

CITY OF GILLSVILLE



Comprehensive Plan Update

June 2019

Gillsville Comprehensive Plan Update

Produced for: City of Gillsville

June 2019

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INTRODUCTION



The 2018 City of Gillsville's Comprehensive Plan Update represents the community's long-term plan for the future. It is a blueprint for creating the type of community that residents want to see in the coming years.

Gillsville had its beginnings in frontier days as a settlement named Stonethrow with some documentation dating its origin as early as the mid 1700's. Stonethrow then became Carters Crossing and was later named Gillsville after Major Josiah Gill, who owned the general store. Gillsville is the oldest town in Hall County and one of the early residents was instrumental in locating the County Seat in what is now Gainesville. The City's post office was established on April 15, 1833, certainly making it one of the oldest settlements in Hall County. The City of Gillsville was chartered in 1901.

Gillsville is a small, rural community located in eastern Hall County and partially in Banks County. Currently the City has approximately 249 residents. Gillsville remains a minor commercial and residential hub along routes connecting larger cities and county seats such as Commerce, Gainesville, and Lula. Its economic status hasn't changed too dynamically in light of the new development taking place in the surrounding areas.

The purpose of the Gillsville Comprehensive Plan Update is to provide the local elected officials of Gillsville with a tool to manage and guide the future growth of the City. The plan also represents Gillsville's participation in the statewide coordinated planning program created by the Georgia Planning Act of 1989. The plan, which meets the Minimum Standards and Procedures established by the Act, is intended to provide guidelines that the City can follow when making decisions about providing future public facilities and services. Further, the plan should guide local government decision-making regarding economic development, environmental protection and future land use.

WHY PLAN?

The purpose of planning and community development is to provide guidance for everyday decision-making by local government officials and other community leaders. This document, the 2018 Comprehensive Plan Update for the City of Gillsville, represents the culmination of the efforts to plan for the future well-being of the government, the residents and various stakeholders by identifying the critical, consensus issues and goals for the communities. Implementing the plan will help the community address those critical issues and opportunities while moving towards realization of the unique vision for its future. As outlined by Georgia's planning standards (see below):

Statewide benefits of comprehensive planning

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

Local benefits of comprehensive planning

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

In short, local planning should recognize that:

- Assets can be **accentuated** and **improved**;
- Liabilities can be **mitigated** and **changed** over time; and
- Potential can be **sought after** and **developed**.

WHAT IS THE COMPREHENSIVE PLAN?

The comprehensive plan is the official guiding document for the future of the City of Gillsville. It is designed to formulate a coordinated, long-term planning program. The plan lays out a desired future and guides how that future is to be achieved. It serves as a guide to both the public and private sector by providing a picture of how land will develop, how housing will be made available, how jobs will be attracted and retained, how open space and the environment will be protected, how public services and facilities will be provided, and how transportation facilities will be improved. Further, the plan guides elected and appointed officials as they deliberate community development issues and convey policy and intended programs of action to residents. In short, the comprehensive plan is a unified document providing a consistent policy direction. The comprehensive plan is structured to be a dynamic document, subject to amendment when conditions within the City change significantly. Periodic updates are needed to ensure that it continues to meet the needs of the citizens of Gillsville. This plan update builds on action items, issues and an opportunity carried over from the last comprehensive plan; and also adds recent items that have become relevant to the community's future.

HOW TO USE THE COMPREHENSIVE PLAN

The comprehensive plan is a guide to action. It is intended to serve as a reference point for potential users. For example, a commission or council may use the plan's policies to decide whether to approve a proposed rezoning of land. A number of companion planning documents should be used in conjunction with this comprehensive plan. Unlike sector or single issue planning documents, however, which only generally refer to issues such as transportation, economic development, parks and recreation, annexation, and community services, the comprehensive plan addresses these issues in a coordinated manner. When in doubt, decisions should follow the comprehensive plan. If at some point the plan no longer reflects a consensus about the path to follow, it should be amended.



PLANNING DEVELOPMENT PROCESS

The development of the comprehensive plan involved a combination of public meetings and steering committee meetings. The intent of these meetings was to increase the diversity of feedback within the City of Gillsville and have the community's voice heard as a whole. Over the course of **two (2) public meetings** and **three (3) advisory committee meetings**, the GMRC was able to accurately depict the needs and opportunities important to both elected officials and citizens alike, as well as develop a cohesive plan for the future of Gillsville. The time and dates for these meetings are listed in the appendix.

ADVISORY COMMITTEE

Preparations for the comprehensive plan began with the creation of an Advisory Committee. The primary purpose of the committee was to oversee and assist in the process of drafting the comprehensive plan. The committee was composed of elected officials from each of the local governments, business owners, and residents. The committee's roles included communicating the concerns of interested groups regarding the development of the community; providing a forum for discussion of differing views; developing statements of the community's vision and goals; and recommending goals, policies, and implementation measures.

During 2018, staff from the GMRC collected background information about the planning area through historical research, site visits, and information gathered from local officials. The Advisory Committee then provided direction and guidance by discussing the various issues raised at committee meetings. GMRC staff then drafted the plan document and provided it to the committee for review.

The Advisory Committee was made up of the following individuals:

- **Roy Turpin (Mayor)**
- **Ricky Sutton (Planning & Zoning Committee)**
- **Keith Segars (Planning & Zoning Committee)**
- **Jenny Webb (Planning & Zoning Committee)**
- **Assumpta Norrell (Planning & Zoning Committee)**
- **Carolyn Hooper (Planning & Zoning Committee)**

PUBLIC PARTICIPATION

The plan's development is subject to a comprehensive public involvement process. Public involvement serves to educate community leaders about planning issues and to build constituency support – both necessary ingredients for any successful comprehensive plan. Each person at the table represents many others and offers insight on something overlooked by planners. When the citizens see the effect they can have on the plan, it gives them a sense of ownership over the plan; it is not just a plan document mandated by a government agency. In the case of this plan, required public hearings bookended the planning process; allowing residents to comment both on the process and the eventual substance of the plan. However, the plan involved other opportunities for the public to participate as well, most notably a public survey allowed residents to register their opinions on their desired future for the City of Gillsville. An additional opportunity for public input was having each advisory committee meetings open to the public throughout the development process. This allowed citizens to offer opinions, comments, and concerns during each portion of the process. Feedback received from the public is noted in the Appendix.

PLAN COMPONENTS

This comprehensive plan serves to meet the requirements and intent of the Georgia Department of Community Affairs' "Minimum Standards and Procedures for Local Comprehensive Planning," as amended in 2013, and the Georgia Planning Act of 1989. Further, State law requires that the government update its comprehensive plan every 5 years.

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

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.*

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.

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 core required elements The City of Gillsville is also required to provide a land use element to aid in the coordination of their development goals and improvement projects.

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

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

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

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

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

This is to certify that as part of this planning process appropriate staff and decision-makers have reviewed the *Metro North Georgia Regional Water Plan*, the *Georgia 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 documents stated above.

