

# 2017 Comprehensive Plan

## City of Dahlonega, Georgia



March 2017

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# Table of Contents



<b>INTRODUCTION</b>	<b>1</b>
<b>Purpose</b>	<b>1</b>
<b>Scope</b>	<b>1</b>
<b>Plan Elements</b>	<b>2</b>
<b>Public Participation</b>	<b>3</b>
<b>COMMUNITY VISION</b>	<b>6</b>
<b>Vision Statement</b>	<b>6</b>
<b>Needs and Opportunities</b>	<b>8</b>
<b>COMMUNITY DEVELOPMENT STRATEGY</b>	<b>10</b>
<b>Land Use Needs</b>	<b>10</b>
<b>Areas Requiring Special Attention</b>	<b>12</b>
<b>Character Area Study</b>	<b>13</b>
<b>Quality Community Objective Assessment</b>	<b>31</b>
<b>IMPLEMENTATION PROGRAM</b>	<b>34</b>
<b>Policies</b>	<b>34</b>
<b>Long-Term Objectives</b>	<b>35</b>
<b>Report of Accomplishments</b>	<b>36</b>
<b>Short-Term Work Program</b>	<b>37</b>
<b>APPENDICES</b>	<b>38</b>

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# INTRODUCTION

1

## Purpose

The purpose of planning and community development is to provide guidance for everyday decision-making by local government officials and other community leaders. This document, the *City of Dahlonega 2017 Comprehensive Plan*, represents the culmination of the efforts to plan for the future well-being for the City, its residents and various stakeholders by identifying the critical, consensus issues and goals for the community. Implementing the plan will help the community address those critical issues and opportunities while moving towards realization of the unique vision for its future. As outlined by Georgia's planning standards (see below):

*Statewide benefits of comprehensive planning*

*(Local) comprehensive planning should be conducted in the context of Georgia's strong and vibrant intergovernmental system that clearly recognizes the important role cities and counties play in fostering the state's image as an attractive place to invest, conduct businesses and raise a family. City and county comprehensive planning enhances coordination at many levels.*

*Local benefits of comprehensive planning*

*The highest and best use of comprehensive planning for local governments is to show important relationships between community issues. A local comprehensive plan is a fact-based resource for local constituents that tracks implementation of community-based policies. Furthermore, local comprehensive planning creates an environment of predictability for business and industry, investors, property owners, tax payers and the general public. In addition, the plan helps local governments to recognize and then implement important economic development and revitalization initiatives. For these reasons, the state finds that well-planned communities are better prepared to attract new growth in a highly competitive global market.*

*In short, local planning should recognize that:*

*Assets can be **accentuated** and **improved**;*

*Liabilities can be **mitigated** and **changed** over time; and*

*Potential can be **sought after** and **developed**.*

## Scope

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

This document will be offered as supplemental material for the respective comprehensive plan for Lumpkin County, for which the City of Dahlonega is the County seat.

## 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. It is essential that the plan be prepared in compliance with these rules and guidelines in order for the City of Dahlonega to maintain its Qualified Local Government (QLG) status. Further, State law requires that the City of Dahlonega update its comprehensive plan every 5 years.

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

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

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

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

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

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

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

In addition to the core required elements the City of Dahlonega is required to include a full land use element in support of their development regulations and policies. The analysis provided by the land use section will ensure the City manages development related issues and objectives.

**(6) Land Use Element.** *The Land Use Element... must include one of the two components listed below:*

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

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

For this edition of the comprehensive plan Dahlonega has chosen the Character Area option. This will include incorporation of parts of the 2008 Downtown Master Plan to ensure consistency across documents and better equip the city with a means to act upon the goals identified therein.

## Public Participation

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

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

Specific public participation activities were initiated in March 2016 with the solicitation of citizens to serve on an appointed steering committee. This committee represented citizens with varying and broad backgrounds and interests in the community. There were invited to solicit additional members of the public to participate in the planning process, who also attended meetings and provided input to the mayor and council and regular town council meetings. The steering committee met 5 times between March and August, 2016 to analyze and discuss the plan data, identify specific needs and concerns, and to help the mayor and council develop specific goals and policies.

<b>Dahlonega Plan Advisory Committee</b>		<b>Dahlonega Planning Commission</b>
Guy LaBoa	Larry Odom	Robert Conaway, Chairman
Ken Crowe	John Gaston	William McGraw, Vice Chairman
Jason Davis	Sara White	James Faulkner
Catherine Ariemma	Dana LaChance	Joyce Westmoreland
Robert Grove		Casey Moye
		Win Crannell
		Anthony Faiia



Public hearings were announced according to local public hearing procedure requirement to solicit additional public participation and comments. These meetings were used to evaluate the vision and community needs (Aug. 11<sup>th</sup>), discuss the community development options (Nov. 21<sup>st</sup>), and establish a draft work program (Dec. 13<sup>th</sup>). During the process the public also discussed the results of the survey process as well as the results of comparable planning efforts by the Downtown Development Authority.



In addition to the public hearings a survey was provided for city residents and business owners, both electronically (provided from the City’s web site and distributed by City staff) and in paper form available at City Hall. A summary of survey results is included in the Appendix of this document and were provided to the Stakeholder Committee as information for consideration in the development of this plan.

### Sampling of public comments about Dahlonega

#### *Want Dahlonega to keep/stay...*

- *Maintain character of downtown*
- *Continue to celebrate arts and education*
- *Maintain the health of surrounding residential neighborhoods*
- *Maintain the Appalachian sense of place*

#### *Want Dahlonega to see changes in...*

- *Make infill compatible*
- *Work with the University to ensure both entities grow in harmony*
- *Address incompatible growth along SR60 and the bypass*
- *Try to improve traffic issues around downtown*
- *Work with County to increase job opportunities for the area*
- *Increase volume of park space and trails around the city*
- *Need for more/better affordable housing*

### *Correlating Planning Efforts*

While this planning process was underway, additional, separate long-range planning efforts were taking place for Lumpkin County, the University of North Georgia and the Downtown Development Authority. Results and comments from their efforts were considered during the development of the Dahlonega plan, while information from the City’s planning process was also shared with the other entities.

#### Lumpkin County

The County’s own comprehensive plan update process was running parallel to the City’s. The County also worked with the GMRC in producing this update and featured a similar arrangement of public hearings, surveys and an Advisory Committee. The County’s document addressed the unincorporated areas but included many references to the City of Dahlonega, particularly in how downtown and the University shaped the character of the county as a whole.

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

#### Dahlonega Downtown Development Authority

Downtown Dahlonega is the prominent historic and commercial center for the north Georgia region. The Dahlonega Downtown Development Authority (DDA) is an active and well supported organization. The DDA's purpose is to stimulate and sustain economic development in Downtown Dahlonega by encouraging cooperation and building leadership; by advancing a positive image of downtown; by promoting downtown as an exciting place to live, shop and invest; by sustaining and improving the appearance of downtown; and by strengthening and expanding the economic base of downtown. The DDA's success culminated in the 2016 designation of the Dahlonega as a Great American Main Street Community. It is one of only four in Georgia and less than a hundred in the United States so recognized.

During 2016 the DDA participated in the Dahlonega-Lumpkin County Chamber of Commerce's Visioning Process. This process included an online survey and public forums to get feedback from residents in regards to the community's strengths, weaknesses and opportunities for economic development. Results and comments from this process were shared with the Dahlonega Advisory Committee as they became available. The visioning exercise was not completed prior to deadline for the City's and County's respective Comprehensive Plan submittals.

#### University of North Georgia

With roughly 8,000 students the University of North Georgia's (UNG) main campus is immediately adjacent to downtown Dahlonega and provides an integral part of the local character and economy. UNG has recently completed a merger with Gainesville State College. While growing in its own right, UNG began their own long-range planning and programming survey of students and faculty in 2016. The results of this process were not completed prior to finishing the draft of the City's plan. However, representatives from the University were included on the City's Advisory Committee and UNG would be taking insight from the City's document to ensure that any potential conflicts identified between the two entities could be addressed as soon as possible. Further, once the UNG planning process is completed the City and GMRC will compare the two plans and coordinate their plans as needed.

# COMMUNITY VISION

2

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

Visioning provides communities with an opportunity to pause and consider the “big picture” as well as to attempt to clearly define their ideal future. Developing a vision means that community has at least tried to identify current values, describe how they’re to be realized in the future and use that image as a foundation for short and long-term planning. As a process this also requires the community to develop a consensus on what conditions to change or to preserve.

## Vision Statement

A vision for the future of the community 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.

### CITY OF DAHLONEGA - COMMUNITY VISION STATEMENT

#### *Dahlonega will be...*

- *The cultural heart of the region, defined by historic architecture, social and economic vitality, and good stewardship of natural and cultural resources;*
- *A thriving community balancing economic development, historic preservation, academic excellence, and military renown;*
- *A destination for social and commercial tourism that celebrates Georgia’s Appalachian heritage;*
- *A hometown that embodies the principles defined as a City of Excellence, providing quality services, ethical leadership and fiscal stability.*



- ***The cultural heart of the region, defined by historic architecture, social and economic vitality, and good stewardship of natural and cultural resources;***

Dahlonega is currently one of the most popular tourist attractions in Georgia and southern Appalachia. The city has developed its heritage as the site of America's first gold rush into the inspiration for a thriving cultural community that features museums and attractions, festivals and theaters, parks and historic sites, and a nationally honored Main Street and downtown commercial core. It's more than simply an attractive city, but rather one that holds appeal for a variety of ages and interests that is becoming a strong attraction for why residents are moving into the Georgia Mountains region.

The people of Dahlonega feel this role is part of their identity and want to do their part to continue providing these cultural offerings to the region. They want to not only sustain the assets and community spirit they have but also wish to find ways to carry it forward so that that spirit grows stronger as the city becomes even larger.

- ***A thriving community balancing economic development, historic preservation, academic excellence, and military renown;***

The Georgia mountains region has roughly doubled in population since 2000, with even more residents still on their way. Parts of the region have grown as job centers, while others continue to cater to seasonal visitors and retirees who wish to enjoy the scenic beauty and outdoor attractions of the area. In both ways the City of Dahlonega is already an economic engine, and one that the citizens hope will continue to grow stronger.

The City has the benefit of a prominent, highly regarded State university within their urban core, plus access to quality medical facilities and varieties of retail options in the area, which help make the community attractive both employers and employees. Going forward the city wants to build on these assets and ensure the local economy continues to provide expanding opportunities for area residents and their children.

- ***A destination for social and commercial tourism that celebrates Georgia's Appalachian heritage;***

Dahlonega is known for its ties to the nation's first gold rush, but there's even more history to be celebrated and many more historic assets on offer. Dahlonega is a center for Appalachian culture, for a variety of arts and music, and even for samplings of Cherokee and Creek Indian culture. As Dahlonega shapes its future it wants to ensure these things are sustained and a critical part of the community, not just for the commercial tourism but as something to be preserved and celebrated as a vital part of the community's character.

