City of Gillsville

2023

Comprehensive Plan Update

May 2023

Georgia Mountains
Regional Commission

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I. Community Agenda

A. PURPOSE

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 to track implementation of community-based policies. Furthermore, local comprehensive planning creates an environment of predictability for business and industry, investors, property owners, taxpayers, and the 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 **one (1) public meeting** and **four (4) 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.

B. REQUIRED COMPONENTS

This comprehensive plan serves to meet the requirements and intent of the Georgia Department of Community Affair's "Minimum Standards and Procedures for Local Comprehensive Planning," as amended in 2018, and the Georgia Planning Act of 1989. 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 a 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 is 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 is 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

C. PUBLIC PARTICIPATION

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 2023, 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.

Gillsville leaders seek public input on new comp plan

By SHERRY LEWIS

Gillsville leaders are seeking public input as they work on the new comprehensive plan.

This state-required document helps shape and coordinate local work programs for the community, and they are developed with public input to ensure a level of coordination between local and state interests.

Joe Rothwell, regional planner with Georgia Mountains Regional Commission, attended the March council meeting to facilitate public input.

There will be subsequent meetings to review needs and goals for the city to prepare for the future.

There is also a brief online survey asking people for thoughts on select issues and priorities for the community. It can be found at https://www.surveymonkey.com/r/Gillsvilleplan.

Surveys are also available at town hall and some local businesses. The survey will be accessible through April 28 and it is open to anyone with a vested interest in the area.

OTHER BUSINESS

In other business, the city council:

•set spring clean-up days for April 15 and April 22. Volunteers should meet at the town hall at 8 a.m. This will be further discussed at the April 11 council meeting.

•approved a records management and retention schedule.

•approved a sub-lease request for council member Kody Rylee.

•approved an electrical bid by LBF Ventures for work in the Frankum Building.

•discussed the new park restrooms which are now open to the public at the Gillsville City Park.

•discussed the town hall restroom project. The foundation will be poured soon.

•noted that radar speed signs will be ordered soon in hopes they will help slow down traffic.

•agreed to run the lawn care bid in the newspaper. The ad will run in the Banks County News until April 11.

•tabled discussion on a security camera for downtown.

The **Advisory Committee** was made up of the following individuals:

Roy Turpin
Bill Kepecky
James Butler
Jeanne Webb
Sydney Segars

Want to tell your civic leaders what your community should be like in 20-30 years?

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

Here's your chance!

CITY OF GILLSVILLE 2023 COMPREHENSIVE PLAN SURVEY

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, the required public hearing provided insight for the planning process; allowing residents to comment both on the process and the eventual substance of the plan.

The plan also 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. **38 responses were received: 21 through Survey Monkey and 17 paper submissions.** An additional opportunity for public input was having each advisory committee meeting 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.

II. COMMUNITY VISION

A. Gillsville Profile

The 2023 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 375 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 has not changed too dynamically in light of the new development taking place in the surrounding areas.

B. GENERAL VISION STATEMENT

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 are to be realized in the future and use that image as a foundation for short and long-term planning. As a process this also requires the community to develop a consensus on what conditions to change or to preserve.

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 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 is 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 to inspire others to do the same.

C. NEEDS AND 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 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 fresh look at what was working – and what was not – 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): 2-acre lot size and setbacks
SPLOST
No City taxes
Weaknesses
Not enough water infrastructure throughout City
Internet connectivity is no good
Limited parking
Opportunities
More sidewalks
Growth of parks
Possibility for small franchise businesses
Possible pharmacy/Quick Care
Pedestrian crosswalk to City Hall
City Hall Building upgrades
Frankum Building improvements
Annexations
Outdoor City Park Pavilions
Veterans Park
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:
- Explore options for financing of greenspace acquisition, park improvements, and amenities.
- Assess park security and design

OPP	2) Attract quality infill development

Mitigation Strategies:
- Maintain inventory of viable infill opportunities

OPP	3) Enhance pedestrian accessibility by establishing walkways & trails

Mitigation Strategies:
- Connect sidewalks from downtown to greenspace

NEEDS & OPPORTUNITIES: ECONOMIC DEVELOPMENT

NEED	1) Promote economic development within the City

Mitigation Strategies:
- Maintain inventory of viable infill opportunities
- Acquire Gillsville School building and athletic fields for rehabilitation.
- Work with Hall County Chamber to develop targeted marketing campaign

NEED	2) Develop coordinated economic development strategy

Mitigation Strategies:
- Work with Hall County Chamber to develop targeted marketing campaign.
- Continue to support and participate in the Hall Co. Chamber of Commerce
- Continue intergovernmental outreach with Banks and Hall counties and cities

NEEDS & OPPORTUNITIES: HOUSING

NEED	1) Maintain character of City as a Low Density Residential and Agricultural Community

Mitigation Strategies:
- Update subdivision ordinances
- Update zoning book 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 City Park building interior (Community House) and update safety features.
- 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
- Update city park lighting, pavilions, and activity courts for recreational, activities: pickleball, tennis, etc., and create walking trails

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.
- Work to identify road widening and priorities for repairs

NEEDS & OPPORTUNITIES: NATURAL RESOURCES

NEED	1) Maintain environmental protection efforts

Mitigation Strategies:
- Promote conservation design subdivisions.
- Protect wild space/open agricultural space to preserve rural character

NEEDS & OPPORTUNITIES: CULTURAL & HISTORICAL RESOURCES

NEED	1) Protection of open lands and historic view sheds

Mitigation Strategies:
- City Park development/rehabilitation of historic resources/school building

	• 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 in Gillsville**

Mitigation Strategies:
- Explore grant opportunities for financing.
- Restore Frankum Building
- Gillsville Elementary School
- Old Frankum House

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
- Continue annexation best practices to preserve Gillsville sense of place and character

NEED	**3) Maintain existing intergovernmental cooperation**

Mitigation Strategies:
- Update Service Delivery Agreements
- Planning session to prepare for new TSPLOST w/Hall County
- Maintain communication w/ GMRC & State community development offices

D. BROADBAND ASSESSMENT

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

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

2022 Georgia Broadband Availability Map
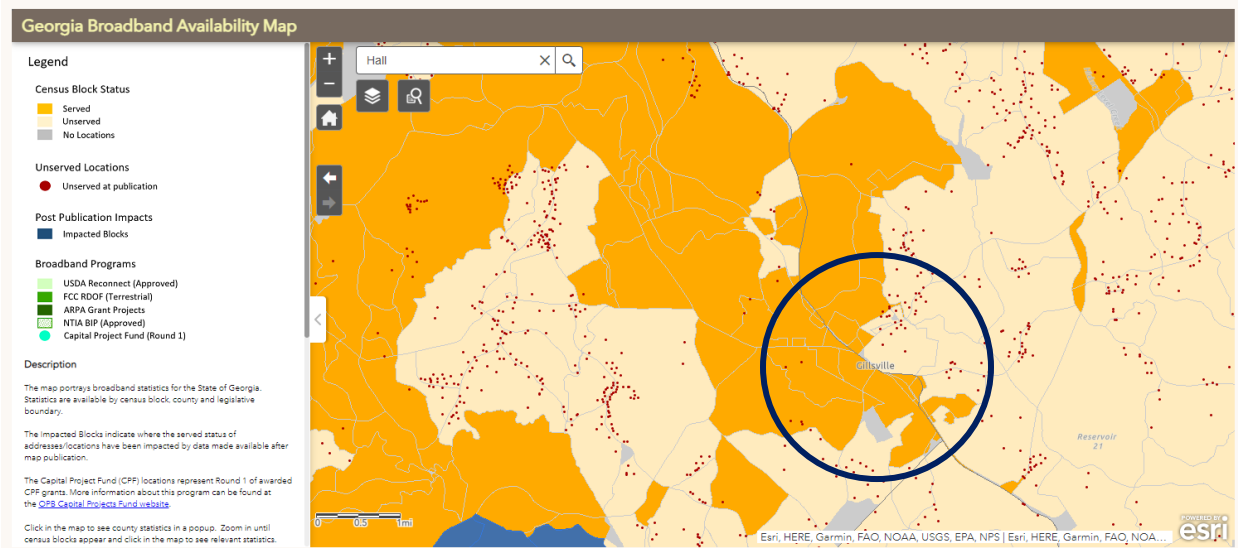
In assessing Gillsville's access to higher grade broadband technology stakeholders and those that completed public input surveys discussed the general condition and availability of existing internet service providers based on the general distribution of high-capacity lines throughout the area. ***Based on survey results, public comments and stakeholder input, there remains a strong need for improved internet access in Gillsville.***

Broadband service is critical to the Economic Development of Gillsville in Hall County. With Hwy 365 bisecting the city, connecting Gillsville to nearby cities such as Lula and Maysville and Hwy 365 and I-85 within close proximity beyond, it supports the logistics and

transportation of goods and the option for "work from home" or "remote "employment. This underscores the need for continued broadband expansion in unserved areas and that the assets should be included in infrastructure planning and improvements. To promote this opportunity, broadband readiness is a key component. We feel that the City of Gillsville as well as most of Hall County is "Broadband Capable."

The City, likewise, supports improvement programs that will expand local network connectivity and enhance network capacity with an eye toward significantly greater growth.

SERVICE AREA

2022 Georgia Broadband Availability Map
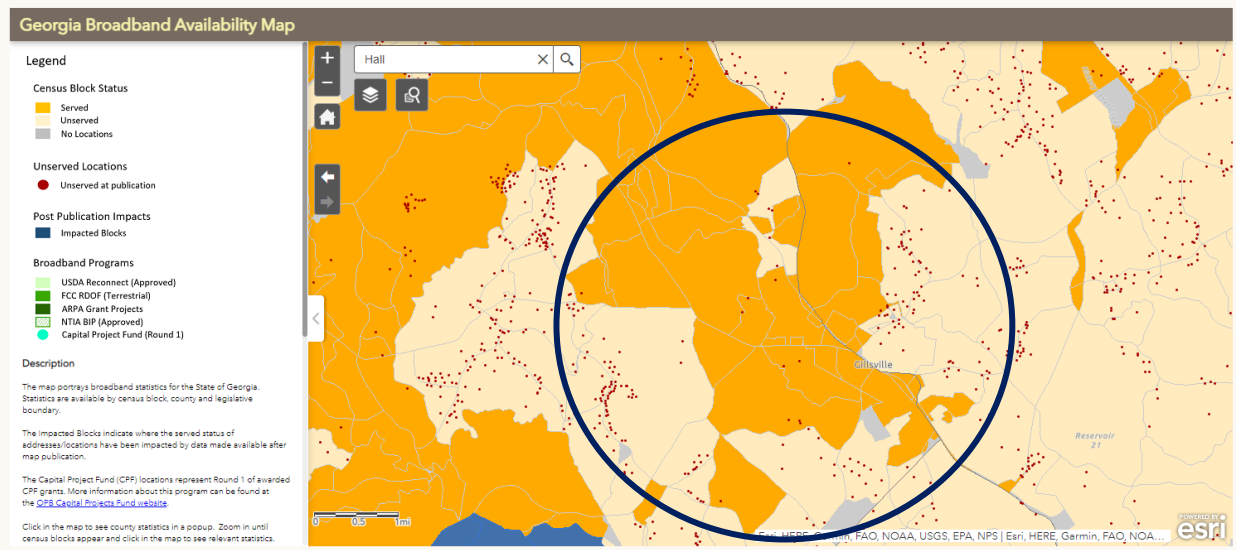
BROADBAND NETWORK SUMMARY
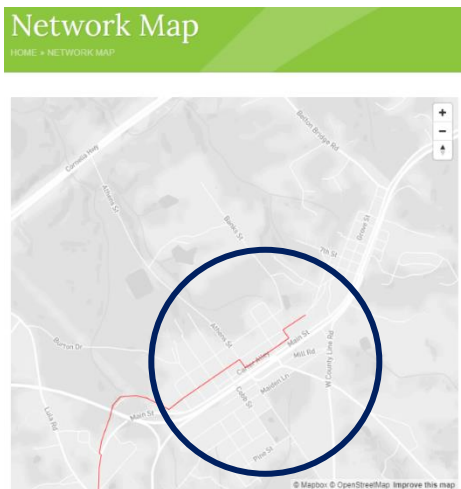
Hall County and Lula (in blue circle) have access to the **North Georgia Network (NGN)** which was established 2009 with a $36 million dollar investment. Connections to Gillsville are possible if the network is extended to the city from Lula, which is less than six miles away. Currently, there are gigabit-plus speeds with terabit core capacity. It is a 100% fiber optic MPLS network. Gigabit fiber is available for the residents in some of these areas. The NGN consists of 1,200 local miles of fiber available through Electric Membership Corporations with affordable, redundant service.