BROADBAND INTERNET ACCESS

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

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

As one of the least populated counties in the region, Banks County is easily among the communities with the weakest access to high-speed broadband capacity. Windstream is the predominant service provider and has a listed capacity for 100 mbps, but that's for premium packages and stakeholders involved in this process indicated that the company's performance was less than acceptable. More importantly, should the County pursue stronger economic development a much faster and stronger connection speed would be considered critical. There are other providers in the Banks Crossing area capable of supplying more options for the current commercial and industrial growth, but it's unknown if they could provide sufficient service if the visions for a fully developed I-85 corridor came to pass.

There is potential, however. The bulk of Banks County is just outside the reach of 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 as part of visions for a more prosperous rural Georgia, with the knowledge that a fiber optic network that is fast, reliable and affordable is vital to modern economic development. The NGN provides infrastructure that loops through the northeast Georgia mountains with 100 gigabit core line and connects to almost all the schools and colleges in the region as well as reaching many government structures and prominent business parks. If Banks County could tap into the NGN it would provide a much stronger alternative to current levels of service.

Based on survey results, public comments, and stakeholder input, there remains a strong need for improved internet access in rural Banks County. While improved service into the rural residential areas would be ideal, the priority would be to provide stronger capacity and additional options within the projected suburban areas between Homer and Banks Crossing and especially along the I-85 corridor where the County wishes to pursue economic development.

Priorities for future network enhancements:

- Strengthen service within the I-85 corridor; with potential to extend northwest into County
- Ability to increase "last-mile" connections
- Expansion of NGN southeast to Homer

COMMUNITY VISION



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

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

VISION STATEMENT

Discussions with various stakeholders revealed several common themes that contributed to the proposed vision statement for Gillsville. Many citizens and stakeholders alike expressed a strong desire to retain and build off of the existing historic and rural areas that provide much of the community’s existing small-town appeal. At the least the consensus is that Gillsville should retain its rural character while offering a certain quality of life through its facilities, all elements of the small-town form cherished by current residents.

City of Gillsville’s Vision Statement:

“Early settlers shaped our town. Gillsville is striving to keep that small town feeling. We are still the pottery town we were. We are working to preserve our history and character, while growing in a way that’s pleasing to our residents who live here. We want to keep our community one that feels like home; a place where neighbors are neighbors, and with pride in knowing that we can raise our children and grandchildren in a place that is known for pride, honesty, and respect for others.”

The priorities for the City of Gillsville lie not only in the future of the City itself, but the residents and visitors of the City. Thus, the City will work towards meeting their needs for housing and all the amenities that support raising a family – quality schools, parks, etc. This is respective of all persons and households, regardless of gender, income, age group, etc. Gillsville will also place importance on preserving what historic resources they still have, as well as creating an inviting small town atmosphere for residents and visitors alike. Keeping this general size and form will allow the City to retain its charm, simplicity and character for residents, not feeling so large that residents feel lost or unimportant. One of the greatest purposes in this vision is to allow current and future Gillsville residents to feel at home in their rural, quiet corner of rural Georgia. The government of Gillsville will strive to conduct itself with pride, honesty and respect so as to inspire others to do the same.



NEEDS & OPPORTUNITIES



The Gillsville Comprehensive Plan Update process involved the creation of a list of community needs and opportunities – important issues to address or possibilities to pursue. The intent of the process was to take a long look inward and assess the state of the community – and potential means for improvement.

This list of needs and opportunities was generated by input from both stakeholders and the general public during conversations about the city’s future. While the list from the prior 2007 plan served as a starting point, the planning process emphasized the need to take a new look at what was working – and what wasn’t – in Gillsville.

The list of needs and opportunities included information on population and economic growth, land development and more. Detailed discussions followed about the issues facing and possibilities available to Gillsville. With the objective data in mind, the committee went through a SWOT-style analysis (strengths, weaknesses, opportunities and threats) aimed at focusing on the most pressing needs and the best opportunities facing the city.

In addition to data review and stakeholder input, the following additional factors contributed to the compilation of the final list of needs and opportunities:

- Review of information in the previous comprehensive plan.
- Review of DCA’s Supplemental Planning Requirements
- Evaluation of DCA’s Quality Community objectives.
- Evaluation of City of Gillsville’s SWOT Analysis

To help develop a more accurate and balanced list of needs and opportunities, a SWOT (Strengths, Weaknesses, Opportunities, and Threats) analysis was conducted. This will allow the City of Gillsville to identify the most important needs and opportunities within their community.

SWOT Analysis
(Strengths, Weaknesses, Opportunities, Threats)

Strengths
Small town character
Proximity to Gainesville/Commerce/Cornelia
Pottery history
Proximity to I-85
History of the City, as well as number of historic buildings
Large lot sizes (family-owned)
No City taxes
Weaknesses
Not enough water infrastructure throughout City
Internet connectivity is no good
Orientation of City limits growth
Opportunities
More sidewalks
Growth of parks
Possibility for small franchise businesses
Possible pharmacy/Quick Care
Pedestrian crosswalk to City Hall
Threats
Lack of Police Dept.
Speeding traffic through downtown area
Blind spots within City Limits
Possible Casino
Lack of smart growth planning

The needs and opportunities list contained in the following pages has been used to shape the Community Goals and Community Work Program. Also, where a particular need or opportunity listed is identified as a priority (shown in bold), one or more corresponding implementation activities has been included in the Community Work Program.

NEEDS & OPPORTUNITIES: LAND USE

NEED	1) Balance development and protection of greenspace
Mitigation Strategies:	
<ul style="list-style-type: none"> • Explore options for financing of greenspace acquisition 	
OPP	2) Attract quality infill development
Mitigation Strategies:	
<ul style="list-style-type: none"> • Maintain inventory of viable infill opportunities • Develop Property Redevelopment Guide, a policy for City directed efforts to encourage and support infill 	
OPP	3) Enhance pedestrian accessibility by establishing walkways & trails
Mitigation Strategies:	
<ul style="list-style-type: none"> • Connect sidewalks from downtown to City Park 	

NEEDS & OPPORTUNITIES: ECONOMIC DEVELOPMENT

NEED	1) Promote economic development within the City
Mitigation Strategies:	
<ul style="list-style-type: none"> • Maintain inventory of viable infill opportunities • Develop Property Redevelopment Guide, a policy for City directed efforts to encourage and support infill • Work with Hall County Chamber to develop targeted marketing campaign 	
NEED	2) Develop coordinated economic development strategy
Mitigation Strategies:	
<ul style="list-style-type: none"> • Work with Hall County Chamber to develop targeted marketing campaign • Continue to support and participate in the Hall Co. Chamber of Commerce 	

NEEDS & OPPORTUNITIES: HOUSING

NEED	1) Maintain character of City as a Low Density Residential and Agricultural Community
Mitigation Strategies:	
<ul style="list-style-type: none"> • Develop and implement subdivision ordinances 	

