



# CITY OF DAHLONEGA

## Council Work Session Agenda

April 18, 2022 4:45 PM

Gary McCullough Council Chambers, Dahlongega 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.

---

### OPEN MEETING

#### BOARDS & COMMITTEES:

- [1.](#) Cemetery Committee—March 2022  
Chris Worick, Committee Chairman
- [2.](#) Selection of Patricia Turner to Cemetery Committee  
Chris Worick, Cemetery Committee Chairman
- [3.](#) Downtown Dahlongega – March 2022  
Ariel Alexander, Downtown Dahlongega Interim Manager

TOURISM: Sam McDuffie, Tourism Director

#### 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

#### ITEMS FOR DISCUSSION:

- [8.](#) Resolution 2022-08 - FY22 Budget Amendment for Additional Tourism Funds  
Allison Martin, Finance Director
- [9.](#) Resolution 2022-09 - FY22 Budget Amendment for DDA  
Allison Martin, Finance Director
- [10.](#) 2022 Comprehensive Plan  
Jameson Kinley, Planning Administrator
- [11.](#) Master Sidewalk Plan  
Jameson Kinley, Planning and Zoning Administrator

#### COMMENTS – PLEASE LIMIT TO THREE MINUTES

Clerk Comments

City Manager Comments

City Attorney Comments

City Council Comments  
Mayor Comments  
ADJOURNMENT



## Department Report

---

Report Title: Cemetery Committee—March 2022  
Report Highlight: First Day of Appalachian Studies headstone cleaning & Spring Public Clean-Up Day scheduled  
Name and Title: Chris Worick, Committee Chairman

### Recently Completed:

- First day of cemetery cleaning by the Spring 2022 class of the UNG Appalachian Studies students.
- Students and Committee members discussed the basics and safety of cleaning headstones and monuments. The students seemed to really enjoy the work and we all learned something in the process. Of particular interest, was the introduction of a new cleaning brush for doing lettering and detailed work on the headstones. These tampico bristle brushes from Gordon's Brush Company of California, were really amazing. The students all had good comments of how well the brushes worked to get in the nooks and crannies but how comfortable the brushes were.
- One of the graves cleaned was that of the infant child of Joe and Mary Foster. The marble is a pink color with a green tinted swirl which runs throughout the stone. This is probably one of the most unusual and colorful marble headstones to be seen in Mt. Hope.

### Underway:

- Mount Hope Clean-up Day is (was) scheduled for Saturday, April 9, contingent on weather. Photos to be included in next month's report.



## City Council Agenda Memo

---

**DATE:** April 8, 202  
**TITLE:** Selection of Patricia Turner to Cemetery Committee  
**PRESENTED BY:** Chris Worick, Cemetery Committee Chairman

---

### **AGENDA ITEM DESCRIPTION:**

Patricia Turner has been selected by the Cemetery Committee to fill a current vacancy.

---

### **HISTORY/PAST ACTION:**

No past action. However, Ms. Turner has a history of acting as a non-voting member of the committee for several months.

---

### **FINANCIAL IMPACT:**

None.

---

### **RECOMMENDATION:**

Appointment of Patricia Turner to the Cemetery Committee.

---

### **SUGGESTED MOTIONS:**

"...motion to appoint Patricia Turner to the Cemetery Committee."

---

### **ATTACHMENTS:**

---





## Department Report

---

Report Title: Downtown Dahlonaga – March 2022  
Report Highlight: Working on spring and summer promotional programs and projects  
Name and Title: Ariel Alexander, Downtown Dahlonaga Interim Manager

### Recently Completed:

- The Farmer's Market Open House was a success, with about 20 vendors in attendance. New Farmer's Market signs and posters were purchased. A copy of the design is attached. The first market day will be May 7.
- Throwback Thursday campaign has been very well received so far. Pictures of the square have been obtained from the Lumpkin County Historical Society.
- Ordered promotional posters and materials for the Spring & Summer Programs.

### Underway:

- The Mother's Day Crawl planning is progressing, with 13 businesses committed to participating so far. Posters and "passports" will be printed and distributed downtown.
- The First Friday Concert Series will begin May 6. Staff is working to promote spending time downtown before the concert, and potentially promote specials, outdoor dining, and sidewalk sales.
- Appalachian Jam will begin April 16 from 2-4 pm at the front of the Dahlonaga Gold Museum.
- As per the work plan, staff is working to purchase and install 1 new bench in the downtown area for this fiscal year, and a subsequent 4 in the following years.
- Working to write and develop a Dahlonaga Stories Plaque for the Head House.
- As a part of a new parking signage program, 10 A-frame signs with "Free Parking" and arrows on them are being placed around the downtown area every weekend (Friday-Sunday).
- Preparing for Preservation Month in May; working on release of new promotional walking tour.
- Workshopping some promotional events in collaboration with the University of North Georgia, in line with historic education and downtown business promotion
- Dahlonaga Fourth of July Discussion:
  - Staff is proposing that the celebration is held on Monday, July 4
  - Working with university staff on fireworks celebration prep
  - Staff will organize the annual parade, food trucks, and several concerts in Hancock Park to keep people in town from afternoon to the evening.



# Department Report

**Report Title:** Community Development – March 2022  
**Report Highlight:** Monthly Statistics  
**Name and Title:** Jameson Kinley, Planning Administrator

## Recently Completed:

	2021			2022			
	Oct	Nov	Dec	Jan	Feb	Mar	Total
Annexation Application							0
Building Permit - Commercial	2	2	1	1		2	8
Building Permit - Residential	8	9	2	12	3	9	43
Home Occupation Form	1						1
Certificate of Appropriateness						1	1
Cemetery - Plot Purchase					2	2	
Demolition Permit		1		1	1		3
Final Plat						1	1
Land Disturbance Permit		2	2	4		2	10
Minor Final Plat	1	4	2	1	2	5	15
Outside Sales and Dining				1			1
Pool/Spa Permit		1					1
Preliminary Plat							0
Open/Close of Cemetery Lot	1	4	3	1	3	4	16
Rezoning Permit	3		1		1		5
Short-Term Rental Application							0
Sign Permit	2	4	5	3	6	1	21
Tree Removal Permit					2	1	3
Variance Application	1						1
Visitation Cemetery Application		1					1
Zoning Verification Letter Request				1	4	2	7
<b>Total</b>	<b>19</b>	<b>28</b>	<b>16</b>	<b>25</b>	<b>24</b>	<b>30</b>	<b>138</b>
<b>Inspections</b>	<b>126</b>	<b>99</b>	<b>144</b>	<b>90</b>	<b>76</b>	<b>134</b>	<b>669</b>
<b>Revenue</b>							
	Oct	Nov	Dec	Jan	Feb	Mar	0
Occupational Tax	\$ 1,735.00	\$ 945.00	\$34,900.00	\$46,035.00	\$21,846.00	\$43,350.46	\$ 148,811.46
Permits/Cemetery	\$30,572.28	\$42,700.08	\$11,178.32	\$ 7,885.72	\$13,520.00	\$14,509.76	\$ 120,366.16

## Underway:

- UNG – Softball fields retaining wall 85%
- UNG – Business Center under construction
- Anderson Townhomes starting construction
- Elementary School, installation of footing as steel framing

- WWCW Carwash – Ready to Start Construction
- Harbor Freight Store – Approved to go into Greenbriar Shopping Center
- Plan Review
  - St Peter Church
  - Dentist Office – Morrison Moore/Riley Road

Update:

- Historic Preservation Committee
  - Had training HPD training from GMRC with DDA on March 23<sup>rd</sup> from 9 to 1
  - Still looking for 3 more HPC members
- Planning Commission
  - Had Planning 101 training from GMRC on March 1<sup>st</sup>
- Historic Preservation Survey
  - Staff and HPC is reviewing first draft of the Survey



# Department Report

---

Report Title: Finance and Administration Department – March 2022  
Report Highlight: Streamlined department month-end reporting and reconciliation processes  
Name and Title: Allison Martin, Finance Director

Recently Completed:

- Preliminary FY23 budget revenue forecasting.
- Review of record retention and files that can be destroyed that are housed at City Hall.
- Revision to personnel management system policies
- Preparation for the annual retreat

Underway:

- Website updates to include a searchable minute function and overall search engine refinement to create a better end-user experience.
- Administration of American Rescue Plan (ARP) grant
- Establish and set up Employee Portal on new software; implement and train employees on benefits and use.
- Historic Preservation Grant administration.
- Update employee evaluation forms and document procedures for employee review processes and performance development plans.

Near Term:

- Update financial policies.
- Update purchasing policy to include a vendor preference provision.
- Develop and implement employee meetings to provide appropriate training and update HR forms; promote employee education related to City retirement plans.
- Review additional finance files in long-term storage to determine what should be destroyed per the retention schedule.
- Audit of Utility Billing address points against MSAG/E911/USPS data.



# Department Report

---

Report Title: Police Department – March 2022  
Report Highlight: Security Cameras Hancock Park, Commendation Tom Joyner  
Name and Title: George Albert, Chief of Police

## Recently Completed:

- Officers qualified with their duty weapons
- New security cameras added at Hancock Park
- LASO training to become GCIC compliant
- District 9 Chiefs meeting and training
- Coordinated with UNG and LCSO (took lead) on an alleged hazing incident
- Rape response protocol update as required by Superior Court
- Attended the Holly Theatre award recognition from Appalachian Regional Commission
- Attended Chamber Board meeting
- Participated in Opening Day Parade with Parks and Recreation

## Underway:

- Waiting on delivery of new uniform Badges
- Working on Policy manual and updates
- Becoming a GCIC terminal agency so officers can run tags from the vehicle
- Donation of RADAR units to Georgia State Patrol
- 2023 Budget process
- Addressing various code violations and issuing warning notices for corrective actions
- Continually monitoring problematic parking areas and taking appropriate action
- Reviewing next phase of security cameras in the community and placement options

## Near Term:

- I would like to congratulate City Ambassador Tom Joyner, for his professional attitude. Tom had an incident the other day where he issued a parking violation to violator, who became upset and threw the crumpled-up notice at him. Tom felt something make contact on his back but maintained a non-confrontational attitude and walked away. Tom then observed this individual searching the area and went back to help. It seems that when this person threw the ticket at Tom, his wedding band flew off his hand. Tom not only located the wedding band but was able make a positive impact on this person. Tom always sets the standard of excellence, and I am proud of his service to this community.

Dahlonega Police Department  
465 Riley Rd  
Dahlonega, Ga 30533

MARCH REPORT  
Date: 04/01/2022

**END OF MONTH REPORTING**

Combined totals for Officer Kupari, Officer Weeks  
Tom Joyner Parking Violations

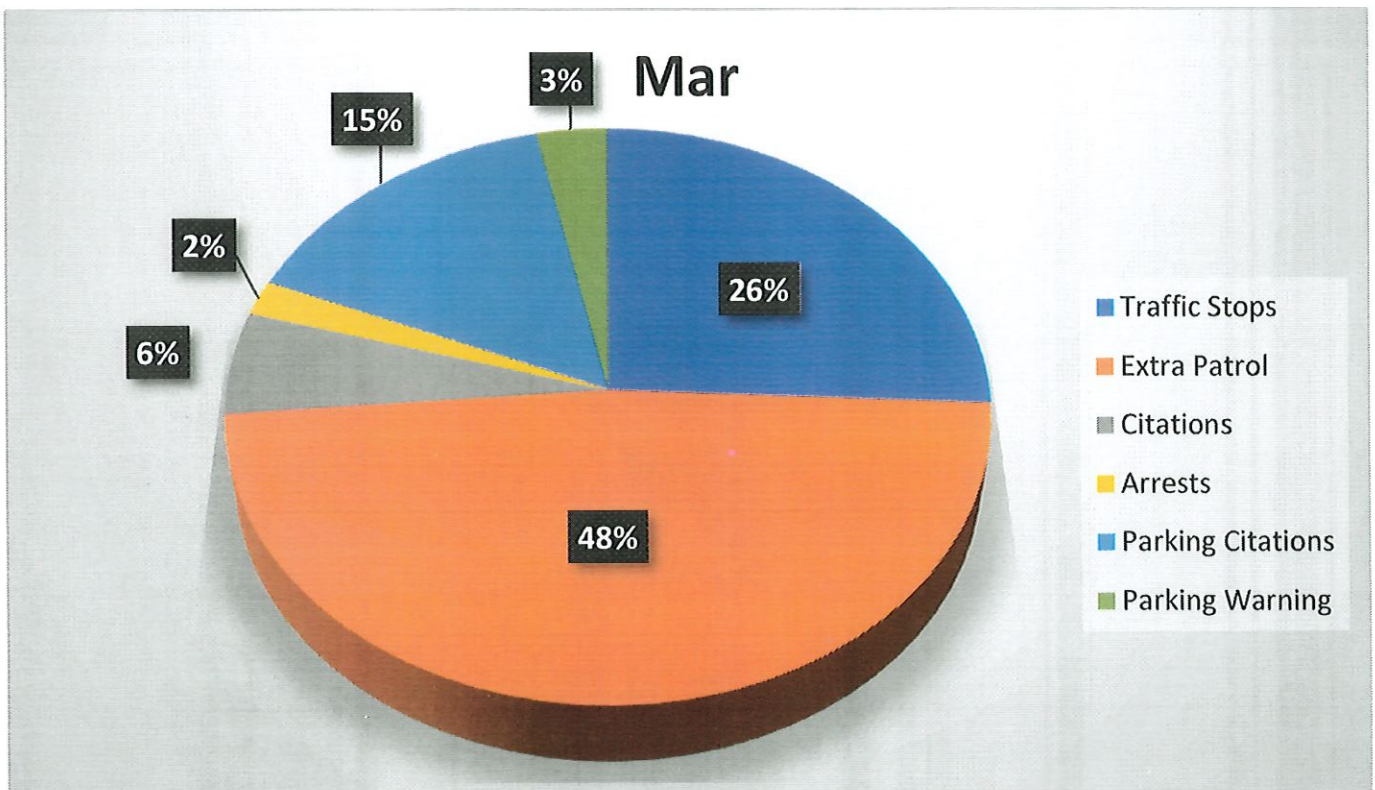
TYPE	QUANTITY
Traffic Stops	94
Extra Patrol	175
Citations	21
Arrests	7
Total CFS	497

