admin Headquarters and 911 Center	\$9,500,000	General Funds	EMA; Fire Dept.
2027	911 Radio System Replacement (800Mgz)	\$11,430,018	General Funds	EMA; Fire Dept.
2027	Road Resurfacing Program	\$7,820,000	General Funds	Public Works
2027	Bridge Replacement	\$3,986,000	General Funds	Public Works

2023 Joint Comprehensive Plan

2027	Recycling Center(s) Constructions	\$1,175,000	Enterprise Funds	Public Works
2028	Construct new jail	\$33,000,000	Local	Sheriff's Dept.
2028	Fire Equipment Replacement	\$200,000	General Funds	EMA; Fire Dept.
2028	Public Safety Vehicles Vehicle Requests(nonSheriff)	\$466,000	General Funds	EMA; Fire Dept.
2028	Ambulance Replacement	\$1,670,000	General Funds	EMA; Fire Dept.
2028	Pumper Replacement (2 Trucks)	\$1,375,000	General Funds	
2028	Patrol Vehicle Replacement (6 per Year)	\$1,698,300	General Funds	Sheriff's Dept.
2028	County Jail Replacement	\$55,000,000	General Funds	Sheriff's Dept.
2028	Building Evaluations and Remodels	\$1,833,127	General Funds	Public Works
2028	Information Technology Upgrades	\$3,226,543	General Funds	County
2028	Park & Rec Projects (Trails, Playgrounds, Fields)	\$1,500,000	General Funds	Parks and Rec
2028	South Habersham Park Master Plan & Construction	\$4,050,000	General Funds	Parks and Rec
2028	New Airport Hangers	\$3,532,000	Enterprise Funds	Airport Commission

City of Clarkesville Report of Accomplishments

Action	Status	Comment
Improve traffic flow by coordinating with DOT at key intersections	In Progress	2024
Coordinate code enforcement for consistency	Complete	
Coordinate Water Resources Plan with County, Cities	In Progress	2024
Develop and Adopt Historic Properties Preservation Standards	Postponed	Deferred as a priority (2025)
Develop and Adopt Architectural Design and Review Standards in HPC	Postponed	Deferred as a priority (2025)
Attract and Retain Inn/Small Hotel	In Progress	2025
Update Comprehensive Plan	Complete	
Develop long-term water and sewer plans	Complete	
Develop road improvement plan	In Progress	2025
Develop facility and vehicle assessment for fire depts. and law enforcement.	Complete	
Update Parks and Recreation Master Plan	Postponed	Awaiting GDOT funding (2026)
Develop County Bicycle and Pedestrian Master Plan	Postponed	Deferred as a priority (2024)
Adopt conservation design sbdv. regulations	Complete	
Develop/Obtain reference material for architectural design guidelines to promote desired forms among developers.	Complete	
Marketing and branding assessment for the county	Cancelled	Deferred to School Board
Develop preferred design elements for County and School Board facilities	In Progress	2024
Survey code enforcement performance	Cancelled	Not currently a priority
Hold workshop to review code enforcement practices	Complete	
Initialize annual report on code enforcement, tracking site visits and violations.	Complete	
Identify resources to assist homeowners with property revitalization	Postponed	Deferred until more information about inland port is available (2025)
Develop freight traffic study for the county	Complete	
Survey county to identify prime agricultural areas	Cancelled	Sufficient data considered available
Establish policy to protect prime agricultural areas from urban scale utilities	In Progress	2024
Develop/ Obtain a market study for senior housing in Habersham Area	Postponed	Deferred as a priority (2026)
Identify target sites best suited for senior housing	Cancelled	Not currently a priority
Convene forum with builders and banks to discuss entry level housing	Cancelled	Not currently a priority
Establish conceptual development terms for former courthouse property	In Progress	2024
Reach formal agreement with County on development terms for former courthouse property	In Progress	2024
Survey realtors re: potential for high-end housing in Clarkesville	Cancelled	

2023 Joint Comprehensive Plan

Partner with county to find developer for old-courthouse site	In Progress	2024
Update existing land use and development regulations to accommodate desired changes	Complete	
Develop overlay district regulations to assure adequate right-of-way, and protect the corridor from excess local traffic through access management standards.	Cancelled	
Amend ordinances to require development of access roads as a condition for future commercial development along the corridor.	Cancelled	
Request DOT to restrict further curb and median cuts (on 441)	Cancelled	
Employ design/development standards for industrial sites	Complete	
Incorporate into the development review process a “development impact matrix” to determine impacts of specific industries on the environment and infrastructure	Postponed	Deferred as a priority (2026)
Undertake streetscape improvements to enhance the aesthetics and pedestrian orientation	Complete	
Require design standards that are pedestrian-oriented with strong walkable connections between different uses.	Complete	
Update architectural and design standards for existing and new construction to preserve these sites and the district.	Complete	
Identify historical and cultural sites and adopt local requirements consistent with state and federal preservation standards.	In Progress	2024
Develop design and architectural standards for new development in historic district.	In Progress	2024
Amend ordinances to require new developments to include parks and other amenities.	Postponed	Deferred as a priority (2026)
Amend ordinances to require new development to connect internal pedestrian circulation systems to the nearest off-site sidewalks.	Complete	
Amend ordinances to require master planned new development to include neighborhood-serving commercial centers plus tree preservation and replacement standards	Complete	
Implement neighborhood watch programs.	In Progress	2026
Add and enforce signs to reduce cut-through traffic on residential streets.	Complete	
Identify appropriate areas and add sidewalks where feasible to encourage walkability and increase neighborhood connectivity.	In Progress	2025

City of Clarkesville Community Work Program

Year	Action	Estimated Cost	Funding Source	Responsibility
2024	Improve traffic flow by coordinating with DOT at key intersections	TBD	GDOT	Administration
2024	Coordinate Water Resources Plan with County, Cities	\$5,000	General Fund	Planning; Administration
2024	Develop long-term water and sewer plans	TBD	TBD	County; Cities
2024	Adopt conservation design sbdv. regulations	\$1,000	General Fund	County; Cities
2024	Survey code enforcement performance	\$2,000	General Fund	County; Cities
2024	Establish policy to protect prime agricultural areas.	NA	NA	Planning Dept.
2024	Establish conceptual development terms for former courthouse property	\$5,000	General Fund	Administration
2024	Reach formal agreement with County on development terms for former courthouse property	NA	NA	Administration
2024	Partner with county to find multi use Developer for old-courthouse site	NA	NA	Administration
2024	Identify historical and cultural sites and adopt local requirements consistent with state and federal preservation standards.	\$3,000	General Fund, DNR	Administration, GMRC
2024	Develop design and architectural standards for new development in historic district.	\$5,000	General Fund, DNR	Planning Board/DDA/ Main Street Board
2025	Develop and Adopt Historic Properties Preservation Standards	\$5,000	DNR	Planning; GMRC
2025	Develop and Adopt Architectural Design and Review Standards in HPC	\$5,000	DNR	Planning; GMRC
2025	Attract and Retain Inn/Small Hotel	TBD	TBD	Administration; HCDA
2025	Develop facility and vehicle assessment for fire depts. and law enforcement.	\$5,000	General Fund, DCA	County; Cities
2025	Develop freight traffic study for the county	\$3,000	GDOT	County; Cities; GMRC
2025	Identify appropriate areas and add sidewalks where feasible to encourage walkability and increase neighborhood connectivity.	TBD	General Fund	Administration
2026	Develop County Bicycle and Pedestrian Master Plan	\$5,000	GDOT	County; Cities
2026	Develop/ Obtain a market study for senior housing in Habersham Area	\$2,000	General Fund, DCA	County; Cities; GMRC
2026	Incorporate into the development review process a “development impact matrix” to determine impacts of specific industries on the environment and infrastructure	\$3,000	General Fund; DCA	Planning Board GMRC

2023 Joint Comprehensive Plan

2026	Amend ordinances to require new developments to include parks and other amenities.	\$1,000	General Fund	Administration
2026	Implement neighborhood watch programs.	TBD	TBD	Administration

Town of Alto Report of Accomplishments

Action Item	Status	Comment
Repave new Veterans Memorial Park & trail.	Complete	
Plan/ develop new recreation areas/ playgrounds	Complete	
Adopt standards that prohibit development in environmentally sensitive areas.	Complete	
Extend 6" Waterlines to Hwy. 365 and to Apple Pie Ridge Road approx. 6375 feet.	Complete	
Develop simple prioritization system for new traffic facilities, including improvements to existing roads and additions of new roads.	Cancelled	No longer a priority
Generate an annexation policy	Cancelled	No longer a priority
Complete a redevelopment plan for the Main Street District.	Postponed	Deferred as a priority (2025)
Develop a public education campaign to inform community members of restricted areas near railroad and improve overall railroad safety.	Complete	
Complete walkability audit to determine the most effective location for investing in sidewalks.	Postponed	Awaiting GDOT funding (2026)
Create database of needed services/ businesses/ jobs in the community along w/ strategies to attract those to town.	Postponed	Deferred as a priority (2025)
Research Incentives for improving existing housing	Complete	List of resources available through GMRC
Plant trees along streets to provide shading for pedestrians and bicyclists.	In Progress	2025
Develop an assistance program to help low-income renters	Postponed	Deferred as a priority (2025)
Develop regulations re: design of infill housing	Cancelled	No longer a priority
Develop greenways & pedestrian walkways	Postponed	Deferred as a priority (2027)
New water tank and storage	Postponed	Deferred for lack of funds (2026)
Pursue Sewer Source/Connection	In Progress	2025
Review sites listed on NAHRGIS for those worth pursuing as National Register sites and work with the Georgia HPD to pursue their designation.	Complete	
Possibly develop a sports complex for the southern end of the county.	Postponed	Deferred as a priority (2027)
Develop long-term water and sewer plans	In Progress	2024
Develop road improvement plan	Complete	
Develop facility and vehicle assessment for fire depts. and law enforcement.	In Progress	2025
Update Parks and Recreation Master Plan	Complete	
Develop County Bicycle and Pedestrian Master Plan	Postponed	Awaiting GDOT funding (2026)
Adopt conservation design sbdv. regulations	Postponed	Deferred as a priority (2024)
Develop/Obtain reference material for architectural design guidelines to promote desired forms among developers.	Complete	
Marketing and branding assessment for the county	Complete	

2023 Joint Comprehensive Plan

Develop preferred design elements for County and School Board facilities	Cancelled	Deferred to School Board
Survey code enforcement performance	In Progress	2024
Hold workshop to review code enforcement practices	Cancelled	Not currently a priority
Initialize annual report on code enforcement, tracking site visits and violations.	Complete	
Identify resources to assist homeowners with property revitalization	Complete	
Develop freight traffic study for the county	Postponed	Deferred until more information about inland port is available (2025)
Survey county to identify prime agricultural areas	Cancelled	Sufficient data considered available
Establish policy to protect prime agricultural areas from urban scale utilities.	In Progress	2024
Develop/ Obtain a market study for senior housing in Habersham Area	Postponed	Deferred as a priority (2026)
Identify target sites best suited for senior housing	Cancelled	Not currently a priority
Convene forum with builders and banks to discuss entry level housing	Cancelled	Not currently a priority
Develop Sewer expansion plan	Complete	
Update existing land use and development regulations to accommodate desired changes	In Progress	2024
Examine the use of CIDs, TADs, BIDs and similar tools to foster development and redevelopment	Complete	List of resources available through GMRC
Develop access management standards for 365 to reduce traffic conflicts and maintain efficiency.	Cancelled	No longer a priority
Develop corridor-specific quality development regulations.	Cancelled	No longer a priority
Develop a Traditional Neighborhood Development (TND) ordinance	Postponed	Deferred as a priority (2025)
Consider an Infill Development ordinance	Complete	Not needed at this time
Develop street connectivity requirements for new developments	Complete	May revisit in future
Develop design and architectural standards for new development in historic district.	Postponed	Deferred as a priority (2025)
Amend ordinances to require new developments to include parks and other amenities.	Cancelled	Not a priority right now; May be revisited in future
Amend ordinances to require new development to connect internal pedestrian circulation systems to the nearest off-site sidewalks.	Complete	
Amend ordinances to require master planned development to include commercial centers plus tree preservation and replacement standards	Cancelled	No longer a priority
Implement neighborhood watch programs.	Postponed	Deferred as a priority (2025)
Add and enforce signs to reduce cut-through traffic on residential streets.	Cancelled	No longer a priority
Identify appropriate areas and add sidewalks where feasible to encourage walkability and increase neighborhood connectivity.	In Progress	2025

Town of Alto Community Work Program

Year	Action	Estimated Cost	Funding Source	Responsibility
2024	Develop long-term water and sewer plans	TBD	TBD	County; Cities
2024	Adopt conservation design sbdv. regulations	\$1,000	General Fund	County; Cities
2024	Survey code enforcement performance	\$2,000	General Fund	County; Cities
2024	Establish policy to protect prime agricultural areas	NA	NA	Planning Dept.
2024	Update existing land use and development regulations to accommodate desired changes	\$1,000	General Fund	Planning Dept. GMRC
2025	Create database of needed services/ businesses/ jobs in the community along w/ strategies to attract them.	\$1,000	General Fund	Administration
2025	Complete a redevelopment plan for the Main Street District.	\$10,000	General Fund; DCA	Administration; GMRC
2025	Plant trees along streets to provide shading for pedestrians and bicyclists.	\$5,000	General Fund	Administration
2025	Develop an assistance program to help low-income renters	TBD	TBD	Administration
2025	Pursue Sewer Source/Connection	TBD	TBD	Administration
2025	Develop facility and vehicle assessment for fire depts. and law enforcement.	\$5,000	General Fund, DCA	County; Cities
2025	Develop freight traffic study for the county	\$3,000	GDOT	County; Cities; GMRC
2025	Develop a Traditional Neighborhood Development (TND) ordinance	\$1,000	General Fund	Planning Dept.
2025	Develop design and architectural standards for new development	\$5,000	General Fund, DNR	Planning Board/DDA/ Main Street Board
2025	Implement neighborhood watch programs.	TBD	TBD	Administration
2025	Identify appropriate areas and add sidewalks where feasible to encourage walkability and increase neighborhood connectivity.	TBD	General Fund	Administration
2026	Complete walkability audit to determine the most effective location for investing in sidewalks.	\$1,000	General Fund	Administration
2026	New water tank and storage	\$1,000,000	SPLOST; Grants, Loans	Administration
2026	Develop County Bicycle and Pedestrian Master Plan	\$5,000	GDOT	County; Cities
2026	Develop/ Obtain a market study for senior housing in Habersham Area	\$2,000	General Fund, DCA	County; Cities; GMRC
2027	Possibly develop a sports complex for the southern end of the county.	TBD	TBD	Administration; County
2027	Develop greenways & pedestrian walkways	TBD	TBD	Administration

City of Demorest Report of Accomplishments

Action	Status	Comment
Develop a strategic plan for creating downtown leisure facilities, programs, or events	Postponed	Deferred as a priority (2024)
Initiate code enforcement program (or partner with other governments for these services)	Complete	
Add 6.9 MGD of capacity for water treatment to serve demand in 2030.	Postponed	Deferred as a priority (2027)
Community Beautification and Enhancement – complete downtown streetscape improvements.	Complete	
Develop a partnership/ agreement with campus security at Piedmont College to coordinate protection.	Complete	
Develop an annexation policy	Cancelled	No longer a priority
Develop a plan to motivate new businesses to locate downtown	Postponed	Deferred as a priority (2024)
Identify facility-sharing possibilities and procedures with Piedmont College	In Progress	2024
Revise development regulations with an eye toward the preservation of natural resources.	In Progress	2024
Identify and acquire land for festivals and green spaces.	Complete	
Community Beautification Enhancement – Identify public spaces and rights of way that could benefit from additional trees or vegetation.	Complete	
Develop a plan to work with Piedmont University to beautify Lake Road	Complete	
Develop a streamlined system for community members to report alleged code violations.	Complete	
Prepare and adopt a zoning ordinance replacing the city’s land use ordinance.	In Progress	2024
Develop unified zoning / land use ordinances	In Progress	2024
Plan and install improvements to downtown park.	In Progress	2024
Conduct analysis and provide recommendations for improved access management along Historic 441	Postponed	Deferred as a priority (2025)
Community Beautification Enhancement – Install gateway improvements.	Postponed	Deferred as a priority (2025)
Consider need for a community center	Complete	
Develop long-term water and sewer plans	In Progress	2024
Develop road improvement plan	Complete	
Develop facility and vehicle assessment for fire depts. and law enforcement.	In Progress	2025
Update Parks and Recreation Master Plan	Complete	
Develop County Bicycle and Pedestrian Master Plan	Postponed	Awaiting GDOT funding (2026)
Adopt conservation design sbdv. regulations	Postponed	Deferred as a priority (2024)

2023 Joint Comprehensive Plan

Develop/Obtain reference material for architectural design guidelines to promote desired forms among developers.	Complete	
Marketing and branding assessment for the county	Complete	
Develop preferred design elements for County and School Board facilities	Cancelled	Deferred to School Board
Survey code enforcement performance	In Progress	2024
Hold workshop to review code enforcement practices	Cancelled	Not currently a priority
Initialize annual report on code enforcement, tracking site visits and violations.	Complete	
Identify resources to assist homeowners with property revitalization	Complete	
Develop freight traffic study for the county	Postponed	Deferred until more information about inland port is available (2025)
Survey county to identify prime agricultural areas	Cancelled	Sufficient data considered available
Establish policy to protect prime agricultural areas from urban scale utilities.	In Progress	2024
Develop/ Obtain a market study for senior housing in Habersham Area	Postponed	Deferred as a priority (2026)
Identify target sites best suited for senior housing	Cancelled	Not currently a priority
Convene forum with builders and banks to discuss entry level housing	Cancelled	Not currently a priority
Build/Rebuild Fire Department	In Progress	2025
Renovate existing courtroom	In Progress	2024
Review existing ordinances; Update as needed; Post new ordinances online	In Progress	2024
Pursue funding assistance for streetscape improvements	Complete	
Participate in development of a homebuyer education program	Cancelled	No longer a priority
Traffic Calming Program – monitor performance of existing measures and revise or add features where appropriate.	Postponed	Deferred as a priority (2026)
Update city website.	Complete	
Develop a streamlined system for community members to report alleged code violations.	Complete	
Upgrade county water meters to the cities radio read system	In Progress	2025
Repair old sewer lines	In Progress	2025
Develop growth strategies for urbanizing areas	Complete	
Encourage public-private partnerships to continue investment and redevelopment	Complete	Ongoing policy
Establish a local Historic District by ordinance governed by a Historic Preservation Commission charged with implementing design guidelines.	In Progress	2024
Pursue National Register of Historic Places designation for eligible structures.	In Progress	2024

