

**AGENDA**  
**CITY COUNCIL SPECIAL CALLED MEETING**  
**G.L. Gilleland Council Chambers on 2<sup>nd</sup> Floor**  
**Monday, October 23, 2023**  
**5:15 P.M.**

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1. Call to Order
2. Roll Call
3. Invocation and Pledge
4. Approval of the Agenda
5. Public Input
6. Resolution No. R2023-06: Adoption of the City of Dawsonville 2023 Comprehensive Plan
7. 2023-2024 Health Insurance
8. Approve Consultant to Conduct a Historic Resource Survey
9. Adjournment

***The next scheduled City Council meeting is Monday, November 6, 2023***

*Those persons with disabilities who require reasonable accommodations in order to allow them to observe and/or participate in this meeting or who have questions regarding the accessibility of the meeting, should contact the Clerk at Dawsonville City Hall at 706-265-3256 at least two (2) business days prior to the meeting.*



# DAWSONVILLE CITY COUNCIL EXECUTIVE SUMMARY FOR AGENDA ITEM # 6

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SUBJECT: **RESOLUTION NO. R2023-06: ADOPTION OF THE CITY OF DAWSONVILLE 2023  
COMPREHENSIVE PLAN UPDATE**

CITY COUNCIL MEETING DATE: 10/23/2023

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BUDGET INFORMATION: GL ACCOUNT # \_\_\_\_\_

☐ Funds Available from: \_\_\_\_\_ Annual Budget \_\_\_\_\_ Capital Budget Other \_\_\_\_\_

☐ Budget Amendment Request from Reserve: \_\_\_\_\_ Enterprise Fund \_\_\_\_\_ General Fund

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PURPOSE FOR REQUEST:

**TO REQUEST APPROVAL OF RESOLUTION R2023-06 TO ADOPT THE 2023 COMPREHENSIVE  
PLAN UPDATE**

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HISTORY/ FACTS / ISSUES:

- **PROCESS STARTED EARLIER THIS YEAR CONTINUING THROUGHOUT THE YEAR WITH  
PUBLIC MEETINGS AND PUBLIC PARTICIPATION**
- **GMRC GUIDED THE PROCESS WITH THE CITY**
- **DCA HAS APPROVED WITH NO CHANGES TO THE DRAFT**
- **DEADLINE TO SUBMIT TO DCA WITH CITY COUNCIL APPROVAL OF ADOPTION IS OCTOBER  
31, 2023 TO REMAIN COMPLIANT**

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OPTIONS:

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RECOMMENDED SAMPLE MOTION:

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REQUESTED BY: Bob Bolz, City Manager

## **RESOLUTION R2023-06**

### **ADOPTING THE CITY OF DAWSONVILLE COMPREHENSIVE PLAN**

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

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

Now, therefore, BE IT RESOLVED, and IT IS HEREBY RESOLVED, by the Dawsonville City Council, that the City of Dawsonville Comprehensive Plan 2023 is hereby adopted, along with accompanying, maps, policies, goals, objectives, strategies, and programs, as a general guide for the future growth, change and development in Dawsonville, Georgia.

**SO ADOPTED AND RESOLVED** by the City Council of Dawsonville, Georgia, this \_\_\_\_ day of \_\_\_\_\_, 2023.

#### **MAYOR AND DAWSONVILLE CITY COUNCIL**

By: \_\_\_\_\_  
Mike Eason, Mayor

\_\_\_\_\_  
Caleb Phillips, Council Member, Post 1

\_\_\_\_\_  
William Illg, Council Member, Post 2

\_\_\_\_\_  
John Walden, Council Member, Post 3

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Mark French, Council Member, Post 4

ATTEST:

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Beverly A. Banister, City Clerk



# 2023 City of Dawsonville Comprehensive Plan Update



Prepared by:  
 Georgia Mountains  
Regional Commission

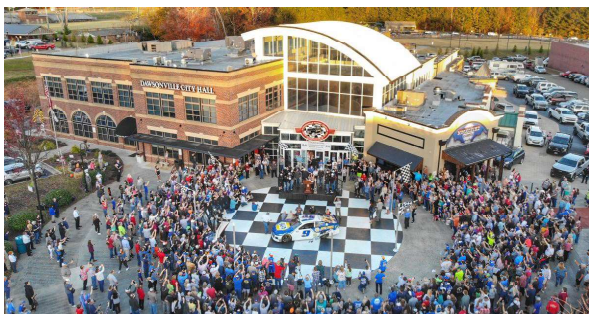


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## I. INTRODUCTION

Dawsonville, Georgia is the civic seat and social center of Dawson County. The City of Dawsonville was incorporated in 1859 and became the center for county government operations after the construction of a courthouse and jail in 1860. Over time the local economy has flourished and struggled with a mostly agriculture base, but Dawsonville's prevailing identity stems from its origins as a haven for the production and trade of moonshine. The popularity of this era remains with a cultural festival named after the illegal alcohol, while, more importantly, the production of fast cars used to transport moonshine led to the community's fascination with auto racing that survives today within a local museum.



Together with Dawson County, Dawsonville also serves as the southern gateway to the Appalachian Mountains and the northern tip of metropolitan Atlanta. The southern terminus of the Appalachian Trail along with Amicalola Falls State Park and Lodge lie in Dawson County, which, combined with the abundant reserved forest within the area, has raised the profile of outdoor recreational activities for locals and tourists alike. However, retail commerce and industry has grown in the region, as well, as suburban development and population growth has crept to and beyond the Dawson County line. Georgia Highway 400 and an outlet mall have raised the regional awareness of Dawsonville, and modern technology has helped permit the once small, rural community to blossom with potential for true urbanized amenities.

Today the city proper remains considerably small but growing rapidly. The 2020 Census recorded 3,720 residents. This is up 42% from 2,536 residents within the city limits according to the 2010 Census. Dawson County is also growing rapidly, tripling in population between 1980 and 2000. The 2020 Census for the county recorded 26,798 and is up 17% from the 2016 population estimate of 23,095. Meanwhile, neighboring City of Cumming and Forsyth County, located immediately below Dawson County, has increased in residential size considerably as well over the past twenty years. These trends plus changes in city limits and plans for economic development mean that Dawsonville will continue to receive significant pressures to grow and evolve in the coming decades.

## A. Purpose

The purpose of the **2023 Dawsonville Comprehensive Plan** 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 Comprehensive Plan includes the community's vision for the future, key issues, and opportunities it chooses to address during the planning period, and its implementation program for achieving this vision and addressing the identified issues and opportunities. 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.

## Dawsonville starts work on new comprehensive plan

BY JON MARKEY | jmarkey@smokesignalsnews.com Feb 14, 2023 Updated Feb 14, 2023



Thursday, February 9 saw the first meeting of the steering committee who will be working to develop a new five-year comprehensive plan for the city of Dawsonville.

The 28 member committee reflects the wide makeup of the community and business interests. The group is made up of long-term residents, relative newcomers, and business owners. The committee is chaired by Mandy Power president of the Dawson county Chamber of Commerce.

Harmit Bedi, Director, planning & zoning kicked off the meeting by outlining the overall approach to the task. Each member of the new committee was asked to identify themselves, speak about their connections to Dawsonville and briefly state what they viewed as the salient needs of the community going forward.

Joe Rothwell, regional planner, with the Georgia Mountains Regional Commission, managed the balance of the meeting. He described in detail the process that would occur over the next several months as the committee worked to develop the new, required, five-year plan.

"Comprehensive Plans are guides for coordinating development policies and capital improvements to help local governments ensure more efficient and effective paths to achieving their respective community vision.

## B. Scope

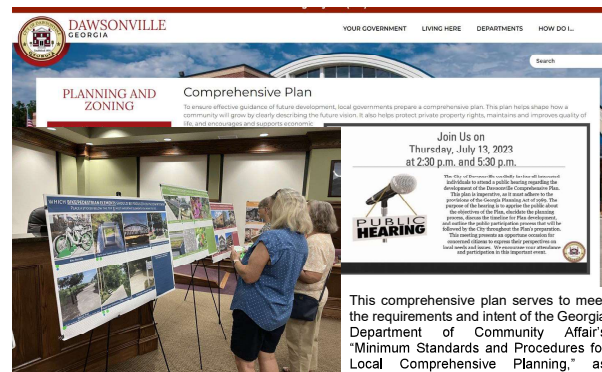
This document addresses the local planning requirements and community development of Dawsonville, Georgia. Some consideration has been given to those areas and political entities adjacent to the city that influence local conditions, but all the cited issues, objectives and opportunities discussed herein are solely focused on the City of Dawsonville.

## C. Citizen Participation

As a part of the planning process each local government must provide and implement opportunities to encourage public participation during the preparation of the comprehensive plan. 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, values, priorities, goals, policies, and implementation strategies.

At a minimum, the public participation program must provide for: adequate notice to keep the 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, Dawsonville must provide opportunities for public participation through other means and methods to help articulate a community vision and develop associated goals and implementation program. *To fulfill this component, stakeholders met monthly from January through August 2023 and held two public meetings in July.*

## D. Required Components



2023 Dawsonville Comprehensive Plan

amended in 2018, and the Georgia Planning Act of 1989. It is essential that the plan be prepared in compliance with these rules and guidelines for the City of Dawsonville to maintain its Qualified Local Government (QLG) status. Further, State law requires that the local government update its comprehensive plan every five 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.

The Community Goals must include at least one or a combination of any of the four components listed below:

**(a) General Vision Statement:** Include a general statement that paints a picture of what the community desires to become, providing a complete description of the development patterns to be encouraged within the jurisdiction.

**(b) List of Community Goals:** Include a listing of the goals the community seeks to achieve. Review the suggested community goals in the Supplemental Planning Recommendations for suggestions.

**(c) Community Policies:** Include any policies the local government selects to provide ongoing guidance and direction to local government officials for making decisions consistent with achieving the Community Goals.

**(d) Character Areas and Defining Narrative:** This option lays out more specific goals for the future of the community-by-community sub-areas, districts, or neighborhoods, and may be prepared using the guidance provided for the Land Use Element.

**(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 a high priority must be followed-up with corresponding implementation measures in the Community Work Program. The list must be developed by involving community stakeholders in conducting 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. The Community Work Program must include the following information for each listed activity:

- Brief description of the activity.

2023 Dawsonville Comprehensive Plan

- Legal authorization for the activity, if applicable.
- Period for initiating and completing the activity.
- Responsible party for implementing the activity.
- Estimated cost (if any) of implementing the activity; and
- Funding source(s), if applicable.

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

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

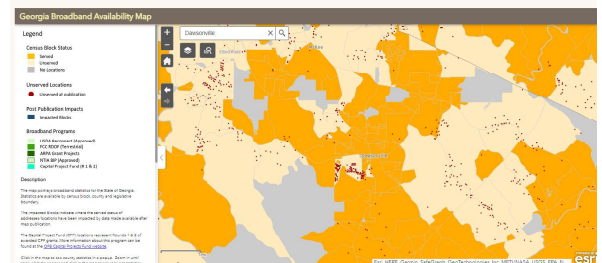
2023 Dawsonville Comprehensive Plan

## Broadband Internet Access

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

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

### 2023 Georgia Broadband Availability Map



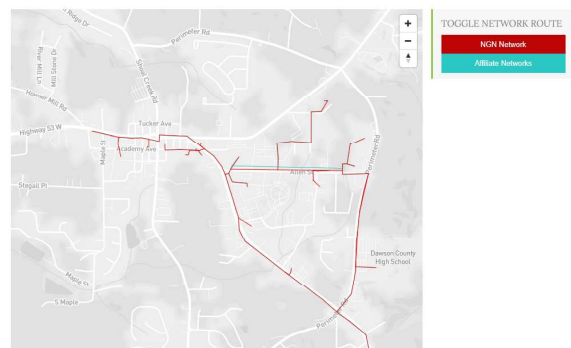
In assessing Dawsonville's 2023 access to higher grade broadband technology, stakeholders and those that completed public input surveys discussed the general condition and availability of existing internet service providers based on the general distribution of high-capacity lines throughout the area. The majority provider within the area (based on geographic area) is Windstream, for which service ratings were considered below average. Windstream, Comcast, ETC Communications, and Kinetic Fiber provide commercial service in the GA 400 corridor, along arterial roads leading westward into the county and to Dawsonville, 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.

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The North Georgia Network (NGN) is an incorporated cooperative providing a regional fiber optic system with over 1,600 linear miles of infrastructure. The NGN was conceived as part of visions for a more prosperous rural Georgia, with the knowledge that a fiber optic network that is fast, reliable, and affordable is vital to modern economic development. The NGN provides infrastructure into the city (map below) and along the Hwy 400 corridor that loops through the northeast Georgia mountains area 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.

## Network Map

HOME » NETWORK MAP



Based on survey results, public comments, and stakeholder input, there remains a strong need for improved internet access in Dawsonville and Dawson County. The city, likewise, supports improvement programs that will expand local network connectivity and enhance network capacity with an eye toward significantly greater growth (and therefore increased demand for internet services) within the areas between the city, Forsyth County and Lake Lanier.

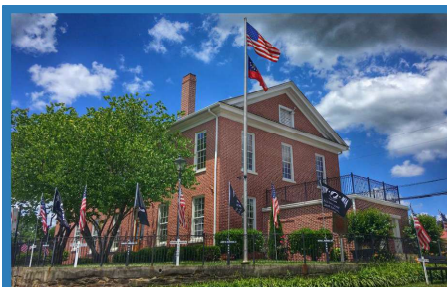
### Priorities for Future Network Enhancements

- Ability to increase "last mile" connections.
- Higher-capacity trunk lines westward from NGN
- Expansion of NGN north of Dawsonville

## II. COMMUNITY VISION

### A. Vision Statement

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



2023 Dawsonville Comprehensive Plan Update

Public Comment Survey

Want to tell your civic leaders what your community should be like in 20-30 years? Want to tell them which issues you feel are most important? Here's your chance. The City of Dawsonville is updating their Comprehensive Plan that will help guide development and capital projects. This plan is updated every five years as part of the city's long-term planning efforts and required through the Department of Community Affairs. Your hometown can only achieve its vision if it knows what that vision is, so please take part in the process and tell us about your vision for the future Dawsonville!

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

The vision presented as part of the Dawsonville Comprehensive Plan was originally developed as part of the plan update process of 2023. The process featured several meetings for the community, input from organized stakeholder groups, as well as comments suggested from more than **442** surveys which surpassed the 115 received during the 2018 update.

Discussions with various stakeholders revealed several common themes that contributed to the proposed vision statement for Dawsonville. Participants expressed near unanimous support for recognizing the value of the city's historic urban core for both cultural and economic reasons. There was equal support for characterizing the city as a sustainable and prosperous hometown where residents could live, work and play. These two elements were considered the most valuable to Dawsonville's identity and all other aspects would build from their principles.

*"Dawsonville is a unique destination that will be a safe, attractive, welcoming place to live, work and play; Dawsonville will strive to enhance its downtown and other areas throughout the city with opportunities to become a viable destination for business and cultural activities, fostering a family friendly, walkable environment that is characterized by a variety of historic and local destinations."*

Broken down, the General Vision for Dawsonville expresses the following values:

*"Dawsonville is a unique destination that will be a safe, attractive, and welcoming place to live, work and play;*

*The opening line captures the essence of the desire for the city to be a unique and welcoming hometown. One that's self-sustaining by providing residents with the opportunities to live, work and play within the same community.*

*...Dawsonville will strive to enhance its downtown and other areas throughout the city with opportunities to become a viable destination for business and cultural activities,*

*This refers to the residents' strong desire to increase their capacity for civic, cultural, and commercial activities, making Dawsonville a stronger destination for people and dollars.*

*fostering a family friendly, walkable environment that is characterized by a variety of historic and local destinations."*

*The final line pays homage to the city's commitment to preserving the form, scale, and general structure of their historic downtown, and using that as the foundation of their growth.*

### B. Goals and Objectives

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

**Revitalize downtown as a walkable destination for shoppers and visitors** – Though also referenced within the vision statement, residents wished to emphasize the desire to restore the commercial and social appeal of downtown, making the city a true destination seven days a week and a more viable location for harboring events and festivals. This is paramount as the city strives to distinguish itself from the outlet mall and the Ga. 400 corridor.

