



CITY OF DAHLONEGA

Council Meeting - Amended Agenda

May 02, 2022, 6:00 PM

Gary McCullough Chambers, Dahlonaga City Hall

In compliance with the Americans with Disabilities Act, those requiring accommodation for Council meetings should notify the City Clerk's Office at least 24 hours prior to the meeting at 706-864-6133.

Vision - To be an open, honest, and responsive city, balancing preservation, and growth, and delivering quality services fairly and equitably by being good stewards of Dahlonaga's resources.

CALL TO ORDER AND WELCOME

PRAYER / PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

APPROVAL OF AGENDA

PUBLIC COMMENT – PLEASE LIMIT TO THREE MINUTES

APPROVAL OF MINUTES -

- [a.](#) City Council Amended Meeting Minutes, April 4, 2022
Danna Foster, Assistant City Clerk
- [b.](#) City Council Public Hearing Minutes, April 18, 2022
Danna Foster, Assistant City Clerk
- [c.](#) City Council Special Called Meeting Minutes, April 18, 2022
Danna Foster, Assistant City Clerk
- [d.](#) Council Work Session Minutes, April 18, 2022
Danna Foster, Assistant City Clerk

APPOINTMENT/RECOGNITION

- [1.](#) Appointment of Jim Bergen to the Historic Preservation Commission
Lance Bagley, Councilmember
- [2.](#) Appointment of Janet Barger to the Historic Preservation Commission
JoAnne Taylor, Mayor

ORDINANCE AND RESOLUTION:

- [3.](#) Ordinances 2022-02, 2022-05, 2022-06 & 2022-07: To provide regulations for the package sale of distilled spirits.
Doug Parks, City Attorney
- [4.](#) Resolution 2022-08 - FY22 Budget Amendment for Additional Tourism Funds
Allison Martin, Finance Director
- [5.](#) Resolution 2022-09 - FY22 Budget Amendment for DDA
Allison Martin, Finance Director
- [6.](#) Resolution 2022-10 2022 Comprehensive Plan
Jameson Kinley, Planning Administrator

ANNOUNCEMENT/CITY REPORTS:

- [7.](#) Financial Report - March 2022

Allison Martin, Financial Director

OLD BUSINESS:

NEW BUSINESS:

8. Executive Session - Personnel Matters

COMMENTS – PLEASE LIMIT TO THREE MINUTES

Clerk Comments

City Manager Comments

City Attorney Comments

City Council Comments

Mayor Comments

ADJOURNMENT



CITY OF DAHLONEGA Amended Council Meeting Minutes

April 04, 2022, 6:00 PM

Gary McCullough Chambers, Dahlonega City Hall

In compliance with the Americans with Disabilities Act, those requiring accommodation for Council meetings should notify the City Clerk's Office at least 24 hours prior to the meeting at 706-864-6133.

PRESENT

Mayor JoAnne Taylor
Councilmember Ron Larson
Councilmember Johnny Ariemma
Councilmember Ryan Reagin
Councilmember Ross Shirley
Councilmember Lance Bagley

ABSENT

Councilmember Roman Gaddis

CALL TO ORDER AND WELCOME

Mayor Taylor called the meeting to order at 6:00 pm and welcomed everyone noting special guests Della Lago, Executive Director of CASA, and Robb Nichols, President of Dahlonega-Lumpkin County Chamber of Commerce.

PRAYER / PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

Mayor Taylor asked Councilmember Larson to lead the Prayer and Councilmember Bagley to lead the Pledge of Allegiance.

APPROVAL OF AGENDA

Mayor Taylor announced amendments to the Agenda. She requested item #5, Fourth Quarter Budget Amendment, to be removed and added to Old Business item #12, Morrison Moore Pedestrian Bridge & Sidewalk Supplemental Agreement for Preliminary Engineering.

Mayor Taylor asked if there was a motion.

Motion made by Councilmember Ariemma for approval based on the announced changes,
Seconded by Councilmember Shirley.

Voting Yea: Councilmember Ariemma, Councilmember Reagin, Councilmember Shirley,
Councilmember Bagley

Voting Abstaining: Councilmember Larson chose to abstain based on the late notice of the changes.

PUBLIC COMMENT – PLEASE LIMIT TO THREE MINUTES

Della Lago spoke on behalf of CASA, the Department of Family and Children Services, South Enota CAC, and the Lumpkin County Family Connections and thanked Council for the support in the work that they do. She shared that her agency serves abused and neglected children and sees sad things, but the rewarding part is when we get to change the story. Thank you for your continued support and for recognizing the work done by the volunteers in this community.

APPROVAL OF MINUTES –

- a. City Council Special Called Meeting Minutes February 17, 2022
Danna Foster, Assistant City Clerk
- b. City Council Meeting Minutes March 7, 2022
Danna Foster, Assistant City Clerk
- c. Council Work Session Minutes, March 21, 2022
Danna Foster, Assistant City Clerk

Mayor Taylor requested a motion of approval for the meeting minutes as presented.

Motion made by Councilmember Larson for all minutes to be approved as presented. Seconded by Councilmember Shirley.

Councilmember Ariemma noted a grammar issue in the Council Meeting Minutes of March 7, 2022.

Motion made by Councilmember Larson, Seconded by Councilmember Bagley.

Voting Yea: Councilmember Larson, Councilmember Ariemma, Councilmember Reagin, Councilmember Shirley, Councilmember Bagley

APPOINTMENT/RECOGNITION

Mayor Taylor announced the fun part of the meeting with Joint Proclamations with the Lumpkin County.

1. Joint Proclamation by Lumpkin County and the City of Dahlonega - Child Abuse Prevention Month, JoAnne Taylor, Mayor

Mayor Taylor read and signed the Proclamation.

Mayor Taylor and Council posed for a group photo holding blue and silver pinwheels supporting Child Abuse Prevention Month.

Mayor Taylor spoke of her experience as a mentor in the school system and the needs of children who suffer and stated there are good programs available and an ongoing need for mentors and mental health professionals.

2. Joint Proclamation by Lumpkin County and The City of Dahlonega -Lumpkin County High School - Lady Indians Basketball Team AAA Girls State Champions, JoAnne Taylor, Mayor

Mayor Taylor announced the Lady Indians Basketball Team AAA Girls State Champions, followed by loud applause. She went on to say the joint Proclamation will be delivered on April 15 at the Assembly at the High School after the parade. She read the joint Proclamation with Lumpkin County. All coaches and team members will receive the Proclamation.

Mayor Taylor and Councilmembers took a group photo with the Proclamation.

Mayor Taylor commented that it was exciting to have a State Championship and an Academic Championship win.

ORDINANCE AND RESOLUTION:

3. Resolution 2022-07 Hazard Mitigation Plan Update, David Wimpy, Director/Fire Chief
Mayor Taylor asked for a motion regarding Resolution 2022-07 Hazard Mitigation Plan Update.

Councilmember Larson motioned to adopt the Hazard Mitigation Plan Update by Resolution. Seconded by Councilmember Bagley

Councilmember Bagley commented on such a thorough document and the partnership between the entities to bring it together.

Mayor Taylor added that one of the things the city does with our partners is a simulation of a type of disaster, and when they discover there are issues, they then take immediate steps to remediate those. This document is in place and qualifies us for assistance from the Federal Government. It is an ongoing process.

Voting Yea: Councilmember Larson, Councilmember Ariemma, Councilmember Reagin, Councilmember Shirley, Councilmember Bagley

4. Resolution 2022-06 Amendment of Personnel Management System Policies

Allison Martin, Finance Director

Mayor Taylor announced the item and asked for a motion regarding the Resolution 2022-06 Amendment of Personnel Management Systems Policies.

Motion made by Councilmember Shirley to adopt Resolution 2022-06 approving the Amendment of Dahlonaga's Personnel Management System Policies. Seconded by Councilmember Bagley.

Voting Yea: Councilmember Larson, Councilmember Ariemma, Councilmember Reagin, Councilmember Shirley, Councilmember Bagley

5. Resolution 2022-02 FY2021 Fourth Quarter Budget Amendment, Allison Martin, Finance Director

This item was removed as part of the Amended Agenda.

ANNOUNCEMENT/CITY REPORTS:

6. Financial Report - February 2022, Allison Martin, Finance Director

Director Martin highlighted features of her report.

Mayor Taylor asked for a motion to accept the Financial Report.

Motion made by Councilmember Ariemma, Seconded by Councilmember Reagin.

Councilmember Bagley commented on an article he read in the AJC where the City of Atlanta shows only 3% of those should pay the tax, do. Director Martin indicated that the change to the online booking law captures that revenue for Dahlonaga. Councilmember Ariemma and Director Martin discussed the revenues, enterprise funds, and remaining expenditures. Director Martin reiterated that the staff is very mindful of the expenses.

Voting Yea: Councilmember Larson, Councilmember Ariemma, Councilmember Reagin, Councilmember Shirley, Councilmember Bagley

OLD BUSINESS:

7. ServLine Leak Protection for Utility Customers, Allison Martin, Finance Director

Mayor Taylor announced there was a conference call with ServLine Leak Protection to discuss additional questions and concerns, and the need for follow-up pamphlets for review by councilmembers. Mayor Taylor requested moving this topic to a future work session.

Director Martin asked to inform her when the council was ready for the topic for review at a future work session. She would follow up with the organization for the items requested.

8. Request to increase the allocation of funds for pay adjustments for employees.

Bill Schmid, City Manager

Mayor Taylor announced the request from City Manager Schmid to allocate funds for pay adjustments for employees. City Manager Schmid presented updated information regarding the consumer price index and explained there was no adjustment last year. He noted we had three unfilled positions and an increase in the pay scale would avoid compression later. Mayor Taylor called for a motion.

Motion made by Councilmember Larson to increase the allocation in the budget by 4% to 7% to cover the cost-of-living adjustments for City Employees. Seconded by Councilmember Shirley.

Voting Yea: Councilmember Larson, Councilmember Ariemma, Councilmember Reagin, Councilmember Shirley, Councilmember Bagley

Mayor Taylor thanked Council as this means a lot to our hard-working staff members.

City Manager Schmid thanked Council on behalf of the staff.

9. Barlow Lift Station Rehabilitation Project

John Jarrard, Water/Wastewater Treatment Director

Mayor Taylor asked Director Jarrard to speak on this item. Director Jarrard announced this topic is presented as a first-time item to Council due to time constraints and a lack of other funding, and he requests the Council to accept the bid offered for the project. Only one company, W L Griffin Company, LLC, sent in a bid proposal and Turnipseed Engineering recommends awarding the contract of \$872,897.92; this is part of a Capital Project.

Director Jarrard apologized for the lack of standard protocol with something as costly as this project. Due to the cost of this expensive generator, he also requests funds from ARPA to cover any extra charges. He explained that we have been taking precautions, but it is an old station in dire need; it is the generator on Barlow Road by the College Softball Fields. City Manager Schmid added that this is mission critical.

Councilmember Bagley made a motion to approve W.L. Griffin Company, LLC as a contractor and approved the transfer of \$320,000 from the ARPA Investment Fund to this project. Seconded by Councilmember Shirley.

Mayor Taylor called for additional discussion.

Councilmember Shirley asked about the increase in the cost. Director Jarrard stated the increase was due to the cost of a pump that has doubled in price and the labor cost as people are not working; this is part of a 5-year plan that replaces all the items and piping.

Councilmember Larson asked about the timeframe, and Director Jarrad stated there is a 270-day timeframe except for the generator, which is 13 months out. Councilmember Larson confirmed with staff that the project would use ARPA funds.

After a detailed discussion with Director Jarrard and City Manager Schmid, Councilmember Ariemma stated he was more in favor. Councilmember Ariemma said his motion was to suspend until he had an opportunity for questions before spending one million dollars. He wants to see it before making a vote for approval.

Councilmember Larson responded by asking Council to trust the staff and their knowledge and hoped the council would vote in favor.

Voting Yea: Councilmember Larson, Councilmember Reagin, Councilmember Shirley, Councilmember Bagley

Voting Nay: Councilmember Ariemma

10. 2022-007 Storm Drain Repair - Mechanicsville Road

Vince Hunsinger, Capital Projects Manager

Mayor Taylor introduced the Storm Drain Repair on Mechanicsville Road and asked Manager Hunsinger to approach for questions.

After questions were discussed Mayor Taylor called for a motion regarding the 2022-07 Storm Water Repair project.

Councilmember Larson made a motion for the lowest bid of \$141,000 that was submitted by Townley Construction and is recommended for the Council to approve Townley Construction as the contractor for this project. Upon discussion, he restated the motion to approve Townley Construction as the contractor for 2022-007 Storm Drain Repair – Mechanicsville Road. Motion to transfer funds from the Storm Water Projects TBD budget in the amount of \$25,000 for this project and this project contingency. Seconded by Councilmember Bagley.

Voting Yea: Councilmember Larson, Councilmember Ariemma, Councilmember Reagin, Councilmember Shirley, Councilmember Bagley

11. 2022-009 Parking Lot Overlay for City Hall

Vince Hunsinger, Capital Projects Manager

Mayor Taylor requested a motion.

Motion made by Councilmember Reagin to assign the lowest bidder as the contractor to the asphalt leveling and resurfacing project Parking lot around City Hall, Seconded by Councilmember Shirley.

Manager Hunsinger reminded the Council of the need for extra funds for this project. The Budgeted amount was \$45,000, and the accepted bid was \$53,350. The additional \$8350 is from the Facilities and Properties Budget. The initial lowest bidder was disqualified for not meeting bid package requirements.

Voting Yea: Councilmember Larson, Councilmember Ariemma, Councilmember Reagin, Councilmember Shirley, Councilmember Bagley

12. Morrison Moore Pedestrian Bridge & Sidewalk Supplemental Agreement

Mark Buchanan, City Engineer

Mayor Taylor reminded the Council of the presentation on this topic at our last Work Session, where Director Buchanan walked us through changing the bridge design from one section to three sections. Mayor Taylor called for a motion regarding the Morrison Moore Pedestrian Bridge & Sidewalk Supplemental Agreement.

Motion made by Councilmember Shirley, Seconded by Councilmember Bagley.

Councilmember Bagley asked for clarification on the purpose of this request. City Manager Schmid apologized for the need to amend the Agenda and clarified this authorization increases \$32,000 for only bridge design. The changes to the design will bring a lower cost for the bridge, with GDOT assuming the bulk of the costs.

Voting Yea: Councilmember Ariemma, Councilmember Reagin, Councilmember Shirley, Councilmember Bagley

Voting Nay: Councilmember Larson

Councilmember Larson voted nay. He asked Councilmembers to stay firm on the requirements to receive items on time.

Councilmember Bagley added that it was important for Council to understand the added costs in these approvals. He appreciated the counsel of Councilmember Larson.

Mayor Taylor noted the rise in the cost of doing business in this global environment is causing stress on the city budgets. She also appreciates the council comments and staff learning and using the Municode system.

NEW BUSINESS: no new business

COMMENTS – PLEASE LIMIT TO THREE MINUTES

City Clerk Csukas reminded the Council of the Mayor and Council Retreat at Glisson Camp and Retreat on Friday and Saturday, April 8, and April 9, 2022.

City Manager Schmid commended Arial Alexander, Vince Hunsinger, and Mark Buchanan, who put together a respectable application for a Congressionally directed spending grant. The proposed project is for \$2.6 Million to connect Wimpy Mill Park and the swim beach. It will be an ADA-accessible boardwalk along the water's edge if approved.

The City Attorney had no additional comments this evening.

Councilmember Shirley commended those involved with the project on Morrison Moore Parkway for the planning and spending a little more on the planning and saving several hundred thousand on the bridge's construction. It is going to be an excellent addition to the Reservoir.

Councilmember Ariemma encouraged all the newly elected councilmembers to attend their training.

Councilmember Larson asked for clarification on the sidewalk from the Convocation Center to Moe's, commending that it has progressed amazingly well, and inquired if it was a City-paid project. City Manager Schmid responded it was joint with the University, with each side paying half of the cost. Manager Hunsinger estimated the completion of the project within the next two weeks. He also invited people out to see the Enota Street project which is almost complete; this road previously had many flooding problems.

Councilmember Reagin stated how proud he was of the Lumpkin County Lady Indians, job well done.

Councilmember Bagley also added a job well done (for the Lumpkin County Girls Basketball), and he said he could not be prouder of the LCHS. Sadly, we must have organizations such as CASA

to support child abuse prevention, but how fortunate we are as a city to have such great non-profits doing so.

ADJOURNMENT

Mayor Taylor thanked everyone for coming out to the meeting and called for a motion to adjourn at 6:57 pm.

Motion made by Councilmember Larson, Seconded by Councilmember Bagley.

Voting Yea: Councilmember Larson, Councilmember Ariemma, Councilmember Reagin, Councilmember Shirley, Councilmember Bagley.



CITY OF DAHLONEGA City Council Public Hearing Minutes

April 18, 2022, 4:00 PM

Gary McCullough Chambers, Dahlonega City Hall

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PRESENT

Mayor JoAnne Taylor

Councilmember Roman Gaddis

Councilmember Ron Larson

Councilmember Johnny Ariemma

Councilmember Ryan Reagin

Councilmember Ross Shirley

Councilmember Lance Bagley

CALL TO ORDER

Mayor Taylor called the meeting to order at 4:00 pm.

Mayor Taylor announced that City Attorney Doug Parks would be conducting this Public Hearing.

NEW BUSINESS:

Public Hearing:

1. Ordinances 2022-05, 2022-06 & 2022-07: Package sale of distilled spirits permitted in B-1 & B-2 districts (Public Hearing Only), Doug Parks, City Attorney

City Attorney Parks announced Ordinances 2022-05, 2022-06 & 2022-07 only referenced the zoning districts, B-1, and B-2, as permitted for package sales of distilled spirits.

City Attorney Parks announced the Planning Commission had voted favorably to the zoning districts B-1 and B-2 for package sales of distilled spirits.

City Attorney Parks asked for comments from the community members present at the Hearing. There were no comments from the Public.

Jameson Kinley, Planning Administrator, stated that the Planning Commission discussed this topic and recommended approval.

City Attorney Parks stated no action would be taken today, and these items will go to the next regularly scheduled council meeting for discussion.

ADJOURNMENT

Mayor Taylor called for a motion to adjourn at 4:04 pm

Motion made by Councilmember Larson, Seconded by Councilmember Gaddis.

Voting Yea: Councilmember Gaddis, Councilmember Larson, Councilmember Ariemma, Councilmember Reagin, Councilmember Shirley, Councilmember Bagley



CITY OF DAHLONEGA

City Council Special Called Meeting Minutes

April 18, 2022, 4:30 PM

Gary McCullough Chambers, Dahlonega City Hall

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PRESENT

Mayor JoAnne Taylor
Councilmember Roman Gaddis
Councilmember Ron Larson
Councilmember Johnny Ariemma
Councilmember Ryan Reagin
Councilmember Ross Shirley
Councilmember Lance Bagley

CALL TO ORDER AND WELCOME

Mayor Taylor called the Special Called Meeting to order at 4:30 pm.

APPROVAL OF AGENDA

Mayor Taylor called for the approval of the Agenda.

Motion made by Councilmember Gaddis, Seconded by Councilmember Larson.

Voting Yea: Councilmember Gaddis, Councilmember Larson, Councilmember Ariemma, Councilmember Reagin, Councilmember Shirley, Councilmember Bagley

NEW BUSINESS

1. Park Street Water & Sewer Design Firm Selection, Mark Buchanan, City Engineer

Mayor Taylor reminded Council that Park Street is a significant street in Dahlonega with very antiquated infrastructure that needed revamped. She invited City Engineer Buchanan to take Council through the Design Firm Selection process.

Director Buchanan directed Council to the map on page 33 in their package as a reference during the discussion. He announced this item addressed the water and sewer for North and South Park Streets that will close two loops for the water system; it will replace the 90-year-old pipes. Director Buchanan stated that Council previously approved \$60,000 for this project, and the lowest bidder was Wiedeman and Singleton at \$170,000, a firm familiar with Dahlonega's system.

Director Buchanan discussed Council's concerns with the cost above the anticipated budget and stated stormwater would be addressed simultaneously.

Mayor Taylor asked for clarification on looping the system. Director Buchanan explained that looping the system helps to create pressure which is essential for fire hydrant pressure and flow. There was an extensive conversation between the Council, Director Buchanan,

and City Manager Schmid regarding the cost difference between the budgeted amount and the bid amount. This discussion included aspects of incorporating internet conduits and power lines in this work.

Mayor Taylor called for a motion regarding the Water & Sewer Design Firm Selection

Motion made by Councilmember Gaddis, Seconded by Councilmember Shirley.

Voting Yea: Councilmember Gaddis, Councilmember Larson, Councilmember Ariemma, Councilmember Reagin, Councilmember Shirley, Councilmember Bagley

ADJOURNMENT

Mayor Taylor called for a motion to adjourn at 4:48 pm

Motion made by Councilmember Gaddis, Seconded by Councilmember Ariemma.

Voting Yea: Councilmember Gaddis, Councilmember Larson, Councilmember Ariemma, Councilmember Reagin, Councilmember Shirley, Councilmember Bagley



CITY OF DAHLONEGA Council Work Session Minutes

April 18, 2022, 4:45 PM

Gary McCullough Council Chambers, Dahlonega City Hall

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PRESENT

Mayor JoAnne Taylor
Councilmember Ron Larson
Councilmember Roman Gaddis
Councilmember Johnny Ariemma
Councilmember Ryan Reagin
Councilmember Ross Shirley
Councilmember Lance Bagley

OPEN MEETING

Mayor Taylor called the meeting to order at 4:50 pm.

BOARDS & COMMITTEES:

1. Cemetery Committee—March 2022

Chris Worick, Committee Chairman

City Engineer Mark Buchanan presented the report and indicated Chris Worrick was at the Cemetery with students from UNG currently working with photographs to put stones back in their original places; five to ten students are working on this project.

2. Selection of Patricia Turner to Cemetery Committee

Chris Worick, Cemetery Committee Chairman

Director Buchanan indicated that Ms. Turner is currently a non-voting member who is available to be appointed as a voting member. The cemetery committee will affirm this action at tomorrow's meeting.

3. Downtown Dahlonega – March 2022

Ariel Alexander, Downtown Dahlonega Interim Manager

Interim Manager Alexander indicated there was nothing to add to the original report, and they were about to start their spring and summer programs. Mayor Taylor asked about the Farmer's Market, and Manager Alexander responded that there were twenty participants at the open house, and there have been more vendors coming in to apply. They have ordered new signs and posters. Councilmember Shirley stated his appreciation for the more prominent parking signs downtown. Councilmember Reagin inquired if any of the older participants from the Farmer's Market were returning.

TOURISM: Sam McDuffie, Tourism Director

Mayor Taylor introduced Director McDuffie, who indicated he did not have a report for March as they did not meet. He stated that the Tourism Committee has some funds for the restroom improvements, and he thanked the Council for presenting this topic in Resolution 2022-08. Director McDuffie said the Master's Golf Tournament billboard was a considerable success and estimated that over 600,000 people saw the billboards. He announced the virtual kiosk is up and operational at the Visitor's Center and new pad maps are at the visitor's center, with Dahlonega City Map on one side and a Lumpkin County map on the other. The Visitor's Center will have a new sign put up on Wednesday. There is still a rise in visitation to Dahlonega and Lumpkin County.

DEPARTMENT REPORTS:

4. Community Development – March 2022
Jameson Kinley, Planning Administrator
5. Finance and Administration Department – March 2022
Allison Martin, Finance Director
6. Police Department – March 2022
George Albert, Chief of Police
7. Public Works—March 2022
Mark Buchanan, PW Director/City Engineer

Mayor Taylor reminded Council that the Department reports were in their packet prior to the meeting and asked if there were any questions.

