

2022 Comprehensive Plan

City of Dahlonega, Georgia



February 2022

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Purpose & Scope

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

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

Required Components

This comprehensive plan serves to meet the requirements and intent of the Georgia Department of Community Affairs's "Minimum Standards and Procedures for Local Comprehensive Planning," as amended in 2013, and the Georgia Planning Act of 1989. It is essential that the plan be prepared in compliance with these rules and guidelines for Dahlonega to maintain their Qualified Local Government (QLG) status. Further, State law requires that the local government update its comprehensive plan every 5 years.

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

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

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

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

In addition to the required core elements local comprehensive plans in Georgia must also include the following:

***An assessment of Community Broadband Technology Capacity.** The purpose of the broadband assessment is to facilitate the “promotion of the deployment of broadband internet services” throughout each community in recognition of how vital this technology is for economic development. In an effort to provide advance compliance with this standard the County and municipalities will provide a brief analysis of their needs and objectives regarding broadband technology.*

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

As a community that has adopted a form of development regulations, the local governments must also include the necessary land use element within their plan to aid in the coordination of their development policies and capital improvement projects.

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

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

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

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

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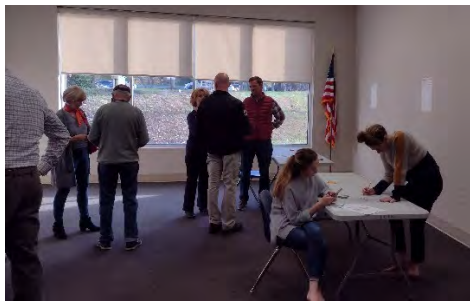
Material for the Purpose, Required Components and Required Procedures has been taken from the appropriate sections of Georgia Department of Community Affairs’ “Standards and Procedures for Local Comprehensive Planning.”

Public Participation

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

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

There were six public hearing opportunities held during the planning process, three of which were done in conjunction with Lumpkin County at the County’s Recreation Center. The other three meetings were held at City Hall, featuring correlating input from the Plan Advisory Committee and Planning Commission. Held with safety standards installed at the time, these forums were used to provide citizens and other stakeholders with the chance to offer their preferences regarding select development issues, priorities on capital projects, and to validate that online survey data was representative of the issues facing the community. The final public forum reviewed the key goals identified in this planning cycle and the mitigation measures proposed for each, confirming that the City was taking practical steps in accordance with the ambitions of residents and area business leaders.



Plan Advisory Committee

- James Spivey
- Michael Feagin
- James Carroll
- Win Crannell
- James T. Guy
- Doby McCluskey
- Ross Shirley

In addition to the public forums, an online survey was made available to the public throughout the fall of 2021, ultimately collecting 163 unique responses. The survey had a variety of multiple choice, priority ranking, and open response questions that allowed participants to give feedback regarding how to accommodate growth, setting priorities for economic development, and how to identify the elements critical to defining Dahlonega’s character that need to be protected moving forward.



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

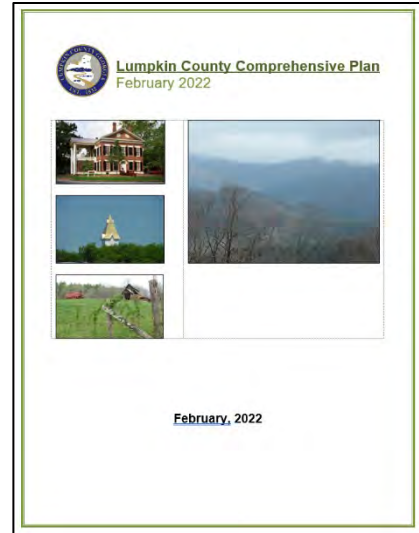
Correlating Planning Efforts

The City’s planning process took into account, and used information from, planning efforts on behalf of the County and the University. 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

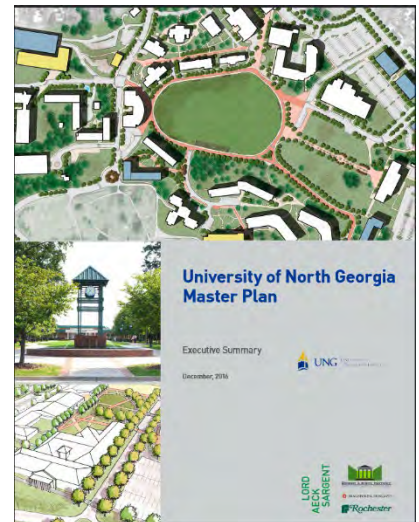
The County's own comprehensive plan update process was running parallel to the City's. The County also worked with the GMRC in producing this update and featured a similar arrangement of public hearings, surveys and an Advisory Committee. The County's document addressed the unincorporated areas but included 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.



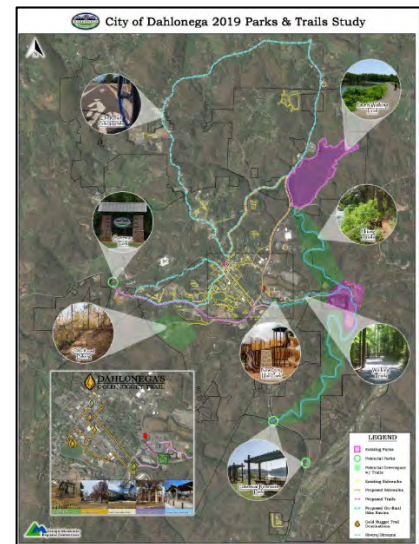
University of North Georgia Master Plan

With roughly 9,000 students at their main campus in downtown Dahlonega, the University of North Georgia (UNG) is an integral part of the city's character and economy. The University completed a full campus master plan in 2016, outlining their ambitions for capital improvements and new buildings to accommodate a growing enrollment. Several of those projects have been completed or are underway, including the Convocation Center to the south and new academic buildings along S. Chestatee Street. Additional planning efforts at UNG were underway during the Dahlonega planning process, with some of that information taking into consideration. The City also accounted for the probability of future development projects in support of UNG, particularly off-site residences, being pursued by private interests independent of the University.



2019 Parks and Trails Study

The 2019 process built upon three previous planning exercises, including a comprehensive plan and a 2007 Trails and Greenway Study, to assess ways a passive-use park and trail system could enhance the community's character as a historic and commercial-based tourist destination. Using an online survey and public forums the planning process identified ways to improve their five existing facilities, establish or strengthen pedestrian connections between City and County facilities, utilize art and informational markers to enhance the City's historic charm through a "Gold Rush Heritage" trail, create new destination parks and neighborhood parks primarily for local residents, and foster a new trail system that would expand access along popular Yahoola Creek. All these amenities could be accessible by biking and walking from the existing historic town square.



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 the community has at least tried to identify current values, describe how they’re to be realized in the future and use that image as a foundation for short and long-term planning. As a process this also requires the community to develop a consensus on what conditions to change or to preserve.

Community Profile



In 1828, after gold was “discovered” in the northeast Georgia Mountains, men and materials poured into the area as word of gold spread. This boom displaced many native Cherokee (to begin a journey that became the Trail of Tears) as Lumpkin County was officially established in 1832 and the City of Dahlonega a year later, serving as the County seat.

In 1836, Lumpkin County’s Old Courthouse was built in the center of Dahlonega and is today the oldest public building in North Georgia. In 1838, the U.S. government opened one of the first Federal Branch Mints in Dahlonega. More than \$6 million in gold coins were minted at the site that was later to become the University of North Georgia’s Price Memorial Hall. The university was one of the first Federal Land Grant colleges and is to this day one of the premier military institutions in the nation.

Dahlonega sits in the foothills of the Blue Ridge Mountains, near the Chattahoochee National Forest. The scenic beauty and history of the region has fostered a strong tourism industry in the community. Festivals and fairs such as Gold Rush Days, The Arts and Wine Festival, and The Bear on the Square Festival bring thousands of people to our town yearly to enjoy the good hospitality and beautiful surroundings.

Dahlonega’s proximity to metro Atlanta, and its position along the way for travelers heading to or from the mountains, has boosted the community’s appeal as a charming destination.

This rugged terrain is regarded as scenic but has limited the potential for major manufacturing and select commercial agriculture operations. As a result, Dahlonega and Lumpkin County are fairly insular communities, reliant on tourism and the university for the modern economy, while evolving as a rural community known for small-town charm and casual, country lifestyles.

The presence of these amenities and the appeal of Dahlonega’s vibrant community has served to attract a new wave of residents and increased tourism. The growing abundance of other job opportunities in the region, combined with the relative affordability of the city, means there is a strong prospect for growth on the horizon. While the relocation of the medical center means more travel for those services, the new facility will enable expansion and thus give Dahlonega even greater appeal to prospective residents.



| COMMUNITY | 2010 | 2015 | 2020 | Δ 2010 - 2020 | |
|-----------------------|---------------|---------------|---------------|---------------|--------------|
| | | | | # | % |
| Lumpkin County | <u>30,282</u> | <u>31,285</u> | <u>34,186</u> | <u>3,904</u> | <u>12.9%</u> |
| Dahlonega | 5,546 | 6,298 | 7,329 | 1,783 | 32.1% |
| Unincorporated | 24,736 | 24,987 | 26,857 | 2,121 | 8.6% |
| Georgia | 9,711,881 | 10,178,447 | 10,710,017 | 998,136 | 10.3% |
| Dawson Co. | 22,328 | 23,369 | 27,113 | 4,785 | 21.4% |
| Union Co. | 21,370 | 22,007 | 25,358 | 3,988 | 18.7% |
| Hall Co. | 180,033 | 192,245 | 206,591 | 26,558 | 14.8% |
| White Co. | 27,203 | 28,387 | 31,094 | 3,891 | 14.3% |
| Lumpkin Co. | 30,282 | 31,285 | 34,186 | 3,904 | 12.9% |
| Gilmer Co. | 28,339 | 29,514 | 31,978 | 3,639 | 12.8% |
| Fannin Co. | 23,685 | 24,442 | 26,521 | 2,836 | 12.0% |

Vision Statement

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

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



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.**



Stakeholder Input

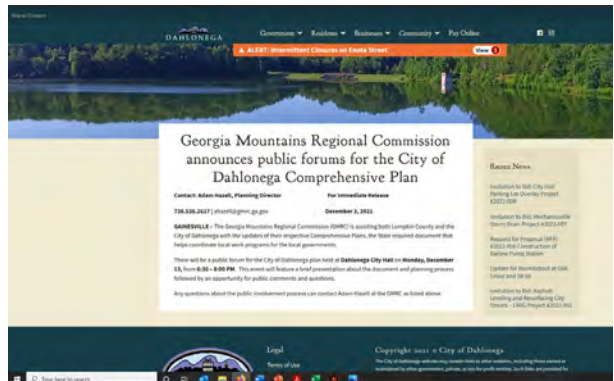
The effectiveness of any planning process requires identifying the needs that must be addressed to achieve a community's goals, clarifying the targets for the local government. While having the raw data about a community's demographics helps understand current conditions, engaging with area residents,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

The prevailing sentiment from participants in both the online surveys and at public events was a desire to preserve the small-town charm of the area, both in the style and appearance of the community and in the scale of activity. Many people fear what any growth will do to Dahlonega, feeling the city is already losing some charm and viability for residents to growing University and encroachment from a suburbia reaching up the GA 400 corridor. At the same time, they also know some growth is inevitable, and understand that the City should be proactive in seeking to manage how that growth occurs within and around the area. The future is seen as a contest between the essence of the community and cost-effective governance in the face of change.

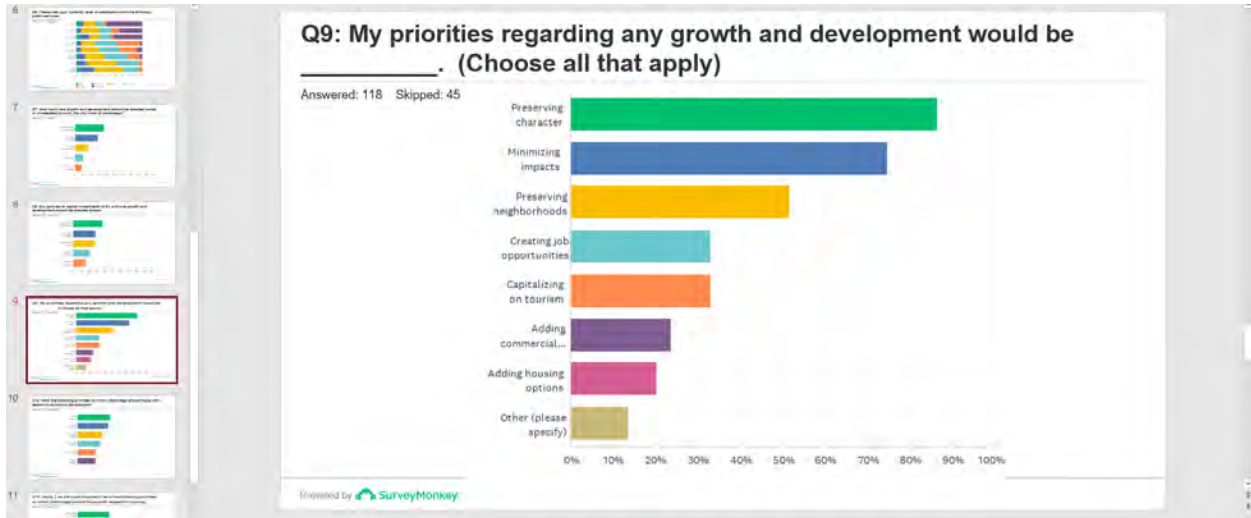
In evaluating options for managing growth, and in affirming elements of the community that should be preserved, public comments relied heavily on terms such as quaint, safe, small, and rural. For existing residents, they understand the value of tourism, but they want to ensure the direction of the city doesn't neglect the needs of local citizens in the effort to retain tourist appeal. Specifically, they don't want the historic square and adjoining blocks to sacrifice their existing scale and character in an attempt to evolve as a tourist destination. Rather, they wish to first reinforce that historic character, and then adapt in other ways to sustain the tourist economy. They also want to ensure that the daily concerns of residents are not lost amid efforts to support tourism. This includes both retaining the quality levels of service available now without increasing the cost of living for projects that benefit tourists more so than residents.

Sampling of Public Comments

- *"Avoid becoming a clone of Helen or Gatlinburg."*
- *"My main concern is to preserve the rural character of this area"*
- *"The city is designed more for couples or rich Atlantans. I wish there was a more family friendly feel to the city so we wouldn't have to go to other counties for activities."*
- *"It is my greatest hope that officials intend to preserve the Dahlonega we know and love and to prevent such devastation to our community. Growth does not always equal progress."*



Sampling of Public Input



Public Event Question: Do you think the local governments should seek to expand the tax base to support/improve local facilities and services?

| | Lumpkin County | | | City of Dahlonega | | |
|--|----------------|----|-------|-------------------|----|-------|
| | Yes | No | Maybe | Yes | No | Maybe |
| In General | 30 | 9 | 4 | 22 | 7 | 4 |
| For Specific Facilities/ Services | | | | | | |
| Fire Protection | 36 | 4 | 1 | 22 | 3 | 3 |
| Law Enforcement | 39 | 5 | 1 | 20 | 9 | 1 |
| Roads | 36 | 5 | 5 | 23 | 3 | 2 |
| Parks/ Recreation | 35 | 7 | 4 | 20 | 5 | 5 |

| | | |
|--|-------------|-----------|
| <i>Considering the next 5-10 years, would you favor policies that seek to concentrate commercial growth and development in the southeastern part of the County in exchange for limiting commercial growth north and west of Dahlonega?</i> | Yes: | 46 |
| | No: | 6 |

Overview of Public Comments - Major Concerns and Objectives

- Overwhelming support for preserving the character of the area
- Some growth desired, but not at expense of local character, and with minimal impacts
- City should focus on maintaining livability for full-time residents
- Need a long-term strategy for managing life with UNG
- Housing, broadband, and general infrastructure are priorities
- Efforts to address housing will require education, thoughtful analyses, and (likely) compromise
- City will need to prepare for growth beyond current boundaries

SWOT Analysis

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



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

| STRENGTHS/ KEY ASSETS | WEAKNESSES/ LIABILITIES |
|---|--|
| Historic Square/ Tourism Hancock Park Lake Zwerner UNG Hospital Water & Sewer Safe hometown Yahoola Creek Park Chestatee River Popular festivals & events Access to GA 400 & metro Atlanta Access to Mountains/ St. Parks/ National Forest | Competition for space Traffic congestion in downtown Topographic challenges/ Few opportunities for large scale developments Gaps in workforce/ starter housing supply Limited options for groceries Need for road & sidewalk improvements Competition for parking Hospital moving outside of city |
| OPPORTUNITIES/ UNIQUE POSSIBILITIES | THREATS/ OUTSIDE RISKS |
| Options for new parks and trails Options for reuse of vacated medical buildings Options for new urbanist infill Access to an expansion of GA 400 Access to potential medical hub with hospital relocation | Managing incompatible development near downtown Managing impacts of growth |

Community Goals and Issues - 2022

In evaluating the survey responses and public comments, the primary concerns and issues for residents and local businesses focused on several key objectives. After discussion with stakeholders, this was refined into the following list of Goals for the 2022 Comprehensive Plan. Those goals (presented in no particular order) are defined here.