NEEDS & OPPORTUNITIES: PUBLIC FACILITIES & SERVICES

NEED | **1) Expansion of water lines throughout City**

Mitigation Strategies:

- Develop annual Utility & Infrastructure Reports to ensure efficiency of services
- Coordinate with City of Gainesville for future plans of Bryant Quarter Rd. and rest of Gillsville
- Develop and Implement water system expansion plan

NEED | **2) Provide “Quality of Life” facilities for residents and visitors**

Mitigation Strategies:

- Perform cost/benefit analysis of expansion/renovation options for City facilities
- Upgrade restrooms at Community House
- Upgrade City Park
- Build new City Hall

OPP | **3) Develop more park space in the City**

Mitigation Strategies:

- Maintain inventory of viable infill opportunities
- Explore options for financing of greenspace acquisition
- Build Veteran’s Park

NEEDS & OPPORTUNITIES: TRANSPORTATION

NEED | **1) Improve road network interconnectivity**

Mitigation Strategies:

- Develop/amend development regulations to encourage/require traditional neighborhood design
- Pave access road through the property across from City Hall

NEED | **2) Improve safety and preservation of the road network**

Mitigation Strategies:

- Coordinate with GDOT to redesign downtown turn lanes and create a safer environment for pedestrians
- Road improvements to Woodland Rd.

NEEDS & OPPORTUNITIES: NATURAL RESOURCES

NEED | **1) Maintain environmental protection efforts**

Mitigation Strategies:

- Acquire updated floodplain and soil information from respective authorities
- Ensure information is accessible to Planning Commission and City Council

NEEDS & OPPORTUNITIES: CULTURAL & HISTORICAL RESOURCES

NEED | **1) Protection of open lands and historic view sheds**

Mitigation Strategies:

- Explore options for financing greenspace acquisition

OPP | **2) Identify economic development tools to assist preservation activities**

Mitigation Strategies:

- Pursue Certified Local Government (CLG) designation

OPP | **3) Restore dilapidated historic structures near City Hall**

Mitigation Strategies:

- Explore grant opportunities for financing
- Restore Frankum Building

NEEDS & OPPORTUNITIES: INTERGOVERNMENTAL COORDINATION

NEED | **1) Maintain levels of public service**

Mitigation Strategies:

- Develop annual Utility and Infrastructure Reports to ensure efficiency of services
- Confirm future partnership terms and conditions with all utility providers
- Update Service Delivery Agreements

NEED | **2) Annexation and growth management**

Mitigation Strategies:

- Update Service Delivery Agreements

NEED | **3) Maintain existing intergovernmental cooperation**

Mitigation Strategies:

- Update Service Delivery Agreements
- Planning session to prepare for new SPLOST
- Maintain communication w/ GMRC & State community development offices

LAND USE ASSESSMENT

Gillsville, both by nature and design, has traditionally been an agricultural rural type community. Homes are typically located on tracts of land ranging from a few acres to multiple acreages, including farming operations. With the exception of the desire for more service and convenience type businesses, the current residents of the City prefer to maintain the rural lifestyle. New residents typically echo that sentiment by stating they came to the Gillsville area because of what the City currently is in terms of a slow pace, less cumbersome place to live.

Gillsville's form and land use originate around State Route 52 that bisects the City into Hall and Banks Counties. The road also serves as Main Street, running parallel to a railroad line to the north. Several small commercial businesses are located from the merge of State Route 52 and County Line Rd. out to the City Limits. Beyond State Route 52 is a patchwork of open fields, some still used for farming. In addition to these uses lie larger lot residential and a form resembling country living as opposed to urban or town fabric. All of this occurs within a tightly knit area inside Gillsville's original 1.1-mile diameter boundary.

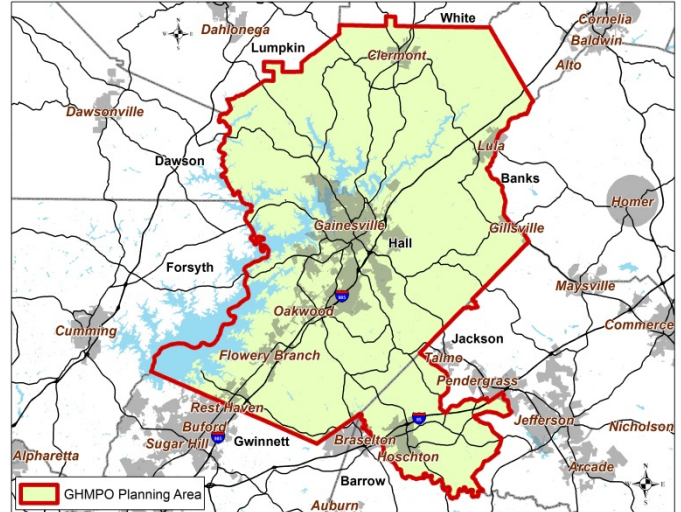
The Hall County Comprehensive Plan designates Gillsville as an Urban Area. These areas typically serve as "stand alone" communities directed by their residents. The smaller communities are oriented to being residential areas with some activities such as Folk Pottery drawing some tourist activity. Some commercial areas are designated but the interest of the City is to primarily attract business that would better serve the residents of the community. The community serves as a center for large, low-density areas. Suitable uses include minor retail and commercial uses, facilities and services related to agricultural needs, public and semi-public uses and a range of housing types.

More importantly, Gillsville will seek the revitalization of the State Route 52 corridor and the downtown as a whole. Plans are already in place with an emerging streetscape and sidewalk plan, while planning and historic preservation initiatives will provide greater levels of development oversight. Additionally there will be an emphasis on infill development and the renovation of many dilapidated properties within downtown. A more grand downtown development strategy will be pursued in the long term, one that addresses Georgia DOT improvement scenarios for State Route 52. The City also has future improvement plans for Gillsville Park to better serve its resident's needs.

TRANSPORTATION ASSESSMENT

The GHMPO

Out of the roughly 139,000 residents within Hall County counted during the year 2000 Census, 88,680 were identified as being part of an urbanized area in and around the city of Gainesville. This made Gainesville and the surrounding urbanized areas one of 76 newly designated urbanized areas nationwide, and with that mandated compliance with federal policy requiring the establishment of a Metropolitan Planning Organization (MPO) and standards for transportation planning. The MPO is responsible for transportation assessments and planning (in coordination with GDOT) and for developing a short-range transportation improvement program (TIP).



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

This information and assessment associated with the update of that document are being used for this comprehensive plan element. *(Copies of GHMPO materials and reports can be found at www.ghmpo.org)*

GILLSVILLE ASSESSMENT

Roads: Transit & Commuting

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

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

- There are two components to the demand-responsive service offered by Hall Area Transit (HAT). These include the ADA-complementary paratransit service required for the service area within a three-quarter-mile distance from Red Rabbit transit stops, and the demand-responsive van service offered by HAT to all persons residing and working in Hall County outside of the Red Rabbit service area.
- National intercity bus service is provided by Greyhound Lines from a passenger station on Martin Luther King Jr. Boulevard.
- National intercity rail service is offered daily by Amtrak. The Gainesville Amtrak station is on the Amtrak Crescent line which provides service from New Orleans to New York.