Councilmember Ariemma expressed concern with the Enota Street storm drain project flow, especially after significant rain. Director Buchanan responded that they reviewed the flow from the previous storm and poured additional concrete to take care of any additional overflow issues. He also stated the added rainfall did not create property damage and the repairs made to Enota Street have made the street safer.

Councilmember Shirley asked Director Martin the amount of ARPA funds that were initially available and their uses. Director Martin advised the total to be \$2.4 Million in ARPA funds, and \$109,000 will be used for the engineering on Park Street, as well as some cash flow for part of the Barlow Lift Station and investing some of the funds as allowed by Georgia law. We still have most of the funds for use on the Park Street Project.

Councilmember Larson thanked Administrator Kinley and Chief Albert for the formatting of their reports. He asked Chief Albert to give a rolling average for previous months as the method going forward to help Council see the activity and allow credit to be given to him and his officers for their work.

ITEMS FOR DISCUSSION:

8. Resolution 2022-08 - FY22 Budget Amendment for Additional Tourism Funds
Allison Martin, Finance Director

Mayor Taylor announced the item, and Director Martin shared the mid-year evaluation of the increase of funds due to state law changes for the Hotel/Motel tax will be approximately \$60,000. The request is to give \$54,000 to the Chamber to improve the restrooms.

Discussion with Council, Director Martin, and City Manager Schmid included the roles of the City and County, the contributions of each party, and the timelines to start and complete the renovation.

9. Resolution 2022-09 - FY22 Budget Amendment for DDA

Allison Martin, Finance Director

Director Martin expressed that she met with the Dahlonaga Downtown board, who together looked at the items needing funding, and determined a budget for these items with their agreement. The board also agreed to fund the furniture for the Head House. Chairman Thrailkill spoke to Council, thanking them for their support.

10. 2022 Comprehensive Plan

Jameson Kinley, Planning Administrator

Council, City Manager Schmid, and Administrator Kinley discussed the varying aspects of the Comprehensive Plan and when to expand plan updates.

11. Master Sidewalk Plan

Jameson Kinley, Planning and Zoning Administrator

Mayor Taylor explained that sidewalks are an expensive part of the Comprehensive Plan. Administrator Kinley referred to maps to point out needed new sidewalks. Map one demonstrated the current situation, map two showed those areas needing sidewalks, and map three broke the areas into eight groups, prioritizing the sites but not necessarily prioritizing development. He stated he was looking for confirmation from Council that this was still the direction Council wanted to go. Administrator Kinley indicated that as opportunities to move forward with sidewalk improvements came; they did so- explicitly speaking to the current UNG/Morrison Moore project. As of right now, the development ordinances call for sidewalks in most areas. Administrator Kinley explained that they wanted to look at where it was logical to put sidewalks and economical for future growth. There are six additional miles of proposed sidewalks in this plan. City Manager Schmid advised expecting a proposal in the next year.

COMMENTS – PLEASE LIMIT TO THREE MINUTES

City Clerk Csukas had no additional comments.

City Manager Schmid indicated the budget process had started, and if Council had any Capital Projects, they wanted to add, let him know.

City Attorney Parks advised that a citizen called his office regarding a traffic citation and commended the officer, saying he was an incredibly professional officer. He noted that the community respects the team's work.

Councilmember Bagley stated they talked about the budget for engineering and the rising costs across the board. While he trusted the staff and team, he was concerned that opportunists could be moving to price up, and we needed to ensure we were spending as fiscally responsible as we could.

Councilmember Larson stated that council members have opportunities to stay informed with training classes related to topics that assist with the council members' jobs.

Councilmember Gaddis wanted to ensure that we are not inadvertently excluding potential vendors when we ask for an estimate.

Councilmember Shirley indicated he had no additional comments.

Councilmember Ariemma discussed his upcoming bike trip and wished Council well in his absence.

Councilmember Ryan expressed his appreciation to the staff for their effort with sidewalks and pricing proposals.

Councilmember Larson asked about a new car wash coming to town. He indicated he would like to know as new businesses come to town.

Mayor Taylor announced that the City Council held a retreat, open to the public, to discuss priorities: housing, recycling goals, and negotiating LOST; this was a highly effective and action-oriented retreat. Thank you for participating.

ADJOURNMENT

Mayor Taylor called for a motion to adjourn at 5:25 pm

Motion made by Councilmember Gaddis, Seconded by Councilmember Reagin.

Voting Yea: Councilmember Larson, Councilmember Gaddis, Councilmember Ariemma, Councilmember Reagin, Councilmember Shirley, Councilmember Bagley

City of Dahlonega, Georgia

APPLICATION FOR APPOINTMENT TO
BOARD, COMMISSION OR COMMITTEE

The City Council of Dahlonega believes citizen input and specialized skills are valuable assets to the community. All City Residents should consider becoming involved in their City by service on Board or Commission. Applications are accepted throughout the year. Please complete the following and submit it with a resume to mcsukas@dahlonega.gov, by fax to 706-864-4837 or by mail to 465 Riley Road, Dahlonega, GA 30533. Thank you for your interest in serving.

| | |
|----------------------|--------------------------------------|
| Name: | Jim BERGEN |
| Address: | 250 S. PARK ST, DAHLONEGA, GA. 30533 |
| Phone: | 770-540-9229 |
| Email: | sjbergen@att.net |
| Place of Employment: | HDA ARCHITECTS |
| Occupation | VP / CONSTRUCTION ADMIN |
| Length of Residence | 4 YEARS |

Board or Commission for which you would like to be considered.

Please note, each of these have different requirements for service, which will be reviewed against your application, training, and work experience.

- | | |
|--|---|
| <input type="checkbox"/> Main Street / Downtown Development | <input type="checkbox"/> Cemetery Committee |
| <input checked="" type="checkbox"/> Historic Preservation Commission | <input type="checkbox"/> Tourism Committee |
| <input type="checkbox"/> Planning Commission | <input type="checkbox"/> Tree Committee |
| <input type="checkbox"/> Dahlonega Housing Authority Board | <input type="checkbox"/> General Volunteer |

Interest & Experience

| |
|--|
| Why are you interested in serving? |
| AS A RESIDENT OF A HISTORIC DISTRICT IN DAHLONEGA, I WOULD LOVE TO HELP PRESERVE THE FLAVOR + FEEL THAT SO MANY CAME TO DAHLONEGA TO EXPERIENCE. |
| What specialized training or experience do you have that would of benefit one of the Boards or Commissions: |
| 18 YEARS W/ A COMMERCIAL ARCHITECTURE FIRM, THAT HAS INCLUDED SEVERAL PROJECTS IN HISTORIC PRESERVATION |

Professional or Personal References:

| Name | Telephone Number |
|--------------|------------------|
| LANCE BAGLEY | 770-630-8576 |
| PETER HILL | 770-310-9837 |
| | |

If you are a general volunteer for events, festivals, etc. you may be asked to sign a waiver of liability.

If you are appointed to a City of Dahlonega Board or Commission, you may be required to file a Statement of Economic Interests with the City as a condition prior to your appointment. This filing identifies any financial interests you may have with the City of Dahlonega only and if any conflict of interest may exist.

Volunteering for service on a Board or Commission does not guarantee your eventual appointment. Applications on file will be reviewed when vacancies occur, from which the Mayor may review candidates, but the Mayor may, as well, recommend appointments of non-applicants he/she chooses that indicate desirable qualifications and willingness to serve.

Terms & Conditions

I hereby attest that all statements and information provided in this application are true to the best of my knowledge. I understand that I may be interviewed prior to consideration for recommendation by the Mayor, subject to approval by the Council. I hereby agree that if appointed to serve as a member of a City of Dahlonega Board or Commission, I will spend my time, skills, and energy on the mission of the body to which I am appointed including preparation for and attendance at meetings to remain a member in good standing. Furthermore, I agree that, if appointed, my term will be governed by the By-Laws and/or Rules of Procedure of the entity to which I am appointed.

Applicant's Name:

Jim BERGEN

Applicant's Signature:



Date:

4.18.2022

After living in Gainesville and working in Dahlonega as a State Probation Officer in the early 1980s, my husband and I decided to move to Dahlonega when the opportunity presented itself. We purchased property in 1995 and finished our home here in 1997. We moved here because we not only loved the community, but also because of the opportunities to recreate outdoors and we are avid hikers, campers, kayakers, and fishers. I also participate in competitive sheep herding with our two Border Collies. We finished raising our sons here who have also chosen to work and live here in Dahlonega/Lumpkin County.

Professional Experience

Social Studies Teacher Forsyth County BOE

Taught American Government, US History, and AP US History. Gilder-Lehrman Institute liason for North Forsyth High School. Have worked for the last 16 years scoring the AP US History exam, currently serving in a leadership capacity for the AP Scoring Read.

Education

B.A Wesleyan College

Master of Science Georgia State University

Master Teacher's Certification University of Georgia

Key Skills

- Landmarks of American History (competitive) grants awarded: including but not limited to: The Iron Range and American Industrial Revolution, Hibbing and Virginia City Minnesota; Women's Suffrage on the Western Frontier, University of Wyoming, Cheyenne and Lander Wyoming; Clash of Cultures on the Great Plains, University of Nebraska, Fort Robinson, Nebraska; Lowell Mills and the Industrial Revolution, University of Massachusetts, Lowell Mass. and the Boott Cotton Mills; Where South Met North, Missouri During the Civil War, University of Missouri, Arrow Rock, MO; Mining in the Silver Valley, University of Idaho, Wallace, Idaho; Madison and the Creation of the Constitution, Center for the Constitution, Montpelier, Virginia. All of these grants for on-site study included architectural studies and examination of influences of the environment on community development as well as the impact of construction, manufacturing, and population on the environment, Several of these were Superfund sites.
- Gilder-Lehrman grant(competitive) The American West and WW II, Dr. David Kennedy, Stanford University, Palo Alto, California.
- Gilder-Lehrman grant - Environment Problems and the American West, Dr. Patty Limerick, University of Colorado, Boulder CO
- 2010 American History Teacher of the Year for the State of Georgia and National finalist (Administered by Gilder-Lehrman)

APPLICATION FOR APPOINTMENT TO
BOARD, COMMISSION OR COMMITTEE

The City Council of Dahlonega believes citizen input and specialized skills are valuable assets to the community. All City Residents should consider becoming involved in their City by service on Board or Commission. Applications are accepted throughout the year. Please complete the following and submit it with a resume to mcsukas@dahlonega.gov, by fax to 706-864-4837 or by mail to 465 Riley Road, Dahlonega, GA 30533. Thank you for your interest in serving.

| | |
|----------------------|-------------------------------------|
| Name: | Janet Barger |
| Address: | 120 Cross Creek Knoll, Dahlonega GA |
| Phone: | 404 216 7211 |
| Email: | janbarger@outlook.com |
| Place of Employment: | retired |
| Occupation | Social Studies |
| Length of Residence | 26 years |

Board or Commission for which you would like to be considered.

Please note, each of these have different requirements for service, which will be reviewed against your application, training, and work experience.

☐ Main Street / Downtown Development

☐ Cemetery Committee

☒ Historic Preservation Commission

☐ Tourism Committee

☐ Planning Commission

☐ Tree Committee

☐ Dahlonega Housing Authority Board

☐ General Volunteer
Interest & Experience

| |
|---|
| Why are you interested in serving? |
| I have a background in American history and have had a long appreciation for Dahlonega's history. Even though I have lived in Lumpkin County for only 26 years, I began working here in 1980. I have seen the changes, good and bad, that have taken place in the city and community and feel I could provide a reasonable voice for worthwhile preservation. |
| What specialized training or experience do you have that would of benefit one of the Boards or Commissions: |
| A longtime association with Dahlonega/Lumpkin County, former teacher of American History with a concentrated background in 19th century American history. Have recieved over 10 Landmarks of American History grants from the NEH to study American history in locations all over the US. |

Professional or Personal References:

| Name | Telephone Number |
|-----------------------|------------------|
| Chris Worick | 706 867 8613 |
| Fr. John Hamilton | 914 512 8156 |
| Jim and Marilu Kinney | 706 864 8685 |

If you are a general volunteer for events, festivals, etc. you may be asked to sign a waiver of liability.

If you are appointed to a City of Dahlonega Board or Commission, you may be required to file a Statement of Economic Interests with the City as a condition prior to your appointment. This filing identifies any financial interests you may have with the City of Dahlonega only and if any conflict of interest may exist.

Volunteering for service on a Board or Commission does not guarantee your eventual appointment. Applications on file will be reviewed when vacancies occur, from which the Mayor may review candidates, but the Mayor may, as well, recommend appointments of non-applicants he/she chooses that indicate desirable qualifications and willingness to serve.

Terms & Conditions

I hereby attest that all statements and information provided in this application are true to the best of my knowledge. I understand that I may be interviewed prior to consideration for recommendation by the Mayor, subject to approval by the Council. I hereby agree that if appointed to serve as a member of a City of Dahlonega Board or Commission, I will spend my time, skills, and energy on the mission of the body to which I am appointed including preparation for and attendance at meetings to remain a member in good standing. Furthermore, I agree that, if appointed, my term will be governed by the By-Laws and/or Rules of Procedure of the entity to which I am appointed.

Applicant's Name: Janet Barger

Applicant's Signature:

Janet Barger

Date:

4/20/2022



Ordinances and Resolutions

DATE: 04/25/2022
TITLE: Ordinances 2022-02, 2022-05, 2022-06 & 2022-07: To provide regulations for the package sale of distilled spirits.
PRESENTED BY: Doug Parks, City Attorney

AGENDA ITEM DESCRIPTION:

The Mayor and Council as you know prior to the November election adopted a resolution calling a referendum for consideration by the City's electors. The issue presented on the referendum ballot was that of authorizing the City to issue licenses for the package sale of distilled spirits. The referendum was received favorably by the voters as the issue passed by a significant majority.

In response to the referendum election result, ordinances have been drafted that are intended to: (1) establish reasonable standards for the regulation and control of the licensing and sale of distilled spirits by the package; and (2) ensure suitability by placement of this type of commercial use within the B1 and B2 zoning districts.

The ordinances before you for consideration are:

- (1) Ordinance 2022-02 (Attachment A) entitled "An ordinance to provide regulations for the package sale of distilled spirits" has several sections as indicated below:
 - a. Section I: This Section establishes Class L as "retail distilled spirits package" and creates a base fee of \$5,000.00.
 - b. Section II: This Section establishes the hours for a Class L license holder. Hours of operation are between the hours of 8:00 a.m. and 11:45 p.m. Monday morning through Saturday night.
 - c. Section III:
 - i. Sub-Section (e) outlines regulations for the issuance of a license for distilled spirits package sales. Notable regulations in this Section are the retail dealer building and inventory requirements. The showroom for distilled spirits must have a minimum of 2500 square feet and a minimum inventory of \$350,000.00 in distilled spirits available for sale. Additionally, no retail dealer for the sale of distilled spirits shall sell or offer for sale or display or keep in stock at their place of business where distilled spirits are offered for sale any other products or commodity except beer or wine, when properly licensed, beverages containing no alcohol but commonly used to dilute distilled spirits and cigars. To the extent compliant with DOR regulations also permitted are: packaged ice, ice chests, "koozies" (individual can and bottle coolers), paper, styrofoam, plastic cups, gift

bags, gift certificates exclusively for use at the licensed establishment, single-serve snack items and bar supplies. Examples of prohibitions include: services such as money order sales and check cashing, sales of lottery games or tickets, cigarettes, chewing tobacco, alternative nicotine products, vapor products, snuff and cigarette papers. Also, no amusement machines, electronic game machines or gaming devices of any kind for customer use may be present on the premises.

- ii. Sub-Section (f) outlines the maximum number of distilled spirits retail licenses permitted among other limitations. No licenses for the retail sale of distilled spirits by the package shall be issued over the number of two during the first licensing period. The first licensing period will be divided into two licensing cycles. One license will be issued pursuant to each cycle. Each cycle will be conducted by a lottery system that will be overseen by a third-party firm. One additional license may be issued once the population of the city exceeds 13,500. Licenses may be issued thereafter for each 3500 person increase in population over 13,500.

- d. Section IV: This Section indicates that no distilled spirits package store license shall be issued to or for any person who has been convicted under any federal or state law of any felony within ten years immediately preceding the filing of an application for such license. Also disqualified from holding a license is any person convicted under any federal, state or local law of a misdemeanor involving alcoholic beverages, gambling or tax law violations if such conviction tends to indicate that the applicant will not maintain the operation for which he is seeking a license in conformity with federal, state or local laws, rules and regulations.

- (2) Ordinance 2022-05 (Attachment B) entitled “An ordinance to allow for distilled spirits package stores in the B-1 district” modifies the Zoning ordinance at Article XIV, Section 1402 to permit the use of distilled spirits package stores in the B-1 district.
- (3) Ordinance 2022-06 (Attachment C) entitled “An ordinance to allow for distilled spirits package stores in the B-2 district” modifies the Zoning ordinance at Article XV, Section 1502 to permit the use of distilled spirits package stores in the B-2 district.
- (4) Ordinance 2022-07 (Attachment D) entitled “An ordinance to provide for limiting the location of distilled spirits package stores to the B-1 and B-2 zoning districts” restricts distilled spirits package stores to the B-1 and B-2 zoning districts.

HISTORY/PAST ACTION:

A resolution was previously adopted calling a referendum for consideration by the City’s electors authorizing the City to issue licenses for the package sale of distilled spirits. The resulting referendum passed when presented to the voters. Ordinances 2022-02, 2022-05, 2022-06 and 2022-07 were drafted to implement the decision of the voters. Ordinances 2022-05, 2022-06 and 2022-07 pertaining to approved locations within zoning districts for distilled spirits package stores were presented to the public at the 4/5/22 Planning Commission meeting. Approval of these Ordinances was recommended by the Planning Commission. Subsequently the City Council held a Public Hearing on Ordinances 2022-05, 2022-06 and 2022-07. This occurred at the 4/18/22 City Council Public Hearing. Now these ordinances together with Ordinance 2022-02 are before the Council for action. ***First and second readings are being used to allow input from constituents during the adoption process and to***

identify appropriate adjustments.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

Recommendation to approve all of the ordinances.

SUGGESTED MOTIONS:

Motion to approve Ordinances 2022-02, 2022-05, 2022-06 and 2022-07.

ATTACHMENTS:

Attachment A: Ordinance 2022-02

Attachment B: Ordinance 2022-05

Attachment C: Ordinance 2022-06

Attachment D: Ordinance 2022-07

Attachment A

Ordinance 2022-02

**AN ORDINANCE TO AMEND THE CODE OF THE CITY OF DAHLONEGA, GEORGIA,
CHAPTER 4: ALCOHOLIC BEVERAGES; ARTICLE II: LICENSING AND REGULATION BY
ADDING PROVISIONS PROVIDING FOR THE PACKAGE SALE OF DISTILLED SPIRITS;
AND FOR OTHER PURPOSES.**

First Reading: _____
Result: _____
Second Reading: _____
Result: _____

Ordinance 2022-02

AN ORDINANCE TO AMEND THE CODE OF THE CITY OF DAHLONEGA, GEORGIA, CHAPTER 4: ALCOHOLIC BEVERAGES; ARTICLE II: LICENSING AND REGULATION BY ADDING PROVISIONS PROVIDING FOR THE PACKAGE SALE OF DISTILLED SPIRITS; AND FOR OTHER PURPOSES.

Short Title: "An ordinance to provide regulations for the package sale of distilled spirits."

WHEREAS, the Mayor and City Council on July 19, 2021, adopted a resolution calling a referendum for consideration by the City's electors to authorize the City to issue licenses for the package sale of distilled spirits; and

WHEREAS, pursuant to the vote of the electors of the City authorizing the sale of distilled spirits by the package and in accordance with a plan designed for the purposes, among others, of promoting the health, safety and general welfare of the citizens of the City, the Mayor and the City Council have considered an ordinance which is intended:

- (1) To establish reasonable standards for the regulation and control for the licensing and sale of distilled spirits by the package; and
- (2) To ensure suitability by placement of this type of commercial use within the B-1 and B-2 zoning districts.

NOW, THEREFORE, be it ordained, and it is so ordained by the authority of the City Council of Dahlonega, that the following Sections and Sub-Sections of the Code of the City of Dahlonega are hereby amended in the following particulars:

SECTION I:

BE IT ORDAINED by the City Council of Dahlonega, and it is ordained by authority of the same, that Chapter 4, Article II, Section 4-21, Sub-Sections (b) & (c) of the Code of the City of Dahlonega, Georgia, is hereby amended so that said Sub-Sections now read as follows in their entirety:

Sec. 4-21. License required; classes and fees.

(b) *Classes*. The licenses shall be divided into the following classes:

- (1) Class B, retail beer package, eligible for an ancillary growler license as permitted under section 4-27.

- (2) Class C, retail wine package, eligible for ancillary wine tasting permit if wine-only (pursuant to requirements and conditions set forth in section 4-32).
 - (3) Class D, retail liquor by the drink.
 - (4) Class E, retail beer by the drink.
 - (5) Class F, retail wine by the drink.
 - (6) Special wine tasting permits. A temporary wine tasting permit issued to certain types of charitable organizations and others under section 4-24(b)(2).
 - (7) Class H, wholesale beer.
 - (8) Class I, wholesale wine.
 - (9) Class J, licensed alcoholic beverage caterer.
 - (10) Class K, brewer, manufacturer of malt beverages or wine.
 - (11) Class L, retail distilled spirits package
- (c) *Fees.* Base fees, administrative fees, and other specific fees:
- (1) The base fees for each type of license listed in subsection (b) of this section shall be as follows:

| Table 4-20 License Base Fees | | |
|------------------------------|---|---|
| Class B | Retail beer package | \$1,200.00 for stores up to 10,000 sq. feet; \$1,800.00 for stores over 10,000 sq. feet |
| Class C | Retail wine package | \$1,200.00 for stores up to 10,000 sq. feet; \$1,800.00 for stores over 10,000 sq. feet |
| Class D | Retail liquor by the drink | \$2,400.00 |
| Class E | Retail beer by the drink | \$1,200.00 |
| Class F | Retail wine by the drink | \$1,200.00 |
| Class H | Wholesale beer | \$1,000.00 |
| Class I | Wholesale wine Wholesale License issued by any entity with a valid Manufacture's License | \$1,000.00 \$500.00 |
| Class J | Licensed alcoholic beverage caterer | |
| | Resident caterer—beer/wine/liquor | \$75.00 |
| | Resident caterer—beer/wine | \$50.00 |
| | Resident caterer—liquor | \$50.00 |
| | Nonresident caterer—beer/wine/liquor | \$75.00 |
| | Nonresident caterer—beer/wine | \$50.00 |
| Class K | Nonresident caterer—liquor | |
| | \$50.00 | |
| Class K | Brewer, manufacturer of malt beverages or wine | \$1,000.00 |

| | | |
|---------|----------------------------------|------------|
| Class L | Retail distilled spirits package | \$5,000.00 |
|---------|----------------------------------|------------|

- (2) Temporary special event fees are established by the city.
- (3) Collection of fees or taxes; sums due. If any person shall fail to pay the sum due under this article, then the city council or the city council's designee shall issue an execution against the delinquent person and such person's property for the amount of the fee or tax and may, further, administratively act to discontinue city utilities to the premises of the applicant. The city may institute any other action in law or equity to collect any sum due under this article or to enforce any provision of this article.
- (4) Ancillary growler license fee. Any applicant for or holder of a valid Class B license shall be eligible for an ancillary growler license as permitted under section 4-27. In addition to the fees in this section, the licensee shall pay a fee as established by the city annually at the same time as the annual Class B license fee is paid.
- (5) Administrative and background check fees; deposits. New applications and annual background checks, which are required for renewal applications for any license under this article, shall be accompanied by a check for an administrative application fee to defray investigative and administrative costs. A deposit check for the license base fee shall also be provided. Should the applicant be denied a license, or should the applicant withdraw the application prior to its being submitted to the city council, the deposit representing the license base fee shall be refunded; however, the administrative application fee paid for administrative costs and investigation shall be retained. Administrative fees for investigation and administration costs are as established by the city.