2023 Joint Comprehensive Plan

Develop overlay district regulations to assure adequate right-of-way and protect the corridor from excess local traffic through access management standards.	Postponed	Deferred as a priority (2025)
Amend ordinances to require development of access roads as a condition for future commercial development along the corridor.	Cancelled	No longer a priority
Request DOT to restrict further curb and median cuts on 441	Complete	
Develop access management standards for 365 to reduce traffic conflicts and maintain efficiency.	Cancelled	No longer a priority
Develop corridor-specific quality development regulations.	Cancelled	No longer a priority
Undertake streetscape improvements to enhance the aesthetics and pedestrian orientation	Postponed	Deferred as a priority (2026)
Develop design and architectural standards for new development in historic district.	Postponed	Deferred as a priority (2025)
Amend ordinances to require new developments to include parks and other amenities.	Cancelled	No longer a priority; City may revisit in future
Amend ordinances to require new development to connect internal pedestrian circulation systems to the nearest off-site sidewalks.	In Progress	2024
Amend ordinances to require master planned new development to include neighborhood-serving commercial centers plus tree preservation and replacement standards	Cancelled	No longer a priority
Develop policies for decentralized waste treatment.	Postponed	Deferred as a priority (2027)
Establish the urban service boundary.	Cancelled	No longer a priority
Expand sewer and water into Suburban Transition areas on a priority basis.	Complete	Ongoing policy
Modify ordinances to encourage mixed use and higher density residential development.	In Progress	
Implement a tree preservation ordinance.	Postponed	Deferred as a priority (2025)
Modify ordinances to encourage Rails to Trails organization and greenways.	Cancelled	No longer needed
Implement neighborhood watch programs.	Postponed	Deferred as a priority (2025)
Add and enforce signs to reduce cut-through traffic on residential streets.	Complete	
Identify appropriate areas and add sidewalks where feasible to encourage walkability and increase neighborhood connectivity.	In Progress	2025
Develop a comprehensive tourism strategy for Habersham County	Complete	

2023 Joint Comprehensive Plan

City of Demorest Community Work Program

Year	Action	Estimated Cost	Funding Source	Responsibility
2024	Develop a strategic plan for creating downtown leisure facilities, programs, or events	\$50,000	General Fund, SPLOST, Grant	City
2024	Develop a plan to motivate new businesses to locate downtown	\$2,000	General Fund, DED	City
2024	Identify facility-sharing possibilities and procedures with Piedmont College	\$1,000	General Fund	City
2024	Revise development regulations with an eye toward the preservation of natural resources.	\$3,000	DCA, General Fund	GMRC, DCA, City
2024	Prepare and adopt a zoning ordinance replacing the city's land use ordinance.	\$5,000	DCA, General Fund	GMRC, DCA, City
2024	Develop unified zoning / land use ordinances	\$5,000	DCA, General Fund	GMRC, DCA, City
2024	Plan and install improvements to downtown park.	TBD	General Fund	City
2024	Develop long-term water and sewer plans	TBD	TBD	County; Cities
2024	Adopt conservation design sbdv. regulations	\$1,000	General Fund	County; Cities
2024	Survey code enforcement performance	\$2,000	General Fund	County; Cities
2024	Establish policy to protect prime agricultural areas from urban scale utilities.	NA	NA	Planning Dept.
2024	Renovate existing courtroom	TBD	General Fund; Grants; Loans	City
2024	Review existing ordinances; Update as needed; Post new ordinances online	\$10,000	General Fund; DCA	City
2024	Establish a local Historic District by ordinance governed by a Historic Preservation Commission charged with implementing design guidelines.	\$5,000	General Fund, DNR	City, GMRC
2024	Pursue National Register of Historic Places designation for eligible structures.	TBD	General Fund, DNR	City, GMRC
2024	Amend ordinances to require new development to connect internal pedestrian circulation systems to the nearest off-site sidewalks.	\$1,000	General Fund	Administration
2024	Modify ordinances to encourage mixed use and higher density residential development.	\$1,000	General Fund	Administration GMRC
2024	Sewer bore on Hwy 365	\$600,000	SPLOST	Public Works
2025	Conduct analysis and provide recommendations for improved access management along Historic 441	TBD	GDOT, General Fund	GDOT, City

2023 Joint Comprehensive Plan

2025	Community Beautification Enhancement – Install gateway improvements.	TBD	TBD	City
2025	Develop facility and vehicle assessment for fire depts. and law enforcement.	\$5,000	General Fund, DCA	County; Cities
2025	Develop freight traffic study for the county	\$3,000	GDOT	County; Cities; GMRC
2025	Build/Rebuild Fire Department	TBD	General Fund; Grants; Loans	City
2025	Upgrade county water meters to the cities radio read system	\$20,000	GEFA, City	City
2025	Repair old sewer lines	TBD	GEFA	City
2025	Develop overlay district regulations to assure adequate right-of-way and protect the corridor from excess local traffic through access management standards.	\$1,000	General Fund	Administration
2025	Develop design and architectural standards for new development in historic district.	\$5,000	General Fund, DNR	City; DDA
2025	Implement a tree preservation ordinance.	\$1,000	General Fund	Administration
2025	Implement neighborhood watch programs.	TBD	TBD	Administration
2025	Identify appropriate areas and add sidewalks where feasible to encourage walkability and increase neighborhood connectivity.	TBD	General Fund	Administration
2026	Upgrade the Wastewater Plant to 800,000 gallons a day	\$750,000	User fees; Loans	Public Works
2026	Upgrade aging water lines	\$350,000	User fees; Loans	Public Works
2026	Develop County Bicycle and Pedestrian Master Plan	\$5,000	GDOT	County; Cities
2026	Develop/ Obtain a market study for senior housing in Habersham Area	\$2,000	General Fund, DCA	County; Cities; GMRC
2026	Traffic Calming Program – monitor performance of existing measures and revise or add features where appropriate.	\$3,000	GDOT, City	GDOT, City
2026	Undertake streetscape improvements to enhance the aesthetics and pedestrian orientation	\$1,000	General Fund	Administration GMRC
2027	Upgrade two wells ~ 1,500,000 gallons per day	\$750,000	User fees; Loans	Public Works
2027	Add 6.9 MGD of capacity for water treatment to serve demand in 2030.	TBD	General Fund	City
2027	Develop policies for decentralized waste treatment.	\$1,000	General Fund	Administration NRCS

Mt. Airy Report of Accomplishments

Action	Status	Comment
National Register of Historic Places designations	Complete	
School House renovation plans	Complete	
Develop a capital improvement program	In Progress	2024
Replace 2" metal lines	In Progress	2024
Policed 24 hours	Postponed	Deferred due to funding (2025)
Upgrade wells	Postponed	Deferred due to funding (2025)
Develop a tree ordinance	Postponed	Deferred as a priority (2026)
Develop long-term water and sewer plans	In Progress	2024
Develop road improvement plan	Complete	
Develop facility and vehicle assessment for fire depts. and law enforcement.	In Progress	2025
Update Parks and Recreation Master Plan	Complete	
Develop County Bicycle and Pedestrian Master Plan	Postponed	Awaiting GDOT funding (2026)
Adopt conservation design sbdv. regulations	Postponed	Deferred as a priority (2024)
Develop/Obtain reference material for architectural design guidelines to promote desired forms among developers.	Complete	
Marketing and branding assessment for the county	Complete	
Develop preferred design elements for County and School Board facilities	Cancelled	Deferred to School Board
Survey code enforcement performance	In Progress	2024
Hold workshop to review code enforcement practices	Cancelled	Not currently a priority
Initialize annual report on code enforcement, tracking site visits and violations.	Complete	
Identify resources to assist homeowners with property revitalization	Complete	
Develop freight traffic study for the county	Postponed	Deferred until more information about inland port is available (2025)
Survey county to identify prime agricultural areas	Cancelled	Sufficient data considered available
Establish policy to protect prime agricultural areas from urban scale utilities.	In Progress	2024
Develop/ Obtain a market study for senior housing in Habersham Area	Postponed	Deferred as a priority (2026)
Identify target sites best suited for senior housing	Cancelled	Not currently a priority
Convene forum with builders and banks to discuss entry level housing	Cancelled	Not currently a priority
Develop a business plan with USFS for possible expansion of uses and access to the lake.	In Progress	2024
Update existing land use and development regulations to accommodate desired changes	Complete	
Examine the use of CIDs, TADs, BIDs and similar tools to foster development and redevelopment	Complete	List of resources available through GMRC

2023 Joint Comprehensive Plan

Develop a Traditional Neighborhood Development (TND) ordinance	Postponed	Deferred as a priority (2025)
Consider an Infill Development ordinance	Complete	Not needed at this time
Develop street connectivity requirements for new developments	Complete	May revisit in future
Develop design and architectural standards for new development in historic district.	Postponed	Deferred as a priority (2025)
Amend ordinances to require new developments to include parks and other amenities.	Cancelled	Not a priority right now; May be revisited in future
Amend ordinances to require new development to connect internal pedestrian circulation systems to the nearest off-site sidewalks.	Complete	
Amend ordinances to require master planned new development to include neighborhood-serving commercial centers plus tree preservation and replacement standards	Cancelled	No longer a priority
Develop policies for decentralized waste treatment.	Postponed	Deferred as a priority (2027)
Establish the urban service boundary.	Cancelled	No longer a priority
Expand sewer and water into Suburban Transition areas on a priority basis.	Cancelled	No longer a priority
Modify ordinances to encourage mixed use and higher density residential development.	Cancelled	No longer a priority
Implement a tree preservation ordinance.	Postponed	
Modify ordinances to encourage Rails to Trails organization and greenways.	Cancelled	No longer needed
Implement neighborhood watch programs.	Postponed	Deferred as a priority (2025)
Add and enforce signs to reduce cut-through traffic on residential streets.	Cancelled	No longer a priority
Identify appropriate areas and add sidewalks where feasible to encourage walkability and increase neighborhood connectivity.	In Progress	2025
Develop a comprehensive tourism strategy for Habersham County to foster tourism for the local economy with emphasis for the potential for this area.	Complete	

Mt. Airy Community Work Program

Year	Action	Estimated Cost	Funding Source	Responsibility
2024	Develop a capital improvement program	TBD	General Fund; DCA	Administration; GMRC
2024	Replace 2" metal lines	\$500,000	General Fund; Grants, Loans	Administration; Public Works
2024	Develop long-term water and sewer plans	TBD	TBD	County; Cities
2024	Adopt conservation design sbdv. regulations	\$1,000	General Fund	County; Cities
2024	Survey code enforcement performance	\$2,000	General Fund	County; Cities
2024	Establish policy to protect prime agricultural areas from urban scale utilities.	NA	NA	Planning Dept.
2024	Develop a business plan with USFS for possible expansion of uses and access to the lake.	\$5,000	General Fund; USFS	City; USFS
2025	Policed 24 hours	TBD	General Fund	Police Dept.
2025	Upgrade wells	TBD	General Fund; Grants, Loans	Administration; Public Works
2025	Develop facility and vehicle assessment for fire depts. and law enforcement.	\$5,000	General Fund, DCA	County; Cities
2025	Develop freight traffic study for the county	\$3,000	GDOT	County; Cities; GMRC
2025	Develop a Traditional Neighborhood Development (TND) ordinance	\$1,000	General Fund	Administration
2025	Develop design and architectural standards for new development in historic district.	\$5,000	General Fund, DNR	Administration
2025	Implement a tree preservation ordinance.	\$1,000	General Fund	Administration
2025	Implement neighborhood watch programs.	TBD	TBD	Administration
2025	Identify appropriate areas and add sidewalks where feasible to encourage walkability and increase neighborhood connectivity.	TBD	General Fund	Administration
2026	Develop a tree ordinance	\$1,000	General Fund	Administration
2026	Develop County Bicycle and Pedestrian Master Plan	\$5,000	GDOT	County; Cities
2026	Develop/ Obtain a market study for senior housing in Habersham Area	\$2,000	General Fund, DCA	County; Cities; GMRC
2027	Develop policies for decentralized waste treatment.	\$1,000	General Fund	Administration NRCS

Appendix

5

Quality Community Objectives Assessment

Community Fact Sheets

Area Labor Profile

Summary of Survey Results

Sample Evidence of Public Forums

QUALITY COMMUNITY OBJECTIVES ASSESSMENT

“Every Georgia community offers a quality of life where people and businesses can grow and prosper.”

Vision Statement, Georgia Department of Community Affairs

To encourage comparable levels of sound community planning, and in the absence of a defined State plan, the Georgia Department of Community Affairs (DCA) includes among the Minimum Standards a guide for analyzing each community’s consistency with 10 Quality Community Objectives (QCO’s) adapted from various community development principles to fit idealized qualities of Georgia’s communities.

1. Economic Prosperity

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

While committed to retaining the county’s general rural character, the County and municipalities, together with their partners, are equally committed to securing the economic viability of the region going forward. Economic prosperity enables individuals, households and communities to be stronger with a favorable and desired quality of life. The governments support the efforts of The Habersham Partnership for Growth, Economic Development Council, the local Chamber of Commerce and the Habersham County Development Authority as part of ongoing efforts to foster economic development for the community and downtown city initiatives. The governments also maintain contact with the Georgia Mountains Regional Commission and the State for pursuit of assistance and outside funding opportunities in support of economic development opportunities.

2. Resource Management

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

The County and municipalities recognize the value of their location as part of the tourist-friendly Georgia mountains and the impact of their Appalachian heritage. The governments maintain contact with the Georgia Mountains Regional Commission and the Department of Natural Resources to work for the protection and promotion of natural and cultural resources in the area. The governments also employ policies and practices related to State Vital Areas, National Wetland Inventory (FIRM) data and other applicable sources to monitor and enforce the preservation of environmentally sensitive areas.

3. Efficient Land Use

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

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

Through this planning process, ongoing efforts to update area mapping, and regular communication with each other, the County and municipalities work to ensure local development policies support sustainable development that enables economic growth while managing local resources, utilities and infrastructure.

4. Local Preparedness

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

Through this planning process and ongoing coordination among emergency responders, and through regular communication with other stakeholders (such as the regional hospital), the municipalities and Habersham County work together to ensure the community is properly poised to prevent, manage and respond to growth pressures and natural and man-made hazards.

5. Sense of Place

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

The County and municipalities recognize the value of their location as part of the tourist-friendly Georgia mountains and the impact of their Appalachian heritage. The governments maintain contact with the Georgia Mountains Regional Commission, the Soque River Watershed Association, the Department of Natural Resources, and other partner organizations to work for the protection and promotion of natural and cultural resources in the area. They are also vested in celebrating their rural character and working to ensure development complements the pastoral and agrarian forms of the county and small-town appeal of the local cities and towns.

The cities of Clarkesville, Baldwin, and Demorest have or are pursuing some form of urban redevelopment plan. These plans will have an emphasis on creating more of a downtown sense of place, as these areas will significantly change in coming years as commercial development sprawls northward.

6. Regional Cooperation

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

The County and municipalities actively coordinate with each other in maintaining their local Service Delivery Strategy and SPLOST program, and participate with the Georgia Mountains Regional Commission and other appropriate regional organizations. The governments also maintain regular contact with various State Departments to ensure knowledge of, and access to, their programs and resources. The municipalities and County are considered active partners in regional activities.

7. Housing Options

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

Policies for Habersham County and the municipalities allow higher density housing to locate in accordance with utility capacity, but additional measures to accommodate newer forms of housing may be needed. The County and the municipalities all understand the need to raise the profile of the future housing stock, both to ensure the quality of life for area residents and also to ensure the communities' sustainable appeal to businesses for economic growth. All local governments will review and amend their policies as needed to monitor the health of the existing supply, foster restoration/renovation where needed and possible, and encourage viable workforce housing among newer development.

8. Transportation Options

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

None of the local governments in Habersham County has an active, ongoing comprehensive transportation planning program. However, all local governments communicate their concerns and issues to the regional GDOT office and all communities do participate in the public involvement process for the Statewide Transportation Improvement Program (STIP) as they are able. As the region grows additional transportation planning would be considered a benefit, if not a necessity. This will be reevaluated in 2019 once the Georgia Mountains Regional Transit Plan is completed and provides additional information about possible multi-jurisdictional programs.

9. Educational Opportunities

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

The County and municipalities work with the Habersham County School Board to ensure access for quality primary and secondary educational facilities and programs for area residents. The governments also work with other partners to ensure access to viable post-secondary resources such as Piedmont College, North Georgia Technical College, and other area educational institutions.

10. Community Health

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

The governments work with Habersham County Medical Center and the Habersham County Health Department to ensure access for quality health care facilities and programs for area residents. The governments also work with other partners to monitor residents' needs and requests in providing access to these services as the area grows.