Preserve Dahlonega's small-town character... while planning for the next generation of downtown

The primary reason people cherish Dahlonega is rooted in its small-town look and scale. It is defined by the architecture, the walkability of the square, and the abundance of locally owned businesses that give Dahlonega its identity and foster the sense of community among residents. At the same time, there is opportunity to expand the commercial and social core of downtown, and the City should seek to identify the means to absorb some change in ways that enhance its role as a destination.

The City MUST do all it can to preserve the integrity of the historic square, and work to ensure all development in and around the square is compatible with this established character. This is both to minimize the potential adverse impacts of growth (such as traffic or pollution) but also to retain, for as long as possible, the identity that residents and tourists love.

Pursue & celebrate government efficiency and effectiveness

Expectations and demands regarding how governments communicate with their residents and business leaders has evolved. New technologies and a heightened awareness of Dahlonega's potential means citizens may have different performance measures than past generations. Today's citizens want efficiency, but they also expect a quality return on their investments.

Dahlonega currently has some long-term budgeting and is engaged in social media, but measures remain that could improve how information is shared and used. The City could also benefit from assurances their communication methods are in step with projected trends for future generations.

Support economic development befitting Dahlonega's size and character

There is a demand for more and better job opportunities, and support for "appropriate" retail. The desire among residents is that efforts supporting business expansion do so with an emphasis on sustaining the community's rural character, minimizing the potential nuisances of the need for major impacts on the landscape. They favor businesses that are locally owned, and especially within downtown Dahlonega they wish to prevent signage, architecture, and parking conditions that detract from the existing form.

Given the right support and resources, the Development Authority can more actively seek out businesses suitable for the small urban setting, and provide residents with the additional retail options desired. A formalized strategy and additional staff assistance will also allow the Authority to better assist existing companies in the area.

Be proactive in addressing housing types and affordability

Housing affordability is critical today, particularly among workforce/ starter units and senior-friendly units. Competition from UNG can affect supply and pricing, as will restrictions from topography and limited utility access. The City should review their ordinances and consider how new trends (short-term rentals, tiny housing...) may impact local markets, and seek policies that preserve local character. The City should also be prepared for more multi-family developments by planning where and how best to accommodate such projects most efficiently and without damaging local character.

An exercise in formally reviewing how different housing types do or do not work within Dahlonega can assist in guiding how to make the best out of local ordinances and show to the public how various types will preserve the area's low cost of living.

Expand Dahlonega's walkability and passive use parks

Successful urban centers are inherently walkable, inviting people to circulate and see the community at a pedestrian pace and scale. Civic spaces, such as parks and plazas, magnify this role and provide a greater sense of destination.

Dahlonega's existing form capitalizes on this notion, but there are opportunities to strengthen these elements. Ideas for more trails and parks have been nominated and, done appropriately, would enhance the charm and appeal of the City to residents and visitors alike. A bigger trail network and more accessible passive-use park system offers a cost-efficient opportunity for more recreational and tourist destinations, spaces for art and commemorations of local history, and ways to strengthen community connections.



Create a plan for the bypass and gateway corridors

There will always be a need for a broader, auto-oriented corridor capable of harboring larger scale commercial and institutional uses. Such arterial corridors are critical for both through and local traffic, and enable bigger businesses to serve the community. As Dahlonega and Lumpkin County grow, the challenge is to accommodate this need while also minimizing adverse impacts and retaining the cherished rural character.

The City should work with area stakeholders in mapping out a long-term management strategy for the US 19 and GA 9 roadways, taking into consideration best options for absorbing new development. This should include an assessment of possibly needed road improvements, traffic impacts on adjoining neighborhoods, and ways to accommodate pedestrian connections at select points.

Preserve and celebrate existing neighborhoods

Dahlonega has a mix of stable residential areas throughout the city, including older neighborhoods that are considered endemic to Dahlonega's small-town character. Preserving these neighborhoods and subdivisions is not only critical to sustaining the city's cost of living but will contribute to the variety of housing options needed in the future.

The City should be proactive in monitoring these areas for signs of distress or blight, working to help preserve the viability of residential areas by ensuring the safety and accessibility of each. Where possible this should include pedestrian connections to key public destinations. The City should also ensure land use regulations foster compatible infill without incurring undue costs on the landowners.

Create a guidebook for any future annexation

Projections for Lumpkin County suggest increasing interest in more and new development in and around Dahlonega. As the city becomes appealing and accessible to more and more people, there will be greater interest on behalf of Dahlonega to shape how that development occurs.

The City has long-term plans for select utilities, but should pursue the development of a coordinated strategy to guide how future annexations are considered, both for cost-effectiveness and for compatibility. Creating a coordinated approach will ensure that when the City does assess potential annexations it will be done with the right information in hand to yield the best result for the community.

Foster ever-improving relations with the University of North Georgia

UNG is both an asset and a challenge for Dahlonega; As both the University and the city evolve, the interests of each can sometimes create points of conflict, yet they're also reliant on one another as key parts of their economic and social well-being.

The key for the City is to find a way to ensure the vital elements of downtown and existing neighborhoods remain intact regardless of University growth. Doing this involves both identifying measures to preserve the physical character and economic viability of key blocks while also fostering improved communication with the University to aid with directing needed campus development.

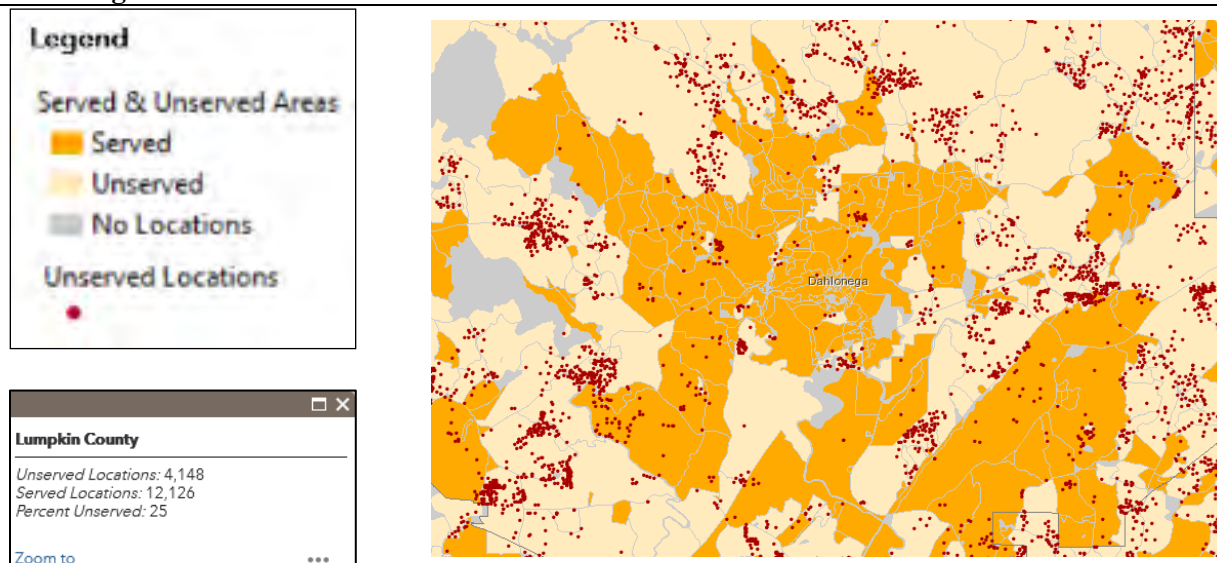


Broadband Assessment

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

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

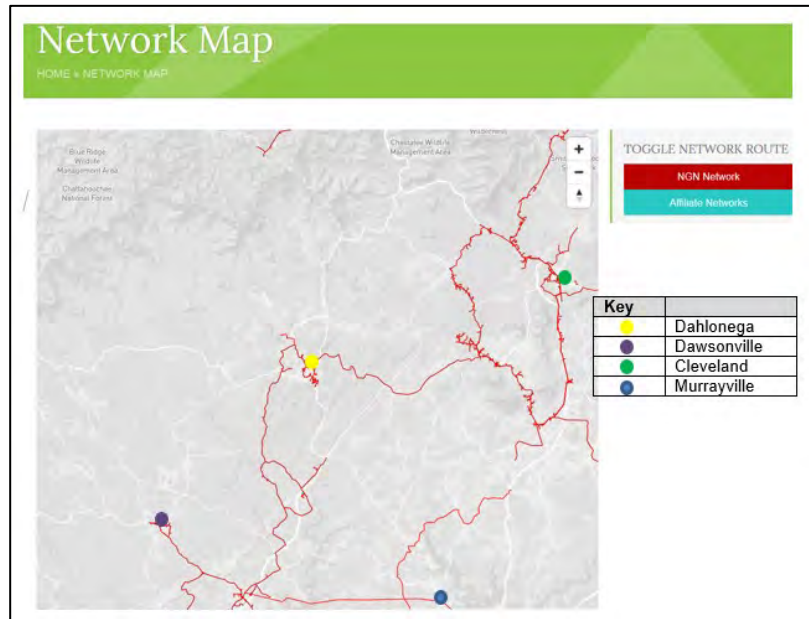
Dahlonega Broadband Access - 2021



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

In 2019, Lumpkin County asked stakeholders to rate the general satisfaction of existing internet service providers. The majority provider within the area (based on geographic area) is Windstream, for which service ratings were below average. Both Windstream and Comcast provide major commercial service in the GA 400 corridor, along arterial roads leading westward from GA 400, to Dahlonega, and along various roads throughout the unincorporated County. There are, however, several gaps in “last-mile” connectivity along more remote rural roads, particularly regarding higher speed and higher capacity lines.

Dahlonega has access to the North Georgia Network (NGN), an incorporated cooperative providing a regional fiber optic system with over 1,600 linear miles of infrastructure. The NGN was conceived with hopes for a more prosperous rural Georgia, knowing that a fast, reliable, and affordable fiber optic network is vital to modern economic development. The NGN provides infrastructure with 100 gigabit core line and connects to almost all the schools and colleges in the region as well as reaching many government structures and prominent business parks




NGN map of service lines in the Lumpkin County area.

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

Based on comments and indications from both the County’s 2019 assessment and during this planning process, the biggest hurdle for broadband access within Dahlonega is addressing available speeds and sustaining service without interruptions. Respondents to the input process indicated that services outside of Dahlonega’s core were typically slower and weaker. The same comments were applied to all service providers in the area, with special concern levied over the prospect for the local networks to handle increasing loads of streaming media. Everyone considered it of vital importance for economic development in the community that providers strive to upgrade capacity and speed so as to minimize issues related to slower, interrupted service.

| Broadband Service | | |
|--|--|--|
| | @ Residence | @ Workplace |
| Locations of Respondents | West of Dahlonega (35%) In Dahlonega (29%) | In Dahlonega (71%) South of Dahlonega (12%) |
| Avg. Satisfaction Rating (1 = Poor, 5 = Great) | 2.7 | 3.1 |
| Top Issues (1 = Low, 6 = High) | 5.15 Speed 4.15 Service Interruptions 4.00 Capacity | 5.08 Speed 4.42 Service Interruptions 4.25 Capacity |

| Priorities for Future Network Enhancements | |
|--|---|
| <ul style="list-style-type: none"> • <i>Improve performance outside Dahlonega’s urban core</i> • <i>Extension of higher-capacity trunk lines from NGN</i> • <i>Long-term plan for “last-mile” connections</i> |  |

Environmental Assessment

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

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

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

Georgia’s 305(b) list as required by that section of the CWA that addresses the assessment process and are published in Water Quality in Georgia (GA EPD, 2019).

Dahlonega currently features 5 stream segments that are listed as Not Supporting their designated use, and another one with an assessment pending. These waters are the ones in need of ongoing monitoring and possible future mitigation to ensure the water quality does not become so impaired as to harm wildlife or people. Most of the pollution issues in Dahlonega concern Fecal Coliform bacteria (typically in the form of animal waste) or Biota – Fish impairment (commonly associated with chemicals like phosphates), with both attributed to non-point source contamination, meaning the polluting agents aren’t coming from a pipe or obvious source but are instead washing into the streams from broad areas. Currently, the City and Georgia EPD have plans in place to address these issues, with most streams having already been reviewed as part of a watershed management plan or comparable assessment. So long as the City continues to enforce proper standards and that all stakeholders encourage best practices regarding livestock management and chemical applications it is hoped the conditions will improve.

State Listed Water Bodies in Lumpkin County

| NAME | LOCATION | SIZE (miles) | STATUS | CAUSE | SOURCE |
|-----------------|---|--------------|--------|-------|--------|
| Yahoola Creek | Bryant Creek to U.S. Hwy 19/SR60 Business | 6.0 | AP | | |
| Cane Creek | Tributary 1 mile upstream Camp Wahsega Road to Cane Creek Falls | 3.0 | NS | Bio F | NP |
| Chestatee River | Yahoola Creek to Lake Lanier | 9.0 | NS | FC | NP |
| Chestatee River | Tesnatee Creek to Yahoola Creek | 10.0 | NS | FC | NP |
| Yahoola Creek | U.S. 19/Business SR 60 to Chestatee River | 9.0 | NS | FC | NP |
| Yahoola Creek | Walden Creek to Bryant Creek | 4.0 | NS | Bio F | NP |

Source: Georgia EPD, 2020

* = Affected stream lies in two counties

AP = Assessment Pending

NS = Not Supporting

Bio F = Biota – Fish Impairment

FC = Fecal Coliform

NP = Nonpoint source pollution



Lake Zwerner, the reservoir supplying Dahlonega’s public water system. The reservoir is fed by Yahoola Creek.

Environmental Planning Criteria

| Characteristic | Dahlonega |
|------------------------------------|-----------|
| <i>Floodplains</i> | Y |
| <i>Forest Lands</i> | - |
| <i>Ground Water Recharge Areas</i> | - |
| <i>Plant & Animal Habitat</i> | - |
| <i>Prime Agricultural Lands</i> | - |
| <i>Protected Mountains</i> | - |
| <i>Steep Slopes</i> | - |
| <i>Water Supply Watersheds</i> | Y |
| <i>Wetlands</i> | Y |
| <i>Protected Rivers</i> | Y |



Yahooola Creek

Within Dahlonega are several resources covered by the *Environmental Planning Criteria*. The Criteria was established through the Georgia Planning Act as a method of identifying minimum standards that should be implemented to protect Georgia's most sensitive natural resources including wetlands, water supply watersheds, protected rivers, groundwater recharge areas, and mountain protection areas. Local governments are encouraged to adopt regulations for the protection of relevant natural resources to maintain their eligibility for certain state grants, loans, and permits. DNR has developed model ordinances to be used as guides for local governments as they develop the necessary regulations to meet EPD standards. The City has regulations in place to address these environmental conditions, however from time to time it may review these standards and policies to see if they need revisions or updates.

The City of Dahlonega understands their need to be compliant with all applicable State laws and regulations regarding environmental planning and protection. This is to certify that as part of this planning process appropriate staff and decision-makers have reviewed the *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

Community Facilities & Services

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

The City of Dahlonega maintains a comprehensive long-term budgeting process that takes into account capital investment needs for each department. Items from the 2022 Capital Improvement Program (CIP) were used in developing the Community Work Program for this plan.

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

Like much of northern metropolitan Atlanta, Lumpkin County and Dahlonega, along with many neighboring jurisdictions, are receiving more interest in new development each year. Residential projects continue to creep toward the mountains as households seek cheaper land and/or more attractive, rural places to reside while still retaining commuting distance to employment options. As this happens, more and new forms of commercial activity follows, trying to capitalize on the growing customer base.

For now, most of the growth is south or west of the city. The node of GA 400 and SR 60 contains the most prominent commercial center outside of Dahlonega, served by the divided four lane arterial road and the available utilities. West of this, in the part of Lumpkin County between Dahlonega and Dawsonville, is the area that's seen the most request for development permits in the past 5 years. Even without significant investment by the County it appears at least some growth will come to this area as Dawson County to the south welcomes the encroaching suburbia.

Over the last ten years, Dahlonega has experienced a trending decline in owner-occupied housing units. A need has presented itself to ensure that neighborhoods become more stable, mixed-income communities with a more significant percentage of owner-occupied housing. Dahlonega has a significantly lower owner-occupied housing unit percentage than the County and State. This shows a need to diversify the housing mix with single-family sites built and quality single-family attached units such as townhomes.

To the west of Dahlonega, the Iron Mountain development began construction of an outdoor recreation destination encompassing hundreds of acres. Phase 1 of the project is slated to include rental cabins, RV campsites, a commercial hub with restaurant, offices, and a welcome center, an event venue, and trails for motorcycles and ATVs. There are plans for further expansions depending on the success of the destination.