SECTION II:

BE IT ORDAINED by the City Council of Dahlonega, and it is ordained by authority of the same, that Chapter 4, Article II, Section 4-23, Sub-Section (i), of the Code of the City of Dahlonega, Georgia, is hereby amended so that said Sub-Section now reads as follows in its entirety:

Sec. 4-23. General regulations pertaining to all licensees.

- (i) *Hours of operation.* The following hours of operation shall apply to the sale of alcoholic beverages licensed hereunder:
 - (1) Class B and C, retail package beer and/or wine—7:00 a.m. to 12:00 midnight, Monday through Saturday; Sunday sales between the hours of 12:30 p.m. and 11:30 p.m.;
 - (2) Class D, retail distilled spirits by the drink—Monday through Friday beginning at 10:00 a.m. until 1:00 a.m. the next day; Saturday from 10:00 a.m. until 1:00 a.m. Sunday morning, further on Sunday as otherwise provided pursuant to appropriate permit and consistent with state law;
 - (3) Class E and F, retail malt beverages and/or wine by the drink—Monday through Friday beginning at 10:00 a.m. until 1:00 a.m. the next day; Saturday from 10:00 a.m. until 1:00 a.m.

Sunday morning, further on Sunday as otherwise provided pursuant to appropriate permit and consistent with state law;

- (4) Class D, E, and F licenses for alcoholic beverages which also have a valid Sunday sales permit shall be authorized to sell, offer for sale, serve and/or permit the consumption of alcoholic beverages upon the licensed premises between the hours of 11:00 a.m. and 12:00 midnight on Sundays.
- (5) Class L, retail distilled spirits package sale licenses -- it shall be unlawful for any distilled spirits package dealer in the city to sell distilled spirits except between the hours of 8:00 a.m. and 11:45 p.m. Monday morning through Saturday night.

SECTION III:

BE IT ORDAINED by the City Council of Dahlonega, and it is ordained by authority of the same, that Chapter 4, Article II, Section 4-24, is hereby amended by adding Sub-Section (e) and Sub-Section (f) to the Code of the City of Dahlonega, Georgia, so that Sub-Section (e) and Sub-Section (f) shall read as follows:

(e) License issuance for distilled spirits package sales – Retail dealer building and inventory requirements; other regulations

- (1) In the event of conflict with other alcohol regulations of the City the regulations promulgated via this sub-section “e” shall govern.
- (2) All holders of licenses hereunder must open for business within eight months after issuance of said license; failure to do so shall serve as an automatic forfeiture and cancellation of such license unless an extension of the time is granted by the City Manager or the Manager’s designee before the expiration of the eight-month period for good cause shown. No refund of the license fee shall be made in the event of such forfeiture.
- (3) All premises licensed for the sale of alcoholic beverages shall provide to the City of Dahlonega Chief of Police and to the Sheriff of Lumpkin County contact information in the form of a telephone number and physical address other than the licensed premises at which the licensee may be contacted by law enforcement during the times at which the establishment is closed.
- (4) Each distilled spirits package dealer of alcoholic beverages shall conspicuously display within the interior of the licensed premises not less than two copies of a printed price list of the alcoholic beverages offered for sale or, in lieu thereof, shall place the price of each item on the container or on the shelf where the container is exhibited for sale.
- (5) No licensee for the package sale of distilled spirits shall be permitted to utilize a lighted and/or portable sign outside the building. In addition all city sign regulations shall apply.

- (6) Distilled spirits by the package shall be sold at retail only in stores which are duly licensed by the State of Georgia to sell distilled spirits by the package and which are devoted exclusively to the sale of alcoholic beverages in the original container. A retail package licensee of distilled spirits shall not permit the breaking of a package containing any alcoholic beverage or the drinking of any alcoholic beverage on the licensed premises.
- (7) No retail dealer for the sale of distilled spirits shall sell or offer for sale or display or keep in stock at their place of business where distilled spirits are offered for sale, any other products or commodity except the following: beer or wine, when properly licensed, beverages containing no alcohol commonly used to dilute distilled spirits and cigars. Food shall not be consumed on the premises. To the extent compliant with DOR regulations also permitted are: packaged ice, ice chests, individual can and bottle coolers, paper, styrofoam, plastic cups, gift bags, gift certificates for use exclusively at the licensed establishment, single-serve snack items and bar supplies. Unless specifically permitted above no sales or services are permitted on the premises. For the avoidance of doubt it is noted that the following are not permitted: services such as money order sales and check cashing, sales of lottery games or tickets, cigarettes, chewing tobacco, alternative nicotine products, vapor products, snuff and cigarette papers. Also no amusement machines, electronic game machines or gaming devices of any kind for customer use may be present on the premises.
- (8) No retail dealer license for the sale of distilled spirits shall be issued to any applicant whose building where the business will be conducted does not include a showroom for distilled spirits with a minimum of 2500 square feet. For the purposes of this ordinance, spaces such as offices, mechanical rooms, janitorial rooms, breakrooms and bathrooms shall not count towards the minimum square footage requirements. In addition to the minimum square footage, retail dealers for the sale of distilled spirits shall maintain a minimum inventory of at least \$350,000.00 in distilled spirits available for sale. Monthly reporting of inventory shall be required by the City of Dahlonega with the licensee providing monthly inventory reports on forms provided by the City. Failure to file the proper forms and to maintain the required inventories may result in a suspension or revocation of the license after hearing before the administrative hearing officer pursuant to Section 4-31.
- (9) No premises shall be licensed for the sale of distilled spirits by the package:
- (i) which is located within 1500 feet of any other business licensed to sell distilled spirits by the package as outlined by OCGA 3-4-47(a).
 - (ii) which is located within 300 feet of any church building, alcoholic treatment center as defined by OCGA 3-3-21(a)(1)(c), or a housing authority property as defined in OCGA 3-3-2(e)(1) and (2).

- (iii) which is located within 600 feet of any school building, educational building, school grounds, or college campus.
 - (iv) which is located within 300 feet of a detached single family dwelling unit located within one of the City's residential zoning districts;
 - (v) All distances shall be measured by the most direct route of travel on the ground, from front door to front door.
- (10) No person, group, or entity with similar members, including family members, shall have an interest in more than one license for the package sale of distilled spirits issued by the city.
- (11) It shall be unlawful for any person to open or consume any alcoholic beverages on premises licensed for the sale of distilled spirits by the package.
- (12) It shall be unlawful for any person to sell or offer for sale distilled spirits by the package within the city by means of drive-through sale. For purposes of the section, the term "drive-through sale" means the sale of distilled spirits by the package by any means that allows the customers to remain in their motor vehicles.
- (13) Each application for a package distilled spirits license shall be accompanied by a non-refundable administrative application fee in the amount of \$500.00 together with a deposit in the amount of the license base fee.
- (14) The license base fee for a retail sales of distilled spirits package license shall be \$5000.00 annually. To add a retail sales of package malt beverage license the fee shall be an additional \$1200.00 annually; and to add a retail sales of package wine license the fee shall be an additional \$1200.00 annually.
- (15) There is imposed by the city an excise tax on the first sale or use of distilled spirits in the city at the rate of \$0.22 per liter and a proportionate tax at the same rate on all fractional parts of a liter.
- (16) When contrary to the public interest and welfare, no distilled spirits package store license shall be issued to or for:
 - i. Any person who has been convicted under any federal or state law of any felony within ten (10) years immediately preceding the filing of application for such license.
 - ii. Any person convicted under any federal, state or local law of a misdemeanor involving alcoholic beverages, gambling or tax law violations if such conviction tends to indicate that the applicant will not maintain the operation for which he is seeking a license in conformity with federal, state or local laws, rules and regulations.

- (17) No retail license for the sale of distilled spirits by the package shall be granted under this chapter unless the premises to be licensed are at the time the application approved by the city council and located under the zoning ordinance of the city in a B1 or B2 zoning district subject to specific limitations of the respective districts.*
- (18) Each applicant shall provide a copy of a deed showing the applicant to be the owner of the premises for which the license is sought or a copy of a lease of the premises sought to be used by the applicant for the business for which the license is sought. In the discretion of the city manager legal options, pending contracts or similar evidence may also be accepted.
- (19) Each applicant shall provide a criminal background history of each person listed on the application and proof of U.S. Citizenship or alien status. A consent form releasing the City to obtain this history in the discretion of the city manager may also be accepted.
- (20) Each applicant shall provide a ten-year driver history which can be obtained from the Georgia Department of Public Safety/State Patrol, or as directed by the city staff.
- (21) Each applicant, who, within the last ten-year period, has resided or does reside in a state other than Georgia, must furnish a certified copy of a driver history and criminal background history from the state or states in which he/she has resided or resides to the City of Dahlonega, or as directed by city staff.
- (22) Each licensee must identify a licensee's representative who will be the person upon whom notices or service of papers shall be served. If the same person is serving as the licensee and the license representative, he/she shall submit to the City of Dahlonega an affidavit certifying that he/she is at least twenty-one (21) years of age and a manager of the business.
- (23) If the licensee is not also serving as the license representative, an affidavit from the license representative certifying that he/she is at least twenty-one (21) years of age and a manager of the business must be provided to the City of Dahlonega.

(f) *Maximum number of distilled spirits retail licenses permitted; other limitations.*

- (1) Subject to subsection (2)-(5) below, the city will not accept any applications for the retail sale of distilled spirits by the package, and no licenses for the retail sale of distilled spirits by the package shall be issued over the number of two (2) during this first licensing period.
- (2) If at any time and for whatever reason, the number of active licenses for the retail sale of distilled spirits by the package falls below two after the conclusion of this first licensing

* This provision is being adopted after completion of appropriate zoning procedures in conjunction with the approval by the Council of Ordinance 2022-07.

period, then the city shall accept applications for and issue such additional licenses for the retail sale of distilled spirits by the package so as to bring the total number of active licenses for the retail sale of distilled spirits by the package to two.

- (3) The provisions of subsection (2) notwithstanding, one (1) additional license may be issued once the population of the city exceeds 13,500. In this regard, additional licenses may be issued in the future for each 3500 person increase in population over 13,500. In determining population, the city shall utilize the U.S. Census of 2020 or any future decennial census.
- (4) If the total number of permitted licenses has increased pursuant to subsection (3) above, and if at any time and for whatever reason thereafter, the number of active licenses for the retail sale of distilled spirits by the package falls below the number then permitted, then the city shall accept applications for and issue such additional licenses for the retail sale of distilled spirits by the package so as to bring the total number of active licenses for the retail sale of distilled spirits by the package to the total number then permitted.
- (5) The first licensing period shall be divided into two licensing cycles. One license shall be issued pursuant to each cycle. The City Council shall by separate resolutions or ordinances identify the dates of the first and second independent licensing cycles. During each cycle if the city receives more conforming applications than allotted licenses to be issued under these regulations which applications comply with the standards for the issuance of licenses for the sale of package distilled spirits set forth in these regulations, then the selection of the successful application for that cycle shall be conducted by a lottery system overseen by an independent third party firm. Applications shall be drawn by lottery until all applications are ranked by the number in which they were drawn. The applications drawn from the lottery system shall then be presented to the city council for action on the approval of the license to be issued for that cycle. Applications ranked beneath the first drawn shall be held in reserve and notified in their ranking order should a default occur in the ability of the application first drawn to meet the requirements of these regulations during that cycle. The bifurcation of licensing periods into multiple cycles shall be used for the first licensing period only. Applications from the first licensing cycle are exclusive to that cycle and do not in any way carry forward to the second licensing cycle.
- (6) Applications for the initial issuance of licensees will not be accepted until the effective date of this ordinance. The effective date of the ordinance shall coincide with the commencement date of the first cycle of the initial licensing period identified by council resolution. Acceptance of applications for the initial licenses, or any future allocation of licenses, will remain open for a period of sixty (60) calendar days before review and consideration of such applications in accordance with subsection (5) above.
- (7) No person shall be or have a beneficial interest in the holder of more than one distilled spirits package store license within the city regardless of the degree of such interest.

- a. For purposes of these regulations, a person shall be or be deemed to have a beneficial interest in the holder of a distilled spirits package store license when he or she has any ownership interest, whether legal, equitable or other, in or control over the holder of a distilled spirits package store license.
- (8) No person, group, or entity with similar members, including family members, shall have an interest in more than one license for the package sale of distilled spirits issued. And no application may be transferred or assigned.
- (9) Under the de minimis concept, a person who owns less than five percent of the shares of a corporation which has more than 35 shareholders or whose stock is publicly traded shall not, on the fact of stock ownership alone be deemed to have a beneficial interest in a license held by a corporation.
- (10) No person shall have, own or enjoy any ownership interest in, share in the profits from, or otherwise participate in the business of a distilled spirits package store license unless a full description of such interest shall be been furnished to the city at the time of making application for the license. It shall be the continuing duty of a distilled spirits package store licensee to report to the city clerk in writing within ten days any change in any interest in such licensee's business. Failure to report such change in interest shall be ground for suspension or revocation of the license.
- (11) In addition to the general prohibitions contained elsewhere herein, no officer, employee or elected official of the City serving at the adoption of this regulation or serving as an elected official during the time the referendum regarding distilled spirits package stores was presented to the voters of the City shall be eligible to hold or have a beneficial interest in the holder of a distilled spirits package store license. The term elected official shall include persons appointed by the City to serve in a position normally occupied by an elected official.
- (12) In the event of conflict with other alcohol regulations of the City the regulations promulgated via this sub-section "f" shall govern.

SECTION IV:

BE IT ORDAINED by the City Council of Dahlonga, and it is ordained by authority of the same, that Chapter 4, Article III, Section 4-55, Sub-Section (1) of the Code of the City of Dahlonga, Georgia, is hereby amended to read as follows:

- (1) When contrary to the public interest and welfare, no distilled spirits package store license shall be issued to or for:
 - a. Any person who has been convicted under any federal or state law of any felony within ten (10) years immediately preceding the filing of application for such license.
 - b. Any person convicted under any federal, state or local law of a misdemeanor involving alcoholic beverages, gambling or tax law violations, if such conviction tends to

indicate that the applicant will not maintain the operation for which he is seeking a license in conformity with federal, state or local laws, rules and regulations.

SECTION V:

Repealer. All ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION VI:

Constitutionality. Should any phrase, clause, sentence of this Ordinance be deemed unconstitutional by a Court of competent jurisdiction, such determination shall not affect the remaining provisions of this Ordinance which provisions shall remain in full force and effect.

SECTION VII:

Adoption of this Ordinance does not create any additional right or benefit, substantive or procedural, enforceable in law or in equity by any part against the City of Dahlonega, its departments, agencies, officials, employees, agents or other person or entity.

SECTION VIII:

Effective Date. This Ordinance shall be effective _____, 2022. A resolution commencing the opening and closing of the first cycle of the initial licensing period is being executed simultaneously with the adoption of this ordinance.

Except as modified herein, The Code of the City of Dahlonega, Georgia, is hereby reaffirmed and restated. The codifier is hereby granted editorial license to include this amendment in future supplements of said Code by appropriate section, division, article or chapter. The City Attorney is directed and authorized to direct the codifier to make necessary minor, non-substantive corrections to the provisions of this Code, including but not limited to, the misspelling of words, typographical errors, duplicate pages, incorrect references to state or federal laws, statutes, this Code, or other codes or similar legal or technical sources, and other similar amendments, without necessity of passage of a corrective ordinance or other action of the Mayor and Council. The City Clerk shall, upon the written advice or recommendation of the city attorney and without the necessity of further council action, alter, amend or supplement any non-codified ordinance, resolution or other record filed in his or her office as necessary to effect similar non-substantive changes or revisions and ensure that such public records are correct, complete and accurate.

All ordinances or parts of ordinances in conflict herewith are hereby expressly repealed including but not limited to ancillary wine tasting.

[EXECUTION ON FOLLOWING PAGE]

SO ORDAINED, this _____ day of _____, 2022.

Approved: _____

JoAnne Taylor, Mayor

ATTEST:

_____(SEAL)

Mary Csukas, City Clerk

Attachment B

Ordinance 2022-05

**AN ORDINANCE TO AMEND THE CODE OF THE CITY OF DAHLONEGA, GEORGIA,
SUBPART B: LAND USE AND LAND DEVELOPMENT; APPENDIX B: ZONING; ARTICLE
XIV: B-1, NEIGHBORHOOD BUSINESS DISTRICT; SECTION 1402: PERMITTED USES**

First Reading: _____

Result: _____

Second Reading: _____

Result: _____

Ordinance 2022-05

AN ORDINANCE TO AMEND THE CODE OF THE CITY OF DAHLONEGA, GEORGIA, SUBPART B: LAND USE AND LAND DEVELOPMENT; APPENDIX B: ZONING; ARTICLE XIV: B-1, NEIGHBORHOOD BUSINESS DISTRICT; SECTION 1402: PERMITTED USES

Short Title: "An ordinance to allow for distilled spirits package stores in the B-1 district."

WHEREAS, the City Council of Dahlonega, Georgia desires to permit the use of distilled spirits package stores in the B-1 district.

NOW, THEREFORE, be it ordained, and it is so ordained by the authority of the City Council of Dahlonega, that Subpart B, Appendix B, Article XIV, Section 1402, shall be amended in its entirety to read as follows:

Sec. 1402. - Permitted uses.

1. Accessory uses and structures normally incidental to principal permitted uses and structures.
2. Antique shops.
3. Art and school supply stores.
4. Automated car washes, as accessory to convenience stores with retail gasoline sales.
5. Bake shops and bakeries, but not including wholesale.
6. Banks and financial institutions, including drive-in, drive-through and automatic teller facilities as accessory or principal uses, not to exceed 10,000 square feet of gross floor area.
7. Barber shops and beauty shops.
8. Book or stationary stores.
9. Churches, temples, synagogues and places of worship, and their customary accessory uses and structures, including cemeteries.
10. Clubs, lodges, fraternal institutions and other places of public assembly for membership groups, non-profit or for profit, not to exceed 10,000 square feet of gross floor area.
11. Clothes pressing, repair, sale and rental, but not including department stores.
12. Convenience food and retail stores with or without retail gasoline sales.
 - 12.1. Cultural facility.
13. Day care centers.
 - 13.1. Distilled spirits package stores (Prohibited in all zones except where expressly permitted.)
14. Dressmaking, millinery, sewing and tailor shops.
15. Drug stores.
16. Dry-cleaners and laundromats not exceeding 2,500 square feet of total floor area.
17. Electronic equipment sales.
18. Food and grocery stores.
19. Food catering establishments.

20. Florist shops.
21. Gift shops.
22. Hardware stores.
23. Hobby shops.
24. Ice cream and yogurt shops.
25. Instructional studios, such as music, dance, gymnastics aerobics and martial arts.
26. Interior decorating shops.
27. Jewelry stores.
28. Libraries, museums and art galleries.
29. Locksmith shops.
30. Music stores.
31. Offices, business, medical, professional, insurance and real estate, and general.
32. Paint stores.
33. Photocopying, printing and reproduction services not exceeding 2,500 square feet of total floor area.
34. Photography shops and studios.
35. Public and semi-public buildings and uses.
36. Radio and television repair and sales stores.
37. Record, tape, and video rental and sales stores.
38. Recycling collection centers, but not including processing of recyclable materials.
39. Residences, single-family detached, but not including mobile homes. Home occupations are permitted as accessory uses.
40. Restaurants, but not including drive-in or drive-through facilities.
41. Schools, public elementary, middle and secondary, and public and private colleges and universities.
42. Schools, parochial, private vocational, technical & others, non-profit or operated for profit.
43. Small appliance repair shops.
44. Snack and sandwich shops, but not including drive-in or drive-through facilities.
45. Sporting goods stores.
46. Toy stores.
47. Travel agencies.
48. Watch and clock sales and repair shops.

Except as modified herein, The Code of the City of Dahlonega, Georgia, is hereby reaffirmed and restated. The codifier is hereby granted editorial license to include this amendment in future supplements of said Code by appropriate section, division, article or chapter. The City Attorney is directed and authorized to direct the codifier to make necessary minor, non-substantive corrections to the provisions of this Code, including but not limited to, the misspelling of words, typographical errors, duplicate pages, incorrect references to state or federal laws, statutes, this Code, or other codes or similar legal or technical sources, and other similar amendments, without necessity of passage of a corrective ordinance or other action of the Mayor and Council. The City Clerk shall, upon the written advice or recommendation of the city attorney and without the necessity of further

council action, alter, amend or supplement any non-codified ordinance, resolution or other record filed in his or her office as necessary to effect similar non-substantive changes or revisions and ensure that such public records are correct, complete and accurate.

SO ORDAINED, this _____ day of _____, 2022.

Approved: _____
JoAnne Taylor, Mayor

ATTEST:

_____(SEAL)
Mary Csukas, City Clerk

Attachment C

Ordinance 2022-06

**AN ORDINANCE TO AMEND THE CODE OF THE CITY OF DAHLONEGA, GEORGIA,
SUBPART B: LAND USE AND LAND DEVELOPMENT; APPENDIX B: ZONING; ARTICLE
XV: B-2, HIGHWAY BUSINESS DISTRICT; SECTION 1502: PERMITTED USES**

First Reading: _____

Result: _____

Second Reading: _____

Result: _____

Ordinance 2022-06

AN ORDINANCE TO AMEND THE CODE OF THE CITY OF DAHLONEGA, GEORGIA, SUBPART B: LAND USE AND LAND DEVELOPMENT; APPENDIX B: ZONING; ARTICLE XV: B-2, HIGHWAY BUSINESS DISTRICT; SECTION 1502: PERMITTED USES

Short Title: "An ordinance to allow for distilled spirits package stores in the B-2 district."

WHEREAS, the City Council of Dahlonega, Georgia desires to permit the use of distilled spirits package stores in the B-2 district.

NOW, THEREFORE, be it ordained, and it is so ordained by the authority of the City Council of Dahlonega, that Subpart B, Appendix B, Article XV, Section 1502, shall be amended in its entirety to read as follows:

Sec. 1502. - Permitted uses.

1. Any use permitted in the B-1, Neighborhood Business District as enumerated in [Section 1402](#) and any use permitted in the CBD Central Business District as enumerated in [Section 1702](#) of these regulations, but not subject to any specified square footage limitations except as provided in Article XX.
2. Accessory uses and structures normally incidental to permitted principal uses.
3. Agricultural implement and equipment sales, service, rental and repair.
4. Amphitheaters and stadiums.
5. Animal hospitals and veterinary clinics.
6. Assembly halls, auditoriums and meeting halls.
7. Automobile, boat, truck, motorcycle, bicycle and other vehicle rental, repair, service and sales.
8. Automobile, boat, truck, motorcycle, bicycle and other vehicle parts sales.
9. Automobile car washes, including automated, full-service or self-service.
10. Banks and financial institutions.
- 10.1. Banquet Hall.
11. Billiard halls, poolrooms and amusement/video arcades.
12. Blueprinting establishments.
13. Bowling alleys.
14. Building materials sales and lumber yards.
15. Bus passenger stations, terminals.
16. Cabinet shops.
17. Camper and recreational vehicle sales, service and repair.
18. Christmas tree sales.