- ***A hometown that embodies the principles defined as a City of Excellence, providing quality services, ethical leadership and fiscal stability.***

While the City of Dahlonega continues to shape itself as a destination for visitors, it's crucial to recall that the community is above all else oriented around the residents that live here and businesses that provide employment in the area. Every economic and cultural goal is focused with the intent of helping the citizens prosper and expanding their opportunities. Each of the goals associated with Dahlonega and the community vision must ultimately benefit the City's residents, for they are the people who will sustain Dahlonega's spirit and carry it into the future.

## Needs & Opportunities

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

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

Needs & Opportunities	Mitigation Strategies
<ul style="list-style-type: none"> <li>• Continue efforts to attract businesses to the Mohawk Industries site.</li> <li>• Need to increase job opportunities for the area</li> </ul>	<ul style="list-style-type: none"> <li>✓ Maintain support and partnerships with Downtown Development Authority, Lumpkin County Board of Commissioners, Lumpkin County Development Authority and Chamber of Commerce.</li> <li>✓ Identify new land in the area for possible industrial center</li> </ul>
<ul style="list-style-type: none"> <li>• Need for traffic management around downtown and connections with GA400</li> <li>• Need to ensure roads can handle future UNG expansion and increased freight traffic</li> </ul>	<ul style="list-style-type: none"> <li>✓ Work with County and GDOT to develop a long-term road improvement plan</li> <li>✓ Report assessing funding options for road improvement projects</li> </ul>
<ul style="list-style-type: none"> <li>• Need to continue efforts to upgrade water and sewer capacity</li> </ul>	<ul style="list-style-type: none"> <li>✓ Ongoing policy to implement water and sewer improvement plan</li> </ul>
<ul style="list-style-type: none"> <li>• Need for more/better affordable housing</li> <li>• Need to improve/sustain existing neighborhoods</li> </ul>	<ul style="list-style-type: none"> <li>✓ Develop neighborhood revitalization plan for Greenbriar Plaza and Riley Road area</li> <li>✓ Review zoning to ensure potential for compatible high density faculty or owner occupied housing walkable to downtown</li> </ul>

Needs & Opportunities	Mitigation Strategies
<ul style="list-style-type: none"> <li>• Need to work with UNG to ensure both entities grow in harmony</li> </ul>	<ul style="list-style-type: none"> <li>✓ Revisit Comprehensive Plan upon completion of UNG plan. Amend each as needed</li> <li>✓ Work with UNG on a campus build-out scenario</li> <li>✓ Work with UNG to ensure compatibility of campus development</li> <li>✓ Develop city housing profile to determine statistical anomalies, if any, impacting public perceptions of household income and housing mix, by way of untypically large student population and high percentage of low income college student households in the City</li> </ul>
<ul style="list-style-type: none"> <li>• Need to ensure compatibility of infill</li> <li>• Address incompatible growth along SR60 and the bypass</li> </ul>	<ul style="list-style-type: none"> <li>✓ Develop compliance monitoring to ensure regulations &amp; design guidelines are being met</li> <li>✓ Revisit corridor overlay proposals; Amend/Adopt as needed</li> </ul>
<ul style="list-style-type: none"> <li>• Increase volume of park space and trails around the city</li> </ul>	<ul style="list-style-type: none"> <li>✓ Develop parks and recreation master plan</li> <li>✓ Develop conceptual site plan for trails and amenities around reservoir and connecting to downtown</li> </ul>
<ul style="list-style-type: none"> <li>• Improved access to broadband &amp; telecommunications technology is crucial</li> </ul>	<ul style="list-style-type: none"> <li>✓ Develop a technology strategy for the City and County</li> <li>✓ Survey local businesses and industries for technology needs</li> </ul>
<ul style="list-style-type: none"> <li>• Update development regulations to facilitate more parking in downtown areas</li> </ul>	<ul style="list-style-type: none"> <li>✓ Amend zoning and ordinances to update parking standards within Historic District consider subsequent growth and shared parking opportunities</li> <li>✓ Conduct/Update study to confirm potential costs and conditions for future parking deck near downtown</li> </ul>

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# COMMUNITY DEVELOPMENT STRATEGY

3

## Land Use Assessment

Land use management policies and programs represent guidelines for shaping development patterns that provide for efficient growth while also protecting sensitive social and environmental areas. As such communities should take into account their current and immediately projected conditions and assess the identified needs and issues regarding the built landscape and community services for the area. This section presents an inventory of existing land use patterns and development trends for the community, allowing the local government to produce the most effective policies needed to manage the demands from projected development.

### Development Trends and Forces

Within five miles outside the Public Square in any direction, Dahlonega has a wealth of natural beauty, community amenities, and cultural tourism sites that enrich the downtown experience and hold potential for expanding downtown programs to benefit residents and visitors alike. Most of these resources are considered part of the city and included in tourism brochures and maps distributed by the Chamber of Commerce's downtown Welcome Center, as well as marketed online.

To the north and east, the sites are intertwined with the Chestatee River, Yahoola Creek and the city's gold rush heritage. The most significant of these are the Consolidated and Crisson gold mines, located north of town along US-19. Both were active mining sites; and although Consolidated was the largest mining operation east of the Mississippi River until it went bankrupt in 1908, Crisson is still active and supplied the gold for the gilding of the Georgia state capitol dome in 1958, and the steeple of Price Hall in 1973. Crisson and Consolidated have mining artifacts and panning activities, and Consolidated runs tours through abandoned mine shafts.

Consolidated also constructed a reservoir and aqueduct above its facility, retaining water from Yahoola Creek to use in a water-jet mining process. Today's Yahoola Creek reservoir may overlap the earlier basin, but functions as Dahlonega's water supply and a major recreation area – as does the new Yahoola Creek Park at the end of Mechanicsville Road. The park and county municipal complex give the east side of town a strong civic presence.

To the north and west, key sites are related to the proximity of the mountains. Camp Glisson contains the closest of Lumpkin County's spectacular waterfalls; and although Cane Creek Falls is only about 40' high it handles a large volume of water that makes it look larger than it is. Camp Glisson is a Methodist summer camp in existence since 1925, and has remnants of Native American tribes who were attracted to the falls before Dahlonega was settled. The falls also provided hydroelectric power to the city until 1946.

Cane Creek flows south along the base of Radar Ridge, the location of a potential future major student village for UNG. Plans for Radar Ridge include water access and a potential recreational facility. The creek joins the Chestatee River downstream of Appalachian Outfitters, who offers raft trips on the gentle rapids of the river. The rapids extend upstream to the Achasta Golf Club where an island built as part of another mining and hydroelectric project now contains the course's 4th and 5th holes.

The results of Dahlonega's history and prevailing forms has driven the City to pursue land use planning through two major lenses – An intense focus on the downtown core and its immediate surroundings, and another layer of attention to the surrounding areas that serve as transitional spaces between downtown and the rest of the community.

### The Downtown Core

The more established character and economic nature of downtown as a unique tourist attraction and social center inspired the City to pursue a specific design scheme for the area, realized as the *Downtown Master Plan of 2008 (hereafter called the Master Plan)*. In this study, the similarity of many attractions suggests six “thematic areas” providing design cues for both the downtown core and major sections of the study area. The Master Plan addressed the critical factors and demands facing downtown and established a long-term development scheme for the City. The six thematic areas described in that un-adopted plan have been updated and modified here and integrated with others to form recommended character areas.

Downtown's open space framework centers on two strategies – creating or improving pocket parks around the Public Square to complement its small scale; and adding major new parks and open spaces on the fringes to provide larger recreation opportunities. Main Street and South Chestatee are the two primary open space corridors of downtown. Existing parks like Hancock and the College entry lawn are enhanced, while new pocket parks around Memorial Drive are added to create a succession of diverse landscapes connected by pedestrian and street improvements. A conservation area adds forested park space on the west. A proposed greenway/ multiuse trail system links the open spaces together into a comprehensive network as well through trails paralleling Wimpy Mill Road, Hawkins Street, and Morrison Moore Parkway; and tracing the creek bed in the linear park in University Heights.

The city has done an exceptional job in improving the pedestrian environment of the Public Square, and many other streets in the study area could benefit from the same attention. Capital improvement funds are limited however, and so the streetscape framework shown below identifies only those streets that are highest priority in terms of essential connections or catalyzing development. Hierarchically the most important streetscape is Main (East and West), with the five blocks between Church and Grove extremely critical because of its role in physically defining the core expansion area. South Chestatee is a high-priority streetscape as well for its crucial role in providing an extended entry to the Public Square. Second-tier streetscapes on Park, Grove, Riley and Memorial define their districts and facilitate crucial connections to public facilities and new development. Gateways mark important transition points to both downtown and the expanded Public Square.

### Outer Dahlonega

Outside of the downtown core lies a collection of uses and activities that are varied and disparate but equally vital to the economy and social fabric of the community. This includes areas in transition from rural to small-scale urban form as well as conventional commercial and industrial activity oriented around automotive corridors. These areas are the result of the city's natural growth and evolution into a part of a larger and more diverse region.



## Areas Requiring Special Attention

Analysis of the prevailing trends will assist in the identification of preferred patterns of growth for the future. More specifically such analyses can identify those areas requiring special attention with regard to management policies, such as natural or cultural resources likely to be intruded upon or otherwise impacted by development.

- *Areas where rapid development or change of land uses is likely to occur*

Development within the City limits is largely limited to infill and redevelopment, permitting for which is monitored for viability of utilities and public services. Some annexation may occur and some properties are yet undeveloped, but within the planning time frame for the Future Land Use strategy the pace of development should be relatively consistent. There may be evolution of development types with pressure to include higher residential densities or mixed use developments walkable to the Square.

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

See above.

- *Areas in need of redevelopment and/or significant improvements to aesthetics or attractiveness (including strip commercial corridors)*

Greenbriar Plaza, Riley Road and N. Grove areas could benefit from investment and revitalization. City has general goals for improving/sustaining traditional neighborhoods and the existing small-city character, and investment in these areas could match those objectives. Woodward mobile-home park will also eventually need to be redeveloped as those units become untenable.

- *Large abandoned structures or sites, including possible environmental contamination.*

The former Mohawk Industries property remains vacant and should ideally be reused for major commercial, mixed use, or light industrial activity. It is a unique site in North Georgia offering mountain views in all directions and is served with all utilities including 1 gigabyte fiber. As such it represents significant redevelopment potential. No other significant buildings or sites within the City limits remain vacant.