GMRC DIGITAL ECONOMY PLAN

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

SWOC ASSESSMENT

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

	resources	government on importance of broadband access	for broadband projects
Quality Development Authorities and Joint Development Authorities	State needs to put more emphasis on education		Need a better way to communicate to State Legislators what is going on in the GMRC Region regarding broadband needs, initiatives and projects

E. TRANSPORTATION ASSESSMENT

The GHMPO

Out of the 203,000 residents within Hall County counted during the year 2020 Census, 130,000 were identified as being part of an urbanized area in and around the city of Gainesville. This made Gainesville and the surrounding urbanized areas one of 76 newly designated urbanized areas nationwide, and with that mandated compliance with federal policy requiring the establishment of a Metropolitan Planning Organization (MPO) and standards for transportation planning. The MPO is responsible for transportation assessments and planning (in coordination with GDOT) and for developing a short-range transportation improvement program (TIP).

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

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

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

Roads: Transit & Commuting

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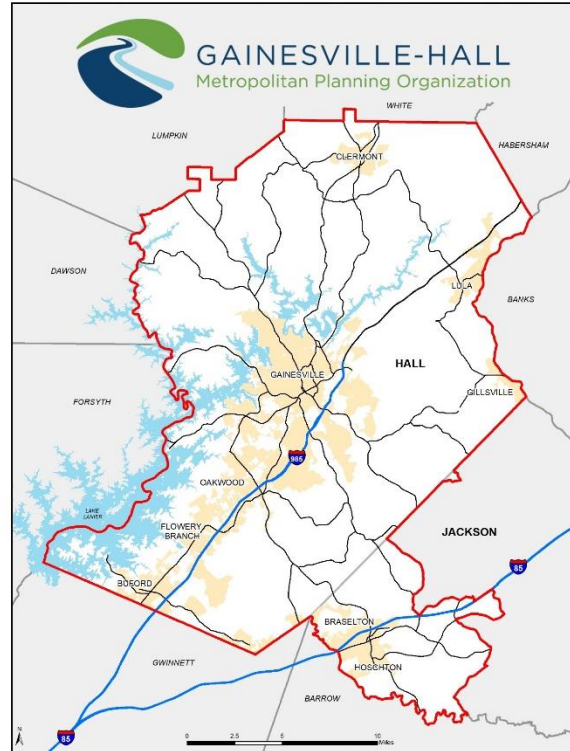
they manage travel independently but rather as part of a cohesive network. Transportation planning for roads, then, is used to determine how this travel can most efficiently move within the network, and functional classification assists with this process by defining the part that any particular road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

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

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

Pedestrian Accessibility

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

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

Alternate Transportation

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

Freight/Rail

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

- Two major active freight rail lines run in a north-south direction through Hall County. The Norfolk Southern Atlanta/Greenville line parallels I-985/SR 365 and passes through Flowery Branch, Oakwood, Gainesville, and Lula. The CSX line runs south from

Gainesville to Athens. Master planning for the transit programs occurs in conjunction with GHMPO and the local governments, including Lula.

Airport

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

- GVL is considered a Level III/Business airport of regional impact by GDOT.

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

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

F. 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		

III. FUTURE DEVELOPMENT STRATEGY

LAND USE ASSESSMENT

Gillsville, both by nature and design, has traditionally been an agricultural rural type of 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 merger 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 area 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 downtown. A grander 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 residents' needs.

**City of Gillsville
Existing Land-Use**

Legend

Gillsville Existing Land-Use
- Agricultural
- Commercial
- Industrial
- Institutional
- Residential
- Local Roads
- State Roads
- Railroads
- Streams and Rivers
- Ponds and Lakes
- Gillsville City Limits
- County Boundaries

Georgia Mountains
Regional Commission
Map Prepared By GMRC, March, 2023

City of Gillsville
Environmentally Sensitive Areas

Legend

Ground Water Recharge Areas	FEMA Flood Plains	State Roads
National Wetlands Inventory	Protected Rivers	Railroads
Conservation Lands	305b 303d Streams	Local Roads

Gillsville City Limits
County Boundaries
Streams and Rivers
Ponds and Lakes

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

Georgia Mountains
Regional Commission
Map Prepared By GJC, March, 2023

A. 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.

▪ *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 schoolhouse at the corner of School St. and Highway 52

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

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

City of Gillsville
Areas Requiring Special Attention

Legend

Areas Requiring Special Attention

▢ Redevelopment Target Areas

▢ Vacant Sites/Infill Target Areas

▢ Parcels	— Railroads	⌐ Gillsville City Limits	
Roads	Streams and Rivers	County Boundaries	
State Roads	Ponds and Lakes		

Georgia Mountains
Regional Commission
Map Prepared By B.C, March, 2023
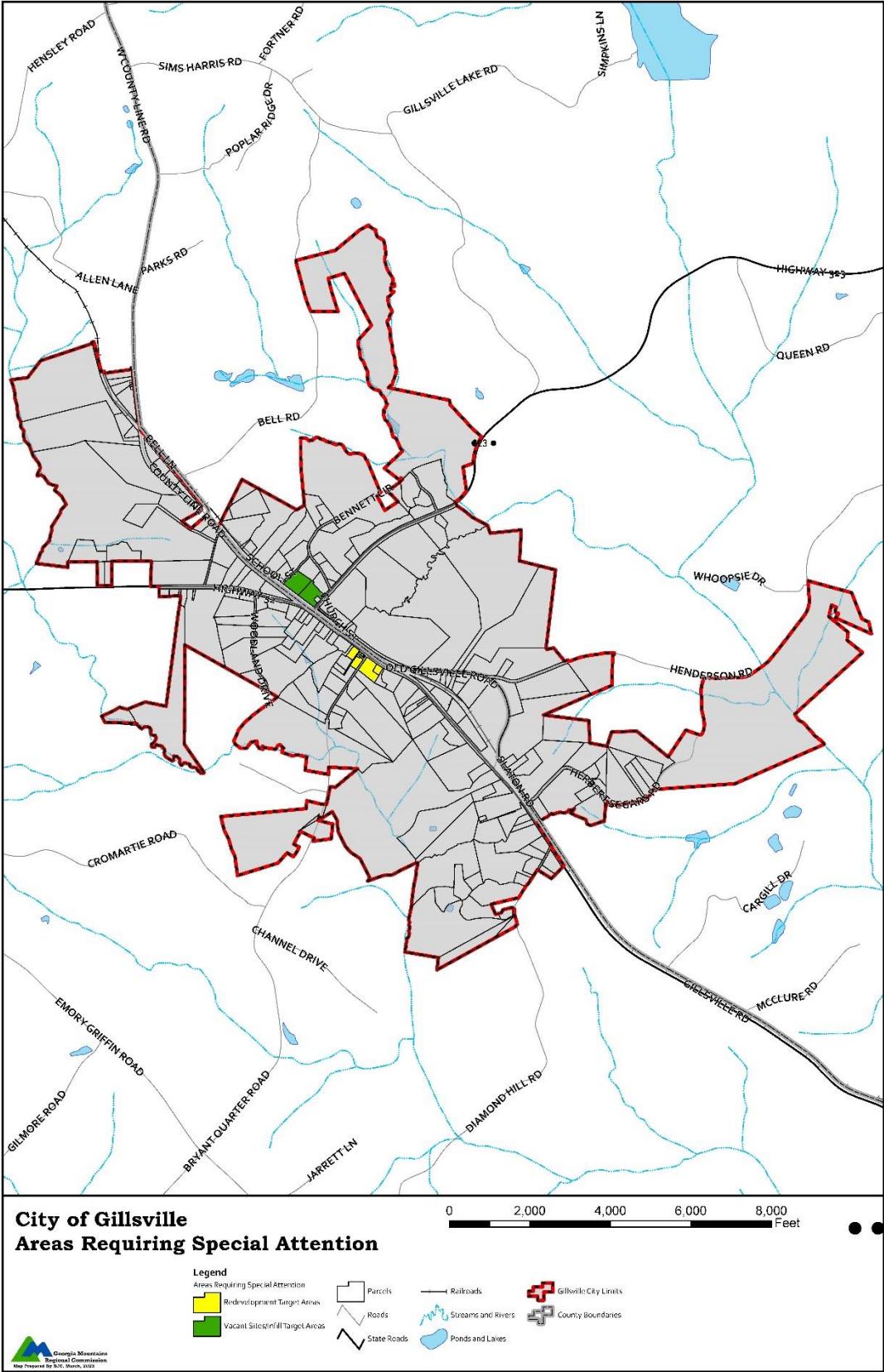
B. CHARACTER AREAS

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

**City of Gillsville
Character Areas**

Legend

Gillsville Character Areas

■ Rural Residential/Agricultural
■ Central Business District
■ Industrial

■ Public/Institutional
■ Single Family Residential
▦ Gillsville Main Street District

∧ Local Roads
∧ State Roads
— Railroads
〜 Streams and Rivers

◠ Ponds and Lakes
⬚ Gillsville City Limits
⬚ County Boundaries

Georgia Mountains
Regional Commission
Map Prepared By IMC, March, 2023

GILLSVILLE MAIN STREET DISTRICT

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 in the heart of Downtown Gillsville and includes the only commercial buildings in the city. Many of the buildings within this district need 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.

PUBLIC/INSTITUTIONAL

This designation includes existing sites and facilities in public ownership for such uses as medical, educational, cultural, governmental, administrative, and protective services, and cemeteries. Existing churches are also included in this category. Uses within this character area are typically concentrated in specific locales.

There are several structures within this district which may change based on future City plans. Plans for 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

 Medical Facilities

 Educational Facilities

 Cultural Facilities

 Government Facilities

 Cemeteries

 Churches

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.

INDUSTRIAL

There are a small number of industrial properties within the City Limits. The uses of 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 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

SINGLE FAMILY RESIDENTIAL

These are the residential areas that radiate from the Central Business District. The ages of houses in this area vary, but most 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 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 include 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

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 lager 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 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

IV. IMPLEMENTATION PROGRAM

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

B. REPORT OF ACCOMPLISHMENTS

This is the review of the STWP from the previous five years: 2019-2023. As a new STWP is produced every five years, the items within the previous STWP must be identified for their status as complete, in progress, either postponed or cancelled. Those items that have been postponed or are in progress must be shown in the next STWP where appropriate, while those items that have been postponed or cancelled must also include a reason for their status.