- 18.1. Conference/Convention Center.
19. Contractor's establishments, building, electrical and plumbing.
20. Convalescent homes, nursing homes, group homes, rehabilitation centers, sanitariums and similar institutionalized residential facilities involving professional care and treatment.
21. Department stores.
- 21.1. Distilled spirits package stores (Prohibited in all zones except where expressly permitted.)
22. Dry-cleaning establishments, laundromats and laundries.
23. Equipment rental, sales and service.
- 23.1. Event Center.
24. Exterminators and pest control businesses.
25. Firearms sales and service, including gun clubs and indoor shooting ranges.
26. Firewood sales.
27. Flea markets.
28. Floor covering stores.
29. Funeral homes, mortuaries and mausoleums.
30. Furniture, fixtures and home furnishing stores, including rental, finishing, repair and sales but not manufacturing.
31. Garden supply centers, greenhouses and landscaping services.
32. Golf courses, golf driving ranges, miniature golf courses, and baseball batting cages.
33. Health clubs and spas.
34. Heliports and helistops.
35. Hospitals and clinics.
36. Hotels, motels, and bed and breakfast inns.
37. Kennels.
38. Lawn mower rental, repair and sales and service shops.
39. Machine shops.
40. Mini-warehouses and mini-storage facilities, where no individual storage stall or compartment exceeds 500 square feet of total floor area.
41. Mobile home and mobile building sales, but not including residential occupancy of mobile homes.
42. Monument sales establishments.
43. Palm reading and fortune telling establishments.
44. Parking garages and parking lots.
45. Pawn shops.
46. Pet stores and grooming establishments.
47. Printing establishments.
48. Private clubs operated for profit.
49. Race tracks for animals or motor-driven vehicles, provided the site contains a minimum of fifteen (15) acres.
50. Radio and television studios, and cable television stations, including broadcasting towers and satellite receiving antennas as accessory uses.
51. Recycling collection centers, but not including the processing of recyclable materials.
52. Repair of household appliances.

- 53. Research and scientific laboratories.
- 54. Residences, single-family detached, attached, duplexes, townhouses, condominiums and apartments. Townhouses and condominiums are subject to all provisions of [Section 1004](#) and [Section 1005](#), respectively.
- 55. Restaurants, including drive-in and drive-through facilities.
- 56. Sign fabrication and painting shops, occupying not more than 2,500 square feet of floor area.
- 57. Skating rinks.
- 58. Tattoo Parlors.
- 59. Taxi-cab and limousine services.
- 60. Taxidermist shops.
- 61. Theaters, indoor and outdoor.
- 62. Truck stops and truck terminals.
- 63. Welding shops.

Except as modified herein, The Code of the City of Dahlonega, Georgia, is hereby reaffirmed and restated. The codifier is hereby granted editorial license to include this amendment in future supplements of said Code by appropriate section, division, article or chapter. The City Attorney is directed and authorized to direct the codifier to make necessary minor, non-substantive corrections to the provisions of this Code, including but not limited to, the misspelling of words, typographical errors, duplicate pages, incorrect references to state or federal laws, statutes, this Code, or other codes or similar legal or technical sources, and other similar amendments, without necessity of passage of a corrective ordinance or other action of the Mayor and Council. The City Clerk shall, upon the written advice or recommendation of the city attorney and without the necessity of further council action, alter, amend or supplement any non-codified ordinance, resolution or other record filed in his or her office as necessary to effect similar non-substantive changes or revisions and ensure that such public records are correct, complete and accurate.

SO ORDAINED, this _____ day of _____, 2022.

Approved: _____
JoAnne Taylor, Mayor

ATTEST:

_____(SEAL)
Mary Csukas, City Clerk

Attachment D

Ordinance 2022-07

AN ORDINANCE TO AMEND THE CODE OF THE CITY OF DAHLONEGA, GEORGIA, CHAPTER 4: ALCOHOLIC BEVERAGES; ARTICLE II: LICENSING AND REGULATIONS; SECTION 4-24: REGULATIONS PERTAINING TO CERTAIN CLASSES OF LICENSES ONLY, BY AMENDING SUB-SECTION (e): LICENSE ISSUANCE FOR DISTILLED SPIRITS PACKAGE SALES – RETAIL DEALER BUILDING AND INVENTORY REQUIREMENTS, BY ADDING CLAUSE (17) THAT RESTRICTS THE LOCATION OF DISTILLED SPIRITS PACKAGE STORES TO THE B1 AND B2 ZONING DISTRICTS.

First Reading: _____

Result: _____

Second Reading: _____

Result: _____

Ordinance 2022-07

AN ORDINANCE TO AMEND THE CODE OF THE CITY OF DAHLONEGA, GEORGIA, CHAPTER 4: ALCOHOLIC BEVERAGES; ARTICLE II: LICENSING AND REGULATIONS; SECTION 4-24: REGULATIONS PERTAINING TO CERTAIN CLASSES OF LICENSES ONLY, BY AMENDING SUB-SECTION (e): LICENSE ISSUANCE FOR DISTILLED SPIRITS PACKAGE SALES – RETAIL DEALER BUILDING AND INVENTORY REQUIREMENTS, BY ADDING CLAUSE (17) THAT RESTRICTS THE LOCATION OF DISTILLED SPIRITS PACKAGE STORES TO THE B1 AND B2 ZONING DISTRICTS.

Short Title: “An ordinance to provide for limiting the location of distilled spirits package stores to the B1 and B2 zoning districts.”

WHEREAS, the Mayor and City Council deem it necessary to provide for permitted zoning districts for the sale of distilled spirits by the package.

NOW, THEREFORE, BE IT ORDAINED by the Dahlonega City Council, and it is ordained by authority of the same, that Chapter 4, Article II, Section 4-24, Sub-Section (e) is hereby amended by adding a Clause (17) which reads as follows:

(17) No retail license for the sale of distilled spirits by the package shall be granted under this chapter unless the premises to be licensed are at the time the application approved by the city council and located under the zoning ordinance of the city in a B1 or B2 zoning district subject to specific limitations of the respective districts.

Except as modified herein, The Code of the City of Dahlonega, Georgia, is hereby reaffirmed and restated. The codifier is hereby granted editorial license to include this amendment in future supplements of said Code by appropriate section, division, article or chapter. The City Attorney is directed and authorized to direct the codifier to make necessary minor, non-substantive corrections to the provisions of this Code, including but not limited to, the misspelling of words, typographical errors, duplicate pages, incorrect references to state or federal laws, statutes, this Code, or other codes or similar legal or technical sources, and other similar amendments, without necessity of passage of a corrective ordinance or other action of the Mayor and Council. The City Clerk shall, upon the written advice or recommendation of the city attorney and without the necessity of further council action, alter, amend or supplement any non-codified ordinance, resolution or other record filed in his or her office as necessary to effect similar non-substantive changes or revisions and ensure that such public records are correct, complete and accurate.

All ordinances or parts of ordinances in conflict herewith are hereby expressly repealed.

SO ORDAINED, this _____ day of _____, 2022.

Approved: _____
JoAnne Taylor, Mayor

ATTEST:

_____(SEAL)
Mary Csukas, City Clerk



Ordinances and Resolutions

DATE: April 11, 2022
TITLE: Resolution 2022-08 - FY22 Budget Amendment for Additional Tourism Funds
PRESENTED BY: Allison Martin, Finance Director

AGENDA ITEM DESCRIPTION:

Budget amendment for additional tourism funds for the Visitor Center's restroom renovation project.

HISTORY/PAST ACTION:

The city is required to spend 3.5 of the 8.0 pennies it collects on each dollar of lodging expenditures by overnight guests through a "contract or contracts with the state, a department of state government, a state authority, a convention and visitors bureau authority created by a local Act of the General Assembly for a municipality, or a private-sector nonprofit organization." The city is also required to spend 1.5 of the 8.0 pennies for physical "brick and mortar" projects detailed in Resolution 2016-15. The remainder of funds collected are unrestricted and can be used by the city for any legal purpose. A mid-year review of hotel-motel tax proceeds shows an increase in revenue above the original budget. Instead of waiting until FY2023, city staff recommends the city commit additional funds now to expedite renovation of the Visitor Center restrooms. The increase in funds is anticipated to be ongoing, because it is due to the change in state law which requires online booking companies to collect and remit the lodging tax to the local jurisdictions.

FINANCIAL IMPACT:

There is no adverse impact on the operating budget as tourism funds are segregated in a separate fund and have distinct requirements for use.

RECOMMENDATION:

The staff's recommendation is to amend the budget by \$54,000 and pass the funds to the holder of the tourism contract to be used specifically for the visitor center restroom renovation project including rental and servicing of porta-potties during the renovation.

SUGGESTED MOTIONS:

I make a motion to amend the FY2022 budget as outlined in Attachment A to Resolution 2022-08.

ATTACHMENTS:

Resolution 2022-08

Attachment A, an attachment to Resolution 2022-08

RESOLUTION 2022-08
BUDGET AMENDMENT – FISCAL YEAR 2022
ADDITIONAL TOURISM FUNDS

WHEREAS, the City Council approved a budget for the Fiscal Year 2022 for the City of Dahlonega on August 16, 2021, and

WHEREAS, the budget is a dynamic rather than static revenue and spending plan which requires adjustment from time to time as circumstances change; and

WHEREAS, the City Council first amended the Fiscal Year 2022 budget on March 7, 2022; and

WHEREAS, a review of hotel-motel tax collections has shown an increase in revenue above the original budget, and there is a need to amend the budget amounts for FY2022 to maintain compliance with state law.

NOW, THEREFORE BE IT RESOLVED that the Mayor and City Council of the City of Dahlonega, Georgia hereby adopts the adjustments to the Fiscal Year 2022 Budget as presented in “Attachment A” attached hereto and made a part of the Resolution.

ADOPTED this 2nd day of May 2022.

CITY OF DAHLONEGA, GEORGIA

By: _____
JoAnne Taylor, Mayor

Attest:

Mary Csukas, City Clerk

CITY OF DAHLONEGA

BUDGET AMENDMENT LISTING

Journal Entry #: 1389

Post Date: April 11, 2022

User: AMARTIN

| <u>General Ledger Number</u> | <u>Description</u> | <u>Amount</u> |
|------------------------------|-----------------------------|------------------|
| 275.0000.52.1200 | BA ADDITIONAL TOURISM FUNDS | \$54000 INCREASE |
| TOURISM SERVICES | | |
| 275.0000.31.4100 | BA ADDITIONAL TOURISM FUNDS | \$54000 INCREASE |
| HOTEL/MOTEL TAXES | | |



Ordinances and Resolutions

DATE: April 11, 2022
TITLE: Resolution 2022-09 - FY22 Budget Amendment for DDA
PRESENTED BY: Allison Martin, Finance Director

AGENDA ITEM DESCRIPTION:

Budget amendment request based upon action by the DDA at their last meeting regarding their strategic work plan and Head House furnishings.

HISTORY/PAST ACTION:

The DDA board held its regular monthly meeting on Thursday, April 7, 2022. One of their agenda items was to discuss the use of reserve funds for work plan items and furnishing the Head House.

FINANCIAL IMPACT:

There is no adverse impact on the operating budget as DDA funds are segregated in a separate fund.

RECOMMENDATION:

The staff's recommendation is to amend the budget by \$43,000 by using reserve funds to cover the strategic work plan items and furnish the Head House office spaces.

SUGGESTED MOTIONS:

I make a motion to amend the FY2022 budget as outlined in Attachment A to Resolution 2022-09.

ATTACHMENTS:

Resolution 2022-09

Attachment A, an attachment to Resolution 2022-09

Downtown Dahlonega 2022 Strategic Work Plan

RESOLUTION 2022-09
BUDGET AMENDMENT – FISCAL YEAR 2022
ADDITIONAL FUNDS - DDA

WHEREAS, the City Council approved a budget for the Fiscal Year 2022 for the City of Dahlonega on August 16, 2021, and

WHEREAS, the budget is a dynamic rather than static revenue and spending plan which requires adjustment from time to time as circumstances change; and

WHEREAS, the City Council first amended the Fiscal Year 2022 budget on March 7, 2022; and

WHEREAS, a review of the work plan prepared by DDA staff and the need to furnish the office spaces for DDA staff in the Head House has facilitated the need for use of reserve funds.

NOW, THEREFORE BE IT RESOLVED that the Mayor and City Council of the City of Dahlonega, Georgia hereby adopts the adjustments to the Fiscal Year 2022 Budget as presented in “Attachment A” attached hereto and made a part of the Resolution.

ADOPTED this 2nd day of May 2022.

CITY OF DAHLONEGA, GEORGIA

By: _____
JoAnne Taylor, Mayor

Attest:

Mary Csukas, City Clerk

Attachment A
CITY OF DAHLONEGA
BUDGET AMENDMENT LISTING

Journal Entry #: 1390

Post Date: April 07, 2022

User: AMARTIN

| <u>General Ledger Number</u> | <u>Description</u> | <u>Amount</u> |
|---------------------------------|----------------------------------|------------------|
| 230.7510.52.1000 | DDA BUDGET AMEND PER VOTE 4.7.22 | \$2500 INCREASE |
| PROFESSIONAL/TECHNICAL SERVICES | | |
| 230.7510.53.1100 | DDA BUDGET AMEND PER VOTE 4.7.22 | \$8500 INCREASE |
| GENERAL SUPPLIES AND MATERIALS | | |
| 230.7510.52.3400 | DDA BUDGET AMEND PER VOTE 4.7.22 | \$3000 INCREASE |
| PRINTING | | |
| 230.7510.52.3300 | DDA BUDGET AMEND PER VOTE 4.7.22 | \$2000 INCREASE |
| ADVERTISING | | |
| 230.7510.53.1100 | DDA BUDGET AMEND PER VOTE 4.7.22 | \$17000 INCREASE |
| GENERAL SUPPLIES AND MATERIALS | | |
| 230.7550.52.1000 | DDA BUDGET AMEND PER VOTE 4.7.22 | \$10000 INCREASE |
| PROFESSIONAL/TECHNICAL SERVICES | | |
| 230.0000.39.9100 | DDA BUDGET AMEND PER VOTE 4.7.22 | \$43000 INCREASE |
| APPROPRIATED FUND BALANCE | | |

Vision

In 2032 downtown Dahlonega has advanced its reputation as a thriving district that preserves its historic, small-town character. It is loved by residents and visitors who enjoy the experiences it offers in shopping, dining, and living within a clean, safe, and vibrant center of business and community. Successful, locally owned small businesses are brimming with a robust blend of local residents and families, university professionals and students, as well as visitors who are drawn to the local history, architecture, and friendly charming atmosphere. Pedestrians enjoy moving with ease through an expansive network of sidewalks and crosswalks that are well-lighted and connected to nearby residential streets, the University campus, and the reservoir trails. Streets are lined by new trees, flowering plants, and colorful banners throughout the shopping district. A comprehensive parking management system makes it convenient and affordable for everyone - employees, locals, and visitors – to park, thanks to new signage, information, off-street facilities, and a shuttling system that serves the business district.

Downtown Dahlonega is one of the greatest small-town centers in America because of its uniqueness, history, and the preservation-minded pride of its local residents.

Community Transformation Strategies

1. *Historic Preservation & Maintaining Authenticity (with Sharing Your Community's Story)*
2. *Businesses and Amenities to Serve Residents*

Rationale

In 2021, the DDA-Main Street office conducted three surveys: 1) Business Owner Survey, 2) Community Input survey, and 3) Downtown Leadership survey. Survey responses identified “*Historic Preservation & Maintaining Authenticity*,” and “*Businesses and Amenities to Serve Residents*” to be DDA-Main Street’s top priorities (or community transformation strategies) for the next two-three years. Data showed local residents’ very strong commitment to historic preservation of downtown buildings and their plea for more businesses to serve the community. Dahlonega is a leader in creating a climate for business success based around the historic preservation of its central business district. The extensive and concise data from the surveys are translated into this economic development plan of work for Dahlonega DDA-Main Street board and staff.

Wildly Important Goals

| Historic Preservation & Maintaining Authenticity | Businesses and Amenities to Serve Residents |
|---|---|
| <p>Goals</p> <ol style="list-style-type: none"> 1. Repair and preserve downtown buildings 2. Preservation education | <p>Goals</p> <ol style="list-style-type: none"> 1. Retain, Expand, and Recruit (RER) businesses |
| <p>Definition for Success</p> <ol style="list-style-type: none"> 1. Twenty-five percent of privately owned properties (15) and 100% of public properties are cleaned and/or painted, repaired, and landscaped, by July 2024 2. Create & publish six downtown preservation stories, and update two walking tours, by May 2024 | <p>Definition for Success</p> <ol style="list-style-type: none"> 1. Retain current businesses; help expand two current businesses; recruit six new businesses for vacancies, by July 2024 |
| <p>Lead Board Member Amy</p> | <p>Lead Board Member Amy</p> |

Community Transformation Strategy: *Historic Preservation*

| Goal 1 Repair and preserve downtown buildings | | | Definitions for Success 25% of privately owned properties (15) and 100% of public properties are cleaned and/or painted, repaired, and landscaped, by July 2024 | |
|---|----------------------------------|---------------------------------------|---|-------------------|
| Partners: Historic Preservation Commission, property and business owners, local painting contractors, area nursery businesses, City staff including building inspector | | | | |
| Tasks | Staff & Board Responsible | Due Dates (Start & Complete) | Partners | Budget |
| Perform a “walkabout” with the Main Street/DDA Board, Council, and HPC to identify properties in need of rehab or repair. | Ariel Alexander & Amy Thrailkill | 1/2022 – 7/2022 | Code Enforcement, Public Works. Council, DDA | No cost |
| Seek a bank of preservation experts to review historical photos for rehab/repair advice. | Mary Csukas & Joel Cordle | 4/2022-4/2023 | Local Contractors, HPC, Historical Society, Ga. Main Street | \$2,500.00 |
| Educate property owners on the available façade, fire prevention, and history plaque grants. | Skyler Alexander & Tony Owens | 2/2022-2/2023 | Local Contractors, Fire Marshall | \$500.00 Printing |
| Prepare a database of local contractors who have successfully performed restoration work on downtown buildings in the last 10 years and make it available to property owners who need contractors for repairs | Mary Csukas & Joel Cordle | 4/2022 – 6/2022 | Tim Martin, Sam Norton | No cost |
| Purchase additional benches for targeted areas (E. Main, N. Grove, Head House) | Mary Csukas & Tony Owens | 3/2022 – 10/2022 | City public works | \$1,500.00 |
| Add more shade trees, plants, and small pockets of green space to increase visual appeal of East Main, South Chestatee, North Grove | Mary Csukas & Ryan Puckett | 3/2024 – 10/2024 | City public works, city landscaping staff | Projected 2024 |
| Partner with city public works to freshly paint crosswalks, add “painted sidewalk stripes” where needed, add crosswalk lighting, and replace damaged crosswalk signage - all to improve pedestrian safety. | Mary Csukas & Joel Cordle | 2/2024 – 9/2024, then ongoing routine | City public works | Projected 2024 |

Community Transformation Strategy: *Historic Preservation*

| Goal 2 Preservation Education | | | Definitions for Success Create and publish six downtown preservation stories, and update two walking tours, by May 2024 | |
|---|----------------------------------|------------------------------|--|---------------------|
| Partners: Historic Preservation Commission, property and business owners Chris Worick, Georgia Main Street, UNG, Georgia Historic Preservation Office, Lumpkin Schools | | | | |
| Tasks | Staff & Board Responsible | Due Dates (Start & Complete) | Partners | Budget |
| Implement a public art initiative that highlights Dahlonega history. This will include downtown selfie spots. | Skyler Alexander & Tony Owens | 2/2022 – 2/2023 | HPC, Chestatee Arts Alliance, Council, LCHS art class | Projected 2023 |
| Develop and distribute 6 or more preservation stories and develop and install new “Dahlonega Stories” plaques, including one at the Head House | Ariel Alexander & Ryan Puckett | 3/2022 – 12/2022 | History Department of UNG, Historical Society | \$7,000.00 |
| Visit and partner with the Historical Society to find historical pictures of downtown for a “Throwback Thursday” Social Media campaign. | Skyler Alexander & Joel Cordle | 1/2022 – 1/2023 | History Department of UNG, Historical Society | No cost |
| Collaborate with University of North Georgia to digitize and share historic copies of the local newspaper – focusing first on downtown buildings and businesses | Ariel Alexander & Wendi Huguley | 5/2022 – 5/2024 | UNG Archivist, Dahlonega Nugget | No cost |
| Create education program for local school system bring local children and their families downtown and become involved – focus on Historic Preservation Month (May) and downtown buildings and/or art for selfie spots | Ariel Alexander & Amy Thrailkill | 2/2022 – 3/2023 | Lumpkin Co. School System, UNG | \$1,000.00 printing |
| Revive and update the walking tour promotional materials for “Dahlonega Stories” and the Historic District | Skyler Alexander & Wendi Huguley | 4/2022 – 3/2022 | Chris Worick, HPC, Lumpkin Historical Society, Tourism office | \$500.00 printing |

Community Transformation Strategy: *Businesses and Amenities to Serve Residents*

| Goal 1 Retain, Expand, and Recruit (RER) businesses for the downtown district (retail, entertainment) | | Definitions for Success Retain current businesses, expand two current businesses, and recruit six new businesses, by July 2024 | | |
|--|----------------------------------|--|--|--|
| Partners and Resources: local business owners, potential business owners, Ga. Power’s ESRI customer demographic and retail leakage data, Chamber, Tourism Board, schools (work training), Lumpkin Co. Development Authority, UNG Marketing, city community development/planning | | | | |
| Tasks | Staff & Board Responsible | Due Dates (Start & Complete) | Partners | Budget |
| Develop or sell the 147 North Park Street property. | Mary Csukas & Amy Thraikill | 2/2022 until sold *Top Priority* | Lumpkin County Development Authority, Rebecca Mincey | |
| Proactively work with business owners on community programs while also including the Chamber of Commerce. | Skyler Alexander & Tony Owens | 2/2022 - ongoing | DDBA, Chamber, Tourism Board | \$10,000 (4 th of July) \$1,000.00 advertising |
| Assist downtown businesses with marketing and promotion efforts, including special focus on local resident and UNG consumers | Skyler Alexander & Wendi Huguley | 2/2022 – 6/2023 | Business owners, chamber, UNG | \$1,000.00 printing \$1,000 advertising |
| Use data from Community Survey, Ga. Power ESRI retail leakage report, identify types of businesses needed, & provide data to current and prospective business owners (expanding, recruiting) | Ariel Alexander & A.C. Moore | 4/2022- ongoing practice | Business owners, Ga. Power | No cost |
| Recruit a boutique grocery/beverage market w/tasting room, café) (ask existing area markets about expansion to downtown) | Mary Csukas & Amy Thraikill | 4/2023-4/2024 | Targeted prospects | No cost |
| Get essential info on each vacant property from owners and use it to populate an up-to-date property inventory | Ariel Alexander & Donna Logan | 2/2022 – ongoing practice | Property owners | No cost |
| Maintain a “waiting list” of prospective businesses to hook up with owners | Skyler Alexander & Donna Logan | 2/2022 – ongoing practice | Prospects, property owners | No cost |
| Contract with parking management consultant to create a visitor-based parking education program including stronger signage & marking | Ariel Alexander & A.C. Moore | 4/2023 – 1/2024 | UNG, parking consultant, city staff, Tourism Office | Projected 2023 |
| Research and develop a parking shuttle for ease of access to downtown, use of university parking deck, city lots | Mary Csukas & Joel Cordle | 2/2023 – 5/2024 | Local business owners, UNG, city council & staff | Projected |



City Council Agenda Memo

DATE: April 25, 2022
TITLE: Resolution 2022-10 2022 Comprehensive Plan
PRESENTED BY: Jameson Kinley, Planning Administrator

AGENDA ITEM DESCRIPTION:

Presentation of the 2022 Comprehensive Plan

HISTORY/PAST ACTION:

Every five years the Department of Community Affairs requires an update of the Comprehensive plan.

FINANCIAL IMPACT:

No direct cost to the city. The Plan was drafted and coordinated by Adam Hazell with GMRC.

RECOMMENDATION:

It is recommended that the Council approve the 2022 Comprehensive Plan.

SUGGESTED MOTIONS:

I make a motion to adopt the 2022 Comprehensive Plan as outlined in Resolution 2022-10.