COMMUNITY FACT SHEETS



Demographic and Income Profile

Habersham County, GA 3
 Habersham County, GA (13137)
 Geography: County

Prepared by Esri

Summary	Census 2010	Census 2020	2022	2027
Population	43,041	46,031	46,571	47,486
Households	15,472	16,408	16,627	16,996
Families	11,307	-	11,845	12,074
Average Household Size	2.63	2.63	2.63	2.62
Owner Occupied Housing Units	11,596	-	13,096	13,503
Renter Occupied Housing Units	3,876	-	3,531	3,493
Median Age	38.5	-	40.2	41.6

Trends: 2022-2027 Annual Rate	Area	State	National
Population	0.39%	0.51%	0.25%
Households	0.44%	0.56%	0.31%
Families	0.38%	0.51%	0.28%
Owner HHs	0.61%	0.77%	0.53%
Median Household Income	2.77%	3.59%	3.12%

Households by Income	2022		2027	
	Number	Percent	Number	Percent
<\$15,000	1,719	10.3%	1,359	8.0%
\$15,000 - \$24,999	1,870	11.2%	1,634	9.6%
\$25,000 - \$34,999	1,200	7.2%	1,137	6.7%
\$35,000 - \$49,999	2,009	12.1%	1,712	10.1%
\$50,000 - \$74,999	3,317	19.9%	3,415	20.1%
\$75,000 - \$99,999	2,736	16.5%	3,090	18.2%
\$100,000 - \$149,999	2,613	15.7%	3,293	19.4%
\$150,000 - \$199,999	515	3.1%	609	3.6%
\$200,000+	648	3.9%	747	4.4%

Median Household Income	\$58,965	\$67,607
Average Household Income	\$78,094	\$88,508
Per Capita Income	\$28,038	\$31,832

Population by Age	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,885	6.7%	2,704	5.8%	2,666	5.6%
5 - 9	2,953	6.9%	2,895	6.2%	2,860	6.0%
10 - 14	2,837	6.6%	2,931	6.3%	3,094	6.5%
15 - 19	2,788	6.5%	3,067	6.6%	3,301	7.0%
20 - 24	2,678	6.2%	2,674	5.7%	2,670	5.6%
25 - 34	5,402	12.6%	5,945	12.8%	5,083	10.7%
35 - 44	5,666	13.2%	5,784	12.4%	6,130	12.9%
45 - 54	5,929	13.8%	5,633	12.1%	5,814	12.2%
55 - 64	5,304	12.3%	5,980	12.8%	5,744	12.1%
65 - 74	3,745	8.7%	5,272	11.3%	5,577	11.7%
75 - 84	2,137	5.0%	2,759	5.9%	3,499	7.4%
85+	717	1.7%	927	2.0%	1,048	2.2%

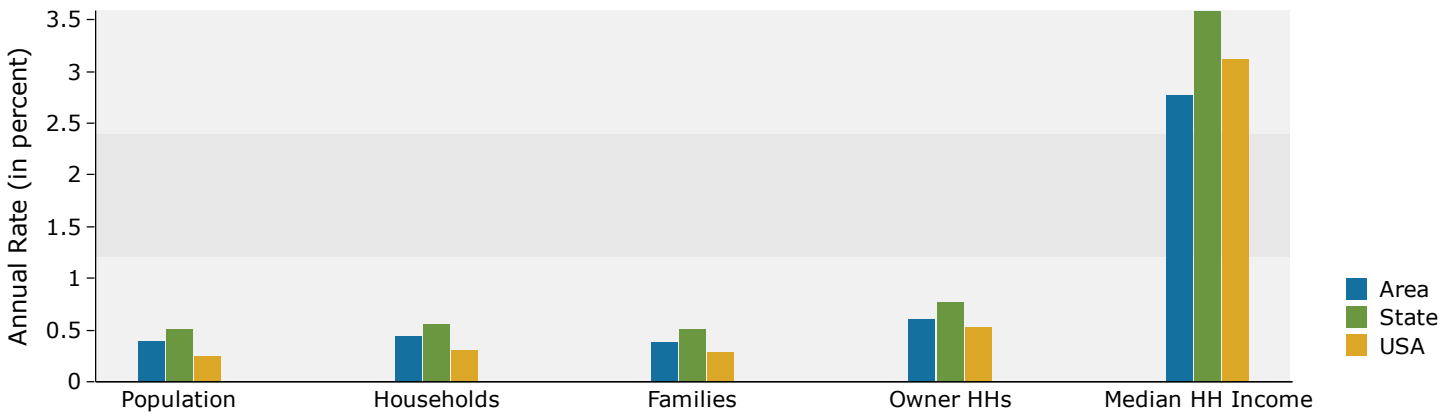
Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	36,893	85.7%	36,249	78.7%	36,455	78.3%	36,600	77.1%
Black Alone	1,444	3.4%	1,749	3.8%	1,790	3.8%	1,892	4.0%
American Indian Alone	195	0.5%	236	0.5%	240	0.5%	251	0.5%
Asian Alone	960	2.2%	999	2.2%	1,013	2.2%	1,038	2.2%
Pacific Islander Alone	65	0.2%	36	0.1%	36	0.1%	36	0.1%
Some Other Race Alone	2,713	6.3%	3,044	6.6%	3,089	6.6%	3,186	6.7%
Two or More Races	771	1.8%	3,718	8.1%	3,948	8.5%	4,483	9.4%
Hispanic Origin (Any Race)	5,333	12.4%	6,880	14.9%	7,049	15.1%	7,377	15.5%

Data Note: Income is expressed in current dollars.

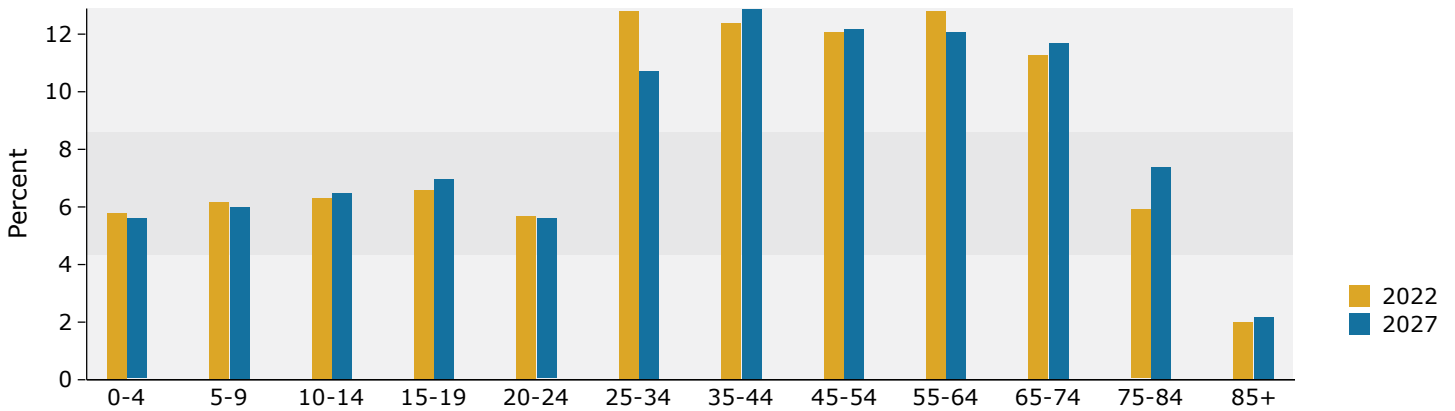
Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

March 01, 2023

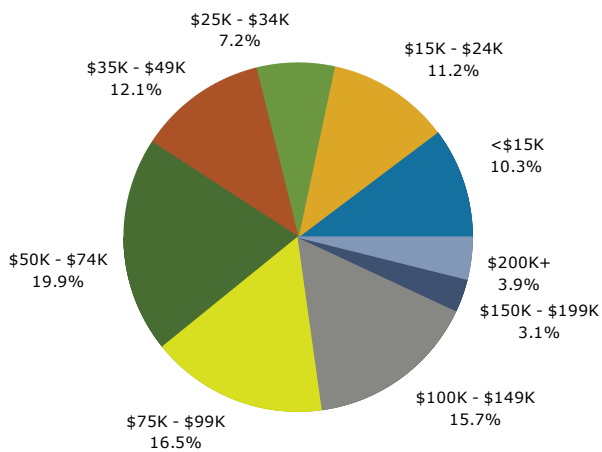
Trends 2022-2027



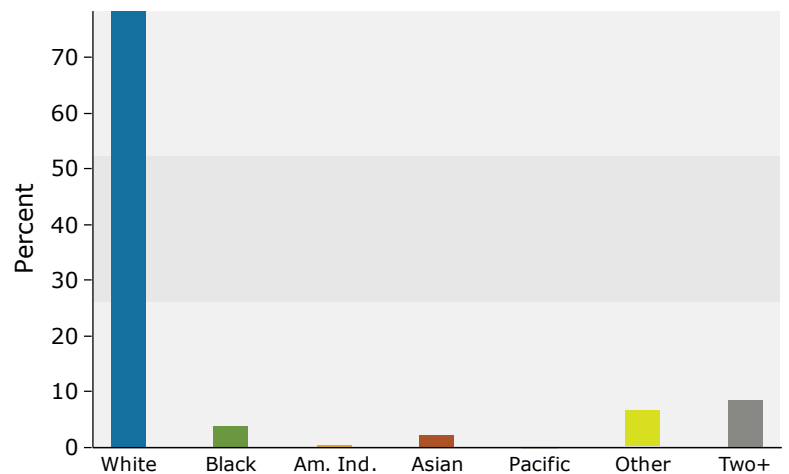
Population by Age



2022 Household Income



2022 Population by Race



2022 Percent Hispanic Origin: 15.1%

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



Demographic and Income Profile

Alto Town, GA
 Alto Town, GA (1301948)
 Geography: Place

Prepared by Esri

Summary	Census 2010	Census 2020	2022	2027
Population	966	970	963	948
Households	332	342	341	337
Families	266	-	266	263
Average Household Size	2.87	2.84	2.82	2.81
Owner Occupied Housing Units	237	-	282	280
Renter Occupied Housing Units	96	-	58	57
Median Age	35.8	-	39.1	40.8

Trends: 2022-2027 Annual Rate	Area	State	National
Population	-0.31%	0.51%	0.25%
Households	-0.24%	0.56%	0.31%
Families	-0.23%	0.51%	0.28%
Owner HHs	-0.14%	0.77%	0.53%
Median Household Income	2.82%	3.59%	3.12%

Households by Income	2022		2027	
	Number	Percent	Number	Percent
<\$15,000	22	6.5%	18	5.3%
\$15,000 - \$24,999	37	10.9%	31	9.2%
\$25,000 - \$34,999	44	12.9%	21	6.2%
\$35,000 - \$49,999	36	10.6%	25	7.4%
\$50,000 - \$74,999	99	29.1%	111	32.9%
\$75,000 - \$99,999	60	17.6%	81	24.0%
\$100,000 - \$149,999	33	9.7%	40	11.9%
\$150,000 - \$199,999	6	1.8%	7	2.1%
\$200,000+	3	0.9%	3	0.9%

Median Household Income	\$55,265	\$63,509
Average Household Income	\$64,698	\$75,091
Per Capita Income	\$22,476	\$26,275

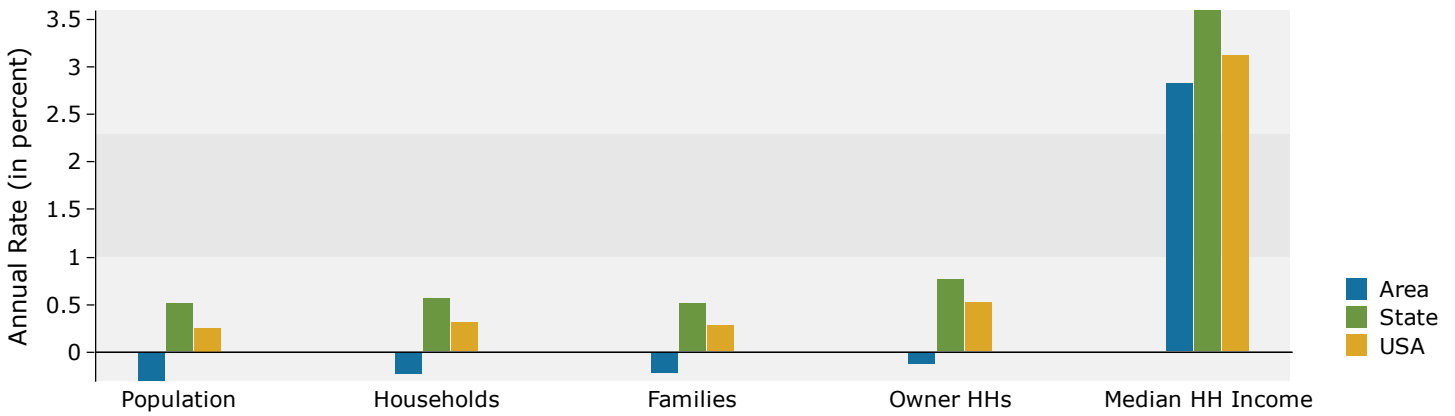
Population by Age	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	71	7.4%	58	6.0%	56	5.9%
5 - 9	75	7.8%	65	6.8%	60	6.3%
10 - 14	74	7.7%	65	6.8%	68	7.2%
15 - 19	77	8.0%	59	6.1%	61	6.4%
20 - 24	53	5.5%	48	5.0%	46	4.8%
25 - 34	121	12.6%	134	13.9%	110	11.6%
35 - 44	140	14.5%	118	12.3%	126	13.3%
45 - 54	136	14.1%	132	13.7%	119	12.5%
55 - 64	110	11.4%	131	13.6%	135	14.2%
65 - 74	64	6.6%	98	10.2%	96	10.1%
75 - 84	31	3.2%	42	4.4%	60	6.3%
85+	11	1.1%	11	1.1%	12	1.3%

Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	722	74.7%	531	54.7%	674	70.0%	651	68.7%
Black Alone	17	1.8%	6	0.6%	15	1.6%	15	1.6%
American Indian Alone	3	0.3%	13	1.3%	6	0.6%	7	0.7%
Asian Alone	35	3.6%	51	5.3%	31	3.2%	30	3.2%
Pacific Islander Alone	0	0.0%	1	0.1%	0	0.0%	0	0.0%
Some Other Race Alone	170	17.6%	214	22.1%	125	13.0%	122	12.9%
Two or More Races	19	2.0%	154	15.9%	112	11.6%	122	12.9%
Hispanic Origin (Any Race)	233	24.1%	397	40.9%	255	26.5%	254	26.8%

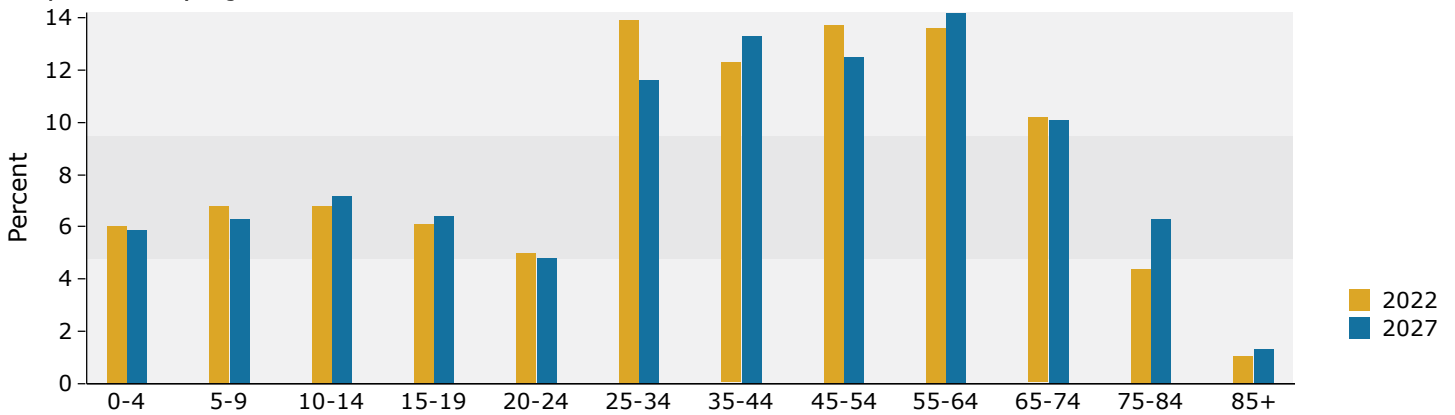
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

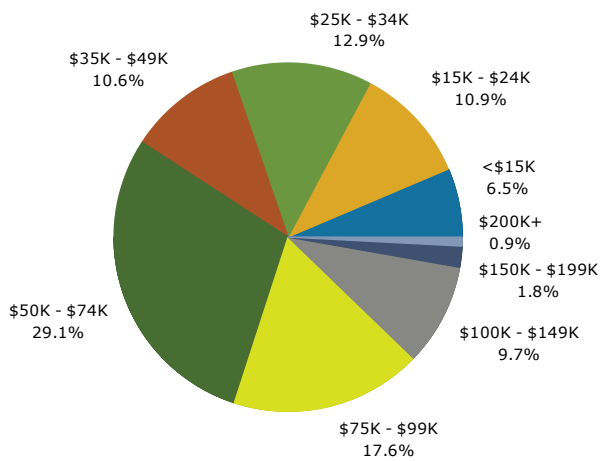
Trends 2022-2027



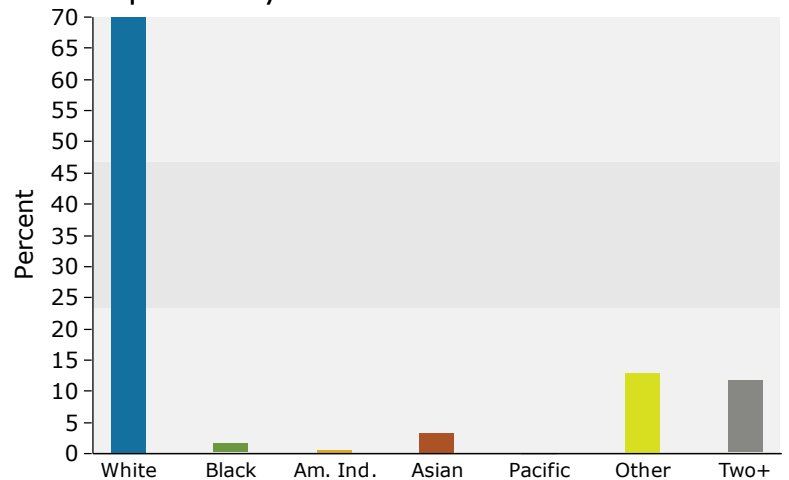
Population by Age



2022 Household Income



2022 Population by Race



2022 Percent Hispanic Origin: 26.5%

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



Demographic and Income Profile

Clarkesville City, GA
 Clarkesville City, GA (1316460)
 Geography: Place

Prepared by Esri

Summary	Census 2010	Census 2020	2022	2027
Population	1,789	1,911	1,954	2,033
Households	739	792	813	846
Families	459	-	489	507
Average Household Size	2.27	2.26	2.29	2.30
Owner Occupied Housing Units	452	-	502	526
Renter Occupied Housing Units	287	-	311	320
Median Age	40.5	-	41.6	41.5

Trends: 2022-2027 Annual Rate	Area	State	National
Population	0.80%	0.51%	0.25%
Households	0.80%	0.56%	0.31%
Families	0.73%	0.51%	0.28%
Owner HHs	0.94%	0.77%	0.53%
Median Household Income	1.17%	3.59%	3.12%

Households by Income	2022		2027	
	Number	Percent	Number	Percent
<\$15,000	117	14.4%	95	11.2%
\$15,000 - \$24,999	109	13.4%	86	10.2%
\$25,000 - \$34,999	47	5.8%	65	7.7%
\$35,000 - \$49,999	118	14.5%	134	15.8%
\$50,000 - \$74,999	143	17.6%	158	18.7%
\$75,000 - \$99,999	114	14.0%	111	13.1%
\$100,000 - \$149,999	95	11.7%	123	14.5%
\$150,000 - \$199,999	41	5.0%	43	5.1%
\$200,000+	29	3.6%	31	3.7%