Parking Citation	56	Parking Warning	12
------------------	----	-----------------	----

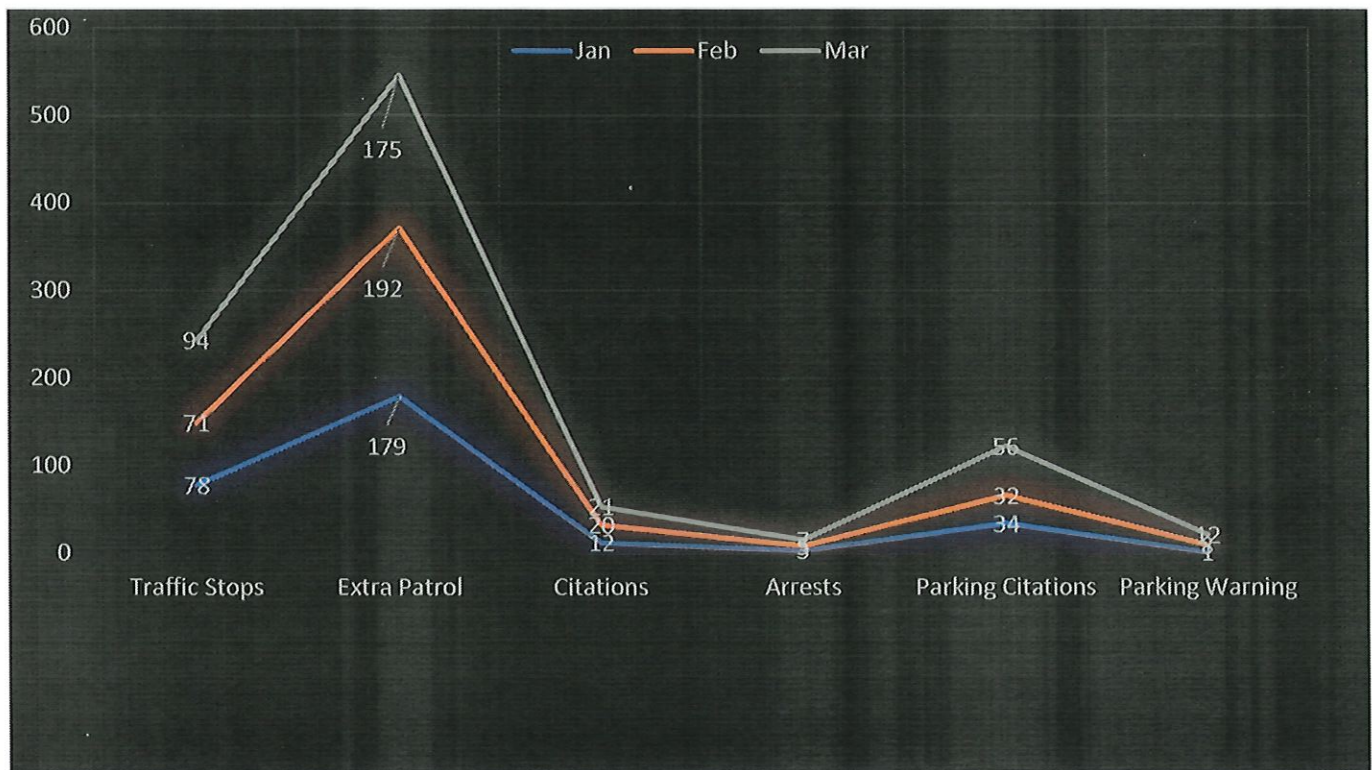
Date:

Calls for Service	438	Incident Reports	21
Citizen Contacts	2	Accident Reports	1
Alcohol Checks	0	Juvenile Complaint	0
Traffic Stops	88	Criminal Trespass	6
LPR Patrol Hours	0	Drug Arrests	1
Traffic Citations	34	Shoplifting	0
Traffic Warnings	26	Disorderly Conduct	0
LPR Citations Issued	0	Underage	0
Stolen Vehicle	0	Animal Complaint	4
Parking Citations	4	Public Drunk	0
Parking Warnings	2	Motorist Assist	10
Traffic Fatalities	0	Trouble Alarms	3
Accidents to GSP	8	K-9 Assists	0
DUI	2	Fugitives	0
DUI to GSP	0	Road Checks	0
Stolen Vehicle	0	Funeral Assist	3
Officer Assist LCSO	15	Other	119
Officer Assist Other	1		
Extra Patrol	164		

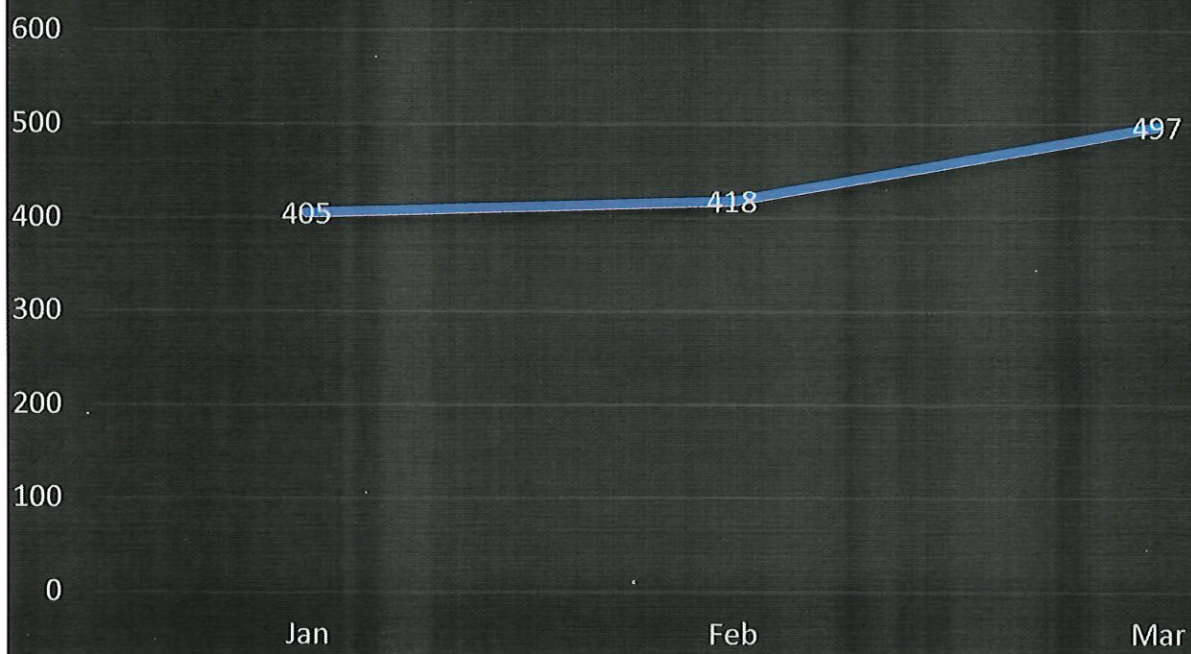
**Total Records: 31**







## Total Calls For Service





## Department Report

Report Title: Public Works—March 2022

Report Highlight: COVID-related measures continue at a reduced level. Having exhausted available federal funding for these tasks, City Staff are performing these duties in house.

Name and Title: Mark Buchanan, PW Director/City Engineer

Recently Completed:

- Most construction on the Oak Grove Roundabout. While small details remain, the largest remaining item of note is streetlighting by Georgia Power.
- Execution of grant documents for an additional \$32,000 in funding for the Morrison Moore Pedestrian Bridge & Sidewalk project.
- Selection and recommendation to City Council of a design firm to complete the Park Street utilities project.
- Construction of curb and retaining wall near rear entrance to City Hall. This area has long suffered from stormwater intrusion into the building. Landscaping is ongoing and an additional covered walkway and awning is soon to come.



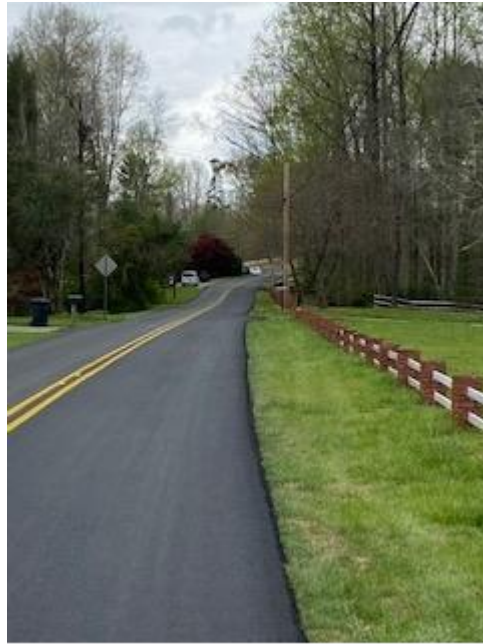




- The majority of the Enota Street sidewalk, storm drain and resurfacing work is complete.



- North Hall neighborhood resurfacing is complete. Striping is ongoing.





Underway:

- Wimpy Mill guardrail replacement.
- Oliver Drive storm drain replacement.



- Morrison Moore Sidewalk and Water Main installation is nearing completion. The water main portion of the project is complete and operational. The sidewalk work may be complete by the April 18 Work Session.





- Asphalt markings throughout the city, partially funded through the GDOT LMIG Off-System Safety grant were bid, awarded and are in progress.



- Continued design of the Morrison Moore Pedestrian Bridge.
- Creation of a heavily revised set of Development Regulations.
- Discussions and planning in coordination with UNG and GDOT for a sidewalk along Morrison Moore Parkway from Calhoun Road to the new Public Safety building, previously Stake 'n Shake.
- Mapping of City utilities by GMRC. This is an ongoing 2-year project.
- Working with Lumpkin County to ensure appropriate upgrades of Pine Tree Way related to elementary school construction.

Upcoming (these projects are currently either in concept, design or build phase):

- Installation of additional curb and gutter near intersection of Memorial Drive, West Main and Mechanic Street by GDOT crews as part of a GDOT Quick Response project.
- Choice Street sidewalk at Head House
- Arcadia Street water and sewer main project.
- North Grove St. sidewalk upgrades.
- Memorial Park Cemetery storm drain installation.
- Mechanic Street to Morrison Moore sidewalk.
- Choice St. parking lot overlay.
- Downtown tree installation (East Main).
- Mechanicsville Road storm drain installation.
- Staff has worked closely with GDOT and hopes to see the following projects soon:
  - Resurfacing of a portion of Highway 60 along Crown Mountain near Golden Avenue. Overlay course asphalt will be used in an effort to reduce accident frequency in this area.
  - Construction of additional hardscape and greenspace near the East Main/Mechanic/Memorial intersection.





## 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 2<sup>nd</sup> 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 2<sup>nd</sup> 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**

<b>Historic Preservation &amp; Maintaining Authenticity</b>	<b>Businesses and Amenities to Serve Residents</b>
<p><b>Goals</b></p> <ol style="list-style-type: none"> <li>1. Repair and preserve downtown buildings</li> <li>2. Preservation education</li> </ol>	<p><b>Goals</b></p> <ol style="list-style-type: none"> <li>1. Retain, Expand, and Recruit (RER) businesses</li> </ol>
<p><b>Definition for Success</b></p> <ol style="list-style-type: none"> <li>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</li> <li>2. Create &amp; publish six downtown preservation stories, and update two walking tours, by May 2024</li> </ol>	<p><b>Definition for Success</b></p> <ol style="list-style-type: none"> <li>1. Retain current businesses; help expand two current businesses; recruit six new businesses for vacancies, by July 2024</li> </ol>
<p><b>Lead Board Member</b> Amy</p>	<p><b>Lead Board Member</b> 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***

<b>Goal 1</b> Retain, Expand, and Recruit (RER) businesses for the downtown district (retail, entertainment)		<b>Definitions for Success</b> Retain current businesses, expand two current businesses, and recruit six new businesses, by July 2024		
<b>Partners and Resources:</b> 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 <sup>th</sup> 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

Page 31



# City Council Agenda Memo

---

**DATE:** April 4, 2022  
**TITLE:** 2022 Comprehensive Plan  
**PRESENTED BY:** Jameson Kinley, Planning Administrator

---

**AGENDA ITEM DESCRIPTION:** Second Discussion 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 to move to the May 2<sup>nd</sup> Council Meeting for a vote.