ATTACHMENTS:

2022 Comprehensive Plan

City of Dahlonega, Georgia



February 2022

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INTRODUCTION

1

Purpose & Scope

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

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

Required Components

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

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

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

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

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

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

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

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

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

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

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

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

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

~

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

Public Participation

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

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

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



Plan Advisory Committee

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

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



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

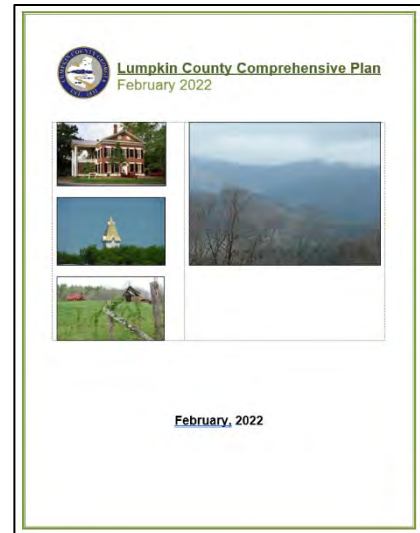
Correlating Planning Efforts

The City's planning process took into account, and used information from, planning efforts on behalf of the County and the University. Results and comments from their efforts were considered during the development of the Dahlonega plan, while information from the City's planning process was also shared with the other entities.

Lumpkin County

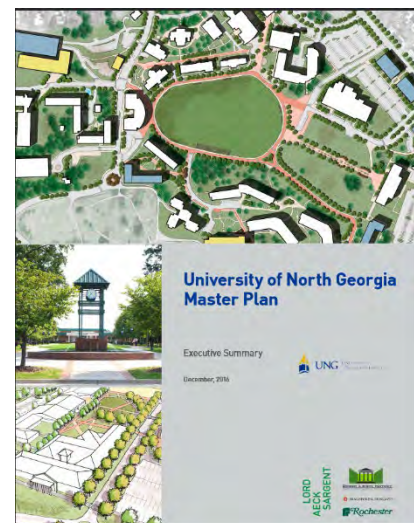
The County's own comprehensive plan update process was running parallel to the City's. The County also worked with the GMRC in producing this update and featured a similar arrangement of public hearings, surveys and an Advisory Committee. The County's document addressed the unincorporated areas but included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

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



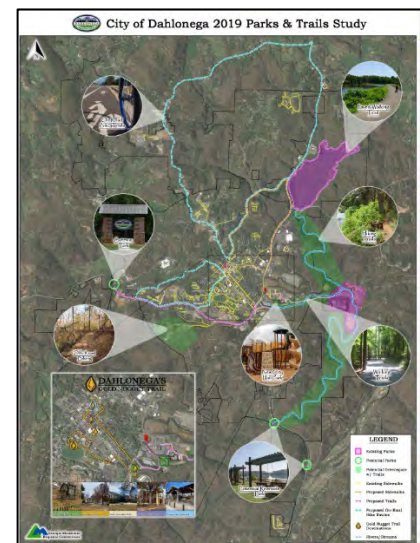
University of North Georgia Master Plan

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



2019 Parks and Trails Study

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



COMMUNITY VISION

2

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

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

Community Profile



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

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

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

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

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

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



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

Vision Statement

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

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



Dahlonega will be...

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



Stakeholder Input

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

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

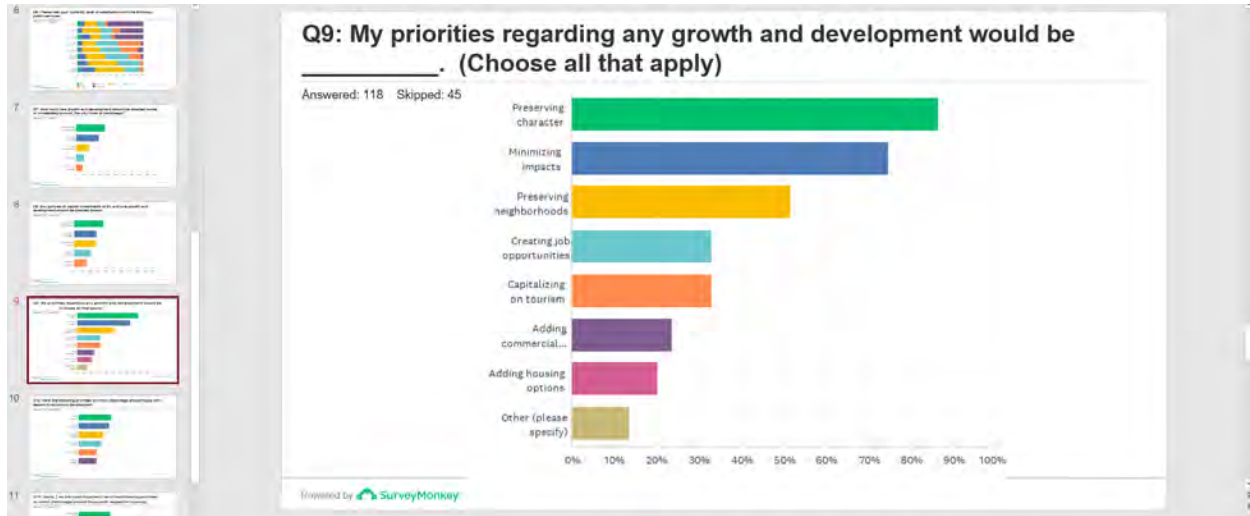
In evaluating options for managing growth, and in affirming elements of the community that should be preserved, public comments relied heavily on terms such as quaint, safe, small, and rural. For existing residents, they understand the value of tourism, but they want to ensure the direction of the city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

Sampling of Public Comments

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



Sampling of Public Input



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

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

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

Overview of Public Comments - Major Concerns and Objectives

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

SWOT Analysis

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



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

| STRENGTHS/ KEY ASSETS | WEAKNESSES/ LIABILITIES |
|---|--|
| <ul style="list-style-type: none"> Historic Square/ Tourism Hancock Park Lake Zwerner UNG Hospital Water & Sewer Safe hometown Yahoola Creek Park Chestatee River Popular festivals & events Access to GA 400 & metro Atlanta Access to Mountains/ St. Parks/ National Forest | <ul style="list-style-type: none"> Competition for space Traffic congestion in downtown Topographic challenges/ Few opportunities for large scale developments Gaps in workforce/ starter housing supply Limited options for groceries Need for road & sidewalk improvements Competition for parking Hospital moving outside of city |
| OPPORTUNITIES/ UNIQUE POSSIBILITIES | THREATS/ OUTSIDE RISKS |
| <ul style="list-style-type: none"> Options for new parks and trails Options for reuse of vacated medical buildings Options for new urbanist infill Access to an expansion of GA 400 Access to potential medical hub with hospital relocation | <ul style="list-style-type: none"> Managing incompatible development near downtown Managing impacts of growth |

Community Goals and Issues - 2022

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

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

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

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

Pursue & celebrate government efficiency and effectiveness

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

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

Support economic development befitting Dahlonega's size and character

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

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

Be proactive in addressing housing types and affordability

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

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

Expand Dahlonega's walkability and passive use parks

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

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



Create a plan for the bypass and gateway corridors

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

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

Preserve and celebrate existing neighborhoods

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

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

Create a guidebook for any future annexation

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

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

Foster ever-improving relations with the University of North Georgia

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

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

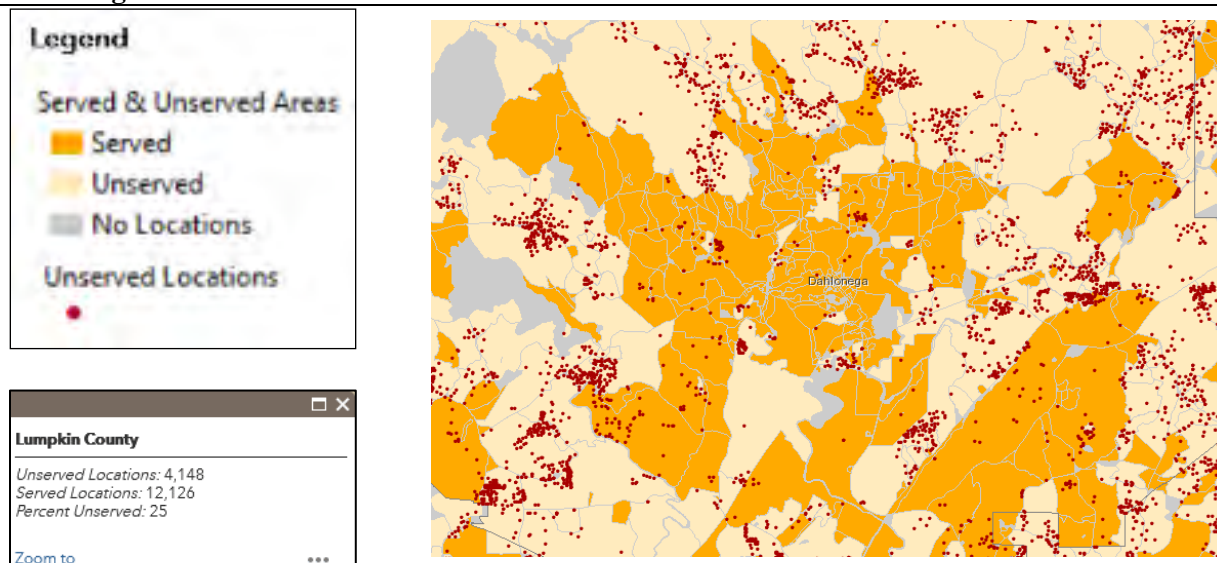


Broadband Assessment

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

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

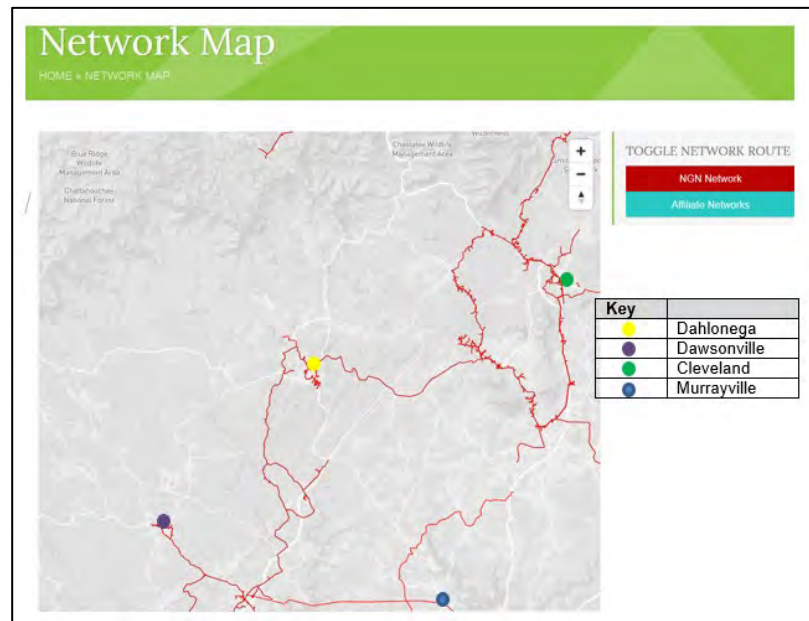
Dahlonega Broadband Access - 2021



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

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

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




NGN map of service lines in the Lumpkin County area.

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

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

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

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

Environmental Assessment

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

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

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

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

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

State Listed Water Bodies in Lumpkin County

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

Source: Georgia EPD, 2020

* = Affected stream lies in two counties

AP = Assessment Pending

NS = Not Supporting

Bio F = Biota – Fish Impairment

FC = Fecal Coliform

NP = Nonpoint source pollution



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

Environmental Planning Criteria

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



Yahooola Creek

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

The City of Dahlonega understands their need to be compliant with all applicable State laws and regulations regarding environmental planning and protection. This is to certify that as part of this planning process appropriate staff and decision-makers have reviewed the *Coosa-North Georgia Water Plan*, the *Georgie Mountains Regional Plan*, and the *Georgia State Rules for Environmental Planning Criteria* (O.C.G.A. 12-2-8) and taken them into consideration in formulating this local plan. No conflicts were identified between this document and the other documents

Community Facilities & Services

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

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

Land Use Assessment

Land use management policies and programs represent guidelines for shaping development patterns that provide for efficient growth while also protecting sensitive social and environmental areas. As such communities should take into account their current and immediately projected conditions and assess the

identified needs and issues regarding the built landscape and community services for the area. This section presents an inventory of existing land use patterns and development trends for the community, allowing the local government to produce the most effective policies needed to manage the demands from projected development.

Development Trends

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

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

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

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

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

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

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

To the north and east, the sites are intertwined with the Chestatee River, Yahoola Creek and the city's gold rush heritage. The most significant of these are the Consolidated and Crisson gold mines, located

north of town along US-19. Both were active mining sites; and although Consolidated was the largest mining operation east of the Mississippi River until it went bankrupt in 1908, Crisson is still active and supplied the gold for the gilding of the Georgia state capitol dome in 1958, and the steeple of Price Hall in 1973. Crisson and Consolidated have mining artifacts and panning activities, and Consolidated runs tours through abandoned mine shafts.

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

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

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

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

The Downtown Core

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

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

The city has done an exceptional job in improving the pedestrian environment of the Public Square, and many other streets in the study area could benefit from the same attention. Capital improvement funds are

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

Outer Dahlonega

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

Areas Requiring Special Attention

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

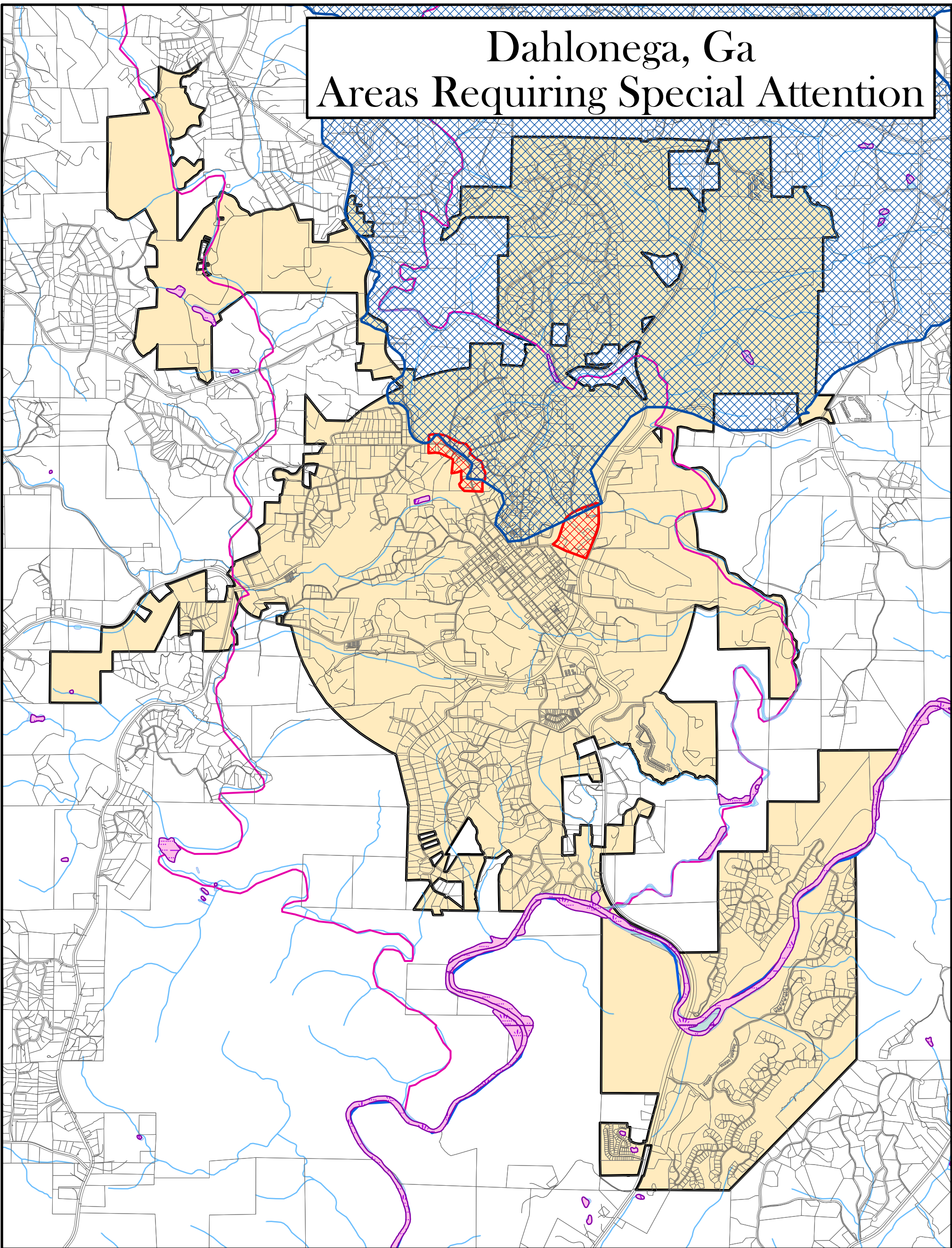
- ✓ *Areas where rapid development or change of land uses is likely to occur*
- ✓ *Areas where the pace of development has and/or may outpace the availability of community facilities and services, including transportation*
- ✓ *Areas in need of redevelopment and/or significant improvements to aesthetics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

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

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

Dahlonega, Ga

Areas Requiring Special Attention



Legend

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

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



Recommended Character Areas

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

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

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

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

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

Recommended Character Areas and General Development Overview

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

Public Square

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

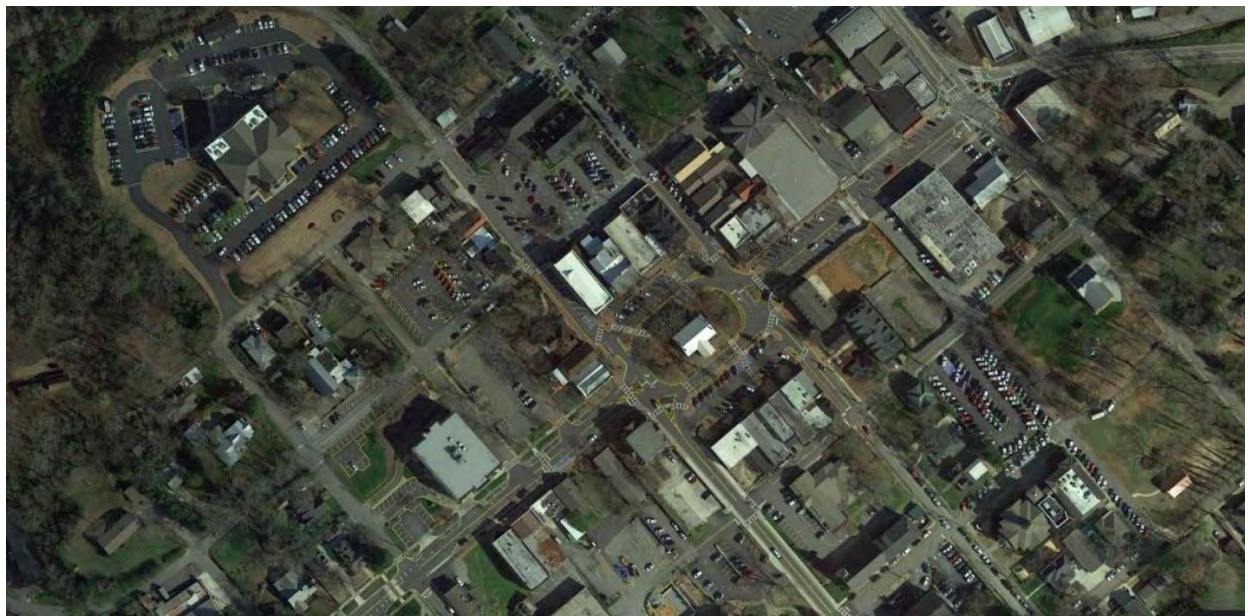
The land use and development strategy for the core area and South Chestatee corridor heavily focus on preservation of eligible properties with physical upgrades to market expectations; and small-scale (two- to three-story maximum above street grade) new infill construction on suitable sites with historically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



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

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

| Public Square | |
|--|--|
| <i>Development Standards & Recommendations</i> | <i>Implementation Measures</i> |
| <ul style="list-style-type: none"> • All development to be compatible with design guidelines • Preservation of existing structures where possible, or context sensitive infill development • 1-3 story structures oriented on Public Square and approaching streets close to the street front, with minimal on-site parking and full pedestrian accessibility • Careful evaluation of sites on the ridge north of Hawkins Street offering possible mountain views above treeline • Landscaping and decorative elements encouraged • Mixed use structures or variety of residential, commercial and institutional uses • No drive-through uses permitted | <ul style="list-style-type: none"> • Develop a tool for monitoring compliance with design guidelines • Maintain Certified Historic status for historic district • Support DDA in recruitment of new businesses to downtown • Solicit study assessing options for new residential in and around downtown (including new owner occupied, new walkable faculty housing, condominiums over retail and full service and boutique hotels.) • Develop and implement sidewalk improvement and maintenance plan. |



Residential

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

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

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

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

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



| Residential | |
|--|--|
| <i>Development Standards & Recommendations</i> | <i>Implementation Measures</i> |
| <ul style="list-style-type: none"> • Preservation of existing structures where possible, or context sensitive infill development • 1-2 story structures oriented close to the street front, with minimal on-site parking and pedestrian accessibility where possible • Landscaping and decorative elements encouraged • Variety of residential, parks and institutional uses, with some office possible adjacent to downtown • Rural/ Mountain themed design elements preferred, such as steeply pitched roofs with deep overhangs, wood or masonry siding, and front porches | <ul style="list-style-type: none"> • Develop a tool for monitoring compliance with design guidelines • Maintain Certified Historic status for historic district • Support DDA in recruitment of new businesses to downtown • Solicit study assessing options for new residential in and around downtown (including new owner occupied, new walkable faculty housing, condominiums over retail and full service and boutique hotels.) • Develop and implement sidewalk improvement and maintenance plan. |



Village Commercial

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

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

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



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



Village Commercial

| <i>Development Standards & Recommendations</i> | <i>Implementation Measures</i> |
|--|--|
| <ul style="list-style-type: none"> • Land for neighborhood-scale commercial, office or institutional uses • Primarily commercial, but Residential uses permitted • 1-2 story structures oriented close to the street front, with minimal on-site parking and pedestrian accessibility where possible • Careful evaluation of ridge top sites offering possible mountain views above treeline • Landscaping and decorative elements encouraged • Rural/ Mountain themed design elements preferred, such as steeply pitched roofs with deep overhangs, wood or masonry siding, and front porches • Preservation of existing structures where possible, or context sensitive infill development • Variety of residential, parks and institutional uses, with some office possible adjacent to downtown • | <ul style="list-style-type: none"> • Develop neighborhood revitalization plan for Greenbriar and Riley Road area • Solicit study assessing options for new residential in and around downtown • Develop sidewalk improvement and maintenance plan. • Develop guidebook highlighting recommended forms of compatible infill |



Mixed Use Residential

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

The number of parcels within this district are few with many covering a large area. While most of these are zoned for single family residential, those closer to the bypass allow for townhouses and duplexes while those immediately north of the college campus are zoned for multi-family housing. A Planned Unit Development district is located between the multi-family housing, close to Vickery Drive, and serves as a transition between the low-density residential area and the extended historic core. This is developed with townhouses and could turn into a redevelopment opportunity when the property starts aging. The remaining large parcels vary between 3-acres and 11-acres in size and most have single residential units built on them. While most of them are occupied, most are in good condition requiring only minimal repairs, however those closer to the bypass show signs of neglect and will require more attention and care. These large parcels also offer good redevelopment opportunities.