- *Areas with significant infill development opportunities (scattered vacant sites).*

No concentrations of infill opportunities exist within the City limits. Select structures and units are vacant but nothing considered abnormal for the market or requiring special action by the City beyond current measures.

- *Areas of significant disinvestment, levels of poverty, and/or unemployment substantially higher than average levels for the community as a whole*

No concentrations of impoverished areas exist within the City limits. Select structures and properties are in need of repair and/or revitalization but nothing considered abnormal for the market or requiring special action by the City beyond current measures.

## **Character Area Assessment**

Character area assessment is designed to focus on the physical appearance (aesthetics) and function of a particular area. Development strategies are then 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 characters that need 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 city's 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 city. 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 city. They promote the desired development patterns guiding the design of structures and physical development. They also provide a framework for changes to development regulations and policies. Finally, they help to guide future zoning decisions. The following pages present the map and narratives of each Character area associated with the City of Dahlonega.

Each identified character area outlines a specific vision or plan that includes the following:

- Written description and pictures or illustrations that make it clear what types, forms, styles, and patterns of development are to be encouraged in the area.
- Listing of specific land uses and/or zoning categories to be allowed in the area.
- Identification of implementation measures to achieve the desired development patterns for the area, including more detailed sub-area planning, new or revised local development regulations, incentives, public investments, and infrastructure improvements.

## Character Area Descriptions

### Public Square

The historic courthouse and adjoining Public Square create one of the most engaging spaces in any Georgia city. Dahlonega's Public Square contains buildings and is one of the few cities in the state, outside Savannah, to date back to the post-colonial period. Unlike other Georgia county seats, Dahlonega's courthouse square has architecture that is uniquely derived from the vernacular patterns and folkways that migrated south through the mountain valleys. It is because of this highly individual context that an 18-block area of the historic city plat around the Public Square be considered, with a very specific design envelope that follows the principles established in the center. South Chestatee Street and the other streets within this core are equally critical to the core area's integrity, even though it may lack some of the historic charm. It is vital that the blocks flanking South Chestatee adhere to the same aesthetic standards that govern the core, and protect the North Park Street corridor.

The land use and development strategy for the core area and South Chestatee corridor heavily focus on preservation of eligible properties with physical upgrades to market expectations; and small-scale (two- to three-story maximum above street grade) new infill construction on suitable sites with historically-compatible designs. Primary focus for renovation and redevelopment should be on East and West Main, and South Chestatee near Arcadia Street, Ash Avenue, and Maple Street.



Open space strategies in the district assume continuing improvements to Hancock Park. An additional option to increase open space in the core area is to resurface existing parking lots, notably the one at Choice Street and South Meaders, with unit pavers that provide space for grass or gravel. This allows the lots to function as plazas for special events, and has the added benefit of reducing runoff and contributing to water quality. Alternatively, this location may serve as a deck for the downtown shared parking needs.



Significant improvements to the street network are essential to strengthen the historic character of the district, provide ample parking, and control the volume and velocity of traffic. Of prime importance are the streetscapes on East Main, West Main, and South Chestatee. East and West Main in particular are highly symbolic and form the primary retail axis of downtown but need traffic calming and shading to function as the public spaces they need to be. Parking is expanded considerably by inclusion in the streetscape improvements, but a number of new deck facilities and surface lots in strategic locations guarantee enough parking stock to meet the needs of current and future businesses. If a deck is built, the pattern of one-way streets around Warwick and Hawkins could be converted to two-way where possible to improve mobility and wayfinding, and return to their traditional roots.

## Residential

Residential refers to the various neighborhoods and subdivisions throughout the City of Dahlonega. They vary from those on larger lots to smaller, sometimes urban lot sizes, large enough for the structure and accompanying small yards. The districts are almost exclusively residential in use and are spread throughout the original city limits and in areas that have been annexed.

Dahlonega's older neighborhood districts consist of the various urban-scale residential blocks within the Historical district, as well as residential areas that move away from the residential block format. Households to the south and west of the downtown area of Dahlonega are smaller and typically have lower incomes than those in the County. These are distinguished based on housing types which include single family residential, town homes, duplexes, and multi-family.

Much of the housing in these neighborhoods is predominantly site-built in design, with some units dating from the 1930's. The typical sites range from ½ to 2 acres, each with a single story house within 40-50 feet of the road frontage. Many units have carports or no garage at all, with many also on crawl spaces. There are a variety of styles present, most with pitched roofs and front porches. Some units have been expanded or renovated, and based on the visual impact and occupancy rates the district as a whole appears economically stable. In some cases the transitions alongside the rural parts of the city/county are seamlessly experienced thanks to the mature trees and comparable architectural styles of rural housing.

Other residential areas, like those to the north of downtown, offer more conventional suburban scale units with lots larger than 1 acre and with a full garage. These units will be younger and showcase a variety of architectural styles and landscape patterns that recall the area's rural, mountain heritage.



All of these residential neighborhoods provide an emphasis on pastoral settings catering toward quiet, family-friendly environments that are intrinsically connected to downtown. There are not many sidewalks, predominantly due to the terrain and the era of original construction, but many of the streets are walkable due to limited traffic and, for the neighborhoods just northwest of the core, with direct connections to the university or downtown.

Another newer district, but still residential is comprised with separate communities developed in typical subdivision development south of the City along the Highway 60 corridor, distinguished by their specialty forms and development themes. Achasta is a private residential and golf community located southeast of Dahlonega. The development features an 18-hole golf course designed by Jack Nicklaus, through which runs approximately 2 miles of the Chestatee River. Homes are nestled into both hillsides of the valley, overlooking the golf course and river. A clubhouse is available on site that features a pro shop, a grill and some banquet facilities. Achasta is regarded as a high-end residential community with memberships required for golf and annual dues to help maintain the gated community and all amenities. There are some lots available for development but the community as a whole is considered complete and stable, with no major changes projected within the planning time frame.

Across the road, River Knoll is a smaller, 70-unit active adult community that features homes (with garages) designed with rustic architectural detailing. This community does not have any expansive



amenities but is catering to residents who will likely be active in the community, outside the subdivision. The styling is designed to connect with the mountain architectural themes seen around Dahlonega and much of north Georgia.

A third residential archetype includes those larger lots that lie outside the urban neighborhoods or slightly more populated transitional zones. Within the City limits there is very limited agricultural activity. In the County an emerging form is wineries and vineyards. Many lots are large residential lots with the majority of the property left undeveloped. These properties primarily feature a house with storage or agricultural structures. Most are long established properties of 30 years or more. In some cases the residence is substantially improved and indicative of a higher economic class. Others are simply modest homes on lots retained purely for their scenic, rural value.

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





### Village Commercial

Village commercial districts are pockets of retail, dining, office or institutional uses located in crossroad settings or along select arterial and collector roads. They are designed to serve area residents by providing a destination for local commercial and civic activity, while blending into the mountainous context and small-town charm preferred by residents. These areas will feature modest design considerations to minimize surface parking and promote architectural design that reinforces the community's rural, Appalachian culture. Units may be detached or attached, but must exhibit variations in structure for every 2-3 units and should avoid the appearance of a long, continuous structure, such as a conventional shopping center. They will typically be 1-2 stories, and remain within close proximity (under 70 feet) to the prevailing roadway, visible to travelers along the street and framing the streetscape. Additional characteristics recommended for the district, which are intended to sustain the area's rural character, include limited sizes and distribution of signage and limited lighting displays.

North Grove Street is another area and even though it curves east to meet Highway 19 about three miles north of downtown, it gives the impression from East Main that it heads directly into the mountains until terminating in the folds of the Blue Ridge. The district is also characterized by rolling topography and forest on its northern edge. This intimacy drives the attitude toward future development, particularly on large projects along North Grove.

The use and development strategy for the area primarily revolves around two street corridors – North Grove and Hawkins. On North Grove, the strategy focuses on the preservation and rehabilitation of the historic Hillcrest / McKinney House as a new office or administrative center, and the conversion of a large steeply-sloping vacant tract to an active use such as a conference center. On Hawkins, a combination of existing buildings, vacant land and redevelopment targets provides the chance to support commercial activities in the Public Square as well as build back some of the context lost over time. Ground floor retail uses with second or third story office or loft condominiums are appropriate here.



The strategy for circulation improvements in this area is a mix of streetscapes on key corridors like North Grove, Hawkins, and Johnson Street. Municipal or shared parking facilities are proposed for the character area, but will require dedicated revenue sources for financing.



The market framework concentrates on the demand for diverse and distinguished hospitality and meeting space, with the main driver being a conference center that can address the needs of the (University) as well as bridge the gap between mountain retreats like Brasstown Valley and more urban facilities in metro Atlanta. Additional market potential for smaller inns could be accommodated in existing historic buildings or new structures in good locations. There is also demand for housing near the Public Square, which plays into the land use strategy for sites along or near Hawkins Street.



### **Mixed Use Residential**

The Mixed Use residential districts extends from West Morrison Moore Parkway in the south up to Happy Hollow Road in the north. It includes all the land north of the (UNG) campus and extends to West Main Street, College Lane and North Chestatee Street to the east, stopping just short of the City's historic downtown core. The land in this area lies vastly undeveloped and is heavily forested. There is a perennial stream flowing parallel to Happy Hollow Road, toward the north of the district. The steep slopes of land create the largest obstacle to overcome for the future development of this area.

The number of parcels within this district are few with many covering a large area. While most of these are zoned for single family residential, those closer to the bypass allow for townhouses and duplexes while those immediately north of the college campus are zoned for multi-family housing. A Planned Unit Development district is located between the multi-family housing, close to Vickery Drive, and serves as a



transition between the low density residential area and the extended historic core. This is developed with townhouses and could turn into a redevelopment opportunity when the property starts aging. The remaining large parcels vary between 3-acres and 11-acres in size and most have single residential units built on them. While most of them are occupied, most are in good condition requiring only minimal repairs, however those closer to the bypass show signs of neglect and will require more attention and care. These large parcels also offer good redevelopment opportunities.

Land use strategies within the district aim to intensify residential development through the redevelopment of the large parcels of land. Increased residential densities should be allowed with the intent to design and build a sustainable neighborhood along the steep contours of the properties. A mixed-use development with opportunities for commercial uses is planned along West Morrison Moore Parkway and across from the future university development of Radar Ridge that lies south of the parkway. Proximity to the university campus is taken advantage of by providing a residential village around Vickery Drive to serve the student and faculty population. The creation of these neighborhoods within this district increases the housing stock within the downtown area of the City.

Considering this district has much undeveloped, forested land, it becomes crucial to maintain as much of the tree cover as possible. Walking trails would provide connectivity within and through the district.