**Expand the urban core of the historic downtown to connect with the City Hall complex** – The city has a general Urban Redevelopment Plan providing guidance on the expansion of sidewalks and application of design guidelines. The Urban Redevelopment Plan also calls for additional measures to improve the pedestrian access between downtown and City Hall, including amendments to land use policies and possibly the development of new streets to continue the urban block pattern southward from downtown.

**Continue to maintain high quality levels of service for all residents** – Stakeholders expressed strong support for city initiatives at expanding services, providing open communication, and improving customer service relations.

**Continue efforts to improve the quality and variety of affordable housing** – As Dawsonville grows so has the demand for more types of housing, including increasing demand for senior housing and multi-family units. The city is encouraged to find ways to encourage this variety while also ensuring a safe standard for all new housing units.



### C. Community Needs and Opportunities

The needs and opportunities described here represent a compilation of key factors impacting the future of the community. They reflect an assessment of the conditions and factors influencing the area and people, stakeholder's knowledge of the community and comments received throughout the planning process.

To effectively realize their vision for the future a community must develop a well-defined implementation plan. By identifying the core needs and priorities of the community, the government and its partners can develop specific mitigation strategies that must be accomplished to fulfill the desired goals and objectives of the vision. It is critical that these needs 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 work action plans.

A. Population	
Needs and Opportunities	Mitigation Strategies
<b>1.) Managing growth:</b> While most of the growth anticipated for Dawson County will occur in the unincorporated areas, the city will continue to grow both naturally and through annexations. As it does so, the city must work to ensure such growth is done in a manner that does not adversely impact the delivery of public services or alter the character of the community.	<ul style="list-style-type: none"> <li>Monitor and evaluate annual Utility, traffic, and Infrastructure reports to ensure quality, adequacy, and efficiency of services.</li> <li>Monitor and sustain land use management policies through Comprehensive Planning and development regulations.</li> <li>Concentrate on alleviating/managing truck traffic through downtown Dawsonville to cultivate a safer environment for pedestrian activity and focus on enabling shovel ready projects.</li> <li>Seek transportation grants for the planning, design, engineering, and implementation of infrastructure that supports the efforts of larger regional transportation entities, including the future bypass route as identified.</li> <li>Focus on improved street connectivity and master planning that facilitates alleviating traffic congestion while allowing for future capacity building to promote economic vitality.</li> <li>Seek to ensure that capacity is planned to occur commensurate to development activities, including public infrastructure projects and/or exactions, as necessary.</li> </ul>

- Consider grants to increase infrastructure capacity where needed to support desired growth opportunities in locations where development will serve the public purposes of economic development, social vitality, or addressing other community needs such as reducing crime, addressing pockets of blight, or utilizing underperforming assets. Key goals include the expansion of downtown roads, a walk-over bridge, sidewalks, a trail system, and water and sewer infrastructure to develop a 17-acre tract that connects the historic downtown area to newer public spaces cut off by major transportation routes.

B. Economic Development	
Needs and Opportunities	Mitigation Strategies
<b>1.) Tourism opportunities:</b> Dawsonville must work with Dawson County and other stakeholders in recognizing the aspirations and possibilities for tourism in the city to ensure economic success.	<ul style="list-style-type: none"> <li>Work with the Dawson County Chamber of Commerce to create a Downtown Dawsonville Tourism &amp; Marketing Strategic Plan in 2024, to continue efforts toward developing a coordinated and sustained, collaborative effort towards promoting downtown and the city as a key destination within "Destination Dawsonville".</li> <li>Review signage with masterplan update including means to connect wayfinding with place-making efforts, to engage residents as well as visitors with cultural heritage interpretation. This effort will assist in a higher quality of historic preservation through heritage preservation, enhance community "sense-of-place," and leverage cultural assets for economic development.</li> <li>Identify historic, cultural, and natural tourism destinations that require additional attention for success through the Downtown Dawsonville Comprehensive Strategic Plan.</li> <li>Utilize multi-modal transportation design, including a multi-use trail or trailhead as a</li> </ul>

part of downtown master-planning efforts to create an environment of freedom of travel tied to leisure, sports and adventure tourism markets that will also increase local quality of life. These efforts will benefit economic development as well as quality of life through fun, social opportunity, health, and wellness.

- Collaborate with Dawson County and possibly larger regional planning entities to plan for trails extending from the downtown Dawsonville trailhead to nearby parks and destinations beyond. Seek grants for the planning, engineering, and construction of these trails.
- Seek community collaboration and grants to fund motorized trail opportunities that might increase the mobility of, resulting in physical and economic opportunities for disabled, or aging segments of the population, connecting key residential locations with commercial and civic destinations.
- Research the feasibility of creating lodging opportunities in downtown Dawsonville such as a campground or traditional hotel product.
- Work to support a basis for a tourism market through development and redevelopment projects that foster a "uniquely Dawsonville" sense of place, provide dynamic public spaces, cultivate interesting shopping and dining experiences, all working toward memorable destination product development and marketing.
- Examine zoning ordinances and amend as needed to ensure that permitted uses are consistent with desired character area outcomes.
- Examine site development ordinances and amend as needed to ensure that regulations are adequate to facilitate quality construction that encompasses both the aesthetic and safety standards necessary to support increased economic activity and tourism.

- Seek community partners and CDBG economic development grant funds, and/or Georgia Cities Foundation funding for the redevelopment of historic assets for commercial purposes through adaptive reuse. These projects will aid efforts for heritage preservation, cultivating a unique sense-of-place, and create economic development opportunities.

**2.) Downtown economic development:**  
An influx of concentrated reinvestment in the downtown area is necessary for success. Programs for revitalizing structures and businesses must be made available and promoted, while the city must finalize long term development plans for the area to begin coordinating capital improvements and implementing proper development policies.

- Consider application for downtown Dawsonville to enter the "Georgia Mainstreet" program. Regardless, apply National "Mainstreet" best practices, such as the four-point approach to downtown development: design, economic restructuring, promotion, and organization.
- Seek to cultivate an environment that is supportive of new business or business expansion, particularly in support of small business, through tax credit and Incentive programs. Seek to establish a Rural Zone through the Georgia Department of Community Affairs.
- Create proactive platforms to pair entrepreneurs seeking to up-start a business, and existing businesses seeking to scale with potential partners, available education opportunities, or access to capital through publications both in print and online as well as on-on-one meetings or community "roundtable" events.
- Encourage small businesses with adequate potential to utilize GMRC Revolving Loan Fund loan grants, or SBA small business loans to finance business start-ups or scale an existing business; encourage them to take advantage of SBDC training and resources.
- Utilize downtowndawsonville.com and social media to promote downtown businesses. Use these platforms to market downtown Dawsonville, present market

	<p>data, and materials to encourage small business development.</p> <ul style="list-style-type: none"> <li>• Create and maintain inventory of undeveloped properties for new construction and vacant properties for renovation commercial opportunities around but not exclusive to areas concerning downtown Dawsonville, natural resources, parks, Atlanta Motor Sports Park, outlet shopping, etc.</li> <li>• Examine existing parking and traffic conditions and continue to work with state traffic entities such as GDOT for better feedback to determine better methods to manage both efficiently and improve sidewalk and multi-modal connectivity.</li> <li>• Develop a Redevelopment Plan, a policy for City directed efforts to encourage and support infill such as the 17-acre city owned parcel on 53 for master planning opportunities.</li> <li>• Create a Downtown Dawsonville Tourism and Marketing Strategy in conjunction with the Dawson County Chamber of Commerce, to develop a coordinated and sustained policy towards promoting downtown, as well as goals for product development, which may also include public events to engage the community and invite visitors.</li> <li>• Identify additional opportunities through master planning and connectivity for greater pedestrian experience enhancement of the streetscape through public infrastructure such as pedestrian seating, signage, lighting, trash receptacles, planters, and other potential improvements as identified through the community strategic planning process.</li> <li>• Maintain and promote DDA funding opportunities for reinvestment opportunities; consider the issuance of revenue bonds to fund downtown development and redevelopment projects.</li> </ul>
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	<ul style="list-style-type: none"> <li>• Seek the "Reconnecting Communities" transportation grant to support the planning, engineering, and construction of infrastructure improvements that reconnect areas of downtown Dawsonville separated physically, socially, and economically by highway through-traffic. These infrastructure projects, as identified in the Downtown Dawsonville Comprehensive Strategic Plan, will include constructing a walkover pedestrian bridge over Highway 53, and completing undeveloped City roads to link the historic downtown district to City Hall and surrounding public spaces, with associated sidewalks enabling pedestrian connectivity otherwise unsafe due to heavy truck traffic.</li> <li>• Update the City's urban redevelopment plan based on results from the Downtown Dawsonville Comprehensive Strategic Plan, seek to incorporate innovative solutions to address community needs. Enter into contracts as needed to implement plan in order to improve upon underperforming assets, create necessary infrastructure where needed, create economic opportunity, improve quality of life, and reduce pockets of blight; seek grants, loans, or a combination of funding options to undertake these projects.</li> <li>• Seek grants and/or loans to pursue a shared kitchen project that will both provide business incubation opportunity and a cannery component, which could be utilized by local farmers and community members. This project would support economic development, local agriculture, as well as community resilience. Collaborate with other local and regional entities such as Dawson County, the local school system CTAE program, the Chamber of Commerce's Amicalola Regional Farmer's Market, and Lanier Technical College.</li> <li>• Collaborate with other public jurisdiction to consider and determine the</li> </ul>
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	<p>appropriateness of developing a SPLOST, utilizing special tax districts, a tax allocation district, a community improvement district, a business improvement district, or a combination thereof to fund development and/or redevelopment projects in downtown Dawsonville. These projects should serve community purposes, meet targeted community needs and be detailed in the Downtown Dawsonville Comprehensive Strategic Plan.</p> <ul style="list-style-type: none"> <li>• Seek projects that encourage additional community-minded quality development, add jobs, or add to the cultural enrichment of the community to nurture a more vital downtown area.</li> <li>• Consider utilizing Georgia Cities Foundation loans to revitalize and enhance downtown areas including such activities as real estate acquisition, building rehabilitation, new construction, the creation of green space and parks or other public spaces to support quality downtown revitalization, redevelopment, and guided infill that encourages private investment strengthening economic growth.</li> <li>• Pursue grants for educational opportunities for City leadership, staff, and/or key community members that will facilitate collaborative efforts to implement larger community goals.</li> <li>• Pursue grants for additional planning processes to design, engineer, and reach project "shovel-readiness" to implement or work in conjunction with larger plan goals and objectives.</li> <li>• Work with the Appalachian Regional Commission for funding to undertake impactful projects that provide critical infrastructure for business and workforce development, such as the implementation of the Comprehensive Downtown Dawsonville Strategic Plan.</li> </ul>
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	<ul style="list-style-type: none"> <li>• Consider the application of a Revitalization Zone through the GA Department of Community Affairs to utilize rural tax credits to promote job creation focusing on downtown Dawsonville, as well as site rehabilitation.</li> </ul>
<p><b>3.) Transition of economic base:</b> As Dawsonville and Dawson County become more suburban, the nature of industrial development and employment opportunities will change. Some aspects of coordinated economic development have become more difficult as the characteristics of the labor force and regional consumer market experience fluctuation.</p> <p>The same metropolitan expansion will also introduce a greater variety of resources to aid in Dawsonville's economic development, including additional technical and education facilities and stronger financial resources. Particularly with improvements in transportation and communication, the city will be able to better draw upon these resources for promotion, recruitment, and economic expansion.</p>	<ul style="list-style-type: none"> <li>• Maintain partnerships with post-secondary educational institutions, Chamber, GMRC Work Source, Goodwill Center, Development Authorities, and others as the opportunity arises.</li> <li>• Review annual report summarizing economic projects conducted for Dawsonville from DDA.</li> <li>• Provide opportunities for small business development, including developing recruitment and retention programs.</li> <li>• Research the feasibility of creating multiuse or co-work facilities focusing on technology, research and development, office, medical, service, or light industrial uses. Such facilities as a whole in a multistory building or in individual smaller locations can aid in business incubation and fill the growing remote work/ shared office development trend and take advantage of investments in continued NGN broadband expansion.</li> <li>• Pursue projects that include both creative and industrial makerspaces, as well as a shared kitchen (whether in combined or separate facilities) tied to small-scale retail or food service opportunities to intentionally support local entrepreneurial growth as a pathway to future small business. Such facilities can aid in business incubation and provide a continued pathway to the success of individuals transitioning from nearby educational resources.</li> <li>• Consider code amendments that allow for innovation spaces in appropriate zoning districts.</li> <li>• Consider code amendments that guide</li> </ul>

	<p>successful implementation of outdoor dining spaces and govern shared use of public spaces.</p> <ul style="list-style-type: none"> <li>Utilize a combination of funding sources, such as grants, public-private partnerships, and perhaps the issuance of revenue bonds and other funding sources.</li> </ul>
<p><b>4.) Increase in diverse range of employment opportunities and higher range of income opportunities:</b> One aspect of the economy currently growing is the Service industry, a boon for local consumers but typically a weaker sector in terms of wages and benefits to local employees. Continued growth is encouraged but the city must monitor the overall changes to the economy to ensure a diverse range of employment opportunities is available for residents.</p>	<ul style="list-style-type: none"> <li>Maintain and increase partnerships with local Board of Education, post-secondary educational institutions, Chamber, Development Authorities, and other stakeholders such as Dept. of Labor, Worksource (GMRC) and business incubators.</li> <li>Annual report summarizing economic projects conducted for Dawsonville.</li> <li>Seek projects to create both business incubator and co-workspaces to provide viable, easily accessible employment opportunities that accommodate and leverage employment trends.</li> </ul>
<p><b>5.) Increased demand for educational resources:</b> Access to quality education and job training has become critical for the modern workplace to develop and diversify job skill sets. This requires not only the presence of education facilities and programs but regular monitoring of those programs to ensure they provide the level and types of education needed to compete in the workplace.</p>	<ul style="list-style-type: none"> <li>Maintain and increase partnerships with local Board of Education post-secondary educational institutions, Chamber, Development Authorities, and other stakeholders such as Dept. of Labor, Worksource (GMRC) and business incubators.</li> <li>Develop annual report summarizing economic, job and training workforce trends.</li> <li>In planning for any project that creates much-needed public meeting spaces, determine the interest of local and regional education institutions to offer teaching opportunities in the space, for example the UNG continuing education program.</li> <li>Utilize business incubator space projects to provide a pathway for the success of graduates from the Dawson County CTAE program, as well as Lanier Technical College to encourage youth</li> </ul>

	entrepreneurship.
<p><b>C. Housing</b></p>	
<b>Needs and Opportunities</b>	<b>Mitigation Strategies</b>
<p><b>1.) Aging housing stock/shortage of specific housing types:</b> Many local housing units may require structural maintenance or repair while many more may simply lack the amenities or features to remain economically viable in the face of a rapidly growing housing market.</p> <p>The recent growth Dawsonville is experiencing has produced an imbalance in the measure of two housing types: quality entry level housing for the area's workforce, and special needs housing for the elderly and handicapped. While these sectors are recognized as among the least viable for private developers, failure to provide options within proximity of Dawsonville will only serve to increase the costs for those consumers and likely adversely impact the general economy and local quality of life.</p>	<ul style="list-style-type: none"> <li>Promote DCA/DDA housing revitalization programs for homeowners.</li> <li>Promote DCA CHIP program for housing revitalization.</li> <li>Explore grants for neighborhood improvement projects.</li> <li>Utilize code enforcement for outreach when hazards are identified.</li> <li>Promote local Historic Preservation ordinance and state Historic Preservation Tax credit.</li> <li>Maintain and utilize historic preservation design guidelines for downtown revitalization through historic preservation ordinance and historic preservation commission.</li> <li>Add signs and crosswalks where ROW allows and work with GDOT on state roads.</li> <li>Market Study to assess breakdown of housing trends and cost factors, gauging the influence of development policies.</li> <li>Annual Utility and Infrastructure Reports to ensure efficiency of services.</li> <li>Monitor and sustain land use management policies through Comprehensive Planning and development regulations.</li> <li>Intentionally seek to design residential components of the downtown Dawsonville mixed use project in conjunction with remote, or co-work, and other market-driven employment opportunities.</li> <li>Consider participation in GICH (Georgia</li> </ul>