Median Household Income	\$51,867	\$54,972
Average Household Income	\$72,942	\$80,097
Per Capita Income	\$29,981	\$32,826

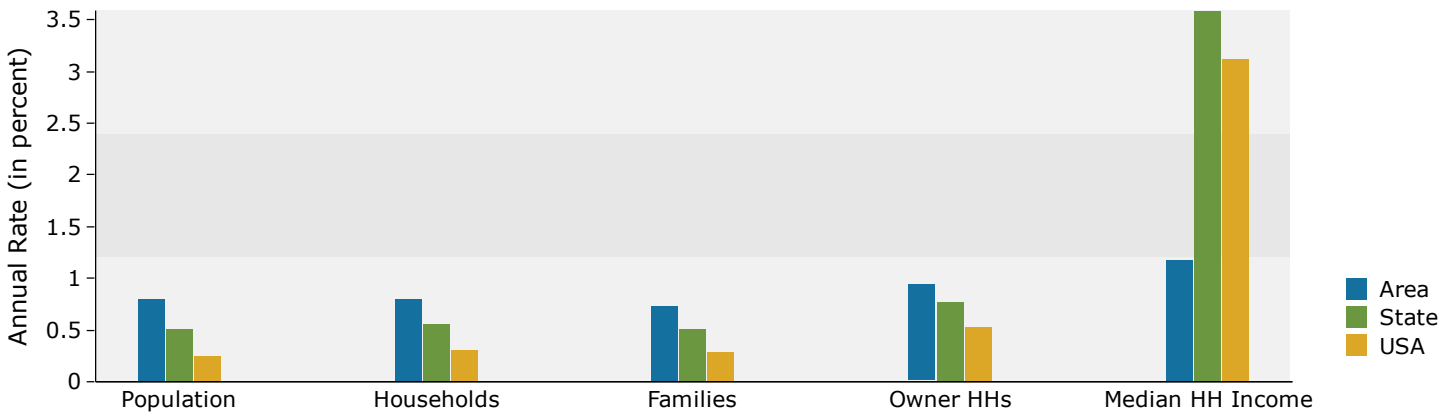
Population by Age	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	112	6.3%	109	5.6%	112	5.5%
5 - 9	100	5.6%	113	5.8%	120	5.9%
10 - 14	99	5.5%	103	5.3%	127	6.2%
15 - 19	109	6.1%	96	4.9%	106	5.2%
20 - 24	141	7.9%	99	5.1%	94	4.6%
25 - 34	235	13.1%	310	15.9%	273	13.4%
35 - 44	194	10.9%	211	10.8%	271	13.3%
45 - 54	239	13.4%	210	10.8%	213	10.5%
55 - 64	213	11.9%	251	12.9%	228	11.2%
65 - 74	165	9.2%	234	12.0%	244	12.0%
75 - 84	137	7.7%	151	7.7%	176	8.7%
85+	44	2.5%	65	3.3%	68	3.3%

Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	1,574	88.0%	1,587	83.0%	1,623	83.1%	1,660	81.7%
Black Alone	65	3.6%	103	5.4%	79	4.0%	89	4.4%
American Indian Alone	4	0.2%	6	0.3%	4	0.2%	4	0.2%
Asian Alone	12	0.7%	31	1.6%	22	1.1%	23	1.1%
Pacific Islander Alone	0	0.0%	1	0.1%	1	0.1%	1	0.0%
Some Other Race Alone	111	6.2%	45	2.4%	70	3.6%	76	3.7%
Two or More Races	23	1.3%	138	7.2%	154	7.9%	180	8.9%
Hispanic Origin (Any Race)	185	10.3%	130	6.8%	160	8.2%	173	8.5%

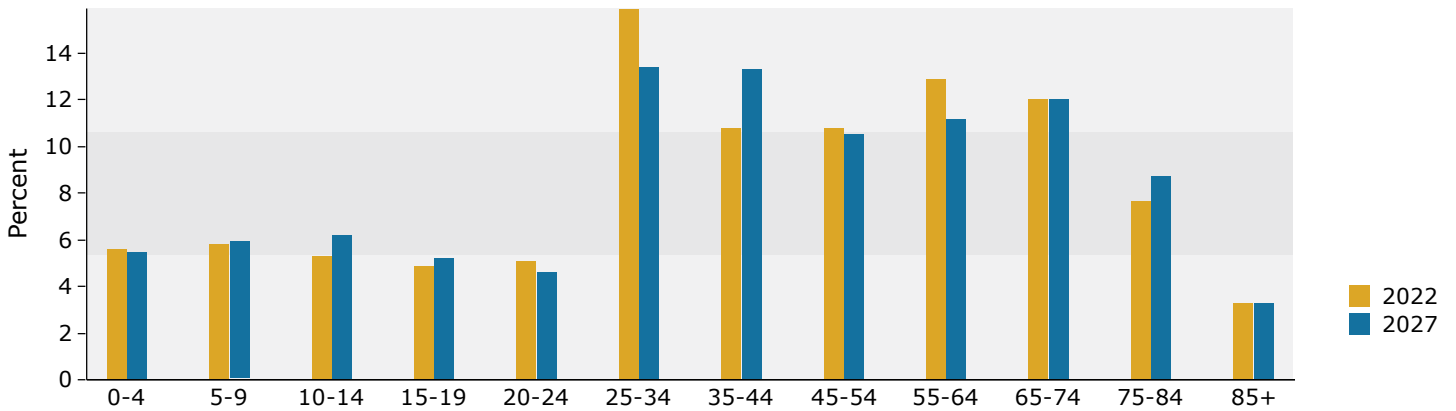
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

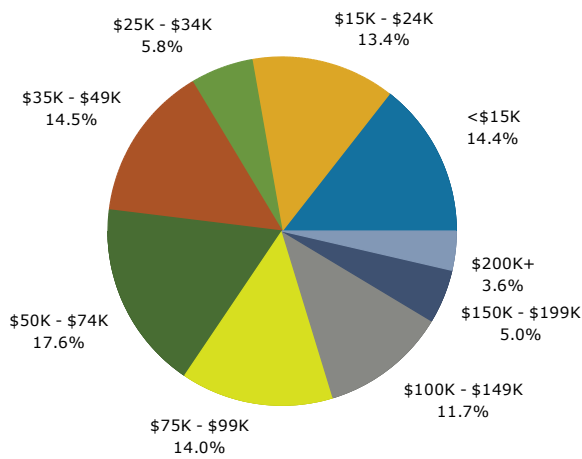
Trends 2022-2027



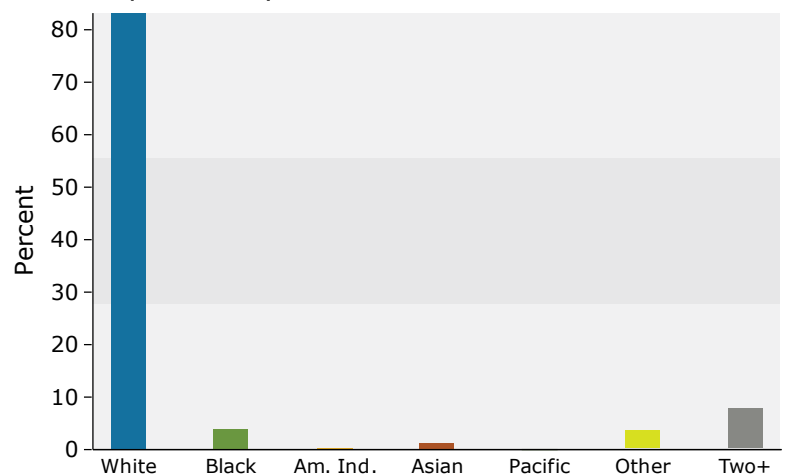
Population by Age



2022 Household Income



2022 Population by Race



2022 Percent Hispanic Origin: 8.2%

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



Demographic and Income Profile

Demorest City, GA
 Demorest City, GA (1322304)
 Geography: Place

Prepared by Esri

Summary	Census 2010	Census 2020	2022	2027
Population	1,703	2,022	2,074	2,160
Households	552	662	682	712
Families	380	-	457	476
Average Household Size	2.60	2.24	2.50	2.51
Owner Occupied Housing Units	365	-	461	502
Renter Occupied Housing Units	187	-	221	210
Median Age	31.3	-	34.7	36.6

Trends: 2022-2027 Annual Rate	Area	State	National
Population	0.82%	0.51%	0.25%
Households	0.86%	0.56%	0.31%
Families	0.82%	0.51%	0.28%
Owner HHs	1.72%	0.77%	0.53%
Median Household Income	6.10%	3.59%	3.12%

Households by Income	2022		2027	
	Number	Percent	Number	Percent
<\$15,000	74	10.9%	61	8.6%
\$15,000 - \$24,999	99	14.5%	110	15.4%
\$25,000 - \$34,999	53	7.8%	69	9.7%
\$35,000 - \$49,999	85	12.5%	43	6.0%
\$50,000 - \$74,999	98	14.4%	73	10.3%
\$75,000 - \$99,999	97	14.2%	118	16.6%
\$100,000 - \$149,999	135	19.8%	195	27.4%
\$150,000 - \$199,999	25	3.7%	27	3.8%
\$200,000+	15	2.2%	16	2.2%

Median Household Income	\$55,785	\$75,000
Average Household Income	\$73,243	\$82,675
Per Capita Income	\$27,057	\$30,643

Population by Age	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	106	6.2%	105	5.1%	106	4.9%
5 - 9	92	5.4%	113	5.5%	114	5.3%
10 - 14	99	5.8%	116	5.6%	125	5.8%
15 - 19	195	11.4%	264	12.7%	288	13.3%
20 - 24	242	14.2%	227	11.0%	219	10.1%
25 - 34	191	11.2%	218	10.5%	187	8.7%
35 - 44	190	11.1%	228	11.0%	248	11.5%
45 - 54	181	10.6%	213	10.3%	234	10.8%
55 - 64	179	10.5%	204	9.8%	199	9.2%
65 - 74	134	7.9%	195	9.4%	217	10.0%
75 - 84	73	4.3%	133	6.4%	157	7.3%
85+	24	1.4%	57	2.7%	66	3.1%

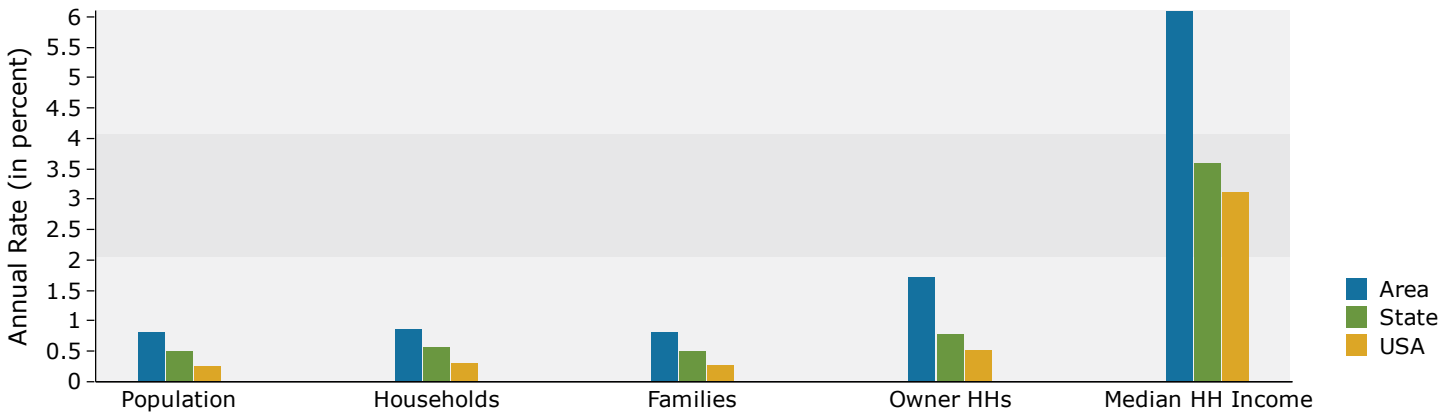
Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	1,507	88.5%	1,682	83.2%	1,711	82.4%	1,759	81.5%
Black Alone	44	2.6%	107	5.3%	82	3.9%	90	4.2%
American Indian Alone	2	0.1%	7	0.3%	9	0.4%	9	0.4%
Asian Alone	39	2.3%	22	1.1%	31	1.5%	33	1.5%
Pacific Islander Alone	1	0.1%	14	0.7%	9	0.4%	9	0.4%
Some Other Race Alone	75	4.4%	76	3.8%	107	5.2%	113	5.2%
Two or More Races	35	2.1%	114	5.6%	127	6.1%	146	6.8%
Hispanic Origin (Any Race)	124	7.3%	164	8.1%	214	10.3%	225	10.4%

Data Note: Income is expressed in current dollars.

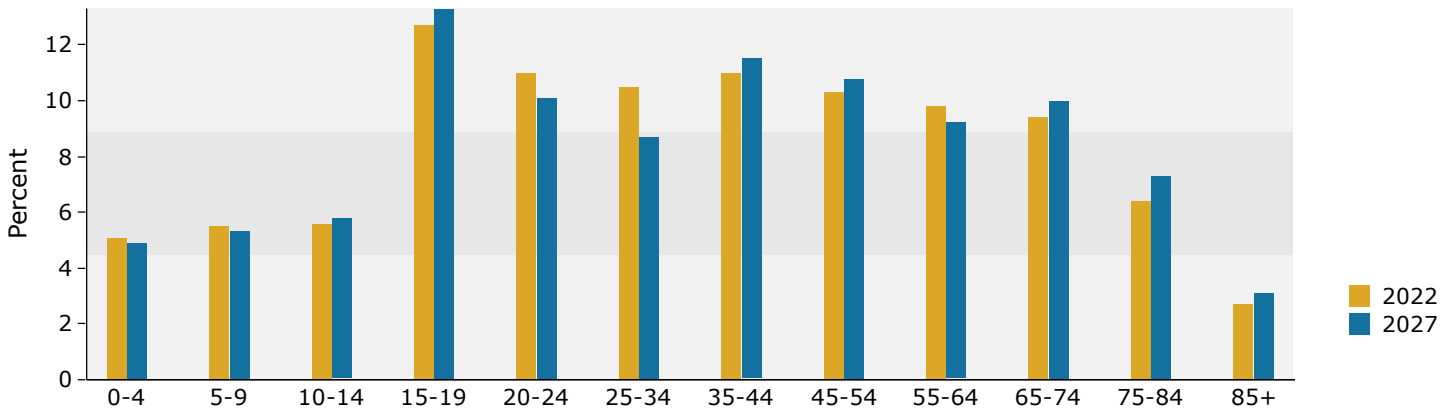
Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

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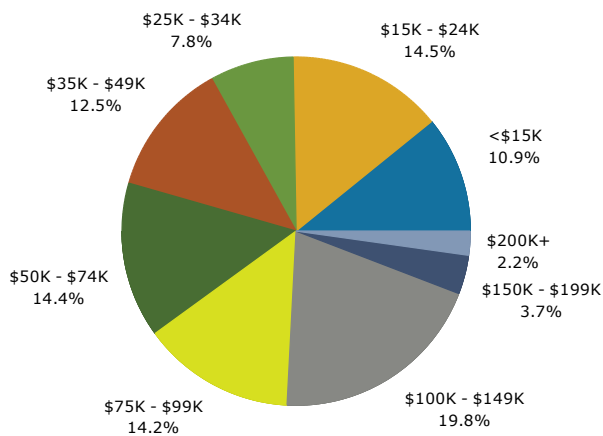
Trends 2022-2027



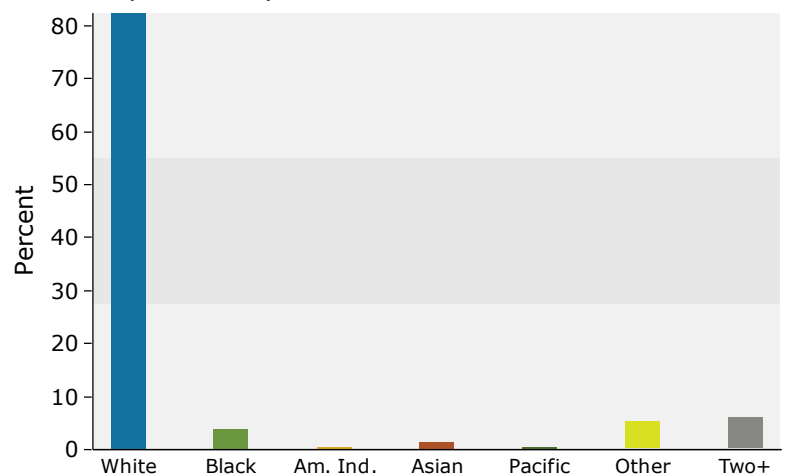
Population by Age



2022 Household Income



2022 Population by Race



2022 Percent Hispanic Origin: 10.3%

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



Demographic and Income Profile

Mount Airy Town, GA
 Mount Airy Town, GA (1353284)
 Geography: Place

Prepared by Esri

Summary	Census 2010	Census 2020	2022	2027
Population	1,295	1,391	1,395	1,403
Households	463	473	474	477
Families	335	-	334	335
Average Household Size	2.80	2.94	2.94	2.94
Owner Occupied Housing Units	375	-	403	407
Renter Occupied Housing Units	88	-	72	70
Median Age	35.4	-	40.0	41.2

Trends: 2022-2027 Annual Rate	Area	State	National
Population	0.11%	0.51%	0.25%
Households	0.13%	0.56%	0.31%
Families	0.06%	0.51%	0.28%
Owner HHs	0.20%	0.77%	0.53%
Median Household Income	2.62%	3.59%	3.12%

Households by Income	2022		2027	
	Number	Percent	Number	Percent
<\$15,000	36	7.6%	27	5.6%
\$15,000 - \$24,999	46	9.7%	37	7.7%
\$25,000 - \$34,999	37	7.8%	25	5.2%
\$35,000 - \$49,999	43	9.1%	37	7.7%
\$50,000 - \$74,999	109	23.0%	117	24.5%
\$75,000 - \$99,999	81	17.1%	96	20.1%
\$100,000 - \$149,999	97	20.5%	112	23.4%
\$150,000 - \$199,999	10	2.1%	11	2.3%
\$200,000+	15	3.2%	16	3.3%