For the most part, a new roadway system would be needed when developing the mixed use neighborhoods. This network, provided by private-sector development, would serve in connecting the residential areas to the City's downtown, to the UNG campus and to other surrounding neighborhoods that lie just outside the study area. These streets would meet the requirements for pedestrian use, with sufficient stop sign, crosswalks, landscaping, street furniture and street lights.

Market trends for Dahlonega indicate a strong market for residential development and part of this is captured in the mixed use residential district. This neighborhood has an ideal environment to sustain an upscale, sustainable neighborhood whose biggest draws would be the undulating topography and the proximity to downtown Dahlonega.



**College/ University of North Georgia**

The University of North Georgia has been a stately counterpart to downtown Dahlonega since it was founded in 1873. With an enrollment of approximately 7,000 students, it is major contributor to Dahlonega’s economy. Its military traditions are part of the cultural identity of the city. The campus is a good neighbor to the Public Square. Yet, the campus is expanding, and the delicate balance between City and University must be maintained so that both the City and the University can prosper equally.



The character of the campus is conveyed through several landmark buildings and public spaces. Foremost is the historic entry lawn and gate, which is shaded by mature oaks and the topography slopes gently up to Price Hall. The lawn is not intended to be occupied as a park, but as the signature formal landscape within a few blocks of the Public Square. Therefore it feels one with the city and gives it a sense of timelessness and dignity that belies its modest size. The lawn also acts as a foreground to Price Hall, the oldest building on campus and the architectural equivalent to the historic Lumpkin County Courthouse. The gold-clad steeple of Price Hall is visible from many points around the city, and is especially striking against the backdrop of the Blue Ridge when viewed from the east. The fact that it shares the distinction of Dahlonega gilding only with the State Capital in Atlanta adds to its mystique. The ceremonial Drill Field and the historic buildings framing it solidify the image of the campus as a classic university environment, on par with some of the cloistered spaces of old Ivy League schools.

The land use and development strategy for the university is dependent on the outcome of the campus master plan. From the perspective of the recommendations of the Downtown Master Plan, however, the campus plan should take into consideration the intensification of the South Chestatee frontage with multistory buildings that have “below-grade” parking and pedestrian access from the street frontage. Building an access street parallel to South Chestatee behind these future buildings is a goal of the university, and would be beneficial for the city in terms of reducing traffic and providing another route to the Recreation Center and deck parking. The campus plan should also consider the implications of the idea of a faculty village and square and its connections to the upper quad. Finally, the West Main Street corridor should be reinforced as the ceremonial axis of the College, with utmost emphasis on preservation and restoration of historic buildings.



Likewise, circulation will be a subject of the campus plan process, but attention should be paid to designing a streetscape along West Main that blends with the proportions, materials and details of those elsewhere in downtown. The plan should also be coordinated with the street improvements for South Chestatee Street. The greenway trail paralleling Morrison Moore Parkway is an important multimodal route between the south end and the districts north of campus. It can also be a major pedestrian route for internal campus connectivity and should be represented in the campus plan.



Retail and housing are the two market growth areas associated with the university, although there is limited room to accommodate this on the immediate campus. Once complete, the City should evaluate the market and development implications of the campus master plan on the downtown area





### Gateway Corridors



Gateway Corridor Character Areas are along the highway entry points into the city, serve as access points to historic Dahlonega, and are primary gateway for many visitors. Development guidelines will ensure a uniform and well-designed zoning overlay for the City and County. The intent of this study is to define guidelines to serve as a guide for future development. These guidelines will complement the historic character of the architecture in the downtown district, facilitate easy access to downtown, and to make the downtown area more conducive to pedestrian activities. Elements of design should be incorporated to contribute towards a

more cohesive and aesthetically pleasing experience that contributes to a vibrant, pedestrian downtown including street trees, street and accent lighting, uniform paving materials, pedestrian seating and safety, and litter control.

The Dahlonega downtown area includes a range of resources including commercial buildings, businesses, historic areas, and public open space. There are a number of locations where additional vegetation and other site amenities will enhance the pedestrian experience. The proximity of open park space to the downtown area creates a unique spatial relationship and provides an opportunity to complement downtown resources.

One segment of this district features the concentration of government, retail and other commercial activities concentrated along the eastern and southern stretch of the SR 60 business loop. This is a large collection of automotive-oriented businesses and includes the community's only large shopping center and big-box type stores.

Typically these types of commercial districts are pockets of retail, dining, office or institutional uses located in crossroad settings or along select arterial and collector roads. They are designed to serve area residents by providing a rural destination for commercial and civic activity, while blending into the mountainous context and small-town charm preferred by residents.

Development of these areas will feature design considerations to minimize surface parking and promote architectural design that reinforces the community's rural, Appalachian culture. Units may be detached or attached, but must exhibit variations in structure for every 2-3 units and should avoid the appearance of a long, continuous structure, such as a conventional shopping center. They will typically be 1-3 stories, and may be set back from the highway, visible to travelers along the street. Additional recommendations for the district, intended to sustain the area's rural character, include limited sizes and distribution of signage and limited lighting displays.



**Parks/ Recreation/ Conservation**

This district is reserved for natural and landscaped areas that are designated for specific recreational use and/or as a buffer within developed areas. This can include passive or active parks, trails, larger public gardens or popular spots designated for hiking, camping, etc. Greenways can provide safe, efficient pedestrian linkages and at the same time give users an opportunity to enjoy the natural environment. Properly designed greenways can serve as an alternative transportation network, accommodating commuting to work or shopping as well as recreational biking, walking, jogging, and other activities.

These are spaces restricted from new development except for maintenance and expansion of amenities designed to enhance the property's role as a park. Parking and facilities should be minimized and development should incorporate high degrees of appropriate landscaping. These spaces should be attractive to, and serve the interests of, the residents and visitors to the area as a primary way to appreciate the rural culture and mountainous landscape of Lumpkin County.





**Office/ Institutional/ Conference Center**

This district is for specialized office and institutional settings that often function as a collective development, These may or may not entail overnight use but often feature shared amenities, roadway access and signage. The intent is to create a coordinated development for one or multiple uses with a united function or design scheme.



This could include passive use, extended stay facilities within rural settings, such as small resorts or conference facilities that complement their surroundings and build off the low-intensity tourism of Lumpkin County’s outdoor recreation industry. Such facilities can connect with existing communities and neighborhoods or be located in isolated settings with proper utilities and site management. This can also include schools or civic structures, conference and meeting facilities or smaller offices.

Developments of these types should provide coordinated design schemes that also match the context of their surroundings. Buffering against adjoining properties should be employed if the nature of the uses presents possible adverse impacts.



**Industrial**

The Industrial Character area is for lands used in low intensity manufacturing, wholesale trade, and distribution activities that do not generate excessive noise, particulate matter, vibration, smoke, dust, gas, fumes, odors, radiation, or other nuisance characteristics.

Currently Dahlonega has only a few sites suitable for goods manufacturing, but can accommodate some industrial growth for the future. Currently, there is one large vacant parcel suitable for redevelopment (Mohawk). Because of its uniqueness and presence of all utilities including fiber, the Mohawk site may otherwise be suited to a national or regional headquarters type office park or mixed use technology facility. Additional, smaller properties scattered across the county are capable of hosting independent operations with limited needs for heavy traffic access.

These spaces are targeted for accommodating industrial needs, and as such are dispersed to minimize their impact on local communities or the natural environment. Design should include buffers and restrictions against ecological impacts, with a preference for green technology in design or operation. Minimal traffic impacts are preferred, both due to limitations of the local roadways and to protect the communities and residents within the valleys.



**Development Encouraged – General Overview**

Categories	Residential	Commercial	Office	Industrial	Design guidelines	Landscape guidelines
<b>Public Square</b>	x	x	x		x	x
<b>Residential</b>	primarily		limited			x
<b>Village Commercial</b>	x	primarily			x	
<b>Mixed Use Residential</b>	primarily	limited	x		x	x
<b>University of North Georgia</b>						
<b>Gateway Corridors</b>	x	x	x		x	x
<b>Park/Recreation/Conservation</b>						x
<b>Office/Institutional/Conference Center</b>			x		x	x
<b>Industrial</b>			x	x		x

**Development Encouraged – Character Area Distinctions**

**Public Square**

- All development to be compatible with design guidelines
- Preservation of existing structures where possible, or context sensitive infill development
- 1-3 story structures oriented on Public Square and approaching streets close to the street front, with minimal on-site parking and full pedestrian accessibility
- Careful evaluation of sites on the ridge north of Hawkins Street offering possible mountain views above treeline
- Landscaping and decorative elements encouraged
- Mixed use structures or variety of residential, commercial and institutional uses
- No drive-through uses permitted

**Residential**

- Preservation of existing structures where possible, or context sensitive infill development
- 1-2 story structures oriented close to the street front, with minimal on-site parking and pedestrian accessibility where possible
- Landscaping and decorative elements encouraged
- Variety of residential, parks and institutional uses, with some office possible adjacent to downtown
- Rural/ Mountain themed design elements preferred, such as steeply pitched roofs with deep overhangs, wood or masonry siding, and front porches

**Village Commercial**

- Land for neighborhood-scale commercial, office or institutional uses
- Primarily commercial, but Residential uses permitted
- 1-2 story structures oriented close to the street front, with minimal on-site parking and pedestrian accessibility where possible
- Careful evaluation of ridge top sites offering possible mountain views above treeline
- Landscaping and decorative elements encouraged
- Rural/ Mountain themed design elements preferred, such as steeply pitched roofs with deep overhangs, wood or masonry siding, and front porches



- Preservation of existing structures where possible, or context sensitive infill development
- Variety of residential, parks and institutional uses, with some office possible adjacent to downtown

**Mixed Use Residential**

- Development encouraged to be compatible with design guidelines
- Landscaping and decorative elements encouraged
- Primarily residential but neighborhood commercial uses allowed
- 1-2-story structures oriented close to the street front, with on-site parking and pedestrian accessibility where possible
- Rural / Mountain themed design elements preferred, such as steeply pitched roofs with deep overhangs, wood or masonry siding, and front porches

**University of North Georgia**

- Development encouraged be compatible with design guidelines
- Preservation of existing structures where possible, or context sensitive infill development
- 1-4 story structures oriented close to the street front, with minimal on-site parking and full pedestrian accessibility
- Landscaping and decorative elements encouraged
- Mixed use structures or variety of campus residential, commercial and institutional uses. Specialty structures as required by the University permitted
- No drive-through uses permitted
- Parking decks permitted with context sensitive design
- Park space and trails permitted

**Gateway Corridor**

- Regional to sub-regional scale industrial, retail, office or institutional uses
- Rural/ Mountain themed design elements preferred, such as steeply pitched roofs with deep (1' or greater) overhangs, wood or masonry siding
- Careful evaluation of ridge top sites offering possible mountain views above treeline
- Landscaping and decorative elements encouraged
- Sited along 2-3 lane arterials
- Concentrated at nodal intersections or key stretches
- Development encouraged be compatible with design guidelines
- Preservation of existing structures where possible, or context sensitive infill development
- Landscaping and decorative elements encouraged
- Mixed use structures or variety of residential, commercial and institutional uses