Some projects included in the GHMPO that could affect Gillsville are as follows:

- Tier 3 Project #GH-041 – Old Cornelia Hwy – US 129/Athens Hwy to East of SR 82/Holly Springs Rd.
- Tier 3 Project #GH-082 - Widening of Joe Chandler Rd. from SR 52 to Old Cornelia Hwy.
- Bridge Improvement Project #GH-026 – SR 52 at Candler Creek (PI# 132995)

Pedestrian Accessibility

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

- Currently, Gillsville has a long-term policy to continue to establish and maintain trails and walkways in and throughout the City.

Alternate Transportation

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

Freight/Rail

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

Airport

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

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



MAY'S
LAWYERS
& CAFE

AREAS REQUIRING SPECIAL ATTENTION

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

- ***Areas of significant natural or cultural resources in need of attention***

Historic buildings downtown are in need of roofs. There are also several buildings just outside of downtown in need of restoration/renovation (Frankum Building). The number of historic buildings within the downtown area would require significant attention to restore them.

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

N/A

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

N/A

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

The areas in the first category fall under this area as well

- ***Large abandoned structures or sites, including those that may be environmentally contaminated***

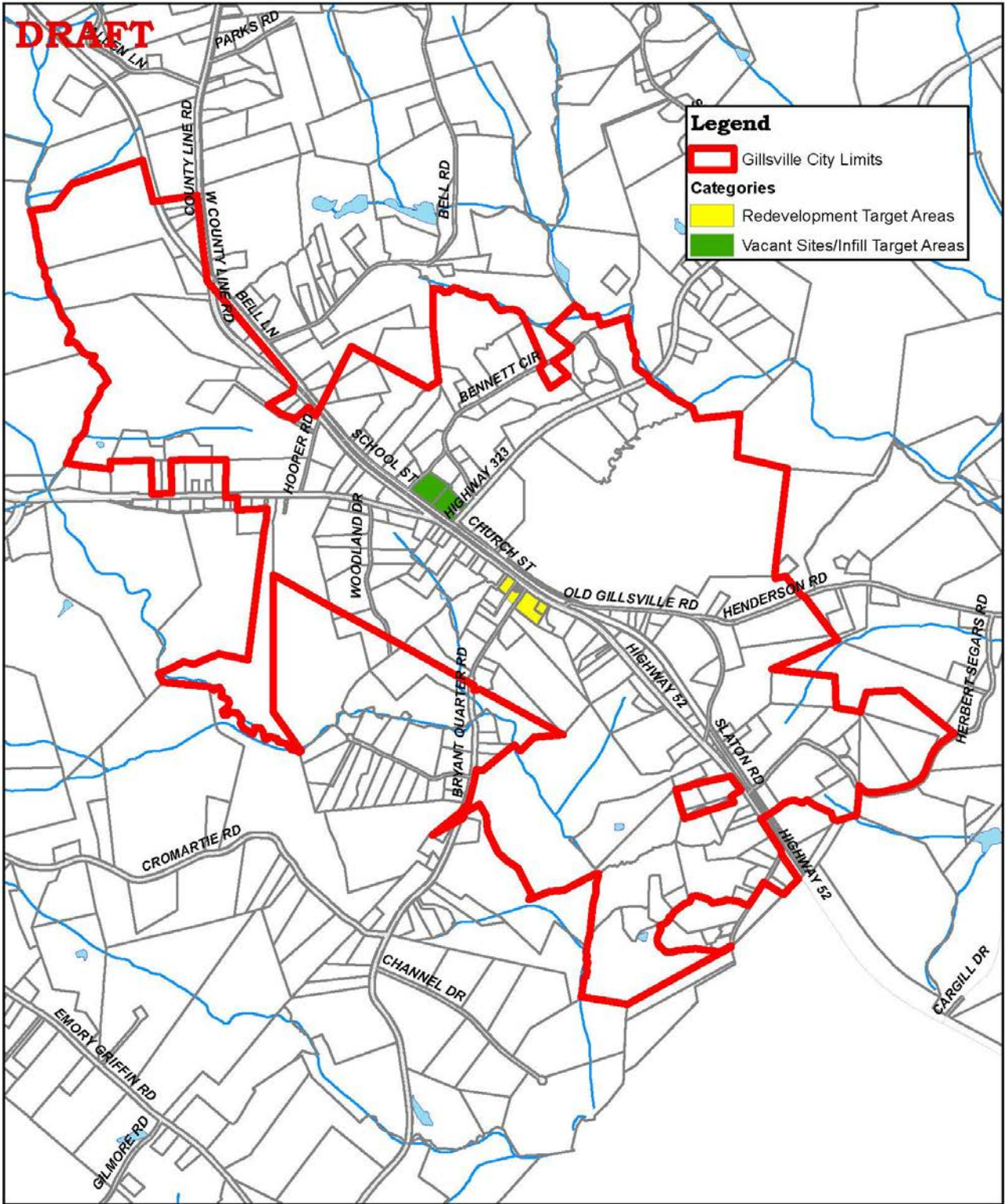
The only site within the City that could fall under this category would be the old school house at the corner of School St. and Highway 52

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

The school house would fall under this category as well. Also, the Frankum Building has potential infill opportunity.



DRAFT



**City of Gillsville
Areas Requiring Special Attention Map**



0 750 1,500 3,000 4,500 feet



Map Prepared by: CAD, March, 2019

QUALITY COMMUNITY OBJECTIVES

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

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

- **Economic Prosperity:** Encourage development or expansion of businesses and industries that are suitable for the community. Factors to consider when determining suitability include job skills required; long-term sustainability; linkages to other economic activities in the region; impact on the resources of the area; or prospects for creating job opportunities that meet the needs of a diverse local workforce.
- **Resource Management:** Promote the efficient use of natural resources and identify and protect environmentally sensitive areas of the community. This may be achieved by promoting energy efficiency and renewable energy generation; encouraging green building construction and renovation; utilizing appropriate waste management techniques; fostering water conservation and reuse; or setting environmentally sensitive areas aside as green space or conservation reserves.
- **Efficient Land Use:** Maximize the use of existing infrastructure and minimize the costly conversion of undeveloped land at the periphery of the community. This may be achieved by encouraging development or redevelopment of sites closer to the traditional core of the community; designing new development to minimize the amount of land consumed; carefully planning expansion of public infrastructure; or maintaining open space in agricultural, forestry, or conservation uses.
- **Local Preparedness:** Identify and put in place the prerequisites for the type of future the community seeks to achieve. These prerequisites might include infrastructure (roads, water, sewer) to support or direct new growth; ordinances and regulations to manage growth as desired; leadership and staff capable of responding to opportunities and managing new challenges; or undertaking an all-hazards approach to disaster preparedness and response.
- **Sense of Place:** Protect and enhance the community's unique qualities. This may be achieved by maintaining the downtown as focal point of the community; fostering compact, walkable, mixed-use development; protecting and revitalizing historic areas of the community; encouraging new development that is compatible with the traditional features of the community; or protecting scenic and natural features that are important to defining the community's character.
- **Regional Cooperation:** Cooperate with neighboring jurisdictions to address shared needs. This may be achieved by actively participating in regional organizations; identifying joint projects that will result in greater efficiency and less cost to the taxpayer; or developing collaborative solutions for regional issues such as protection of shared natural resources, development of the transportation network, or creation of a tourism plan.
- **Housing Options:** Promote an adequate range of safe, affordable, inclusive, and resource efficient housing in the community. This may be achieved by encouraging development of a variety of housing types, sizes, costs, and densities in each neighborhood; instituting programs to