YEAR	DESCRIPTION	STATUS	COMMENT
2019	Coordinate with City of Gainesville on future water infrastructure on Bryant Quarter Rd & rest of City	COMPLETED	
2019	Develop & implement subdivision ordinances	COMPLETED	
2019	Upgrade restrooms in Community House	COMPLETED	
2019	Develop/amend development regulations to encourage/require traditional neighborhood design	COMPLETED	
2019	Pursue CLG designation	IN PROGRESS	Ongoing, in new STWP
2019	Acquire floodplain & soil information from respective authorities	IN PROGRESS	Ongoing, in new STWP
2019	Attend planning session to prepare for new SPLOST	IN PROGRESS	Ongoing, in new STWP
2020	Coordinate w/GDOT to redesign Main Street & create a safer environment for pedestrians	IN PROGRESS	Ongoing, in new STWP
2019	Develop targeted marketing campaign w/ Hall County Chamber of Commerce	IN PROGRESS	Ongoing, in new STWP
2020	Road improvements to Woodland Rd.	COMPLETED	

2021	Develop & implement water system expansion plan	**IN PROGRESS**	Ongoing, in new STWP
2021	Restore Frankum Building	**IN PROGRESS**	Ongoing, in new STWP
2021	Build new City Hall	**IN PROGRESS**	Ongoing, in new STWP
2022	Develop Property Redevelopment Guide	**IN PROGRESS**	Ongoing, in new STWP
2022	Perform cost/benefit analysis of expansion/renovation options for City facilities	**COMPLETED**	Ongoing, in new STWP
2023	Connect sidewalk from Main Street Gillsville to City Park	**IN PROGRESS**	Ongoing, in new STWP
2023	Upgrade City Park	**IN PROGRESS**	Ongoing, in new STWP
2023	Build Veteran's Park	**IN PROGRESS**	Ongoing, in new STWP
2023	Upgrade dugouts & ballfields at City Park	**IN PROGRESS**	Ongoing, in new STWP
2023	Continue painting/upgrading Community Building	**IN PROGRESS**	Ongoing, in new STWP
2023	Update Comprehensive Plan	**COMPLETED**	

C. SHORT-TERM WORK PROGRAM

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

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

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.

2024-2028 Short Term Work Program – City of Gillsville								
ACTION DESCRIPTION	2024	2025	2026	2027	2028	RESPONSIBLE DEPARTMENT	ESTIMATED COST	FUNDING SOURCE
Pursue CLG designation			X	X		City	N/A	City/General Fund
Acquire floodplain & soil information from respective authorities				X	X	City	N/A	City/General Fund
Attend planning session to prepare for new SPLOST				X	X	City	N/A	City/General Fund
Coordinate w/GDOT to redesign Main Street & create a safer environment for pedestrians	X	X				City/GDOT/GMRC	TBD	T-SPLOST/Grant
Develop targeted marketing campaign w/ Hall County Chamber of Commerce	X	X				City	$1,000	City/General Fund
Develop & implement water system expansion plan	x					City	$10,000	City
Restore Frankum Building	x	x				City	$100,000	Grant/City
Build new City Hall		x	X			City	$350,000	City
Develop Property Redevelopment Guide		x	x			City/GMRC	$1,000	Gen. Fund/DCA
Connect sidewalk from Main Street Gillsville to City Park		x	x			City	$50,000	City/Grant/Hall County
Upgrade City Park	x	x				City	$200,000	Grant/City
Build Veteran's Park	x	x	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

V. APPENDICES

A. Georgia Mountains Regional Commission Area Labor Profile

Georgia Mountains

Regional Commission

Area Labor Profile

Updated: Apr 2023

Super Sector Industries – Quarterly Comparison

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

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

**Georgia Mountains RC
Per Capita Income**

Source: U.S. Bureau of Economic Analysis

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

Industry Mix 2022

Source: See Industry Mix data on Page 2.

Total - Government
Service-Providing
Goods-Producing

Percentages: 0 20 40 60 80

Version 3.0   Georgia Mountains RC   Page 1 of 7

Industry Mix - 3rd Quarter of 2022

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

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

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

Annual Labor Force Activity – 2022

ANNUAL AVERAGES

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

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

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

Employment Trends

Unemployment Rate Trends

Population Estimates
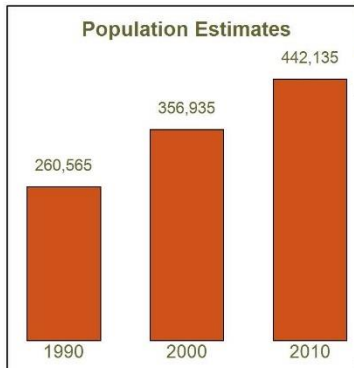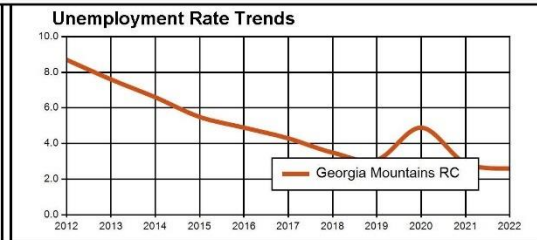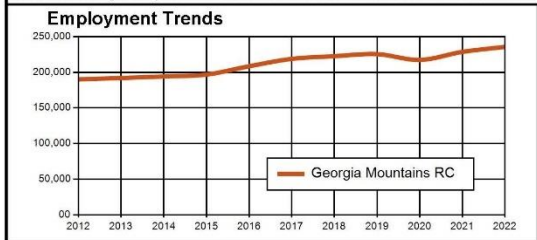
Population

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

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

Top Employers - 2022*

TEN LARGEST EMPLOYERS

Georgia Mountains RC

Cottrell, Inc.

Fieldale Farms Corporation

Fox Racing Shox

Gold Creek Processing, LLC

Ingles Markets, Inc.

Kubota Manucturing of America Corporation

Northeast Georgia Medical Center, Inc.

Northeast Georgia Physicians Group

Pilgrim's Pride Corporation

Walmart

*Note: Represents employment covered by unemployment insurance excluding all government agencies except correctional institutions, state and local hospitals, state colleges and universities. Data shown for the Third Quarter of 2022. Employers are listed alphabetically by area, not by the number of employees.

Source: Georgia Department of Labor

SIZE CLASS

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

Note: Data shown for the Third Quarter of 2022.

Education of the Labor Force

Georgia Mountains RC

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

Note: Totals are based on the portion of the labor force between ages 18 - 65+. Some College category represents workers with some college with no degree less than two years.

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

High School Graduates - 2022

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

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

* Private schools data is not available for 2022 from Georgia Independent School Association.

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

Colleges and Universities

Georgia Mountains RC

Lumpkin

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

Hall

University of North Georgia (Gainesville Campus) — ung.edu/campuses/gainesville/index.php
Brenau University — www.brenau.edu
Interactive College of Technology (Gainesville Campus) — www.icl.edu/
Lanier Technical College — www.laniertech.edu

Franklin

Emmanuel College — www.ec.edu

Habersham

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

Stephens

Toccoa Falls College — www.tfc.edu

White

Truett McConnell University — www.truett.edu

Towns

Young Harris College — www.yhc.edu

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

Source: Integrated Postsecondary Education Data System (IPEDS).

Technical College Graduates - 2022*

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

Technical College Graduates - 2022*

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

Technical College Graduates - 2022*

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

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

Source: Technical College System of Georgia

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

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

Georgia Department of Labor Location(s)

Career Center(s)
215 Hodges Street
Suite #205
Cornelia, GA 30531
Phone: (706) 776 - 0811   **Fax:**   (706) 776 - 0822

2756 Atlanta Hwy
Gainsville, GA 30504
Phone: (770) 535 - 5484   **Fax:**   (770) 531 - 5699

37 Foreacre Street
Toccoa, GA 30577-3582
Phone: (706) 282 - 4514   **Fax:**   (706) 282 - 4513

946 Appalachian Highway
PO BOX 488
Blue Ridge GA 30513
Phone: (706) 632 - 2033   **Fax:**   (706) 632 - 7316

For copies of Area Labor Profiles, please visit our website at: http://dol.georgia.gov or contact Workforce Statistics Division, Georgia Department of Labor, 148 Andrew Young International Blvd, Suite 276, Atlanta, GA 30303-1751. Phone: 404-232-3875; Fax: 404-232-3888 or Email us at workforce_info@gdol.ga.gov

B. Hall County Area Labor Profile

Hall

County

Georgia

Area Labor Profile

Updated: Apr 2023

Labor Force Activity

February 2023

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

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

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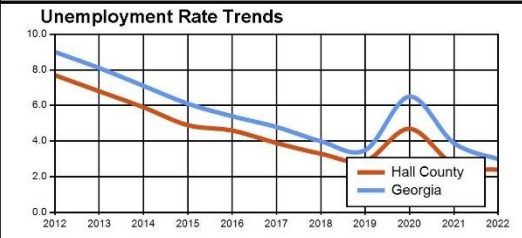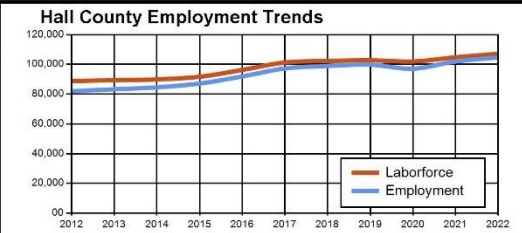
Initial Claims Activity

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

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

Version 4.0   Hall Area   Page 1 of 6
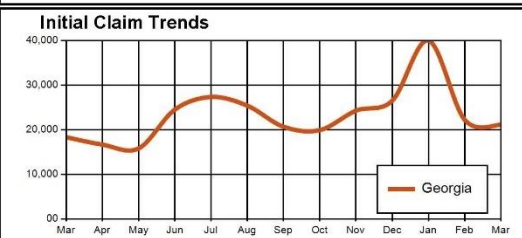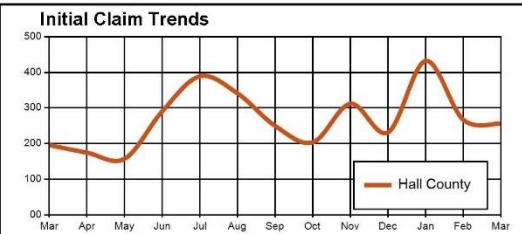
Building Permit Construction Activity

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

Source: U.S. Census Bureau.

Building Permits - Total Units
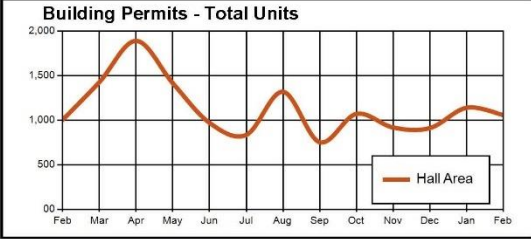
Population Activity

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

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

Population Projections

Source: Governor's Office of Planning and Budget

Population Projections

Source: Governor's Office of Planning and Budget

Population by Ethnicity
Hall County
Annual 2021

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

Population by Gender
Hall County
Annual 2021

Female 100,957 | Male 100,746

Gender Population by Agegroup
Hall County
Annual 2021

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

Industry Mix - 3rd Quarter of 2022

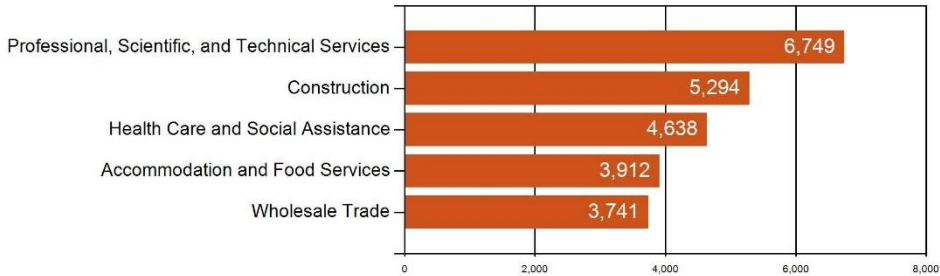| INDUSTRY	Hall NUMBER OF FIRMS	Hall EMPLOYMENT NUMBER	Hall EMPLOYMENT PERCENT	Hall WEEKLY WAGE	Hall Area NUMBER OF FIRMS	Hall Area EMPLOYMENT NUMBER	Hall Area EMPLOYMENT PERCENT	Hall Area WEEKLY WAGE
Goods-Producing	**918**	**27,179**	**28.2**	**1,191**	**7,591**	**116,446**	**17.5**	**1,317**
Agriculture,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