**Parks/ Recreation/ Conservation**

- Parks, recreation areas, trails or other accessible lands with minimal amount of impervious surfaces (parking, roadways or structures)
- Preservation of existing hardwoods and deciduous trees encouraged
- Conference Centers with recreation emphasis allowed

**Office/ Institutional**

- Land is for neighborhood to sub-regional scale office, commercial and institutional uses, with preferences for low/no-impact research centers and no-impact industrial operations
- 1-3 story structures oriented close to the street front, with minimal on-site parking and full pedestrian accessibility
- Minimal parking on front; Attached units permitted

- Rural/ Mountain themed design elements preferred, such as steeply pitched roofs with deep overhangs, wood or masonry siding
- Landscaping and decorative elements encouraged
- Sited along 2-3 lane arterials
- Concentrated at nodal intersections or key stretches

### **Industrial**

- Land for low impact industrial uses, distribution and data centers, technology incubators, office complexes
- Requirement for appropriate buffering from adjoining properties
- 1-3 story structures oriented close to the street front, with minimal on-site parking and pedestrian accessibility where possible
- Landscaping and decorative elements encouraged
- Rural/ Mountain themed design elements preferred, such as steeply pitched roofs with deep overhangs, wood or masonry siding, and front porches

## **Implementation Measures**

### **Public Square**

- Develop a tool for monitoring compliance with design guidelines
- Maintain Certified Historic status for historic district
- Support DDA in recruitment of new businesses to downtown
- Solicit study assessing options for new residential in and around downtown (including new owner occupied, new walkable faculty housing, condominiums over retail and full service and boutique hotels.)
- Develop and implement sidewalk improvement and maintenance plan.

### **Residential**

- Develop neighborhood revitalization plans as needed
- Solicit study assessing options for new residential in and around downtown
- Develop sidewalk improvement and maintenance plan.
- Develop guidebook highlighting recommended forms of compatible infill

### **Village Commercial**

- Develop neighborhood revitalization plan for Greenbriar and Riley Road area
- Solicit study assessing options for new residential in and around downtown
- Develop sidewalk improvement and maintenance plan.
- Develop guidebook highlighting recommended forms of compatible infill

### **Mixed Use Residential**

- Develop a tool for monitoring compliance with design guidelines
- Solicit study assessing options for new residential in and around downtown
- Develop sidewalk improvement and maintenance plan

### **University of North Georgia**

- Develop a tool for monitoring compliance with design guidelines
- Support DDA in recruitment of new businesses to downtown
- Solicit study assessing options for new residential in and around downtown
- Develop sidewalk improvement and maintenance plan.

**Gateway Corridor**

- Develop a tool for monitoring compliance with design guidelines
- Solicit study assessing options for new residential in and around downtown
- Develop sidewalk improvement and maintenance plan.
- Amend/adopt development regulations as needed
- Develop design guideline reference material

**Parks/ Recreation/ Conservation**

- Develop/ Maintain a Parks and Rec Master Plan

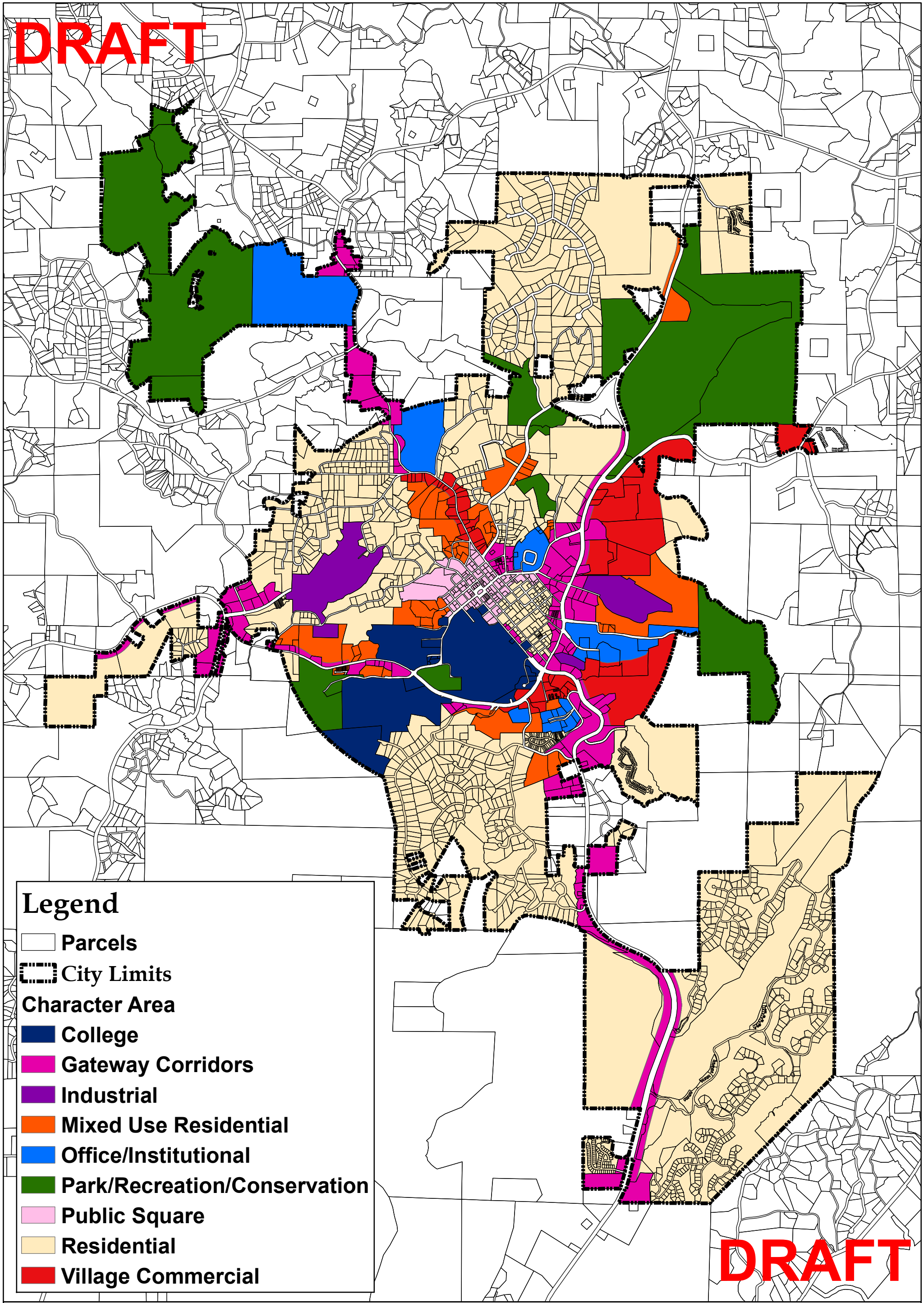
**Office/ Institutional**

- Amend/adopt development regulations as needed
- Develop design guideline reference material
- Develop sidewalk improvement and maintenance plan.

**Industrial**

- Develop utility and commercial traffic assessment for growing industry
- Inventory all potential industrial sites

**DRAFT**



**DRAFT**

**City of Dahlonega  
Character Areas**

**DRAFT**





## Quality Community Objectives Assessment

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

### 1. Economic Prosperity

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

*The City and its partners recognize the importance of a strategic approach to sustaining their strong economy and maintaining the area's vital character. The City of Dahlonega supports the local Chamber of Commerce and also features a nationally recognized Downtown Development Authority as part of ongoing efforts to support economic development for the community. The City also maintains contacts with the Georgia Mountains Regional Commission and the State for pursuit of assistance and outside funding opportunities in support of economic development opportunities. The City's strength remains tourism and support services for UNG, but recent film initiatives by the City's North Georgia Film office also shows promise. Studio productions space is a strategic initiative to facilitate additional filming in the North Georgia Region.*

### 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.

*Due to the intrinsic value of the City's historic structures and districts, Dahlonega employs a strong and coordinated set of development policies to preserve and promote its historic properties. The City also maintains contact with the Georgia Mountains Regional Commission and the Department of Natural Resources to work for the protection and promotion of cultural resources in the area. The City of Dahlonega also employs policies and practices related to State Vital Areas, National Wetland Inventory 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 Lumpkin County, the City of Dahlonega works to ensure local development policies support sustainable development that enables economic growth while managing local resources, utilities and infrastructure.*

#### **4. Local Preparedness**

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

*Through this planning process, ongoing coordination and contracts with Lumpkin County emergency responders, and through regular communication with Lumpkin County and other stakeholders (such as the University and the local hospital), the City of Dahlonega works 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.

*Due to the intrinsic value of the City's historic structures and districts, Dahlonega employs a strong and coordinated set of development policies to preserve and promote its historic properties. Through this, the Downtown Master Plan, and additional ongoing planning practices the City of Dahlonega is working to preserve and build upon the existing character of the community. The City will regularly monitor development trends and local land use regulations (for both the City and Lumpkin County) to ensure all is being done to maintain the historic sense of community that defines Dahlonega.*

#### **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.

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

## 7. Housing Options

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

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

## 8. Transportation Options

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

*Neither the City of Dahlonega nor Lumpkin County has an active, comprehensive transportation planning program. However, both of these local governments communicate their concerns and issues to the regional GDOT office and both communities participate in the public involvement process for the Statewide Transportation Improvement Program (STIP) as able. As the region grows, additional transportation planning would be considered a necessity.*

## 9. Educational Opportunities

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

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

## 10. Community Health

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

*The City of Dahlonega works with Chestatee Regional Hospital and the Lumpkin County Department of Public Health to ensure access for quality health care facilities and programs for area residents. The City also works with Lumpkin County and other partners to monitor residents' needs and requests in providing access to these services as the area grows.*

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# IMPLEMENTATION PROGRAM

# 4

## *Achieving the Vision and our goals for the community*

The Implementation Program is the overall strategy for achieving the Community Vision and for addressing each of the Community Needs and Opportunities. It identifies specific measures, both short and long-term, that must be undertaken by the community in order realize the community's goals. Identifying these items helps the community organize their actions

### **Policies**

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

- Support the Downtown Development Authority, Lumpkin County Development Authority, Board of Commissioners, University of North Georgia, local Chamber of Commerce and other partners in efforts of community and economic development for Dahlonega and Lumpkin County.
- Participate in all appropriate intra-county programs such as SPLOST and Service Delivery Agreements.
- Maintain Certified Local Government status for historic district
- Maintain, and regularly review, development regulations and design guidelines
- Develop neighborhood revitalization plans as needed



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

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

In addition, several items have been identified as policies, general objections and directions for the City in regards to different issues. These policies will be used as guidelines for general, long-term practices for the City of Dahlonega.