---

**SUGGESTED MOTIONS:** Approval of Resolution 2022-\_\_\_\_ Adoption of 2022 Comprehensive Plan

---

**ATTACHMENTS:** Final Draft of Comprehensive Plan  
Resolution of Adoption

---

# *2022 Comprehensive Plan*

## City of Dahlonega, Georgia



February 2022

---

# Table of Contents

<b>INTRODUCTION</b>	<b>1</b>
Purpose & Scope	1
Plan Elements	2
Public Participation	3
<b>COMMUNITY VISION</b>	<b>5</b>
Community Profile	5
Vision Statement	7
Stakeholder Input	8
Community Goals and Issues - 2022	11
<b>COMMUNITY DEVELOPMENT STRATEGY</b>	<b>14</b>
Broadband Assessment	14
Environmental Assessment	16
Community Facilities and Services	18
Land Use Assessment	18
Recommended Character Areas	23
<b>IMPLEMENTATION PROGRAM</b>	<b>42</b>
Needs and Opportunities	43
Report of Accomplishments	48
Policies & Long-Term Objectives	49
Community Work Program	50
<b>APPENDICES</b>	<b>54</b>

# 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.”*

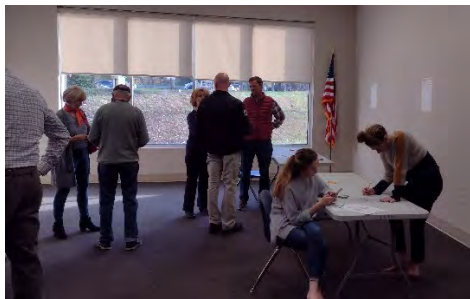
## **Public Participation**

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.*

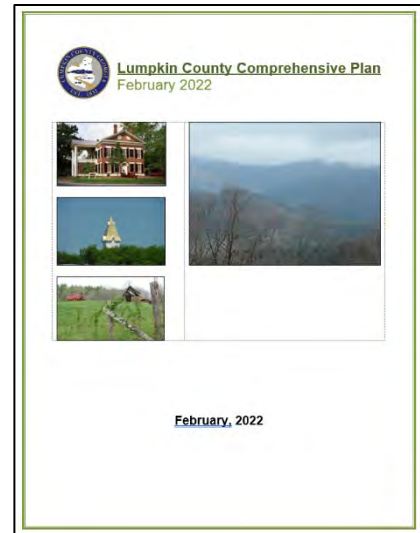
## Correlating Planning Efforts

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

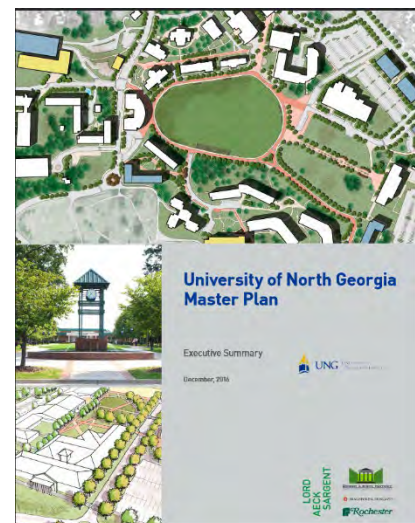
The County's own comprehensive plan update process was running parallel to the City's. The County also worked with the GMRC in producing this update and featured a similar arrangement of public hearings, surveys and an Advisory Committee. The County's document addressed the unincorporated areas but included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



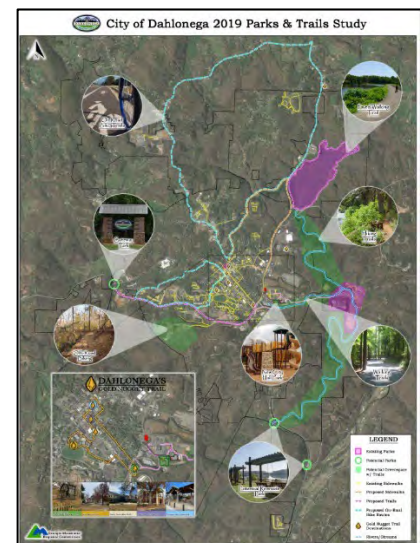
## University of North Georgia Master Plan

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

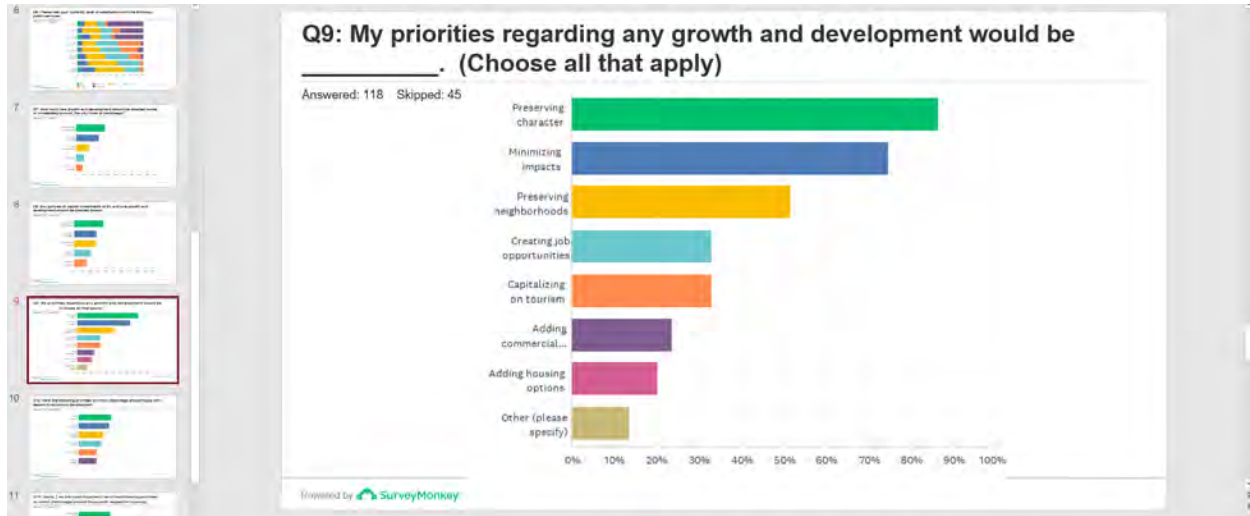
### Sampling of Public Comments

- *"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
<b>In General</b>	30	9	4	22	7	4
<b>For Specific Facilities/ Services</b>						
Fire Protection	36	4	1	22	3	3
Law Enforcement	39	5	1	20	9	1
Roads	36	5	5	23	3	2
Parks/ Recreation	35	7	4	20	5	5

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

#### Overview of Public Comments - Major Concerns and Objectives

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

### SWOT Analysis

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



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

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



## Community Goals and Issues - 2022

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

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

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

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

### **Pursue & celebrate government efficiency and effectiveness**

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

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

### **Support economic development befitting Dahlonega's size and character**

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

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

### Be proactive in addressing housing types and affordability

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

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

### Expand Dahlonega's walkability and passive use parks

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

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



### Create a plan for the bypass and gateway corridors

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

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

### **Preserve and celebrate existing neighborhoods**

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

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

### **Create a guidebook for any future annexation**

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

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

### **Foster ever-improving relations with the University of North Georgia**

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

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

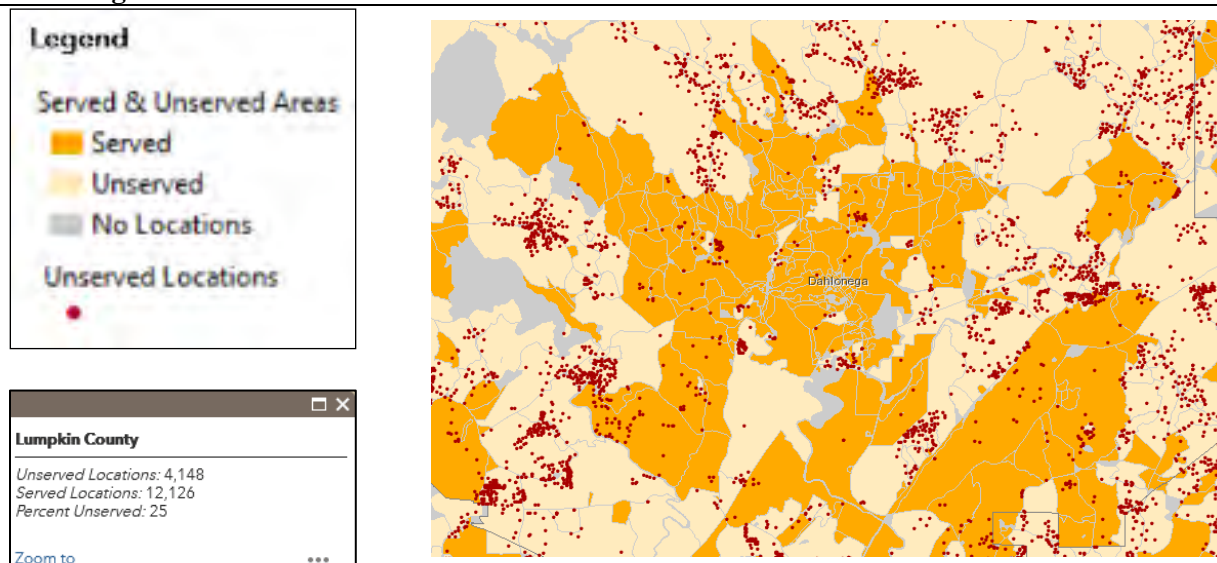


## Broadband Assessment

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

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

### Dahlonega Broadband Access - 2021

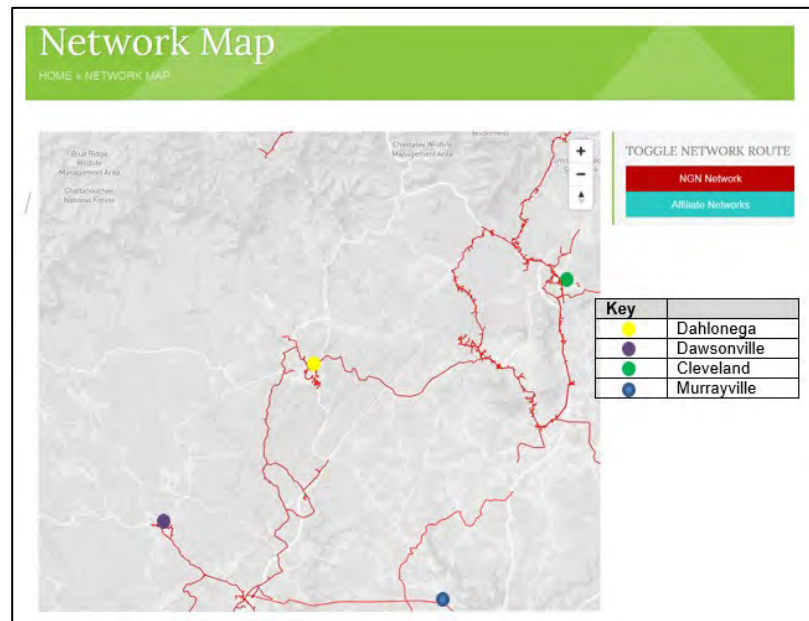


The map portrays broadband statistics for the State of Georgia. Statistics are available by census block, county and legislative boundary. Statistics are based on a fixed, terrestrial broadband definition of 25 Mbps down and 3 Mbps up, and where the broadband service is available to more than 80% of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



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

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




*NGN map of service lines in the Lumpkin County area.*

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

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

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

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

## 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	
<b>Y</b>	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>
<b>Y</b>	Any 305(b) listed waterbodies? ( <i>See Below</i> )
<b>N</b>	<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 &amp; 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*

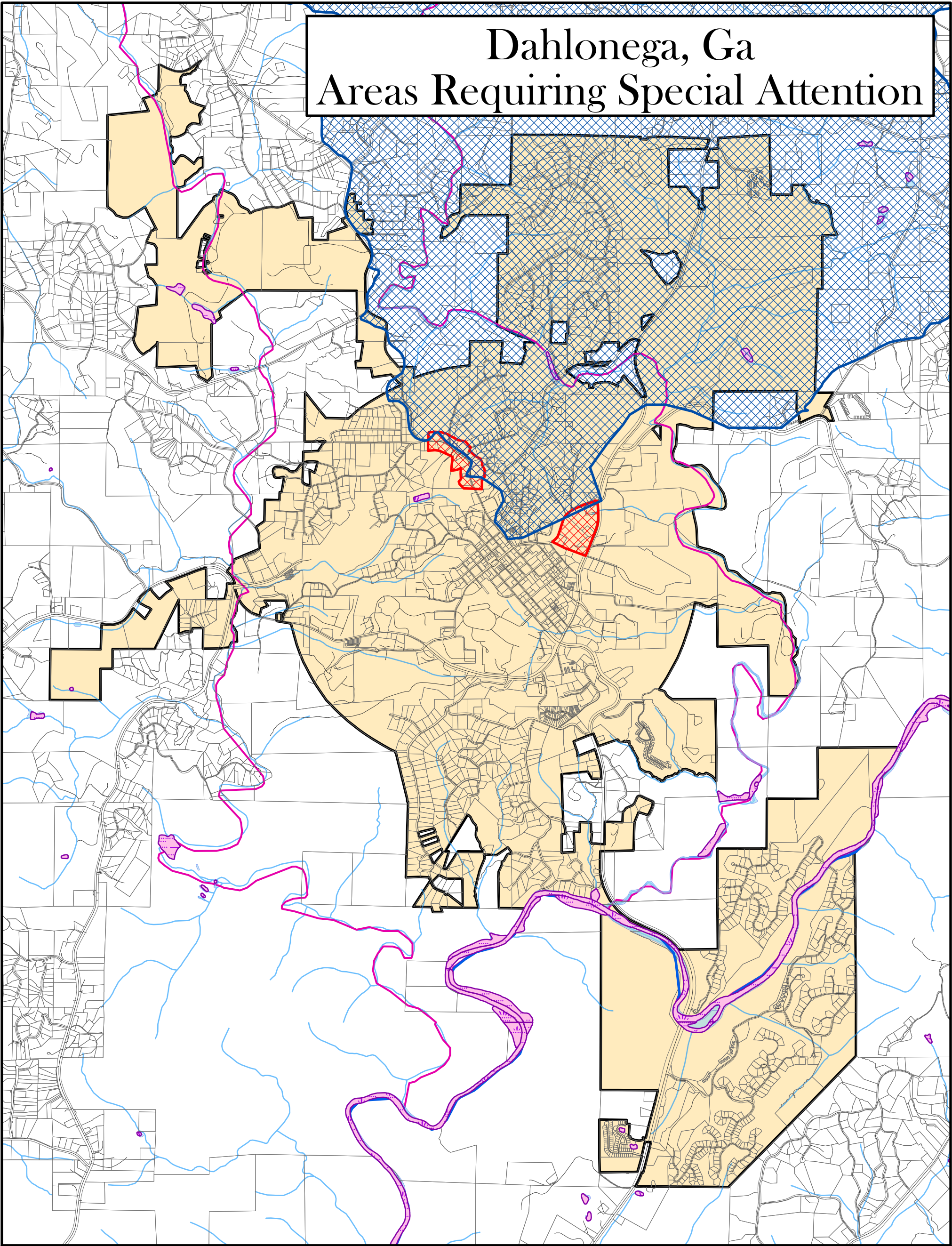
Upon consideration of development trends and land use issues in Dahlonega, the following priorities stand out for the planning period:

- 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*)



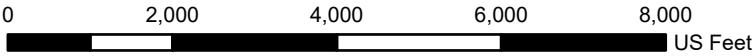
# Dahlonega, Ga

## 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       |                   |



## 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
<b>Public Square</b>	X	X	X		X	X
<b>Residential</b>	primarily		limited			X
<b>Village Commercial</b>	X	primarily			X	
<b>Mixed Use Residential</b>	primarily	limited	X		X	X
<b>University of North Georgia</b>						
<b>Gateway Corridors</b>	X	X	X		X	X
<b>Park/ Recreation/ Conservation</b>						X
<b>Office/ Institutional/ Conference Ctr.</b>			X		X	X
<b>Industrial</b>			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.

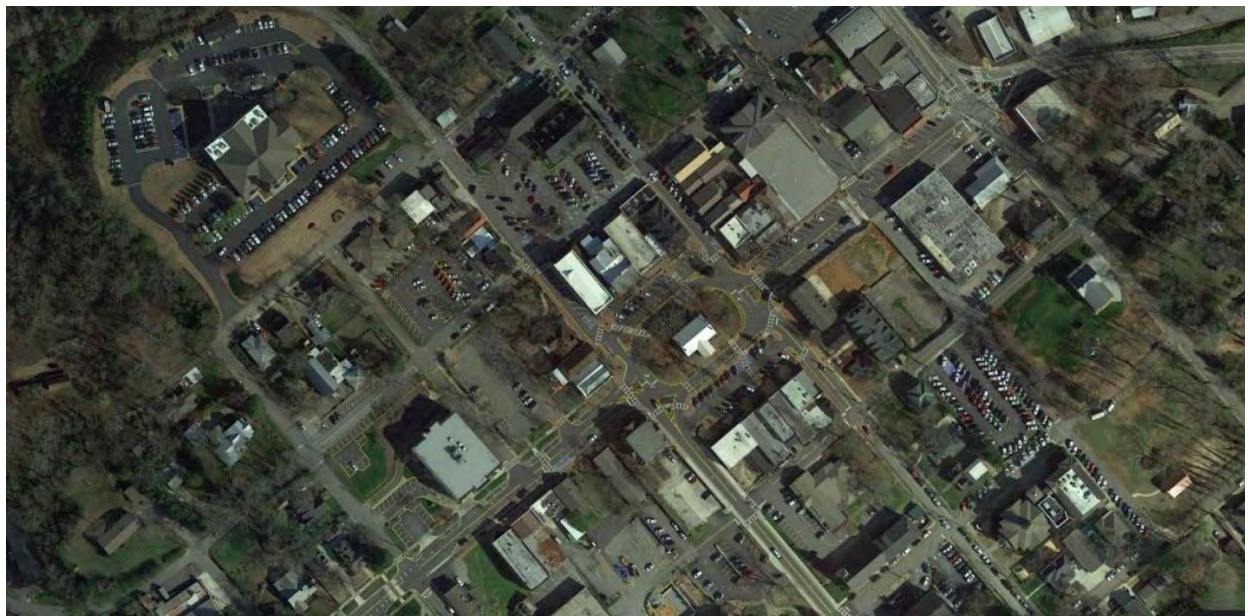


Open space strategies in the district assume continuing improvements to Hancock Park. An additional option to increase open space in the core area is to resurface existing parking lots, notably the one at Choice Street and South Meaders, with unit pavers that provide space for grass or gravel. This allows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



<b>Public Square</b>	
<b><i>Development Standards &amp; Recommendations</i></b>	<b><i>Implementation Measures</i></b>
<ul style="list-style-type: none"> <li>• All development to be compatible with design guidelines</li> <li>• Preservation of existing structures where possible, or context sensitive infill development</li> <li>• 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</li> <li>• Careful evaluation of sites on the ridge north of Hawkins Street offering possible mountain views above treeline</li> <li>• Landscaping and decorative elements encouraged</li> <li>• Mixed use structures or variety of residential, commercial and institutional uses</li> <li>• No drive-through uses permitted</li> </ul>	<ul style="list-style-type: none"> <li>• Develop a tool for monitoring compliance with design guidelines</li> <li>• Maintain Certified Historic status for historic district</li> <li>• Support DDA in recruitment of new businesses to downtown</li> <li>• 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.)</li> <li>• Develop and implement sidewalk improvement and maintenance plan.</li> </ul>



## 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 &amp; Recommendations</i>	<i>Implementation Measures</i>
<ul style="list-style-type: none"> <li>• Preservation of existing structures where possible, or context sensitive infill development</li> <li>• 1-2 story structures oriented close to the street front, with minimal on-site parking and pedestrian accessibility where possible</li> <li>• Landscaping and decorative elements encouraged</li> <li>• Variety of residential, parks and institutional uses, with some office possible adjacent to downtown</li> <li>• Rural/ Mountain themed design elements preferred, such as steeply pitched roofs with deep overhangs, wood or masonry siding, and front porches</li> </ul>	<ul style="list-style-type: none"> <li>• Develop a tool for monitoring compliance with design guidelines</li> <li>• Maintain Certified Historic status for historic district</li> <li>• Support DDA in recruitment of new businesses to downtown</li> <li>• 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.)</li> <li>• Develop and implement sidewalk improvement and maintenance plan.</li> </ul>



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



## 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.



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





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



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



## 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.



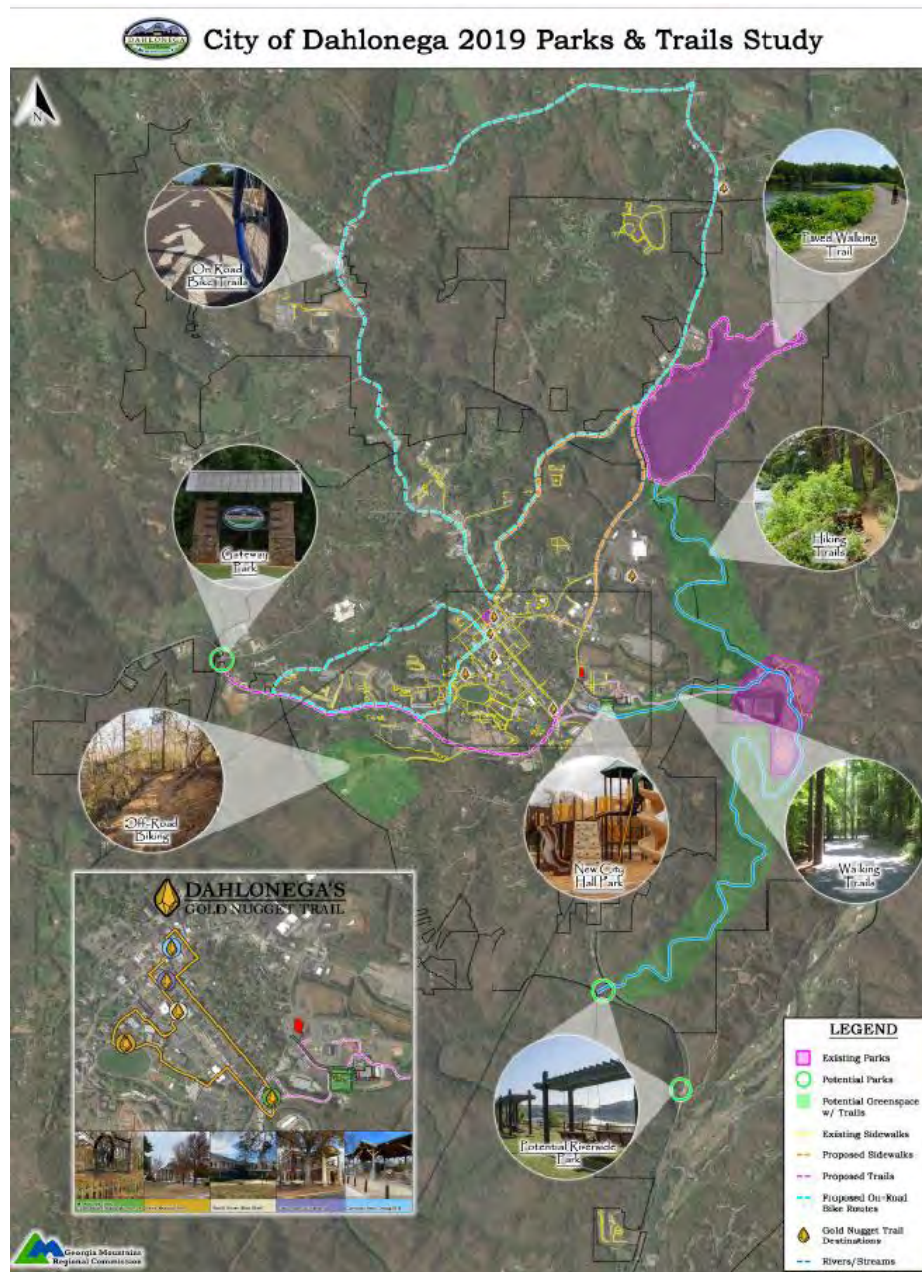
These are spaces restricted from new development except for maintenance and expansion of amenities designed to enhance the property's role as a park. Parking and facilities should be minimized and development should incorporate high degrees of appropriate landscaping. These spaces should be attractive 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 &amp; Recommendations</i>	<i>Implementation Measures</i>
<ul style="list-style-type: none"> <li>• Parks, recreation areas, trails or other accessible lands with minimal amount of impervious surfaces (parking, roadways or structures)</li> <li>• Preservation of existing hardwoods and deciduous trees encouraged</li> <li>• Conference Centers with recreation emphasis allowed</li> </ul>	<ul style="list-style-type: none"> <li>• Implement elements of the 2019 Parks and Trails Study</li> <li>• Develop sidewalk master plan</li> <li>• Pursue Yahoola Creek Trail</li> <li>• Explore options for City Hall Park makeover</li> <li>• Study demand and opportunities for new public art and historical pieces</li> </ul>





## 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.



<b>Office/ Institutional</b>	
<b><i>Development Standards &amp; Recommendations</i></b>	<b><i>Implementation Measures</i></b>
<ul style="list-style-type: none"> <li>• 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</li> <li>• 1-3 story structures oriented close to the street front, with minimal on-site parking and full pedestrian accessibility</li> <li>• Minimal parking on front; Attached units permitted</li> <li>• Rural/ Mountain themed design elements preferred, such as steeply pitched roofs with deep overhangs, wood or masonry siding</li> <li>• Landscaping and decorative elements encouraged</li> <li>• Sited along 2-3 lane arterials</li> <li>• Concentrated at nodal intersections or key stretches</li> <li>•</li> </ul>	<ul style="list-style-type: none"> <li>• Amend/adopt development regulations as needed</li> <li>• Develop design guideline reference material</li> <li>• Develop sidewalk improvement and maintenance plan.</li> <li>•</li> </ul>