provide housing for residents of all socio-economic backgrounds; or coordinating with local economic development programs to ensure availability of adequate workforce housing in the community.

- **Transportation Options:** Address the transportation needs, challenges and opportunities of all community residents. This may be achieved by fostering alternatives to transportation by automobile, including walking, cycling, and transit; employing traffic calming measures throughout the community; requiring adequate connectivity between adjoining developments; or coordinating transportation and land use decision-making within the community.
- **Educational Opportunities:** Make educational and training opportunities readily available to enable all community residents to improve their job skills, adapt to technological advances, or pursue life ambitions. This can be achieved by expanding and improving local educational institutions or programs; providing access to other institutions in the region; or coordinating with local economic development programs to ensure an adequately trained and skilled workforce.
- **Community Health:** Ensure that all community residents, regardless of age, ability, or income, have access to critical goods and services, safe and clean neighborhoods, and good work opportunities. This may be achieved by providing services to support the basic needs of disadvantaged residents; instituting programs to foster better health and fitness; or providing all residents the opportunity to improve their circumstances in life and to fully participate in the community.

In developing the Future Development Scenario portion of the Comprehensive Plan, the community is encouraged to review the QCOs for their applicability to local conditions and goals. Their general application to each Character Area is described here.

APPLICABLE QCO'S PER CHARACTER AREA

DCA Quality Community Objective	Economic Prosperity	Resource Mgmt.	Efficient Land Use	Local Preparedness	Sense of Place	Regional Cooperation	Housing Options	Transportation Options	Educational Opportunities	Community Health
Main Street	X	X	X		X	X	X	X		
Central Business District	X	X	X		X	X		X		
Single Family Residential		X	X		X	X	X	X		
Rural Residential/Agricultural		X	X		X	X	X			X
Industrial	X		X					X		



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. These can include the areas requiring special attention identified above and/or existing community sub-areas for which plans have already been prepared. 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.

The Recommended Character Areas shown for Gillsville represent a starting point in the discussion to create the Future Development Map that is a key component of the Community Agenda. Boundaries, descriptions, and vision statements for future development will be created during the community visioning process and the development of the Comprehensive Plan.

The recommended character areas for the City of Gillsville are as follows:

- Main Street Gillsville
- Central Business District
- Single Family Residential
- Industrial
- Rural Residential/Agricultural

**Map is shown in the appendix*

MAIN STREET GILLSVILLE

This is a corridor overlay that runs from the cemetery west of downtown to Old Gillsville Road. This area holds the majority of historic residential and commercial buildings which give Gillsville its small-town character, and encompasses parcels that are also designated in other character areas.

Gillsville has implemented both streetscape and sidewalk plans that include major renovations of the Main Street Gillsville corridor. Most of these improvements are aimed at the pedestrian accessibility of the area and modest measures for improving parking. The City plans to extend pedestrian access out to City Park. The City also plans to collaborate with GDOT to find a safer road design for the downtown Gillsville area. The goal is to make this area a safe area for pedestrian traffic.

Additional objectives for this area include:

- Increased parking improvements/ options
- Infill development
- Restoration of historic structures

Encouraged Land Uses

- Residential
- Neighborhood Commercial*
- Mixed use structures*
- Office*
- Civic/Institutional*

*= Conditional

Quality Community Objectives

- Sense of Place
- Transportation Options
- Regional Cooperation
- Resource Management
- Economic Prosperity
- Housing Options
- Efficient Land Use

Implementation Strategies

- Develop/ maintain inventory of infill properties
- Update report concerning GDOT plans for region, including options for Highway 52/Downtown area
- Notify GDOT of Gillsville's objectives for State Routes in and around the area.



CENTRAL BUSINESS DISTRICT

This area is inside the Main Street Gillsville corridor as well. This area is located in the heart of Downtown Gillsville and includes the only commercial buildings in the City. The majority of the buildings within this district are in need of renovations. The bulk of the commercial buildings within this district have the potential to attract quality infill and create a tightly knit downtown.

There are several residential structures within this district which may change based on future City Hall plans. Future plans for City Hall include building a new structure behind the existing City Hall. Parking in this district is primarily located on the west side of Highway 52 and pedestrians can easily access all businesses from the Post office to the Dollar General via sidewalk connectivity.

Additional objectives for this area include:

- Increased parking improvements/ options
- Infill development
- Restoration of historic structures

Encouraged Land Uses

- Residential
- Neighborhood Commercial*
- Mixed use structures*
- Office*
- Civic/Institutional*

*= Conditional

Quality Community Objectives

- Sense of Place
- Transportation Options
- Regional Cooperation
- Resource Management
- Economic Prosperity
- Efficient Land Use

Implementation Strategies

- Develop/ maintain inventory of infill properties
- Update report concerning GDOT plans for region, including options for Highway 52/Downtown area
- Notify GDOT of Gillsville's objectives for State Routes in and around the area.



SINGLE FAMILY RESIDENTIAL

These are the residential areas that radiate from the Central Business District. The ages of houses in this area vary, but the majority of the parcels included can be characterized by smaller lot sizes and small to moderately sized homes. Residential access can be placed into either smaller side streets or access off of Highway 52. This is where the bulk of the smaller residential lots can be found. This character area also contains some of the oldest homes in the City.

Annexations have occurred over the last five to ten years, which brought additional smaller lots into the City. Future efforts will be made to develop an access road across from the current City Hall in order to bring in more single family residential.

Non-residential uses would be permitted within the Main Street Gillsville corridor, provided their scale and design did not conflict with the scale and character of neighboring residential activity. Such uses would include neighborhood scale shops, churches and civic/institutional activities.

Recommendations for this area includes protective development policies that encourage infill of compatible designs and foster long-term capital improvement plans that increase the viability of the residential uses. Sidewalks and improved street signage are encouraged, especially to assist in the pedestrian accessibility of traveling from these houses to the post office, shops and City Hall located within or immediately adjacent to this character area.