- Continue annexation as requested by landowners. Consider 60% legislative methods of annexation where warranted.
- Establish and maintain a priority list for on-going street re-surfacing, road improvements and intersection improvements as part of an overall Capital Improvement Plan.
- Continue implementation of water and wastewater system improvement plans
- Actively pursue financial assistance from available state and federal grant/loan programs for City improvement projects
- Develop neighborhood revitalization plans as needed
- Integrate the UNG Master Plan and Lumpkin County Comprehensive Plans as appropriate or seek their amendment where in conflict with goals of the City.
- Consider development of a joint Lumpkin County/Dahlonega Comprehensive Plan with portions of the plan dealing with the County as a whole, the incorporated City, and unincorporated area.

## Report of Accomplishments

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

Action	Status	Comment
Convert city maps and associated databases to ArcView GIS (Geographical Information System)	In Progress	
Prepare digital environmental maps and associated databases (floodplains, groundwater, recharge areas, etc..) for GIS System	Complete	
Review and update Service Delivery Strategy as needed	Complete	Moved to policy
Update Land Use element of Comprehensive Plan	Complete	
Implement sewer inflow and infiltration abatement program	Complete	
Review and update Road Improvement Plan as needed	Complete	Moved to policy
Update aerial imagery of City	Complete	
Confirm accuracy of existing land use and zoning map	In Progress	
Training workshop for Historic Preservation Commission	Complete	Done in conjunction with new guidelines
Prepare and adopt protection ordinances for wetlands and water supply watershed	Complete	
Develop Bicycle and Pedestrian Plan for the City	Postponed	Deferred until GDOT funds available. See new STWP
Review and amend Development Regulations to include Zoning Ordinance as needed	In Progress	Will be reviewed again after Comp Plan adoption (2017)
Complete update to Community Assessment portion of Comp. Plan	Complete	
Host Economic Development Forum with County, Chamber and Development Authority	Complete	
Upgrade water treatment plant to 1.44 MGD	Complete	
Review and update Road Improvement Plan as needed	Complete	Moved to policy
Housing Market Study	Cancelled	New resources make this (general model) obsolete
Storm Water Master Plan	In Progress	

## Short-Term Work Program

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

Year	Action	Estimated Cost	Funding Source	Responsibility
2017	Develop guidebook highlighting recommended designs for outside the Historic District	\$3,000	City	City, Planning Dept.
2017	Convert city maps and associated databases to ArcView GIS	\$1,000	City	City
2017	Develop a tool for monitoring compliance with design guidelines	\$1,000	City, DCA	Planning Dept.; GMRC
2017	Amend/adopt development regulations as needed (upon Comp Plan adoption)	TBD	City	Planning Dept.
2017	Inventory all potential industrial sites in and around City	\$2,000	City	Planning Dept.; County; DDA
2017	Develop neighborhood revitalization plan for Greenbriar and Riley Rd area	\$5,000	City, DCA	Planning Dept.; GMRC
2017	Confirm accuracy of existing land use and zoning map	\$1,000	City	Planning Dept.
2017	Develop conceptual site plan for trails and amenities around reservoir	\$5,000	City, DCA	Planning Dept.; GMRC
2017	Storm Water Master Plan	\$50,000	City, GEFA	City, Public Works
2018	Develop guidebook highlighting recommended compatible infill	\$10,000	City, DCA	Planning Dept.; GMRC
2018	Develop Bicycle and Pedestrian Plan for the City	\$10,000	City; GDOT	Engineering
2018	Develop sidewalk improvement and maintenance plan	\$10,000	City, DCA	Planning Dept.; GMRC
2018	Solicit study assessing options for new residential in and around downtown	\$15,000	City	Planning Dept.
2019	Report assessing funding options for road improvement projects	\$1,000	City, GDOT	Public Works
2019	Develop utility and commercial traffic assessment for attracting industry	\$15,000	City	Public Works
2019	Develop a Parks and Rec Master Plan	\$10,000	City, DCA	Planning Dept.; GMRC
2020	Develop study assessing opportunities for trails and new park space	\$3,000	City	Planning Dept.
2020	Develop city housing profile	\$5,000	City	Planning Dept.
2021	Update Comprehensive Plan	\$20,000	DCA	Planning Dept.; GMRC

# APPENDICES

5

**Population and Demographic Profile**

**Area Labor Profile for Lumpkin County**

**Summary of Comprehensive Plan Survey Results**



## Population and Demographic Profile

### 2010 Census Profile – Dahlonega GA

	#	%
<b>Total Population</b>	<b>5,242</b>	
<15 yrs	485	09.1 %
15-64 yrs	4,076	77.8 %
65+ yrs	681	13.1 %
<b>Race &amp; Ethnicity</b>		
White	4,787	91.3 %
Black or African American	165	3.1 %
American Indian and Alaska Native	20	0.4 %
Asian	61	1.1 %
Native Hawaiian and Other Pacific Islander	8	0.2 %
Some Other Race	104	2.0 %
Two or More Races	97	1.9 %
Hispanic or Latino (of any race)	312	6.0 %
Not Hispanic or Latino	4,930	94.0 %
<b>Households</b>		
In Households		67.8 %
In Group Quarters		32.2 %
Average Household size	2.27	
Average Family Size	2.82	
<b>Housing Occupancy</b>		
<i>Total housing units</i>	<i>1,915</i>	
Occupied housing units	1,567	81.8 %
Owner-occupied housing units	663	42.3 %
Renter-occupied housing units	904	57.7 %
Vacant housing units	348	18.2 %
Homeowner vacancy rate		11.4 %
Rental vacancy rate		10.4 %

**Area Labor Profile for Lumpkin County**



## Area Labor Profile

# Lumpkin

# County



Updated: Aug 2016

## Labor Force Activity - 2015

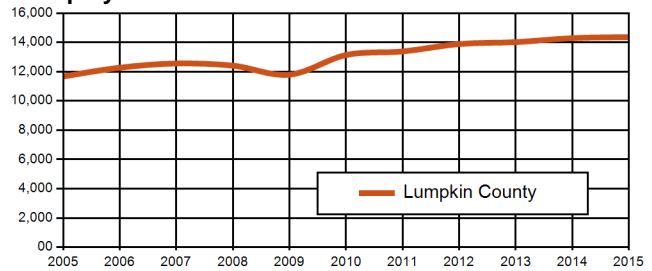
### 2015 ANNUAL AVERAGES

	Labor Force	Employed	Unemployed	Rate
Lumpkin	15,170	14,360	810	5.3%
Dawson	10,918	10,376	542	5.0%
Fannin	10,094	9,484	610	6.0%
Hall	92,277	87,894	4,383	4.7%
Union	9,786	9,278	508	5.2%
White	13,740	13,042	698	5.1%
<b>Lumpkin Area</b>	<b>151,985</b>	<b>144,434</b>	<b>7,551</b>	<b>5.0%</b>
Georgia	4,770,873	4,490,931	279,942	5.9%
United States	157,129,917	148,833,417	8,296,333	5.3%

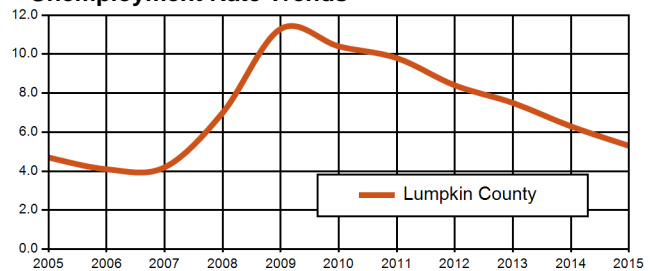
Note: This series reflects the latest information available. Labor Force includes residents of the county who are employed or actively seeking employment.

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

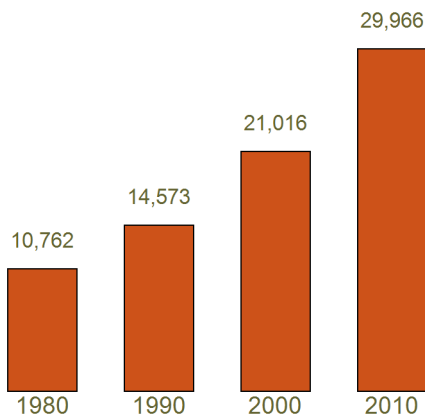
### Employment Trends



### Unemployment Rate Trends



### Population Estimates



### Population

	2010 Census	2015 Rank	2015 Estimate	% Change 2000-2015	2025 Projected*	% Change 2010-2025
Lumpkin	29,966	118	31,408	4.8	40,618	35.5
City of Dahlonega	5,242					
<b>Lumpkin Area</b>	<b>304,162</b>		<b>323,144</b>	<b>6.2</b>	<b>513,857</b>	<b>68.9</b>
Georgia	9,687,653		10,214,860	5.4	13,426,590	38.6
United States	308,745,538		321,418,820	4.1	349,439,199	13.2

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

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

**Workforce Statistics & Economic Research; E-mail: [Workforce\\_Info@gdol.ga.gov](mailto:Workforce_Info@gdol.ga.gov) Phone: (404) 232-3875**