## 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.

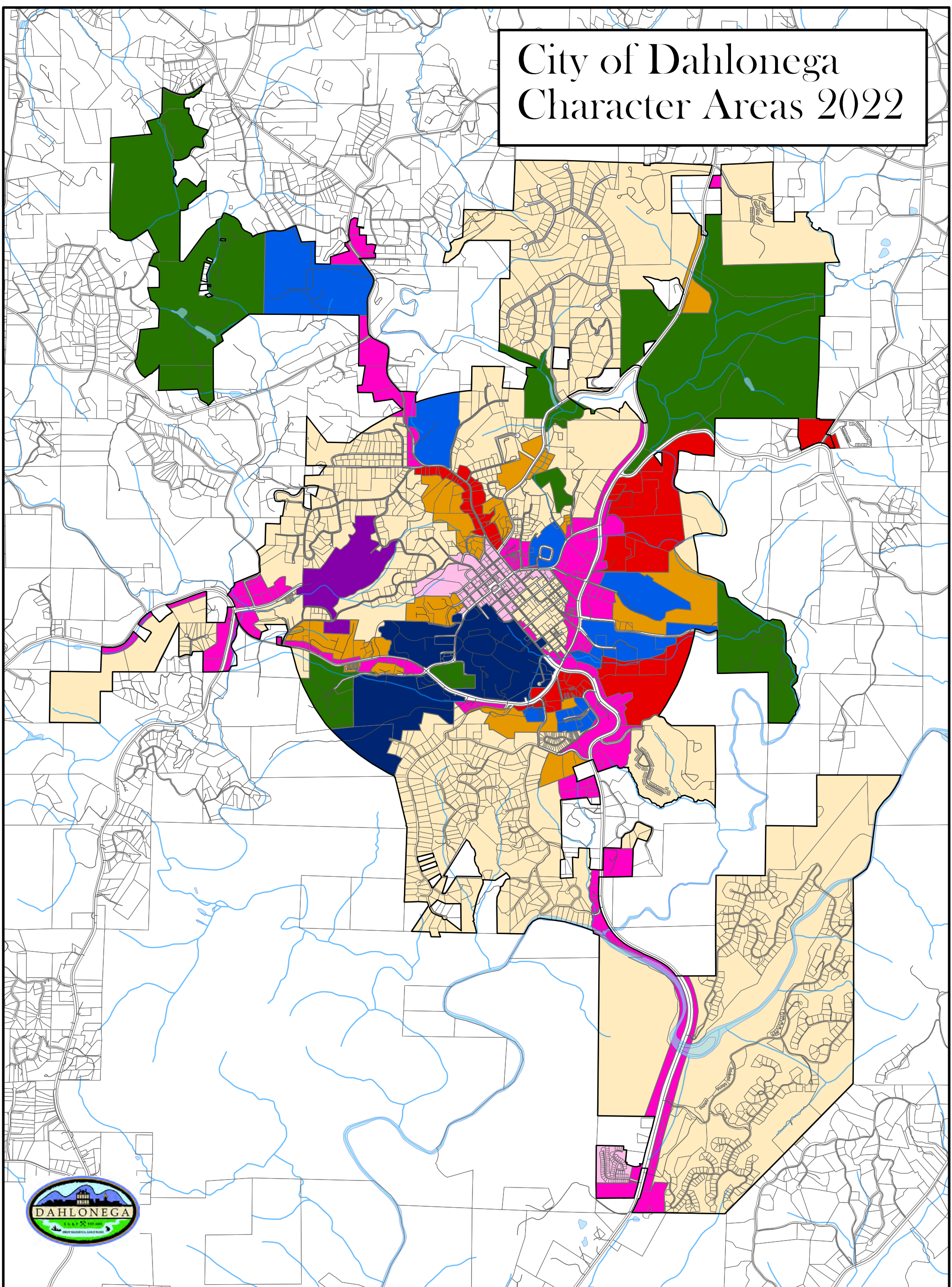
These spaces are targeted for accommodating industrial needs, and as such are dispersed to minimize their impact on local communities or the natural environment. Design should include buffers and restrictions against ecological impacts, with a preference for green technology in design or operation. Minimal 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 &amp; Recommendations</i>	<i>Implementation Measures</i>
<ul style="list-style-type: none"> <li>• Land for low impact industrial uses, distribution and data centers, technology incubators, office complexes</li> <li>• Requirement for appropriate buffering from adjoining properties</li> <li>• 1-3 story structures oriented close to the street front, with minimal on-site parking and pedestrian accessibility where possible</li> <li>• Landscaping and decorative elements encouraged</li> <li>• Rural/ Mountain themed design elements preferred, such as steeply pitched roofs with deep overhangs, wood or masonry siding, and front porches</li> </ul>	<ul style="list-style-type: none"> <li>• Develop utility and commercial traffic assessment for growing industry</li> <li>• Inventory all potential industrial sites</li> </ul>



# City of Dahlonega Character Areas 2022



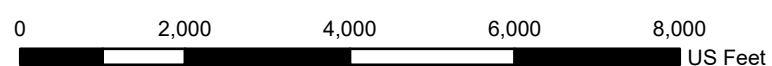
## Legend

- 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"> <li>• Review Design Standards; Consider applications beyond Historic District</li> <li>• Host regular "State of downtowns" forum with Main Street and other support agencies</li> <li>• Develop property assessments for downtown commercial lots (to assist with adaptive reuse)</li> <li>• Study potential for incubator</li> <li>• Find, and promote, existing and potential partnerships between UNG and the local business community</li> <li>• Develop sidewalk masterplan</li> <li>• Assess blocks &amp; neighborhoods adjoining UNG campus</li> <li>• Develop neighborhood-scale planning</li> <li>• Find, and promote, existing and potential partnerships between UNG and the local business community</li> <li>• Where possible, be proactive in future campus planning initiatives</li> <li>• Promote a Campus Design Initiative (or similar effort)</li> <li>• Secure long-term status of existing parking agreements</li> </ul>



### **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 COVID 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 COVID 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
Solicit study assessing options for new residential in and around downtown	Postponed	2023
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	Staff Time	General Fund	Planning

	applications beyond Historic District			
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 guidebook highlighting recommended compatible infill	\$10,000	City, DCA	Planning Dept.; GMRC
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	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 a comprehensive housing inventory	Staff Time	General Fund	Planning
2024	Develop neighborhood-scale planning	Staff Time	General Fund	Planning
2024	Develop sidewalk masterplan	Staff Time	Transp./ GDOT	Transp.
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	Develop Bicycle and Pedestrian Plan for the City	\$10,000	City; GDOT	Engineering
2024-2025	Sanitary Sewer Replacement - Park Street	1,150,000	Water & Sewer	Water & Sewer
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 a comprehensive housing study (with Dhalonega and UNG)	25,000	DCA	Planning/ GMRC
2025	Develop cost-benefit analysis for new development	15,000	General Fund/ DCA	Planning/ GMRC
2025	Develop neighborhood revitalization plan for Greenbriar and Riley Rd area	\$5,000	City, DCA	Planning Dept.; 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...
<b>2010 Population by Age</b>		
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%
<b>2021 Population by Age</b>		
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%
<b>2026 Population by Age</b>		
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%
<b>2010 Population by Sex</b>		
Males		2,631
Females		2,708
<b>2021 Population by Sex</b>		
Males		3,486
Females		3,592
<b>2026 Population by Sex</b>		
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...
<b>2010 Households by Type</b>	
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%
<b>2010 Households by Size</b>	
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%
<b>2010 Households by Tenure and Mortgage Status</b>	
Total	1,602
Owner Occupied	42.6%
Owned with a Mortgage/Loan	25.7%
Owned Free and Clear	17.0%
Renter Occupied	57.4%
<b>2021 Affordability, Mortgage and Wealth</b>	
Housing Affordability Index	107
Percent of Income for Mortgage	24.4%
Wealth Index	54
<b>2010 Housing Units By Urban/ Rural Status</b>	
Total Housing Units	1,951
Housing Units Inside Urbanized Area	0.0%
Housing Units Inside Urbanized Cluster	72.3%
Rural Housing Units	27.7%
<b>2010 Population By Urban/ Rural Status</b>	
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

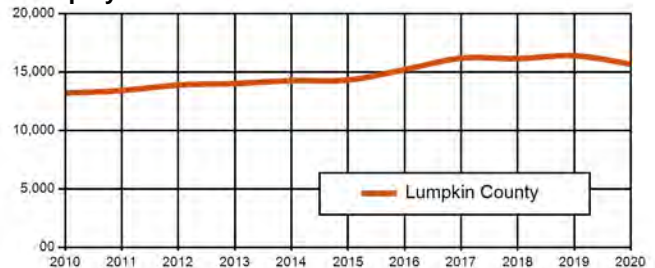
### 2020 ANNUAL AVERAGES

	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%
<b>Lumpkin Area</b>	<b>168,458</b>	<b>160,578</b>	<b>7,880</b>	<b>4.7%</b>
Georgia	5,072,155	4,741,191	330,964	6.5%
United States	160,742,000	147,795,000	12,947,000	8.1%

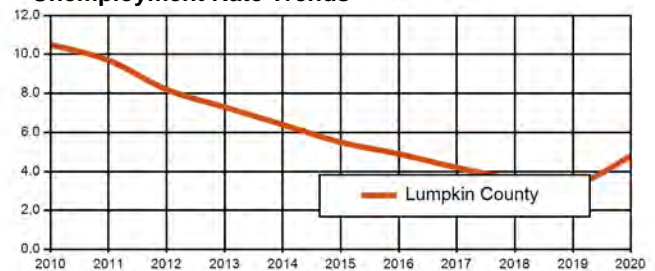
Note: This series reflects the latest information available. Labor Force includes residents of the county who are employed or actively seeking employment.

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

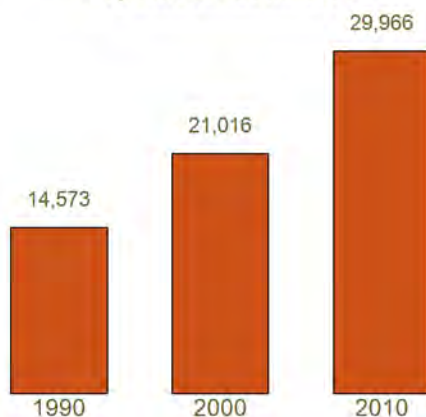
### Employment Trends



### 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					
<b>Lumpkin Area</b>	<b>304,162</b>		<b>350,863</b>	<b>15.4</b>	<b>374,899</b>	<b>23.3</b>
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](mailto:Workforce_Info@gdol.ga.gov) Phone: (404) 232-3875**



# Industry Mix - 2nd Quarter of 2021

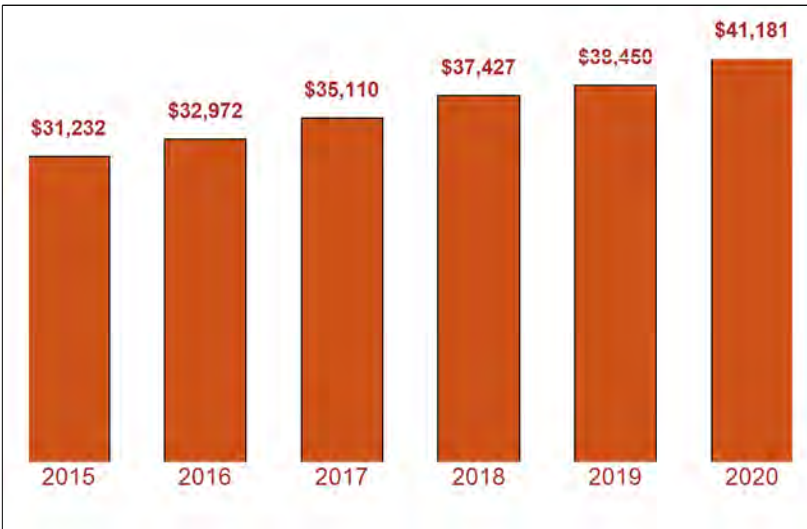
INDUSTRY	Lumpkin				Lumpkin Area			
	NUMBER OF FIRMS	EMPLOYMENT NUMBER	PERCENT	WEEKLY WAGE	NUMBER OF FIRMS	EMPLOYMENT NUMBER	PERCENT	WEEKLY WAGE
<b>Goods-Producing</b>	<b>101</b>	<b>1,007</b>	<b>13.1</b>	<b>928</b>	<b>1,479</b>	<b>30,195</b>	<b>23.3</b>	<b>1,001</b>
Agriculture, Forestry, Fishing and 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
<b>Service-Providing</b>	<b>460</b>	<b>4,345</b>	<b>56.3</b>	<b>635</b>	<b>7,116</b>	<b>81,418</b>	<b>62.8</b>	<b>923</b>
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
<b>Unclassified - industry not assigned</b>	<b>46</b>	<b>25</b>	<b>0.3</b>	<b>1,572</b>	<b>528</b>	<b>367</b>	<b>0.3</b>	<b>1,081</b>
<b>Total - Private Sector</b>	<b>607</b>	<b>5,377</b>	<b>69.7</b>	<b>694</b>	<b>8,595</b>	<b>111,613</b>	<b>86.1</b>	<b>944</b>
<b>Total - Government</b>	<b>21</b>	<b>2,338</b>	<b>30.3</b>	<b>985</b>	<b>258</b>	<b>18,008</b>	<b>13.9</b>	<b>917</b>
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
<b>ALL INDUSTRIES</b>	<b>628</b>	<b>7,715</b>	<b>100.0</b>	<b>782</b>	<b>8,853</b>	<b>129,623</b>	<b>100.0</b>	<b>941</b>
<b>ALL INDUSTRIES - Georgia</b>					<b>336,630</b>	<b>4,430,045</b>		<b>1,139</b>

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

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

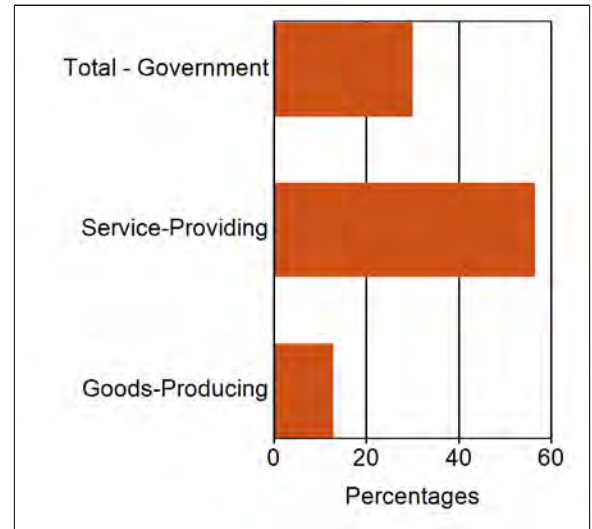
## Lumpkin Per Capita Income

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
<b>Lumpkin Area</b>	<b>3,595</b>	<b>--</b>	<b>3,595</b>

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/](http://ung.edu/)

#### Hall

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

Brenau University [www.brenau.edu](http://www.brenau.edu)

Interactive College of Technology (Gainesville Campus) [www.ict.edu/](http://www.ict.edu/)

Lanier Technical College [www.laniertech.edu](http://www.laniertech.edu)

#### Dawson

Dawson Campus (Satellite campus of Lanier Technical College) [www.laniertech.edu](http://www.laniertech.edu)

#### Union

Blairsville Campus (Satellite campus of North Georgia Technical College) [www.northgatech.edu](http://www.northgatech.edu)

#### White

Truett McConnell University [www.truett.edu](http://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.