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

Source: Georgia Department of Labor. These data represent jobs that are covered by unemployment insurance laws.
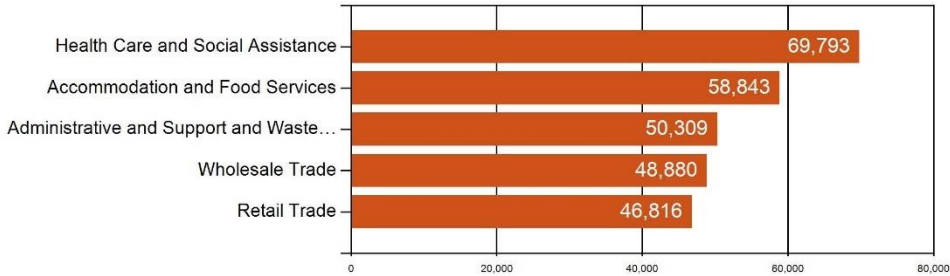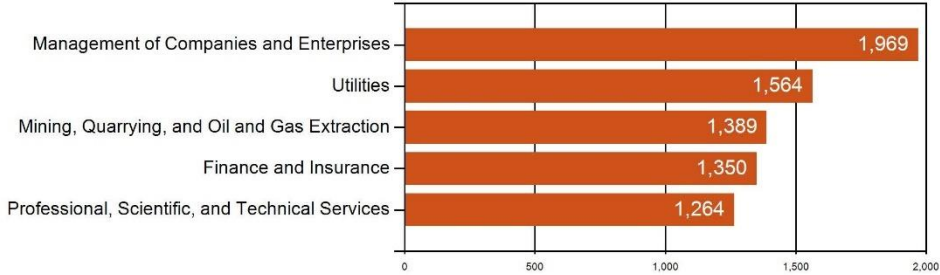
Top Industries - 3rd Quarter of 2022

Hall Area

Top Industries by Firms

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

Top Industries by Employment

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

Top Industries by Weekly Wages

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

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

Technical College Certificate Graduates - 2022

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

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

Technical College Diploma Graduates - 2022

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

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

Technical College Degree Graduates - 2022

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

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

Top Ten Largest Employers - 2022*

Hall	Hall Area	COUNTY
Cottrell, Inc.		
Fieldale Farms Corporation		
Fox Racing Shox	Amazon.Com Services, Inc.	Jackson
Gold Creek Processing, LLC	Kubota Manufacturing of America Corporation	Hall
Kubota Manucturing of America Corporation	Northeast Georgia Medical Center, Inc.	Hall
Mars Chocolate North America , LLC	Northside Hospital, Inc.	Gwinnett
Northeast Georgia Medical Center, Inc.	Northside Hospital, Inc.	Forsyth
Northeast Georgia Physicians Group	Pilgrim's Pride Corporation	Hall
Pilgrim's Pride Corporation	Publix Super Markets, Inc.	Gwinnett
Walmart	The Home Depot	Gwinnett
	The Kroger Company	Gwinnett
	Walmart	Gwinnett

*Note: Represents employment covered by unemployment insurance excluding all government agencies except correctional institutions, state and local hospitals, state colleges and universities. Data shown for the Third Quarter of 2022. Employers are listed alphabetically by area, not by the number of employees.

Source: Georgia Department of Labor

Education of the Labor Force

Hall Area

	PERCENT OF TOTAL	PERCENT DISTRIBUTION BY AGE				
		18-24	25-34	35-44	45-64	65+
Elementary	5.7%	2.2%	4.6%	7.3%	6.1%	6.6%
Some High School	7.2%	13.0%	6.9%	7.0%	5.6%	7.2%
High School Grad/GED	25.2%	36.4%	23.9%	20.2%	23.1%	28.7%
Some College	20.4%	33.3%	19.9%	16.8%	18.3%	19.9%
College Grad 2 Yr	8.0%	4.8%	9.2%	8.7%	8.8%	6.5%
College Grad 4 Yr	21.9%	9.6%	26.1%	24.3%	24.4%	18.7%
Post Graduate Studies	11.6%	0.7%	9.5%	15.7%	13.8%	12.6%
Totals	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Note: Totals are based on the portion of the labor force between ages 18 - 65+. Some College category represents workers with some

Source: U.S. Census Bureau - 2021: ACS 5-Year Estimates.
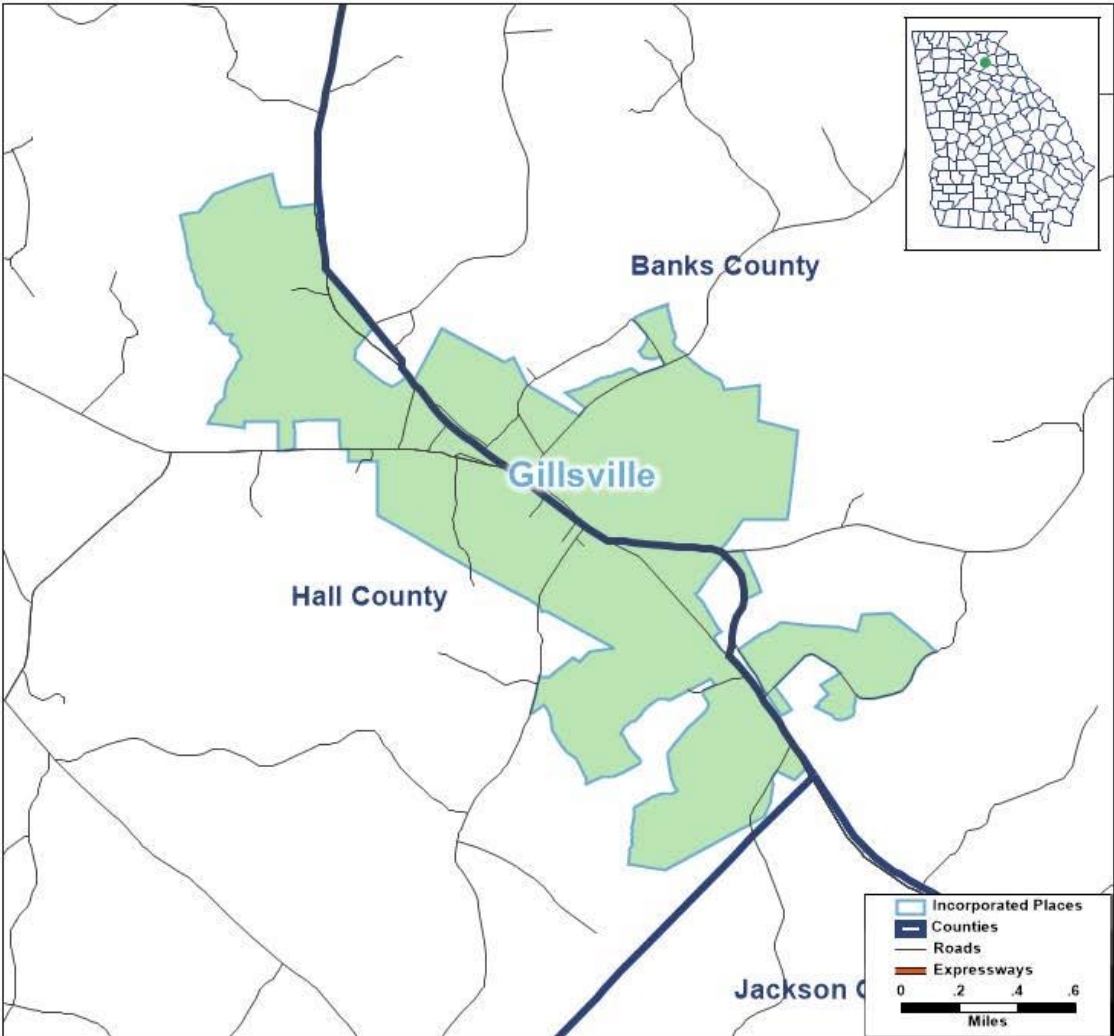
Georgia Department of Labor Location(s)

Career Center(s)
2756 Atlanta Hwy
Gainsville, GA 30504
Phone: (770) 535 - 5484   **Fax:** (770) 531 - 5699

For copies of Area Labor Profiles, please visit our website at: http://dol.georgia.gov or contact Workforce Statistics Division, Georgia Department of Labor, 148 Andrew Young International Blvd N.E. Atlanta, GA. 30303-1751. Phone: 404-232-3875; Fax: 404-232-3888 or Email us at workforce_info@gdol.ga.gov

> **BRUCE THOMPSON - COMMISSIONER, GEORGIA DEPARTMENT OF LABOR**
> **Equal Opportunity Employer/Program**
> **Auxillary Aids and Services Available upon Request to Individuals with Disabilities**
>
> **Workforce Statistics Division; E-mail: Workforce_Info@gdol.ga.gov Phone: (404) 232-3875**

C. Gillsville Census Data

Gillsville: 2022 GMA Member City Data Profile

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

Demographic and Social Data
* Population
* Race and Ethnicity
* Age
* Household Type
* Citizenship
* Educational Attainment

Economic Data
* Labor Force Participation and Employment
* Industry
* Household Income
* Poverty
* Broadband Internet
* Health Insurance

Housing Data
* Occupancy
* Tenure and Mortgage Status
* Median Housing Costs
* Housing Cost-Burdened Households
* Vehicles Available
* Year Structure Built

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

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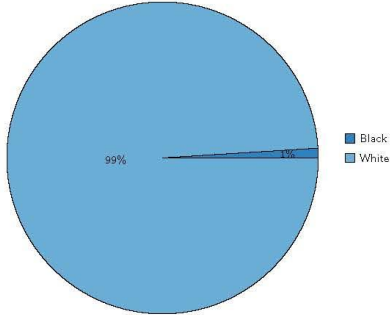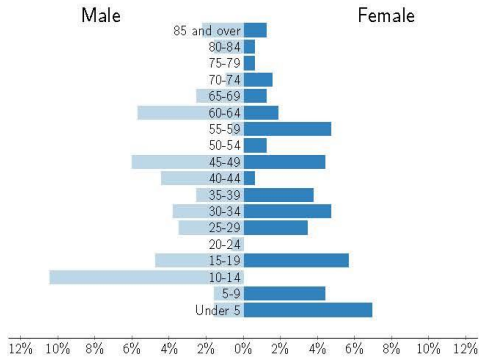
Gillsville: Demographic and Social

Population

2020 Population: 241
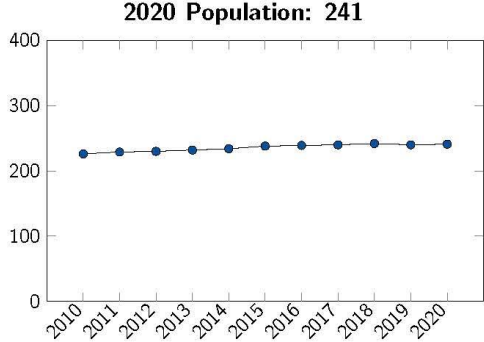
Source: U.S. Census Bureau, City Population Estimates, 2020 vintage

Race and Ethnicity

99% | Black
1% | White

Source: American Community Survey, 2020 5-year estimates, table B03002

Age

Male | Female

85 and over
80-84
75-79
70-74
65-69
60-64
55-59
50-54
45-49
40-44
35-39
30-34
25-29
20-24
15-19
10-14
5-9
Under 5