# Industry Mix - 1st Quarter of 2016

INDUSTRY	Lumpkin				Lumpkin Area			
	NUMBER OF FIRMS	EMPLOYMENT		WEEKLY WAGE	NUMBER OF FIRMS	EMPLOYMENT		WEEKLY WAGE
		NUMBER	PERCENT			NUMBER	PERCENT	
<b>Goods-Producing</b>	<b>99</b>	<b>1,023</b>	<b>14.9</b>	<b>765</b>	<b>1,338</b>	<b>28,130</b>	<b>24.2</b>	<b>790</b>
Agriculture, Forestry, Fishing and Hunting	6	29	0.4	472	59	681	0.6	671
Mining, Quarrying, and Oil and Gas Extraction	2	*	*	*	9	51	0.0	1,251
Construction	64	273	4.0	764	861	4,976	4.3	829
Manufacturing	27	710	10.4	766	409	22,422	19.3	783
Food	2	*	*	*	50	10,876	9.3	681
Beverage and Tobacco Product	2	*	*	*	16	355	0.3	751
Textile Product Mills	2	*	*	*	9	104	0.1	399
Apparel	1	*	*	*	3	*	*	*
Wood Product	2	*	*	*	23	492	0.4	542
Printing and Related Support Activities	1	*	*	*	30	367	0.3	876
Petroleum and Coal Products	1	*	*	*	3	14	0.0	843
Chemical	1	*	*	*	19	903	0.8	1,253
Plastics and Rubber Products	1	*	*	*	19	827	0.7	708
Nonmetallic Mineral Product	1	*	*	*	29	203	0.2	822
Fabricated Metal Product	3	*	*	*	60	1,417	1.2	985
Transportation Equipment	2	*	*	*	21	2,445	2.1	882
Furniture and Related Product	4	13	0.2	464	28	239	0.2	573
Miscellaneous	4	*	*	*	43	539	0.5	800
Paper	0	0	0.0	0	3	28	0.0	774
Electrical Equipment, Appliance, and Component	0	0	0.0	0	6	*	*	*
Computer and Electronic Product	0	0	0.0	0	6	140	0.1	735
Primary Metal	0	0	0.0	0	6	485	0.4	969
Textile Mills	0	0	0.0	0	6	536	0.5	647
Machinery	0	0	0.0	0	29	1,962	1.7	912
<b>Service-Providing</b>	<b>403</b>	<b>3,779</b>	<b>55.2</b>	<b>473</b>	<b>6,286</b>	<b>71,147</b>	<b>61.1</b>	<b>730</b>
Utilities	4	27	0.4	910	17	256	0.2	1,428
Wholesale Trade	20	205	3.0	945	456	5,147	4.4	1,033
Retail Trade	73	907	13.2	436	1,140	15,622	13.4	478
Transportation and Warehousing	17	92	1.3	661	247	3,437	3.0	779
Information	7	*	*	*	78	706	0.6	1,100
Finance and Insurance	26	103	1.5	1,008	400	2,859	2.5	1,222
Real Estate and Rental and Leasing	24	37	0.5	549	321	808	0.7	826
Professional, Scientific, and Technical Services	47	173	2.5	540	683	2,573	2.2	897
Management of Companies and Enterprises	1	*	*	*	34	1,312	1.1	1,248
Administrative and Support and Waste Management and Remediation Services	26	150	2.2	450	432	5,307	4.6	499
Educational Services	5	15	0.2	262	55	1,763	1.5	541
Health Care and Social Assistance	53	648	9.5	614	725	16,072	13.8	872
Arts, Entertainment, and Recreation	6	37	0.5	266	119	1,226	1.1	3,853
Accommodation and Food Services	59	1,286	18.8	273	612	11,326	9.7	292
Other Services (except Public Administration)	35	79	1.2	508	487	2,250	1.9	507
<b>Unclassified - industry not assigned</b>	<b>40</b>	<b>43</b>	<b>0.6</b>	<b>844</b>	<b>480</b>	<b>481</b>	<b>0.4</b>	<b>860</b>
<b>Total - Private Sector</b>	<b>542</b>	<b>4,845</b>	<b>70.8</b>	<b>538</b>	<b>7,624</b>	<b>99,277</b>	<b>85.3</b>	<b>747</b>
<b>Total - Government</b>	<b>22</b>	<b>2,002</b>	<b>29.2</b>	<b>841</b>	<b>261</b>	<b>17,117</b>	<b>14.7</b>	<b>712</b>
Federal Government	4	74	1.1	1,108	48	708	0.6	1,148
State Government	12	*	*	*	98	3,925	3.4	776
Local Government	6	973	14.2	612	115	12,484	10.7	667
<b>ALL INDUSTRIES</b>	<b>564</b>	<b>6,847</b>	<b>100.0</b>	<b>626</b>	<b>7,885</b>	<b>116,394</b>	<b>100.0</b>	<b>742</b>
<b>ALL INDUSTRIES - Georgia</b>					<b>298,415</b>	<b>4,195,419</b>		<b>1,010</b>

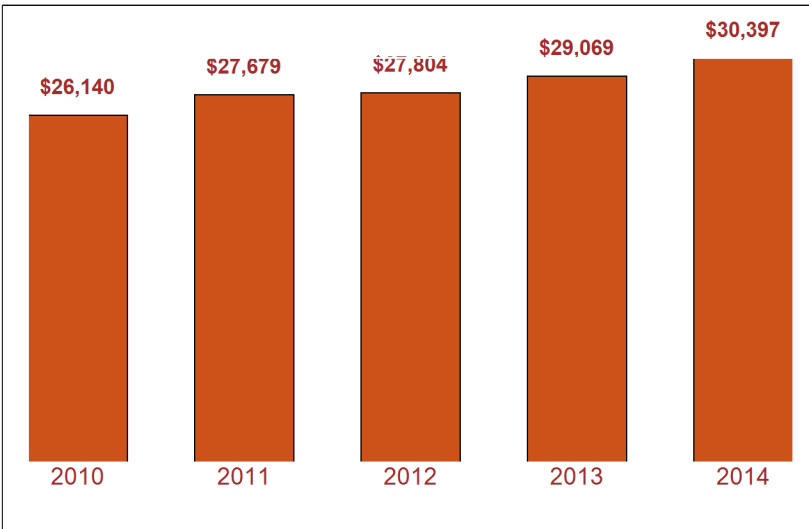
Note: \*Denotes confidential data relating to individual employers and cannot be released. These data use the North American Industrial Classification System (NAICS) categories. Average weekly wage is derived by dividing gross payroll dollars paid to all employees - both hourly and salaried - by the average number of employees who had earnings; average earnings are then divided by the number of weeks in a reporting period to obtain weekly figures. Figures in other columns may not sum accurately due to rounding. All figures are 1st Quarter of 2016.

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



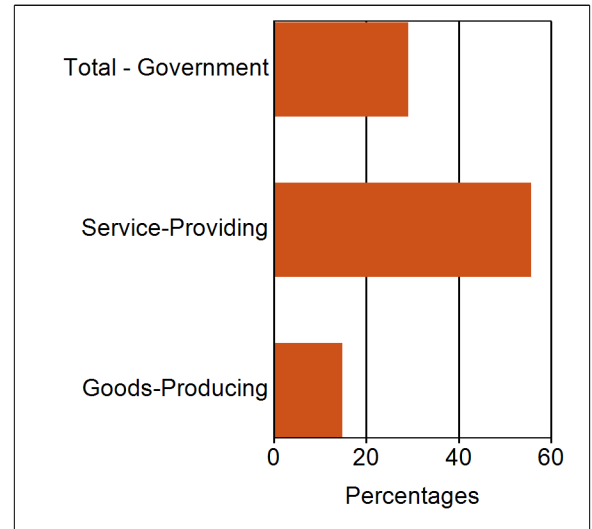
## Lumpkin Per Capita Income

Source: U.S. Bureau of Economic Analysis



## Lumpkin Industry Mix 2016

Source: See Industry Mix data on Page 2.



## Top Ten Largest Employers - 2015\*

### Lumpkin

Captain D's  
 Chestatee Regional Hospital  
 Dress Up Boutique  
 Home Depot  
 Koyo Bearings USA, LLC  
 North Georgia College & State University  
 RefrigiWear, Inc.  
 The Louver Shop  
 University of North Georgia  
 Walmart

\*Note: Represents employment covered by unemployment insurance excluding all government agencies except correctional institutions, state and local hospitals, state colleges and universities. Data shown for the Third Quarter of 2015. Employers are listed alphabetically by area, not by the number of employees.

Source: Georgia Department of Labor

### Lumpkin Area

Employer	COUNTY
Cottrell, Inc.	Hall
Fieldale Further Processing	Hall
Gold Creek Processing, LLC	Hall
Kubota Manufacturing of America Corporation	Hall
Mar-Jac Poultry	Hall
Northeast Georgia Medical Center, Inc.	Hall
Pilgrim's Pride Corporation	Hall
University of North Georgia	Lumpkin
Victory Processing, LLC	Hall
Walmart	Hall

## Commuting Patterns

EMPLOYED RESIDENTS OF Lumpkin			PERSONS WORKING IN Lumpkin		
COUNTY WHERE EMPLOYED	NUMBER	PERCENT OF TOTAL	COUNTY OF RESIDENCE	NUMBER	PERCENT OF TOTAL
Lumpkin, GA	6,480	49.7	Lumpkin, GA	6,480	71.0
Hall, GA	1,777	13.6	Hall, GA	689	7.5
Forsyth, GA	1,244	9.5	Dawson, GA	529	5.8
Dawson, GA	1,240	9.5	White, GA	442	4.8
Fulton, GA	701	5.4	Forsyth, GA	234	2.6
Gwinnett, GA	291	2.2	Gwinnett, GA	178	1.9
DeKalb, GA	282	2.2	Duval, FL	145	1.6
White, GA	273	2.1	Pickens, GA	71	0.8
Other	763	5.8	Other	361	4.0
<b>Total Residents:</b>	<b>13,051</b>	<b>100.0</b>	<b>Total Residents:</b>	<b>9,129</b>	<b>100.0</b>

Note: Other category represents employment from U.S. counties only.

Source: U.S. Census Bureau - 2010 County-To-County Worker Flow Files.

# Education of the Labor Force

## Lumpkin Area

	PERCENT DISTRIBUTION BY AGE					
	PERCENT OF TOTAL	18-24	25-34	35-44	45-64	65+
Elementary	8.9%	5.4%	10.0%	9.3%	6.9%	13.9%
Some High School	13.0%	21.7%	13.3%	11.5%	10.1%	13.8%
High School Grad/GED	33.0%	33.9%	32.8%	32.6%	33.6%	31.5%
Some College	21.2%	31.9%	21.5%	18.7%	20.7%	17.2%
College Grad 2 Yr	5.7%	3.2%	5.7%	7.3%	6.9%	3.5%
College Grad 4 Yr	11.6%	3.8%	11.7%	13.9%	13.1%	11.4%
Post Graduate Studies	6.6%	0.1%	4.9%	6.7%	8.7%	8.6%
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+. The "Some College" category represents workers with less than two years of college and no degree.

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

## High School Graduates - 2015

	PUBLIC SCHOOLS	PRIVATE SCHOOLS*	TOTAL
Dawson	252	--	252
Fannin	180	--	180
Hall	2,107	--	2,107
Lumpkin	218	--	218
Union	262	--	262
White	565	--	565
<b>Lumpkin Area</b>	<b>3,584</b>	<b>--</b>	<b>3,584</b>



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

\* Private schools data is not available for 2015 from Georgia Independent School Association.