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

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



| Mixed Use Residential | |
|--|--|
| <i>Development Standards & Recommendations</i> | <i>Implementation Measures</i> |
| <ul style="list-style-type: none"> • Development encouraged to be compatible with design guidelines • Landscaping and decorative elements encouraged • Primarily residential but neighborhood commercial uses allowed • 1-2-story structures oriented close to the street front, with on-site parking and pedestrian accessibility where possible • Rural / Mountain themed design elements preferred, such as steeply pitched roofs with deep overhangs, wood or masonry siding, and front porches | <ul style="list-style-type: none"> • Develop a tool for monitoring compliance with design guidelines • Solicit study assessing options for new residential in and around downtown • Develop sidewalk improvement and maintenance plan |



University of North Georgia

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



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

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

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



| University of North Georgia | |
|--|---|
| <i>Development Standards & Recommendations</i> | <i>Implementation Measures</i> |
| <ul style="list-style-type: none"> • Development encouraged be compatible with design guidelines • Preservation of existing structures where possible, or context sensitive infill development • 1-4 story structures oriented close to the street front, with minimal on-site parking and full pedestrian accessibility • Landscaping and decorative elements encouraged • Mixed use structures or variety of campus residential, commercial and institutional uses. Specialty structures as required by the University permitted • No drive-through uses permitted • Parking decks permitted with context sensitive design • Park space and trails permitted | <ul style="list-style-type: none"> • Develop a tool for monitoring compliance with design guidelines • Support DDA in recruitment of new businesses to downtown • Solicit study assessing options for new residential in and around downtown • Develop sidewalk improvement and maintenance plan. |



Gateway Corridors

Gateway Corridor Character Areas are along the highway entry points into the city, serve as access points to historic Dahlonega, and are primary gateway for many visitors. Development guidelines will ensure a uniform and well-designed zoning overlay for the City and County. The intent of this study is to define guidelines to serve as a guide for future development. These guidelines will complement the historic character of the architecture in the downtown district, facilitate easy access to downtown, and to make the downtown area more conducive to pedestrian activities. Elements of design should be incorporated to foster a more cohesive and aesthetically pleasing experience that contributes to a vibrant, pedestrian downtown including street trees, street and accent lighting, uniform paving materials, pedestrian seating and safety, and litter control.

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



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

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

Gateway Corridor

| <i>Development Standards & Recommendations</i> | <i>Implementation Measures</i> |
|--|---|
| <ul style="list-style-type: none"> • Regional to sub-regional scale industrial, retail, office or institutional uses • Rural/ Mountain themed design elements preferred, such as steeply pitched roofs with deep (1' or greater) overhangs, wood or masonry siding • Careful evaluation of ridge top sites offering possible mountain views above tree line • Landscaping and decorative elements encouraged • Sited along 2-3 lane arterials • Concentrated at nodal intersections or key stretches • Development encouraged to be compatible with design guidelines • Preservation of existing structures where possible, or context sensitive infill development • Landscaping and decorative elements encouraged • Mixed use structures or variety of residential, commercial and institutional uses | <ul style="list-style-type: none"> • Develop a tool for monitoring compliance with design guidelines • Solicit study assessing options for new residential in and around downtown • Develop sidewalk improvement and maintenance plan. • Amend/adopt development regulations as needed • Develop design guideline reference material |



Parks/ Recreation/ Conservation



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

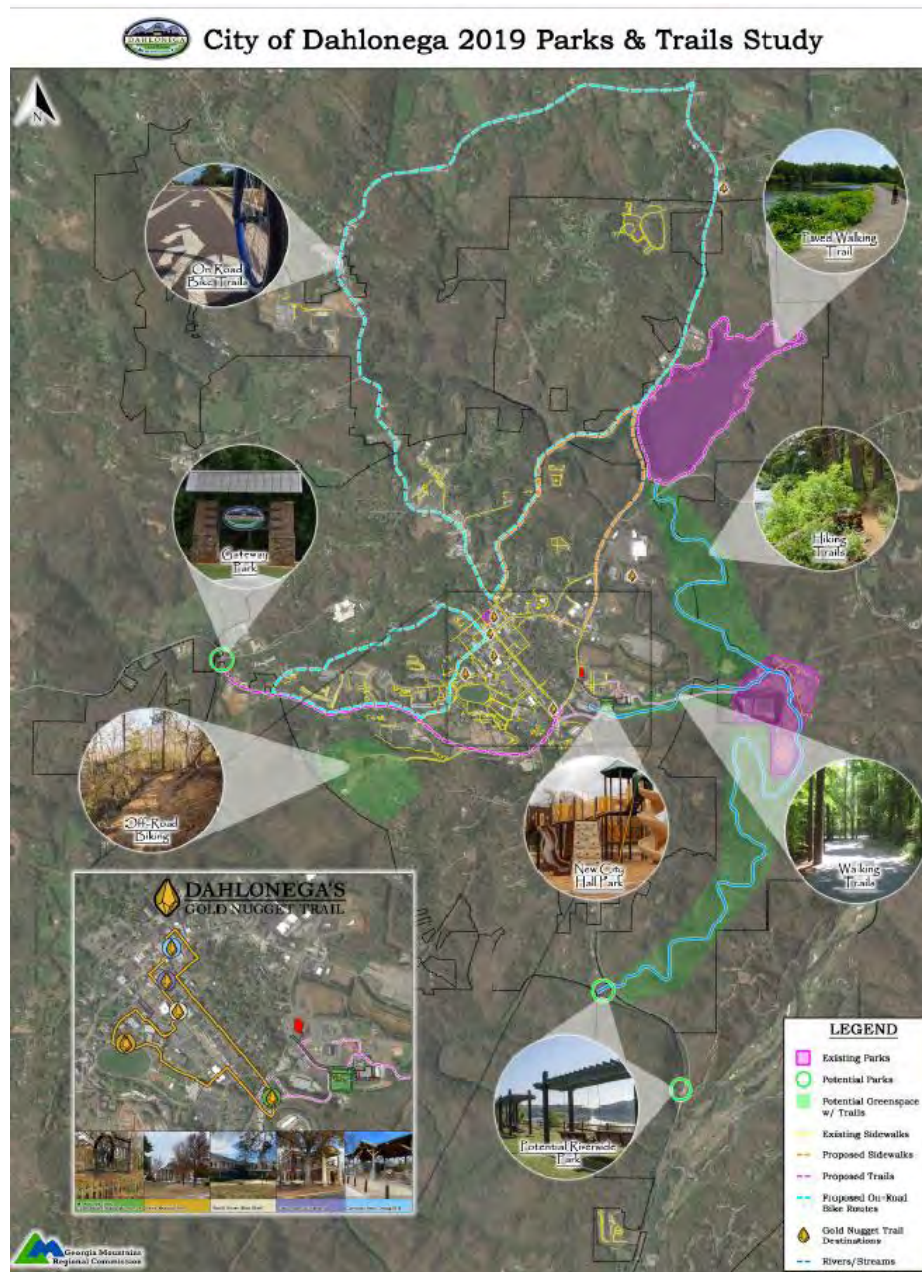


These are spaces restricted from new development except for maintenance and expansion of amenities designed to enhance the property's role as a park. Parking and facilities should be minimized and development should incorporate high degrees of appropriate landscaping. These spaces should be attractive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



Parks/ Recreation/ Conservation

| <i>Development Standards & Recommendations</i> | <i>Implementation Measures</i> |
|--|---|
| <ul style="list-style-type: none"> • Parks, recreation areas, trails or other accessible lands with minimal amount of impervious surfaces (parking, roadways or structures) • Preservation of existing hardwoods and deciduous trees encouraged • Conference Centers with recreation emphasis allowed | <ul style="list-style-type: none"> • Implement elements of the 2019 Parks and Trails Study • Develop sidewalk master plan • Pursue Yahoola Creek Trail • Explore options for City Hall Park makeover • Study demand and opportunities for new public art and historical pieces |



Office/ Institutional

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

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

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



| Office/ Institutional | |
|--|---|
| <i>Development Standards & Recommendations</i> | <i>Implementation Measures</i> |
| <ul style="list-style-type: none"> • Land is for neighborhood to sub-regional scale office, commercial and institutional uses, with preferences for low/no-impact research centers and no-impact industrial operations • 1-3 story structures oriented close to the street front, with minimal on-site parking and full pedestrian accessibility • Minimal parking on front; Attached units permitted • Rural/ Mountain themed design elements preferred, such as steeply pitched roofs with deep overhangs, wood or masonry siding • Landscaping and decorative elements encouraged • Sited along 2-3 lane arterials • Concentrated at nodal intersections or key stretches • | <ul style="list-style-type: none"> • Amend/adopt development regulations as needed • Develop design guideline reference material • Develop sidewalk improvement and maintenance plan. • |



Industrial

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

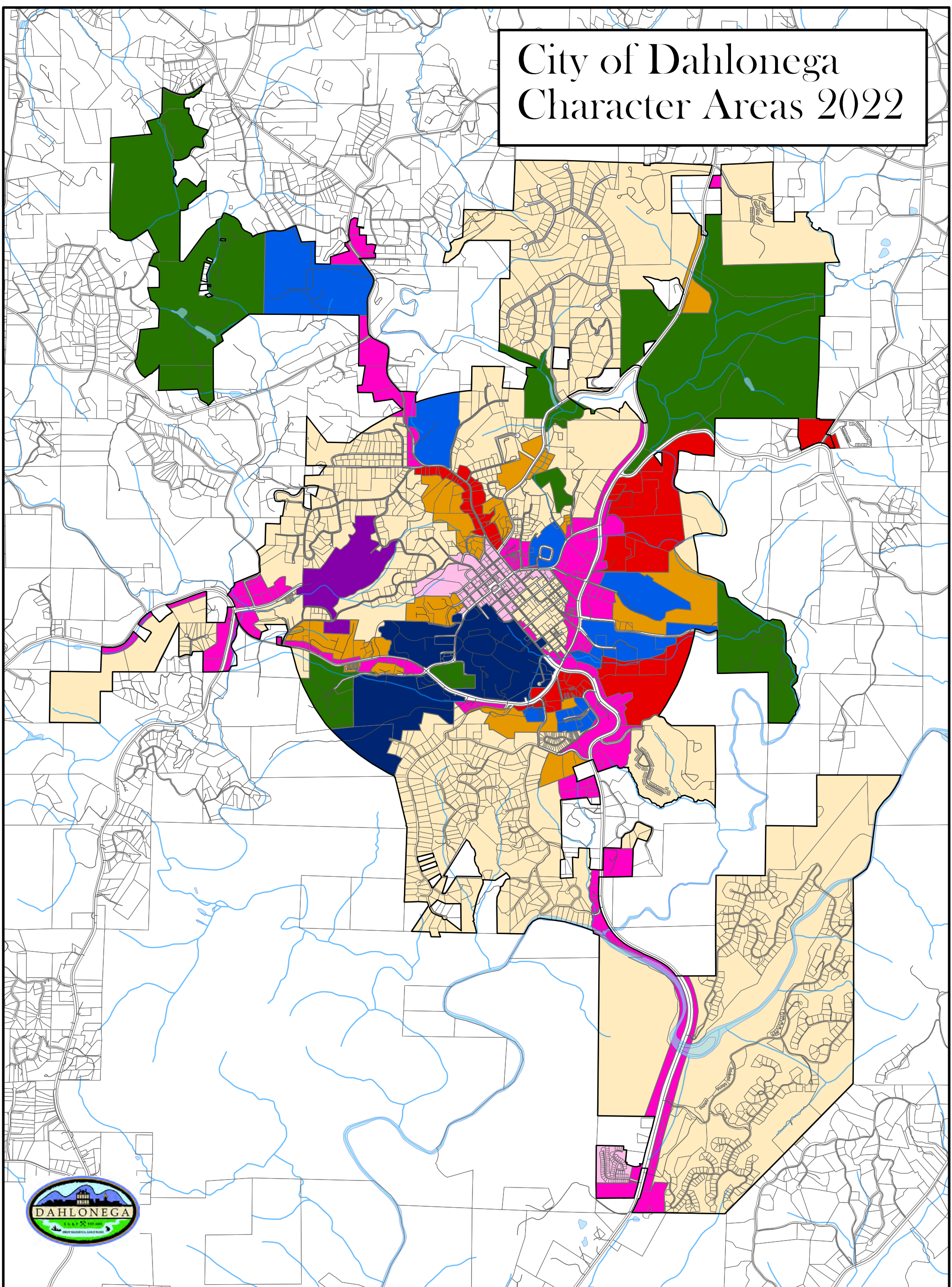
Currently Dahunega has only a few sites suitable for goods manufacturing but can accommodate some industrial growth for the future. Various properties scattered across the county are capable of hosting independent operations with limited needs for heavy traffic access, but most prospective sites within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

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



| Industrial | |
|---|--|
| <i>Development Standards & Recommendations</i> | <i>Implementation Measures</i> |
| <ul style="list-style-type: none"> Land for low impact industrial uses, distribution and data centers, technology incubators, office complexes Requirement for appropriate buffering from adjoining properties 1-3 story structures oriented close to the street front, with minimal on-site parking and pedestrian accessibility where possible Landscaping and decorative elements encouraged Rural/ Mountain themed design elements preferred, such as steeply pitched roofs with deep overhangs, wood or masonry siding, and front porches | <ul style="list-style-type: none"> Develop utility and commercial traffic assessment for growing industry Inventory all potential industrial sites |

City of Dahlonega Character Areas 2022



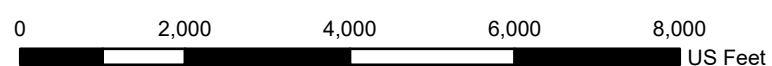
Legend

- Dahlonega Character Areas
- University Of North Georgia
- Gateway Corridors
- Industrial
- Mixed Use Residential

- Office/Institutional
- Park/Recreation/Conservation
- Public Square
- Residential
- Village Commercial

- Parcels
- City of Dahlonega
- Roads
- Railroads

- Rivers and Streams
- Lakes and Ponds



IMPLEMENTATION PROGRAM

4

Achieving the Vision and our goals for the community

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

The Implementation Program features four main components.

Community Needs and Opportunities

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

Reports of Accomplishments

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

Community Work Program

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

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

Policies and Long-Term Objectives

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

Community Needs and Opportunities

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

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

Pursue & celebrate government efficiency and effectiveness

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

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

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

Support economic development befitting Dahlonge's size and character

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

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

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

Be proactive in addressing housing types and affordability

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

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

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

Expand Dahlonega's walkability and passive use parks

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

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

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

Create a plan for the bypass and gateway corridors

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

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

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

Preserve and celebrate existing neighborhoods

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

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

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

Create a guidebook for any future annexation

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

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

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

Foster ever-improving relations with the University of North Georgia

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

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

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

Report of Accomplishments

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

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

Policies & Long-Term Objectives

- Support the Downtown Development Authority, Lumpkin County Development Authority, Board of Commissioners, University of North Georgia, local Chamber of Commerce and other partners in efforts of community and economic development for Dahlonega and Lumpkin County.
- Participate in all appropriate intra-county programs such as SPLOST and Service Delivery Agreements.
- Maintain Certified Local Government status for historic district
- Maintain, and regularly review, development regulations and design guidelines
- Develop neighborhood revitalization plans as needed
- Continue annexation as requested by landowners. Consider 60% legislative methods of annexation where warranted.
- Establish and maintain a priority list for on-going street re-surfacing, road improvements and intersection improvements as part of an overall Capital Improvement Plan.
- Continue implementation of water and wastewater system improvement plans
- Actively pursue financial assistance from available state and federal grant/loan programs for City improvement projects
- Develop neighborhood revitalization plans as needed
- Integrate the UNG Master Plan and Lumpkin County Comprehensive Plans as appropriate or seek their amendment where in conflict with goals of the City.
- Consider development of a joint Lumpkin County/Dahlonega Comprehensive Plan with portions of the plan dealing with the County as a whole, the incorporated City, and unincorporated area.

Community Work Program

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

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

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

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

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

APPENDICES

5

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

Population and Demographic Profile



Community Profile

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

Prepared by Esri

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

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

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



Community Profile

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

Prepared by Esri

Dahlonega cit...

2021 Households by Income

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

2026 Households by Income

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

2021 Owner Occupied Housing Units by Value

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

2026 Owner Occupied Housing Units by Value

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

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

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



Community Profile

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

Prepared by Esri

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

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



Community Profile

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

Prepared by Esri

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

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

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



Community Profile

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

Prepared by Esri

Dahlonega cit...

2021 Population 25+ by Educational Attainment

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

2021 Population 15+ by Marital Status

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

2021 Civilian Population 16+ in Labor Force

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

2021 Employed Population 16+ by Industry

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

2021 Employed Population 16+ by Occupation

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

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



Community Profile

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

Prepared by Esri

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

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

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



Community Profile

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

Prepared by Esri

Dahlonega cit...

Top 3 Tapestry Segments

1. College Towns (14B)
2. Set to Impress (11D)
3. Midlife Constants (5E)

2021 Consumer Spending

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

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

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

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

Area Labor Profile for Lumpkin County



Georgia

Area Labor Profile

Lumpkin

County



Updated: Dec 2021

Labor Force Activity - 2020

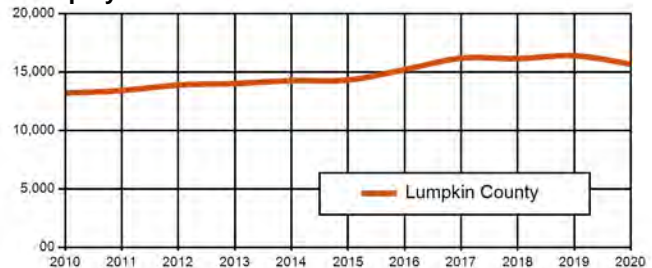
2020 ANNUAL AVERAGES

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

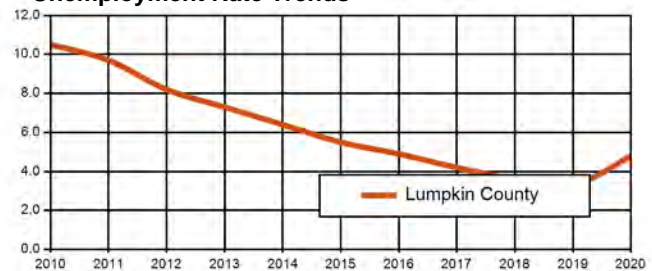
Note: This series reflects the latest information available. Labor Force includes residents of the county who are employed or actively seeking employment.

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

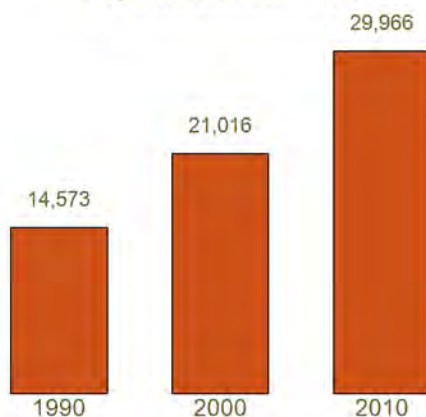
Employment Trends



Unemployment Rate Trends



Population Estimates



Population

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

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

MARK BUTLER - COMMISSIONER, GEORGIA DEPARTMENT OF LABOR

Equal Opportunity Employer/Program

Auxiliary Aids and Services Available upon Request to Individuals with Disabilities

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

Industry Mix - 2nd Quarter of 2021

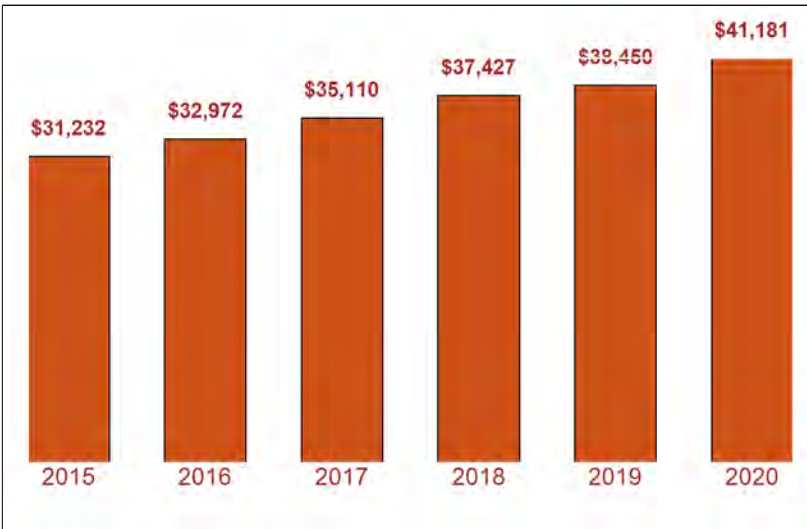
| INDUSTRY | Lumpkin | | | | Lumpkin Area | | | |
|--|--------------------|----------------------|--------------|----------------|--------------------|----------------------|--------------|----------------|
| | NUMBER OF FIRMS | EMPLOYMENT NUMBER | PERCENT | WEEKLY WAGE | NUMBER OF FIRMS | EMPLOYMENT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

Note: *Denotes confidential data relating to individual employers and cannot be released. These data use the North American Industrial Classification System (NAICS) categories. Average weekly wage is derived by dividing gross payroll dollars paid to all employees - both hourly and salaried - by the average number of employees who had earnings; average earnings are then divided by the number of weeks in a reporting period to obtain weekly figures. Figures in other columns may not sum accurately due to rounding. All figures are 2nd Quarter of 2021.

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

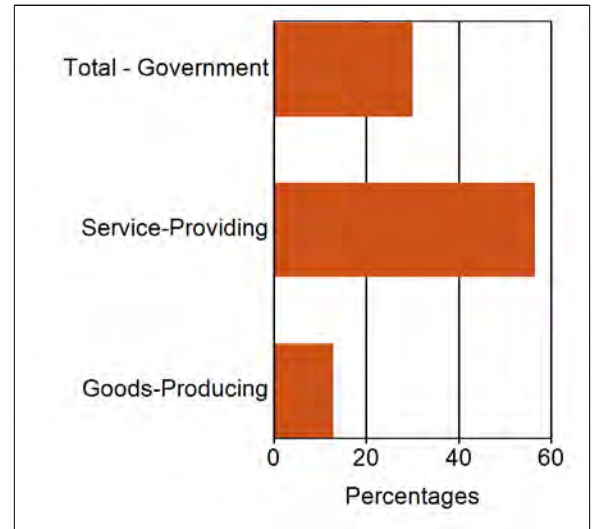
Lumpkin Per Capita Income

Source: U.S. Bureau of Economic Analysis



Lumpkin Industry Mix 2021

Source: See Industry Mix data on Page 2.



Top Ten Largest Employers - 2021*

Lumpkin

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

Lumpkin Area

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

COUNTY

Hall
Hall
Hall
Hall
Hall
Hall
Hall
Lumpkin
Hall
Hall

*Note: Represents employment covered by unemployment insurance excluding all government agencies except correctional institutions, state and local hospitals, state colleges and universities. Data shown for the Second Quarter of 2021. Employers are listed alphabetically by area, not by the number of employees.

Source: Georgia Department of Labor

Education of the Labor Force

Lumpkin Area

PERCENT DISTRIBUTION BY AGE

| | PERCENT OF TOTAL | 18-24 | 25-34 | 35-44 | 45-64 | 65+ |
|-----------------------|---------------------|--------|--------|--------|--------|--------|
| Elementary | 8.9% | 5.4% | 10.0% | 9.3% | 6.9% | 13.9% |
| Some High School | 13.0% | 21.7% | 13.3% | 11.5% | 10.1% | 13.8% |
| High School Grad/GED | 33.0% | 33.9% | 32.8% | 32.6% | 33.6% | 31.5% |
| Some College | 21.2% | 31.9% | 21.5% | 18.7% | 20.7% | 17.2% |
| College Grad 2 Yr | 5.7% | 3.2% | 5.7% | 7.3% | 6.9% | 3.5% |
| College Grad 4 Yr | 11.6% | 3.8% | 11.7% | 13.9% | 13.1% | 11.4% |
| Post Graduate Studies | 6.6% | 0.1% | 4.9% | 6.7% | 8.7% | 8.6% |
| Totals | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% |

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

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

High School Graduates - 2020



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

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

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

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

Colleges and Universities

Lumpkin Area

Lumpkin

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

Hall

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

Brenau University www.brenau.edu

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

Lanier Technical College www.laniertech.edu

Dawson

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

Union

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

White

Truett McConnell University www.truett.edu

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

Source: Integrated Postsecondary Education Data System (IPEDS).