Encouraged Land Uses

- Single Family Residential
- Neighborhood Parks
- Churches
- Neighborhood Commercial*
- Civic/Institutional*
- *=Conditional

Quality Community Objectives

- Sense of Place
- Transportation Options
- Regional Cooperation
- Resource Management
- Housing Options
- Efficient Land Use

Implementation Strategies

- Amend development policies to allow/ encourage traditional neighborhood design
- Develop/ maintain inventory of infill properties
- Consider neighborhood assistance programs for concentrations of dilapidated properties



INDUSTRIAL

There are a small number of industrial properties within the City Limits. The uses on these properties range from churches to light industrial. All of these uses are bordered on either side by single family residential or rural residential/agricultural uses.

Recommendations for this area will require a clarification on the industrial demands of the City and the demands for land among prospective industries. This will determine the actual viability of this site for expanded industrial use, what other lands the City may need to consider and what improvements and management measures the City must pursue in order to foster additional industrial use.

There are a few streams within this district that must be considered in all future development/land disturbance activity. Gillsville does have regulations in place for enforcement of minimum standards but should also be considerate of best management practices that could further mitigate any potential impacts to this resource.

Encouraged Land Uses

Commercial

Office

Industrial

Civic/Institutional

Quality Community Objectives

Economic Prosperity

Efficient Land Use

Transportation Options

Implementation Strategies

- Restrict encroachment of incompatible uses
- Work with Development Authority and stakeholders to monitor and maintain viability of industrial properties



RURAL RESIDENTIAL/AGRICULTURAL

The remaining land around Gillsville has been defined as Rural Residential/Agricultural. This includes pockets of undeveloped land, several small, active farms, and larger lot single family residential. Property given the Rural designation typically feature larger lots, larger houses on foundations and with a garage or carport and street configurations that roll with the landscape to emote a country feel compared to the rigid block pattern of the traditional neighborhoods. This is the area where one transitions between rural Hall/Banks County and Gillsville defined by a historic downtown and historic homes. Because of this and the presence of undeveloped land it is also where the bulk of future development is likely to occur, development which will impact the community's character and overall health as a residential and commercial destination.

There are no discernable needs for this area, save for a recognition that the best hopes for greenspace within the City resides with the undeveloped land within this category. The City has successfully developed a park off of W County Line Road within proximity of the downtown and established neighborhoods. If any new development takes place, future greenspace could be used as a buffer between the different residential sectors. Once the City determines the vision and direction for new growth, much of that will take place within this district.

Encouraged Land Uses

Single Family Residential

Agricultural

Conservation

Parks

Quality Community Objectives

Sense of Place

Regional Cooperation

Resource Management

Housing Options

Efficient Land Use

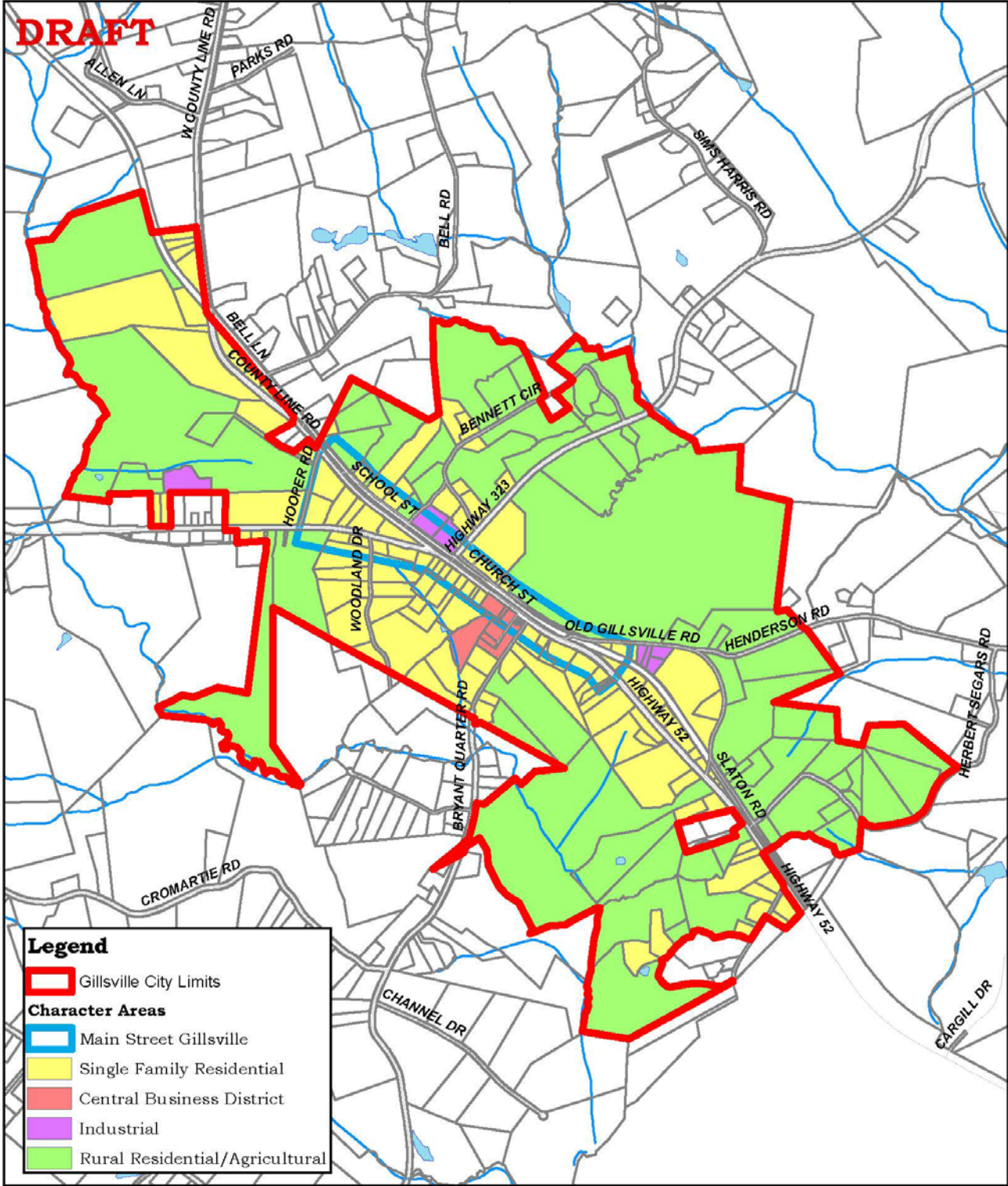
Community Health

Implementation Strategies

- Restrict capital improvements in this area
- Amend development policies to allow/encourage conservation design



DRAFT



City of Gillsville
Recommended Character Area Map



0 750 1,500 3,000 4,500
 Feet



Map Prepared by: CAD, March, 2019

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POLICIES & LONG TERM OBJECTIVES



In addition to the values identified within the Vision Statement, other policies and long-term objectives for Gillsville were raised for consideration. In most cases, these are ideal principles and objectives that simply could not be efficiently incorporated into the Vision Statement but generally compliment the values expressed therein.