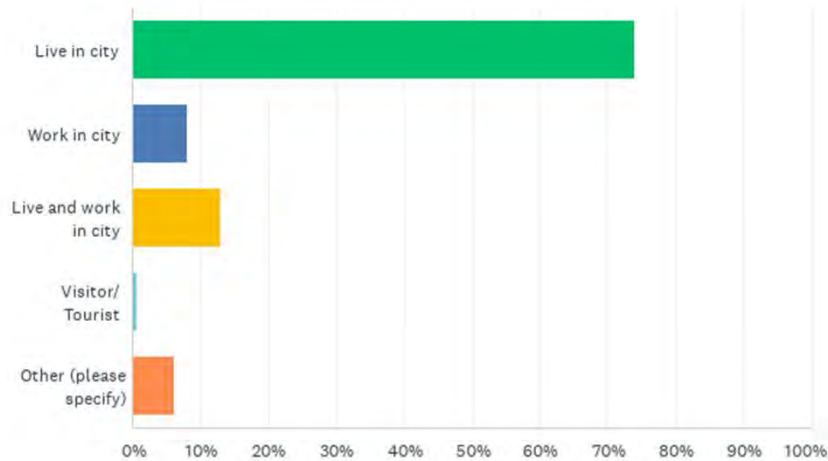
Note: Please visit TCSG website for any college configuration changes.