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

# Colleges and Universities

## Lumpkin Area

### Dawson

Southern Catholic College	<a href="http://www.southerncatholic.org/">http://www.southerncatholic.org/</a>
Dawson Campus (Satellite campus of Lanier Technical College)	<a href="http://www.laniertech.edu">www.laniertech.edu</a>
Southern Catholic College	<a href="http://www.southerncatholic.org">www.southerncatholic.org</a>

### Hall

Brenau University	<a href="http://www.brenau.edu">www.brenau.edu</a>
University of North Georgia	<a href="http://www.gsc.edu">www.gsc.edu</a>
Lanier Technical College	<a href="http://www.laniertech.edu">www.laniertech.edu</a>
Oakwood Campus (Satellite campus of Lanier Technical College)	<a href="http://www.laniertech.edu">www.laniertech.edu</a>

### Union

Blairsville Campus (Satellite campus of North Georgia Technical College)	<a href="http://www.northgatech.edu">www.northgatech.edu</a>
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### Lumpkin

University of North Georgia	<a href="http://www.northgeorgia.edu">www.northgeorgia.edu</a>
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### White

Truett-McConnell College	<a href="http://www.truett.edu">www.truett.edu</a>
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Note: The colleges and universities listed include public and private institutions. This list is updated periodically as information becomes available.

Source: Integrated Postsecondary Education Data System (IPEDS).

## Technical College Graduates - 2015\*

PROGRAMS	TOTAL GRADUATES			PERCENT CHANGE	
	2013	2014	2015	2013-2014	2014-2015
Accounting Technology/Technician and Bookkeeping°	96	101	91	5.2	-9.9
Administrative Assistant and Secretarial Science, General	35	28	18	-20.0	-35.7
Aesthetician/Esthetician and Skin Care Specialist°	16	21	20	31.3	-4.8
Allied Health and Medical Assisting Services, Other°	22	20	13	-9.1	-35.0
Autobody/Collision and Repair Technology/Technician°	13	24	26	84.6	8.3
Automobile/Automotive Mechanics Technology/Technician°	55	102	89	85.5	-12.7
Business Administration and Management, General°	35	40	63	14.3	57.5
CAD/CADD Drafting and/or Design Technology/Technician°	8	11	6	37.5	-45.5
Child Care and Support Services Management°	2	2	1	0.0	-50.0
Child Care Provider/Assistant°	88	98	81	11.4	-17.3
Clinical/Medical Laboratory Technician	6	9	5	50.0	-44.4
Computer Installation and Repair Technology/Technician°	9	19	25	111.1	31.6
Cosmetology/Cosmetologist, General°	111	113	131	1.8	15.9
Criminal Justice/Safety Studies°	51	17	41	-66.7	141.2
Data Entry/Microcomputer Applications, General°	19	18	24	-5.3	33.3
Data Processing and Data Processing Technology/Technician°	23	25	13	8.7	-48.0
Dental Assisting/Assistant	14	12	14	-14.3	16.7
Design and Visual Communications, General°	9	6	12	-33.3	100.0
Drafting and Design Technology/Technician, General°	15	8	6	-46.7	-25.0
Early Childhood Education and Teaching°	42	38	27	-9.5	-28.9

# Technical College Graduates - 2015\*

PROGRAMS	TOTAL GRADUATES			PERCENT CHANGE	
	2013	2014	2015	2013-2014	2014-2015
Electrical and Power Transmission Installation/Installer, General <sup>°</sup>	12	10	14	-16.7	40.0
Electrician <sup>°</sup>	11	6	15	-45.5	150.0
Emergency Medical Technology/Technician (EMT Paramedic) <sup>°</sup>	48	64	59	33.3	-7.8
Entrepreneurship/Entrepreneurial Studies <sup>°</sup>	3	1	5	-66.7	400.0
Fire Prevention and Safety Technology/Technician <sup>°</sup>	1	2	4	100.0	100.0
Fire Science/Fire-fighting <sup>°</sup>	9	15	12	66.7	-20.0
Fire Services Administration	1	2	7	100.0	250.0
Graphic Design <sup>°</sup>	2	4	1	100.0	-75.0
Health Services/Allied Health/Health Sciences, General <sup>°</sup>	16	14	20	-12.5	42.9
Heating, Air Conditioning, Ventilation and Refrigeration Maintenance Technology <sup>°</sup>	26	34	29	30.8	-14.7
Industrial Mechanics and Maintenance Technology <sup>°</sup>	79	79	62	0.0	-21.5
Interior Design <sup>°</sup>	3	6	34	100.0	466.7
Licensed Practical/Vocational Nurse Training	53	26	46	-50.9	76.9
Machine Shop Technology/Assistant <sup>°</sup>	41	53	38	29.3	-28.3
Marketing/Marketing Management, General	5	1	6	-80.0	500.0
Medical Insurance Coding Specialist/Coder <sup>°</sup>	6	4	3	-33.3	-25.0
Medical Office Assistant/Specialist <sup>°</sup>	43	33	17	-23.3	-48.5
Medical Office Management/Administration	8	5	15	-37.5	200.0
Medical/Clinical Assistant	125	105	86	-16.0	-18.1
Network and System Administration/Administrator <sup>°</sup>	28	30	30	7.1	0.0
Nursing Assistant/Aide and Patient Care Assistant/Aide <sup>°</sup>	144	132	117	-8.3	-11.4
Phlebotomy Technician/Phlebotomist <sup>°</sup>	15	15	13	0.0	-13.3
Radiologic Technology/Science - Radiographer	17	17	13	0.0	-23.5
Retailing and Retail Operations <sup>°</sup>	3	1	4	-66.7	300.0
Surgical Technology/Technologist	13	14	8	7.7	-42.9
Web Page, Digital/Multimedia and Information Resources Design <sup>°</sup>	2	10	2	400.0	-80.0
Welding Technology/Welder <sup>°</sup>	118	123	127	4.2	3.3

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

Source: Technical College System of Georgia

\*Data shown represents Annual 2013, 2014, and 2015.

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



## Active Applicants - Georgia Department of Labor

	TOTAL	Mgt.	Bus. and Finance	Comp. and Math	Arch. and Eng.	Life and Soc. Svcs.	Comm. and Svcs.	Legal	Ed. and Training	Arts and Design	Health Prac.	Health Support
Dawson	258	27	30	59	34	6	14	0	29	13	28	18
Fannin	615	83	27	177	19	1	17	0	66	53	120	52
Hall	1,468	213	113	340	119	8	100	18	199	123	120	115
Lumpkin	207	23	0	29	18	0	6	2	38	27	40	24
Union	351	125	12	38	15	6	22	2	1	25	49	56
White	296	149	5	46	8	0	0	0	5	6	26	51
Subtotal Area	3,195	620	187	689	213	21	159	22	338	247	383	316

## Active Applicants - Georgia Department of Labor (cont.)

	TOTAL	Protect. Svcs.	Food Prep.	Ground Cleaning	Personal Care	Sales	Office Support	Farm. and Forestry	Construction	Installation Main.	Prod.	Trans. and Moving
Dawson	873	1	30	6	9	256	270	0	14	73	114	100
Fannin	2,832	18	180	75	35	436	682	17	131	178	443	637
Hall	5,588	100	168	99	96	381	1,403	48	336	490	1,664	803
Lumpkin	816	3	25	16	43	190	187	3	67	68	93	121
Union	1,669	30	104	28	34	182	571	0	103	133	235	249
White	1,861	12	161	72	42	184	399	17	68	168	487	251
Subtotal Area	13,639	164	668	296	259	1,629	3,512	85	719	1,110	3,036	2,161

Note: For current applicant data available for a specific occupation, contact the nearest Georgia Department of Labor Career Center.

Source: Georgia Department of Labor (active applicants as of July 2016).

## Georgia Department of Labor Location(s)

### Career Center(s)

2756 Atlanta Hwy  
Gainsville GA 30504

**Phone:** (770) 535 - 5484      **Fax:** (770) 531 - 5699

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

**Summary of Comprehensive Plan Survey Results**

**1) How much growth and development should Dahlonega pursue?:**

a) A lot	b) Some	c) A little	d) None
2.3%	32.5%	38.3%	26.9%

**2) Dahlonega’s most important asset that should be *preserved* in the future is...**

Historic Downtown	Connection with nature/ mountains
Cultural festivities and events	Support for the arts
Small town character	History/Heritage
Uniqueness	

**3) Dahlonega’s biggest liability that should be *changed* in the future is...**

Improve relationship with County, UNG	Improve parking management
Protection against incompatible growth	Increase housing options, especially in town
Dilapidated housing	
Traffic management in town	
Blending downtown with bypass	

**4) Our top 2 economic development priorities should be:**

---

4	Attract/sustain commercial businesses
0	Attract/sustain agricultural industries
5	Attract/sustain business to downtown
5	Attract/sustain manufacturing and industry
5	Attract/sustain any businesses with high paying jobs
2	Other:

**5) Our 2 most important housing needs are:**

---

4	Design guidelines for new construction
4	Fewer dilapidated houses
7	More affordable housing
1	More high-end housing
5	More senior housing
4	More apartments
	None/ NA
1	Other

**6) Our 2 most important historic and cultural resources issues are:**

---

6	Preserving existing historic structures
6	Design guidelines so new development is compatible
3	Improving sidewalks and pedestrian accessibility around the City
1	Need more park space
	None/ NA
2	Other: More event space downtown

**7) On a scale of 1 (Very poor) to 5 (Very good), please rate each of the following public services:**

---

4.1	Fire protection
3.8	Police/ Public Safety/ EMS
4.1	Water
4.4	Parks and recreation
4.0	General government
3.7	Roads
4.1	Sewer
	Other:

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

---

1.8	Preserving Dahlonega's rural character
2.9	Preserving the standard of living
4.6	Increasing commercial options
3.4	Preserving the low cost of living
2.4	Increasing job opportunities
	Other:

**9) Considering that North Georgia is expected to see significant growth and development in the future, please rank the following issues in terms of priority, with 1 being most important:**

---

2.7	Maintaining public safety
1.9	Preserving Dahlonega's rural appearance and character
4.9	Managing traffic in and around downtown
3.7	Luring more/new commercial activity
1.9	Enforcing design standards outside of downtown
2.6	Luring any new jobs
	Other:

**RESOLUTION 2017- 7**  
**Adoption of 2017 Comprehensive Plan**

**WHEREAS**, the City of Dahlonega through its consultants Georgia Mountains Regional Commission, has previously submitted its 2017 Comprehensive Plan to the Georgia Department of Community Affairs for approval; and

**WHEREAS**, the 2017 Comprehensive Plan was developed in accordance with the Minimum Rules and Standards for Local Comprehensive Planning as established by the Georgia Department of Community Affairs, including requirements for public participation and compliance with State laws and documents; and

**WHEREAS**, the Department of Community Affairs has issued its approval of said Plan;

**THEREFORE, BE IT RESOLVED** by the City of Dahlonega that the said 2017 Comprehensive Plan as submitted to and approved by the Department of Community Affairs is hereby adopted as the official 2017 Comprehensive Plan for the City of Dahlonega by vote of the City Council.

**SO RESOLVED THIS 3<sup>RD</sup> DAY OF APRIL, 2017.**

  
\_\_\_\_\_  
Mayor

Attest:

  
\_\_\_\_\_  
Assistant City Clerk