- *Continue improvements in communication of government policies and activities* – Citizens are responding to several planning initiatives & capital improvements and would prefer to see this form of progress continue. Ensuring information from other entities is accessible to Planning Commission & City Council will in turn provide more information to Gillsville’s residents.
- *Establish an identity for the community* – Gillsville needs to develop and sustain a unique identity if it is to compete with places like Commerce and Banks Crossing if it is to lure the desired businesses and residents. Maintaining an inventory of viable infill opportunities will assist Gillsville in filling empty/dilapidated buildings in the Main Street area.
- *Maintain character of the City as a low density residential and agricultural community* – Residents would prefer that new development respect the traits of existing structures and spaces, encouraging infill and the preservation of historical elements that provide Gillsville’s current character and charm.
- *Continue working to improve relations with partner governments* – Better relationships with Hall County and the City of Gainesville will help Gillsville prosper and provide improved levels of service. Updating Service Delivery Agreements with the proper jurisdictions will ensure proper service to the community as well. Gillsville will also continue to support & participate in Hall County Chamber of Commerce, as well as continue communication with GMRC & State offices.
- *Continue infrastructure improvements* – Gillsville will continue to improve infrastructure when funds are available to do so. These improvements will apply to roads, water, etc. Developing annual Utility & Infrastructure Reports will assist in ensuring efficiency of services.
- *Provide “quality of life” facilities for citizens and visitors* – The Council is continually working to upgrade the facilities of Gillsville City Park. The City plans on continuing the process over time through grant money and other funds to upgrade the park itself, as well as the Community House.
- *Continue to seek grant money* – Gillsville will specifically target grant money for downtown improvements, parks, pedestrian accessibility and other development.
- *Continue to work with GDOT to solve road safety issues in the downtown area, along Hwy 52*
- *Continue to establish and maintain trails and walkways in and throughout the City.*

- **LONG TERM OBJECTIVES**

- Continue 1,100 LF of sidewalk along Hwy 52 south towards Midway Methodist Church
- Construct 4,600 LF natural surface trail connecting existing sidewalks to City Park
- Install public restroom downtown
- Add covered concession area/picnic tables to rear of Community Building
- Construct maintenance building at City Park
- Explore options for financing of greenspace acquisition
- Complete restoration of 4 downtown buildings
- Pave access road through property across from City Hall



REPORT OF ACCOMPLISHMENTS



YEAR	DESCRIPTION	STATUS	COMMENT
2007	Maintain character of the City as a low density residential and agricultural community	COMPLETED	Moved to Policies
2007	Provide "Quality of life" facilities for citizens and visitors	POSTPONED	Moved to Policies
2007	Establish trails and walkways	POSTPONED	Moved to Policies
2007	Construct on-site sewage treatment system for downtown buildings	COMPLETED	
2007	Continue to work with Hall County and GDOT to accomplish realignment of Hwy 52 to alleviate a safety issue in the downtown area	POSTPONED	Moved to Policies
2007	Install public playground quality swing set	COMPLETED	
2007	Continue painting/upgrading Community Building	POSTPONED	Moved to Long Term Objectives (lack of funding)
2008	Construct trail around/through City Park	COMPLETED	
2008	Refurbish tennis courts	COMPLETED	
2008	Refurbish and paint picnic pavilion	COMPLETED	
2008	Construct 1,160 LF of sidewalk along Hwy 52 from downtown to intersection of Hwy 323	COMPLETED	

2008	Continue 1,100 LF of sidewalk along Hwy 52 south towards Midway Methodist Church	POSTPONED	Moved to Long-Term Objectives (lack of funding)
2008	Construct 4,600 LF natural surface trail connecting existing sidewalks to City Park	POSTPONED	Moved to Long-Term Objectives (lack of funding)
2008	Construct 2,700 LF of asphalt trail in City Park	COMPLETED	
2008	Complete restoration of 4 downtown buildings	POSTPONED	Moved to Long-Term Objectives (lack of funding)
2008	Install public restroom downtown	POSTPONED	Moved to Long-Term Objectives (lack of funding)
2009	Add additional elements to playground	COMPLETED	
2009	Add covered concession area/picnic tables to rear of Community Bldg	POSTPONED	Moved to Long-Term Objectives (lack of funding)
2010	Construct maintenance building at City Park	POSTPONED	Moved to Long-Term Objectives (lack of funding)
2010	Upgrade dugouts and ballfields at City Park	POSTPONED	Moved to Long-Term Objectives (lack of funding)
2010	Implement downtown streetscape	COMPLETED	

SHORT TERM WORK PROGRAM



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

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

Note: Where applied, "DCA funding" is used to indicate potential funding source for GMRC support of an item eligible for the Local Discretionary Assistance element of the RC/DCA contracts.

2019-2023 Short Term Work Program – City of Gillsville								
ACTION DESCRIPTION	2019	2020	2021	2022	2023	RESPONSIBLE DEPARTMENT	ESTIMATED COST	FUNDING SOURCE
Coordinate with City of Gainesville on future water infrastructure on Bryant Quarter Rd & rest of City	X					City	N/A	City/General Fund
Develop & implement subdivision ordinances	X					City/GMRC	\$5,000	City/DCA
Upgrade restrooms in Community House	X					City	\$1,500	SPLOST
Develop/amend development regulations to encourage/require traditional neighborhood design	X					City	N/A	City/General Fund
Pursue CLG designation	X					City	N/A	City/General Fund
Acquire floodplain & soil information from respective authorities	X					City	N/A	City/General Fund
Attend planning session to prepare for new SPLOST	X					City	N/A	City/General Fund
Coordinate w/GDOT to redesign Main Street & create a safer environment for pedestrians		X				City/GDOT/GMRC	TBD	T-SPLOST/Grant
Develop targeted marketing campaign w/ Hall County Chamber of Commerce		X				City	\$1,000	City/General Fund
Road improvements to Woodland Rd.		X				City	\$57,000	City/T-SPLOST
Develop & implement water system expansion plan			X			City	\$10,000	City
Restore Frankum Building			X			City	\$100,000	Grant/City
Build new City Hall			X			City	\$350,000	City
Develop Property Redevelopment Guide				X		City/GMRC	\$1,000	Gen. Fund/DCA
Perform cost/benefit analysis of expansion/renovation options for City facilities				X		City	\$3,000	City/GMRC
Connect sidewalk from Main Street Gillsville to City Park					X	City	\$50,000	City/Grant/Hall County
Upgrade City Park					X	City	\$200,000	Grant/City
Build Veteran's Park					X	City	\$150,000	Grant/City
Upgrade dugouts & ballfields at City Park					X	City	\$5,000	City/Grant
Continue painting/upgrading Community Building					X	City	\$50,000	City/Grant
Update Comprehensive Plan					X	GMRC	N/A	DCA

APPENDIX**PUBLIC SURVEY RESULTS**

The City of Gillsville held two (2) advertised public meetings throughout the planning process. The City also held advisory committee meetings that were open to the public, to allow any public comment. These meetings were held on the following dates:

- Thursday 11/15/18 @ 7PM
- Tuesday 12/4/2018 @ 7PM Advertised Public Meeting
- Thursday 1/17/19 @ 7PM
- Thursday 2/21/19 @ 7PM
- Thursday 4/11/19 @ 7PM Advertised Public Meeting

The majority of the feedback from the public came from surveys that were sent out with utility bills, as well as offered inside City Hall.