## **Summary of Comprehensive Plan Survey Results**



**Q1: I am submitting comments for Dahlonge as a:**

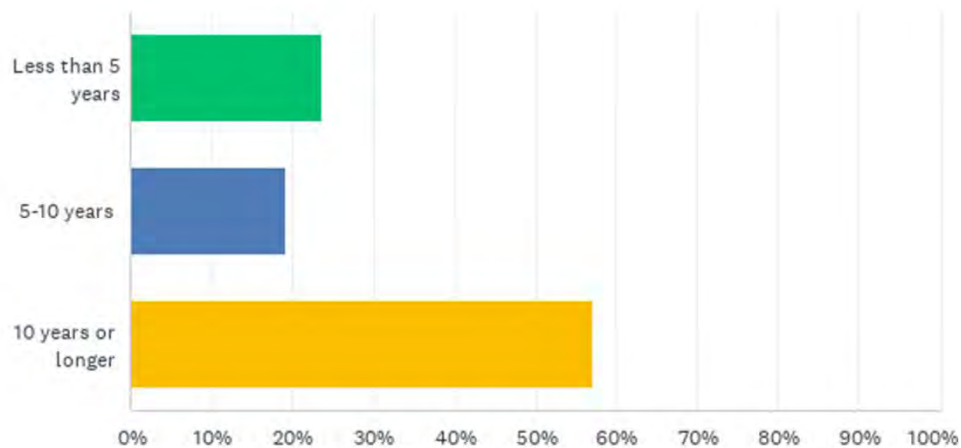
Answered: 161 Skipped: 2

Powered by  SurveyMonkey

1

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

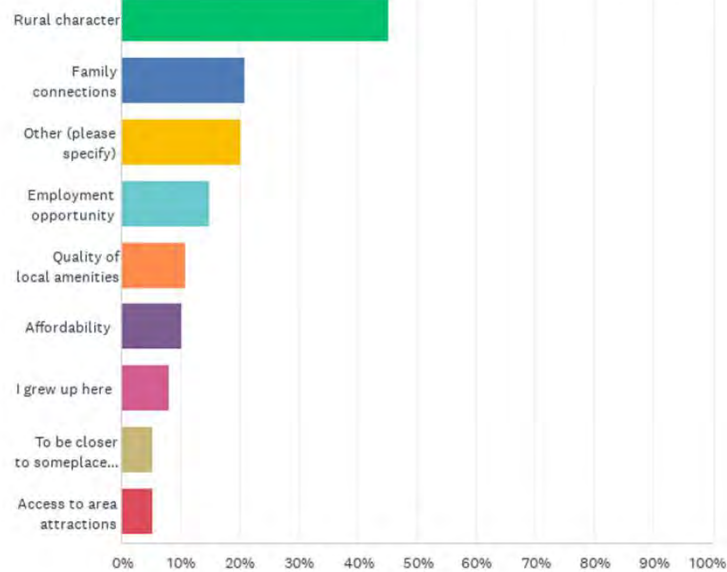
Answered: 156 Skipped: 7

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

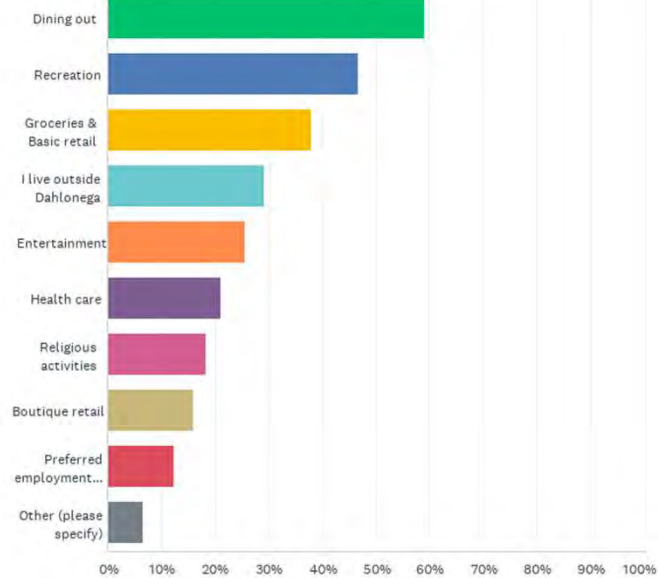


Powered by SurveyMonkey

3

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

Answered: 137 Skipped: 26

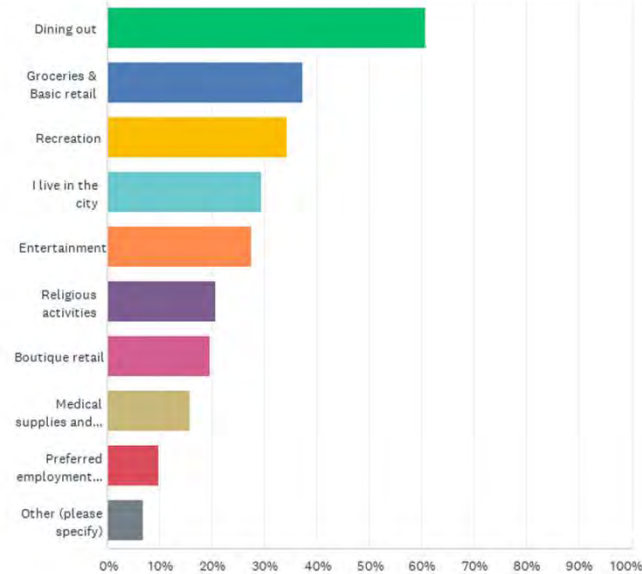


Powered by SurveyMonkey

4

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

Answered: 102 Skipped: 61

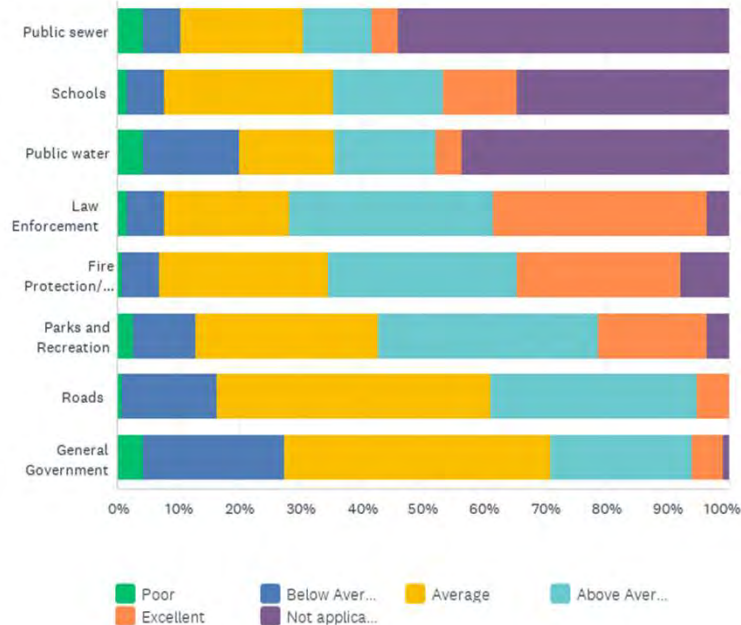


Powered by SurveyMonkey

5

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

Answered: 117 Skipped: 46

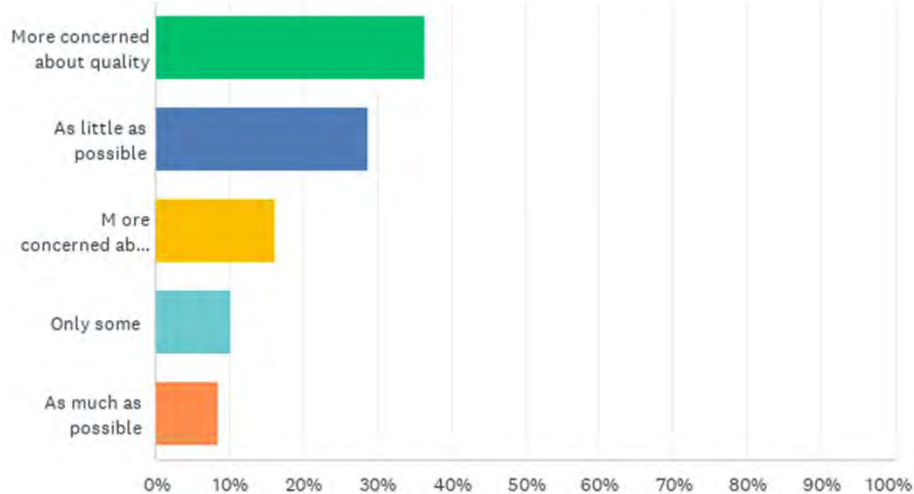


Powered by SurveyMonkey

6

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

Answered: 118 Skipped: 45

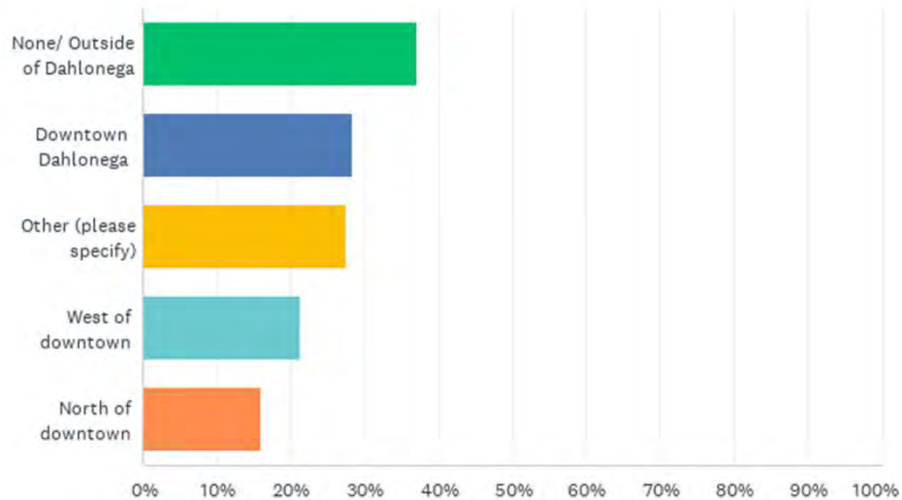


Powered by SurveyMonkey

7

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

Answered: 113 Skipped: 50

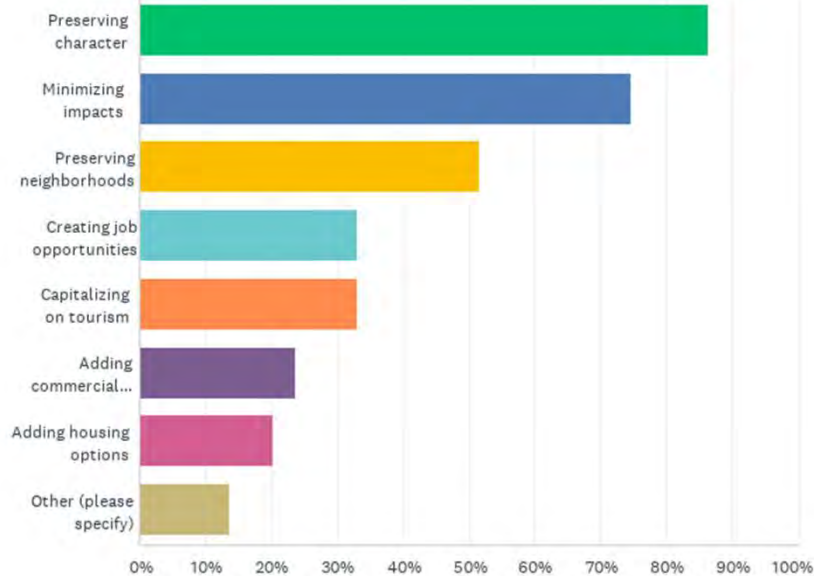


Powered by SurveyMonkey

8

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

Answered: 118 Skipped: 45

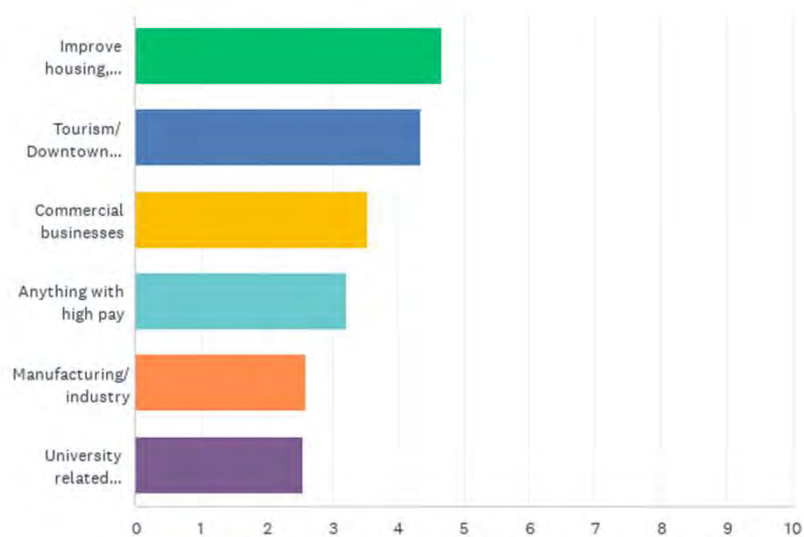


Powered by SurveyMonkey

9

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

Answered: 115 Skipped: 48



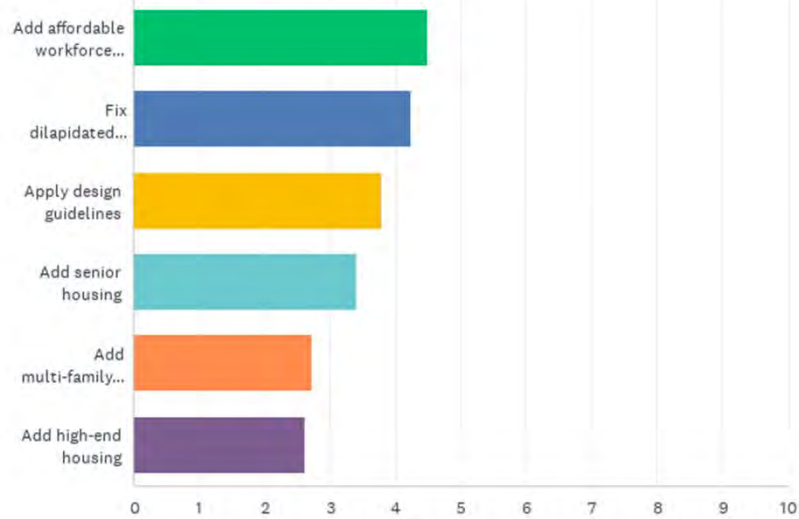
Powered by SurveyMonkey

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

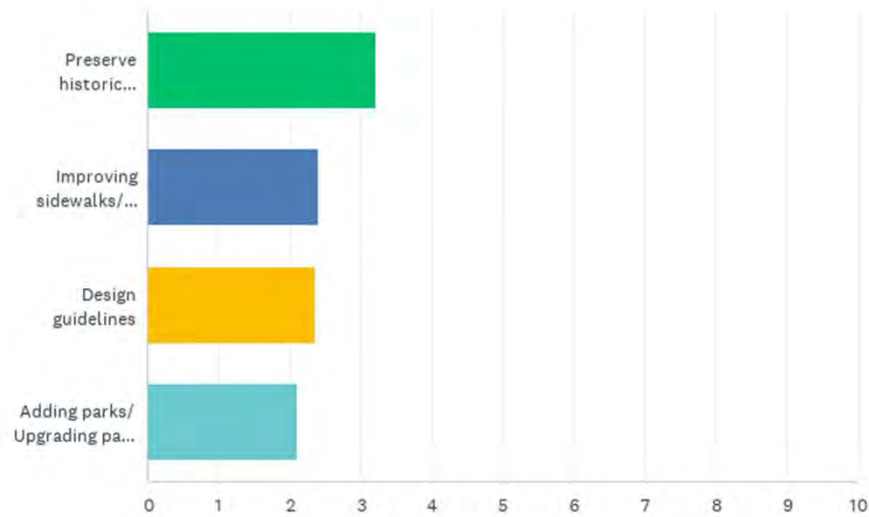


Powered by SurveyMonkey

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 Blumhartz  
Steve Sylvester  
Dorby MacLuskey

**Name**



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

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

*Please Sign In*

**Name**

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 La Chapelle

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 Beatty

Ed Beatty

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

~~John~~

Branda Newman

Sean Newman

Judy Wheeler

Cassie Mark

Lisa Cason

Tim Martin

Kim Ryan

Alexis Avery

Diane Miller

Karen Ponder

Ernest Ponder

Gally Drapnell

Derrick Gaudis

Michael Miller

Name

Beal Hardy

Bill Mark

John Kirschner

Wayne Gaddis

Donnelly

Myron Anderson

Billy Ellis

Janice Ellis

Eugene Ellis

Butch Wheeler

Lynn Sylvester

Steve Sylvester

TINA MARA

JAY MARA

## Quality Community Objectives Assessment

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

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

### 1. Economic Prosperity

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

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

### 2. Resource Management

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

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

### 3. Efficient Land Use

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

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

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

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

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

#### **5. Sense of Place**

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

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

#### **6. Regional Cooperation**

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

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

#### **7. Housing Options**

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



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

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

## **8. Transportation Options**

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

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

## **9. Educational Opportunities**

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

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

## **10. Community Health**

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

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

## SWOC Assessment – GMRC Digital Economy Plan

	Strengths	Weaknesses	Opportunities	Challenges
Workforce/ Education	Higher Educational Institutions – University of North Georgia, Brenau, North Georgia Technical School, Lanier Technical School,	Limited existing hi-tech labor force	Economic and demographic growth of metro Atlanta	Attraction/ Retention of top technology talent
	Faster Business Start-up Time	Low family income	Job fairs held within the region by GMRC Workforce Development	Competition from other metro areas
	Dawson GigCenter – Business start-ups			
	GMRC Workforce Development			
	Strong Dev. Authorities and Chamber offices to assist start-up businesses and industries			
Infrastructure	Cooperative EMC's that deliver good products	System Redundancy. Residents and Businesses need more choices for internet service.	Tourism/outdoor recreation related industry	Topographically the GMRC Region is difficult to traverse for aerial line installation
	North Georgia Network	Cost prohibitive		
	Access to metro Atlanta	Geographic isolation		
	Ga 400 – Technology Corridor			
	Residents ability to telecommute			
Local Government	GMRC fostering cooperation	Limited funding resources	Educating local government on importance of broadband access	Finding Grant funds for broadband projects
	Quality Development Authorities and Joint Development Authorities	State needs to put more emphasis on education		Need to better communicate to State Legislators the Region's needs regarding broadband initiatives & projects
	<p><b>Goal:</b> <i>Ensure new telecommunication networks for needed accessibility and reliability to support the growth of the regional economy.</i></p> <p><b>Strategy:</b> <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><b>Strategy:</b> <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-\_\_\_\_**  
**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



# City Council Agenda Memo

---

**DATE:** 4/18/22  
**TITLE:** Master Sidewalk Plan  
**PRESENTED BY:** Jameson Kinley, Planning and Zoning Administrator

---

## **AGENDA ITEM DESCRIPTION:**

Presentation of Phase One of a Master Sidewalk Plan. (New Proposed Sidewalks)

This is the first step of the long-term sidewalk improvement plan. Our city would use this plan to ensure that all future roadway improvements and developments would be done as part of a coordinated scheme. Our goal is to expand pedestrian infrastructure and enhance the connectivity among area destinations. Thus, making Dahlongega a more walkable city.

---

## **HISTORY/PAST ACTION:**

In 2019, the GMRC created the Parks and Trails Study for the City of Dahlongega. One of the suggested improvements was to develop a long-term sidewalk plan. Community Development, Public Works, and the Police Department have met several times over the last few months to start the conversations regarding current deficiencies and the overall goals for the project.

---

## **FINANCIAL IMPACT:**

Currently, we are just looking at staff time, but the ultimate goal would be to develop a plan to where our city can start "chipping" away every year through budget improvements and grants.

---

## **RECOMMENDATION:**

No motion is recommended at this time. Staff is looking for confirmation that these efforts are still a desire of Council to pursue. As we move forward with these planning efforts, we will be asking council to adopt documents and update existing codes to align efforts between departments toward a common goal of making our city more pedestrian friendly.

---

## **SUGGESTED MOTIONS:**

None

---

## **ATTACHMENTS:**

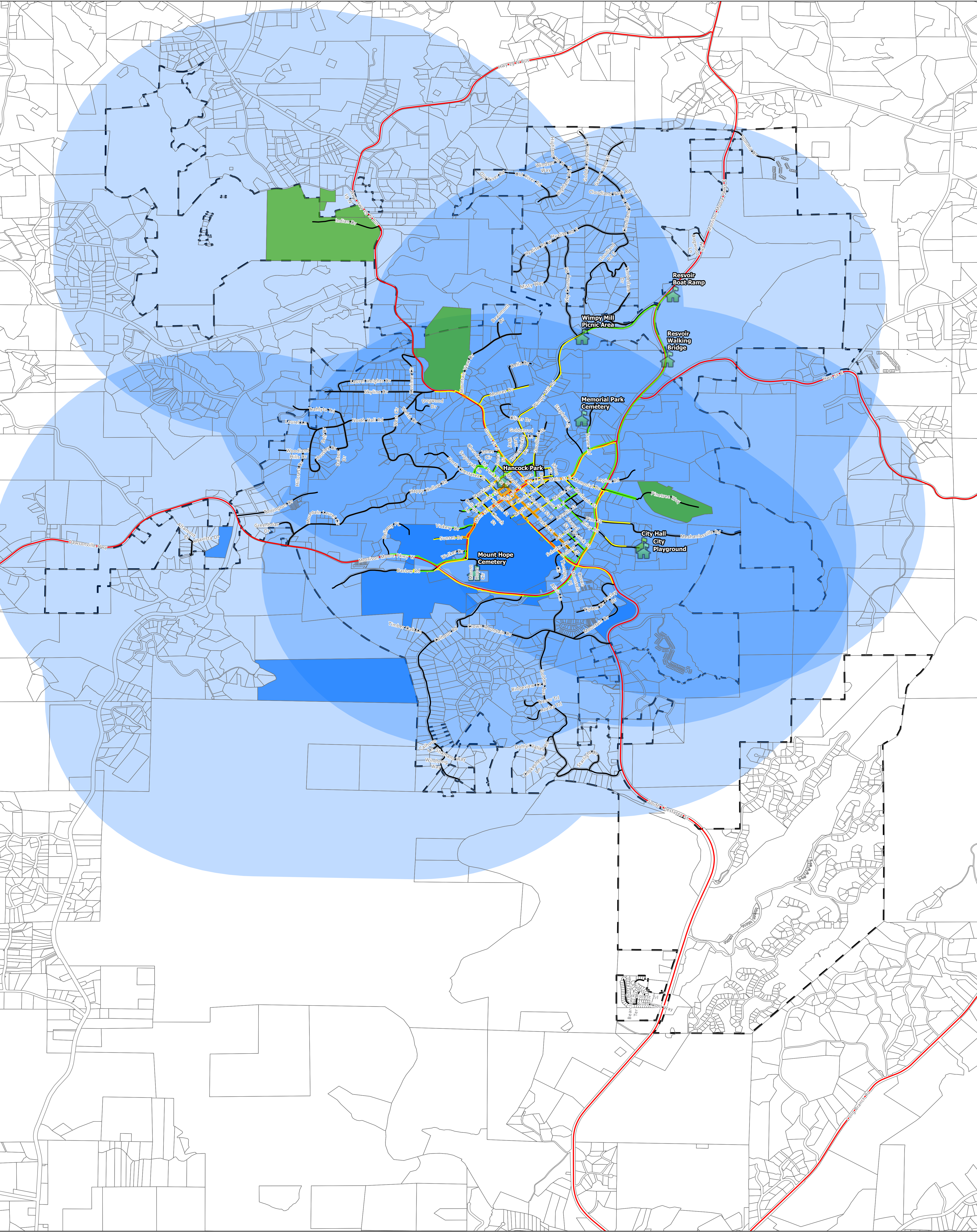
Areas Requiring Sidewalks Map  
Master Sidewalk Plan with Zoning Map  
Master Sidewalk Plan Map