Median Household Income	\$64,806	\$73,740
Average Household Income	\$80,298	\$89,499
Per Capita Income	\$28,375	\$31,597

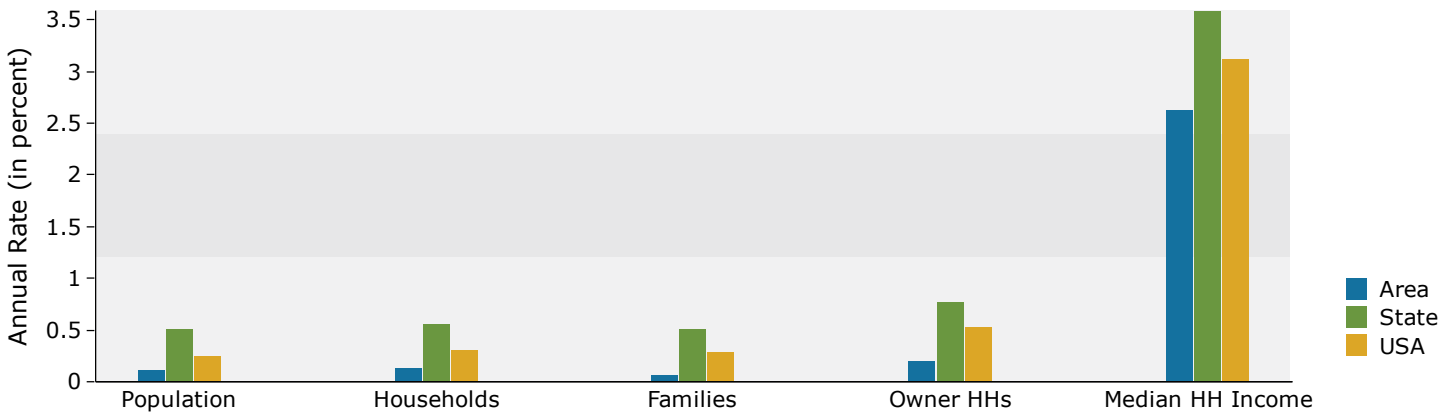
Population by Age	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	103	8.0%	94	6.7%	87	6.2%
5 - 9	112	8.6%	100	7.2%	98	7.0%
10 - 14	88	6.8%	101	7.2%	106	7.6%
15 - 19	79	6.1%	88	6.3%	96	6.8%
20 - 24	63	4.9%	66	4.7%	70	5.0%
25 - 34	195	15.1%	159	11.4%	141	10.1%
35 - 44	168	13.0%	198	14.2%	171	12.2%
45 - 54	158	12.2%	172	12.3%	198	14.1%
55 - 64	146	11.3%	158	11.3%	164	11.7%
65 - 74	103	8.0%	154	11.0%	145	10.3%
75 - 84	62	4.8%	81	5.8%	98	7.0%
85+	18	1.4%	26	1.9%	28	2.0%

Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	1,062	82.0%	962	69.2%	1,014	72.7%	1,006	71.7%
Black Alone	43	3.3%	48	3.5%	45	3.2%	47	3.3%
American Indian Alone	4	0.3%	10	0.7%	6	0.4%	6	0.4%
Asian Alone	92	7.1%	89	6.4%	80	5.7%	81	5.8%
Pacific Islander Alone	2	0.2%	0	0.0%	0	0.0%	0	0.0%
Some Other Race Alone	68	5.3%	177	12.7%	145	10.4%	146	10.4%
Two or More Races	24	1.9%	105	7.5%	105	7.5%	118	8.4%
Hispanic Origin (Any Race)	135	10.4%	288	20.7%	260	18.6%	263	18.7%

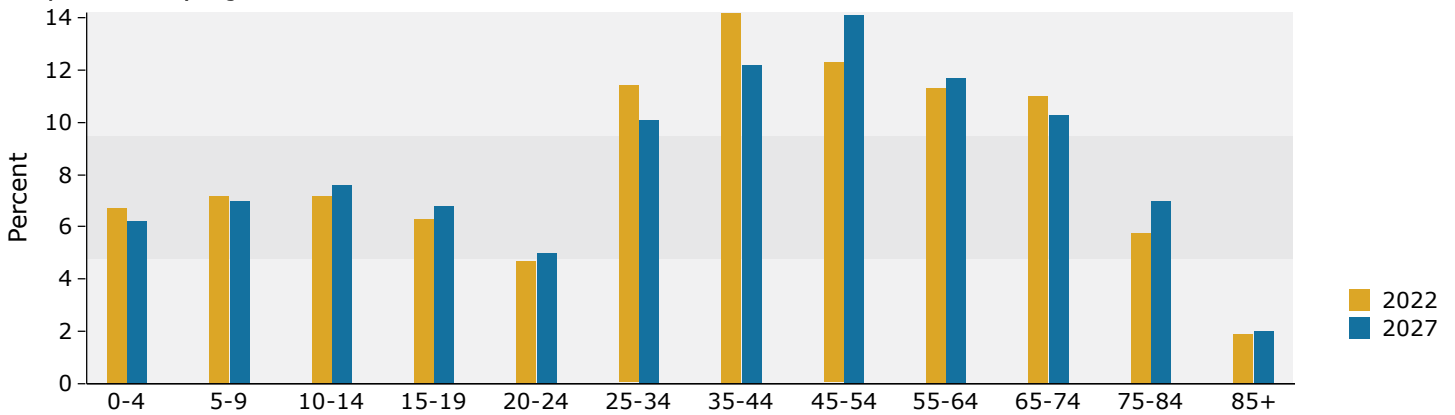
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

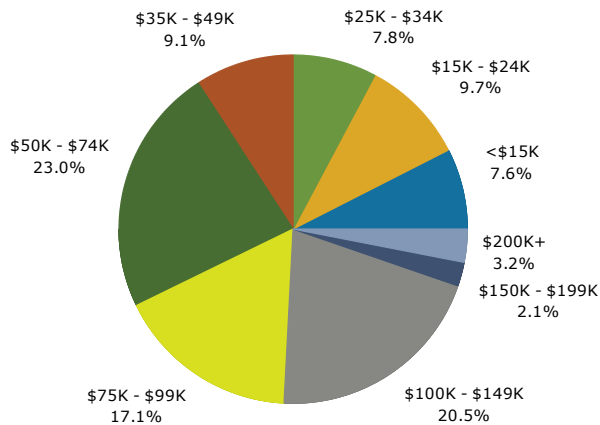
Trends 2022-2027



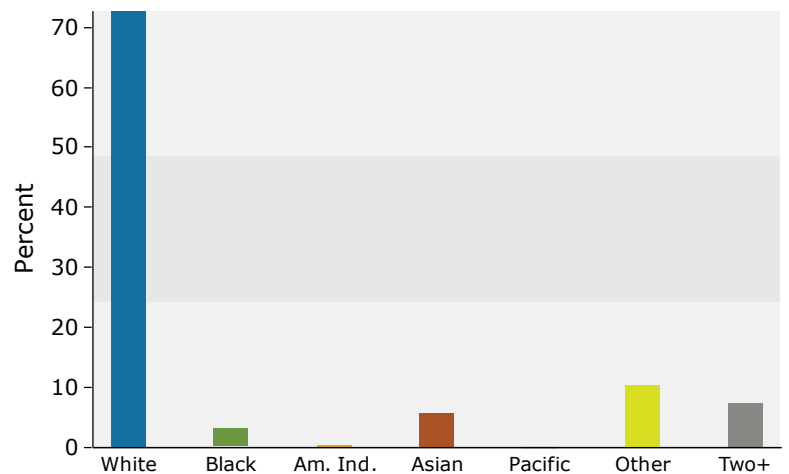
Population by Age



2022 Household Income



2022 Population by Race



2022 Percent Hispanic Origin: 18.6%

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

AREA LABOR PROFILE



Georgia

Area Labor Profile

Habersham

County



Updated: Oct 2023

Labor Force Activity

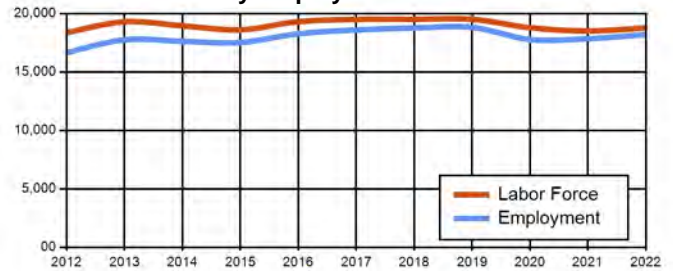
September 2023

	Labor Force	Employed	Unemployed	Rate
Habersham	19,464	18,790	674	3.5%
Banks	11,091	10,826	265	2.4%
Hall	110,355	107,501	2,854	2.6%
Rabun	8,162	7,930	232	2.8%
Stephens	10,846	10,464	382	3.5%
Towns	4,473	4,299	174	3.9%
White	17,744	17,318	426	2.4%
Habersham Area	182,135	177,128	5,007	2.7%
Georgia	5,370,023	5,185,609	184,414	3.4%
United States	167,718,000	161,669,000	6,049,000	3.6%

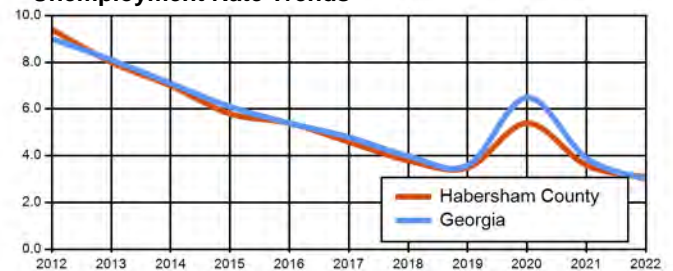
Note: This series reflects the latest information available. Labor Force includes residents of the county who are employed or actively seeking employment.

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

Habersham County Employment Trends



Unemployment Rate Trends

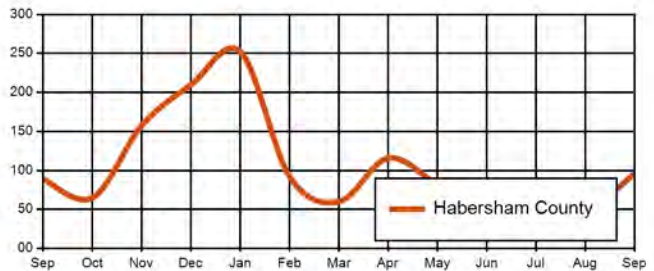


Initial Claims Activity

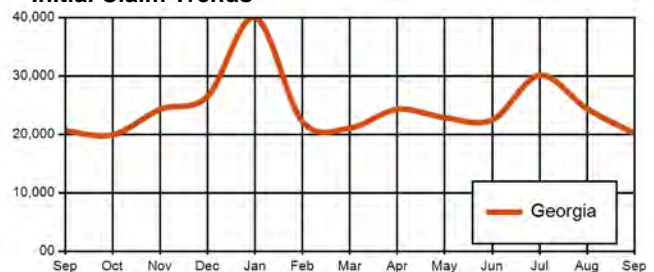
	September 2023	August 2023	July 2023	Total
Habersham	96	50	64	210
Banks	30	22	30	82
Hall	254	273	379	906
Rabun	10	26	16	52
Stephens	52	32	33	117
Towns	5	8	13	26
White	32	22	36	90
Habersham Area	479	433	571	1,483

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

Initial Claim Trends



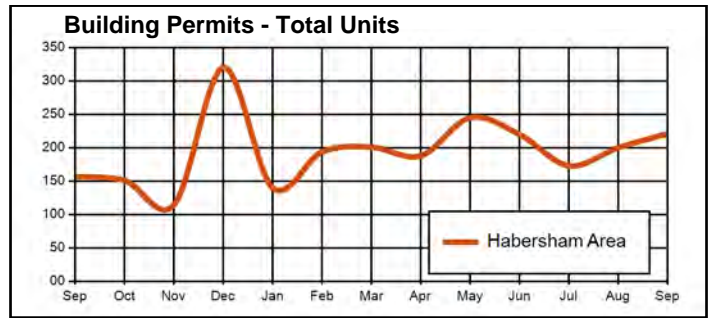
Initial Claim Trends



Building Permit Construction Activity

Habersham Area				
	September 2023	August 2023	July 2023	Total
Totals	221	200	173	594
Family residential	207	183	156	546
Multi family resident	14	17	17	48

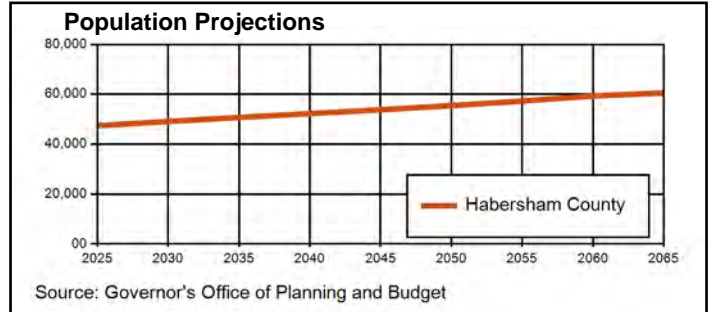
Source: U.S. Census Bureau.



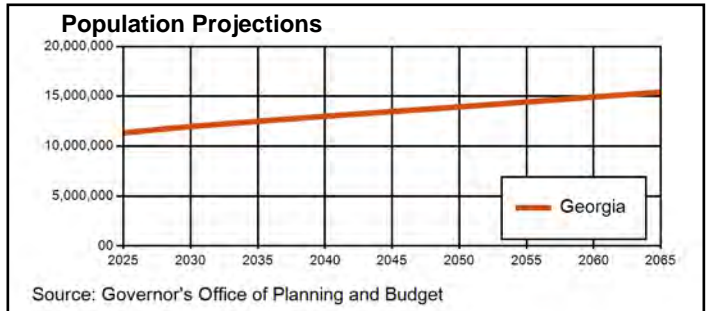
Population Activity

	Annual 2022	Annual 2021	Difference
Habersham	47,475	46,774	701
Banks	19,328	18,562	766
Hall	212,692	207,369	5,323
Rabun	17,206	17,119	87
Stephens	26,767	26,865	-98
Towns	12,972	12,875	97
White	28,806	28,442	364
Oconee	80,180	79,203	977
Habersham Area	445,426	437,209	8,217
Georgia	10,912,876	10,799,566	113,310
United States	333,287,557	331,893,745	1,393,812
Oconee	80,180	79,203	977

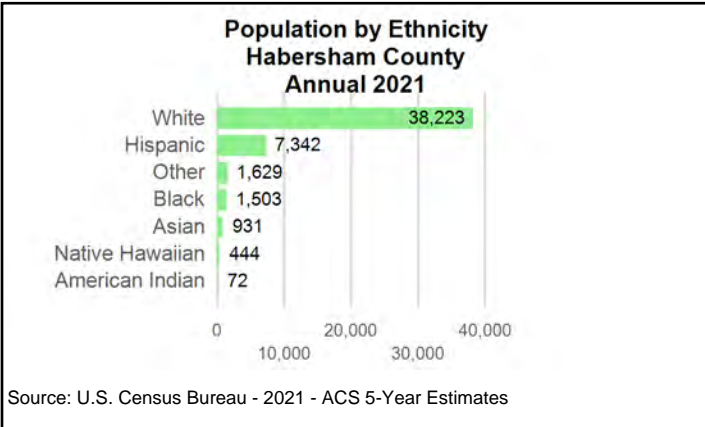
Source: Georgia Department of Labor; U.S. Census Bureau.



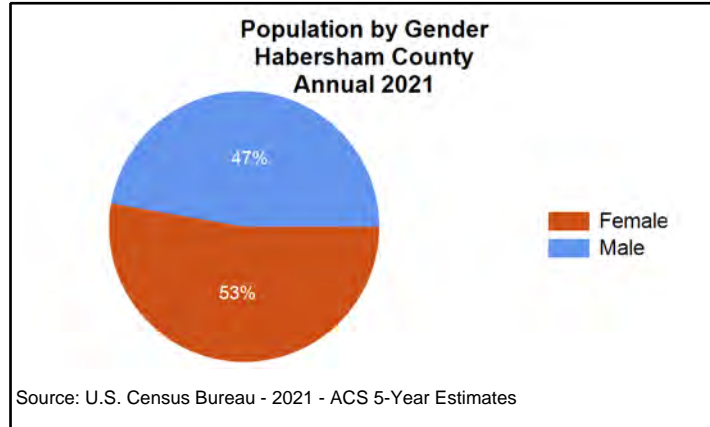
Source: Governor's Office of Planning and Budget



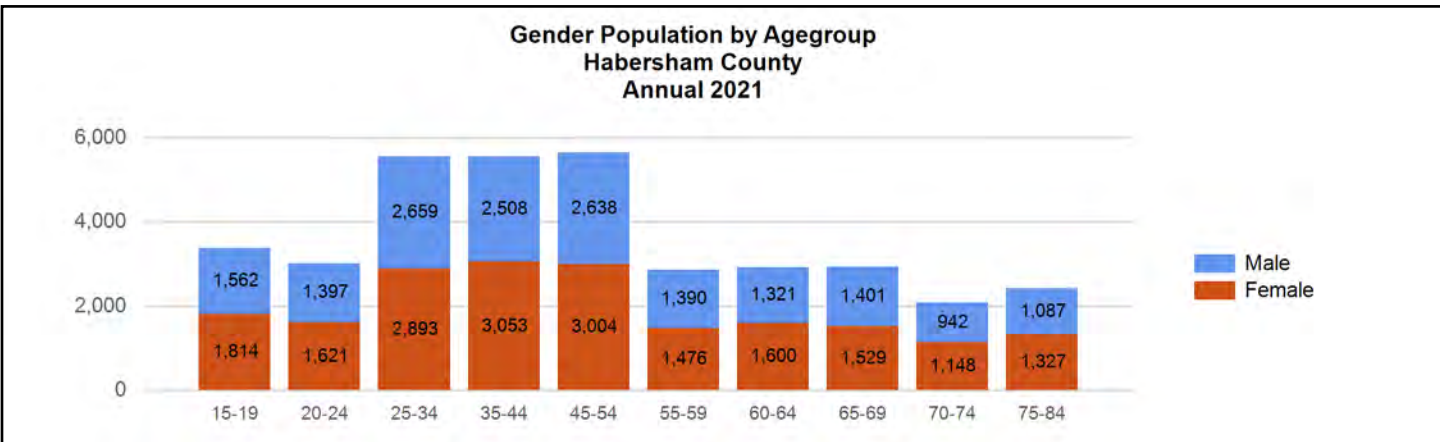
Source: Governor's Office of Planning and Budget