	<p>Initiative for Community Housing)</p> <ul style="list-style-type: none"> <li>Acquire and expand data analysis capabilities through Business Intelligence tools and resources, such as Esri and Placer AI, that support both benchmarking the success of projects and programs yet can also be shared with existing or potential local businesses to enable data-driven decision-making toward more targeted, successful outcomes.</li> <li>Seek to add sidewalks where possible that link housing developments to downtown Dawsonville and other key public areas whether by public or private investment.</li> </ul>
<p><b>2.) Maintain Housing Variety:</b> Natural demographic and economic trends are increasing the volumes of smaller households within all of Dawson County. As the community moves to support traditional family and large-household programs and development types, Dawsonville must also ensure that a diversity of housing conditions and programs exist to support this variety of household types.</p>	<ul style="list-style-type: none"> <li>Market Study to better plan and assess breakdown of housing trends and cost factors, gauging the influence of development policies and feasibility of conservation subdivisions and small house development.</li> <li>Promote ADU's to satisfy workforce housing/affordability demand issues.</li> </ul>

<p><b>D. Natural Resources</b></p>	
<b>Needs and Opportunities</b>	<b>Mitigation Strategies</b>
<p><b>1.) Need for greenspace/ Improved management of greenspace:</b> As Dawsonville grows more suburban, there is more pressure to not only provide greenspace but to do so in a way that retains the community's rural character, provides actual environmental benefits and coordinates with recreational uses where possible. This issue becomes more critical as new development reduces opportunities while increasing the level of demand for preserved greenspace. The city must work to protect the ecology along local waterways to provide direct benefits with flood control, preserving water quality</p>	<ul style="list-style-type: none"> <li>Promote and maintain conservation design regulations for larger development.</li> <li>Promote the environmental benefits of green development.</li> <li>Explore options for financing of greenspace acquisition.</li> <li>Review floodplain management and soil information control regulations against the latest versions from respective authorities.</li> <li>Monitor and sustain land use management policies through Comprehensive Planning,</li> </ul>

<p>and providing natural buffers and scenic beauty. Emphasis should be placed on benefiting the local ecology and targeting lands for protection that are environmentally sensitive areas.</p>	<p>development regulations and best management practices.</p> <ul style="list-style-type: none"> <li>Promote setbacks and phased development for smart development.</li> <li>Amend development regulations and zoning as required to balance growth and development to protect the sense of place and character in Dawsonville.</li> <li>Suggest open space/conservation areas/protection of tree canopy in development proposals to maintain the city's natural resources and environment.</li> <li>Report annually on the city's tree ordinances, landscaping, and property and stream buffer policies.</li> <li>Seek land acquisition through Department of Natural Resources grants to acquire and establish areas in or near downtown Dawsonville that promote either passive and/or active recreation. Achieving this will benefit both the environment through potential land conservation, local resident quality of life, encourage health and wellness, as well as support efforts to promote downtown Dawsonville to the sports and outdoor tourism market.</li> </ul>
<p><b>2.) Improved resources for natural resource management:</b> Advances in technology and environmental science now allow for more effective management policies. city efforts to protect the environment can outline definitive actions that build upon public awareness and utilize improved sources of information to better achieve preservation objectives.</p>	<ul style="list-style-type: none"> <li>Consider conservation design regulations for larger development.</li> <li>Review floodplain management and soil information control regulations against the latest versions from respective authorities.</li> <li>Monitor and sustain land use management policies through Comprehensive Planning, development regulations and best management practices.</li> <li>Incorporate sustainable design as into the 17-acre master plan infrastructure, such as green roofs, native and adaptable plant selections, efficient irrigation design, raingardens, energy efficiency, and</li> </ul>

	<p>stormwater measure that mimic natural hydrology.</p> <ul style="list-style-type: none"> <li>Pursue grants for brownfields site remediation and future development.</li> </ul>
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E. Cultural Resources	
Needs and Opportunities	Mitigation Strategies
<p><b>1.) Need to recognize existing resources and take advantage of local funding and assistance sources:</b> Encourage the inclusion of all worthy historic buildings, structures, sites and districts to the National Register of Historic Places and the Georgia Register of Historic Places. This would include buildings, structures and sites deemed notable in the city's history 50 years or older.</p> <p>Utilize regional, state, federal, and university programs that provide funding, staff, and services to enhance future historic preservation programs for the City of Dawsonville.</p>	<ul style="list-style-type: none"> <li>Consider application for downtown Dawsonville to enter the "Georgia Mainstreet" program. Regardless, apply National "Mainstreet" best practices, such as the four-point approach to downtown development: design, economic restructuring, promotion, and organization.</li> <li>Support new nominations of historic resources to the National Register of Historic Places that are eligible.</li> <li>Promote façade easements to maintain and promote the city's architectural character.</li> <li>Create an oral history program through grant funding to promote the city's heritage which can be utilized for GIS story maps, history programs and interpretive education and heritage trails.</li> <li>Utilize intergovernmental cooperation for history and historic preservation initiatives.</li> <li>Utilize local, regional, state, and national organizations for funding opportunities for historic preservation.</li> <li>Continually improve upon the quality of historic preservation practices. Conduct a new Historic Resource Survey in 2024 and consider applying for additional CLG grant funding to update Historic District guidelines to ensure that best practices to date are in place.</li> </ul>

	<ul style="list-style-type: none"> <li>Consider nomination to the National Register of Historic Places of relevant historic resources, as detailed in the latest Historic Resource Survey.</li> <li>Seek SHPO grants and historic tax credits for Historic Preservation for the restoration of historic assets.</li> <li>Seek National Endowment for the Humanities grants and/or CLG grants to support projects enabling cultural heritage development such as historical interpretation in public spaces, exhibits demonstrating cultural arts or processes in danger of being lost. These projects may be incorporated into larger projects or be a programming element of existing assets.</li> </ul>
<p><b>2.) Need to support local interest groups:</b> Encourage and support the Dawson County Historical Society's efforts to educate the public on the importance and benefits of protecting cultural resources.</p>	<ul style="list-style-type: none"> <li>Support the Dawson County Historical Society and other stakeholder groups that support the same.</li> <li>Promote the Historic Preservation Commission (HPC) and local success stories related to the city's Certified Local Government (CLG) designation for economic development related to historic preservation.</li> <li>Seek U.S. Department of Health and Human Services (HHS) grants to support the design of a downtown Dawsonville pocket park that supports mental health and well-being through music, biophilic design, water in motion, repeating shapes, and other scientifically supported design elements known to calm the mind, positively impact Autism, ADD, ADHD, Bipolar Disorder, and other disorders increasing in the population. This park space can build upon the efforts of local groups such as the Family Connection Mental Health Coalition and invite community groups together to convey the supportive resources they offer.</li> </ul>

<p><b>3.) Need to encourage the adaptive reuse of existing resources:</b> Promote the adaptive reuse of historic buildings and structures.</p>	<ul style="list-style-type: none"> <li>Develop Property Redevelopment Guide, a policy for City directed efforts to encourage and support infill.</li> <li>Promote the CLG Historic Preservation Fund Grant through the HPC for specific restoration and historic preservation planning projects and events.</li> <li>Create a downtown historic plaque program to promote the architectural history and heritage of the city.</li> </ul>
<p><b>4.) Continue plans to revitalize downtown/ Coordinate new development within the existing community:</b> Plans for downtown Dawsonville do not have the benefit of unified property ownership or financing, and they require additional, more detailed implementation strategies that must be coordinated with several other specialty plans. New development should be designed to complement the existing community.</p>	<ul style="list-style-type: none"> <li>Update and implement the Urban Redevelopment Plan in accordance with the Downtown Dawsonville Comprehensive Strategic Plan.</li> <li>Identify appropriate parcels and seek acquisition of parcels to pursue implementation of the Urban Redevelopment Plan in conjunction with projects specified in the Downtown Dawsonville Comprehensive Strategic Plan or facilitate private development/redevelopment projects resulting in guided infill development targeted toward meeting community needs and desires.</li> <li>Partner with existing property owners on wayfinding, streetscaping, lighting, public art, and other enhancement beautification projects.</li> <li>Identify areas for additional pocket parks and/or conservation areas for nature preserve.</li> <li>Explore funding options for urban redevelopment plans such as Carl Vinson Plan.</li> <li>Explore options for a more in-depth Phase II Urban Redevelopment Plan, in accordance with the Downtown Dawsonville Comprehensive Strategic Plan.</li> <li>Consider design guidelines for areas outside historic districts and expand district</li> </ul>

	<p>boundaries or the creation of special funding districts, as necessary.</p> <ul style="list-style-type: none"> <li>Monitor and sustain land use management policies through Comprehensive Planning and development regulations.</li> </ul>
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F. Community Facilities and Services	
Needs and Opportunities	Mitigation Strategies
<p><b>1.) Expand and maintain water and sewer service:</b> Dawsonville currently operates its own water and sewer service. For the city to properly plan for and attract quality growth it must ensure the quality and long-term viability of these services.</p>	<ul style="list-style-type: none"> <li>Annual Utility and Infrastructure Capacity Reports to ensure efficiency of services.</li> <li>Update lead and copper regulations as needed.</li> <li>Update sewer infrastructure building a carousel wastewater treatment plant doubling city's sewage capacity.</li> <li>Confirm future partnership terms and conditions with all utility providers.</li> <li>Expand new and existing wells for water service.</li> </ul>
<p><b>2.) Demand for additional meeting space:</b> Dawsonville does not have a formal Civic/Conference Center for hosting a variety of indoor events. Renovations are ongoing for the Georgia Racing Hall of Fame and Museum/ City Hall complex that will provide improved meeting space but there is demand for some small convention space to support local and tourist events.</p>	<ul style="list-style-type: none"> <li>Conduct feasibility study through the Strategic Plan to determine type, size, and location of meeting facility.</li> </ul>
<p><b>3.) New/ Expanded Schools:</b> The Dawson County Board of Education has plans for at least one new school and several facility expansions that should accommodate increases in enrollment and allow for the use of modern technology.</p>	<ul style="list-style-type: none"> <li>Coordinate and communicate quarterly with the Dawson County School System to ensure coordination of investment efforts and efficiency of services.</li> </ul>

<b>4.) Parks and Recreation Plan:</b> A new Parks and Recreation Master Plan will be needed to guide new land purchases and facility improvements through the next 20+ years.	<ul style="list-style-type: none"> <li>Develop Parks and Recreation Master Plan.</li> <li>Support the Dawson County Parks and Recreation Master Plan.</li> <li>Continuing plans to expand and improve city parks.</li> <li>Expand the farmers' market that can be used for many cultural events.</li> </ul>
<b>5.) Broadband:</b> Increase coverage and better access to high-speed internet will be integral to the continued growth and success of Dawsonville for both economic development and residential use.	<ul style="list-style-type: none"> <li>Increase coverage and provide more reliable bandwidth speed from providers to neighborhoods.</li> <li>Expansion of North Georgia Network.</li> </ul>

G. Transportation	
Needs and Opportunities	Mitigation Strategies
<b>1.) Balancing local traffic and commercial traffic:</b> As Dawsonville and Dawson County grow more suburban, the major corridors will become viable for multiple uses. Uses that, at times, can lead to competing priorities, particularly in balancing through and tourist traffic with that of residents. The city must balance its overall priorities for growth, character, and land use management to ensure clear priorities for all major roadways to ensure an efficient transportation system.	<ul style="list-style-type: none"> <li>Coordinate with GDOT on angled parking downtown.</li> <li>Annual report concerning traffic data and updates to GDOT plans for the region.</li> <li>Update Transportation element of Comprehensive Plan (as needed).</li> <li>Analysis of downtown parking, signage and wayfinding for pedestrian improvements and enhancements such as raised pedestrian crosswalks and added sidewalks.</li> <li>Concentrate on alleviating/managing truck traffic and focusing on shovel ready projects along the future bypass route as identified.</li> <li>Focus on improved street connectivity and master planning.</li> <li>Promote sidewalk improvements when feasible.</li> </ul>

	<ul style="list-style-type: none"> <li>Evaluate feasibility of speed reductions on identified roadways.</li> <li>Identify intersections where roundabouts can be utilized for safety improvements.</li> </ul>
<b>2.) Maintaining the access corridors:</b> Connectivity to Hwy 400 is a chief priority for residents and businesses alike. Yet this also causes the greatest blend of uses and competing demands as discussed above. For example, State Route 53 could serve as a commercial destination, gateway, scenic corridor or simple rural arterial. Management of these routes will be critical to determining a vision for the community and the effectiveness of measures to achieve that vision.	<ul style="list-style-type: none"> <li>Monitor, encourage and sustain land use management policies through Comprehensive Planning and development regulations.</li> <li>Conduct congestion study to identify and research funding options for traffic calming.</li> <li>Promote the widening of 53 to 400 to alleviate traffic congestion.</li> </ul>
<b>3.) Improving access to mass transit:</b> Few opportunities exist for alternative modes of transportation, either as a local service or as a commuter service into metropolitan Atlanta. Though demand is not high for such modes at present, both the rate and styles of growth projected for the near future suggest a strong need for such alternatives to mitigate transportation concerns for the city.	<ul style="list-style-type: none"> <li>Review Rural Transit Plan with GMRC; Consider options for car ride and van service.</li> </ul>
<b>4.) Long-Range Road Improvement Plan:</b> The city is served by many of the county's roads, specifically Burt Creek Road, and State Routes 53, 9, 142 and 136 located in the north section of the city, also serves as a major corridor. The expansion to the north will prompt development and increase travel demand. There is a need to develop a focused road improvement program to guide public investment in the future, and to connect future land use planning with transportation planning.	<ul style="list-style-type: none"> <li>Annual report concerning traffic data and updates to GDOT plans for the region.</li> <li>Update Transportation element of Comprehensive Plan (as needed).</li> <li>Investigate options for Perimeter Road expansion/Parkway roadway expansion/development and street connectivity to improve transportation throughout the city.</li> <li>Concentrate on alleviating/managing truck traffic and focusing on shovel ready projects along the future bypass route as identified.</li> </ul>