UNG continues to grow their campus and facilities, with the Dahlonega campus now hosting upwards of 7,000 students. The success of the University provides opportunities for economic growth in the area, but also presents conflicts as UNG and private citizens compete for land and, most notably, affordable housing. The University will invariably increase their footprint outside of the City over time, driving the investment of infrastructure and utilities to expand the urbanized portions of the county.

Northeast Georgia Medical Center is relocating the hospital currently in Dahlonega to a new campus along GA 400, south of the intersection with SR 60. Once completed by 2025, this facility will anchor additional office activity and has already attracted interest from developers for supporting commercial activity.

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

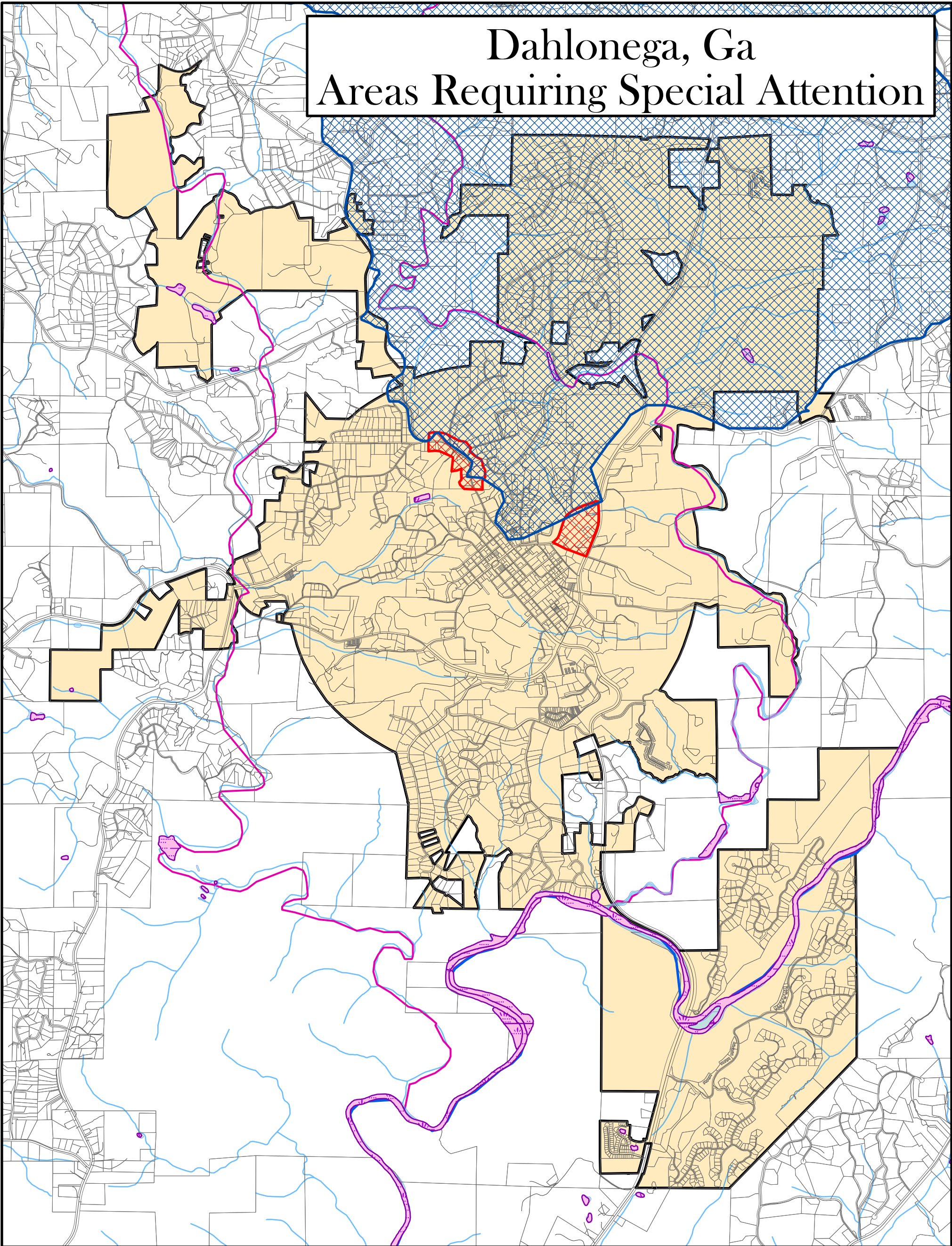
Analysis of the prevailing trends will assist in the identification of preferred patterns of growth for the future. More specifically such analyses can identify those areas requiring special attention regarding management policies, such as natural or cultural resources likely to be intruded upon or otherwise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

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

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

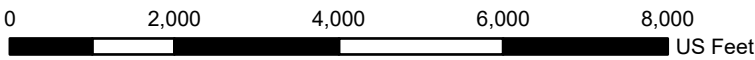
- The North Main Street (including Greenbriar Plaza) and N. Grove Street areas could benefit from investment and revitalization. Both areas exhibit commercial development of various conditions in corridors leading to downtown. City has general goals for improving/sustaining traditional neighborhoods and the existing small-city character, and investment in these areas could match those objectives as defined in the Character Areas. (*Long-term Commercial Redevelopment*)
- To protect the local water supply, the City must emphasize environmental protection standards for sensitive areas, particularly those upstream from the reservoir. Measures to attain and uphold the water quality of Yahoola Creek is of paramount concern to the City. (*Water Supply Watershed*)

Dahlonega, Ga Areas Requiring Special Attention



Legend

-  National Wetlands Inventory
-  Long Term Commercial Redevelopment
-  305b and 303d Streams
-  Rivers and Streams
-  Water Supply Watershed
-  Major Rivers
-  Roads
-  Parcels
-  City of Dahlonega
-  Lakes and Ponds



Recommended Character Areas

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

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

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

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

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

Recommended Character Areas and General Development Overview

| Categories | Residential | Commercial | Office | Industrial | Design guidelines | Landscape guidelines |
|---|-------------|------------|---------|------------|-------------------|----------------------|
| Public Square | X | X | X | | X | X |
| Residential | primarily | | limited | | | X |
| Village Commercial | X | primarily | | | X | |
| Mixed Use Residential | primarily | limited | X | | X | X |
| University of North Georgia | | | | | | |
| Gateway Corridors | X | X | X | | X | X |
| Park/ Recreation/ Conservation | | | | | | X |
| Office/ Institutional/ Conference Ctr. | | | X | | X | X |
| Industrial | | | X | X | | X |

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.

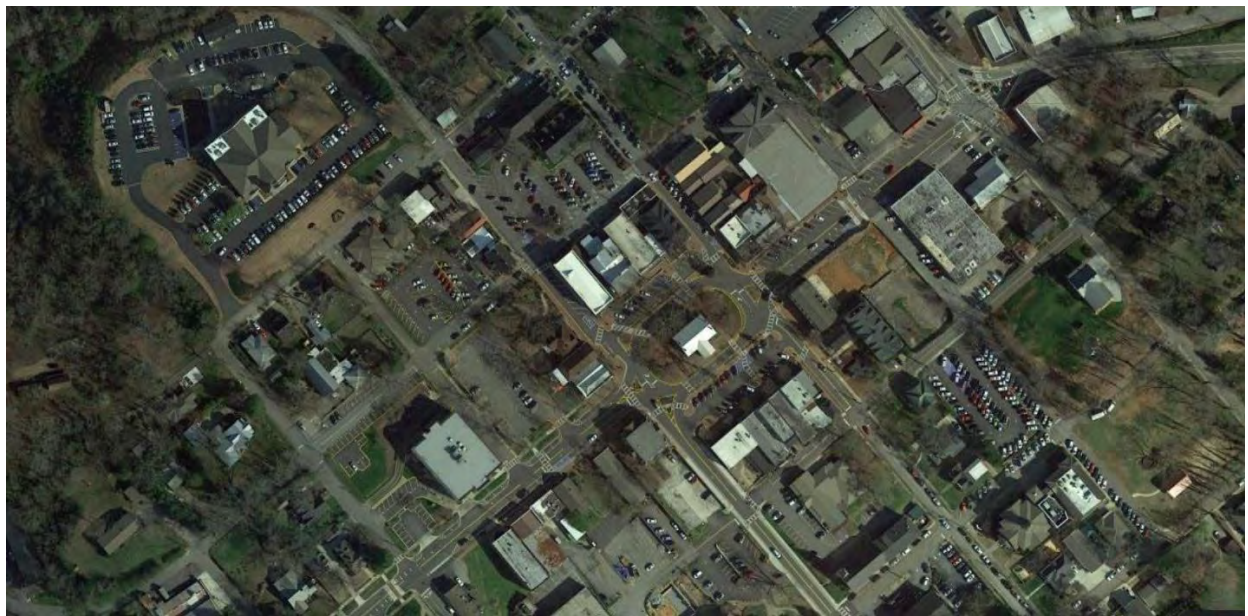


Open space strategies in the district assume continuing improvements to Hancock Park. An additional option to increase open space in the core area is to resurface existing parking lots, notably the one at Choice Street and South Meaders, with unit pavers that provide space for grass or gravel. This allows 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.

| Public Square | |
|--|--|
| <i>Development Standards & Recommendations</i> | <i>Implementation Measures</i> |
| <ul style="list-style-type: none"> • 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 | <ul style="list-style-type: none"> • 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

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 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.



| Residential | |
|--|--|
| <i>Development Standards & Recommendations</i> | <i>Implementation Measures</i> |
| <ul style="list-style-type: none"> • 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 | <ul style="list-style-type: none"> • 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. |



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.

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.



Village Commercial

| <i>Development Standards & Recommendations</i> | <i>Implementation Measures</i> |
|--|--|
| <ul style="list-style-type: none"> • 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 • | <ul style="list-style-type: none"> • 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

The Mixed-Use residential districts extend 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.

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 streetlights.



Mixed Use Residential

| <i>Development Standards & Recommendations</i> | <i>Implementation Measures</i> |
|--|--|
| <ul style="list-style-type: none">• 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 | <ul style="list-style-type: none">• 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

The University of North Georgia has been a stately counterpart to downtown Dahlonega since it was founded in 1873. With an enrollment of approximately 9,000 students, it is major contributor to Dahlonega's economy. Its military traditions are part of the cultural identity of the city. The campus adds vitality to the city, but is also expanding, and the delicate balance between City and University must be maintained so that both can prosper.



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 determined by 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.

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



| University of North Georgia | |
|--|---|
| <i>Development Standards & Recommendations</i> | <i>Implementation Measures</i> |
| <ul style="list-style-type: none"> • 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 | <ul style="list-style-type: none"> • 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 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 foster 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.

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 area'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.

Gateway Corridor

| <i>Development Standards & Recommendations</i> | <i>Implementation Measures</i> |
|--|---|
| <ul style="list-style-type: none"> • 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 tree line • Landscaping and decorative elements encouraged • Sited along 2-3 lane arterials • Concentrated at nodal intersections or key stretches • Development encouraged to 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 | <ul style="list-style-type: none"> • 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



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.

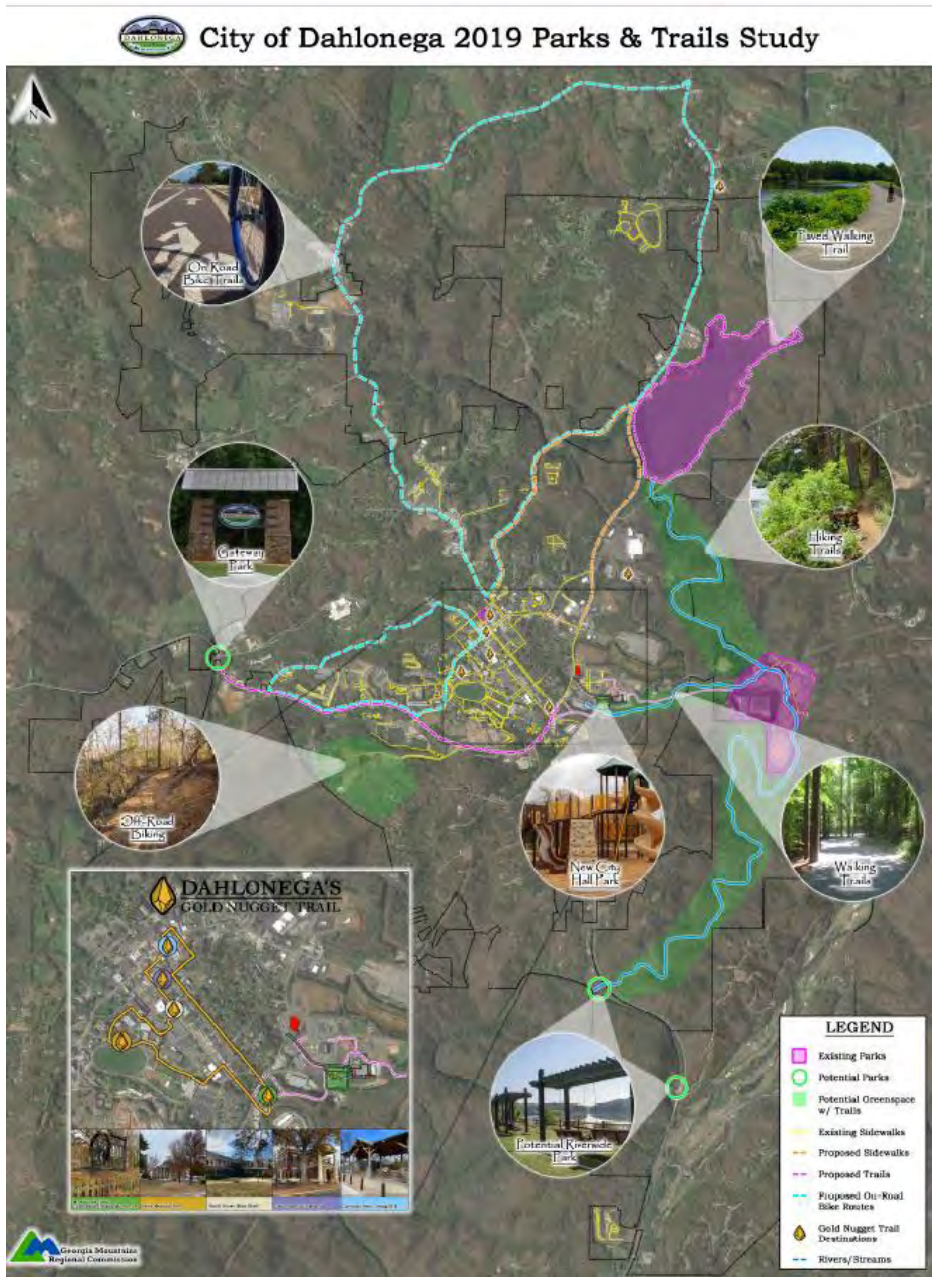


These are spaces restricted from new development except for maintenance and expansion of amenities designed to enhance the property's role as a park. Parking and facilities should be minimized and development should incorporate high degrees of appropriate landscaping. These spaces should be attractive 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.



Parks/ Recreation/ Conservation

| <i>Development Standards & Recommendations</i> | <i>Implementation Measures</i> |
|--|---|
| <ul style="list-style-type: none"> 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 | <ul style="list-style-type: none"> Implement elements of the 2019 Parks and Trails Study Develop sidewalk master plan Pursue Yahoola Creek Trail Explore options for City Hall Park makeover Study demand and opportunities for new public art and historical pieces |



Office/ Institutional

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.



| Office/ Institutional | |
|--|---|
| <i>Development Standards & Recommendations</i> | <i>Implementation Measures</i> |
| <ul style="list-style-type: none"> • 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 • | <ul style="list-style-type: none"> • Amend/adopt development regulations as needed • Develop design guideline reference material • Develop sidewalk improvement and maintenance plan. • |



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.