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

Want to tell them which issues you feel are most important?

**CITY OF GILLSVILLE
2019 COMPREHENSIVE PLAN SURVEY**

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

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

Please submit all completed surveys to:

City Administrator/Clerk
Gillsville City Hall
6288 Highway 52
Gillsville, GA 30543
O: 770.869.9000
F: 706.652.3511

Or to:

Caleb Davidson, Regional Planner
Georgia Mountains Regional Commission
P.O. Box 1720
Gainesville, GA 30503
O: 770.538.2618
F: 770.538.2625
Email: cdavidson@gmrc.ga.gov

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

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

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

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

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

6.) With respect to **economic development**, our top priorities should be (pick 2):
_____ Attract/sustain new commercial businesses
_____ Attract/sustain new manufacturing and industry
_____ Attract/sustain any business to downtown areas
_____ Attract/sustain any business with high paying jobs
_____ Other (please list: _____)

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



**CITY OF GILLSVILLE
2018 COMPREHENSIVE PLAN SURVEY**

8.) With respect to **historic and cultural resources**, our most important issues are (*pick 2*):
____ preserving existing historic structures
____ design guidelines for new development
____ improving sidewalks, bicycle and pedestrian accessibility around the City
____ need for more park space
____ need for more/new civic space
____ Other (please list: _____)

9.) On a scale of 1 (*Very poor*) to 5 (*Very good*), how do you rate each of the following public services:
____ Water
____ Sewer
____ Police/ Public Safety/ EMS
____ Fire protection
____ General government
____ Parks and recreation
____ Roads
____ Schools
____ Other (please list: _____)

10.) Please rank the following issues in terms of priority, with 1 being most important:
____ Preserving the character of Gillsville
____ Increasing tourism
____ Increasing job opportunities
____ Preserving the low cost of living
____ Preserving the standard of living
____ Other (please list: _____)

11.) Highway development can attract significant growth and development. Regarding these vital corridors in Gillsville, please rank the following issues in terms of priority, with 1 being most important:
____ Managing traffic volumes
____ Managing safety
____ Luring more/new retail
____ Luring more/new dining
____ Luring any new jobs
____ Preserving the appearance and rural character
____ Other (please list: _____)

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

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



QUESTION 1

City of Gillsville Residents: 6

Business Owners/Residents: 0

Other: 1

Total Survey Submissions: 4

QUESTION 2

A) 0

B) 2

C) 4

QUESTION 3

A) 5

B) 0

C) 0

D) Annexation, Residential, both Banks & Hall Counties

QUESTION 4

- **Our heritage (pottery, farming, slow-paced lifestyle)**
- **The look of the town, that families and small businesses**
- **Rural character & historic homes/buildings**
- **Rural character & appearance**
- **The historic aspects, buildings, and open spaces**
- **Our home town**

QUESTION 5

- **Try to stay the same with some growth**
- **Safety from vehicles in front of stores and café**
- **We need more sidewalk – boost pedestrian & bicycle. Traffic in front of town is dangerous**
- **Try to annex more people into the City**

QUESTION 6

Attract/sustain new commercial businesses - 1

Attract/sustain new manufacturing & industry - 2

Attract/sustain any business to downtown areas - 3

Attract/sustain any business with high paying jobs - 1

Other – Stay as we are, curb beautification, landscape plan and guidelines, sustain businesses already here

QUESTION 7

More family housing – 4

More high-end housing – 0

More apartments – 0

More senior housing – 1

Fewer dilapidated houses – 3

Design guidelines for new construction – 2

Other – No apartments

QUESTION 8

Preserving existing historic structures – 5

Design guidelines for new development – 2

Improving sidewalks, bicycle and pedestrian accessibility around the City – 2

Need for more park space – 2

Need for more/new civic space – 0

Other – 1 (Turn & Burn was a good event)

QUESTION 9 – Overall average rating

Water – 4

Sewer – 2

Police/Public Safety/EMS – 4

Fire Protection – 5

General government – 5

Parks and recreation – 4

Roads – 3

Schools – 3

QUESTION 10 – Overall Rating

Preserving the character of Gillsville – 1

Increasing tourism – 4

Increasing job opportunities – 5

Preserving the low cost of living – 3

Preserving the standard of living – 2

Other –

QUESTION 11 – Overall Rating

Managing traffic volumes – 2

Managing safety – 3

Luring more/new retail – 5

Luring more/new dining – 4

Luring any new jobs – 6

Preserving the appearance and rural character – 1

Other – (slow down the speed)

QUESTION 12

- *Would like to see the County (both Banks & Hall) have more interest in spending and helping to do projects in our area that our citizens want. Such as walking trails, sidewalk extension and upgrades.*
- *Gillsville is a great place to live, I don't want it to change, but change is coming. We can't stop it, but we need to have in place a way to guide us along where we do have some control over it.*

**A RESOLUTION
TO ADOPT
THE CITY OF GILLSVILLE
2019 COMPREHENSIVE PLAN**

WHEREAS, the City of Gillsville has prepared a comprehensive plan update, and said plan has been approved by the Georgia Department of Community Affairs as having met the minimum planning standards of the Georgia Planning Act of 1989; and

WHEREAS, the Mayor and Council of the City of Gillsville recognize the value of having a coordinated overview of the problems, needs and opportunities growth and change will create. The Mayor and Council further recognize that the Comprehensive Plan is not a final and absolute answer to all of the many matters of policies, programs, and facilities contained therein. Constant community change, further identification of needs, more detailed planning, limitations of resources, and other changing conditions undoubtedly will require periodic review of the Plan's objectives. Therefore, it is essential that the plan be systematically re-evaluated and updated at regular intervals to reflect major changes that have a bearing on the city's development objectives;

Now, therefore, BE IT RESOLVED, and IT IS HEREBY RESOLVED, by the Mayor and Council, that the 2019 Gillsville Comprehensive Plan and Short Term Work Program is hereby adopted, along with accompanying maps, policies, goals, objectives, strategies and programs, as a general guide for the future growth, change and development in the City of Gillsville, Georgia.

Adopted this 11 day of June 2019.



Roy Tuppin, Mayor

Attest:



City Clerk