	<ul style="list-style-type: none"> <li>Explore funding options through TSPLOST.</li> </ul>
<b>5.) Perimeter Road Corridor/ Intersections with Shoal Creek and Hwy 9 S:</b> Completion of this perimeter road will reduce congestion in the historic district; improve freight movement within the city and county, and safety for local traffic, pedestrians and cyclists sharing the road. A focused transportation study is recommended to determine alternative routes. Findings from this study can guide future public investment in corridor preservation.	<ul style="list-style-type: none"> <li>Investigate options for Perimeter Road expansion/Parkway roadway expansion/development and street connectivity to improve transportation throughout the city.</li> </ul>
<b>6.) Establishment of Pedestrian and/or Bike Planning:</b> The city continues to improve pedestrian infrastructure with a long-term master plan that coordinates pedestrian interconnectivity between the historic downtown district and the newer development along Ga. Hwy 53, Ga. Hwy. 9, Allen Street, and Dawsonville By-Pass. There is an opportunity to build connectivity to State Bicycle Highway 90.	<ul style="list-style-type: none"> <li>Develop Bicycle and Pedestrian Accessibility Master Plan to address options for better sidewalk connectivity and identify multi-use path routes for alternative modes of transportation such as EV bikes, scooters, golfcarts, etc.</li> <li>Update Comprehensive Plan with information from Bicycle and Pedestrian Master Plan.</li> <li>Advocate for GDOT speed reductions, additional crosswalks, bike lanes and signage.</li> <li>Seek sidewalk and/or trail connection between neighborhoods, key destinations, and downtown Dawsonville that promote meaningful outcomes, such as between the Dawson County High School and City Hall along HWY 53 E. Seek grant funding to support these projects in connection with the economic development opportunities provided by connecting people easily to our central business district. Seek approval from GDOT when sidewalk desired along state ROW.</li> </ul>

H. Intergovernmental Coordination	
Needs and Opportunities	Mitigation Strategies
<b>1.) Annexation and growth management:</b> The city is under pressure from development to expand boundaries and service areas. This requires not only coordination as part of the Service Delivery Agreement but also effective planning by the city to ensure the proper quality of growth introduced to the area.	<ul style="list-style-type: none"> <li>Update Service Delivery Agreements.</li> <li>Monitor and sustain land use management policies through Comprehensive Planning and development regulations to ensure annexation does not create "islands" and meets the city's water and sewer needs.</li> <li>Ensure annexation does not create issues for emergency services and 911 coverage.</li> </ul>
<b>2.) Coordination with affiliated organizations:</b> As Dawsonville and Dawson County experience rapid growth and change it becomes more important that the governments are coordinating their actions with those of all affiliated support organizations such as the School Board, Dev. Authority, Etowah Water Authority, and others.	<ul style="list-style-type: none"> <li>For each partner organization, as appropriate, designate a Council member to serve as liaison.</li> </ul>

I. Land Use	
Needs and Opportunities	Mitigation Strategies
<b>1.) Attracting quality infill development:</b> Dawsonville has selected properties suitable for infill development but must work to ensure they are developed in ways compatible with the existing and proposed context of the city.	<ul style="list-style-type: none"> <li>Create and maintain inventory of undeveloped properties for new construction and vacant properties for renovation commercial opportunities around but not exclusive to areas concerning downtown Dawsonville, natural resources, parks, Atlanta Motor Sports Park, outlet shopping, etc.</li> <li>Examine existing parking and traffic conditions to determine better methods to manage both efficiently.</li> <li>Coordinate with GDOT on angled parking downtown.</li> <li>Develop Property Redevelopment Guide in 2023-2025 after the Downtown Dawsonville Tourism &amp; Marketing Strategic</li> </ul>



	<p>Plan concludes to update policy for the city to direct efforts to encourage and support infill.</p> <ul style="list-style-type: none"> <li>• Create a Downtown Dawsonville Tourism &amp; Marketing Strategic Plan in 2024, to continue efforts at developing a coordinated and sustained policy towards promoting downtown and the city.</li> <li>• Create a downtown historic plaque program to promote the architectural history and heritage of the city.</li> <li>• Promote the CLG Historic Preservation Fund Grant through the HPC for specific restoration and historic preservation planning projects and events.</li> <li>• Partner with existing property owners on wayfinding, streetscaping, lighting, public art, and other enhancement beautification projects.</li> <li>• Maintain and promote DDA funding opportunities for reinvestment opportunities.</li> </ul>
<b>2.) Incompatible land uses:</b> Dawsonville will be subject to competing land uses and development interests along the arterial corridors within the city and in the transition areas between the rural county and the established, urban portions of the city.	<ul style="list-style-type: none"> <li>• Monitor and sustain land use management policies through Comprehensive Planning and development regulations.</li> </ul>
<b>3.) Accommodating new growth:</b> Dawsonville will have to plan for incorporating new development into the city via annexation, requiring more studies concerning the expansion of utility service areas and monitoring of trends outside the city limits.	<ul style="list-style-type: none"> <li>• Annual Utility and Infrastructure Reports to ensure efficiency of services.</li> <li>• Monitor and sustain land use management policies through Comprehensive Planning and development regulations.</li> </ul>
<b>4.) Downtown redevelopment plans:</b> Redevelopment plans have been completed for downtown and the	<ul style="list-style-type: none"> <li>• Implement Urban Redevelopment Plan as funding becomes available.</li> </ul>

<p>Georgia Racing Hall of Fame and Museum / City Hall site. The city has also completed a similar plan for the central city that will connect the two areas. The city will use these for guidance to attract and manage development and capital improvements contributing to the revitalization of the central city.</p>	<ul style="list-style-type: none"> <li>• Explore funding options for urban redevelopment plans such as the Carl Vinson Plan.</li> <li>• Explore options for a more in-depth Phase II Urban Redevelopment Plan</li> <li>• Consider design guidelines for areas outside historic districts or the creation of special funding districts, as necessary.</li> <li>• Monitor and sustain land use management policies through Comprehensive Planning and development regulations.</li> </ul>
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#### D. Land Use Assessment

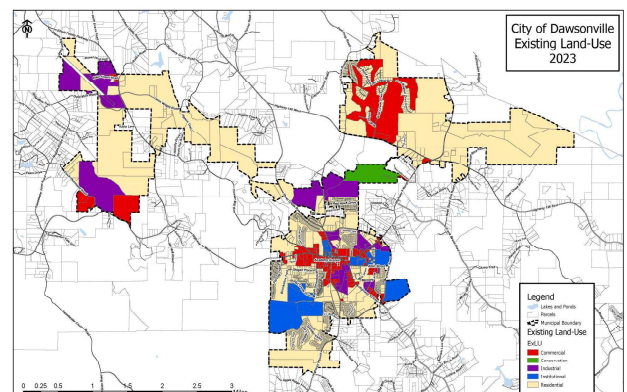
Land use management policies and programs represent guidelines for shaping development patterns that provide for efficient growth while also protecting sensitive social and environmental areas. This section presents an inventory of existing land use patterns and development trends for the community, allowing the local government to produce the most effective policies needed to manage the demands from projected development.

Dawsonville is still the traditional social center of Dawson County but there has been an economic shift in commercial activity in the county away from Dawsonville east towards the Georgia 400 corridor where it intersects with SR 53. The downtown area is currently a mix of historic and new structures filled with commercial and institutional uses. Some of the historic structures have been renovated, while others have not been well maintained. Growth in local tourism and the increase in demand for institutional space have kept most of the buildings in the traditional town center occupied. However, residential, and commercial activity is moving away from the downtown and city to outlying areas of the county and Georgia 400 corridor.

To better achieve the community's vision, the city will foster more and better infill development to strengthen the vitality of existing areas. While economic growth is desired, the overall form and types of development are equally important for maintaining the city's character. Central Dawsonville should be the focus of increased commercial, cultural, and civic activity, taking on a more traditional urban form within a small-town context and scale. New housing will be encouraged with an emphasis on a variety of housing types and price points. New single-family detached housing closer to the urban core should exhibit traditional neighborhood forms yet also have sustainable structures and lots that readily retain market value.

The form of development will explore more suburban and rural character further away from central Dawsonville. The main arterial corridors will feature some development, but this should be focused at nodal intersections while preserving the integrity of the roadways for through traffic. Outlying portions of the city will feature more rural residential activities comparable to those anticipated throughout Dawson County. This will minimize environmental impacts and capital improvement costs outside the urbanized areas.

Lastly, should the opportunity present itself, the city will attempt to foster light industrial activity within the Elliott Airport Park to the west. Uses will be preserved to those minimal demands for auto traffic and utilities, while also minimizing the production of nuisances that might impact neighboring properties. Adjoining land uses will be preserved to rural conditions as both a buffer from the industrial activity and to retain the prevailing character of the area.



### E. Areas Requiring Special Attention

The Georgia Department of Community Affairs has identified the following seven special conditions and requires that they be addressed in the partial plan update where they exist within the community:

- Natural or cultural resources.
- Areas where rapid development or change of land use is likely to occur.
- Areas where the pace of development has and/or may outpace the availability of community facilities and services.
- Areas in need of redevelopment and/or significant improvements to aesthetics or attractiveness.
- Large, abandoned structures or sites.
- Infill development opportunities.
- Areas of significant disinvestment, levels of poverty, and/or substantially higher unemployment.

The city has reviewed existing conditions and has identified areas that require special attention. These areas have been indicated on the enclosed map entitled "City of Dawsonville Areas Requiring Special Attention."

#### A. Areas of Significant Natural or Cultural Resources

The City of Dawsonville contains numerous streams which are a valuable natural resource and have identified in their Needs and Opportunities analysis:

- the need for greenspace/ improved management of greenspace
- improved resources for natural resource management
- continue plans to revitalize downtown/ coordinate new development within the existing community that could include greenways and pathways.

#### B. Areas Where Rapid Development or Change of Land Use is Likely to Occur

1. Downtown Connector: 17-acre Parcel which can connect the City Hall/Main Street Part area and the historic district.
2. Airport
3. Lanier Technical College/Education area
4. Proposed GDOT 2030 Bypass/exact route location still TBD

#### C. Areas Where the Pace of Development has and/or may outpace the availability of Community Facilities and Services (Not Applicable)

#### D. Areas in Need of Redevelopment and/or Significant Improvements to Aesthetics or Attractiveness

1. Specific areas that require significant improvements to aesthetics or attractiveness notated on the Areas Requiring Special Attention Map include:
  - a. Maple Street

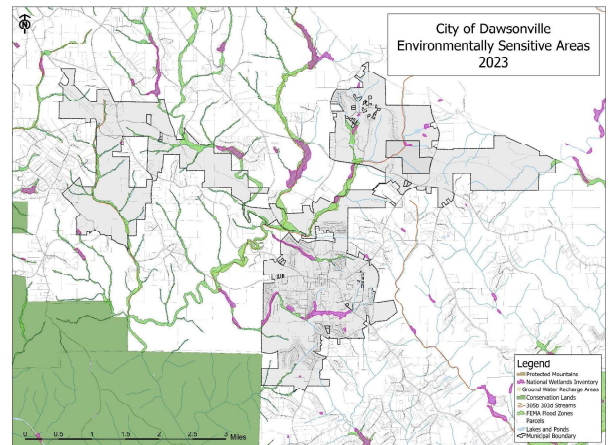
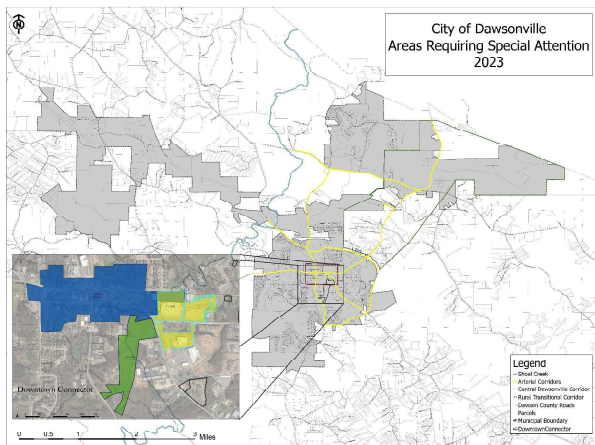
- b. Stegall Place
- c. Pearl Chambers
- d. Flat Creek Drive
- e. Hwy 9 South Apartments

#### E. Large Abandoned Structures or Sites (Not Applicable)

#### F. Areas with Significant Infill Development Opportunities (Not Applicable)

#### G. Areas of Significant Disinvestment, Levels of Poverty, and/or Unemployment Substantially Higher than levels for the Community as a Whole

1. Specific areas of significant disinvestment, levels of poverty and/or unemployment substantially higher than levels for the community as a whole and notated on the Areas Requiring Special Attention Map include:
  - a. Maple Street
  - b. Stegall Place
  - c. Pearl Chambers
  - d. Flat Creek Drive
  - e. Hwy 9 South Apartments



## F. Recommended Character Areas

To further assist in identifying development needs and target areas it is crucial to understand not only the land use patterns but also the prevailing character and context of a community. It is possible to identify these sub-areas within the community defined by architectural scale and style, functions and roles, traffic flow, and other factors that differentiate one area from the next. These can include the areas requiring special attention identified above and or existing community sub-areas for which plans have already been prepared.

### 1. Historic District

#### Description

This is the physical and social heart of the city envisioned as having more vital, urban areas, a variety of uses and an overall architectural form that belies the established scale and character of downtown Dawsonville. Because of the plans for redeveloping the site around the City Hall this area is notably larger than just the traditional downtown. Included are several of the surrounding and connecting blocks that maintain the smaller, urban block pattern and similar massing of structures. This also contains the bulk of Dawsonville's commercial and civic sites that establish the city as a public destination. Many of these businesses rely on their collective volume to appeal to customers, playing off the urbanized nature of downtown as part of the attraction.

#### Urban Redevelopment Plan:

*"Dawsonville will further define its unique character through traditional town planning principles. The downtown will be a vibrant, pedestrian-friendly, mixed-use destination, free from truck traffic and franchise architecture, with proud citizens and small business owners who admire their past. It will preserve historic, cultural, and small-town qualities and maintain and promote aesthetic charm."*

#### Land Use Types

Commercial  
Civic/Institutional  
Mixed-use  
Multi-family  
Residential

#### Implementation Strategies

Maintenance of Comprehensive plan  
Implement Urban Redevelopment Plan  
Explore options for a more in-depth Phase II Urban Redevelopment Plan  
Update of development regulations (as needed)



## 2. Gateway Corridors

#### Description

This is the area immediately outside of Central Dawsonville that features a mix of uses, including modern subdivisions and shopping centers, and is most often characterized by the transition from downtown to more rural Dawson County. Its designation is both the result of this need to transition between extreme densities and the desire to strengthen the urbanized core of Central Dawsonville.

As development in this area will comprise mostly of residential uses and smaller-scale commercial activities, it has been designated Urban Neighborhood. As implied, the scale and form of new development should complement (not necessarily be equal to) that found in Central Dawsonville, particularly with regards to the density of land use, size of blocks and capacity for pedestrian accessibility. Streets should maintain connectivity, especially downtown, and properties should limit frontage parking areas. Residential uses may include subdivisions, but these should minimize cul-de-sacs, feature multiple access points, and emphasize connectivity with the city.

Heavier commercial and public activity centers may be reserved for key nodal locations, at the intersection of arterial roadways. This would maximize the infrastructure while preserving the traffic flow, minimizing the number of curb cuts along arterials or traffic flow on collector roads.

#### Land Use Types

Commercial  
Residential

#### Implementation Strategies

Maintenance of Comprehensive plan  
Consider amendments to development regulations.  
Encouraging/requiring traditional neighborhoods



## 3. Mixed Use

#### Description

This area is reserved for mixed use developments that will foster and support neighborhood and sub-regional scale commercial and public activity centers. Development at the major intersection and leading southward towards Central Dawsonville should exhibit a village form and scale that includes a mix of uses within the same block and/or building, small block sizes with marginal frontage parking and prominent pedestrian amenities that provide access throughout the area.