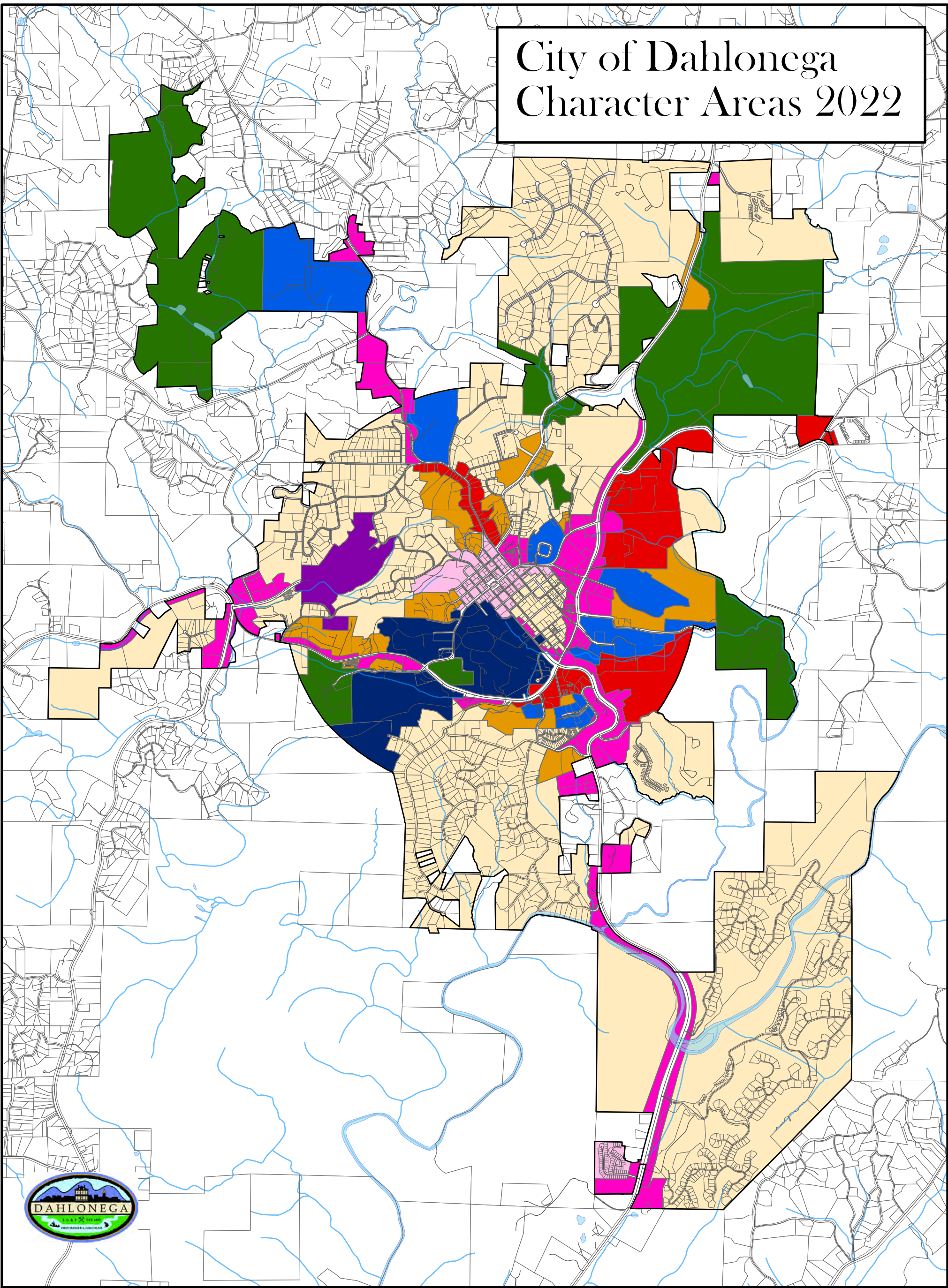
Currently Dahlonega has only a few sites suitable for goods manufacturing but can accommodate some industrial growth for the future. Various properties scattered across the county are capable of hosting independent operations with limited needs for heavy traffic access, but most prospective sites within the city will require extensive site preparation and/or involve the acquisition of multiple smaller properties and demolition of existing structures.

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.



| Industrial | |
|---|--|
| <i>Development Standards & Recommendations</i> | <i>Implementation Measures</i> |
| <ul style="list-style-type: none"> • 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 | <ul style="list-style-type: none"> • Develop utility and commercial traffic assessment for growing industry • Inventory all potential industrial sites |

City of Dahlonega Character Areas 2022



Legend

Dahlonega Character Areas

University Of North Georgia

Gateway Corridors

Industrial

Mixed Use Residential

Office/Institutional

Park/Recreation/Conservation

Public Square

Residential

Village Commercial

Parcels

City of Dahlonega

Roads

Railroads

Rivers and Streams

Lakes and Ponds

0 2,000 4,000 6,000 8,000 US Feet



IMPLEMENTATION PROGRAM

4

Achieving the Vision and our goals for the community

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

The Implementation Program features four main components.

Community Needs and Opportunities

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

Reports of Accomplishments

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

Community Work Program

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

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

Policies and Long-Term Objectives

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

Community Needs and Opportunities

The following represents a summary of the identified needs, issues, and proposed objectives deemed critical to achieving the community’s vision. They’re presented here along with a listing of key action items to be taken by the City. Many of these action items are repeated across different goals, demonstrating the applicability of that action to address multiple needs.

| Preserve Dahlonega’s small-town character... while planning for the next generation of downtown | |
|--|--|
| <p><i>The primary reason people cherish Dahlonega is rooted in its small-town look and scale. It is defined by the architecture, the walkability of the square, and the abundance of locally owned businesses that give Dahlonega its identity and foster the sense of community among residents. At the same time, there is opportunity to expand the commercial and social core of downtown, and the City should seek to identify the means to absorb some change in ways that enhance its role as a destination.</i></p> <p><i>The City MUST do all it can to preserve the integrity of the historic square, and work to ensure all development in and around the square is compatible with this established character. This is both to minimize the potential adverse impacts of growth (such as traffic or pollution) but also to retain, for as long as possible, the identity that residents and tourists love.</i></p> | <ul style="list-style-type: none"> ● Review Design Standards; Consider applications beyond Historic District ● Host regular “State of downtowns” forum with Main Street and other support agencies ● Develop property assessments for downtown commercial lots (to assist with adaptive reuse) ● Study potential for incubator ● Find, and promote, existing and potential partnerships between UNG and the local business community ● Develop sidewalk masterplan ● Assess blocks & neighborhoods adjoining UNG campus ● Develop neighborhood-scale planning ● Find, and promote, existing and potential partnerships between UNG and the local business community ● Where possible, be proactive in future campus planning initiatives ● Promote a Campus Design Initiative (or similar effort) ● Secure long-term status of existing parking agreements |

Pursue & celebrate government efficiency and effectiveness

Expectations and demands regarding how governments communicate with their residents and business leaders has evolved. New technologies and a heightened awareness of Dahlongega's potential means citizens may have different performance measures than past generations. Today's citizens want efficiency, but they also expect a quality return on their investments.

Dahlongega currently has some long-term budgeting and is engaged in social media, but measures remain that could improve how information is shared and used. The City could also benefit from assurances their communication methods are in step with projected trends for future generations.

- Adopt a formal Communications Policy that emphasizes public relations
- Update long-term capital improvement plans for all departments
- Consider performance measures (or similar) for annual budgeting and project planning
- Develop report assessing how public input is received and resolved

Support economic development befitting Dahlongega's size and character

There is a demand for more and better job opportunities, and support for "appropriate" retail. The desire among residents is that efforts supporting business expansion do so with an emphasis on sustaining the community's rural character, minimizing the potential nuisances of the need for major impacts on the landscape. They favor businesses that are locally owned, and especially within downtown Dahlongega they wish to prevent signage, architecture, and parking conditions that detract from the existing form.

Given the right support and resources, the Development Authority can more actively seek out businesses suitable for the small urban setting and provide residents with the additional retail options desired. A formalized strategy and additional staff assistance will also allow the Authority to better assist existing companies in the area.

- Create an Economic Blueprint Strategy
- Support the Development Authority
- Review Design Standards; Consider applications beyond Historic District
- Host regular "State of downtowns" forum with Main Street and other support agencies
- Develop property assessments for downtown commercial lots (to assist with adaptive reuse)
- Study potential for incubator
- Find, and promote, existing and potential partnerships between UNG and the local business community

Be proactive in addressing housing types and affordability

Housing affordability is critical today, particularly among workforce/ starter units and senior-friendly units. Competition from UNG can affect supply and pricing, as will restrictions from topography and limited utility access. The City should review their ordinances and consider how new trends (short-term rentals, tiny housing...) may impact local markets, and seek policies that preserve local character. The City should also be prepared for more multi-family developments by planning where and how best to accommodate such projects most efficiently and without damaging local character.

An exercise in formally reviewing how different housing types do or do not work within Dahlonega can assist in guiding how to make the best out of local ordinances and show to the public how various types will preserve the area's low cost of living.

- Develop sidewalk masterplan
- Review land use policies; Amend as needed to mitigate impacts of new development
- Establish/ Review performance measures for police and fire in residential districts
- Develop a comprehensive housing inventory
- Develop a comprehensive housing study (with Dahlonega and UNG)

Expand Dahlonega's walkability and passive use parks

Successful urban centers are inherently walkable, inviting people to circulate and see the community at a pedestrian pace and scale. Civic spaces, such as parks and plazas, magnify this role and provide a greater sense of destination.

Dahlonega's existing form capitalizes on this notion, but there are opportunities to strengthen these elements. Ideas for more trails and parks have been nominated and, done appropriately, would enhance the charm and appeal of the City to residents and visitors alike. A bigger trail network and more accessible passive-use park system offers a cost-efficient opportunity for more recreational and tourist destinations, spaces for art and commemorations of local history, and ways to strengthen community connections.

- Implement elements of the 2019 Parks and Trails Study
- Develop sidewalk master plan
- Pursue Yahoola Creek Trail
- Explore options for City Hall Park makeover
- Study demand and opportunities for new public art and historical pieces

Create a plan for the bypass and gateway corridors

There will always be a need for a broader, auto-oriented corridor capable of harboring larger scale commercial and institutional uses. Such arterial corridors are critical for both through and local traffic and enable bigger businesses to serve the community. As Dahlonega and Lumpkin County grow, the challenge is to accommodate this need while also minimizing adverse impacts and retaining the cherished rural character.

The City should work with area stakeholders in mapping out a long-term management strategy for the US 19 and GA 9 roadways, taking into consideration best options for absorbing new development. This should include an assessment of possibly needed road improvements, traffic impacts on adjoining neighborhoods, and ways to accommodate pedestrian connections at select points.

- Create an Economic Blueprint Strategy
- Support the Development Authority
- Identify potential expansion areas for local utilities & services
- Develop cost-benefit analysis for new development
- Confirm GDOT plans for local roads
- Create Gateway Masterplan

Preserve and celebrate existing neighborhoods

Dahlonega has a mix of stable residential areas throughout the city, including older neighborhoods that are considered endemic to Dahlonega's small-town character. Preserving these neighborhoods and subdivisions is not only critical to sustaining the city's cost of living but will contribute to the variety of housing options needed in the future.

The City should be proactive in monitoring these areas for signs of distress or blight, working to help preserve the viability of residential areas by ensuring the safety and accessibility of each. Where possible this should include pedestrian connections to key public destinations. The City should also ensure land use regulations foster compatible infill without incurring undue costs on the landowners.

- Develop sidewalk masterplan
- Review land use policies; Amend as needed to mitigate impacts of new development
- Establish/ Review performance measures for police and fire in residential districts
- Develop a comprehensive housing inventory

Create a guidebook for any future annexation

Projections for Lumpkin County suggest increasing interest in more and new development in and around Dahlonega. As the city becomes appealing and accessible to more and more people, there will be greater interest on behalf of Dahlonega to shape how that development occurs.

The City has long-term plans for select utilities, but should pursue the development of a coordinated strategy to guide how future annexations are considered, both for cost-effectiveness and for compatibility. Creating a coordinated approach will ensure that when the City does assess potential annexations it will be done with the right information in hand to yield the best result for the community.

- Update long-term capital improvement plans for all departments
- Identify potential expansion areas for local utilities & services
- Develop cost-benefit analysis for new development
- Create land use compatibility guide for catchment areas around the city

Foster ever-improving relations with the University of North Georgia

UNG is both an asset and a challenge for Dahlonega; As both the University and the city evolve, the interests of each can sometimes create points of conflict, yet they're also reliant on one another as key parts of their economic and social well-being.

The key for the City is to find a way to ensure the vital elements of downtown and existing neighborhoods remain intact regardless of University growth. Doing this involves both identifying measures to preserve the physical character and economic viability of key blocks while also fostering improved communication with the University to aid with directing needed campus development.

- Regularly meet/ communicate with campus officials to discuss growth and community relations
- Assess blocks & neighborhoods adjoining UNG campus
- Develop neighborhood-scale planning
- Find, and promote, existing and potential partnerships between UNG and the local business community
- Where possible, be proactive in future campus planning initiatives
- Promote a Campus Design Initiative (or similar effort)
- Secure long-term status of existing parking agreements

Report of Accomplishments

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

| Action | Status | Comment |
|--|-------------|--|
| Develop guidebook highlighting recommended designs for outside the Historic District | In Progress | 2022 – “Review Design Standards; Consider applications beyond Historic District” |
| Convert city maps and associated databases to ArcView GIS | Complete | |
| Develop a tool for monitoring compliance with design guidelines | In Progress | 2022 |
| Amend/adopt development regulations as needed (upon Comp Plan adoption) | Complete | Ongoing Practice |
| Inventory all potential industrial sites in and around City | Complete | |
| Develop neighborhood revitalization plan for Greenbriar and Riley Rd area | Postponed | 2023 - Deferred due to COIVD and other priorities |
| Confirm accuracy of existing land use and zoning map | Complete | Ongoing practice |
| Develop conceptual site plan for trails and amenities around reservoir | Complete | |
| Storm Water Master Plan | In Progress | 2023 |
| Develop guidebook highlighting recommended compatible infill | Postponed | 2023 - Deferred due to COIVD and other priorities |
| Develop Bicycle and Pedestrian Plan for the City | Postponed | 2023 - Deferred due to other priorities |
| Develop sidewalk improvement and maintenance plan | In Progress | 2022 – “Develop a sidewalk master plan” |
| Solicit study assessing options for new residential in and around downtown | Postponed | 2023 – “Develop a comprehensive housing study” |
| Report assessing funding options for road improvement projects | Complete | |
| Develop utility and commercial traffic assessment for attracting industry | Complete | |
| Develop a Parks and Rec Master Plan | Complete | |
| Develop study assessing opportunities for trails and new park space | Complete | |
| Develop city housing profile | Postponed | 2023 – “Develop a comprehensive housing inventory” |
| Update Comprehensive Plan | Complete | |

Policies & Long-Term Objectives

- 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
- 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.

Community Work Program

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

| Year | Action | Estimated Cost | Funding Source | Responsibility |
|------|--|----------------|------------------|----------------------|
| 2022 | Sidewalk Replacement - North Grove (Main/Skyline) | 50,000 | TSPLOST | Transp. |
| 2022 | Sidewalk Extension - Mechanics Street | 120,000 | TSPLOST | Transp. |
| 2022 | Sidewalk Replacement - Wimpy Mill (NGrove/GHills) | 120,000 | TSPLOST | Transp. |
| 2022 | Guard Rail - Wimpy Mill Road (W Bridge) | 70,000 | TSPLOST | Transp. |
| 2022 | Parking Lot Resurfacing - City Hall | 45,000 | General Fund | Properties |
| 2022 | Swim Beach (Grant Match) | 40,000 | Hotel/ Motel Tax | Tourism |
| 2022 | Wimpy Mill Park - Restrooms | 110,000 | Hotel/ Motel Tax | Tourism |
| 2022 | Wimpy Mill Park - Utility Relocation | 17,000 | Hotel/ Motel Tax | Tourism |
| 2022 | Sanitary Sewer Replacement - Derrick Street | 206,000 | Water & Sewer | Water & Sewer |
| 2022 | Vacuum Hydro Excavation Unit (D&C) | 55,000 | Water & Sewer | Water & Sewer |
| 2022 | Boat and Trailer w/ Dredge Equipment | 30,000 | Water & Sewer | Water & Sewer |
| 2022 | Barlow Lift Station Rehabilitation | 590,000 | Water & Sewer | Water & Sewer |
| 2022 | Sludge Dump Truck - PreOwned (WWTP) | 95,000 | Water & Sewer | Water & Sewer |
| 2022 | Manifold Replacements (7) | 75,000 | Water & Sewer | Water & Sewer |
| 2022 | Pickup Truck (WTP) | 30,000 | Water & Sewer | Water & Sewer |
| 2022 | Storm Drain Repair - Mechanicsville | 138,000 | SPLOST | Stormwater |
| 2022 | Backhoe Loader | 100,000 | SPLOST | Stormwater |
| 2022 | Storm Drain Repair - Riley Road | 45,000 | SPLOST | Stormwater |
| 2022 | Storm Drain Repair - Mechanics Street | 25,000 | SPLOST | Stormwater |
| 2022 | Confirm GDOT plans for local roads | Staff Time | General Fund | Transp. |
| 2022 | Develop report assessing how public input is received and resolved | Staff Time | General Fund | Admin |
| 2022 | Identify potential expansion areas for local utilities & services | Staff Time | Water & Sewer | Water & Sewer |
| 2022 | Review Design Standards; Consider applications beyond Historic District | Staff Time | General Fund | Planning |
| 2022 | Review land use policies; Amend as needed to mitigate impacts of new development | Staff Time | General Fund | Planning |
| 2022 | Secure long-term status of existing parking agreements | Staff Time | General Fund | Admin |
| 2022 | Develop a tool for monitoring compliance with design guidelines | \$1,000 | City, DCA | Planning Dept.; GMRC |