12% 10% 8% 6% 4% 2% 0% 2% 4% 6% 8% 10% 12%

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

Household Type

Single-headed Family 10%
Non-family 20%
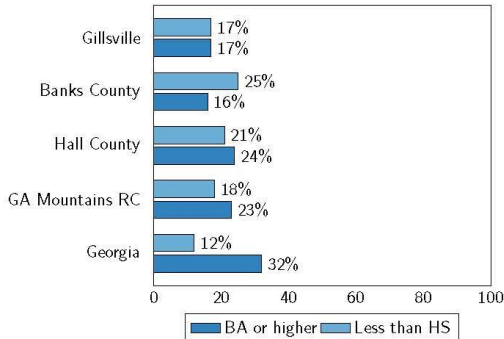Married Couple Family 70%
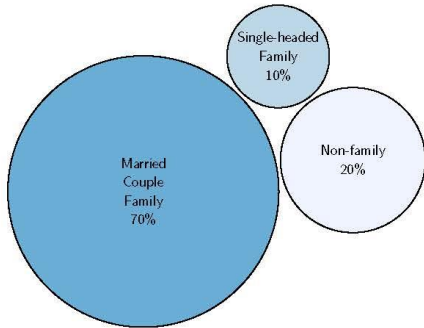
Source: American Community Survey, 2020 5-year estimates, table B11001

Citizenship

Native Born 100%
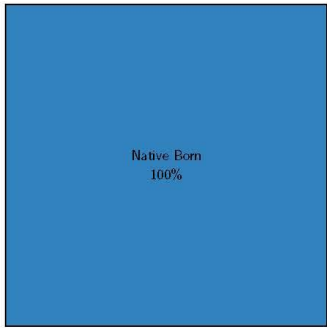
Source: American Community Survey, 2020 5-year estimates, table B05002

Educational Attainment

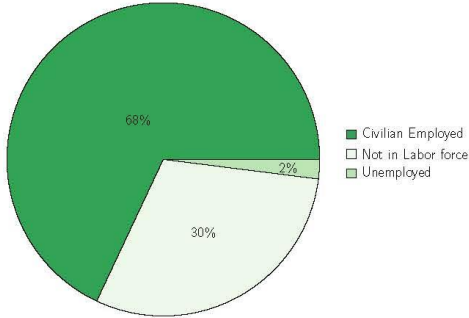|	BA or higher	Less than HS
Gillsville	17%	17%
Banks County	25%	16%
Hall County	21%	24%
GA Mountains RC	18%	23%
Georgia	12%	32%

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

Gillsville: Economic

Labor Force Participation and Employment

Unemployment Rate: 3.0%†

- Civilian Employed
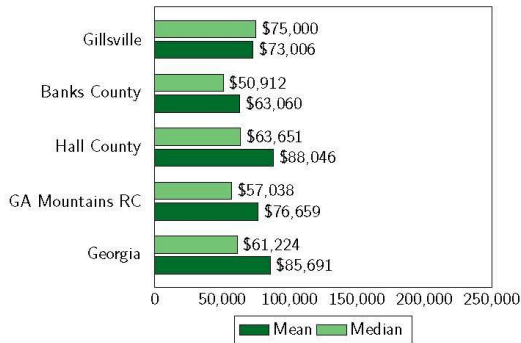- Not in Labor force
- Unemployed

68%
2%
30%

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

Industry

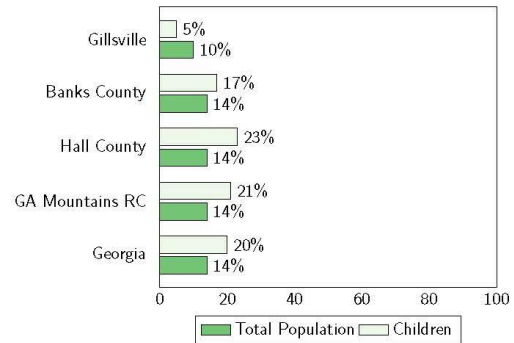|	
Agriculture, forestry, fishing and hunting, and mining	14%
Construction	3%
Manufacturing	16%
Wholesale Trade	6%
Retail Trade	14%
Transportation and warehousing, and utilities	1%
Information	1%
Finance and insurance, real estate, rental, leasing	3%
Professional, scientific, mgt, administrative, waste mgt	5%
Educational services, and health care and social assistance	14%
Arts, entertainment, recreation, accommodation, food service	9%
Other services, except public administration	14%
Public administration	0%

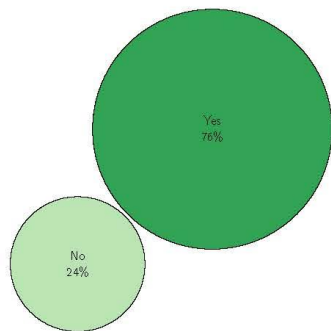Source: American Community Survey, 2020 5-year estimates, table C24030

Household Income

	Median	Mean
Gillsville	$75,000	$73,006
Banks County	$50,912	$63,060
Hall County	$63,651	$88,046
GA Mountains RC	$57,038	$76,659
Georgia	$61,224	$85,691

- Mean
- Median

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

Poverty

	Children	Total Population
Gillsville	5%	10%
Banks County	17%	14%
Hall County	23%	14%
GA Mountains RC	21%	14%
Georgia	20%	14%

- Total Population
- Children

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

Broadband Internet

Yes
76%

No
24%

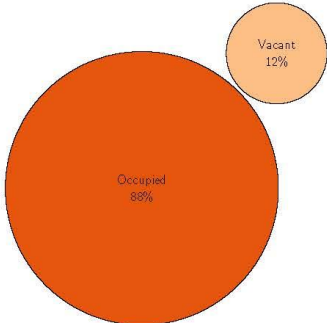Source: American Community Survey, 2020 5-year estimates, table B28002

Health Insurance

Private 68%
Public 18%
Both 8%
None 7%

Source: American Community Survey, 2020 5-year estimates, table B18135

Gillsville: Housing

Occupancy

Vacant
12%

Occupied
88%

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

Tenure and Mortgage Status

Renter
14%

Owner
without
Mortgage
55%

Owner
with
Mortgage
31%
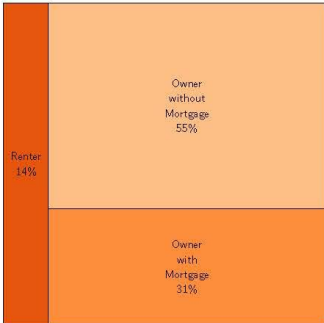
Source: American Community Survey, 2020 5-year estimates, tables B25009 and B25081

Median Housing Costs

|	Owners	Renters
Gillsville	$647	$850
Banks County	$685	$713
Hall County	$1,040	$987
GA Mountains RC	$830	$875
Georgia	$1,068	$1,042

Source: American Community Survey, 2020 5-year estimates, tables B25088 and B25064

Housing Cost-Burdened Households

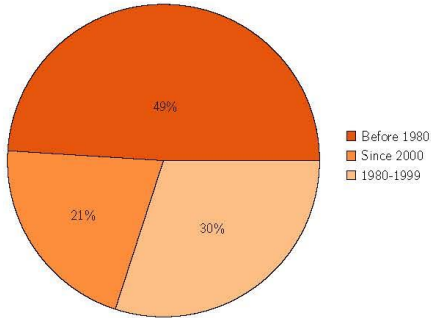|	Owners	Renters
Gillsville	18%	40%
Banks County	19%	45%
Hall County	20%	48%
GA Mountains RC	20%	48%
Georgia	20%	49%
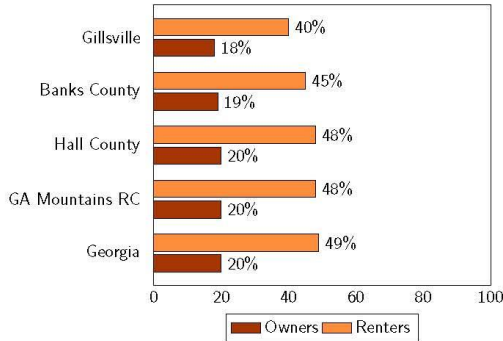
Source: American Community Survey, 2020 5-year estimates, tables B25091 and B25070

Vehicles Available

1 vehicle
15%

3+
45%

None
7%

2 vehicles
33%
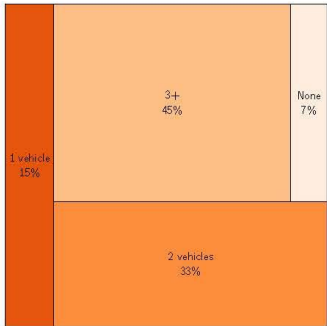
Source: American Community Survey, 2020 5-year estimates, table B25044

Year Structure Built

Before 1980 — 49%
1980-1999 — 30%
Since 2000 — 21%

Before 1980
Since 2000
1980-1999

Source: American Community Survey, 2020 5-year estimates, table B25034

GEORGIA
MUNICIPAL
ASSOCIATION

D. Gillsville Comprehensive Plan Public Comment Survey Sample

Want to tell your civic leaders what your community should be like in 20-30 years?

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

Here's your chance!

CITY OF GILLSVILLE 2023 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 about your vision for the future of your hometown! Please take a few minutes to complete the following survey and submit your results to one of the locations listed below. To complete the survey online, use the following link: *https://www.surveymonkey.com/r/Gillsvilleplan* or QR code above.

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
 PO Box 25
 Gillsville, GA 30543
 O: 770.869.9000
 F: 706.652.3511

Or to:

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

1.) I am submitting comments as a: *A: Resident*   *B: Business Owner*   *C: Other*

2.) Do you live in Banks County or Hall County? *A: Banks County   B: Hall County*

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

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

5.) Which of the following would you like to see in Gillsville? *(Mark all that apply below):*
_____ Create a safer environment at the city park
_____ Refurbish tennis courts at the city park
_____ Create a basketball court at the city park
_____ Create a frisbee golf course at the city park
_____ Create walking trails at the city park
_____ Create more sidewalks such as downtown to the city park
_____ Create an outdoor area to watch movies on community nights
_____ Create a veteran's display in the downtown area or city park area
_____ Attract more businesses/restaurants to Gillsville
_____ Create more areas for single family homes
_____ Remove certain buildings/homes that are uninhabited and in disrepair
_____ Other *(please list:* _____)

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

Georgia Mountains
Regional Commission

2023 COMPREHENSIVE PLAN SURVEY

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

_____

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

_____

8.) 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:* _____)

9.) 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

10.) Is **water** at your home/property provided by the city/county or a well?

____ City/County
____ Well

11.) If you are on a well, would you switch to city water if it was available?

____ Yes
____ No

12.) How would you rate your home **internet service**? Please rate your response from 1-5 with 1 being excellent and 5 being home internet service not available.

____ 1
____ 2
____ 3
____ 4
____ 5

13.) What type of home internet service do you have? DSL, fiber optic, satellite, cell phone hot spot, none available, other.

____ DSL
____ Fiber Optic
____ Satellite
____ Cell Phone Hot Spot
____ None Available
____ Other *(please list:* _____)

14.) 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: _____)

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

Georgia Mountains Regional Commission

2023 COMPREHENSIVE PLAN SURVEY

15.) 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:_____)

16.) 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: _____)

17.) Do you consider the Gillsville City Park a safe place to take your family and children? Please rate your response from 1-5 with 1 being very safe for my family, and 5 not safe at all and I would not take my family to the park.