Ancillary development outside the public and commercial aspects of the village center should provide some housing in a traditional neighborhood or middle-to-high density scale to support the village and minimize local automotive traffic. Additional housing can be provided on a more suburban scale or as part of a specialized development, but pedestrian connectivity is encouraged throughout these areas and roadways must minimize the use of cul-de-sacs and dead-end routes. Further, such developments are encouraged to pursue conservation design applications for environmental protection and to ease the transition between village densities and rural Dawson County.

#### Land Use Types

Commercial  
Mixed-use  
Multi-family

#### Implementation Strategies

Maintenance of Comprehensive plan  
Develop Village Center development regulation.



## 4. Commercial

#### Description

Commercial development is focused in the central area of Dawsonville and along the major arterial roadways. It is important that future development focuses on design standards that reflect Dawsonville's character and sense of place. The gentrification of abandoned or older dilapidated commercial centers should be encouraged.

#### Land Use

Commercial

#### Implementation Strategies

Conduct forum reviewing/amending development regulations as needed.  
Consider guidelines for signage and lighting.  
Review property maintenance codes and enforcement policies; Amend as needed.





## 5. Residential

### Description

This represents the outlying residential portions of the city to the northwest, northeast and south. There are no immediate plans to alter their general form or land use, and long terms plans suggest these areas will remain residential. Present levels of agricultural activity will continue as development pressures will allow, but neither the city nor the county will pursue capital improvements in this region to facilitate new development.

This area will be fostered as a haven for larger residential uses and rural/conservation subdivisions to facilitate a buffer between the higher densities of Dawsonville and the rest of Dawson County. Most development should entail large lots, with an average approaching or, preferably, surpassing five acres per unit. Nonresidential activity should be kept to a minimum and compliment the rural character of the area, such as churches, neighborhood scale markets and services with limited parking and traffic generation.

### Land Use Types

Residential  
Agricultural  
Conservation

### Implementation Strategies

Maintenance of Comprehensive plan  
Update of development regulations (as needed)



## 6. Public/Institutional

### Description

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

### Land Use Types

Medical Facilities  
Educational Facilities  
Cultural Facilities  
Government Facilities  
Cemeteries  
Churches

### Implementation Strategies

Amend/adopt development regulations as needed.  
Refer to/develop design guideline reference material.  
Develop *Iconic Images* database.  
Develop/ Implement streetscape plan.



## 7. Light Industrial

These uses will be kept to those areas zoned in Dawsonville for industrial use and are locations where the existing infrastructure is available. Future land use industrial development would be focused on adjoining property locations due to these traffic and service requirements. The future focus of industrial development as well would be to encourage small light industries that need anywhere from 1,000 to 5,000 square feet of space and employ 3 to 20 employees. The idea behind this concept is to allow small business entrepreneurs to develop and grow in the county and become not just an industry, but part of the community. Collaborate with Dawson County regarding a potential light industrial complex proposed within the city limits.

### Land Use Types

Industrial

### Implementation Strategies

Develop utility and commercial traffic assessment for growing industry as needed.  
Conduct forum reviewing/amending development regulations as needed.  
Consider guidelines for signage and lighting.



## 8. Airport

### Description

This refers to the existing airport on the city's western fringe. This is a private facility with select small-scale manufacturing and air service-related industries already on site. The potential exists for this site to harbor additional, similar uses capable of developing employment options for area residents.

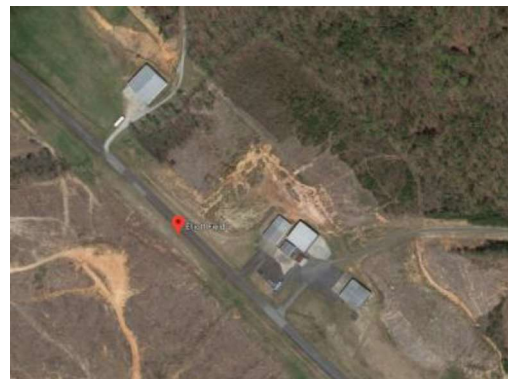
To attain the city's vision and stay within the context desired by Dawson County, this development should be done with minimal impact on the neighboring properties and the prevailing rural character of the area. Business types should feature low-to-modest levels of employment and minimal demands for public services so that the location does not require significant improvements to infrastructure or utilities, thus supporting measures to preserve rural land uses outside the airport. Structures should be modest and preferably concealed from view outside the property.

### Land Use Types

Small industrial facilities  
Warehouse facilities

### Implementation Strategies

Maintenance of Comprehensive plan  
Update of development regulations (as needed)



### Description

### Description

To balance the different issues of supporting commerce and the flow of traffic, development should be concentrated at select nodes, notably the major intersections along the perimeter road and future bypass. Development at these nodes may not require architectural standards but must accommodate standards for setbacks, accessibility and signage that could differ from adjoining character areas. These uses should still aspire for minimal amounts of impervious surface and complement the small-town scale of the existing urban form. Development at these nodes should also seek over time to foster a mix of uses and pedestrian connectivity, allowing the nodes to evolve into village centers if possible and thereby minimizing the demands for local traffic.

### Implementation Strategies

**Implementation Strategies**  
Maintenance of Comprehensive plan  
Update of development regulations (as needed)



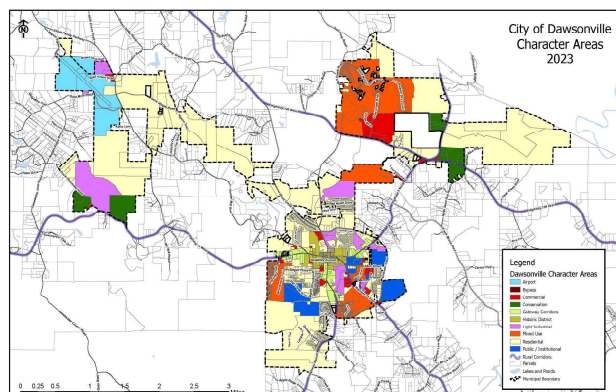
### Description

### Description

**Land Use**  
Conservation

### Implementation Strategies

Conduct forum reviewing/amending development regulations as needed.  
Develop design guideline reference material.



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.

[illegible][illegible]

- **Economic Prosperity:** Encourage development or expansion of businesses and industries that are suitable for the community. Factors to consider when determining suitability include job skills required; long-term sustainability; linkages to other economic activities in the region; impact on the resources of the area; or prospects for creating job opportunities that meet the needs of a diverse local workforce.
- **Resource Management:** Promote the efficient use of natural resources and identify and protect environmentally sensitive areas of the community. This may be achieved by promoting energy efficiency and renewable energy generation; encouraging green building construction and renovation; utilizing appropriate waste management techniques; fostering water conservation and reuse; or setting environmentally sensitive areas aside as green space or conservation reserves.
- **Efficient Land Use:** Maximize the use of existing infrastructure and minimize the costly conversion of undeveloped land at the periphery of the community. This may be achieved by encouraging development or redevelopment of sites closer to the traditional core of the community; designing new development to minimize the amount of land consumed; carefully planning expansion of public infrastructure; or maintaining open space in agricultural, forestry, or conservation uses.
- **Local Preparedness:** Identify and put in place the prerequisites for the type of future the community seeks to achieve. These prerequisites might include infrastructure (roads, water, and sewer) to support or direct new growth; ordinances and regulations to manage growth as desired; leadership and staff capable of responding to opportunities and managing new challenges; or undertaking an all-hazards approach to disaster preparedness and response.
- **Sense of Place:** Protect and enhance the community's unique qualities. This may be achieved by maintaining the downtown as focal point of the community; fostering compact,

walkable, mixed-use development; protecting and revitalizing historic areas of the community; encouraging new development that is compatible with the traditional features of the community; or protecting scenic and natural features that are important to defining the community's character.

- **Regional Cooperation:** Cooperate with neighboring jurisdictions to address shared needs. This may be achieved by actively participating in regional organizations; identifying joint projects that will result in greater efficiency and less cost to the taxpayer; or developing collaborative solutions for regional issues such as protection of shared natural resources, development of the transportation network, or creation of a tourism plan.
- **Housing Options:** Promote an adequate range of safe, affordable, inclusive, and resource efficient housing in the community. This may be achieved by encouraging development of a variety of housing types, sizes, costs, and densities in each neighborhood; instituting programs to provide housing for residents of all socio-economic backgrounds; or coordinating with local economic development programs to ensure availability of adequate workforce housing in the community.
- **Transportation Options:** Address the transportation needs, challenges, and opportunities of all community residents. This may be achieved by fostering alternatives to transportation by automobile, including walking, cycling, and transit; employing traffic calming measures throughout the community; requiring adequate connectivity between adjoining developments; or coordinating transportation and land use decision-making within the community.
- **Educational Opportunities:** Make educational and training opportunities readily available to enable all community residents to improve their job skills, adapt to technological advances, or pursue life ambitions. This can be achieved by expanding and improving local educational institutions or programs; providing access to other institutions in the region; or coordinating with local economic development programs to ensure an adequately trained and skilled workforce.
- **Community Health:** Ensure that all community residents, regardless of age, ability, or income, have access to critical goods and services, safe and clean neighborhoods, and good work opportunities. This may be achieved by providing services to support the basic needs of disadvantaged residents; instituting programs to foster better health and fitness; or providing all residents the opportunity to improve their circumstances in life and to fully participate in the community.

### III. IMPLEMENTATION PROGRAM

While the Future Land Use 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 Issues and Opportunities. It identifies specific measures, both short and long-term, that must be undertaken by the community in order to realize the community's goals.

#### A. 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 to realize specific objectives. Some policies may complement 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.

- For each partner organization, designate a Council Member to serve as liaison.
- Support marketing of regional tourism and amenities within Dawsonville.
- Support new nominations for the National Register of Historic Places and designate local landmarks.
- Support the Dawson County Historical Society.
- Support the Dawson County Parks and Recreation Master Plan.
- Maintain partnerships with education institutions, Chamber and Development Authorities.
- Promote housing revitalization programs for homeowners.

#### B. Long-Term Activities and Ongoing Programs

In addition to establishing policy, communities may also establish long-term or ongoing programs and activities that support identified objectives. These measures may complement policies or may simply be action items that must be employed more than once. These are recognized here to distinguish their need and conditions apart from the single-action items and to identify any required special terms or context.

- Annual city review of Dawson County School System 5-year plans to ensure coordination of investment efforts and efficiency of services.
- Annual report concerning traffic data and updates to GDOT plans for region.
- Annual report summarizing economic projects conducted for Dawsonville.
- Annual Utility and Infrastructure Reports to ensure efficiency of services.
- Maintain inventory of viable infill opportunities.
- Monitor and sustain land use management policies through Comprehensive Planning and development regulations.

#### C. Report of Accomplishments

This is a review of the open items from the Short-Term Work Program (STWP) from 2019-2023. As a new STWP is produced every five years, the items within the previous STWP must be identified for their status as complete, in progress, either postponed or cancelled. Those items that have been postponed or cancelled must also include a reason for their status.

2018 STWP Item #	YEAR	DESCRIPTION	STATUS	COMMENT
1	2019	Main Street Park – Phase I (grading, infrastructure, utilities)	Completed	
2	2019	Farmer's Market – design & construct	Completed	
3	2019	Main Street Park – Phase II (playground, restroom)	Completed	
4	2019	Construct Well #111 & bring online	Completed	
5	2019	Upgrade Well #108 w/ new automated water filter system	In Progress	STWP 2025 (Item 20)
6	2019	Stabilize banks around sewage treatment pond #1	Completed	
7	2019	Video, seal casing & upgrade Well #109	In Progress	STWP 2026 (Item 33)
8	2019	Engineered design for long range sewage expansion	Canceled	No longer necessary.
9	2019	Grind & repave cemetery parking lot	In Progress	STWP 2027 (Item 40)
10	2019	Sidewalk from Shoal Creek Rd to Rain Hill subdivision	Completed	
11	2019	Computer Upgrade	Completed	
12	2019	Annex unincorporated islands into City	In Progress	Moved to Long-Term Activities and Ongoing Programs
13	2019	Expansion of Historic District	Canceled	Other alternatives to be considered, as necessary.
14	2019	Develop Bicycle and Pedestrian Accessibility Master Plan	Canceled	TBD at a later date if funding and need available.
15	2019	Report on funding options for greenspace acquisition	Canceled	No longer necessary.
16	2019	Report on funding options for historic preservation	Canceled	No longer necessary.
17	2019	Review of tree/landscape ordinances	In Progress	STWP 2025 (Item 28)
18	2020	HVAC Unit Replacement on GRHOF/City Hall Complex	In Progress	STWP 2024-2027 (Item 14)
19	2020	Trail from Burton Creek Rd to Veteran's Memorial Park	In Progress	STWP 2028 (Item 48)

20	2020	Purchase Replacement/New Vehicle	In Progress	STWP 2024-2028 (Item 18)
21	2020	Purchase Chipper & Mowers	Completed	
22	2020	Water line infrastructure replacement	In Progress	STWP 2024-2028 (Item 10)
23	2020	Upgrade Well #110	Completed	
24	2020	Engineer & construct multiple crosswalks w/ traffic devices	In Progress	STWP 2026 (Item 42)
25	2020	Main Street Park – Phase III (Amphitheater, shelters)	In Progress	STWP 2024 (Item 1)
26	2020	Repave Angela Lane	Completed	
27	2020	Repave GRHOF/City Hall Complex Parking	In Progress	STWP 2025 (Item 36)
28	2020	Sidewalk from Rain Hill Subdivision to Hwy 9	In Progress	STWP 2026 (Item 43)
29	2020	Implement the Downtown Revitalization Streetscape	In Progress	STWP 2028 (Item 52)
30	2020	Conduct Feasibility Study for Adult Living Community	Completed	
31	2020	Consider reopening City streets	In Progress	STWP 2025-2028 (Item 27)
32	2020	Develop Property Redevelopment Guide	Canceled	No longer necessary.
33	2021	Water line infrastructure replacement	In Progress	STWP 2024-2028 (Item 10)
34	2021	Expand Wallace Park	In Progress	STWP 2028 (Item 41)
35	2021	Main Street Park – Phase IV (Splash Pad)	In Progress	STWP 2028 (Item 51)
36	2021	Purchase Vehicle Replacement	In Progress	STWP 2024-2028 (Item 18)
37	2021	Grind & repave Maple Street Town Homes	In Progress	STWP 2025-2028 (Item 44)
38	2021	Grind & Repave Stonewall Subdivision	In Progress	STWP 2025-2028 (Item 44)
39	2021	Saw cut, grind & repave Stegall Place	In Progress	STWP 2025-2028 (Item 44)
40	2021	Explore grant to move downtown power lines underground (per completed plan)	In Progress	STWP 2028 (Item 53)
41	2022	Grind & repave Rain Hill Subdivision	In Progress	STWP 2025-2028 (Item 44)
42	2022	Upgrade Shoal Creek Lift Station	In Progress	STWP 2024 (Item 7)
43	2022	Water line Infrastructure Upgrade	In Progress	STWP 2024-2028 (Item 10)