Technical College Graduates - 2020*

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

Technical College Graduates - 2020*

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

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

Source: Technical College System of Georgia

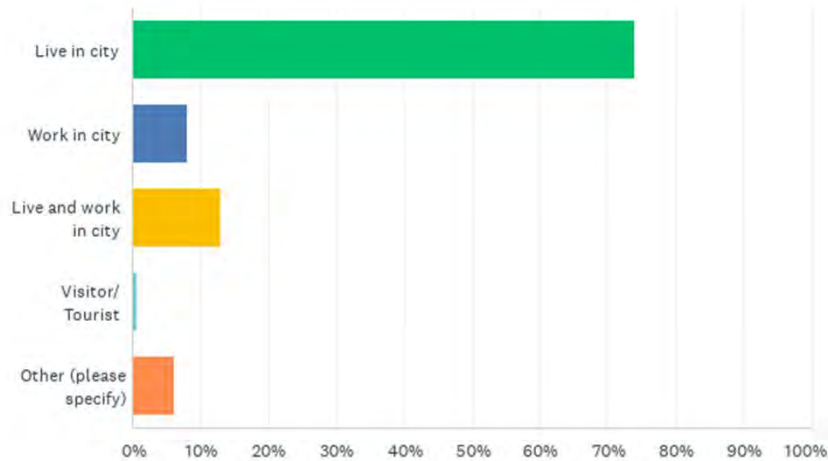
*Data shown represents Annual 2018, 2019, and 2020.

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

Summary of Comprehensive Plan Survey Results

Q1: I am submitting comments for Dahlonge as a:

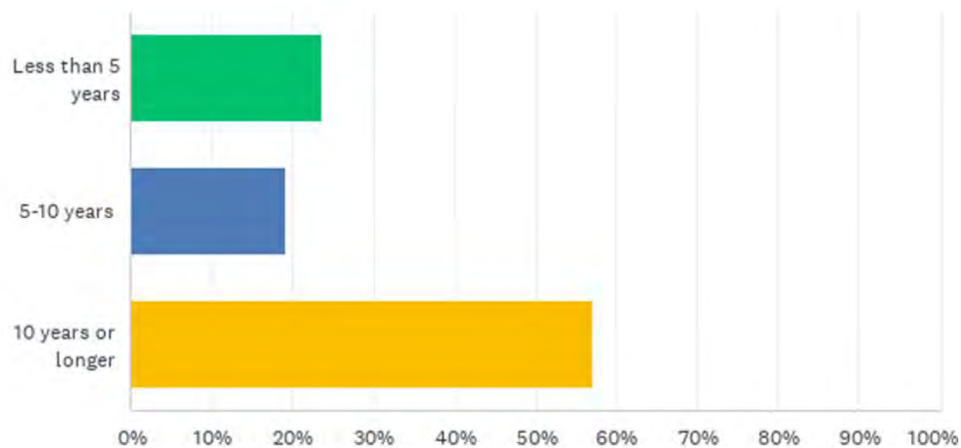
Answered: 161 Skipped: 2

Powered by  SurveyMonkey

1

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

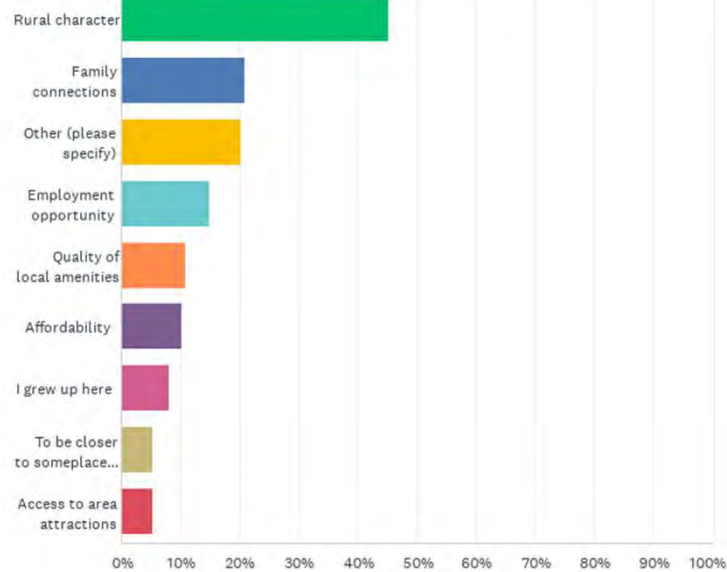
Answered: 156 Skipped: 7

Powered by  SurveyMonkey

2

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

Answered: 148 Skipped: 15

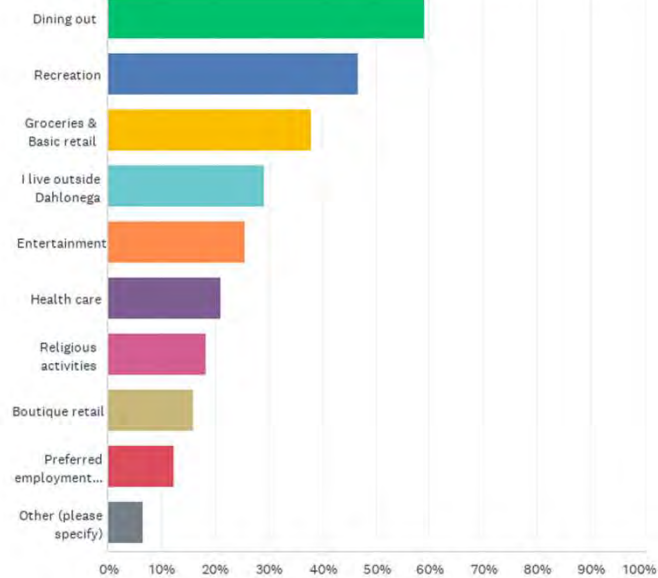


Powered by SurveyMonkey

3

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

Answered: 137 Skipped: 26

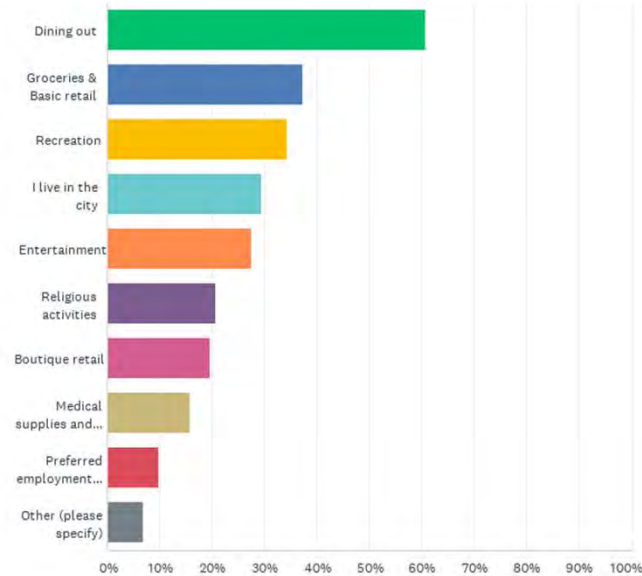


Powered by SurveyMonkey

4

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

Answered: 102 Skipped: 61

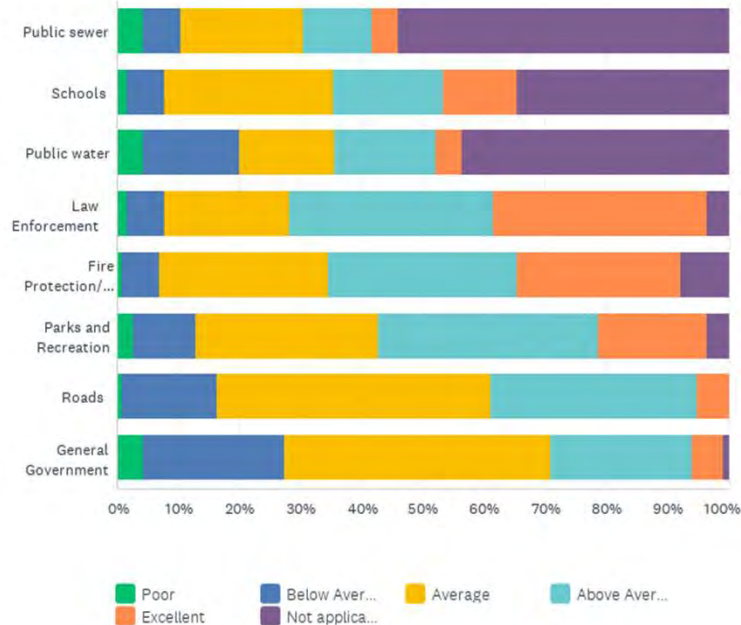


Powered by SurveyMonkey

5

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

Answered: 117 Skipped: 46

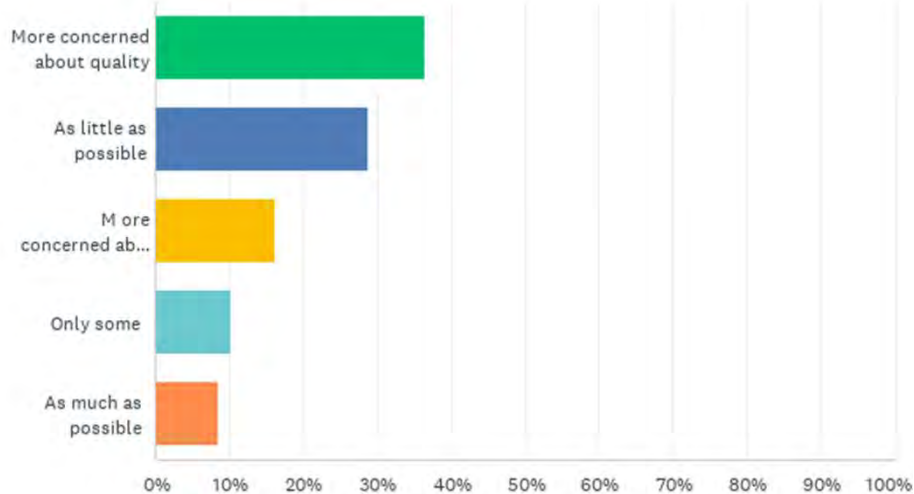


Powered by SurveyMonkey

6

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

Answered: 118 Skipped: 45

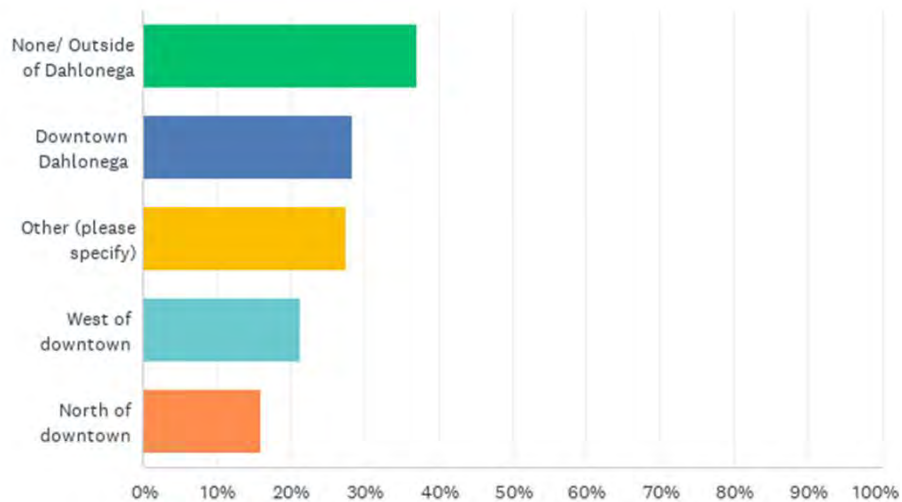


Powered by SurveyMonkey

7

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

Answered: 113 Skipped: 50

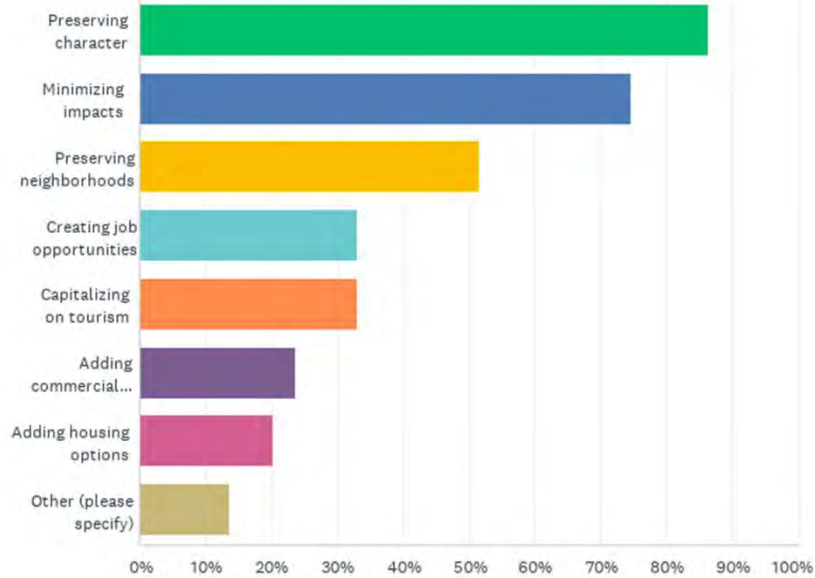


Powered by SurveyMonkey

8

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

Answered: 118 Skipped: 45

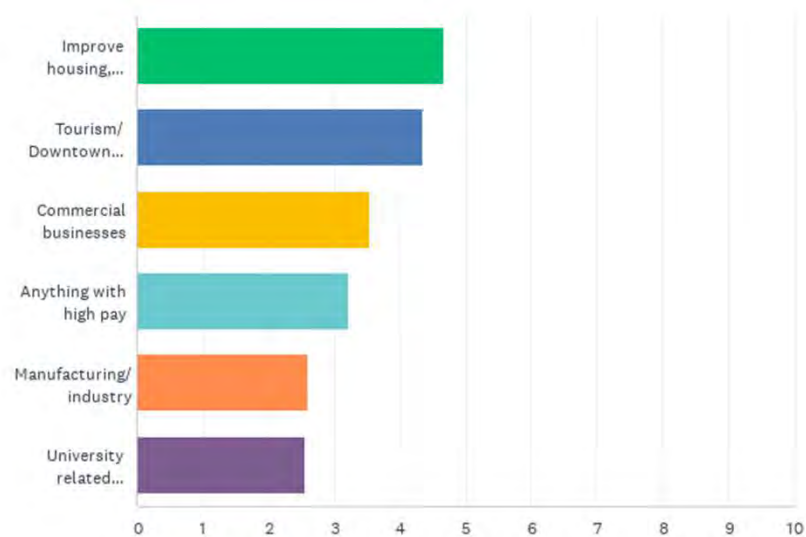


Powered by SurveyMonkey

9

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

Answered: 115 Skipped: 48

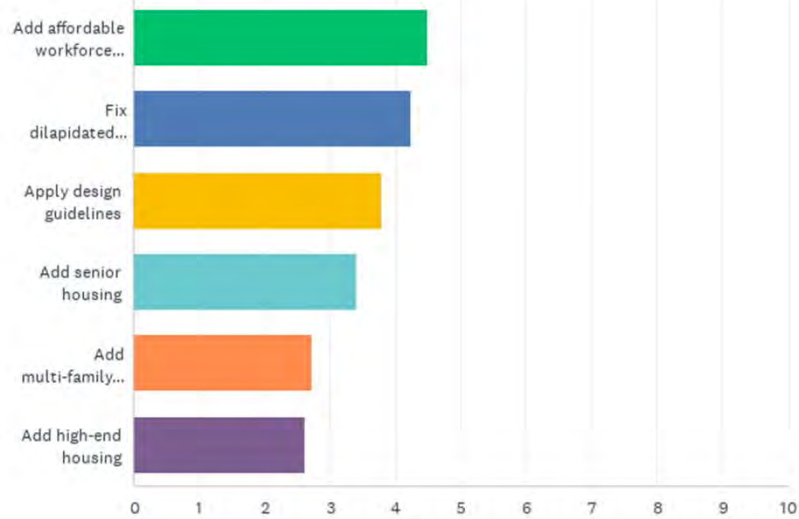


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10

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

Answered: 117 Skipped: 46

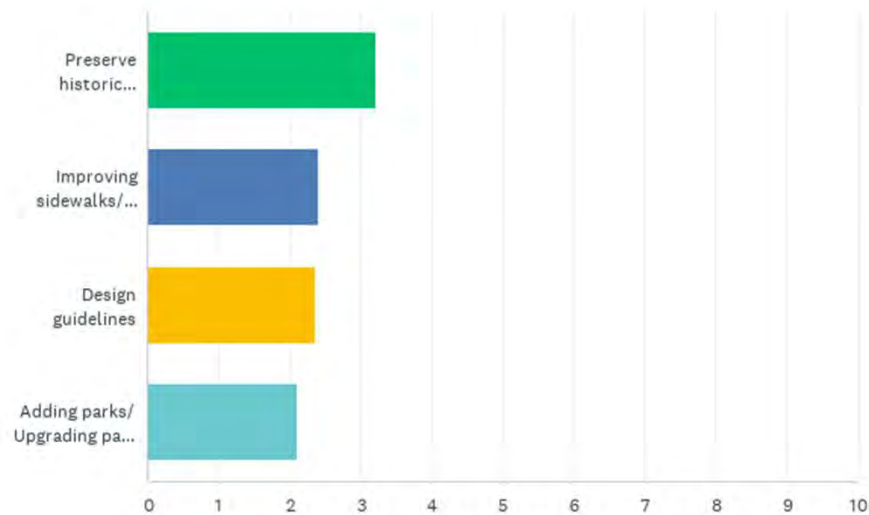


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11

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

Answered: 114 Skipped: 49



Powered by SurveyMonkey

12

Sample Records of Public Involvement



CITY OF DAHLONEGA COMPREHENSIVE PLAN
STAKEHOLDER MEETING/ PUBLIC FORUM

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

Please Sign In

Name

Mike Feagin

ROSS SHIRLEY

James T. Galy

Jameson Kinley

JOHN & LESLIE MARINO

KATHERINE JAMES

Dohy McCLUSKEY

JANUS CARROLL

Name

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

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

Please Sign In

Name

James Spivey
Jameson Kinley
Jim CARROLL
KATHERINE JAMES
Tom Gordineer
Mike Feagin
Brenda Blumhagen
Steve Sylvester
Dorby McCluskey

Name

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

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

Please Sign In

Name

HHL Williams

Sally Trapnell

Katherine Jones

Gerald & Emily Lewis

Melanie Dunlap

Tom Dunlap

ROSS SHIRLEY

Evelyn Shirley

Joanne Taylor

Jameson Kinley

Dorothy McCluskey

Steve Scoggin

Martha Scoggin

Vanabe Phat Lath

Deede Formica

Tom Formica

Mike Feagin

Name

LUMPKIN COUNTY & CITY OF DAHLONEGA
COMPREHENSIVE PLAN - PUBLIC FORUM

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

Please Sign In

Name

ROBIN HALL

Alan Ours

Jeff Moran

Tracy Sanford

Bob Mayfield

Wade Chandler

Rhett Stringer

Skylar Alexander

Ryan Pligg

Larry Reiter

Olivia Catherine Beutel

Delores Jones

Kar Jones

Evelyn Shirley

ROSS SHIRLEY

Yondra Caldwell

Steve Sylvester

Rhonda Hardy

Name

Beal Hardy

LUMPKIN COUNTY & CITY OF DAHLONEGA
COMPREHENSIVE PLAN - PUBLIC FORUM

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

Please Sign In

Name

Bill James

Katherine James

Wini Cranwell

Tucker Greene

Ariel Alexander

FRED WILSON LONG

Rosann Long

JAMES CANNON

Skylar Alexander

GEORGE ALBERT.

Greg Killeen

Mike Feagin

Mark H. Cox

Linda LaChapelle

BOB PULLEN

Jill Kleve

ART Kleve

Melvin Marks

Name

Michael Letendre

Rebecca Jackson

Jeb Jackson

Charles Lyman

Betty Lyman

Judy Lear

~~Jim~~

Alan Ows

Mary Cusker

Kathy Beaty

Ed Beaty

Bill Byrger

John Leonard

Angela Gaddis

Rosann Rye

Ashley Tripps

Jim Seimio

Juli Illwood

LUMPKIN COUNTY & CITY OF DAHLONEGA
COMPREHENSIVE PLAN - PUBLIC FORUM

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

Please Sign In

Name

Linda & Ed Mannino

Linda Rowland

Tom Vincent



Brenda Newman

Sean Newman

Judy Wheeler

Cassie Mark

Lisa Cason

Tim Martin

Kim Ryan

Alexis Avery

Dane Miller

Karen Ponder

Ernest Ponder

Gally Drapnell

Derrick Gaudis

Michael Miller

Name

Beal Hardy

Bill Mark

John Kirschner

Wayne Gaddes

Donnelly

Mary Anderson

Billy Ellis

Janice Ellis

Eugene Ellis

Butch Wheeler

Lynn Sylvester

Stere Sylvester

TINA MARA

JAY MARA

Quality Community Objectives Assessment

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

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

1. Economic Prosperity

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

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

2. Resource Management

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

Due to the intrinsic value of the City's historic structures and districts, Dahlonega employs a strong and coordinated set of development policies to preserve and promote its historic properties. The City also maintains contact with the Georgia Mountains Regional Commission and the Department of Natural Resources to work for the protection and promotion of cultural resources in the area. The City of Dahlonega also employs policies and practices related to State Vital Areas, National Wetland Inventory data and other applicable sources to monitor and enforce the preservation of environmentally sensitive areas.

3. Efficient Land Use

Maximize the use of existing infrastructure and minimize the costly conversion of undeveloped land at the periphery of the community. This may be achieved by encouraging development or redevelopment of sites closer to the traditional core of the community; designing new development to minimize the amount of land consumed; carefully planning expansion of public infrastructure; or maintaining open space in agricultural, forestry, or conservation uses.

Through this planning process, ongoing efforts to update area mapping, and regular communication with Lumpkin County, the City of Dahlonega works to ensure local development policies support sustainable development that enables economic growth while managing local resources, utilities and infrastructure.

4. Local Preparedness

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

Through this planning process, ongoing coordination and contracts with Lumpkin County emergency responders, and through regular communication with Lumpkin County and other stakeholders (such as the University and the local hospital), the City of Dahlonega works to ensure the community is properly poised to prevent, manage and respond to growth pressures and natural and man-made hazards.

5. Sense of Place

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

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

6. Regional Cooperation

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

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

7. Housing Options

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

address homelessness issues in the community; or coordinating with local economic development programs to ensure availability of adequate workforce housing in the community.

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

8. Transportation Options

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

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

9. Educational Opportunities

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

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

10. Community Health

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

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

SWOC Assessment – GMRC Digital Economy Plan

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

RESOLUTION 2022-10
Adoption of 2022 Comprehensive Plan

WHEREAS, the City of Dahlonega through its consultants Georgia Mountains Regional Commission, has previously submitted its 2022 Comprehensive Plan to the Georgia Department of Community Affairs for approval; and

WHEREAS, the 2022 Comprehensive Plan was developed in accordance with the Minimum Rules and Standards for Local Comprehensive Planning as established by the Georgia Department of Community Affairs, including requirements for public participation and compliance with State laws and documents; and

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

THEREFORE, BE IT RESOLVED by the City of Dahlonega that the said 2022 Comprehensive Plan as submitted to and approved by the Department of Community Affairs is hereby adopted as the official 2022 Comprehensive Plan for the City of Dahlonega by vote of the City Council.