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



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



Industry Mix - 1st Quarter of 2023

INDUSTRY	Habersham				Habersham Area			
	NUMBER OF FIRMS	EMPLOYMENT		WEEKLY WAGE	NUMBER OF FIRMS	EMPLOYMENT		WEEKLY WAGE
		NUMBER	PERCENT			NUMBER	PERCENT	
Goods-Producing	161	3,676	26.3	1,184	1,520	38,435	26.6	1,173
Agriculture, Forestry, Fishing and Hunting	12	216	1.5	1,014	84	993	0.7	1,031
Mining, Quarrying, and Oil and Gas Extraction	1	*	*	*	8	103	0.1	1,322
Construction	93	455	3.3	932	934	6,817	4.7	1,276
Manufacturing	55	2,980	21.3	1,233	494	30,522	21.1	1,154
Food	9	*	*	*	67	12,598	8.7	1,044
Textile Mills	1	*	*	*	13	979	0.7	956
Textile Product Mills	2	*	*	*	7	53	0.0	563
Apparel	2	*	*	*	4	19	0.0	709
Wood Product	3	49	0.4	1,014	28	435	0.3	921
Printing and Related Support Activities	4	38	0.3	685	26	405	0.3	1,495
Chemical	2	*	*	*	31	1,183	0.8	1,429
Plastics and Rubber Products	2	*	*	*	22	1,253	0.9	1,195
Nonmetallic Mineral Product	3	23	0.2	732	27	295	0.2	1,073
Fabricated Metal Product	13	173	1.2	1,170	78	1,842	1.3	1,303
Machinery	2	*	*	*	39	3,255	2.3	1,405
Electrical Equipment, Appliance, and Component	1	*	*	*	13	562	0.4	1,266
Furniture and Related Product	4	12	0.1	831	31	865	0.6	1,136
Miscellaneous	7	916	6.5	1,685	44	1,406	1.0	1,481
Leather and Allied Product	0	0	0.0	0	1	*	*	*
Petroleum and Coal Products	0	0	0.0	0	2	*	*	*
Paper	0	0	0.0	0	4	*	*	*
Primary Metal	0	0	0.0	0	6	594	0.4	1,361
Computer and Electronic Product	0	0	0.0	0	13	*	*	*
Transportation Equipment	0	0	0.0	0	14	3,971	2.8	1,051
Beverage and Tobacco Product	0	0	0.0	0	24	545	0.4	1,098
Service-Providing	761	7,429	53.1	749	6,630	86,382	59.8	1,073
Utilities	5	188	1.3	2,051	19	630	0.4	1,974
Wholesale Trade	44	381	2.7	998	434	6,024	4.2	1,441
Retail Trade	172	2,127	15.2	568	1,257	16,384	11.3	687
Transportation and Warehousing	17	91	0.7	1,113	240	4,551	3.2	1,204
Information	13	222	1.6	1,041	97	1,250	0.9	1,940
Finance and Insurance	57	309	2.2	1,404	471	3,042	2.1	1,593
Real Estate and Rental and Leasing	32	113	0.8	855	359	1,081	0.7	943
Professional, Scientific, and Technical Services	81	353	2.5	1,073	702	3,757	2.6	1,304
Management of Companies and Enterprises	2	*	*	*	30	2,018	1.4	1,861
Administrative and Support and Waste Management and Remediation Services	70	437	3.1	620	550	8,486	5.9	728
Educational Services	9	642	4.6	763	71	3,832	2.7	606
Health Care and Social Assistance	96	828	5.9	951	907	17,694	12.3	1,398
Arts, Entertainment, and Recreation	8	*	*	*	126	1,469	1.0	5,290
Accommodation and Food Services	97	1,448	10.3	409	817	13,582	9.4	454
Other Services (except Public Administration)	58	193	1.4	768	550	2,582	1.8	745
Unclassified - industry not assigned	104	61	0.4	869	1,255	788	0.5	1,107
Total - Private Sector	1,026	11,166	79.8	893	9,405	125,605	87.0	1,104
Total - Government	58	2,831	20.2	896	307	18,754	13.0	941
Federal Government	9	88	0.6	1,349	54	789	0.5	1,563
State Government	23	505	3.6	837	104	3,555	2.5	898
Local Government	26	2,238	16.0	892	149	14,410	10.0	917
ALL INDUSTRIES	1,084	13,996	100.0	894	9,712	144,360	100.0	1,083
ALL INDUSTRIES - Georgia					376,446	4,757,073		1,363

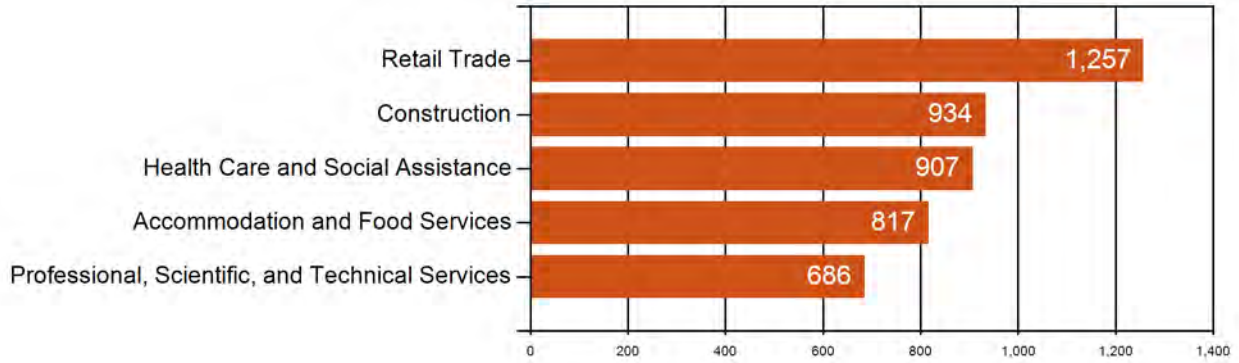
Note: *Denotes confidential data relating to individual employers and cannot be released. These data use the North American Industrial Classification System (NAICS) categories. Average weekly wage is derived by dividing gross payroll dollars paid to all employees - both hourly and salaried - by the average number of employees who had earnings; average earnings are then divided by the number of weeks in a reporting period to obtain weekly figures. Figures in other columns may not sum accurately due to rounding. All figures are 1st Quarter of 2023.

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

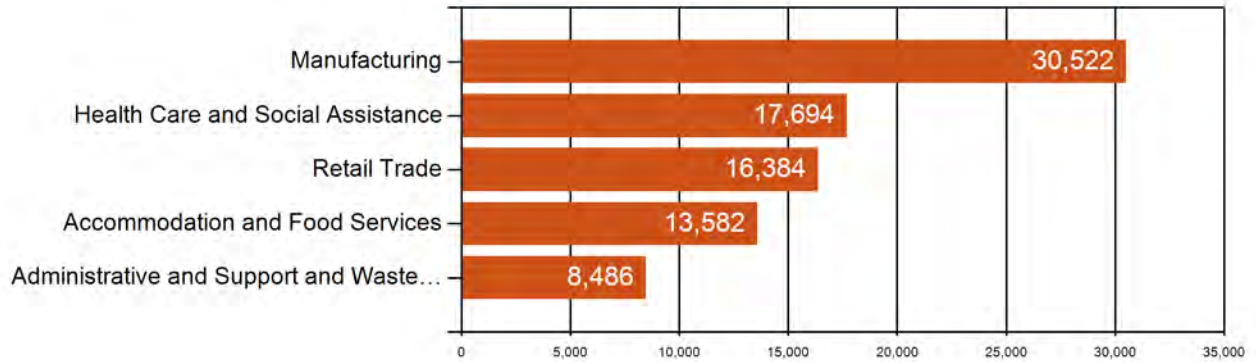
Top Industries - 1st Quarter of 2023

Habersham Area

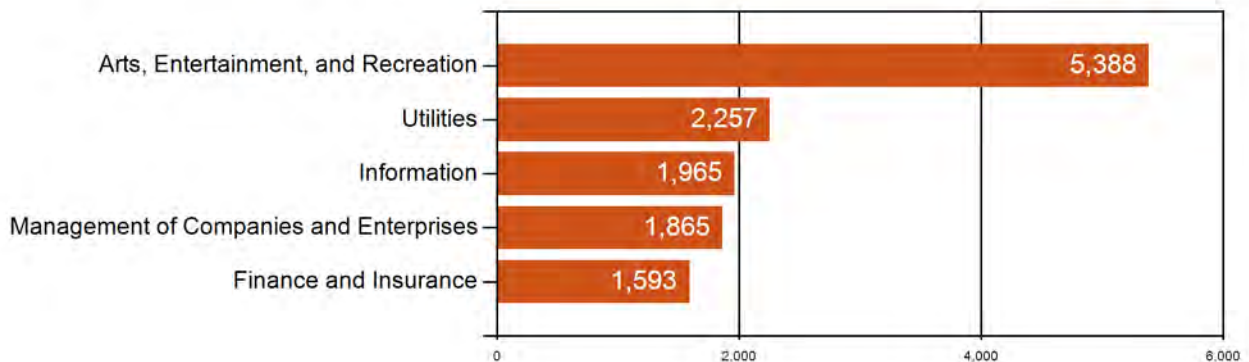
Top Industries by Firms



Top Industries by Employment



Top Industries by Weekly Wages



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
Child Care Provider/Assistant	134	209	170	56.0	-18.7
Automobile/Automotive Mechanics Technology/Technician	218	129	161	-40.8	24.8
Cosmetology/Cosmetologist, General	165	146	160	-11.5	9.6
Welding Technology/Welder	229	317	155	38.4	-51.1
Business Administration and Management, General	109	155	145	42.2	-6.5
Industrial Mechanics and Maintenance Technology	155	109	124	-29.7	13.8
Nursing Assistant/Aide and Patient Care Assistant/Aide	82	110	107	34.1	-2.7
Heating, Air Conditioning, Ventilation and Refrigeration Maintenance Technology/	79	81	88	2.5	8.6
Lineworker	61	81	76	32.8	-6.2
Electrician	47	58	69	23.4	19.0

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	102	57	72	-44.1	26.3
Medical/Clinical Assistant	90	61	67	-32.2	9.8
Licensed Practical/Vocational Nurse Training	66	63	63	-4.5	0.0
Welding Technology/Welder	60	55	43	-8.3	-21.8
Business Administration and Management, General	26	41	39	57.7	-4.9
Electrician	25	34	29	36.0	-14.7
Heating, Air Conditioning, Ventilation and Refrigeration Maintenance Technology/	39	23	28	-41.0	21.7
Accounting Technology/Technician and Bookkeeping	32	21	25	-34.4	19.0
Emergency Medical Technology/Technician (EMT Paramedic)	49	21	24	-57.1	14.3
Industrial Mechanics and Maintenance Technology	58	59	23	1.7	-61.0

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	42	52	47	23.8	-9.6
Industrial Mechanics and Maintenance Technology	34	28	36	-17.6	28.6
Accounting Technology/Technician and Bookkeeping	45	56	35	24.4	-37.5
Criminal Justice/Safety Studies	37	35	26	-5.4	-25.7
Administrative Assistant and Secretarial Science, General	29	21	18	-27.6	-14.3
Network and System Administration/Administrator	20	17	17	-15.0	0.0
Radiologic Technology/Science - Radiographer	17	19	17	11.8	-10.5
Early Childhood Education and Teaching	14	28	15	100.0	-46.4
Interior Design	9	13	14	44.4	7.7
Clinical/Medical Laboratory Technician	15	10	13	-33.3	30.0

Source: Technical College System of Georgia

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

Top Ten Largest Employers - 2023*

Habersham County

Ethicon, Inc.
 Fieldale Farms Corporation
 Georgia Department of Corrections
 Ingles Markets, Inc.
 Lindsay Windows South
 Lowe's Home Centers, Inc.
 Piedmont College
 Tallulah Falls School, Inc.
 TC Baycor
 Walmart

*Note: Ethicon, Inc.

Source: Georgia Department of Labor

Habersham Area

	<u>COUNTY</u>
Cottrell, Inc.	Hall
Fieldale Farms Corporation	Hall
Fieldale Farms Corporation	Habersham
Fox Racing Shox	Hall
Gold Creek Processing, LLC	Hall
Kubota Manufacturing of America Corporation	Hall
Northeast Georgia Medical Center, Inc.	Hall
Northeast Georgia Physicians Group	Hall
Pilgrim's Pride Corporation	Hall
Soulshine Farms, LLC	Hall

Education of the Labor Force

Habersham Area

PERCENT DISTRIBUTION BY AGE

	PERCENT					
	OF TOTAL	18-24	25-34	35-44	45-64	65+
Elementary	8.4%	4.1%	6.3%	13.3%	9.2%	7.5%
Some High School	9.6%	12.3%	9.9%	11.4%	7.3%	10.3%
High School Grad/GED	31.5%	38.8%	32.5%	28.1%	31.2%	29.9%
Some College	22.1%	33.3%	22.9%	18.3%	22.0%	18.5%
College Grad 2 Yr	6.7%	5.3%	8.4%	6.9%	7.0%	5.9%
College Grad 4 Yr	13.3%	5.6%	14.9%	13.0%	13.9%	15.4%
Post Graduate Studies	8.4%	0.6%	5.2%	9.1%	9.4%	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)

37 Foreacre Street

Toccoa, GA 30577-3582

Phone: (706) 282 - 4514

Fax: (706) 282 - 4513

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

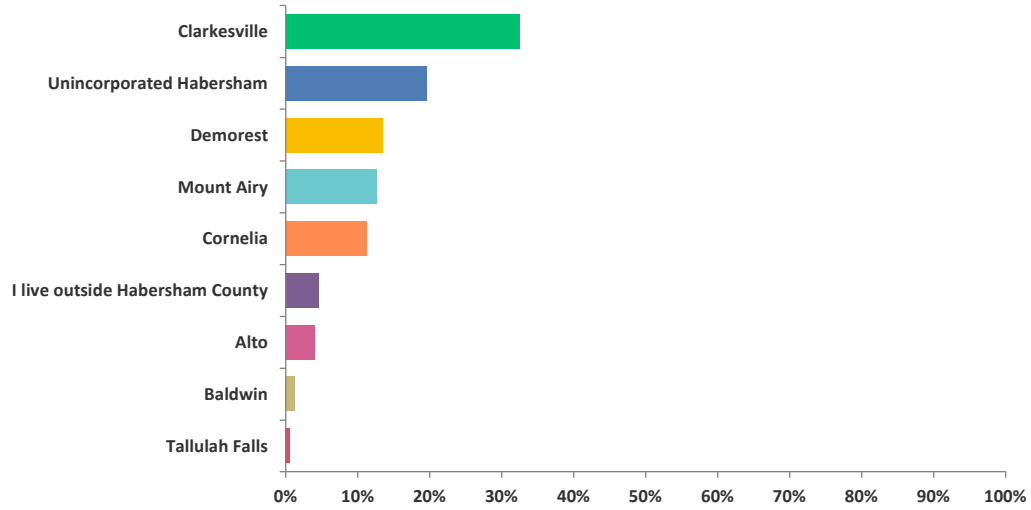
BRUCE THOMPSON - COMMISSIONER, GEORGIA DEPARTMENT OF LABOR
Equal Opportunity Employer/Program
Auxiliary Aids and Services Available upon Request to Individuals with Disabilities

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

SUMMARY OF SURVEY RESULTS

Q1: Where do you live?

Answered: 692 Skipped: 0

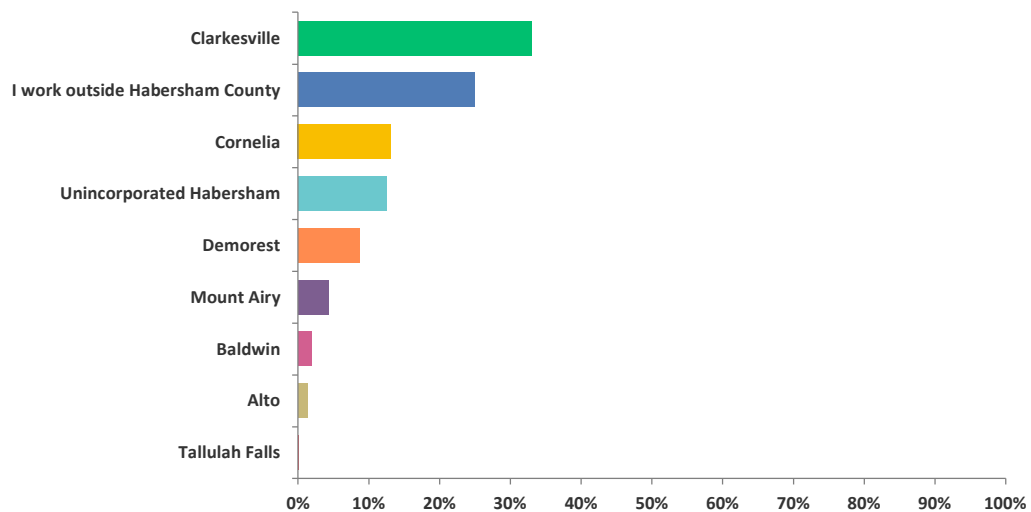


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1

Q2: Where do you work?

Answered: 692 Skipped: 0

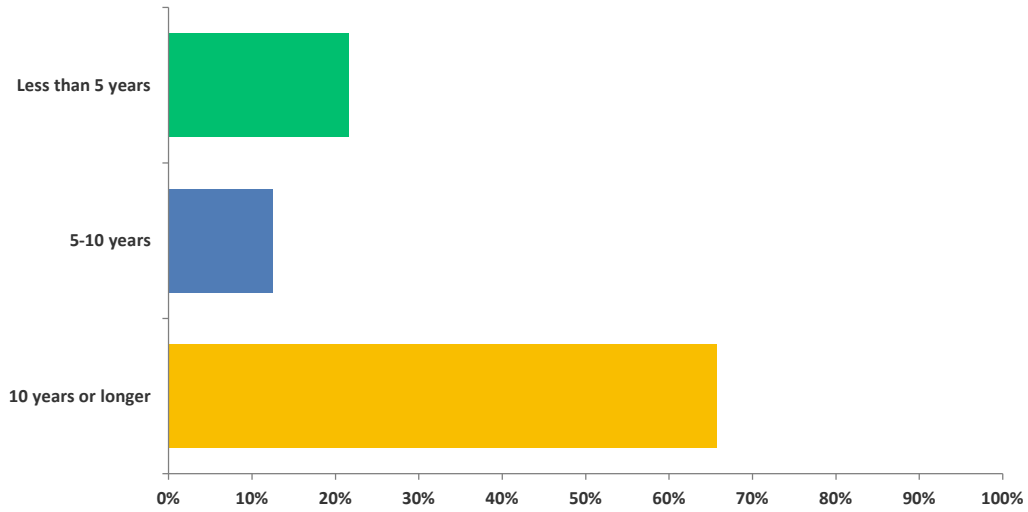


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2

Q3: How long have you been living or working in Habersham County?