44	2022	Purchase Vehicle Replacement	In Progress	STWP 2024-2028 (Item 18)
45	2022	Paint Water Tower	Completed	
46	2022	Sidewalk Perimeter Road to downtown via Hwy 53	In Progress	STWP 2025 (Item 26)
47	2022	Construction of tertiary wastewater treatment plant	In Progress	STWP 2024-2025 (Item 3)
48	2022	Sidewalk Perimeter Rd to downtown via Hwy 9	In Progress	STWP 2025 (Item 25)
49	2022	Purchase Vehicle Replacement	In Progress	STWP 2024-2028 (Item 18)
50	2022	Comp Plan update – Community Assessment	Completed	
51	2022	Conduct Perimeter Road Study	In Progress	STWP 2026-2028 (Item 31)
52	2022	Explore grants for neighborhood improvements	In Progress	STWP 2025 (Item 29)
53	2023	Upgrade Flat Creek Lift Station	In Progress	STWP 2026 (Item 30)
54	2023	Upgrade Well #106	In Progress	STWP 2025 (Item 35)
55	2023	Trash Can Replacement	In Progress	STWP 2025-2027 (Item 23)
56	2023	Sidewalk Additions	In Progress	STWP 2027 (Item 39)
57	2023	Design & Development of southern portion of Main St Park	In Progress	STWP 2024 (Item 1)
58	2023	Grind & repave Creekstone Subdivision	In Progress	STWP 2025-2028 (Item 44)
59	2023	Bring Well #109 online.	Completed	
60	2023	Grind & repave Maple Hill Dr, Jack Heard Dr, Mill's Ford, Flat Creek & Burt's Cross 2	Completed	
61	2023	Comp Plan update – Community Agenda	Completed	
62	2023	Sewer System Infrastructure Expansion	In Progress	STWP 2024-2026 (Item 11)

#### D. Short-Term Work Program

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

#### 2024-2028 SHORT-TERM WORK PROGRAM

2023 STWP Item #	PLAN ELEMENT	DESCRIPTION	2024	2025	2026	2027	2028	EST. COST
			0	0	0	0	0	
			4	5	6	7	8	DEP. RESP.
1	Economic Dev	Main Street Park Phase III –pickle ball, basketball court, 2 <sup>nd</sup> rest room, shelter, expand skate park, expand disc golf, modular stage/amphitheater, shade for inclusive elements, additional electrical power	X					\$40 Pub
2	Economic Dev	DCA Rural Zone Application	X	X				Plann
3	Community Fac	Design, permit, fund, construct & operate new Wastewater Treatment Plan	X	X				\$15.0 Pub
4	Community Fac	Update cemetery & historic structure records	X					\$6 Adm

5	Community Fac	Land acquisition, drill new well, construct filter system/bldg., upgrade SCADA, & bring online	X					\$2.0 Pub
6	Community Fac	Relocate utilities for Shoal Creek Bridge Construction Project	X					\$41 Pub
7	Community Fac	Upgrade Shoal Creek Lift Station	X					\$10 Pub
8	Economic Dev	Develop Downtown Strategic Plan	X					\$10 Plann
9	Economic Dev	Miscellaneous upgrades to GA Racing Hall of Fame/Dawsonville History Museum	X					\$72 Pub
10	Community Fac	Water system infrastructure replacement, upgrades & improved fire flows	X	X	X	X	X	\$300.0 Pub
11	Community Fac	Sewer System Infrastructure Upgrades	X	X	X			\$250.0 Pub
12	Community Fac	Dredge wastewater pond	X					\$1.0 Pub
13	Community Fac	Generators for water wells & sewer lift stations	X	X				\$80 Pub
14	Community Fac	HVAC unit replacement on City Hall Complex	X	X	X	X		\$50.0 Pub
15	Economic Dev	Convert space in City Hall Complex to restaurant, distillery, and brewery, renovate patio	X					\$45 Pub
16	Community Fac	Land Acquisition for new water tower	X					\$21 Pub
17	Transportation	Improve roundabout downtown at old courthouse	X					\$25 Pub

18	Community Fac	Vehicle & equipment replacement Public Works & Utility Departments	X	X	X	X	X	\$100.0 Pub
19	Economic Dev	Redesign & Expand City Hall Parking & Sidewalks	X					\$35 Pub
20	Community Fac	Upgrade well #108 w/new automated filter system	X					\$80 Pub
21	Community Fac	Sidewalk connecting Allen St to Hwy 9N & Robinson Road	X					\$30 Pub
22	Community Fac	Upgrade Rain Hill Lift Station	X					\$50 Pub
23	Community Fac	Trash Can Replacement	X	X	X			\$25.0 Pub
24	Community Fac	Computer System Upgrade	X			X		\$20.0 Adm
25	Community Fac	Sidewalk from Perimeter Rd/Burts Crossing to Downtown along Hwy 9	X					\$1.2 Pub
26	Community Fac	Sidewalk from Perimeter Rd/Hwy 53E to Downtown along Hwy 53	X					\$1.5 Pub
27	Economic Dev	Design, implement, construct projects for downtown strategic plan including reopening city streets	X	X	X	X	X	Pub
28	Economic Dev	Review of tree/landscape ordinances	X					\$ Planr

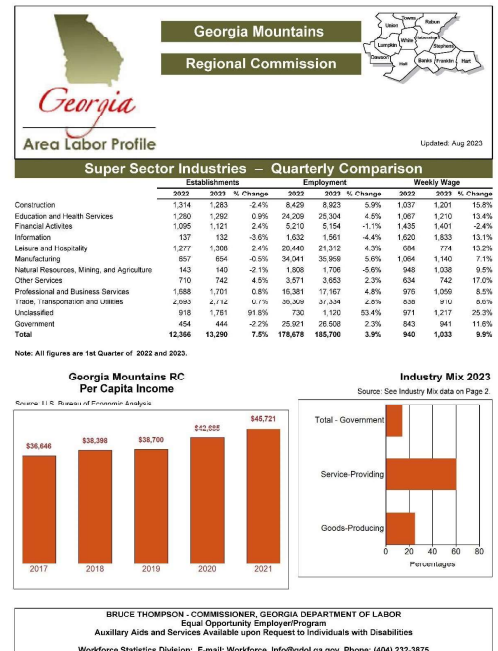
29	Economic Dev.	Explore grants for neighborhood improvements		X			TBD Planning & Dev	TBD
30	Community Fac	Upgrade Flat Creek Lift Station			X		\$1,000,000.00 Public Works	Enterprise
31	Transportation	Perimeter Road Extension Design Study, ROW acquisition, construction including roundabout at Hwy 9S & Perimeter Rd			X	X	\$26,000,000.00 Public Works	GOOT, future TSPLOST
32	Economic Dev	Farmer's Market expansion land acquisition, design & construction			X		\$1,250,000.00 Public Works	Grant, future SPLOST, Impact Fees
33	Community Fac	Upgrade Well #109 w/new automated filter system, sleeve/casing, new motor			X		\$1,000,000.00 Public Works	Enterprise fund
34	Community Fac	Construct new/3rd elevated water storage tank			X		\$2,000,000.00 Public Works	Enterprise fund, Grant, finance
35	Community Fac	Upgrade Well #106		X			\$25,000 Public Works	City Funds
36	Transportation	Repave GRHO/City Hall Complex Parking		X			\$60,000 Public Works	City Funds
37	Transportation	Intersection Improvement - Roundabout at Hwy 9N & Perimeter Road				X	\$2,200,000.00 Public Works	GOOT, future TSPLOST
38	Community Fac	Land Acquisition for future park & recreation				X	TBD Public Works	Impact Fees, Grants, SPLOST
39	Community Fac	Replace sidewalks as needed & add more				X	TBD Public Works	TBD
40	Transportation	Grind & Repave cemetery parking lot				X	\$125,000.00 Public Works	Cemetery
41	Community Fac	Expand niche columbarium at Wallace Park				X	\$100,000.00 Public Works	Cemetery

42	Community Fac	Engineer & construct multiple crosswalks w/ traffic devices			X		\$200,000 Public Works	GOOT
43	Transportation	Sidewalk from Rain Hill Subdivision to Hwy 9			X		\$185,000 Public Works	SPLOST
44	Transportation	Grind/repave (saw cut as necessary) Maple, Segal, Richmond, Stonewall, Creekstone, Rain Hill, Allen, Burts Crossing, Georges Place, Robinson, Raymond Parks, Pearl Chambers, Perimeter, Segal, Elliott Village Rd/St.			X	X	\$2,500,000.00 Public Works	Future TSPLOST
45	Transportation	Intersection Improvements – roundabout at Hwy 53/Allen St intersection w/connection to Hwy 9			X	X	\$2,500,000.00 Public Works	Future TSPLOST & Grants for Downtown Strategic Plan
46	Transportation	Intersection Improvements jointly with Dawson County at Shoal Creek/Perimeter Road				X	\$1,000,000.00 Public Works	Future TSPLOST
47	Transportation	Convert Dirt Roads to Paved jointly with Dawson County – Cleve Wright, Reece, & Pamela Circle				X	\$2,500,000.00 Public Works	Future TSPLOST
48	Community Fac	Construct Trail jointly w/Dawson County from Burt Creek Rd to Veterans Memorial Park				X	TBD Public Works	Grant, Future TSPLOST, SPLOST, Impact Fees

49	Community Fac	With Dawson County, fund study & potential multi-use trail system connecting downtown to Rock Creek Park				X	TBD Planning & Dev	Grant, SPLOST, Impact Fees
50	Community Fac	Reroof City Hall Complex				X	\$600,000.00 Public Works	SPLOST, General & Enterprise
51	Community Facility	Main Street Park – Phase IV (Splash Pad)				X	\$425,000.00 Public Works	Future SPLOST, Grant, Impact Fees
52	Economic Dev	Implement Historic Downtown Revitalization & Streetscapes				X	TBD Public Works	Pending construction Perimeter Rd Extension
53	Economic Dev	Explore grant to move downtown power lines underground				X	TBD Planning & Dev	DCA, GOOT, City
54	Community Fac	2028 Comprehensive Plan				X	TBD Planning & Dev	General fund
55	Community Fac	Land acquisition for parks and greenspace			X	X	TBD Public Works	Impact Fees, future SPLOST

#### IV. APPENDICES

##### A. Georgia Mountains Regional Commission Area Labor Profile





Industry Mix - 1st Quarter of 2023				
	Number of	Employment		WEEKLY WAGE
	Of Firms	NUMBER	PERCENT	
Agriculture-Products	2,217	84,548	25.1	1,081
Food, Forestry, Fishing and Hunting	128	1,559	0.8	1,011
Mining, Quarrying, and Oil and Gas Extraction	12	147	0.1	1,207
Construction	1,203	8,503	2.6	1,201
Manufacturing	654	35,559	19.4	1,140
Apparel	9	194	0.1	1,808
Beverage and Tobacco Product	30	685	0.4	871
Chemical	94	1,790	0.6	1,411
Computer and Electronic Product	17	200	0.1	1,058
Electrical Equipment, Appliances, and Component	17	404	0.5	1,100
Fabricated Metal Product	109	3,051	1.6	1,212
Food	61	14,088	7.8	1,140
Furniture and Related Product	45	1,200	0.7	1,058
Leather and Allied Product	1	+	+	+
Machinery	47	2,779	2.0	1,261
Miscellaneous	55	1,499	0.8	1,411
Nonmetallic Mineral Product	34	406	0.2	1,065
Paper	4	+	+	+
Petroleum and Coal Products	4	+	+	+
Plastics and Rubber Products	10	1,567	0.6	1,167
Primary Metal	8	600	0.3	1,257
Printing and Related Support Activities	30	666	0.4	1,276
Textile Mills	33	960	0.5	956
Textile Product Mills	9	98	0.0	511
Transportation Equipment	106	4,156	2.2	1,070
Wood Product	30	578	0.3	925
Service-Providing	6,066	111,495	60.0	1,005
Arts, Entertainment, and Recreation	33	620	0.4	1,659
Wholesale Trade	249	7,043	3.8	1,291
Retail Trade	184	22,463	12.6	1,065
Transportation and Warehousing	316	5,978	3.2	1,165
Information	132	1,881	0.6	1,633
Finance and Insurance	631	3,773	2.0	1,573
Real Estate and Rental and Leasing	101	1,881	0.7	1,020
Professional, Scientific, and Technical Services	953	4,980	2.7	1,244
Management of Companies and Enterprises	41	2,414	1.4	1,610
Administrative and Support and Waste Management and Remediation Services	707	9,560	5.2	1,400
Educational Services	95	4,161	2.2	1,065
Health Care and Social Assistance	1,197	21,143	11.4	1,226
Arts, Entertainment, and Recreation	167	2,009	1.1	3,960
Accommodation and Food Services	1,411	19,320	10.4	939
Other Services (except Public Administration)	742	3,963	2.2	742
Unclassified - Industry not assigned	1,761	1,761	0.6	1,217
Total - Private Sector	22,846	198,182	85.7	1,040
Federal Government	444	25,849	14.3	940
Federal Government	73	1,054	0.8	1,497
State Government	166	5,468	3.0	943
Local Government	203	19,927	10.7	906
ALL INDUSTRIES	13,260	185,706	100.0	1,033

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## Annual Labor Force Activity – 2022

### ANNUAL AVERAGES

	Labor Force			Employed			Unemployed			Rate		
	2021	2022	% Change	2021	2022	% Change	2021	2022	% Change	2021	2022	% Change
Banks	13,117	10,897	-5.7%	10,048	10,693	+6.0%	303	244	-21.2%	2.2%	2.2%	-15.4%
Passion	10,131	13,477	+7.9%	17,794	19,977	+4.4%	303	300	-4.8%	7.7%	7.9%	+2.6%
Franklin	9,084	9,090	0.1%	9,811	9,874	0.7%	373	318	-16.2%	3.7%	3.2%	-13.8%
Habersham	18,504	18,779	1.5%	17,842	18,201	2.0%	662	578	-12.7%	3.6%	3.1%	-13.1%
Hall	104,554	107,171	2.5%	107,742	104,811	-2.8%	2,812	2,560	-9.0%	2.7%	2.4%	-11.1%
Hart	11,741	12,111	4.1%	11,718	11,748	5.1%	453	366	-19.2%	3.9%	3.0%	-23.1%
Lumpkin	17,596	18,582	5.8%	17,112	18,131	6.0%	483	451	-6.8%	2.7%	2.4%	-11.1%
Rabun	7,552	7,774	2.9%	7,714	7,548	-3.2%	238	226	-5.0%	3.2%	2.9%	-4.6%
Stephens	10,436	10,460	2.0%	9,983	10,282	2.8%	452	378	-16.4%	4.3%	3.6%	-16.3%
Towns	4,327	4,096	-5.2%	3,075	3,000	-2.6%	152	156	2.5%	4.0%	4.1%	2.5%
Union	11,116	11,450	3.1%	10,511	11,157	3.2%	305	301	-1.3%	2.7%	2.6%	-3.7%
White	16,612	17,015	2.4%	16,187	16,609	2.6%	425	406	-4.5%	2.7%	2.4%	-17.3%
<b>Georgia Mountains RC</b>	<b>294,497</b>	<b>314,040</b>	<b>5.7%</b>	<b>298,497</b>	<b>296,400</b>	<b>-0.4%</b>	<b>8,001</b>	<b>6,330</b>	<b>-21.1%</b>	<b>3.4%</b>	<b>3.0%</b>	<b>-9.2%</b>
<b>Georgia</b>	<b>5,179,121</b>	<b>5,234,275</b>	<b>1.1%</b>	<b>4,977,562</b>	<b>5,073,093</b>	<b>2.0%</b>	<b>201,559</b>	<b>198,982</b>	<b>-1.3%</b>	<b>3.9%</b>	<b>3.0%</b>	<b>-23.1%</b>
<b>United States</b>	<b>161,204,000</b>	<b>164,287,000</b>	<b>1.9%</b>	<b>158,120,000</b>	<b>159,291,000</b>	<b>0.7%</b>	<b>3,823,000</b>	<b>3,996,000</b>	<b>4.5%</b>	<b>3.8%</b>	<b>3.6%</b>	<b>-3.2%</b>

Note: The above 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	2028 % Change Projected	2028 2010-2028
Hart	176,474	10	213,820	18.4	32.9	32.9
City of Gainesville	33,804					
<b>Georgia Mountains RC</b>	<b>442,135</b>		<b>507,605</b>	<b>14.8</b>	<b>526,178</b>	<b>19.0</b>
<b>Georgia</b>	<b>9,687,875</b>		<b>10,912,876</b>	<b>12.6</b>	<b>11,335,263</b>	<b>17.0</b>
<b>United States</b>	<b>308,745,538</b>		<b>323,287,557</b>	<b>7.9</b>	<b>349,439,169</b>	<b>13.2</b>

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

TEN LARGEST EMPLOYERS		SIZE CLASS		
Georgia Department of Labor		Employees	Establishments	Employment
Cellular One		0 - 4	8,194	10,615
Fieldale Farms Corporation		5 - 9	1,984	13,172
Fox Racing Shop		10 - 19	1,467	20,297
Food Fashions Dressing, Inc.		20 - 49	651	28,721
Ingles Markets, Inc.		50 - 99	378	26,301
Kubota Manufacturing of America Corporation		100 - 249	201	31,360
Northeast Georgia Medical Center, Inc.		250 - 499	64	20,190
Northeast Georgia Physicians Group		500 - 999	19	13,299
Pilgrims of America		1,000 and over	12	18,633
Walmart		<b>Total</b>	<b>13,290</b>	<b>183,618</b>

\*Note: Represents employment covered by unemployment insurance excluding self-employment agencies, union, correctional institutions, state and local hospitals, state colleges and universities. Data shown for the First Quarter of 2003. Employers are listed alphabetically by area, not by the number of employees.