____1
____2
____3
____4
____5

18.) 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:_____)

19.) 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!
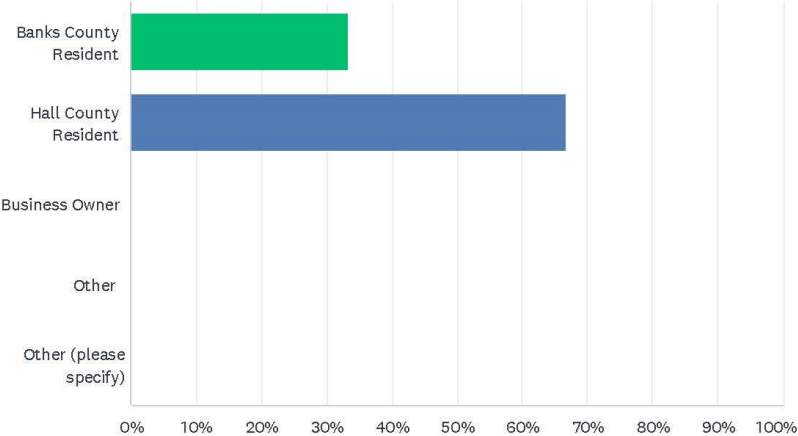
Georgia Mountains Regional Commission

E. Gillsville Comprehensive Plan Public Comment Survey Response Summary

2023 Gillsville Comprehensive Plan Update

## Q1 I am submitting comments for Gillsville as a:

Answered: 21   Skipped: 0

ANSWER CHOICES	RESPONSES	
Banks County Resident	33.33%	7
Hall County Resident	66.67%	14
Business Owner	0.00%	0
Other	0.00%	0
Other (please specify)	0.00%	0
Total Respondents: 21		

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

1 / 19

2023 Gillsville Comprehensive Plan Update

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

Answered: 20   Skipped: 1
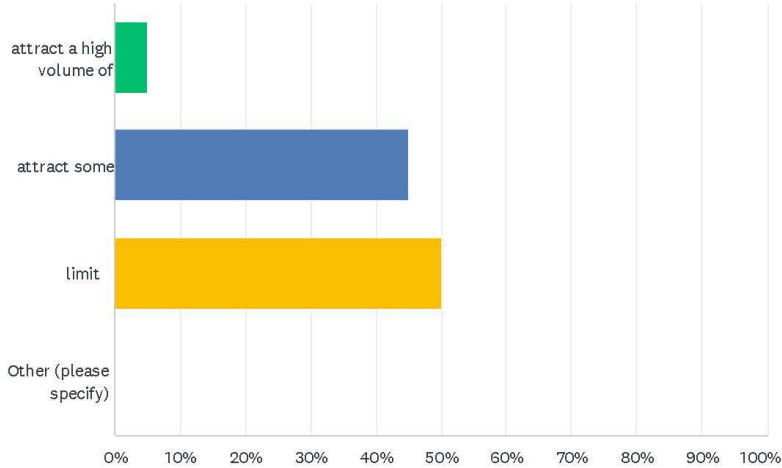
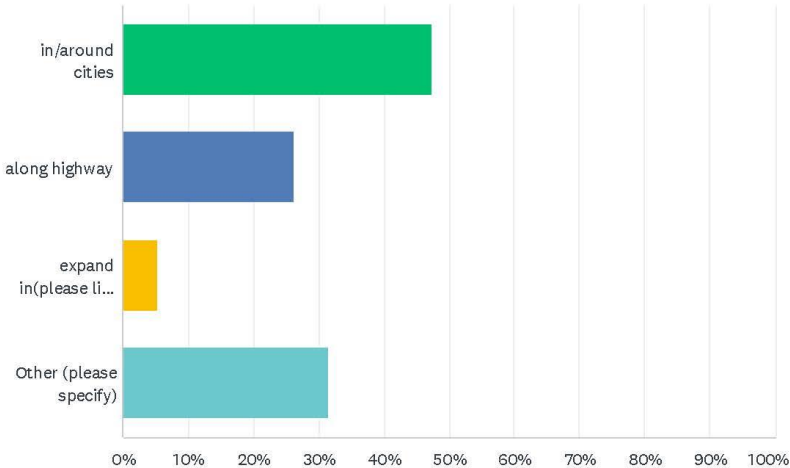| ANSWER CHOICES	RESPONSES	
attract a high volume of	5.00%	1
attract some	45.00%	9
limit	50.00%	10
Other (please specify)	0.00%	0
Total Respondents: 20		

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

2 / 19

2023 Gillsville Comprehensive Plan Update

Q3 New growth and development should be directed toward:

Answered: 19   Skipped: 2

ANSWER CHOICES	RESPONSES	
in/around cities	47.37%	9
along highway	26.32%	5
expand in(please list location)	5.26%	1
Other (please specify)	31.58%	6
Total Respondents: 19		

#	OTHER (PLEASE SPECIFY)	DATE
1	small business	4/6/2023 9:30 AM
2	Other cities	3/13/2023 12:04 PM
3	Selected and well defined locations suitable for the development being proposed and only if supported by surrounding residents.	3/10/2023 8:04 PM
4	Gainesville	3/8/2023 7:57 PM
5	None	3/8/2023 6:53 AM
6	Out of town	3/4/2023 9:13 AM

3 / 19

2023 Gillsville Comprehensive Plan Update

Q4 Which of the following would you like to see in Gillsville? (Mark all that apply below):

Answered: 20   Skipped: 1
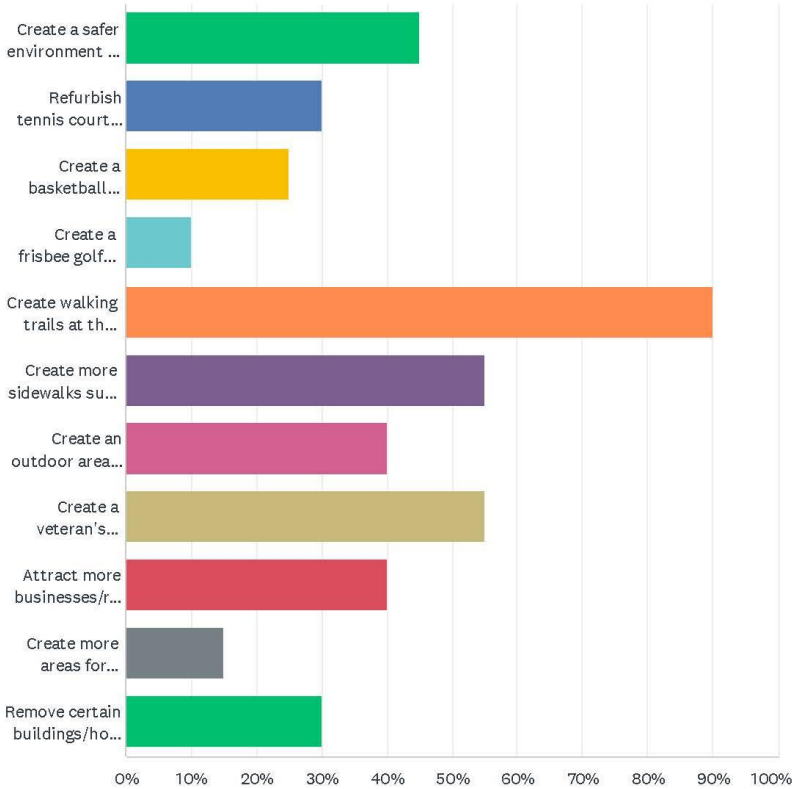
2023 Gillsville Comprehensive Plan Update

ANSWER CHOICES	RESPONSES	
Create a safer environment at the city park	45.00%	9
Refurbish tennis courts at the city park	30.00%	6
Create a basketball court at the city park	25.00%	5
Create a frisbee golf course at the city park	10.00%	2
Create walking trails at the city park	90.00%	18
Create more sidewalks such as downtown to the city park	55.00%	11
Create an outdoor area to watch movies on community nights	40.00%	8
Create a veteran's display in the downtown area or city park area	55.00%	11
Attract more businesses/restaurants to Gillsville	40.00%	8
Create more areas for single family homes	15.00%	3
Remove certain buildings/homes that are uninhabited and in disrepair	30.00%	6
Total Respondents: 20		

#	OTHER (PLEASE SPECIFY)	DATE
1	All can get city or county water	4/30/2023 5:32 PM
2	Enforce animal control laws and in particular prohibit free range dogs.	3/10/2023 8:04 PM
3	Maintain rural environment and community safety.	3/8/2023 7:57 PM
4	Skating trail or oval	3/8/2023 12:28 PM

5 / 19

2023 Gillsville Comprehensive Plan Update

Q5 Our community's most important asset that should be preserved in the future is:

Answered: 16   Skipped: 5

#	RESPONSES	DATE
1	Historically buildings and houses	4/30/2023 5:32 PM
2	Small businesses	4/26/2023 2:03 PM
3	The thriving small town atmosphere and history	4/6/2023 9:30 AM
4	LAND! I hope that our small town can stay that way. It would be sad to make this quiet place loud with traffic.	3/17/2023 12:16 AM
5	Clean and small	3/13/2023 12:04 PM
6	Farm land	3/11/2023 6:39 PM
7	Our long standing rural agricultural nature in which most areas are undisturbed, left natural and in which residents can enjoy natural beauty without organized development.	3/10/2023 8:04 PM
8	Privacy	3/10/2023 4:05 PM
9	Small town atmosphere	3/8/2023 8:42 PM
10	Hometown feel with a quiet neighborhood.	3/8/2023 7:57 PM
11	Small town feel	3/8/2023 6:01 PM
12	Any element of Main Street businesses; Local pottery businesses.	3/8/2023 4:49 PM
13	Minimal commercial properties and subdivisions	3/8/2023 6:53 AM
14	Small town, rural living	3/7/2023 8:58 PM
15	No comment	3/7/2023 8:12 PM
16	Historical Buildings dated early 1900's and before.	3/4/2023 9:13 AM

2023 Gillsville Comprehensive Plan Update

# Q6 Our community's biggest liability that should be changed in the future is:

Answered: 15   Skipped: 6

#	RESPONSES	DATE
1	Access to city or county water	4/30/2023 5:32 PM
2	Hwy 52: speed limits, downtown parking and confusing lanes	4/26/2023 2:03 PM
3	High / speeding traffic through downtown	4/6/2023 9:30 AM
4	The park! it desperately needs to be updated and saved!!	3/17/2023 12:16 AM
5	Try to stay the same	3/13/2023 12:04 PM
6	Traffic	3/11/2023 6:39 PM
7	Tendencies of certain officials to put more emphasis on helping developers get around city rules and regulations instead of following and enforcing established standards, procedures and guidelines.	3/10/2023 8:04 PM
8	Roaming dogs.	3/10/2023 4:05 PM
9	The issue of getting from Bryant Quarter Road onto Hwy 52. It is dangerous when cars are not parked correctly in front of the buildings. Residents should not have to go through the post office parking to get out on Hwy 52 due to limited vision.	3/8/2023 7:57 PM
10	More sidewalks	3/8/2023 6:01 PM
11	Those lanes between parking and hwy. there should be no parking or driving in those lanes. Something needs to be done so that it's indicated as such.	3/8/2023 12:28 PM
12	Control illegal activity creeping into our area	3/8/2023 6:53 AM
13	Poor maintenance of buildings, parks, etc.	3/7/2023 8:58 PM
14	Downtown parking	3/7/2023 8:12 PM
15	The parking in front of our historical buildings	3/4/2023 9:13 AM

7 / 19

2023 Gillsville Comprehensive Plan Update

Q7 With respect to economic development, our top priorities should be (pick 2):

Answered: 15   Skipped: 6
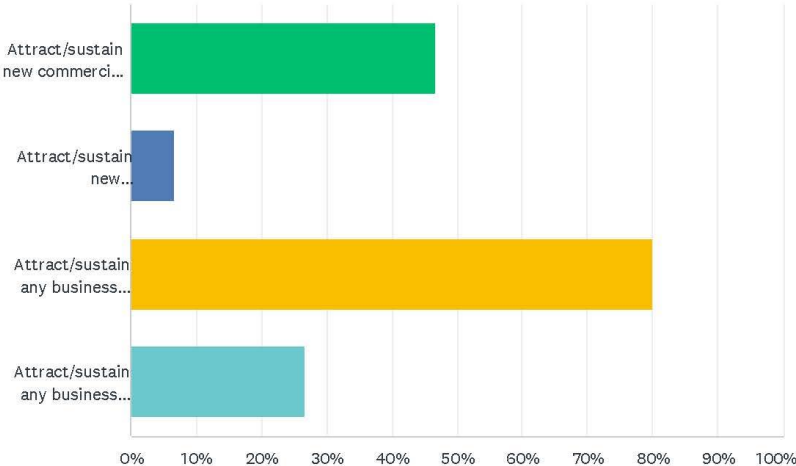
ANSWER CHOICES	RESPONSES	
Attract/sustain new commercial businesses	46.67%	7
Attract/sustain new manufacturing and industry	6.67%	1
Attract/sustain any business to downtown areas	80.00%	12
Attract/sustain any business with high paying jobs	26.67%	4
Total Respondents: 15		