| | | | | |
|-----------|---|------------|------------------|----------------------|
| 2022 | Develop sidewalk masterplan | Staff Time | Transp./ GDOT | Transp. |
| 2022-2023 | Parking Improvements - Downtown | 150,000 | General Fund | Properties |
| 2022-2024 | Wimpy Mill Park / Creek Trail (Grant Match) | 150,000 | Hotel/ Motel Tax | Tourism |
| 2022-2024 | Filter Module | 555,000 | Water & Sewer | Water & Sewer |
| 2022-2026 | Bridge Maintenance Program | 125,000 | TSPLOST | Transportation |
| 2022-2026 | Streetscape | 180,000 | TSPLOST | Transportation |
| 2022-2026 | Crosswalk/Sidewalk Program | 200,000 | TSPLOST | Transportation |
| 2022-2026 | Cemetery Improvements | 240,000 | Cemetery Fund | Cemetery |
| 2022-2026 | City-owned Facilities and Properties Program/ Needs Assessment | 300,000 | General Fund | Properties |
| 2022-2026 | Bridge Lighting | 345,000 | General Fund | Properties |
| 2022-2026 | W/S Line Extensions (SPLOST) | 2,281,760 | SPLOST | Water & Sewer |
| 2022-2026 | W/S Line Replacements - Other | 500,000 | Water & Sewer | Water & Sewer |
| 2022-2026 | Meter Replacement Program | 180,000 | Water & Sewer | Water & Sewer |
| 2022-2026 | Reservoir Dredging Program | 270,000 | Water & Sewer | Water & Sewer |
| 2022-2026 | Lift Station Improvements/Pump Replacements | 450,000 | Water & Sewer | Water & Sewer |
| 2023 | Develop guidebook highlighting recommended compatible infill | \$10,000 | City, DCA | Planning Dept.; GMRC |
| 2023 | Develop a comprehensive housing inventory | Staff Time | General Fund | Planning |
| 2023 | Develop Bicycle and Pedestrian Plan for the City | \$10,000 | City; GDOT | Engineering |
| 2023 | Develop a comprehensive housing study (with Dahlonge and UNG) | 25,000 | DCA | Planning/ GMRC |
| 2023 | Develop neighborhood revitalization plan for Greenbriar and Riley Rd area | \$5,000 | City, DCA | Planning Dept.; GMRC |
| 2023 | Morrison Moore Pedestrian Bridge | 270,000 | TSPLOST/IG | Transp. |
| 2023 | Sidewalk Construction - Wimpy Mill (Bridge/MMoore) | 200,000 | TSPLOST | Transp. |
| 2023 | Cemetery Columbarium | 60,000 | General Fund | Cemetery |
| 2023 | Shop Facility (Public Works) | 125,000 | General Fund | Properties |
| 2023 | 2-Door Pickup Truck (Public Works Admin) | 30,000 | General Fund | Public Works |
| 2023 | Telescopic Lift (Streets) | 120,000 | General Fund | Public Works |
| 2023 | Wimpy Mill Park - Pavillion, Decks, Gazebo | 250,000 | Hotel/ Motel Tax | Tourism |
| 2023 | Water Main Replacement - Deer Run | 601,250 | Water & Sewer | Water & Sewer |
| 2023 | Retaining Wall (D&C Shop) | 85,000 | Water & Sewer | Water & Sewer |
| 2023 | Shed (D&C Shop) | 60,000 | Water & Sewer | Water & Sewer |

| | | | | |
|-----------|---|------------|-------------------|------------------------|
| 2023 | Torrington (Koyo) Lift Station Rehabilitation | 556,000 | Water & Sewer | Water & Sewer |
| 2023 | Lime Tank/Feed System | 375,000 | Water & Sewer | Water & Sewer |
| 2023 | Pickup Truck 4x4 | 40,000 | Solid Waste Fund | Sanitation |
| 2023 | Storm Drain Repair - Golden Avenue | 200,000 | SPLOST | Stormwater |
| 2023 | Storm Pipe Jetter | 85,000 | SPLOST | Stormwater |
| 2023 | Adopt a formal Communications Policy that emphasizes public relations | Staff Time | General Fund | Admin |
| 2023 | Assess blocks & neighborhoods adjoining UNG campus | Staff Time | General Fund | Planning |
| 2023 | Consider performance measures (or similar) for annual budgeting and project planning | Staff Time | General Fund | Admin |
| 2023 | Create an Economic Blueprint Strategy | 30,000 | EDA | Tourism/ DDA/ GMRC |
| 2023 | Develop property assessments for downtown commercial lots (to assist with adaptive reuse) | Staff Time | General Fund | Planning/ DDA |
| 2023 | Find, and promote, existing and potential partnerships between UNG and the local business community | Staff Time | General Fund | Tourism/ DDA |
| 2023 | Host regular "State of downtowns" forum with Main Street and other support agencies | Staff Time | General Fund | Tourism/ DDA |
| 2023 | Study potential for incubator | Staff Time | General Fund | Tourism/ DDA/ Planning |
| 2023 | Storm Water Master Plan | \$50,000 | City, GEFA | City, Public Works |
| 2023-2024 | 4-Door Pickup Truck 4x4 (Public Works) | 68,000 | General Fund | Public Works |
| 2023-2026 | Vehicle - Marked Truck for Public Safety | 150,000 | General Fund | Public Safety |
| 2024 | City Park Improvements/Playground Equipment | 120,000 | General Fund | Parks |
| 2024 | Wimpy Mill Creek Overlooks | 60,000 | Hotel/ Motel Tax | Tourism |
| 2024 | Water Main Replacement - Happy Hollow/GA 52 | 2,000,000 | Water & Sewer | Water & Sewer |
| 2024 | Dump Truck (D&C) | 160,000 | Water & Sewer | Water & Sewer |
| 2024 | Bar Screen (Replacement) | 285,000 | Water & Sewer | Water & Sewer |
| 2024 | Computer and Software Updates (SCADA) | 35,000 | Water & Sewer | Water & Sewer |
| 2024 | Storm Drain Repair - West Circle | 100,000 | SPLOST | Stormwater |
| 2024 | Create Gateway Masterplan | 25,000 | General Fund/ DCA | Planning/ GMRC |
| 2024 | Develop neighborhood-scale planning | Staff Time | General Fund | Planning |
| 2024 | Establish/ Review performance measures for police and fire in residential districts | Staff Time | Fire/ Police | Fire/ Police |
| 2024 | Study demand and opportunities for new public art and historical pieces | Staff Time | General Fund | Planning |
| 2024 | Update long-term capital improvement plans for all departments | Staff Time | General Fund | Admin |
| 2024- | Sanitary Sewer Replacement - Park Street | 1,150,000 | Water & Sewer | Water & Sewer |

| | | | | |
|-----------|---|------------|----------------------|----------------|
| 2025 | | | | |
| 2024-2025 | Water Main Replacement - Park Street | 850,000 | Water & Sewer | Water & Sewer |
| 2025 | Storm Drain Repair - Park Street | 1,200,000 | SPLOST | Stormwater |
| 2025 | Create land use compatibility guide for catchment areas around the city | Staff Time | General Fund | Planning |
| 2025 | Develop cost-benefit analysis for new development | 15,000 | General Fund/ DCA | Planning/ GMRC |
| 2025-2026 | Transportation Projects (To Be Identified) | 1,350,000 | TSPLOST | Transp. |
| 2025-2026 | Tourism Projects (To Be Identified) | 134,554 | Hotel/ Motel Tax | Tourism |
| 2025-2026 | Mountain Bike Trail (Grant Match) | 80,000 | Hotel/ Motel Tax | Tourism |
| 2026 | Madeline Anthony Overlook | 20,000 | Hotel/ Motel Tax | Tourism |
| 2026 | Gravity Sewer - Crown Mtn Dr/Pizza Hut | 240,000 | Water & Sewer | Water & Sewer |
| 2026 | Portable By-Pass Pump | 100,000 | Water & Sewer | Water & Sewer |
| 2026 | 500KW Generator | 225,000 | Water & Sewer | Water & Sewer |
| 2026 | Bacteria Laboratory (State Certified) | 50,000 | Water & Sewer | Water & Sewer |
| 2026 | Storm Drain Repair - Johnson Street | 452,000 | SPLOST | Stormwater |
| 2026 | Promote a Campus Design Initiative (or similar effort) | Staff Time | General Fund | Planning |

APPENDICES

5

Population and Demographic Profile
Area Labor Profile for Lumpkin County
Summary of Comprehensive Plan Survey Results
Sample Records of Public Involvement
Quality Community Objectives Assessment
SWOC Assessment – GMRC Digital Economy Plan

Population and Demographic Profile



Community Profile

Dahlonega City, GA
Dahlonega City, GA (1321240)
Geography: Place

Prepared by Esri

Dahlonega cit...

| Population Summary | |
|-------------------------------|-----------|
| 2000 Total Population | 3,998 |
| 2010 Total Population | 5,339 |
| 2021 Total Population | 7,079 |
| 2021 Group Quarters | 2,182 |
| 2026 Total Population | 7,403 |
| 2021-2026 Annual Rate | 0.90% |
| 2021 Total Daytime Population | 9,129 |
| Workers | 5,527 |
| Residents | 3,602 |
| Household Summary | |
| 2000 Households | 1,225 |
| 2000 Average Household Size | 2.60 |
| 2010 Households | 1,602 |
| 2010 Average Household Size | 2.28 |
| 2021 Households | 1,829 |
| 2021 Average Household Size | 2.68 |
| 2026 Households | 1,945 |
| 2026 Average Household Size | 2.68 |
| 2021-2026 Annual Rate | 1.24% |
| 2010 Families | 854 |
| 2010 Average Family Size | 2.82 |
| 2021 Families | 978 |
| 2021 Average Family Size | 3.41 |
| 2026 Families | 1,033 |
| 2026 Average Family Size | 3.44 |
| 2021-2026 Annual Rate | 1.10% |
| Housing Unit Summary | |
| 2000 Housing Units | 1,406 |
| Owner Occupied Housing Units | 44.2% |
| Renter Occupied Housing Units | 42.9% |
| Vacant Housing Units | 12.9% |
| 2010 Housing Units | 1,951 |
| Owner Occupied Housing Units | 35.0% |
| Renter Occupied Housing Units | 47.1% |
| Vacant Housing Units | 17.9% |
| 2021 Housing Units | 2,234 |
| Owner Occupied Housing Units | 38.9% |
| Renter Occupied Housing Units | 43.0% |
| Vacant Housing Units | 18.1% |
| 2026 Housing Units | 2,382 |
| Owner Occupied Housing Units | 39.0% |
| Renter Occupied Housing Units | 42.6% |
| Vacant Housing Units | 18.3% |
| Median Household Income | |
| 2021 | \$40,041 |
| 2026 | \$40,250 |
| Median Home Value | |
| 2021 | \$231,915 |
| 2026 | \$256,203 |
| Per Capita Income | |
| 2021 | \$19,198 |
| 2026 | \$20,261 |
| Median Age | |
| 2010 | 23.8 |
| 2021 | 25.4 |
| 2026 | 26.8 |

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

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

November 02, 2021



Community Profile

Dahlonega City, GA
 Dahlonega City, GA (1321240)
 Geography: Place

Prepared by Esri

Dahlonega cit...

2021 Households by Income

| | |
|--------------------------|----------|
| Household Income Base | 1,830 |
| <\$15,000 | 18.9% |
| \$15,000 - \$24,999 | 16.3% |
| \$25,000 - \$34,999 | 11.3% |
| \$35,000 - \$49,999 | 8.9% |
| \$50,000 - \$74,999 | 16.5% |
| \$75,000 - \$99,999 | 11.4% |
| \$100,000 - \$149,999 | 11.7% |
| \$150,000 - \$199,999 | 2.2% |
| \$200,000+ | 2.8% |
| Average Household Income | \$58,973 |

2026 Households by Income

| | |
|--------------------------|----------|
| Household Income Base | 1,944 |
| <\$15,000 | 18.0% |
| \$15,000 - \$24,999 | 16.3% |
| \$25,000 - \$34,999 | 11.7% |
| \$35,000 - \$49,999 | 9.8% |
| \$50,000 - \$74,999 | 16.7% |
| \$75,000 - \$99,999 | 11.0% |
| \$100,000 - \$149,999 | 11.6% |
| \$150,000 - \$199,999 | 2.3% |
| \$200,000+ | 2.7% |
| Average Household Income | \$61,224 |

2021 Owner Occupied Housing Units by Value

| | |
|---------------------------|-----------|
| Total | 868 |
| <\$50,000 | 3.9% |
| \$50,000 - \$99,999 | 6.2% |
| \$100,000 - \$149,999 | 9.4% |
| \$150,000 - \$199,999 | 20.0% |
| \$200,000 - \$249,999 | 16.2% |
| \$250,000 - \$299,999 | 13.2% |
| \$300,000 - \$399,999 | 9.9% |
| \$400,000 - \$499,999 | 8.3% |
| \$500,000 - \$749,999 | 10.8% |
| \$750,000 - \$999,999 | 1.7% |
| \$1,000,000 - \$1,499,999 | 0.1% |
| \$1,500,000 - \$1,999,999 | 0.0% |
| \$2,000,000 + | 0.0% |
| Average Home Value | \$281,768 |

2026 Owner Occupied Housing Units by Value

| | |
|---------------------------|-----------|
| Total | 929 |
| <\$50,000 | 2.4% |
| \$50,000 - \$99,999 | 4.4% |
| \$100,000 - \$149,999 | 7.5% |
| \$150,000 - \$199,999 | 18.2% |
| \$200,000 - \$249,999 | 15.7% |
| \$250,000 - \$299,999 | 14.3% |
| \$300,000 - \$399,999 | 11.6% |
| \$400,000 - \$499,999 | 9.7% |
| \$500,000 - \$749,999 | 14.0% |
| \$750,000 - \$999,999 | 2.2% |
| \$1,000,000 - \$1,499,999 | 0.0% |
| \$1,500,000 - \$1,999,999 | 0.0% |
| \$2,000,000 + | 0.0% |
| Average Home Value | \$310,468 |

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

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

November 02, 2021



Community Profile

Dahlonega City, GA
Dahlonega City, GA (1321240)
Geography: Place

Prepared by Esri

Dahlonega cit...

| 2010 Population by Age | |
|------------------------|-------|
| Total | 5,339 |
| 0 - 4 | 3.2% |
| 5 - 9 | 2.9% |
| 10 - 14 | 3.3% |
| 15 - 24 | 46.9% |
| 25 - 34 | 8.8% |
| 35 - 44 | 5.6% |
| 45 - 54 | 8.1% |
| 55 - 64 | 8.1% |
| 65 - 74 | 7.2% |
| 75 - 84 | 4.1% |
| 85 + | 1.6% |
| 18 + | 88.9% |
| 2021 Population by Age | |
| Total | 7,078 |
| 0 - 4 | 3.1% |
| 5 - 9 | 3.2% |
| 10 - 14 | 3.2% |
| 15 - 24 | 40.1% |
| 25 - 34 | 12.6% |
| 35 - 44 | 7.3% |
| 45 - 54 | 7.2% |
| 55 - 64 | 8.4% |
| 65 - 74 | 8.1% |
| 75 - 84 | 4.9% |
| 85 + | 1.9% |
| 18 + | 89.0% |
| 2026 Population by Age | |
| Total | 7,401 |
| 0 - 4 | 3.1% |
| 5 - 9 | 3.2% |
| 10 - 14 | 3.3% |
| 15 - 24 | 38.5% |
| 25 - 34 | 9.5% |
| 35 - 44 | 10.5% |
| 45 - 54 | 7.7% |
| 55 - 64 | 7.4% |
| 65 - 74 | 8.7% |
| 75 - 84 | 6.1% |
| 85 + | 2.1% |
| 18 + | 88.7% |
| 2010 Population by Sex | |
| Males | 2,631 |
| Females | 2,708 |
| 2021 Population by Sex | |
| Males | 3,486 |
| Females | 3,592 |
| 2026 Population by Sex | |
| Males | 3,650 |
| Females | 3,751 |

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

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Community Profile

Dahlonega City, GA
 Dahlonega City, GA (1321240)
 Geography: Place

Prepared by Esri

| | | Dahlonega cit... |
|---|--|------------------|
| 2010 Population by Race/Ethnicity | | |
| Total | | 5,339 |
| White Alone | | 91.2% |
| Black Alone | | 3.1% |
| American Indian Alone | | 0.4% |
| Asian Alone | | 1.1% |
| Pacific Islander Alone | | 0.1% |
| Some Other Race Alone | | 2.1% |
| Two or More Races | | 1.9% |
| Hispanic Origin | | 6.0% |
| Diversity Index | | 26.2 |
| 2021 Population by Race/Ethnicity | | |
| Total | | 7,080 |
| White Alone | | 88.9% |
| Black Alone | | 3.6% |
| American Indian Alone | | 0.5% |
| Asian Alone | | 1.7% |
| Pacific Islander Alone | | 0.1% |
| Some Other Race Alone | | 2.9% |
| Two or More Races | | 2.3% |
| Hispanic Origin | | 7.8% |
| Diversity Index | | 32.1 |
| 2026 Population by Race/Ethnicity | | |
| Total | | 7,403 |
| White Alone | | 87.8% |
| Black Alone | | 4.1% |
| American Indian Alone | | 0.5% |
| Asian Alone | | 1.9% |
| Pacific Islander Alone | | 0.1% |
| Some Other Race Alone | | 3.1% |
| Two or More Races | | 2.4% |
| Hispanic Origin | | 8.5% |
| Diversity Index | | 34.8 |
| 2010 Population by Relationship and Household Type | | |
| Total | | 5,339 |
| In Households | | 68.4% |
| In Family Households | | 46.3% |
| Householder | | 16.0% |
| Spouse | | 12.3% |
| Child | | 14.7% |
| Other relative | | 2.1% |
| Nonrelative | | 1.1% |
| In Nonfamily Households | | 22.1% |
| In Group Quarters | | 31.6% |
| Institutionalized Population | | 4.1% |
| Noninstitutionalized Population | | 27.6% |

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

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

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Community Profile

Dahlonega City, GA
Dahlonega City, GA (1321240)
Geography: Place

Prepared by Esri

Dahlonega cit...