Answered: 684 Skipped: 8

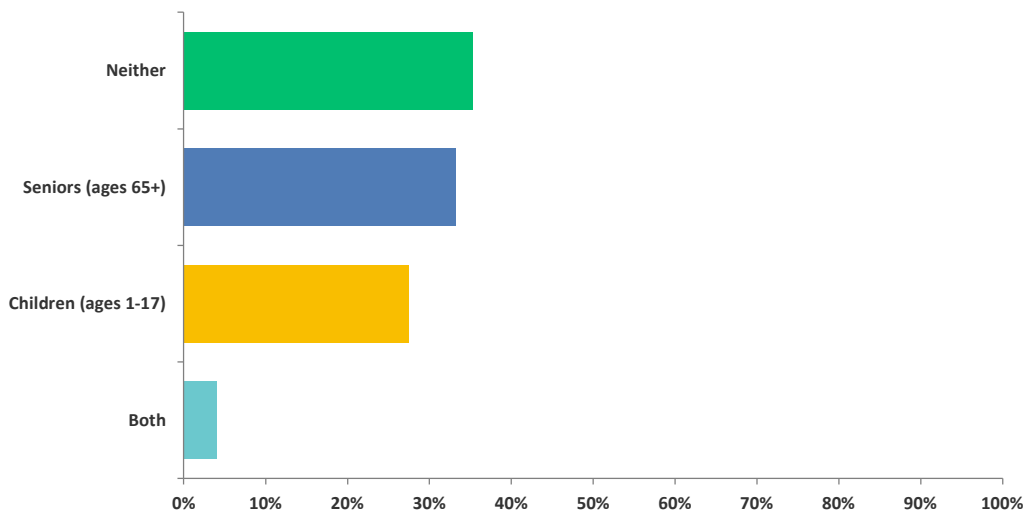


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3

Q4: Do you have any seniors or children in your household?

Answered: 692 Skipped: 0

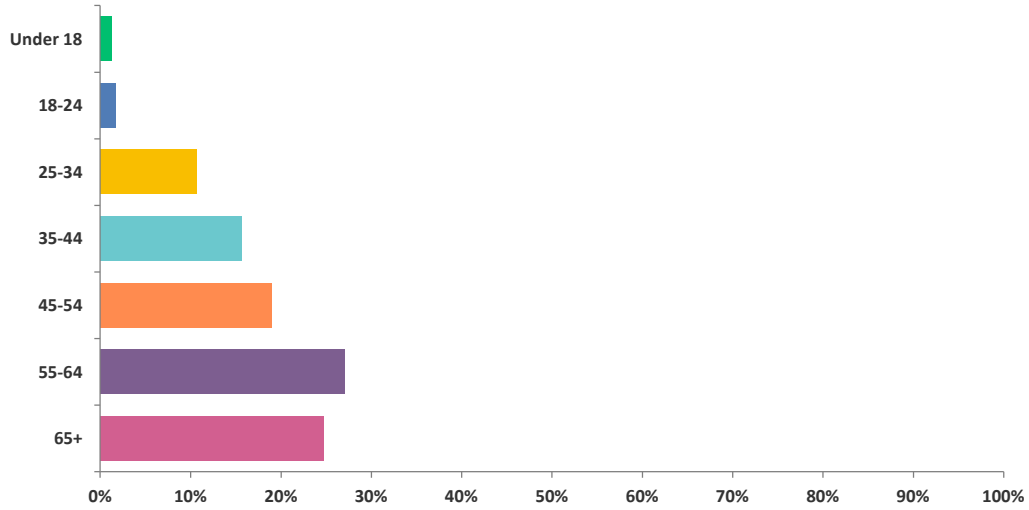


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4

Q5: What is your age range?

Answered: 692 Skipped: 0

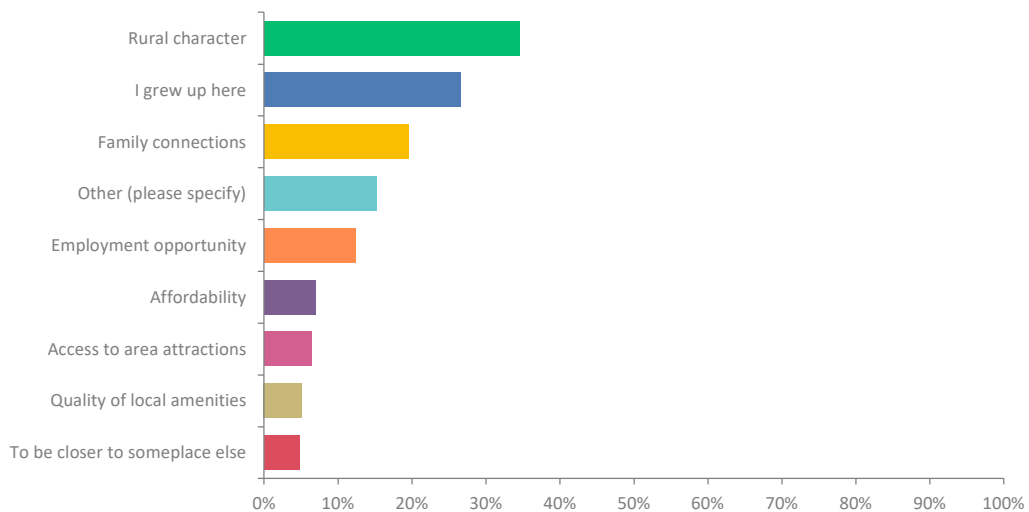


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5

Q6: If you moved to Habersham County from somewhere outside the area, what was the main reason for your move.

Answered: 564 Skipped: 128

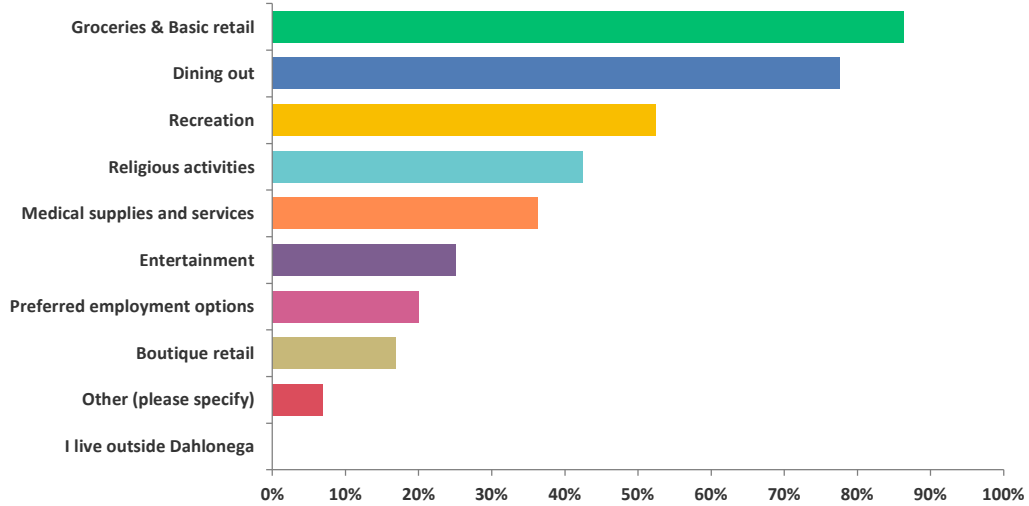


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6

Q7: If you live within Habersham County, please indicate which of the following activities you do mostly in the county. (Choose all that apply)

Answered: 655 Skipped: 37

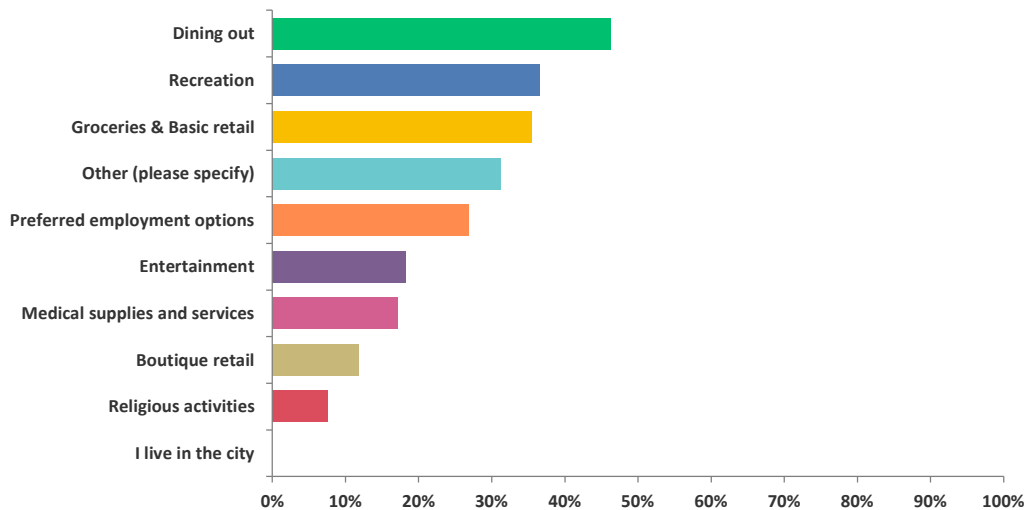


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7

Q8: If you live outside of Habersham County, please indicate which of the following activities you do mostly in the county. (Choose all that apply)

Answered: 93 Skipped: 599

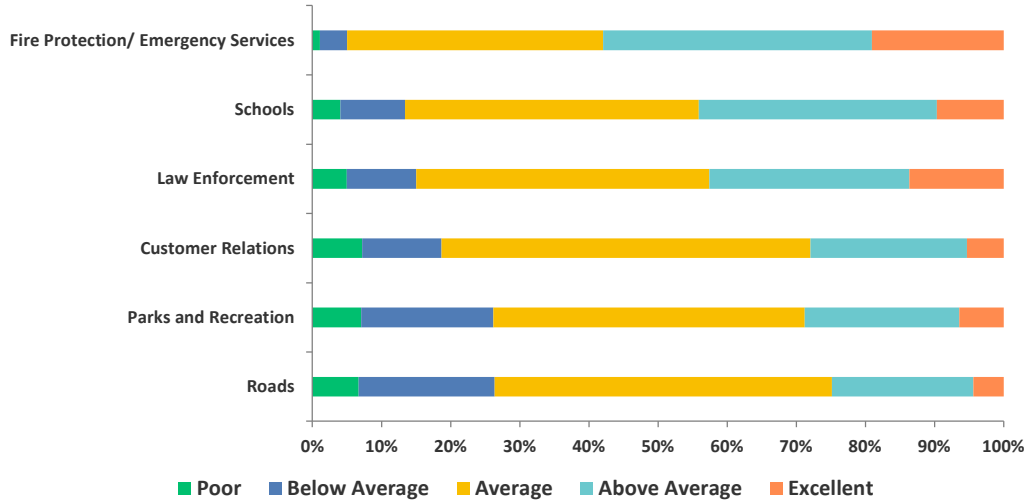


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8

Q9: On a scale of 1 (Very Poor) to 5 (Excellent), please rate your current level of satisfaction with the following public services:

Answered: 663 Skipped: 29

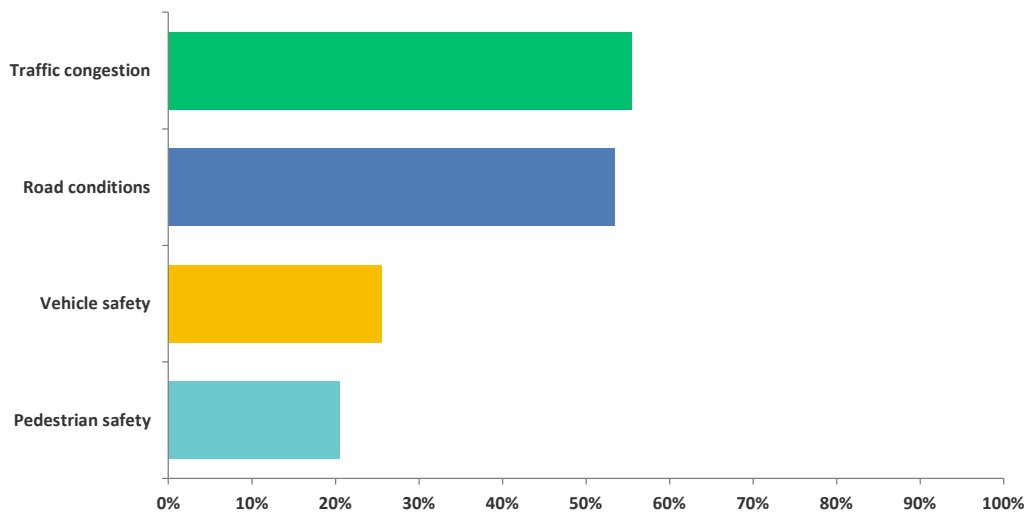


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9

Q10: What do you consider the foremost problem for roadways across Habersham County? Please check all that apply.

Answered: 663 Skipped: 29

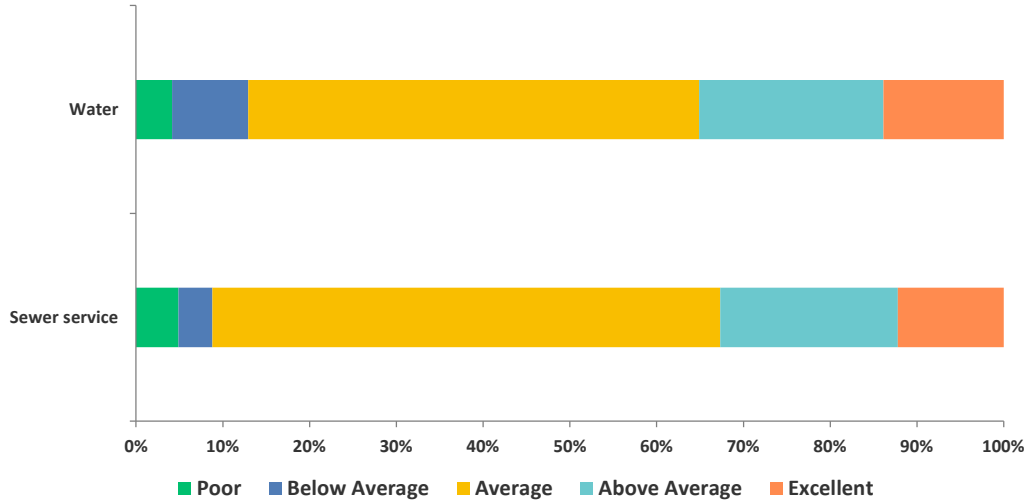


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10

Q12: If you have public water and/or sewer service, please rate your current level of satisfaction with the service:

Answered: 439 Skipped: 253

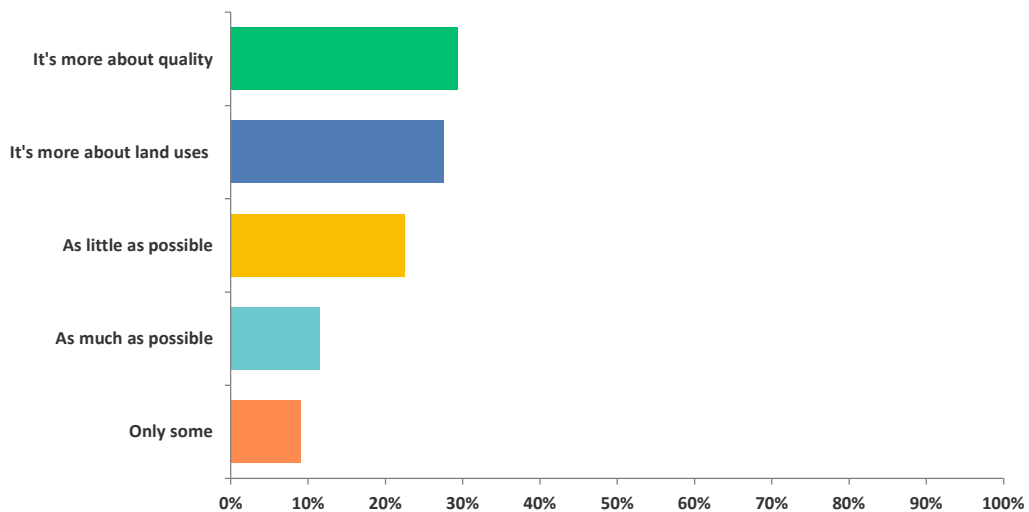


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11

Q13: Given your preference, how much new growth and development should be directed inside, or immediately around, the various municipalities? (Choose one)

Answered: 588 Skipped: 104

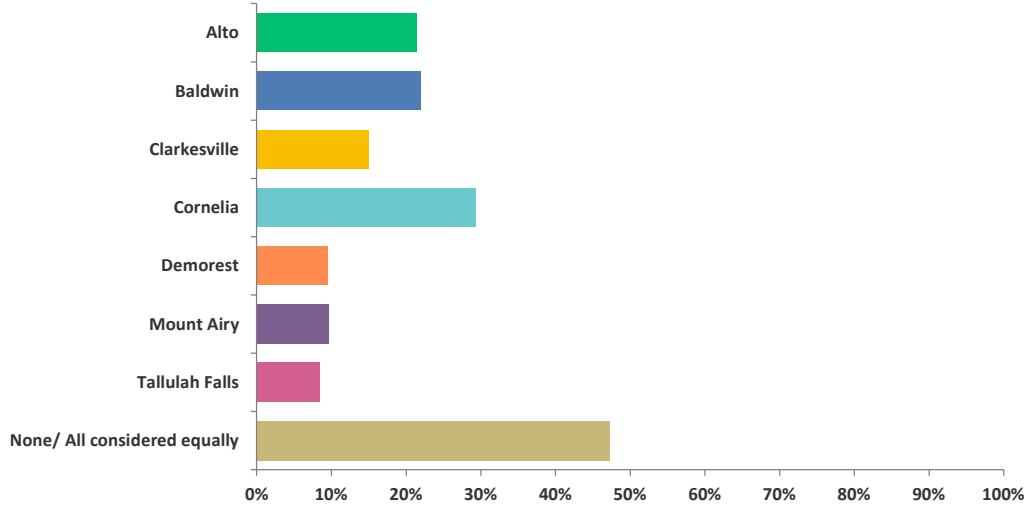


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12

Q14: Are there certain municipalities that should be considered better targets for future growth? (Choose all that apply)