Note: Data shown for the First Quarter of 2003.

Source: Georgia Department of Labor

Georgia Mountains RC		PERCENT DISTRIBUTION BY AGE					
	PERCENT OF TOTAL	18-24	25-34	35-44	45-54	55+	
Elementary	8.0%	4.8%	9.8%	8.5%	6.5%	14.4%	
Some High School	13.9%	20.1%	14.3%	11.8%	11.5%	15.8%	
High School Grad(GED)	34.0%	35.8%	33.0%	34.3%	35.1%	31.8%	
Some College	20.9%	23.1%	21.0%	19.5%	20.1%	16.8%	
College Grad 2 Yr	5.9%	3.0%	6.6%	7.2%	8.4%	3.4%	
College Grad 4 Yr	10.8%	3.0%	10.8%	13.2%	12.8%	10.8%	
Post Graduate Studies	6.2%	0.1%	4.6%	6.5%	8.0%	7.8%	
Totals	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	

Note: Totals are based on the percent of the labor force between 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.

	PUBLIC SCHOOLS	PRIVATE SCHOOLS*	TOTAL
Banks	867	---	867
Conover	287	---	287
Forsyth	232	---	232
Hawortham	669	---	669
Hall	2,371	---	2,371
Hart	221	---	221
Lenoir	226	---	226
Radwin	156	---	156
Stephens	236	---	236
Townes	68	---	68
Uxbridge	218	---	218
Wells	252	---	252
Georgia Mountains RC	4,813	---	4,813

Colleges and Universities

Georgia Mountains RC	
<u>Lumpkin</u>	
University of North Georgia (Main Campus)	ung.edu
<u>Hall</u>	
University of North Georgia (Gainesville Campus)	ung.edu/campus/gainesville/index.php
Brenau University	www.brenau.edu
Indiana College of Technology (Gainesville Campus)	www.icot.edu
Lamar Technical College	www.lamar-tech.edu
<u>Franklin</u>	
Emmanuel College	www.ec.edu
<u>Habersham</u>	
North Georgia Technical College	www.northga.tech.edu
Piedmont College	www.piedmont.edu
<u>Stephens</u>	
Western Falls College	www.WF.edu
<u>White</u>	
Two Hills Community	www.2hills.edu
<u>Towne</u>	
Young Harris College	www.yhc.edu

Technical College Graduates - 2022\*

PROGRAMS	TOTAL GRADUATES			PERCENT CHANGE	
	2020	2021	2022	2020-2021	2021-2022
Accounting Technology/Tech Sales and Bookkeeping*	140	147	103	-1.0	-20.0

## Technical College Graduates - 2022\*

PROGRAMS	TOTAL GRADUATES			PERCENT CHANGE	
	2020	2021	2022	2020-2021	2021-2022
Administrative Assistant and Secretarial Science, General	46	38	31	-17.2	-18.2
Aesthetician/Esthetician and Skin Care Specialist	33	30	54	-9.1	60.0
Allied Health and Medical Assisting Services, Other*	19	22	6	15.8	-72.7
Architectural Drafting and Architectural CAD/CADD	4	3	1	-25.0	-66.7
Automotive Collision and Repair Technology/Technician*	79	65	34	-7.6	-47.7
Automotive/Automotive Mechanics Technology/Technician*	272	160	100	-41.2	-37.5
Business Administration and Management, General*	177	240	231	40.1	-3.8
CAD/CADD Drafting and/or Design Technology/Technician*	21	10	14	-52.4	40.0
Child Care Provider/Assistant*	124	239	170	96.0	-29.3
Clinical/Medical Laboratory Technician	15	10	13	-33.3	30.0
Commercial Photography*	14	10	20	-28.6	100.0
Computer Installation and Repair Technology/Technician*	20	50	32	150.0	-36.0
Cosmetology/Cosmetologist, General*	207	203	232	-2.4	14.3
Criminal Justice/Safety Studies*	87	80	60	-8.0	-25.0
Culinary Arts/Chef Training	11	11	7	0.0	-36.4
Data Processing and Data Processing Technology/Technician*	34	7	0	-79.4	-100.0
Dental Assisting/Assistant	10	10	11	0.0	10.0
Design and Visual Communications, General*	20	24	29	20.0	20.8
Drafting and Design Technology/Technician, General*	25	7	6	-72.0	-14.3
Early Childhood Education and Teaching	32	48	32	50.0	-33.3
Electrical and Power Transmission Installation/Installer, General*	17	10	12	-41.2	20.0
Electrician*	72	92	98	27.8	6.5
Emergency Medical Technology/Technician (EMT Paramedic)	153	103	84	-32.7	-18.4
Environmental Control Technologies/Technicians, Other	11	11	11	0.0	0.0
Fire Science/Fire-fighting*	28	29	15	3.6	-48.3
Fire Services Administration	3	1	2	-66.7	100.0
Food Preparation/Professional Cooking/Kitchen Assistant*	11	12	13	9.1	8.3
Graphic Design*	3	9	6	200.0	-33.3
Health Information/Medical Records Technology/Technician*	21	15	27	-28.6	80.0
Heating, Air Conditioning, Ventilation and Refrigeration Maintenance Technology*	124	113	122	-8.9	8.0
Human Resources Management/Personnel Administration, General*	21	16	35	-14.3	64.4
Industrial Mechanics and Maintenance Technology*	247	196	163	-20.6	-16.8
Interior Design*	44	64	54	45.5	-15.6
Licensed Practical/Vocational Nurse Training	88	83	93	-5.7	12.0
Lineworker*	61	81	76	32.8	-6.2
Machine Shop Technology/Assistant*	89	44	28	-50.6	-36.4
Mechanic and Repair Technologies/Technicians, Other	10	6	9	-40.0	50.0

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## Technical College Graduates - 2022\*

PROGRAMS	TOTAL GRADUATES			PERCENT CHANGE	
	2020	2021	2022	2020-2021	2021-2022
Medical Insurance Coding Specialist/Coder*	10	10	29	0.0	190.0
Medical Office Assistant/Specialist*	64	64	58	-0.0	-9.4
Medical/Clinical Assistant	90	61	67	-32.2	9.6
Network and System Administration/Administrator*	40	44	37	10.0	-15.9
Nursing Assistant/Aide and Patient Care Assistant/Aide*	62	110	107	77.4	-2.7
Pharmacy Technician/Assistant*	0	14	17	100.0	21.4
Phlebotomy Technician/Phlebotomist*	15	30	22	100.0	-26.7
Professional, Technical, Business, and Quantitative Writing*	30	40	30	33.3	-25.0
Radiologic Technology/Science - Radiographer	17	19	17	11.8	-10.5
Surgical Technology/Technologist*	9	9	11	0.0	22.2
Truck and Bus Driver/Commercial Vehicle Operator and Instructor*	22	30	42	36.4	40.0
Web Page, Digital/Multimedia and Information Resources Design*	8	17	8	112.5	-52.9
Welding Technology/Welder*	289	372	198	28.4	-46.8

Definition: All graduates except those listed as technical certificates are diploma and degree graduates. Diploma and degree programs are one to two years in length. Technical certificates are less than a year in length. Duplication may occur due to graduates with multiple awards.  
Source: Technical College System of Georgia  
\*Data shown represents Annual 2020, 2021, and 2022.  
Note: Please visit TCSG website for any college configuration changes.

## Georgia Department of Labor Location(s)

**Career Center(s)**  
2756 Atlanta Hwy  
Gainesville, GA 30604  
Phone: (770) 531-5484 Fax: (770) 531-5589

17 Enterprise Blvd  
Toccoa, GA 30577-3582  
Phone: (706) 282-4514 Fax: (706) 282-4513

940 Appalachian Highway  
PO Box 488  
Blue Ridge, GA 30513  
Phone: (706) 632-2033 Fax: (706) 632-7318

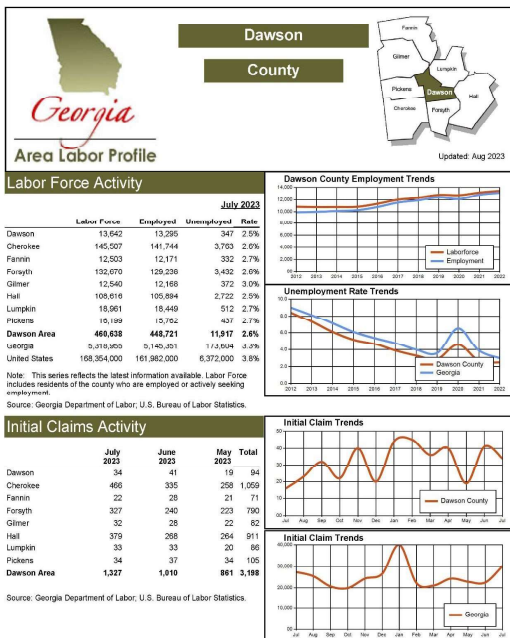
For copies of Area Labor Profiles, please visit our website at: <http://dli.do.ga.gov> or contact Workforce Statistics Division, Georgia Department of Labor, 148 Andrew Young International Blvd., Suite 276, Atlanta, GA 30303-1751. Phone: 404-233-3875; Fax: 404-233-3888 or Email us at [workforce\\_info@dol.ga.gov](mailto:workforce_info@dol.ga.gov)

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## B. Dawson County/Dawsonville Area Labor Profile



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Dawson Area

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## Building Permit Construction Activity

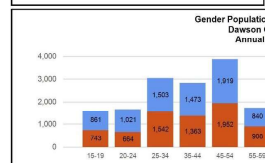
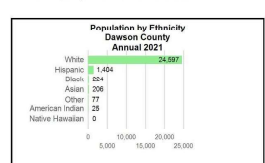
	July 2023	June 2023	May 2023	Total
Totals	550	700	700	2,950
Family residential	542	694	638	1,874
Multi family residential	8	71	64	143

Source: U.S. Census Bureau.

## Population Activity

	Annual 2019	Annual 2021	Difference
Dawson	30,138	28,497	1,641
Cherokee	281,278	274,815	6,463
Fannin	25,737	25,817	-80
Forsyth	267,237	260,206	7,031
Gilmer	32,407	32,026	381
Hall	212,692	207,369	5,323
Lumpkin	34,796	34,278	518
Pikette	34,826	34,024	802
<b>Dawson Area</b>	<b>915,111</b>	<b>896,832</b>	<b>18,279</b>
Georgia	10,512,876	10,700,666	187,790
United States	333,287,557	331,893,745	1,393,812

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



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Dawson Area

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## Industry Mix - 1st Quarter of 2023

INDUSTRY	Dawson				Dawson Area			
	NUMBER OF FIRMS	EMPLOYMENT	PERCENT	WEEKLY WAGE	NUMBER OF FIRMS	EMPLOYMENT	PERCENT	WEEKLY WAGE
<b>Goods-Producing</b>	<b>123</b>	<b>1,169</b>	<b>11.8</b>	<b>1,134</b>	<b>3,660</b>	<b>62,630</b>	<b>21.4</b>	<b>1,240</b>
Agriculture, Forestry, Fishing and Hunting	6	15	0.2	652	110	703	0.2	1,110
Mining, Quarrying, and Oil and Gas Extraction	0	0	0.0	0	19	387	0.1	1,629
Construction	88	820	5.3	1,041	2,509	19,440	6.7	1,356
Manufacturing	29	626	6.3	1,225	1,022	41,900	14.3	1,180
Food	2	*	*	*	99	15,152	3.4	995
Beverage and Tobacco Product	3	5	0.1	903	44	638	0.3	1,007
Apparel	2	*	*	*	10	344	0.1	1,699
Printing and Related Support Activities	2	*	*	*	72	1,401	0.6	1,038
Plastics and Rubber Products	1	*	*	*	38	1,004	0.6	1,159
Nonmetallic Mineral Product	5	72	0.7	914	81	775	0.3	1,178
Primary Metal	1	*	*	*	10	1,611	0.3	1,026
Fabricated Metal Product	5	125	1.3	1,119	132	3,513	1.2	1,363
Machinery	1	*	*	*	80	3,722	1.3	1,492
Furniture and Related Product	2	*	*	*	83	1,011	0.3	1,087
Miscellaneous	5	13	0.1	1,014	109	1,332	0.5	1,116
Leather and Allied Product	0	0	0.0	0	7	*	*	*
Paper	0	0	0.0	0	5	38	0.0	1,708
Textile Mills	0	0	0.0	0	9	289	0.1	1,097
Textile Product Mills	0	0	0.0	0	28	832	0.1	838
Transportation Equipment	0	0	0.0	0	32	4,614	1.6	974
Electrical, Equipment, Appliance, and Computer	0	0	0.0	0	36	844	0.3	1,646
Wood Product	0	0	0.0	0	51	893	0.3	954
Computer and Electronic Product	0	0	0.0	0	89	1,991	0.6	2,210
Chemical	0	0	0.0	0	70	1,432	0.5	1,521
<b>Service-Providing</b>	<b>680</b>	<b>7,409</b>	<b>74.9</b>	<b>691</b>	<b>17,145</b>	<b>191,222</b>	<b>65.3</b>	<b>1,067</b>
Utilities	1	*	*	*	31	508	0.3	1,963
Wholesale Trade	32	313	3.2	827	1,311	13,580	4.6	1,006
Retail Trade	100	3,080	31.2	901	2,461	36,008	12.6	1,22
Transportation and Warehousing	18	69	0.9	1,106	493	7,359	2.5	1,253
Information	7	60	0.6	1,114	380	3,435	1.2	1,554
Finance and Insurance	43	223	2.3	1,900	1,181	6,229	2.1	1,678
Real Estate and Rental and Leasing	34	61	0.6	1,302	1,015	2,925	1.0	1,071
Professional, Scientific, and Technical Services	80	347	3.5	1,165	2,901	13,014	4.4	1,546
Management of Companies and Enterprises	2	*	*	*	67	2,389	0.8	2,005
Administrative and Support and Waste Management and Remediation Services	45	293	3.0	801	1,501	17,982	6.1	898
Educational Services	9	19	0.2	827	289	3,339	1.2	919
Health Care and Social Assistance	63	568	6.0	865	2,190	36,619	13.3	1,330
Arts, Entertainment, and Recreation	15	261	2.6	423	352	4,400	1.5	2,101
Accommodation and Food Services	60	1,746	17.7	452	1,514	20,049	10.2	1,42
Other Services (except Public Administration)	56	254	2.6	740	1,379	6,983	2.4	831
Unclassified - Industry not assigned	141	89	0.9	1,141	4,268	2,619	0.9	1,210
<b>Total - Private Sector</b>	<b>944</b>	<b>9,867</b>	<b>87.7</b>	<b>755</b>	<b>23,073</b>	<b>256,471</b>	<b>87.8</b>	<b>1,111</b>
<b>Total - Government</b>	<b>23</b>	<b>1,219</b>	<b>12.3</b>	<b>873</b>	<b>431</b>	<b>36,190</b>	<b>12.4</b>	<b>1,023</b>
<b>Federal Government</b>	<b>1</b>	<b>39</b>	<b>0.4</b>	<b>1,321</b>	<b>63</b>	<b>1,449</b>	<b>0.5</b>	<b>1,635</b>
<b>State Government</b>	<b>11</b>	<b>171</b>	<b>1.7</b>	<b>803</b>	<b>140</b>	<b>4,485</b>	<b>1.7</b>	<b>871</b>
<b>Local Government</b>	<b>11</b>	<b>1,009</b>	<b>10.2</b>	<b>868</b>	<b>228</b>	<b>29,694</b>	<b>10.2</b>	<b>1,002</b>
<b>ALL INDUSTRIES</b>	<b>967</b>	<b>9,888</b>	<b>100.0</b>	<b>770</b>	<b>23,504</b>	<b>282,671</b>	<b>100.0</b>	<b>1,100</b>
<b>ALL INDUSTRIES - Georgia</b>					<b>376,446</b>	<b>4,737,073</b>		<b>1,363</b>

Note: Some confidential data relating to individual employees and cannot be released. These data use the fourth American Industrial Classification System (SIC) 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 weekly wage is 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 1st Quarter of 2023.