2021 Population 25+ by Educational Attainment

| | |
|------------------------------|-------|
| Total | 3,571 |
| Less than 9th Grade | 4.0% |
| 9th - 12th Grade, No Diploma | 4.9% |
| High School Graduate | 17.6% |
| GED/Alternative Credential | 2.8% |
| Some College, No Degree | 25.7% |
| Associate Degree | 7.8% |
| Bachelor's Degree | 24.7% |
| Graduate/Professional Degree | 12.6% |

2021 Population 15+ by Marital Status

| | |
|---------------|-------|
| Total | 6,414 |
| Never Married | 52.8% |
| Married | 36.0% |
| Widowed | 5.8% |
| Divorced | 5.5% |

2021 Civilian Population 16+ in Labor Force

| | |
|------------------------------------|-------|
| Civilian Population 16+ | 3,453 |
| Population 16+ Employed | 97.0% |
| Population 16+ Unemployment rate | 3.0% |
| Population 16-24 Employed | 44.4% |
| Population 16-24 Unemployment rate | 2.5% |
| Population 25-54 Employed | 41.3% |
| Population 25-54 Unemployment rate | 4.1% |
| Population 55-64 Employed | 10.4% |
| Population 55-64 Unemployment rate | 0.0% |
| Population 65+ Employed | 3.8% |
| Population 65+ Unemployment rate | 5.2% |

2021 Employed Population 16+ by Industry

| | |
|-------------------------------|-------|
| Total | 3,349 |
| Agriculture/Mining | 2.2% |
| Construction | 4.7% |
| Manufacturing | 6.8% |
| Wholesale Trade | 1.0% |
| Retail Trade | 19.6% |
| Transportation/Utilities | 1.4% |
| Information | 0.7% |
| Finance/Insurance/Real Estate | 2.0% |
| Services | 56.1% |
| Public Administration | 5.4% |

2021 Employed Population 16+ by Occupation

| | |
|---------------------------------|-------|
| Total | 3,349 |
| White Collar | 59.7% |
| Management/Business/Financial | 9.3% |
| Professional | 24.2% |
| Sales | 12.0% |
| Administrative Support | 14.3% |
| Services | 21.9% |
| Blue Collar | 18.3% |
| Farming/Forestry/Fishing | 0.0% |
| Construction/Extraction | 3.2% |
| Installation/Maintenance/Repair | 2.1% |
| Production | 5.8% |
| Transportation/Material Moving | 7.3% |

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

November 02, 2021



Community Profile

Dahlonega City, GA
 Dahlonega City, GA (1321240)
 Geography: Place

Prepared by Esri

| | Dahlonega cit... |
|--|------------------|
| 2010 Households by Type | |
| Total | 1,602 |
| Households with 1 Person | 28.3% |
| Households with 2+ People | 71.7% |
| Family Households | 53.3% |
| Husband-wife Families | 41.1% |
| With Related Children | 13.6% |
| Other Family (No Spouse Present) | 12.2% |
| Other Family with Male Householder | 3.9% |
| With Related Children | 1.4% |
| Other Family with Female Householder | 8.3% |
| With Related Children | 4.9% |
| Nonfamily Households | 18.4% |
| All Households with Children | 20.3% |
| Multigenerational Households | 3.8% |
| Unmarried Partner Households | 5.7% |
| Male-female | 5.1% |
| Same-sex | 0.6% |
| 2010 Households by Size | |
| Total | 1,602 |
| 1 Person Household | 28.3% |
| 2 Person Household | 40.2% |
| 3 Person Household | 15.7% |
| 4 Person Household | 10.4% |
| 5 Person Household | 3.6% |
| 6 Person Household | 1.0% |
| 7 + Person Household | 0.8% |
| 2010 Households by Tenure and Mortgage Status | |
| Total | 1,602 |
| Owner Occupied | 42.6% |
| Owned with a Mortgage/Loan | 25.7% |
| Owned Free and Clear | 17.0% |
| Renter Occupied | 57.4% |
| 2021 Affordability, Mortgage and Wealth | |
| Housing Affordability Index | 107 |
| Percent of Income for Mortgage | 24.4% |
| Wealth Index | 54 |
| 2010 Housing Units By Urban/ Rural Status | |
| Total Housing Units | 1,951 |
| Housing Units Inside Urbanized Area | 0.0% |
| Housing Units Inside Urbanized Cluster | 72.3% |
| Rural Housing Units | 27.7% |
| 2010 Population By Urban/ Rural Status | |
| Total Population | 5,339 |
| Population Inside Urbanized Area | 0.0% |
| Population Inside Urbanized Cluster | 83.0% |
| Rural Population | 17.0% |

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

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



Community Profile

Dahlonega City, GA
 Dahlonega City, GA (1321240)
 Geography: Place

Prepared by Esri

| | | Dahlonega cit... |
|---|--|------------------------|
| Top 3 Tapestry Segments | | |
| 1. | | College Towns (14B) |
| 2. | | Set to Impress (11D) |
| 3. | | Midlife Constants (5E) |
| 2021 Consumer Spending | | |
| Apparel & Services: Total \$ | | \$2,579,893 |
| Average Spent | | \$1,410.55 |
| Spending Potential Index | | 67 |
| Education: Total \$ | | \$2,109,772 |
| Average Spent | | \$1,153.51 |
| Spending Potential Index | | 67 |
| Entertainment/Recreation: Total \$ | | \$3,835,263 |
| Average Spent | | \$2,096.92 |
| Spending Potential Index | | 65 |
| Food at Home: Total \$ | | \$6,511,782 |
| Average Spent | | \$3,560.30 |
| Spending Potential Index | | 65 |
| Food Away from Home: Total \$ | | \$4,601,706 |
| Average Spent | | \$2,515.97 |
| Spending Potential Index | | 66 |
| Health Care: Total \$ | | \$7,412,763 |
| Average Spent | | \$4,052.90 |
| Spending Potential Index | | 65 |
| HH Furnishings & Equipment: Total \$ | | \$2,648,113 |
| Average Spent | | \$1,447.85 |
| Spending Potential Index | | 64 |
| Personal Care Products & Services: Total \$ | | \$1,072,279 |
| Average Spent | | \$586.27 |
| Spending Potential Index | | 65 |
| Shelter: Total \$ | | \$23,778,505 |
| Average Spent | | \$13,000.82 |
| Spending Potential Index | | 65 |
| Support Payments/Cash Contributions/Gifts in Kind: Total \$ | | \$2,784,292 |
| Average Spent | | \$1,522.30 |
| Spending Potential Index | | 64 |
| Travel: Total \$ | | \$2,844,200 |
| Average Spent | | \$1,555.06 |
| Spending Potential Index | | 62 |
| Vehicle Maintenance & Repairs: Total \$ | | \$1,378,048 |
| Average Spent | | \$753.44 |
| Spending Potential Index | | 68 |

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

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

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

November 02, 2021

Area Labor Profile for Lumpkin County



Georgia

Area Labor Profile

Lumpkin

County



Updated: Dec 2021

Labor Force Activity - 2020

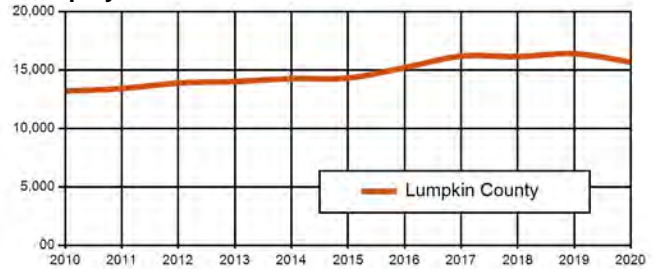
2020 ANNUAL AVERAGES

| | Labor Force | Employed | Unemployed | Rate |
|---------------------|----------------|----------------|--------------|-------------|
| Lumpkin | 16,463 | 15,671 | 792 | 4.8% |
| Dawson | 12,319 | 11,735 | 584 | 4.7% |
| Fannin | 11,066 | 10,542 | 524 | 4.7% |
| Hall | 101,949 | 97,133 | 4,816 | 4.7% |
| Union | 10,464 | 10,006 | 458 | 4.4% |
| White | 16,197 | 15,491 | 706 | 4.4% |
| Lumpkin Area | 168,458 | 160,578 | 7,880 | 4.7% |
| Georgia | 5,072,155 | 4,741,191 | 330,964 | 6.5% |
| United States | 160,742,000 | 147,795,000 | 12,947,000 | 8.1% |

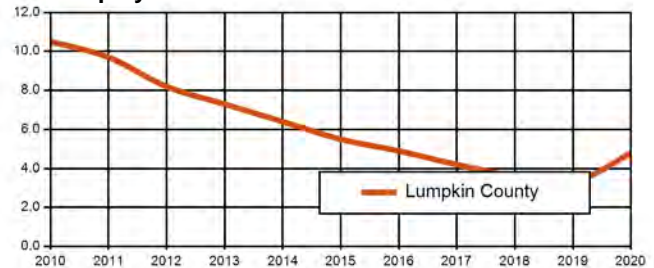
Note: This series reflects the latest information available. Labor Force includes residents of the county who are employed or actively seeking employment.

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

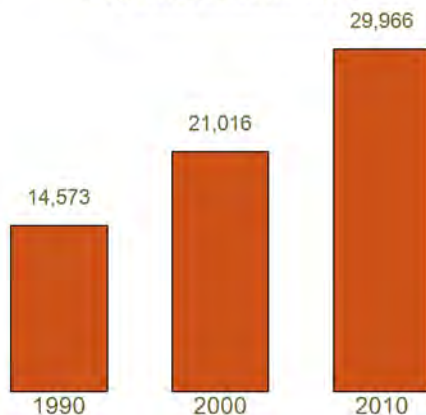
Employment Trends



Unemployment Rate Trends



Population Estimates



Population

| | 2010 Census | 2020 Rank | 2020 Estimate | % Change 2010-2020 | 2025 Projected* | % Change 2010-2025 |
|---------------------|----------------|-----------|----------------|--------------------|-----------------|--------------------|
| Lumpkin | 29,966 | 55 | 34,186 | 14.1 | 36,027 | 20.2 |
| City of Dahlonega | 5,242 | | | | | |
| Lumpkin Area | 304,162 | | 350,863 | 15.4 | 374,899 | 23.3 |
| Georgia | 9,687,653 | | 10,710,017 | 10.6 | 11,335,283 | 17.0 |
| United States | 308,745,538 | | 329,484,123 | 6.7 | 349,439,199 | 13.2 |

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

MARK BUTLER - COMMISSIONER, GEORGIA DEPARTMENT OF LABOR
Equal Opportunity Employer/Program

Auxiliary Aids and Services Available upon Request to Individuals with Disabilities

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

Industry Mix - 2nd Quarter of 2021

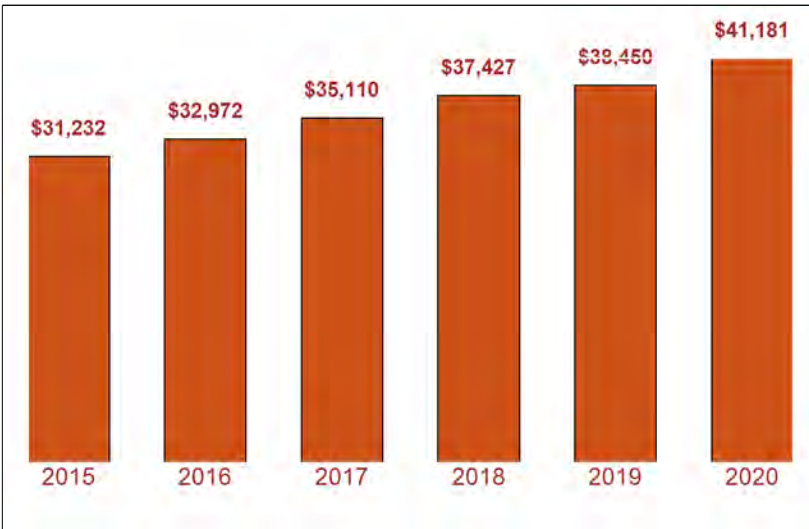
| INDUSTRY | Lumpkin | | | | Lumpkin Area | | | |
|--|--------------------|--------------|--------------|----------------|--------------------|------------------|--------------|----------------|
| | NUMBER OF FIRMS | EMPLOYMENT | | WEEKLY WAGE | NUMBER OF FIRMS | EMPLOYMENT | | WEEKLY WAGE |
| | | NUMBER | PERCENT | | | NUMBER | PERCENT | |
| Goods-Producing | 101 | 1,007 | 13.1 | 928 | 1,479 | 30,195 | 23.3 | 1,001 |
| Agriculture, Forestry, Fishing and Hunting | 3 | 19 | 0.2 | 485 | 65 | 955 | 0.7 | 872 |
| Mining, Quarrying, and Oil and Gas Extraction | 1 | * | * | * | 8 | 110 | 0.1 | 1,419 |
| Construction | 64 | 370 | 4.8 | 945 | 963 | 6,724 | 5.2 | 1,039 |
| Manufacturing | 33 | 599 | 7.8 | 925 | 443 | 22,407 | 17.3 | 993 |
| Food | 4 | 70 | 0.9 | 524 | 58 | 10,129 | 7.8 | 871 |
| Beverage and Tobacco Product | 6 | 94 | 1.2 | 450 | 26 | 546 | 0.4 | 940 |
| Textile Product Mills | 2 | * | * | * | 8 | 25 | 0.0 | 440 |
| Apparel | 1 | * | * | * | 6 | * | * | * |
| Wood Product | 1 | * | * | * | 24 | 456 | 0.4 | 750 |
| Petroleum and Coal Products | 1 | * | * | * | 3 | 6 | 0.0 | 1,188 |
| Chemical | 1 | * | * | * | 24 | 797 | 0.6 | 1,281 |
| Primary Metal | 1 | * | * | * | 7 | 548 | 0.4 | 1,396 |
| Fabricated Metal Product | 5 | * | * | * | 65 | 1,806 | 1.4 | 1,136 |
| Computer and Electronic Product | 1 | * | * | * | 13 | 209 | 0.2 | 1,255 |
| Electrical Equipment, Appliance, and Component | 2 | * | * | * | 12 | 336 | 0.3 | 1,147 |
| Transportation Equipment | 2 | * | * | * | 21 | 2,418 | 1.9 | 1,025 |
| Furniture and Related Product | 3 | 13 | 0.2 | 700 | 23 | 201 | 0.2 | 822 |
| Miscellaneous | 3 | 17 | 0.2 | 428 | 40 | 511 | 0.4 | 883 |
| Leather and Allied Product | 0 | 0 | 0.0 | 0 | 1 | * | * | * |
| Paper | 0 | 0 | 0.0 | 0 | 1 | * | * | * |
| Textile Mills | 0 | 0 | 0.0 | 0 | 5 | 293 | 0.2 | 1,031 |
| Plastics and Rubber Products | 0 | 0 | 0.0 | 0 | 20 | 651 | 0.5 | 956 |
| Nonmetallic Mineral Product | 0 | 0 | 0.0 | 0 | 25 | 265 | 0.2 | 1,060 |
| Printing and Related Support Activities | 0 | 0 | 0.0 | 0 | 27 | 453 | 0.3 | 964 |
| Machinery | 0 | 0 | 0.0 | 0 | 34 | 2,568 | 2.0 | 1,189 |
| Service-Providing | 460 | 4,345 | 56.3 | 635 | 7,116 | 81,418 | 62.8 | 923 |
| Utilities | 4 | 42 | 0.5 | 1,121 | 16 | 271 | 0.2 | 1,381 |
| Wholesale Trade | 16 | 118 | 1.5 | 1,250 | 441 | 5,776 | 4.5 | 1,216 |
| Retail Trade | 83 | 899 | 11.7 | 585 | 1,260 | 16,602 | 12.8 | 662 |
| Transportation and Warehousing | 18 | 112 | 1.5 | 797 | 247 | 4,005 | 3.1 | 1,163 |
| Information | 9 | 45 | 0.6 | 1,168 | 94 | 677 | 0.5 | 1,254 |
| Finance and Insurance | 24 | 103 | 1.3 | 1,566 | 472 | 3,012 | 2.3 | 1,681 |
| Real Estate and Rental and Leasing | 34 | 88 | 1.1 | 568 | 405 | 1,034 | 0.8 | 839 |
| Professional, Scientific, and Technical Services | 60 | 270 | 3.5 | 654 | 753 | 3,412 | 2.6 | 1,303 |
| Management of Companies and Enterprises | 0 | * | * | * | 24 | 1,379 | 1.1 | 1,974 |
| Administrative and Support and Waste Management and Remediation Services | 31 | 152 | 2.0 | 675 | 494 | 7,860 | 6.1 | 607 |
| Educational Services | 6 | * | * | * | 68 | 2,441 | 1.9 | 566 |
| Health Care and Social Assistance | 70 | 1,034 | 13.4 | 786 | 904 | 17,299 | 13.3 | 1,222 |
| Arts, Entertainment, and Recreation | 9 | 117 | 1.5 | 651 | 138 | 1,578 | 1.2 | 2,043 |
| Accommodation and Food Services | 65 | 1,179 | 15.3 | 360 | 754 | 13,024 | 10.0 | 423 |
| Other Services (except Public Administration) | 31 | 165 | 2.1 | 534 | 518 | 2,682 | 2.1 | 652 |
| Unclassified - industry not assigned | 46 | 25 | 0.3 | 1,572 | 528 | 367 | 0.3 | 1,081 |
| Total - Private Sector | 607 | 5,377 | 69.7 | 694 | 8,595 | 111,613 | 86.1 | 944 |
| Total - Government | 21 | 2,338 | 30.3 | 985 | 258 | 18,008 | 13.9 | 917 |
| Federal Government | 4 | 82 | 1.1 | 1,250 | 46 | 735 | 0.6 | 1,433 |
| State Government | 11 | * | * | * | 96 | 4,582 | 3.5 | 868 |
| Local Government | 6 | 963 | 12.5 | 921 | 116 | 12,691 | 9.8 | 905 |
| ALL INDUSTRIES | 628 | 7,715 | 100.0 | 782 | 8,853 | 129,623 | 100.0 | 941 |
| ALL INDUSTRIES - Georgia | | | | | 336,630 | 4,430,045 | | 1,139 |