SO RESOLVED THIS ____ DAY OF _____, 2022.

JoAnne Taylor
Mayor

Attest:

Mary Csukas
City Clerk

REVENUE AND EXPENDITURE REPORT FOR CITY OF DAHLONEGA
 PERIOD ENDING 03/31/2022
 % Fiscal Year Completed: 49.86

| GL NUMBER | DESCRIPTION | 2021-22 ORIGINAL BUDGET | YTD BALANCE 03/31/2022 NORMAL (ABNORMAL) | % BDGT USED |
|--------------------------------|--------------------------------|-------------------------------|--|----------------|
| Fund 100 - GENERAL FUND | | | | |
| | GENERAL PROPERTY TAXES | 1,783,192.00 | 1,626,814.04 | 91.23 |
| | GENERAL SALES AND USE TAXES | 1,116,060.00 | 671,192.82 | 60.14 |
| | SELECTIVE SALES AND USES TAXES | 225,600.00 | 109,658.57 | 48.61 |
| | ALCOHOLIC BEVERAGES LICENSES | 131,900.00 | 127,850.00 | 96.93 |
| | BUSINESS TAXES | 555,200.00 | 584,542.78 | 105.29 |
| | PENALTIES AND INTEREST | 5,200.00 | 750.15 | 14.43 |
| | PERMITS AND FEES | 73,100.00 | 44,296.96 | 60.60 |
| | INTERGOVERNMENTAL REVENUE | 28,646.00 | 9,323.16 | 32.55 |
| | CHARGES FOR SERVICES | 703,800.00 | 358,193.30 | 50.89 |
| | FINES AND FORFEITURES | 181,400.00 | 128,809.52 | 71.01 |
| | INVESTMENT INCOME | 2,800.00 | 1,101.67 | 39.35 |
| | MISCELLANEOUS REVENUE | 10,000.00 | 12,497.12 | 124.97 |
| | OTHER FINANCIAL SOURCES | 20,000.00 | 6,175.00 | 30.88 |
| | OTHER CHARGES FOR SERVICES | 15,500.00 | 14,865.69 | 95.91 |
| | TRANSFERS IN FROM OTHER FUNDS | 61,458.00 | 25,607.50 | 41.67 |
| | APPROPRIATED FUND BALANCE | 850,626.00 | 0.00 | 0.00 |
| TOTAL REVENUES | | 5,764,482.00 | 3,721,678.28 | 63.74 |
| | | | | |
| | LEGISLATIVE | 208,477.00 | 110,307.85 | 43.66 |
| | EXECUTIVE | 267,970.00 | 128,281.56 | 47.87 |
| | ELECTIONS | 10,940.00 | 16,581.62 | 77.34 |
| | GENERAL ADMINISTRATION | 1,000,569.00 | 526,298.97 | 52.54 |
| | MUNICIPAL COURT | 326,866.00 | 137,344.92 | 42.02 |
| | CITY MARSHAL | 586,445.00 | 168,986.13 | 27.87 |
| | PUBLIC WORKS ADMINISTRATION | 284,482.00 | 87,645.60 | 30.81 |
| | STREETS | 1,050,960.00 | 531,449.00 | 50.57 |
| | MAINTENANCE AND SHOP | 102,671.00 | 55,432.05 | 53.99 |
| | CEMETERY | 74,613.00 | 9,173.03 | 11.66 |
| | PARKS | 31,034.00 | 9,539.59 | 30.74 |
| | COMMUNITY DEVELOPMENT | 272,814.00 | 130,611.00 | 47.88 |
| | NON-DEPARTMENTAL | 50,000.00 | 0.00 | 0.00 |
| | TRANSFERS OUT TO OTHER FUNDS | 1,496,641.00 | 623,600.45 | 41.67 |
| TOTAL EXPENDITURES | | 5,764,482.00 | 2,535,251.77 | 43.38 |
| | | | | |
| Fund 100 - GENERAL FUND: | | | | |
| | TOTAL REVENUES | 5,764,482.00 | 3,721,678.28 | 63.74 |
| | TOTAL EXPENDITURES | 5,764,482.00 | 2,535,251.77 | 43.38 |
| NET OF REVENUES & EXPENDITURES | | 0.00 | 1,186,426.51 | 21,853.50 |

REVENUE AND EXPENDITURE REPORT FOR CITY OF DAHLONEGA
 PERIOD ENDING 03/31/2022
 % Fiscal Year Completed: 49.86

| GL NUMBER | DESCRIPTION | 2021-22 ORIGINAL BUDGET | YTD BALANCE 03/31/2022 NORMAL (ABNORMAL) | % BDGT USED |
|--|--------------------------------|-------------------------------|--|----------------|
| Fund 230 - DOWNTOWN DEVELOPMENT AUTHORITY | | | | |
| | CHARGES FOR SERVICES | 0.00 | 490.10 | 100.00 |
| | INVESTMENT INCOME | 0.00 | 166.77 | 100.00 |
| | CONTRIBUTIONS AND DONATIONS | 0.00 | 80.00 | 100.00 |
| | MISCELLANEOUS REVENUE | 0.00 | 205.00 | 100.00 |
| | TRANSFERS IN FROM OTHER FUNDS | 322,998.00 | 134,582.50 | 41.67 |
| | TOTAL REVENUES | 322,998.00 | 135,524.37 | 41.96 |
| | DDA ADMINISTRATION | 150,988.00 | 38,009.24 | 24.12 |
| | TOURISM | 105,485.00 | 26,781.66 | 25.39 |
| | DOWNTOWN DEVELOPMENT | 66,525.00 | 25,018.08 | 37.61 |
| | TOTAL EXPENDITURES | 322,998.00 | 89,808.98 | 27.25 |
| Fund 230 - DOWNTOWN DEVELOPMENT AUTHORITY: | | | | |
| | TOTAL REVENUES | 322,998.00 | 135,524.37 | 41.96 |
| | TOTAL EXPENDITURES | 322,998.00 | 89,808.98 | 27.25 |
| | NET OF REVENUES & EXPENDITURES | 0.00 | 45,715.39 | 693.97 |

REVENUE AND EXPENDITURE REPORT FOR CITY OF DAHLONEGA
 PERIOD ENDING 03/31/2022
 % Fiscal Year Completed: 49.86

| GL NUMBER | DESCRIPTION | 2021-22 ORIGINAL BUDGET | YTD BALANCE 03/31/2022 NORMAL (ABNORMAL) | % BDGT USED |
|----------------------------------|--------------------------------|-------------------------------|--|----------------|
| Fund 275 - HOTEL/MOTEL TAX FUND | | | | |
| | HOTEL/MOTEL TAXES | 461,394.00 | 297,855.09 | 64.56 |
| | INVESTMENT INCOME | 0.00 | 63.42 | 100.00 |
| | TOTAL REVENUES | 461,394.00 | 297,918.51 | 64.57 |
| PURCHASES/CONTRACTED SERVICES | | | | |
| | TRANSFERS OUT TO OTHER FUNDS | 268,404.00 | 132,234.00 | 49.27 |
| | | 192,990.00 | 80,412.50 | 41.67 |
| | TOTAL EXPENDITURES | 461,394.00 | 212,646.50 | 46.09 |
| Fund 275 - HOTEL/MOTEL TAX FUND: | | | | |
| | TOTAL REVENUES | 461,394.00 | 297,918.51 | 64.57 |
| | TOTAL EXPENDITURES | 461,394.00 | 212,646.50 | 46.09 |
| | NET OF REVENUES & EXPENDITURES | 0.00 | 85,272.01 | 100.00 |

REVENUE AND EXPENDITURE REPORT FOR CITY OF DAHLONEGA
 PERIOD ENDING 03/31/2022
 % Fiscal Year Completed: 49.86

| GL NUMBER | DESCRIPTION | 2021-22 ORIGINAL BUDGET | YTD BALANCE 03/31/2022 NORMAL (ABNORMAL) | % BDGT USED |
|---|-------------------------------|-------------------------------|--|----------------|
| Fund 505 - WATER AND SEWER ENTERPRISE FUND | | | | |
| | INTERGOVERNMENTAL REVENUE | 0.00 | 2,468.57 | 100.00 |
| | INVESTMENT INCOME | 5,500.00 | 2,008.06 | 36.51 |
| | MISCELLANEOUS REVENUE | 5,000.00 | 1,091.40 | 21.83 |
| | WATER CHARGES | 3,041,894.00 | 1,529,481.18 | 50.28 |
| | TAP FEES - WATER | 100,000.00 | 149,474.00 | 149.47 |
| | SEWER CHARGES | 2,110,616.00 | 1,069,080.14 | 50.65 |
| | TAP FEES - SEWER | 100,000.00 | 137,425.00 | 137.43 |
| | OTHER CHARGES FOR SERVICES | 70,800.00 | 32,574.00 | 46.01 |
| | TRANSFERS IN FROM OTHER FUNDS | 1,280,982.00 | 533,742.50 | 41.67 |
| | APPROPRIATED NET ASSETS | 240,772.00 | 0.00 | 0.00 |
| TOTAL REVENUES | | 6,955,564.00 | 3,457,344.85 | 48.64 |
| | | | | |
| | SEWER LIFT STATIONS | 257,877.00 | 89,499.16 | 34.71 |
| | SEWER TREATMENT PLANT | 722,992.00 | 351,771.30 | 48.16 |
| | DISTRIBUTION AND COLLECTION | 1,090,820.00 | 421,838.16 | 37.80 |
| | WATER SUPPLY | 343,496.00 | 94,188.99 | 27.42 |
| | WATER TREATMENT PLANT | 2,261,599.00 | 839,116.68 | 36.75 |
| | CAPITAL OUTLAYS | 2,090,780.00 | 936,628.18 | 39.14 |
| | INTERFUND CHARGES | 128,000.00 | 64,000.02 | 50.00 |
| | OTHER COSTS | 60,000.00 | 0.00 | 0.00 |
| TOTAL EXPENDITURES | | 6,955,564.00 | 2,797,042.49 | 38.25 |
| | | | | |
| Fund 505 - WATER AND SEWER ENTERPRISE FUND: | | | | |
| TOTAL REVENUES | | 6,955,564.00 | 3,457,344.85 | 48.64 |
| TOTAL EXPENDITURES | | 6,955,564.00 | 2,797,042.49 | 38.25 |
| NET OF REVENUES & EXPENDITURES | | 0.00 | 660,302.36 | 324.66 |

| GL NUMBER | DESCRIPTION | 2021-22 ORIGINAL BUDGET | YTD BALANCE 03/31/2022 NORMAL (ABNORMAL) | % BDGT USED |
|---|--------------------------------|-------------------------------|--|----------------|
| Fund 540 - SOLID WASTE ENTERPRISE FUND | | | | |
| | CHARGES FOR SERVICES | 500.00 | 125.00 | 25.00 |
| | INVESTMENT INCOME | 500.00 | 180.69 | 36.14 |
| | OTHER CHARGES FOR SERVICES | 8,000.00 | 3,444.51 | 43.06 |
| | REFUSE COLLECTION CHARGES | 1,003,716.00 | 526,301.46 | 52.44 |
| | TOTAL REVENUES | 1,012,716.00 | 530,051.66 | 52.34 |
| PERSONAL SERVICES AND EMPLOYEE BENEFITS | | | | |
| | PURCHASES/CONTRACTED SERVICES | 510,863.00 | 244,925.85 | 47.94 |
| | SUPPLIES | 279,358.00 | 112,126.79 | 40.14 |
| | INTERFUND CHARGES | 80,600.00 | 46,223.43 | 44.20 |
| | OTHER COSTS | 64,000.00 | 31,999.98 | 50.00 |
| | DEBT SERVICE | 43,909.00 | 0.00 | 0.00 |
| | TOTAL EXPENDITURES | 33,986.00 | 1,219.20 | 3.59 |
| | TOTAL EXPENDITURES | 1,012,716.00 | 436,495.25 | 42.10 |
| Fund 540 - SOLID WASTE ENTERPRISE FUND: | | | | |
| | TOTAL REVENUES | 1,012,716.00 | 530,051.66 | 52.34 |
| | TOTAL EXPENDITURES | 1,012,716.00 | 436,495.25 | 42.10 |
| | NET OF REVENUES & EXPENDITURES | 0.00 | 93,556.41 | 390.22 |

REVENUE AND EXPENDITURE REPORT FOR CITY OF DAHLONEGA
 PERIOD ENDING 03/31/2022
 % Fiscal Year Completed: 49.86

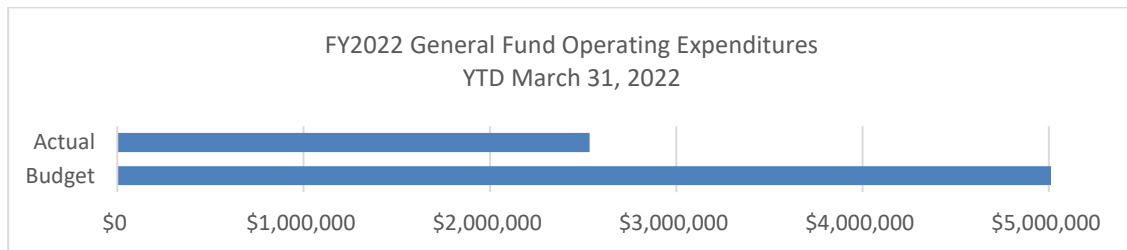
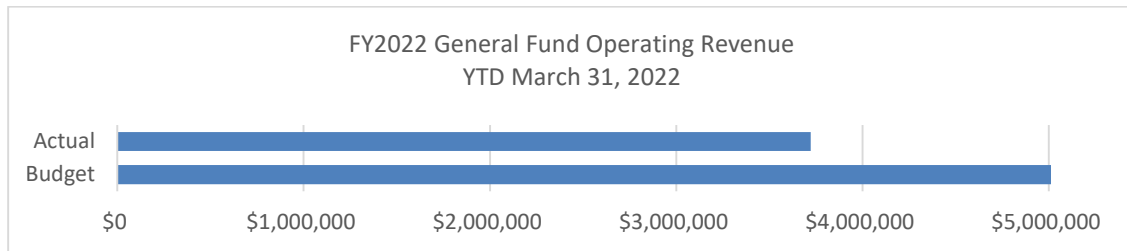
| GL NUMBER | DESCRIPTION | 2021-22 ORIGINAL BUDGET | YTD BALANCE 03/31/2022 NORMAL (ABNORMAL) | % BDGT USED |
|---|--------------------------------|-------------------------------|--|----------------|
| Fund 560 - STORMWATER ENTERPRISE FUND | | | | |
| | INVESTMENT INCOME | 100.00 | 201.03 | 201.03 |
| | OTHER CHARGES FOR SERVICES | 1,000.00 | 942.47 | 94.25 |
| | TRANSFERS IN FROM OTHER FUNDS | 1,146,869.00 | 477,862.10 | 41.67 |
| | STORMWATER UTILITY CHARGES | 338,580.00 | 177,375.80 | 52.39 |
| | TOTAL REVENUES | 1,486,549.00 | 656,381.40 | 44.15 |
| PERSONAL SERVICES AND EMPLOYEE BENEFITS | | | | |
| | PURCHASES/CONTRACTED SERVICES | 76,154.00 | 40,463.29 | 53.13 |
| | SUPPLIES | 77,910.00 | 0.00 | 0.00 |
| | CAPITAL OUTLAYS | 32,000.00 | 0.00 | 0.00 |
| | INTERFUND CHARGES | 815,885.00 | 223,539.65 | 20.87 |
| | OTHER COSTS | 484,600.00 | 242,299.98 | 50.00 |
| | | 0.00 | 3,000.00 | 100.00 |
| | TOTAL EXPENDITURES | 1,486,549.00 | 509,302.92 | 29.19 |
| Fund 560 - STORMWATER ENTERPRISE FUND: | | | | |
| | TOTAL REVENUES | 1,486,549.00 | 656,381.40 | 44.15 |
| | TOTAL EXPENDITURES | 1,486,549.00 | 509,302.92 | 29.19 |
| | NET OF REVENUES & EXPENDITURES | 0.00 | 147,078.48 | 56.97 |
| TOTAL REVENUES - ALL FUNDS | | | | |
| | TOTAL EXPENDITURES - ALL FUNDS | 16,003,703.00 | 8,798,899.07 | 54.21 |
| | NET OF REVENUES & EXPENDITURES | 16,003,703.00 | 6,580,547.91 | 39.34 |
| | | 0.00 | 2,218,351.16 | 445.84 |



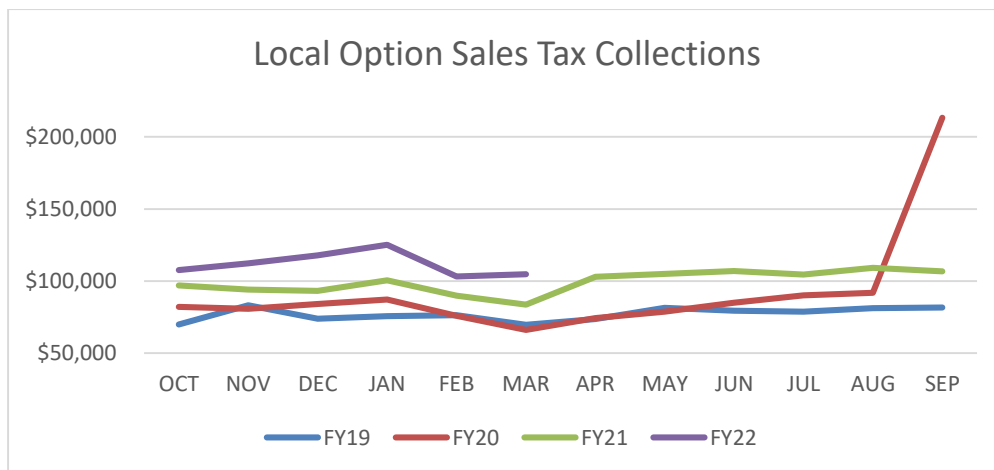
CITY OF DAHLONEGA MONTHLY FINANCIAL REPORTS

For the Six Months Ended March 31, 2022

GENERAL FUND



- The annual property tax bills were levied and mailed by the Tax Commissioner on October 1st with a due date of December 1st. To date, 98.58% of 2021 taxes budgeted have been collected.
- Sales tax collections remain strong. The change in the State law related to taxation of internet sales has continued to have a positive impact on our collections.



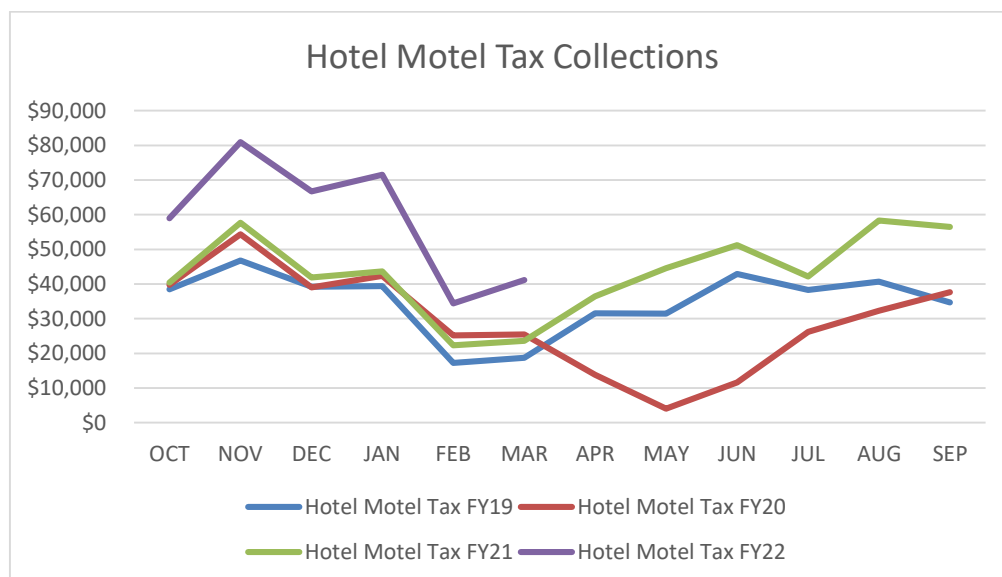
- The annual revenue for Insurance Premium Tax came in at \$436,601 this year, which is 3.3% greater than received last fiscal year.
- Alcoholic Beverage Tax and License revenue collected year-to-date is slightly increased from the prior year.
- Permit revenue collected year-to-date is slightly above last year's collections.
- Department expenditures are in line with budget expectations.

DOWNTOWN DEVELOPMENT AUTHORITY

- Operational results are on track with the budget.

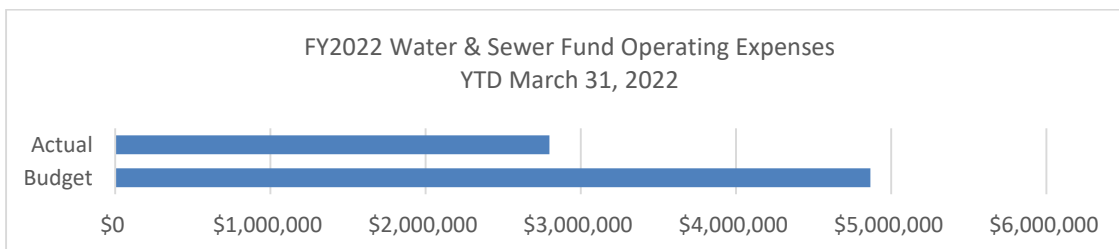
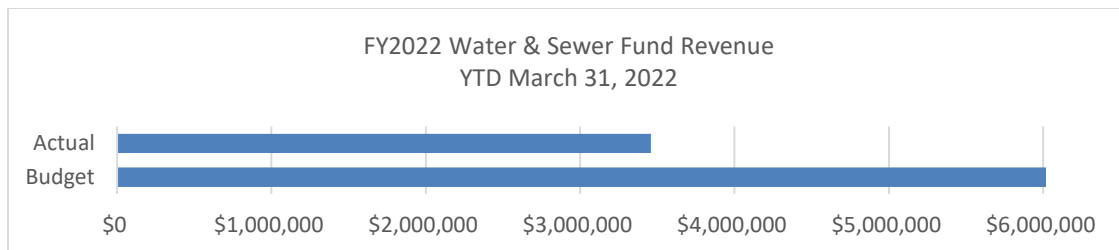
HOTEL/MOTEL TAX FUND

- Tax revenue collections experienced a sharp decline in April 2020 with the onset of the Pandemic. Beginning in September 2020, collections have remained higher than in previous years. FY22 is 54.18% more than FY21 and is 77.02% higher than pre-pandemic collections. There are two factors for the increase above pre-pandemic levels. One is the change to the law regarding collection by third-party online booking agencies, the other is the new hotel.



WATER AND SEWER FUND

- Water and sewer sales are trending along with budget projections. Revenue from water sales and sewer charges is 2.20% more than last year but continues to be less than pre-pandemic levels by 0.47%.
- All department expenses are in line with the budget.



SOLID WASTE FUND

- Refuse Collection Charges are Revenues are 3% greater than the prior year.
- Expenses are meeting budget expectations.

STORMWATER ENTERPRISE FUND

- Transfers In and Indirect Charges reflect a five-month allocation.
- Stormwater utility charges were first billed in January 2021 and are meeting budget expectations.
- Expenses are related to the startup of the new utility, projects, and allocated staff pay and benefits.

(Prepared for Council and Management by Allison Martin 04/25/2022)