#	OTHER (PLEASE SPECIFY)	DATE
1	none of these! none of that needs to be brought here.	3/17/2023 12:16 AM
2	None	3/13/2023 12:04 PM
3	Public officials should not be in the business of economic development and should never represent their own economic interest in their capacity as elected officials. Rather, the job of city officials should be facilitating the needs of current residents and providing protection from developments that will drastically change the community.	3/10/2023 8:04 PM
4	Don't agree with any of the above. Keep Small town.	3/8/2023 8:42 PM
5	Destination for festivals, recreation	3/7/2023 8:58 PM

8 / 19

2023 Gillsville Comprehensive Plan Update

Q8 With respect to housing, our most important needs are (pick 2):

Answered: 17   Skipped: 4
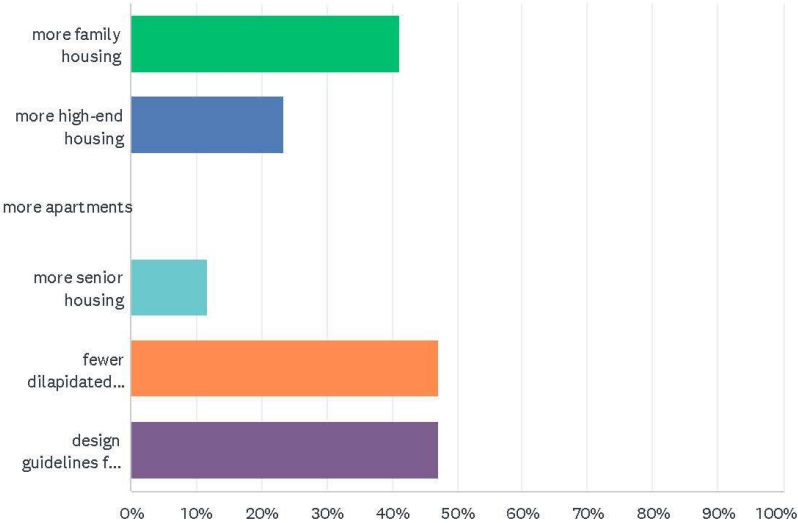
ANSWER CHOICES	RESPONSES	
more family housing	41.18%	7
more high-end housing	23.53%	4
more apartments	0.00%	0
more senior housing	11.76%	2
fewer dilapidated houses	47.06%	8
design guidelines for new construction	47.06%	8
Total Respondents: 17		

#	OTHER (PLEASE SPECIFY)	DATE
1	City officials should not be in the business of "attracting" so much as assuring that whatever comes our way does not deteriorate or diminish what the community is today.	3/10/2023 8:04 PM
2	More affordable homes	3/10/2023 5:53 PM

9 / 19

2023 Gillsville Comprehensive Plan Update

Q9 Is water at your home/property provided by the city/county or a well?

Answered: 20   Skipped: 1
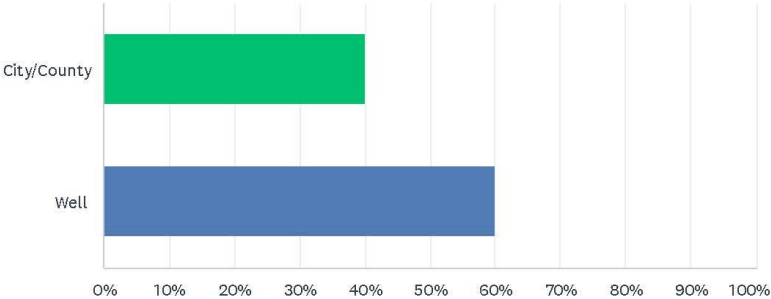
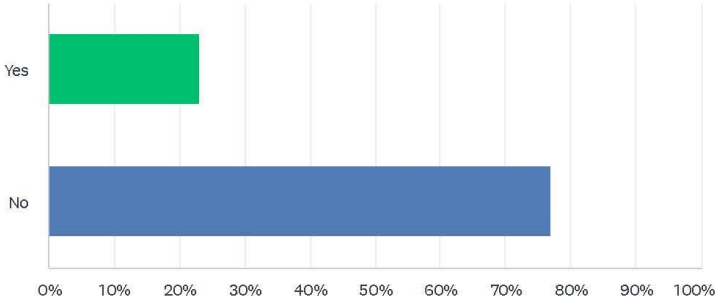

ANSWER CHOICES	RESPONSES	
City/County	40.00%	8
Well	60.00%	12
Total Respondents: 20		

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

10 / 19

2023 Gillsville Comprehensive Plan Update

Q10 If you are on a well, would you switch to city water if it was available?

Answered: 13   Skipped: 8

ANSWER CHOICES	RESPONSES	
Yes	23.08%	3
No	76.92%	10
Total Respondents: 13		

#	OTHER (PLEASE SPECIFY)	DATE
1	Not sure	3/8/2023 12:28 PM
2	Is available need sewer also	3/7/2023 8:12 PM

11 / 19

2023 Gillsville Comprehensive Plan Update

Q11 How would you rate your home internet service? Please rate your response from 1-5 with 1 being excellent and 5 being home internet service not available.

Answered: 21   Skipped: 0
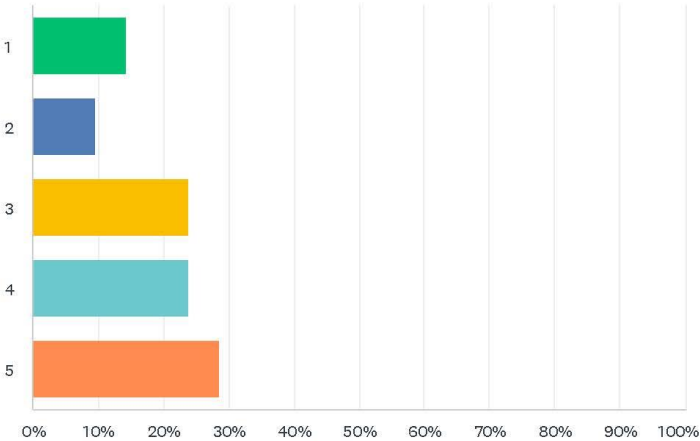
ANSWER CHOICES	RESPONSES	
1	14.29%	3
2	9.52%	2
3	23.81%	5
4	23.81%	5
5	28.57%	6
Total Respondents: 21		

#	OTHER (PLEASE SPECIFY)	DATE
1	Xfinity service	4/26/2023 2:03 PM
2	Comcast	4/6/2023 9:30 AM
3	Windstream horrible	3/11/2023 6:39 PM
4	Needs improvement.	3/10/2023 8:04 PM
5	Viasat satellite only available.	3/10/2023 4:05 PM
6	We get a speed of 2 Mbps when it works. There needs to be better options. Especially with schools doing more digital homework and more people working from home	3/8/2023 12:28 PM

12 / 19

2023 Gillsville Comprehensive Plan Update

Q12 What type of home internet service do you have? DSL, fiber optic, satellite, cell phone hot spot, none available, other.

Answered: 20   Skipped: 1
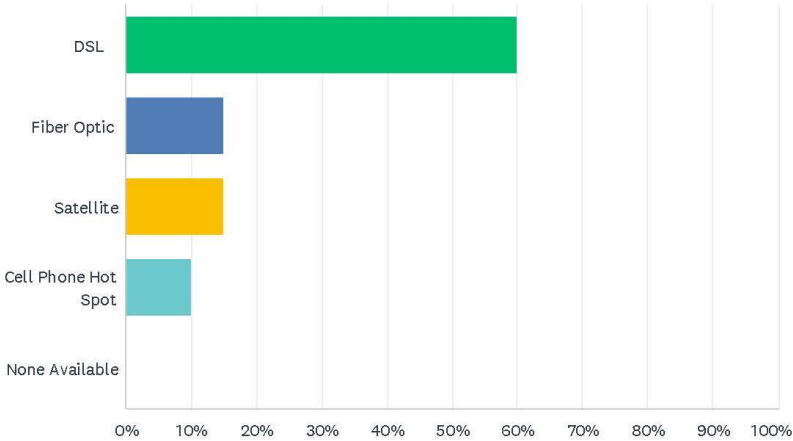
ANSWER CHOICES	RESPONSES	
DSL	60.00%	12
Fiber Optic	15.00%	3
Satellite	15.00%	3
Cell Phone Hot Spot	10.00%	2
None Available	0.00%	0
Total Respondents: 20		

#	OTHER (PLEASE SPECIFY)	DATE
1	Through cable service.	3/8/2023 7:57 PM
2	Terrible service	3/8/2023 6:01 PM

13 / 19

2023 Gillsville Comprehensive Plan Update

Q13 With respect to historic and cultural resources, our most important issues are (pick 2):

Answered: 20   Skipped: 1
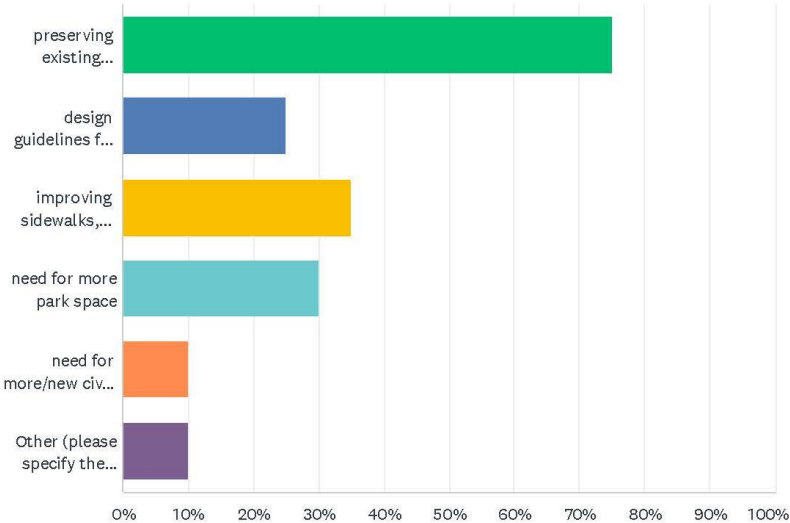
ANSWER CHOICES	RESPONSES	
preserving existing historic structures	75.00%	15
design guidelines for new development	25.00%	5
improving sidewalks, bicycle and pedestrian accessibility around the City	35.00%	7
need for more park space	30.00%	6
need for more/new civic space	10.00%	2
Other (please specify the most important asset that should be preserved)	10.00%	2
Total Respondents: 20		

#	OTHER (PLEASE SPECIFY THE MOST IMPORTANT ASSET THAT SHOULD BE PRESERVED)	DATE
1	Downtown venue	3/8/2023 6:01 PM
2	Our small town.	3/4/2023 9:13 AM

14 / 19

2023 Gillsville Comprehensive Plan Update

Q14 For the following public services, please rank them in order of importance (1-8 with 1 being the most important):