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 2nd Quarter of 2021.

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

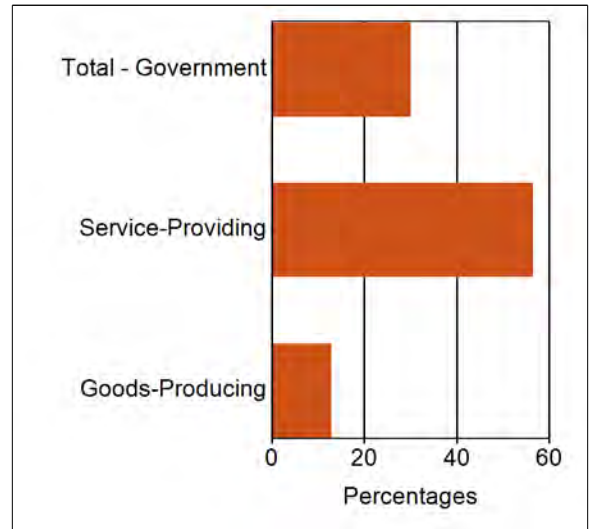
Lumpkin Per Capita Income

Source: U.S. Bureau of Economic Analysis



Lumpkin Industry Mix 2021

Source: See Industry Mix data on Page 2.



Top Ten Largest Employers - 2021*

Lumpkin

Dress Up Boutique
 Koyo Bearings USA, LLC
 Montaluce Management, LLC
 Mt Sinai Wellness Center, LLC
 North Georgia College
 Northeast Georgia Medical Center
 RefrigiWear, Inc.
 The Home Depot
 University of North Georgia
 Walmart

Lumpkin Area

Cottrell, Inc.
 Fieldale Farms Corporation
 Foundation Food Group
 Kubota Manufacturing of America Corporation
 Northeast Georgia Medical Center, Inc.
 Northeast Georgia Physicians Group
 Pilgrim's Pride Corporation
 University of North Georgia
 Walmart
 Wrigley Manufacturing Co, LLC

COUNTY

Hall
 Hall
 Hall
 Hall
 Hall
 Hall
 Hall
 Lumpkin
 Hall
 Hall

*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 Second Quarter of 2021. Employers are listed alphabetically by area, not by the number of employees.

Source: Georgia Department of Labor

Education of the Labor Force

Lumpkin Area

PERCENT DISTRIBUTION BY AGE

| | PERCENT OF TOTAL | PERCENT DISTRIBUTION BY AGE | | | | |
|-----------------------|------------------|-----------------------------|--------|--------|--------|--------|
| | | 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+. Some College category represents workers with some college with no degree less than two years.

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

High School Graduates - 2020



| | PUBLIC SCHOOLS | PRIVATE SCHOOLS* | TOTAL |
|---------------------|---------------------------|-----------------------------|--------------|
| Dawson | 263 | -- | 263 |
| Fannin | 217 | -- | 217 |
| Hall | 2,431 | -- | 2,431 |
| Lumpkin | 243 | -- | 243 |
| Union | 197 | -- | 197 |
| White | 244 | -- | 244 |
| Lumpkin Area | 3,595 | -- | 3,595 |

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

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

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

Colleges and Universities

Lumpkin Area

Lumpkin

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

Hall

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

Brenau University www.brenau.edu

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

Lanier Technical College www.laniertech.edu

Dawson

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

Union

Blairsville Campus (Satellite campus of North Georgia Technical College) www.northgatech.edu

White

Truett McConnell University www.truett.edu

Note: The colleges and universities listed include public and private institutions. This list is updated periodically as information becomes available.

Source: Integrated Postsecondary Education Data System (IPEDS).

Technical College Graduates - 2020*

| PROGRAMS | TOTAL GRADUATES | | | PERCENT CHANGE | |
|---|-----------------|------|------|----------------|-----------|
| | 2018 | 2019 | 2020 | 2018-2019 | 2019-2020 |
| Accounting Technology/Technician and Bookkeeping° | 88 | 107 | 107 | 21.6 | 0.0 |
| Administrative Assistant and Secretarial Science, General | 28 | 19 | 14 | -32.1 | -26.3 |
| Aesthetician/Esthetician and Skin Care Specialist° | 32 | 30 | 33 | -6.3 | 10.0 |
| Allied Health and Medical Assisting Services, Other° | 14 | 30 | 13 | 114.3 | -56.7 |
| Architectural Drafting and Architectural CAD/CADD° | 1 | 2 | 4 | 100.0 | 100.0 |
| Autobody/Collision and Repair Technology/Technician° | 84 | 68 | 60 | -19.0 | -11.8 |
| Automobile/Automotive Mechanics Technology/Technician° | 220 | 181 | 179 | -17.7 | -1.1 |
| Business Administration and Management, General° | 82 | 70 | 117 | -14.6 | 67.1 |
| CAD/CADD Drafting and/or Design Technology/Technician° | 11 | 19 | 21 | 72.7 | 10.5 |
| Child Care Provider/Assistant° | 111 | 108 | 103 | -2.7 | -4.6 |

Technical College Graduates - 2020*

| PROGRAMS | TOTAL GRADUATES | | | PERCENT CHANGE | |
|---|-----------------|------|------|----------------|-----------|
| | 2018 | 2019 | 2020 | 2018-2019 | 2019-2020 |
| Computer Installation and Repair Technology/Technician° | 56 | 31 | 5 | -44.6 | -83.9 |
| Cosmetology/Cosmetologist, General° | 138 | 115 | 186 | -16.7 | 61.7 |
| Criminal Justice/Safety Studies° | 17 | 60 | 59 | 252.9 | -1.7 |
| Data Entry/Microcomputer Applications, General° | 57 | 131 | 73 | 129.8 | -44.3 |
| Data Processing and Data Processing Technology/Technician° | 27 | 13 | 15 | -51.9 | 15.4 |
| Dental Assisting/Assistant | 13 | 7 | 10 | -46.2 | 42.9 |
| Design and Visual Communications, General° | 33 | 30 | 20 | -9.1 | -33.3 |
| Drafting and Design Technology/Technician, General° | 10 | 19 | 25 | 90.0 | 31.6 |
| Early Childhood Education and Teaching | 27 | 29 | 32 | 7.4 | 10.3 |
| Electrical and Power Transmission Installation/Installer, General° | 12 | 12 | 13 | 0.0 | 8.3 |
| Electrician° | 19 | 15 | 16 | -21.1 | 6.7 |
| Emergency Medical Technology/Technician (EMT Paramedic)° | 95 | 106 | 125 | 11.6 | 17.9 |
| Fire Prevention and Safety Technology/Technician° | 3 | 8 | 1 | 166.7 | -87.5 |
| Fire Science/Fire-fighting° | 14 | 36 | 28 | 157.1 | -22.2 |
| Fire Services Administration | 2 | 6 | 3 | 200.0 | -50.0 |
| Graphic Design° | 14 | 12 | 3 | -14.3 | -75.0 |
| Health Information/Medical Records Technology/Technician° | 10 | 22 | 21 | 120.0 | -4.5 |
| Heating, Air Conditioning, Ventilation and Refrigeration Maintenance Technology/° | 38 | 48 | 47 | 26.3 | -2.1 |
| Industrial Mechanics and Maintenance Technology° | 128 | 199 | 204 | 55.5 | 2.5 |
| Interior Design° | 27 | 23 | 44 | -14.8 | 91.3 |
| Licensed Practical/Vocational Nurse Training | 28 | 35 | 34 | 25.0 | -2.9 |
| Machine Shop Technology/Assistant° | 58 | 54 | 50 | -6.9 | -7.4 |
| Mechanic and Repair Technologies/Technicians, Other | 5 | 4 | 5 | -20.0 | 25.0 |
| Medical Office Assistant/Specialist° | 56 | 66 | 75 | 17.9 | 13.6 |
| Medical/Clinical Assistant | 41 | 45 | 57 | 9.8 | 26.7 |
| Network and System Administration/Administrator° | 15 | 14 | 14 | -6.7 | 0.0 |
| Nursing Assistant/Aide and Patient Care Assistant/Aide° | 94 | 82 | 82 | -12.8 | 0.0 |
| Phlebotomy Technician/Phlebotomist° | 18 | 14 | 15 | -22.2 | 7.1 |
| Professional, Technical, Business, and Scientific Writing° | 19 | 14 | 31 | -26.3 | 121.4 |
| Radiologic Technology/Science - Radiographer | 18 | 19 | 17 | 5.6 | -10.5 |
| Surgical Technology/Technologist | 31 | 17 | 9 | -45.2 | -47.1 |
| Web Page, Digital/Multimedia and Information Resources Design° | 14 | 10 | 3 | -28.6 | -70.0 |
| Welding Technology/Welder° | 311 | 292 | 232 | -6.1 | -20.5 |

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

Source: Technical College System of Georgia

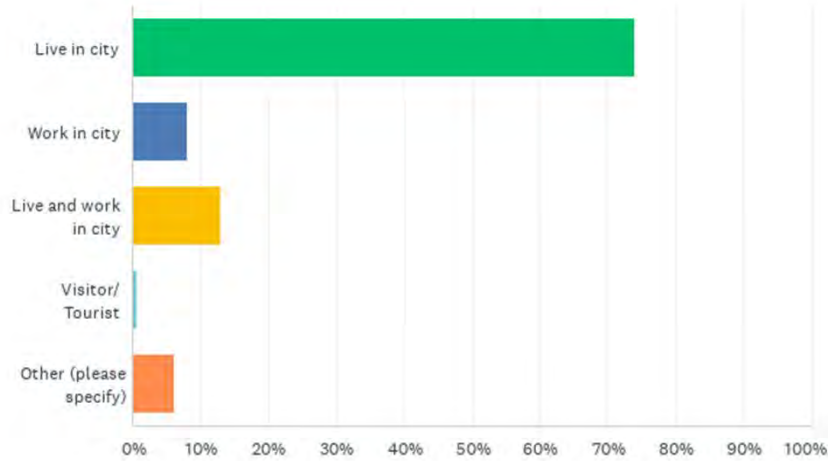
*Data shown represents Annual 2018, 2019, and 2020.

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

Summary of Comprehensive Plan Survey Results

Q1: I am submitting comments for Dahlongega as a:

Answered: 161 Skipped: 2

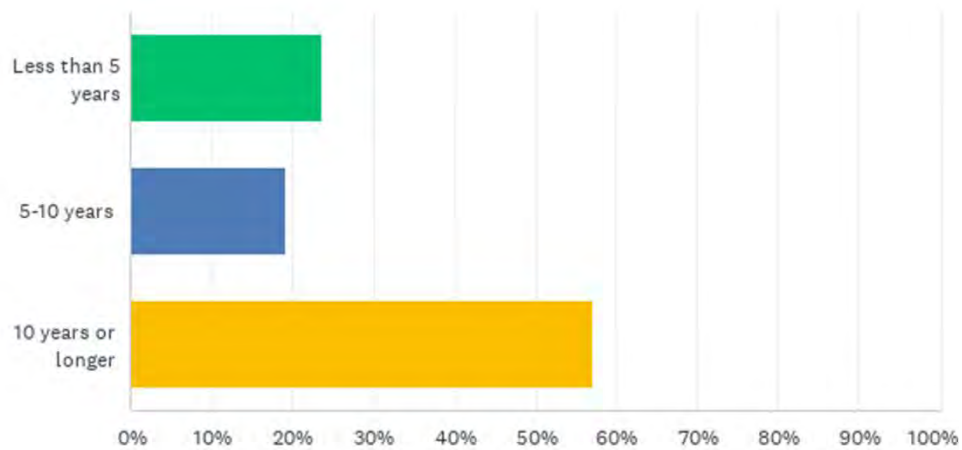


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1

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

Answered: 156 Skipped: 7

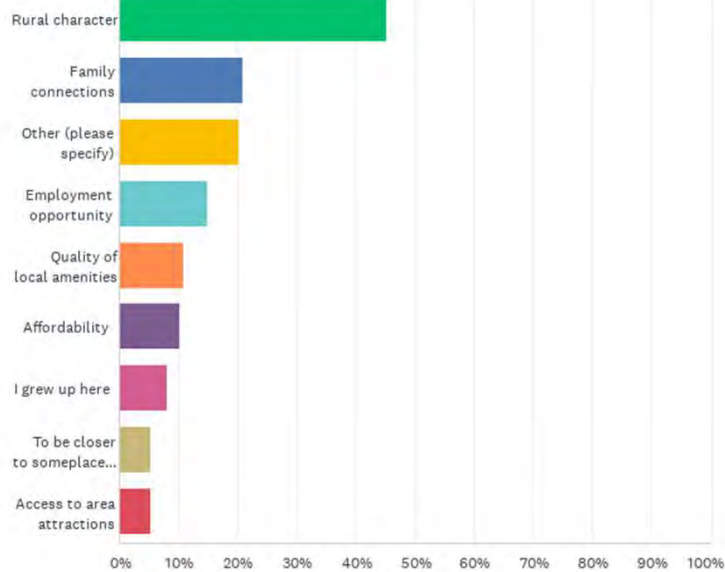


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2

Q3: If you moved from somewhere outside of Lumpkin County please indicate which of the reasons explain your move.

Answered: 148 Skipped: 15

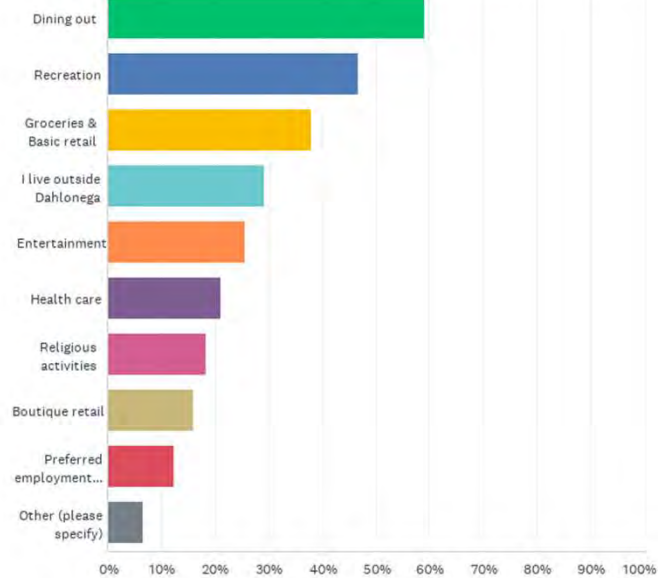


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3

Q4: If you live within Dahlonega, please indicate which of the following activities you do mostly in Dahlonega.