Answered: 588 Skipped: 104

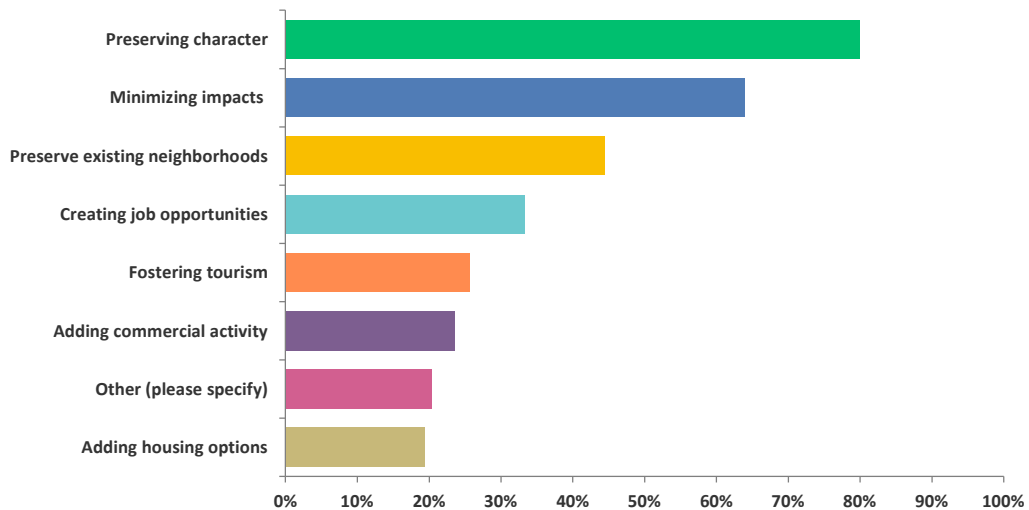


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13

Q15: My priorities regarding any growth and development would be _____ . (Choose all that apply)

Answered: 588 Skipped: 104

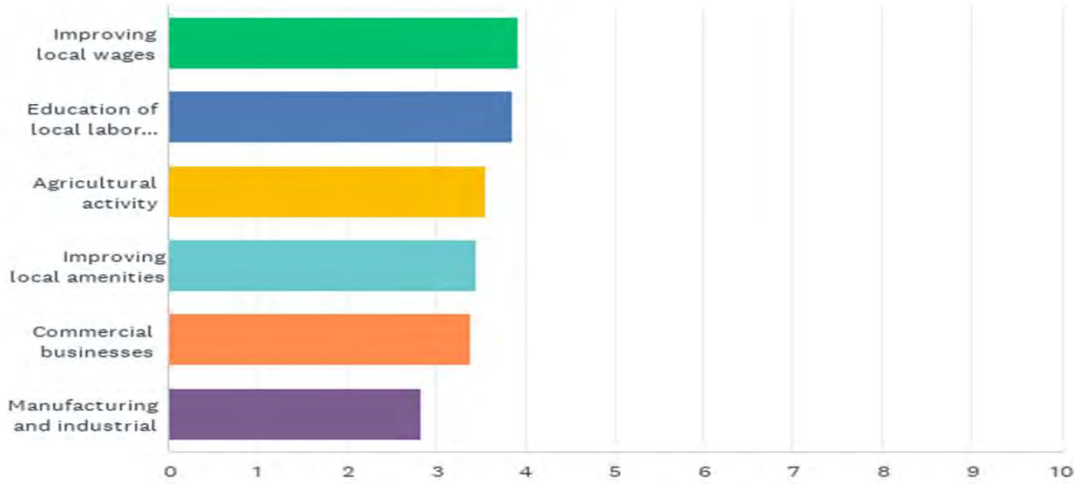


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Q16: Please rank the following economic development priorities for Habersham County, with #1 being the most important.

Answered: 588 Skipped: 104

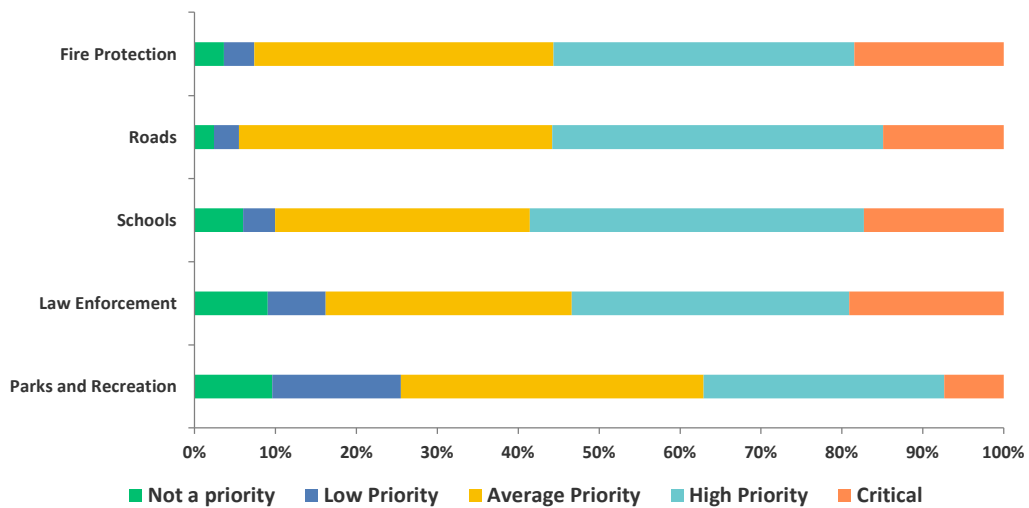


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Q18: How would you rank the following services in terms of priority of need for such capital investment?

Answered: 588 Skipped: 104

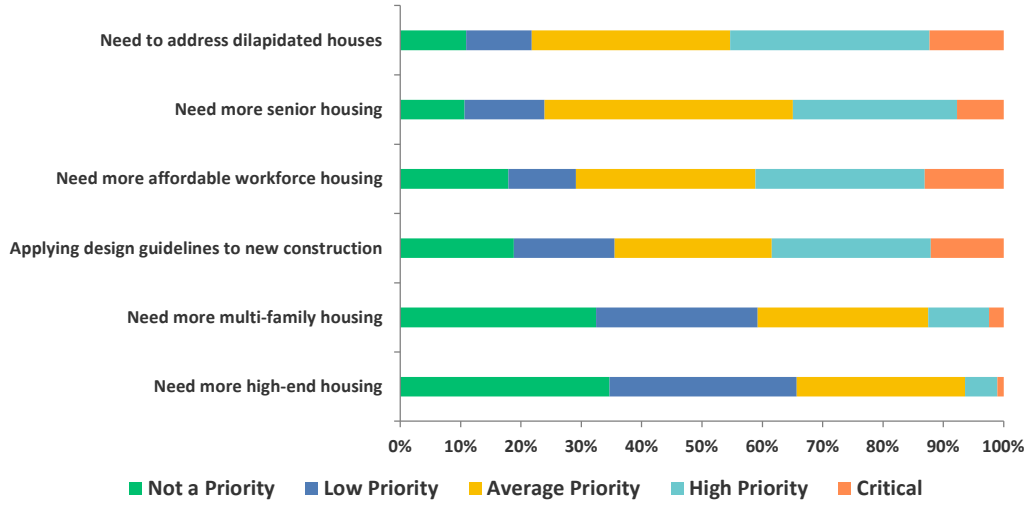


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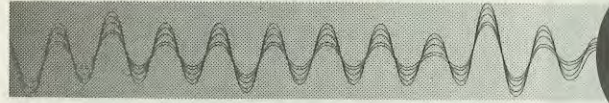
Q19: Please indicate how strongly you feel any of the following housing issues is a priority for Habersham County.

Answered: 588 Skipped: 104



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SAMPLE EVIDENCE OF PUBLIC FORUMS



Be part of the plan

With the promise and possibilities of growth coming to Habersham County, there are often differing opinions among officials and residents about what form growth will take.

Attendance has been up at public meetings in the last year with folks speaking their minds about how development and future plans should proceed, and some of them have asked why they did not have a chance to speak before decisions are made.

Our opinion

That chance is here, as the Georgia Mountains Regional Commission is assisting Habersham County, Alto, Clarkesville, Demorest and Mt. Airy with the updates of their respective Comprehensive Plans, the state-required document that helps shape and coordinate local work programs.

"The planning process is designed to ensure that major projects and policies for the community are developed with public input," the notice on the county's web site (habershamga.com/2023-comprehensive-plan.cfm) continues.

Surveys are available at that link for residents to post anonymous feedback on planning issues as part of the plan on either the Habersham group plan or Cornelia's comprehensive plan.

There also will be a series of public meetings, starting with the first one at 6 p.m. Thursday, June 8, at Clarkesville City Hall.

More meetings will follow at 6 p.m. Monday, June 12, at Demorest City Hall; 7 p.m. Thursday, June 15, at Mt. Airy Town Hall; and closing with a meeting about Cornelia's plan at 6 p.m. Thursday, June 22, at Cornelia City Hall.

These opportunities for public input should not be taken lightly. For anyone who has ever said they did not have a say in government planning, this is your shot.

We have seen a struggle between those who want Habersham County to remain exactly the same and those who want to push us to the forefront of changing with the times. What we require is the balance of the two, and it requires input from people of all backgrounds and insights to make that happen.

We have supported finding that balance for some time in previous opinions, and we maintain that as the best way forward for this community to find its collective future that will be beneficial and comfortable for everyone living in this beautiful place.

Public meetings

The following public meetings are scheduled from June 2-8.

Habersham County Airport Commission

9 a.m. work session Monday, June 5, at Habersham County Airport, 1112 Airport Road, Cornelia.

Clarksville City Council

5 p.m. work session, 6 p.m. regular meeting Monday, June 5, at Clarksville City Hall, 123 Laurel Drive.

Mt. Airy Town Council

7 p.m. regular meeting Monday, June 5, 1231 Dicks Hill Parkway.

Habersham Planning Commission

6 p.m. regular meeting Tuesday, June 6, at the county courthouse in Clarksville, 295 Llewellyn Street.

Cornelia City Commission

5 p.m. work session, 6 p.m. regular meeting Tuesday, June 6, at City Hall, 181 Larkin St.

Demorest City Council

6 p.m. regular meeting Tuesday, June 6, at 125 Ivy Street.

Baldwin City Council

6:30 p.m. work session Tuesday, June 6, at 155 Willingham Avenue.

Habersham County Airport Commission

9 a.m. regular meeting Thursday, June 8, in the county administration building at 130 Jacob's Way, Clarksville.

Comprehensive Plan Meetings

The Georgia Mountains Regional Commission will host meetings to gather public input on the comprehensive plans for Habersham County as well as Clarksville, Alto, Cornelia, Demorest, and Mt. Airy. The first meeting is at 6 p.m. Thursday, June 8, at Clarksville City Hall, 123 Laurel Drive.

North east Georgia

NE Georgian 6/110

County, cities talk development standards

BY BRIAN WELLMEIER

Habersham County officials and representatives of its municipalities convened Wednesday to discuss their development standards in a meeting hosted by the Habersham County Development Authority.

Much of the talk centered on forming a greater partnership and growth in general, Partnership Habersham Executive Director Charlie Fiveash said.

"I think the big thing was team-building," Fiveash said. "Clearly the message of collaboration and all the

municipalities working together - that was certainly a central theme."

Defining "smart growth," according to Fiveash, was also discussed by those in attendance, with the City of Cornelia being a model of what properly managed economic growth could look like, specifically for the development and promotion of its downtown area.

"Cornelia was actually cited as a city that has experienced smart growth," Fiveash said. "It's been very strategic in how they wanted to grow."

Fiveash, who described the meeting as productive, said that those in the room were in agreement that the county and its municipalities should "have some consistency" on development standards.

"Overall it went very well," Fiveash said. "It was a very positive meeting. We haven't gotten into the meat of those development standards. We're slowly kind of getting into that. We're certainly trending in the right direction."

Habersham County Commission Chairman Bruce Palmer also said

progress was made in the discussions.

"I think it went very well," Palmer said. "We talked about the importance of the development standards and kind of where we wanted to go. We compared some of the stuff on roads and stormwater and water and sewer and permitting. It's a work-in-progress, but we're getting there."

Representatives of Habersham County, the development authority, and the cities of Cornelia, Clarkesville and Demorest attended the meeting.

Comp plan trends toward small-town values

BY **MATTHEW OSBORNE**

While getting folks to show up at public meetings for the Habersham County Comprehensive Plan has been a struggle, the plan did receive hundreds of respondents' worth of feedback to formulate its main concepts and direction.

The overwhelming theme showed that folks here want the community to stay committed to small-town values, with some of the common descriptive terms including "safe, rural, beautiful, peaceful, charming,

quiet, affordable, community and family.

Adam Hazell of the Georgia Mountains Regional Commission has been hosting meetings throughout the summer at different stages of the plan, but attendance has been sparse, including just five attendees at Tuesday's latest meeting where the draft document was unveiled.

But Hazell said the online feedback has helped paint the picture of what folks want to see in their community in the future.

Broadband access and improvements in infrastructure were among the recurring themes, as around 3 percent of Habersham County still has no access to sufficient broadband service.

The following items were identified in the draft of the comprehensive plan by the respective departments as probable needs for maintaining levels of service in the next 5-20 years.



- **City of Clarksville**
- Wastewater upgrade, fleet

PLAN ON 9

One section, 14 pages

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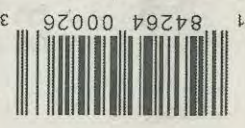
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CLARKSVILLE, GA 30503-1720

Northeast Georgian 9/8



MATTHEW OSBORNE'S Habersham County's comprehensive plan meetings have been sparsely attended, but feedback has been plentiful online.



PLAN

From Page 1

plan to include equipment (ie: trash truck, bucket truck, pump truck, daily vehicles), 2-4 additional full-time employees.

- A newer and bigger fire station and possibly a second station.

- Water/sewer infrastructure and street/road upgrades along with improvements in stormwater mitigation.

City of Demorest

- Maintenance, repair and eventual replacement of mechanical equipment at the wastewater treatment facility and lift stations as well as ground water wells, water booster pump stations and water storage tanks.

- Potential addition of new groundwater wells,

increase in water purchase agreements with current interconnects with other water utilities. Eventual expansion of wastewater treatment facility.

Habersham County

- More space for offices, storage and courtrooms for judicial operations.

- Additional water sources are necessary to ensure reliability, allow growth and provide backup capacity. Some lines have high operating pressures and old lines result in frequent leaks and broken pipes.

- Vehicles and equipment for Deputies.

- Need to replace/ upgrade old, dilapidated jail facility.

- Increased hangar ca-

capacity at airport.

- Skid steer track loader, concrete pads for material storage. New recycling facilities and upgrades for existing centers.

- Diagnostic scanners, tools, and new tow truck for overall fleet maintenance.

"The bulk of public comments received were in consensus with their preference for maintaining safety and a rural lifestyle in the face of oncoming growth, and that while some change was desired, the form of that change and growth should be managed so as to elicit key job centers and commerce without disrupting the sense of community already in place," the plan reads.

The plan also identifies

corridors and areas where that kind of growth should be centered, including the 441 and 365 highway areas.

The communities involved are expected to post the plan draft on their web sites by the end of this week.

After further review, Hazell said the communities will agree to send a draft to the Department of Community Affairs for review, which checks to ensure it meets minimum standards and is internally consistent.

"After it's been approved by DCA, then the communities will adopt and begin implementation," Hazell said. "We hope the adoptions can begin in October, and we expect to be fine tuning along the way."

Help Plan Habersham's Future!

Habersham County and several municipalities are updating their *Comprehensive Plans*, the State required document that helps shape and coordinate local work programs based on public input. **Habersham** is doing their plan jointly with **Clarkesville**, **Alto**, **Demorest**, and **Mount Airy**, while **Cornelia** is doing theirs independently.

As part of these update processes there are brief online surveys available asking people to give their thoughts on select issues and priorities for the community. These surveys will be accessible through June 30 and are open to anyone with a vested interest in the area. All responses will be anonymous.

There will also be public meetings held in each community throughout the spring and summer of 2023. Check each government's web site for meeting dates and locations, as well as for copies of draft material as the process nears an end.

For any questions or comments, please contact:

Adam Hazell, Planning Director
738.538.2617 | ahazell@gmrc.ga.gov

El condado de Habersham y varios municipios están actualizando sus planes integrales, el documento requerido por el estado que ayuda a dar forma y coordinar los programas de trabajo locales en función de los comentarios del público. **Habersham** está haciendo su plan en conjunto con **Clarkesville**, **Alto**, **Demorest** y **Mount Airy**, mientras que **Cornelia** está haciendo el suyo de forma independiente.

Como parte de estos procesos de actualización, hay breves encuestas en línea disponibles que piden a las personas que expresen su opinión sobre temas seleccionados y prioridades para la comunidad. Estas encuestas estarán disponibles hasta el 30 de junio y están abiertas a cualquier persona que tenga un interés personal en el área. Todas las respuestas serán anónimas.

También se llevarán a cabo reuniones públicas en cada comunidad durante la primavera y el verano de 2023. Consulte el sitio web de cada gobierno para conocer las fechas y los lugares de las reuniones, así como las copias del borrador del material a medida que el proceso se acerca a su fin.

Para cualquier pregunta o comentario, por favor póngase en contacto con:

Adam Hazell, Director de planificación
738.538.2617 | ahazell@gmrc.ga.gov

Habersham Joint Plan (English)

<https://www.surveymonkey.com/r/LLFSLH>



City of Cornelia (English)

<https://www.surveymonkey.com/r/QVZ9XR9>



Plan Conjunto de Habersham (En español)

<https://www.surveymonkey.com/r/QLZLSCQ>



Ciudad de Cornelia (En español)

<https://www.surveymonkey.com/r/GXHS3M6>