Answered: 21   Skipped: 0
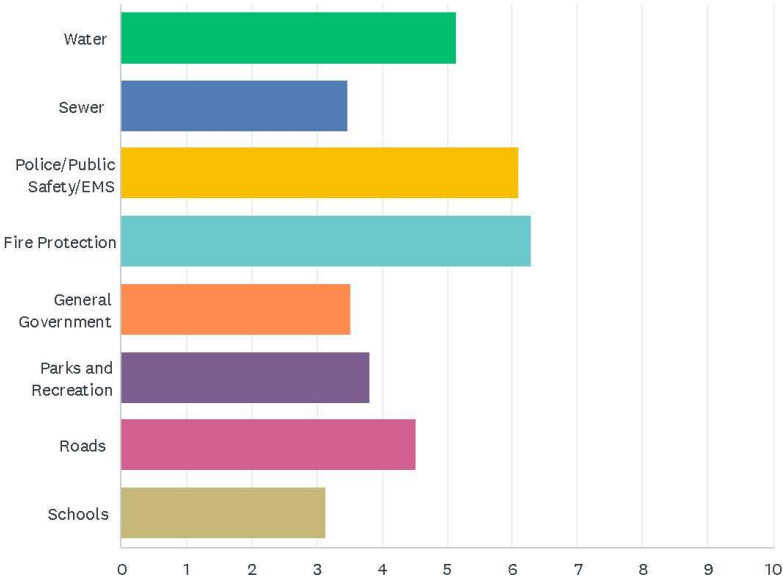
	1	2	3	4	5	6	7	8	TOTAL	SCORE
Water	23.81% 5	4.76% 1	23.81% 5	9.52% 2	4.76% 1	14.29% 3	19.05% 4	0.00% 0	21	5.14
Sewer	4.76% 1	14.29% 3	0.00% 0	19.05% 4	9.52% 2	4.76% 1	14.29% 3	33.33% 7	21	3.48
Police/Public Safety/EMS	28.57% 6	19.05% 4	19.05% 4	14.29% 3	14.29% 3	0.00% 0	0.00% 0	4.76% 1	21	6.10
Fire Protection	23.81% 5	38.10% 8	9.52% 2	9.52% 2	9.52% 2	9.52% 2	0.00% 0	0.00% 0	21	6.29
General Government	4.76% 1	0.00% 0	14.29% 3	4.76% 1	23.81% 5	19.05% 4	19.05% 4	14.29% 3	21	3.52
Parks and Recreation	0.00% 0	14.29% 3	4.76% 1	14.29% 3	14.29% 3	28.57% 6	14.29% 3	9.52% 2	21	3.81
Roads	9.52% 2	9.52% 2	9.52% 2	19.05% 4	19.05% 4	19.05% 4	9.52% 2	4.76% 1	21	4.52
Schools	4.76% 1	0.00% 0	19.05% 4	9.52% 2	4.76% 1	4.76% 1	23.81% 5	33.33% 7	21	3.14

15 / 19

2023 Gillsville Comprehensive Plan Update

Q15 For the following quality of life issues, please rank them in order of importance (1-5 with 1 being the most important):

Answered: 20   Skipped: 1
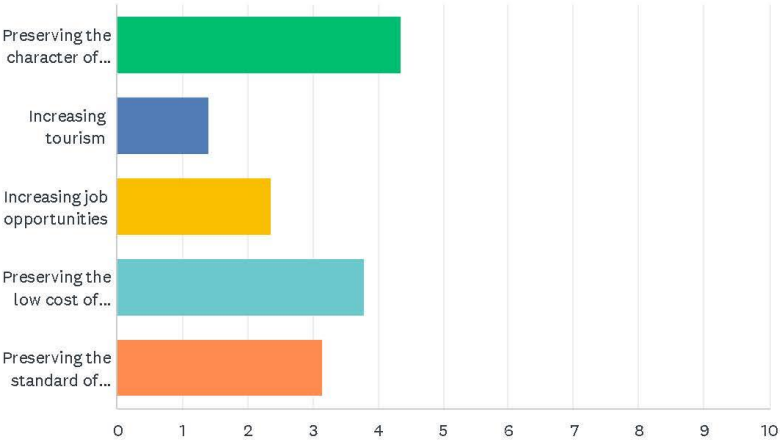
	1	2	3	4	5	TOTAL	SCORE
Preserving the character of Gillsville	65.00% 13	15.00% 3	10.00% 2	10.00% 2	0.00% 0	20	4.35
Increasing tourism	0.00% 0	5.00% 1	0.00% 0	25.00% 5	70.00% 14	20	1.40
Increasing job opportunities	5.26% 1	5.26% 1	26.32% 5	47.37% 9	15.79% 3	19	2.37
Preserving the low cost of living	15.00% 3	55.00% 11	25.00% 5	5.00% 1	0.00% 0	20	3.80
Preserving the standard of living	15.00% 3	20.00% 4	40.00% 8	15.00% 3	10.00% 2	20	3.15

16 / 19

2023 Gillsville Comprehensive Plan Update

Q16 Do you consider the Gillsville City Park a safe place to take your family and children? Please rate your response from 1-5 with 1 being very safe for my family, and 5 not safe at all and I would not take my family to the park.

Answered: 19   Skipped: 2
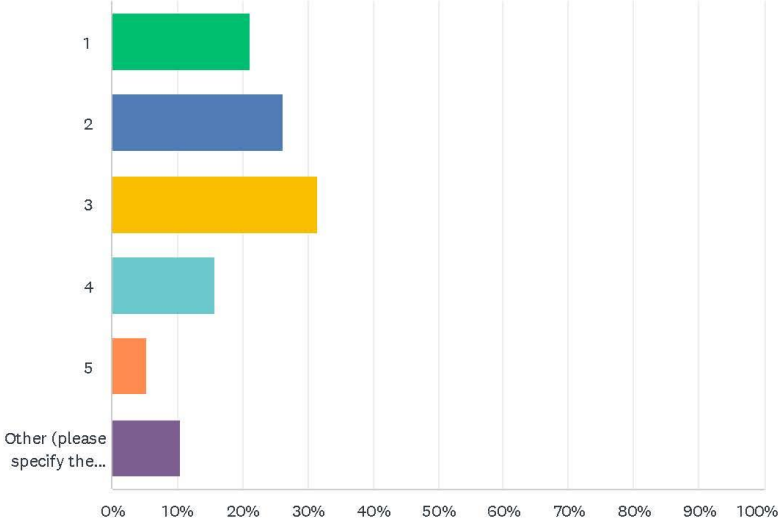
ANSWER CHOICES	RESPONSES	
1	21.05%	4
2	26.32%	5
3	31.58%	6
4	15.79%	3
5	5.26%	1
Other (please specify the most important asset that should be preserved)	10.53%	2
Total Respondents: 19		

#	OTHER (PLEASE SPECIFY THE MOST IMPORTANT ASSET THAT SHOULD BE PRESERVED)	DATE
1	Only during daylight hours	4/6/2023 9:30 AM
2	It's a bit creepy out there. It'd be nice to have something closer to downtown.	3/8/2023 12:28 PM

17 / 19

2023 Gillsville Comprehensive Plan Update

Q17 Highway development can attract significant growth and development. Regarding these vital corridors in Gillsville, please rank the following in order of importance (1-6 with 1 being the most important):

Answered: 20   Skipped: 1
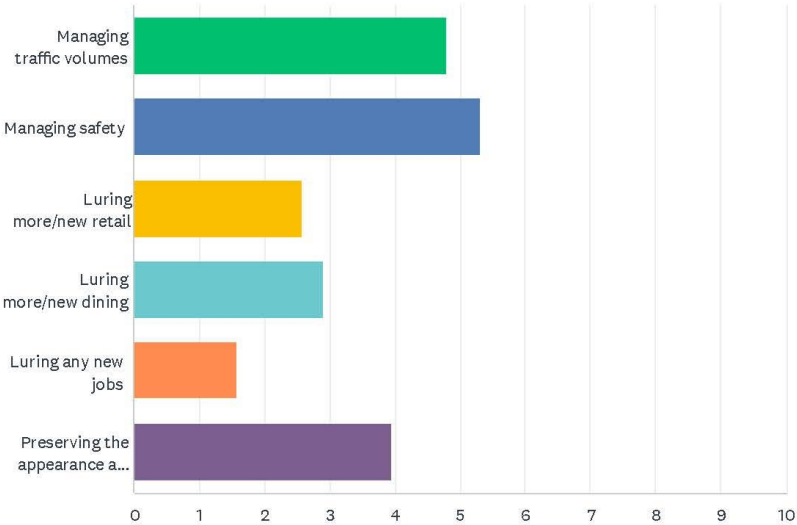
	1	2	3	4	5	6	TOTAL	SCORE
Managing traffic volumes	25.00% 5	30.00% 6	45.00% 9	0.00% 0	0.00% 0	0.00% 0	20	4.80
Managing safety	45.00% 9	45.00% 9	5.00% 1	5.00% 1	0.00% 0	0.00% 0	20	5.30
Luring more/new retail	0.00% 0	5.26% 1	10.53% 2	36.84% 7	31.58% 6	15.79% 3	19	2.58
Luring more/new dining	5.56% 1	11.11% 2	0.00% 0	38.89% 7	38.89% 7	5.56% 1	18	2.89
Luring any new jobs	0.00% 0	0.00% 0	5.26% 1	10.53% 2	21.05% 4	63.16% 12	19	1.58
Preserving the appearance and rural character	26.32% 5	10.53% 2	31.58% 6	10.53% 2	5.26% 1	15.79% 3	19	3.95

18 / 19

2023 Gillsville Comprehensive Plan Update

Q18 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.

Answered: 7   Skipped: 14

#	RESPONSES	DATE
1	Great!!!	3/11/2023 6:39 PM
2	First and foremost only responses from City Residents should be considered in long range planning. There is no way this survey can distinguish who responds from outside the city which opens up the liability for input from individuals and special interest who may not have the best interest of our small town atmosphere as a priority. Our City is and always has been a unique and amazing place to live and raise Children then pass along the same to children and future generations. We have witnessed many towns in our area including Braselton, Flowery Branch, Oakwood and now Lula "sell their soul" to unbridled development and now are not places where most people would want to live. One of my greatest concerns is that the direction the current Council and others are leaning will set a course that could very well take us down the path of least resistance and even embrace development that would be profitable for special interest, and perhaps to their own benefit.	3/10/2023 8:04 PM
3	I would like to keep factories and things that will cause the rural atmosphere to go. That brings in more apartments and subdivisions, traffic, etc. We moved out here to be away from that.	3/10/2023 5:53 PM
4	Animal control for EVERYONE not just a select few	3/10/2023 4:05 PM
5	Gillsville can't be, nor shouldn't be, a big city, but it can be a distinct town center amid Hall County's growing suburbia. Down right, it can be a hub for the residents in the area.	3/8/2023 4:49 PM
6	Gillsville's small town charm is what attracts people. We need to grow while still preserving that.	3/7/2023 8:58 PM
7	My family and I, love our long living roots of Gillsville. We feel that Gillsville should be preserved as much as possible.	3/4/2023 9:13 AM

19 / 19

F. Comprehensive Plan Meeting Summaries

GILLSVILLE COMP PLAN UPDATE
STAKEHOLDER MEETING
GILLSVILLE CITY HALL

1:00 PM-Wednesday February 15, 2023

Sign In Sheet

Name

BILL KOPECKY

JAMES BUTLER

Roy Turpi

Jeanne Welch

GILLSVILLE COMP PLAN UPDATE
PUBLIC COMMENT MEETING
GILLSVILLE CITY HALL

7:00 PM-Tuesday March 7, 2023

Sign In Sheet

Name

Sandra Helton

Misty Perry

David Salyers

John Salyers

Roy Turpin

June Dale

BILL KOPECKY

Jeff Perry

(signature)

S. Walsh

(signature)

GILLSVILLE COMP PLAN UPDATE
STAKEHOLDER MEETING
GILLSVILLE CITY HALL

1:00 PM-Wednesday March 15, 2023

Sign In Sheet

Name

Sydney Segars

James Butler

Bill Kopecky

GILLSVILLE COMP PLAN UPDATE
STAKEHOLDER MEETING
GILLSVILLE CITY HALL

1:00 PM-Wednesday April 19, 2023

Sign In Sheet

Name

S. Wade JL

Jeanne Webb

Roey Turpin

Bill Kopecky