Answered: 137 Skipped: 26

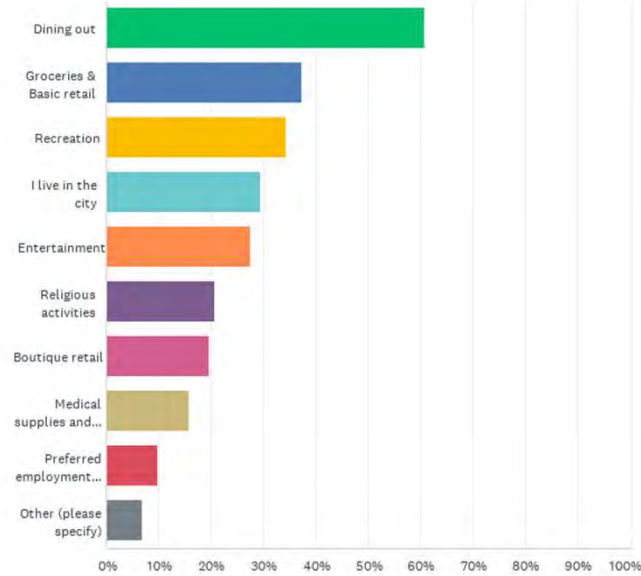


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4

Q5: If you live outside of Dahlonaga, please indicate which of the following activities you do mostly in Dahlonaga.

Answered: 102 Skipped: 61

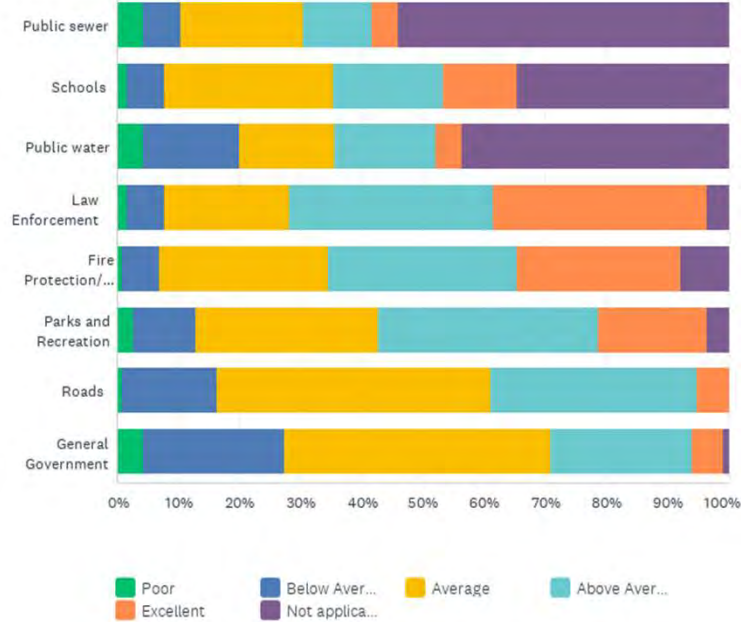


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5

Q6: Please rate your currently level of satisfaction with the following public services:

Answered: 117 Skipped: 46

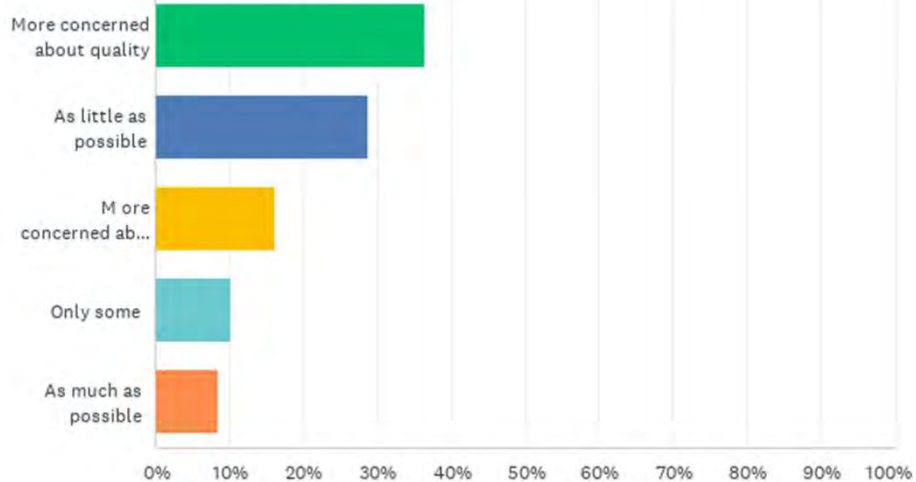


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6

Q7: How much new growth and development should be directed inside, or immediately around, the city limits of Dahlonega?

Answered: 118 Skipped: 45

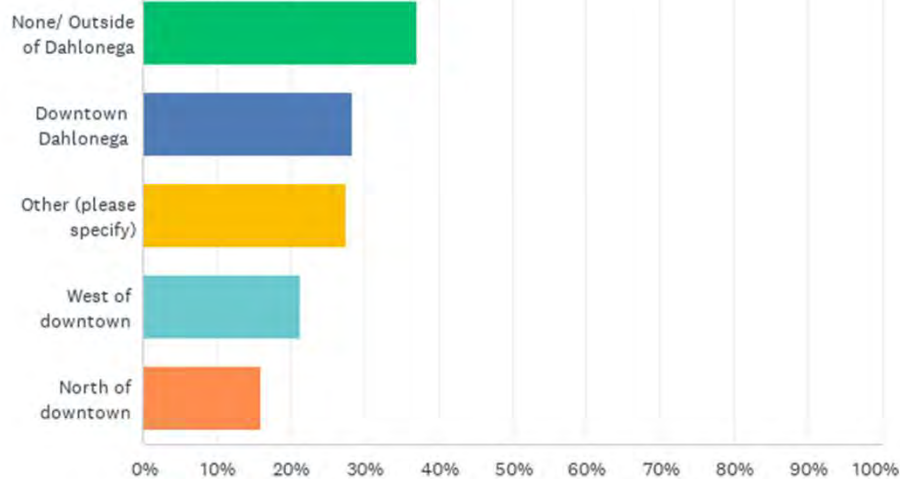


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7

Q8: Any policies or capital investments to try and lure growth and development should be directed toward _____.

Answered: 113 Skipped: 50

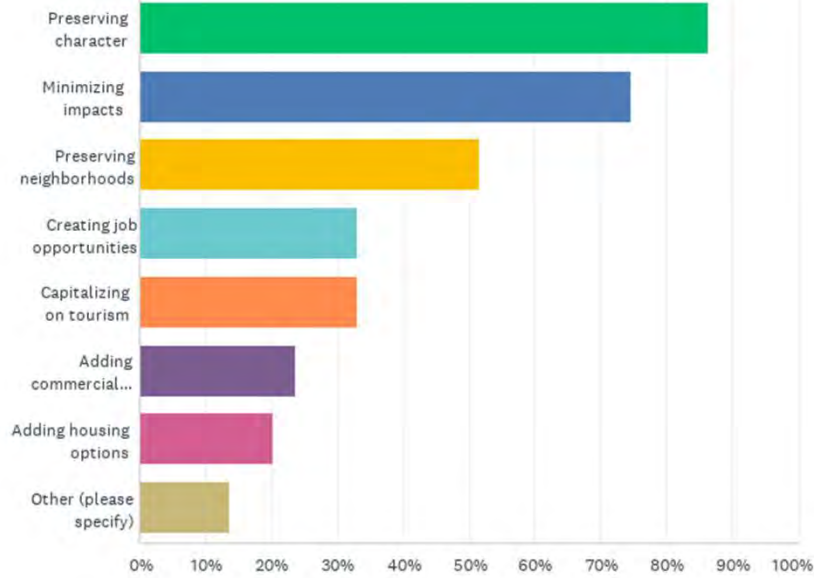


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8

Q9: My priorities regarding any growth and development would be _____ . (Choose all that apply)

Answered: 118 Skipped: 45

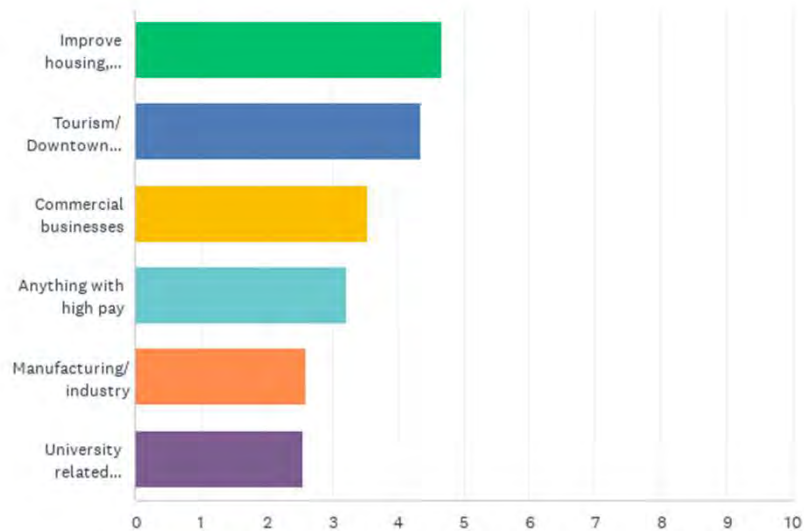


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9

Q12: Rank the following priorities on which Dahlonge should focus with respect to economic development:

Answered: 115 Skipped: 48

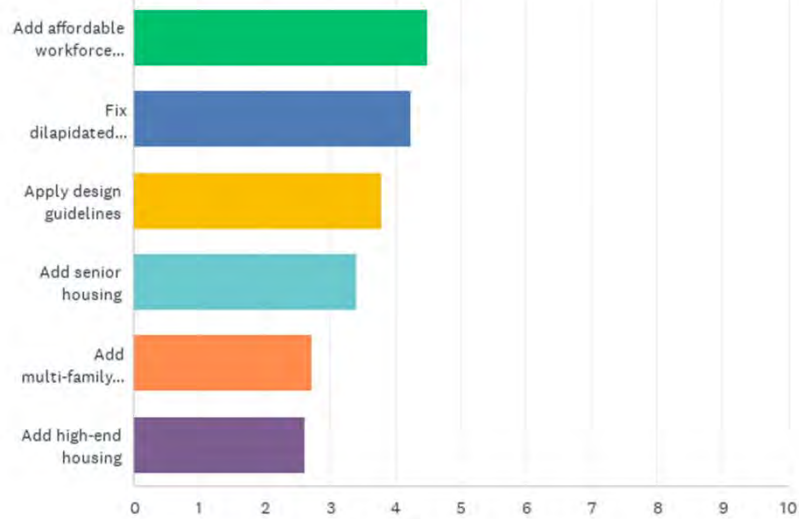


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10

Q14: Using 1 as the most important, rank the following priorities on which Dahlonge should focus with respect to housing:

Answered: 117 Skipped: 46

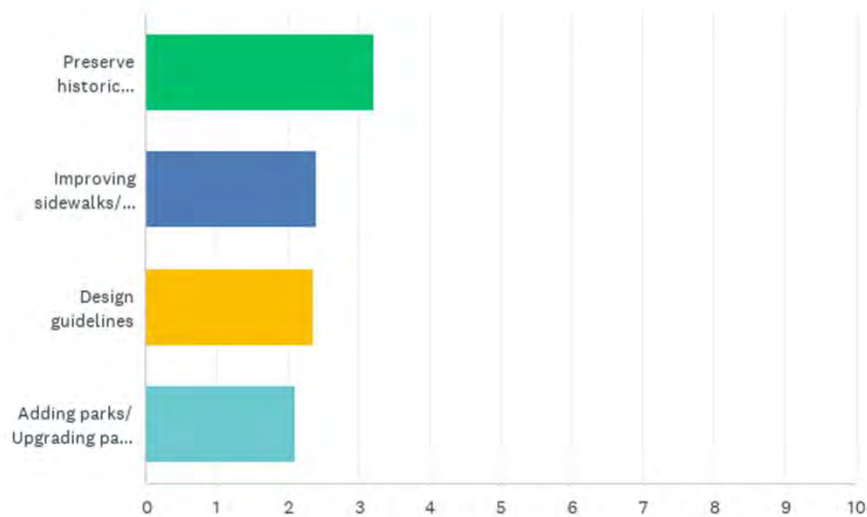


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11

Q16: Rank the following priorities on which Dahlonge should focus with respect to historic and cultural resources:

Answered: 114 Skipped: 49



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12

Sample Records of Public Involvement



CITY OF DAHLONEGA COMPREHENSIVE PLAN
STAKEHOLDER MEETING/ PUBLIC FORUM

Dahlonega ~ 6:30 PM – Monday, December 13, 2021

Please Sign In

Name

Mike Feagin
ROSS SHIRLEY
James T. Gray
Jameson Kinley
JOHN & LESLIE MARINO
KATHERINE JAMES
Doherty Cluskey
JANIS CARROLL

Name

**CITY OF DAHLONEGA COMPREHENSIVE PLAN
STAKEHOLDER MEETING/ PUBLIC FORUM**

Dahlonega ~ 6:00 PM – Thursday, January 20, 2022

Please Sign In

Name

James Spivey
Jameson Kinley
Jim CARROLL
KATHERINE JAMES
Tom Gordineer
Mike Feagin
Kana Blumenthal
Steve Sylvester
Dorby MacLuskey

Name

CITY OF DAHLONEGA COMPREHENSIVE PLAN
STAKEHOLDER MEETING/ PUBLIC FORUM

Dahlonega ~ 6:00 PM – Tuesday, February 1, 2022

Please Sign In

Name

Name

HHL Williams

Sally Trappell

Katherine Jones

Gerald & Emily Lewis

Melanie Dunlap

Tom Dunlap

ROSS SHIRLEY

Evelyn Shirley

Joanne Taylor

Jameson Kinley

Dorothy McCluskey

Steve Scoggin

Martha Scoggin

Vanada Phatthana

Deede Formica

Tom Formica

Mike Feagin

LUMPKIN COUNTY & CITY OF DAHLONEGA
COMPREHENSIVE PLAN - PUBLIC FORUM

County Recreation Center ~ 4:00 PM - 10/21/21

Please Sign In

Name

ROBIN HALL

Alan Ours

Jeff Moran

Tracy Sanford

Bob Mayfield

Wade Chandler

Rhett Stringer

Skylar Alexander

Ryan Pligg

Larry Reiter

Mary Catherine Beutel

Delores Jones

Kar Jones

Evelyn Shirley

ROSS SHIRLEY

Yonda Caldwell

Steve Sylvester

Rhonda Hardy

Name

Beal Hardy

LUMPKIN COUNTY & CITY OF DAHLONEGA
COMPREHENSIVE PLAN - PUBLIC FORUM

County Recreation Center ~ 4:00 PM - 11/9/21

Please Sign In

Name

Ruff James

Katherine JAMES

MINI CRANFILL

TUCKER GREENE

Ariel Alexander

FRED WILSON LONG

ROSANN LONG

JAMES CRANFILL

Skylar Alexander

GEORGE ALBERT.

Greg Killeen

Mike Feagin

MARK H. COX

Linda LaChapelle

BOB PULLEN

Jill Kleve

ART Kleve

Melvin Marks

Name

Michael Letendre

Rebecca Jackson

Jeb Jackson

Charles Lyman

Betty Lyman

Judy Lear

~~Judy Lear~~

Alan Ows

Mary Cuskas

Kathy Beatty

Ed Beatty

Bill Burgess

John Leonard

Angela Gaddis

Rosann Rye

Ashley Tripps

Jim Seaman

Juli Illwood

LUMPKIN COUNTY & CITY OF DAHLONEGA
COMPREHENSIVE PLAN - PUBLIC FORUM

County Recreation Center ~ 4:00 PM – 11/9/21

Please Sign In

Name

Linda & Ed Mannino

Linda Rowland

Tom Vincent

~~John~~

Branda Newman

Sean Newman

Judy Wheeler

Cassie Madd

Lisa Cason

Tim Martin

Kim Gray

Alexis Avery

Diane Miller

Karen Ponder

Ernest Ponder

Gally Drapnell

Derrick Gaddis

Michael Miller

Name

Beal Hardy

Bill Math

John Kirschner

Wayne Gaddis

John Kelly

Mary Anderson

Billy Ellis

Janice Ellis

Eugene Ellis

Butch Wheeler

Lynn Sylvester

Steve Sylvester

TINA MARA

JAY MARA

Quality Community Objectives Assessment

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

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

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.. 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.

SWOC Assessment – GMRC Digital Economy Plan

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