---





# CITY OF DAHLONEGA



## Areas Requiring Sidewalks

**Legend**

- Schools
- University
- 1 Mile Buffer
- Both\_Sides
- Existing One Side
- Existing Both Sides
- Sidewalks proposed
- CITY
- STATE HIGHWAY
- Parcels 2021
- City Boundary

Dahlonega, Georgia - Code of Ordinances

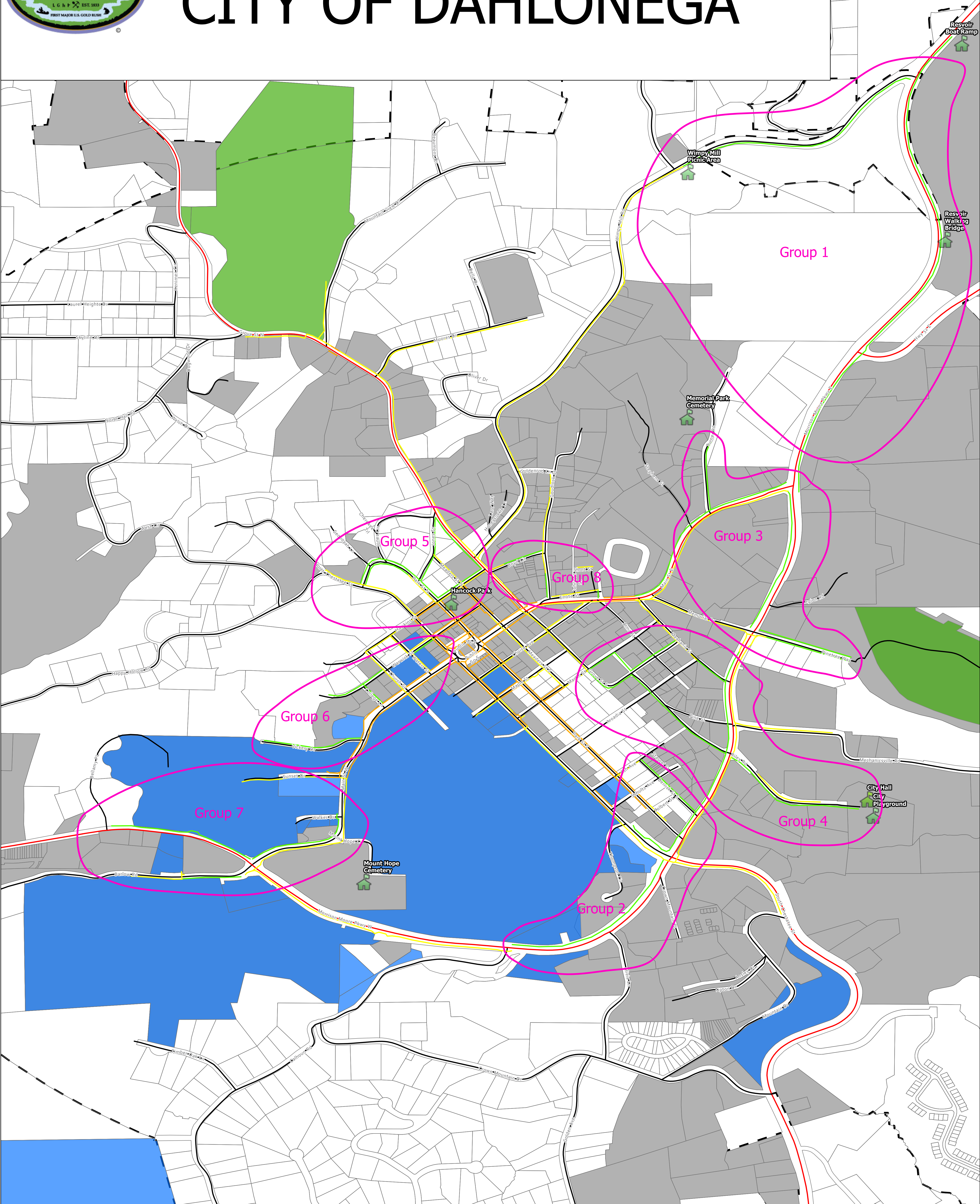
Subpart B - LAND USE AND LAND DEVELOPMENT  
Appendix A - DEVELOPMENT REGULATIONS  
ARTICLE VII. - STREET IMPROVEMENT  
STANDARDS Sec. 7.12. - Sidewalks.

Sidewalks shall be provided for all developments within a mile from an existing or proposed school, park, or community center. Sidewalks shall be provided along public streets for all multi-family, commercial, and industrial developments, and in such other locations as deemed necessary by the City for safe pedestrian movement.





# CITY OF DAHLONEGA

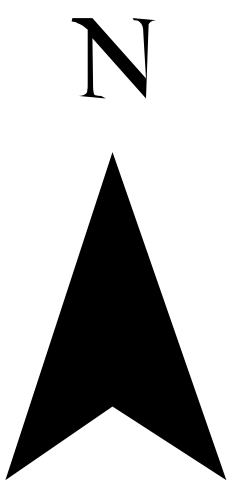


0 0.25 0.5 1 Miles

Scale: 1:5,000

## Sidewalk Master Plan

Existing Sidewalks: 54,618 feet  
Existing Sidewalks: 10.34 miles



Group	Priority	Section	Feet	Total	Group	Priority	Section	Feet	Total	Group	Priority	Section	Feet	Total
1	1	Wimpy Mill - Sky Country to Morrison Moore	2223		4	12	Mechanic St - Arcadia to Memorial	917		7	26	Main Street West - Walker to Morrison Moore	964	
1	2	GDOT Morrison Moore - Main St to Boat Ramp	5023		4	13	Riley Rd - Grove to Morrison Moore	1113		7	27	GDOT Morrison Moore - Main to Bellamy	1235	
1	3	GDOT Morrison Moore - Calhoun to S Chestatee	1769	9016	4	14	Riley Rd - City Hall to Morrison Moore	1263		7	28	Barlow Rd	488	2686
2	1	S S Chestatee St - Morrison Moore to Thompson	413		4	15	Martin Grove - Martin to Mechanic St	1002		8	29	Boyd Cir - Grove St to Goudlock (Finish)	353	
2	4	GDOT Morrison Moore - S Chestatee to Pinetree	2122		4	16	Grove St - Martin to Riley	482	4777	8	30	Boyd Cir - Enota Ste to Boyd (Finish)	246	
2	6	Derrick St	691		5	17	Hawkins - Parks to Grove	460		8	31	Enota - connection to Main	82	682
2	7	GDOT Morrison Moore - Memorial Dr to Main St	1431	4245	5	18	GDOT Grove St - Hawkins to Jones	633						
3	8	GDOT - Main St E - Mechanic to Morrison Moore (N)	1804		5	19	Park St - Hawkins to N Chestatee (Finish S)	533						
3	9	Turner - Main St to Cemetery	683		5	20	Park St - Hawkins to N Chestatee (N)	959						
3	10	Pinetree Way (South)	727		5	21	Jones St	655	3240					
3	11	Pinetree Way (North)	804	4017	6	22	Warwick St - Waters to N Chestatee	223						
					6	23	Warwick St	544						
					6	24	College Lane	254						
					6	25	Vickery Drive	826	1847					

Proposed Sidewalks: 30,923 feet  
Proposed Sidewalks: 5.86 miles

Existing One Side

Existing Both Sides

Sidewalks proposed

CITY

STATE HIGHWAY

Schools

University

Parcels 2021

City Boundary

ZONINGCODE

R2

R3

B1

B2

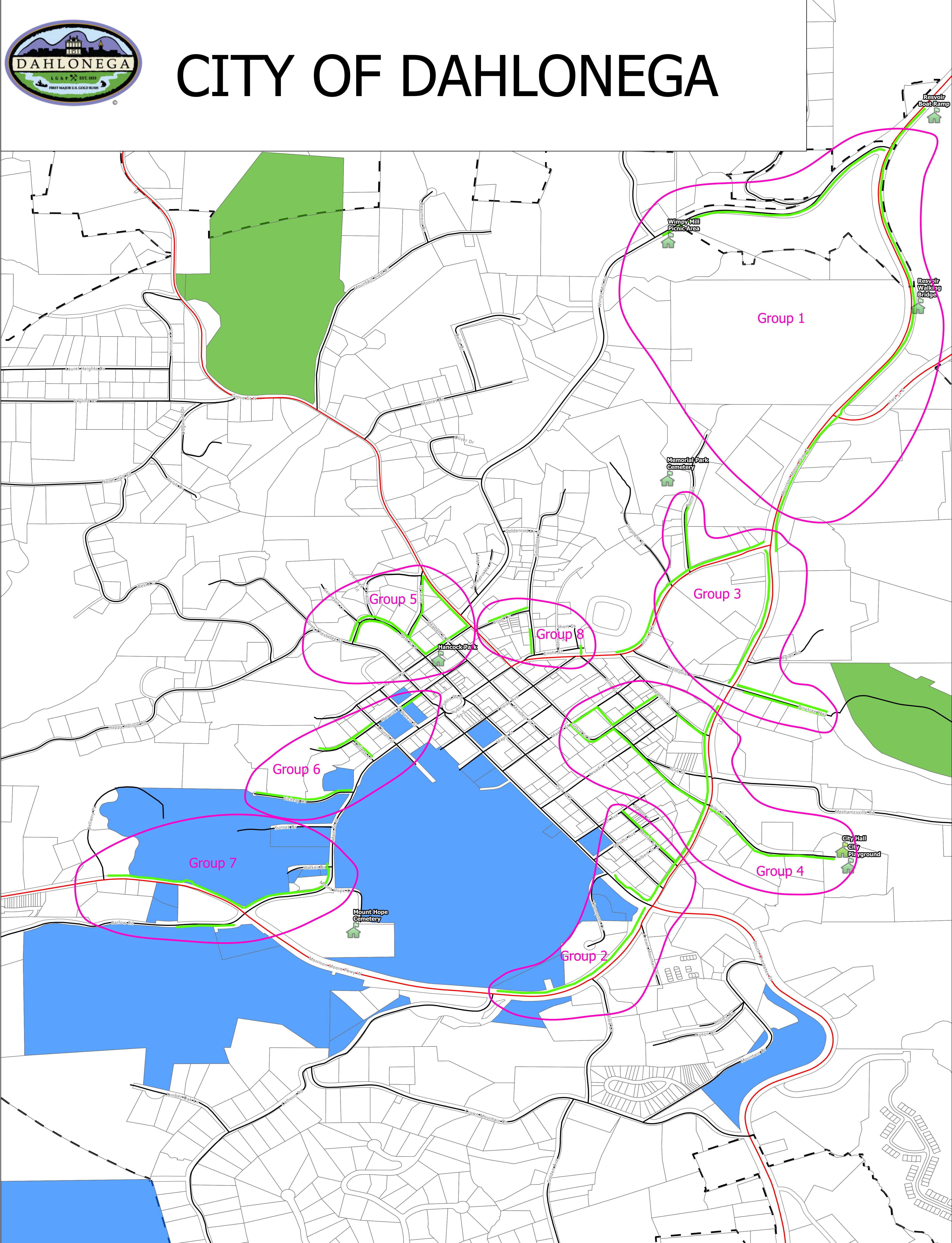
O1

B3

CBD

1





00.250.51 Miles

Scale: 1:5,000

N

Group

Priority

Section

Feet

Total

1

1

1 Wimpsey Mill - Sky Country to Morrison Moore

2,223

2

2

GDOT Morrison Moore - Main St to Boat Ramp

5,023

7,246

2

3

GDOT Morrison Moore - Calhoun to S Chestatee

1,769

2

5

S Chestatee St - Morrison Moore to Thompson

413

2

4

GDOT Morrison Moore - S Chestatee to Pinetree

2,122

2

6

Derrick St

691

4,996

3

7

GDOT Morrison Moore - Memorial Dr to Main St

1,431

3

8

GDOT - Main St E - Mechanic to Morrison Moore (N)

1,804

3

9

Turner - Main St to Cemetery

683

3

10

Pinetree Way (South)

727

3

11

Pinetree Way (North)

804

5,449

Group

Priority

Section

Feet

Total

4

12

Mechanic St - Arcadia to Memorial

917

4

13

Riley Rd - Grove to Morrison Moore

1,113

4

14

Riley Rd - City Hall to Morrison Moore

1,263

4

15

Martin Grove - Martin to Mechanic St

1,002

4

16

Grove St - Martin to Riley

482

4,777

5

17

Hawkins - Parks to Grove

460

5

18

GDOT Grove St - Hawkins to Jones

633

5

19

Park St - Hawkins to N Chestatee (Finish S)

533

5

20

Park St - Hawkins to N Chestatee (N)

959

5

21

Jones St

655

3,240

6

22

Warwick St - Waters to N Chestatee

223

6

23

Warwick St

544

6

24

College Lane

254

6

25

Vickery Drive

826

1,847

Group

Priority

Section

Feet

Total

7

26

Main Street West - Walker to Morrison Moore

964

7

27

GDOT Morrison Moore - Main to Bellamy

1,235

7

28

Barlow Rd

488

2,686

8

29

Boyd Cir - Grove St to Goodlock (Finish)

353

8

30

Boyd Cir - Enota St to Boyd (Finish)

246

8

31

Enota - connection to Main

82

682

Existing Sidewalks: 54,618 feet

Existing Sidewalks: 10.34 miles

Sidewalk Master Plan

Proposed Sidewalks: 30,923 feet

Proposed Sidewalks: 5.86 miles

Legend

Sidewalks proposed

CITY

STATE HIGHWAY

Schools

University

Parcels 2021

City Boundary