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

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Dawson Area

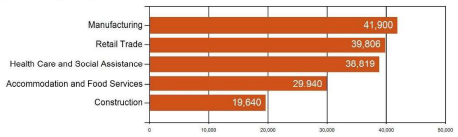
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## Top Industries - 1st Quarter of 2023

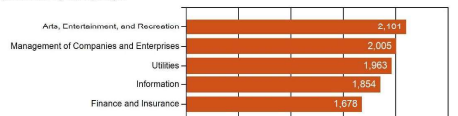
### Top Industries by Firms



### Top Industries by Employment



### Top Industries by Weekly Wages



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

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Dawson Area

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## Technical College Certificate Graduates - 2022

PROGRAMS	TOTAL GRADUATES			PERCENT CHANGE	
	2020	2021	2022	2020-2021	2021-2022
Cosmetology/Cosmetologist, General	128	95	111	-25.8	16.8
Child Care Provider/Assistant	103	115	103	11.7	-10.4
Nursing Assistant/Aide and Patient Care Assistant/Aide	82	101	103	23.2	2.0
Welding Technology/Welder	191	245	94	28.3	-61.0
Industrial Mechanics and Maintenance Technology	163	156	79	-28.9	-47.8
Automotive/Automotive Mechanics Technology/Technician	149	67	68	-55.0	1.5
Aesthetician/Ethnician and Skin Care Specialist	33	30	54	-8.1	80.0
Medical Office Assistant/Specialist	75	60	52	-20.0	-13.3
Business Administration and Management, General	49	103	44	110.2	-57.3
Professional, Technical, Business, and Scientific Writing	31	44	39	41.9	-13.6

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

## Technical College Diploma Graduates - 2022

PROGRAMS	TOTAL GRADUATES			PERCENT CHANGE	
	2020	2021	2022	2020-2021	2021-2022
Cosmetology/Cosmetologist, General	68	44	46	-35.1	2.3
Business Administration and Management, General	26	41	39	57.7	-4.9
Medical/Clinical Assistant	57	40	36	-29.8	-10.0
Licensed Practical/Vocational Nurse Training	34	25	30	-26.5	20.0
Welding Technology/Welder	41	31	26	-24.4	-16.4
Accounting Technology/Technician and Bookkeeping	30	20	22	-33.3	10.0
Industrial Mechanics and Maintenance Technology	48	56	19	16.7	-68.1
Early Childhood Education and Teaching	18	20	17	11.1	-15.0
Heating, Air Conditioning, Ventilation and Refrigeration Maintenance Technology	24	12	13	-50.0	8.3
Criminal Justice/Safety Studies	13	11	11	-15.4	0.0

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

## Technical College Degree Graduates - 2022

PROGRAMS	TOTAL GRADUATES			PERCENT CHANGE	
	2020	2021	2022	2020-2021	2021-2022
Business Administration and Management, General	42	52	47	23.8	-9.6
Accounting Technology/Technician and Bookkeeping	26	36	26	35.7	-31.6
Industrial Mechanics and Maintenance Technology	28	22	23	-21.4	4.5
Radiologic Technology/Science - Radiographer	17	19	17	11.8	-10.5
Early Childhood Education and Teaching	14	28	15	100.0	-46.4
Interior Design	9	13	14	44.4	7.7
Design and Visual Communications, General	8	1	11	-87.5	1000.0
Criminal Justice/Safety Studies	13	16	11	23.1	-31.3
Surgical Technology/Technologist	8	7	11	-12.5	51.1
Automotive/Automotive Mechanics Technology/Technician	15	11	9	-26.7	-18.2

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

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Dawson Area

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## Top Ten Largest Employers - 2022\*

Dawson	Dawson Area	COUNTY
Bit Manufacturing, Inc.		
Chick-Fil-A		Hall
Gold Creek Processing, LLC		Hall
Longhorn		Hall
Publix Super Market, Inc.		Hall
Shaw's So. Inc.		Hall
The Home Depot		Hall
The Kroger Company		Forsyth
Urban Armour Retail, Inc.		Cherokee
Walmart		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 first quarter of 2022. Employers are listed alphabetically by area, not by the number of employees.		Cherokee
Source: Georgia Department of Labor		Cherokee

## Education of the Labor Force

Dawson Area	PERCENT OF TOTAL	PERCENT DISTRIBUTION BY AGE					
		18-24	25-34	35-44	45-54	55+	
Elementary	4.8%	3.1%	3.0%	6.9%	4.8%	6.0%	
Some High School	6.7%	12.4%	6.3%	6.3%	5.1%	6.9%	
High School Grad/GED	24.7%	37.3%	23.7%	16.9%	23.2%	28.2%	
Some College	21.8%	34.3%	21.8%	18.4%	20.0%	21.0%	
College Grad 2 Yr	7.2%	4.3%	6.3%	7.2%	7.9%	6.7%	
College Grad 4 Yr	23.1%	9.0%	26.9%	26.8%	26.2%	19.4%	
Post Graduate Studies	11.8%	0.6%	9.3%	17.8%	12.7%	12.8%	
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.

Source: U.S. Census Bureau - 2021, ACS 5-Year Estimates.

## Georgia Department of Labor Location(s)

Career Center(s)  
2758 Atlanta Hwy  
Gainesville, GA 30504  
Phone: (770) 535-5484 Fax: (770) 531-5999

For copies of Area Labor Profiles, please visit our website at: <http://dol.ga.gov> or contact Workforce Statistics Division, Georgia Department of Labor, 148 Andrew Young International Blvd N.E. Atlanta, GA 30303-1751. Phone: 404-253-3875 Fax: 404-253-3888 or Email us at [workforce\\_info@dol.ga.gov](mailto:workforce_info@dol.ga.gov)

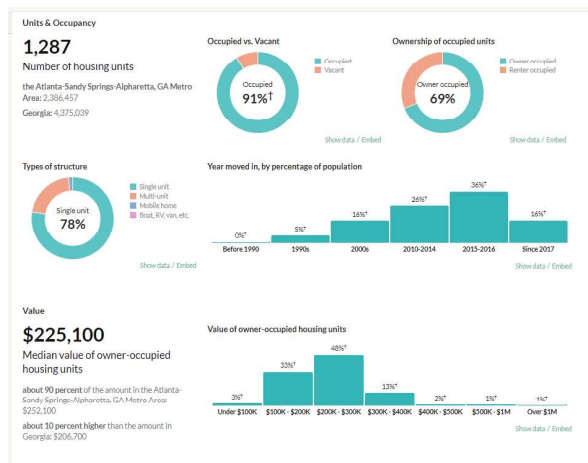
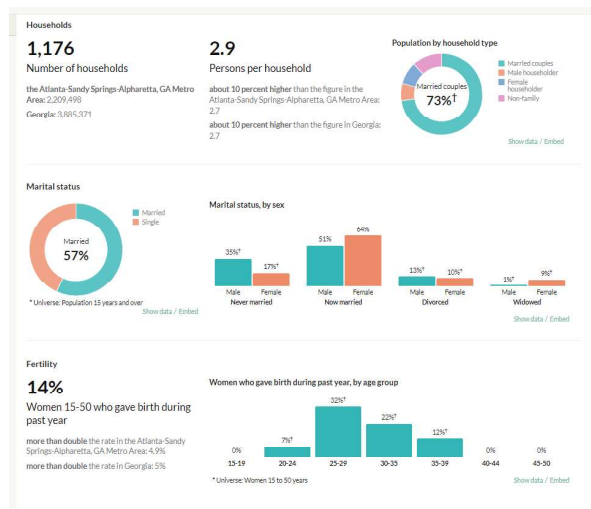
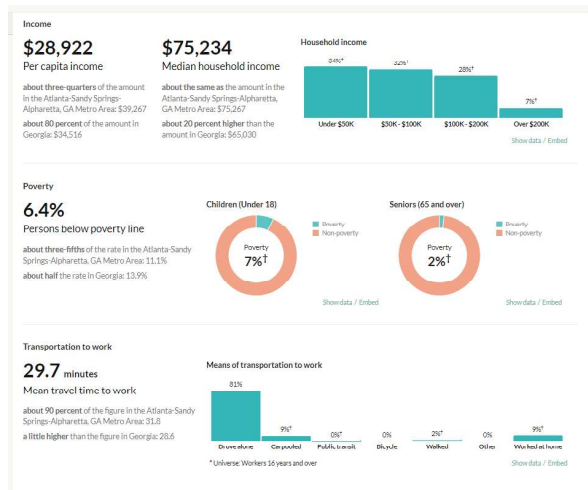
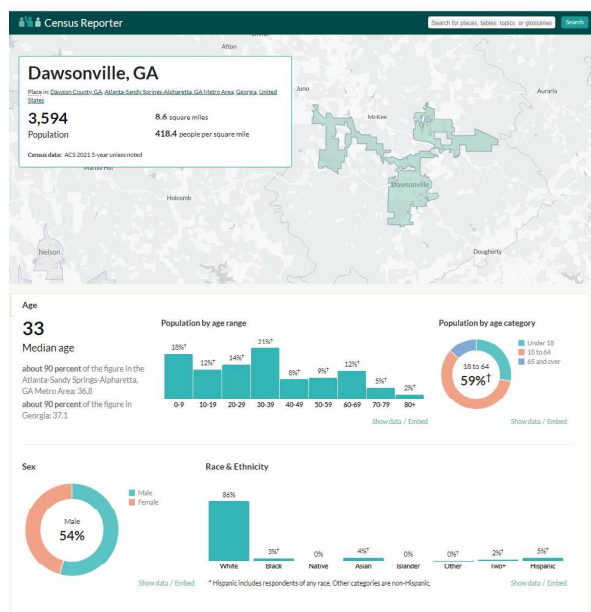
BRUCE THOMPSON - COMMISSIONER, GEORGIA DEPARTMENT OF LABOR  
Equal Opportunity Employer/Program  
Auxiliary Aids and Services Available upon Request to Individuals with Disabilities  
Workforce Statistics Division: E-mail: [Workforce\\_info@dol.ga.gov](mailto:Workforce_info@dol.ga.gov) Phone: (404) 232-3875

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Dawson Area

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## C. Dawsonville Demographics



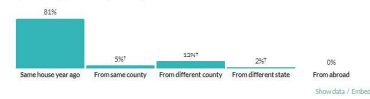
#### Geographical mobility

**19.1%**

Moved since previous year

about 1.4 times the rate in the Atlanta-Sandy Springs-Alpharetta, GA Metro Area: 13.9%  
about 1.4 times the rate in Georgia: 1.4%

#### Population migration since previous year



#### Educational attainment

**91.8%**

High school grad or higher

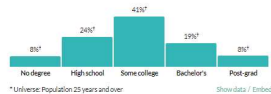
about the same as the rate in the Atlanta-Sandy Springs-Alpharetta, GA Metro Area: 90.5%  
a little higher than the rate in Georgia: 88.2%

**27.2%**

Bachelor's degree or higher

about two-thirds of the rate in the Atlanta-Sandy Springs-Alpharetta, GA Metro Area: 40.4%  
about 80 percent of the rate in Georgia: 33%

#### Population by highest level of education



#### Language

**N/A**

Persons with language other than English spoken at home

#### Language at home, children 5-17



#### Language at home, adults 18+



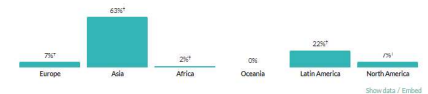
#### Place of birth

**8.5%**

Foreign-born population

about three-fifths of the rate in the Atlanta-Sandy Springs-Alpharetta, GA Metro Area: 14.1%  
about 80 percent of the rate in Georgia: 10.3%

#### Place of birth for foreign-born population



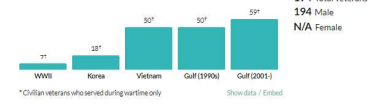
#### Veteran status

**7.5%**

Population with veteran status

about 10 percent higher than the rate in the Atlanta-Sandy Springs-Alpharetta, GA Metro Area: 6.7%  
about the same as the rate in Georgia: 7.6%

#### Veterans by wartime service



194 Total veterans  
194 Male  
N/A Female

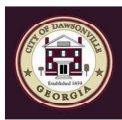
#### D. Dawsonville Comprehensive Plan Public Comment Survey Sample

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

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

Here's your chance!

#MakeYourMarkDawsonville



#### CITY OF DAWSONVILLE 2023 COMPREHENSIVE PLAN SURVEY

The City of Dawsonville is updating their Comprehensive Plan that will help guide development and capital projects. This plan is updated every five years as part of the city's long term planning efforts and required through the Department of Community Affairs. Your hometown can only achieve its vision if it knows what that vision is, so please take part in this process and tell us about your vision for the future Dawsonville!

Please take a few minutes to complete the following survey and submit your results to one of the locations listed below. To complete the survey online, use the following link: <https://www.surveymonkey.com/r/Dawsonville2023> or the QR code above.

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

#### Please submit all completed surveys to:

➤ Planning Director  
Planning Department  
Dawsonville City Hall  
415 Hwy 53 East, Suite 100  
Dawsonville, GA 30134

#### Or to:

Joe Rothwell, Regional Planner  
Georgia Mountains Regional Commission  
P.O. Box 1170  
Gainesville, GA 30503  
O: 770.538.2619  
Email: [jrothwell@gmrc.ga.gov](mailto:jrothwell@gmrc.ga.gov)

1.) I am submitting comments for Dawsonville as: *please highlight*

A: Resident

B: Business Owner

C: Student

2.) For purposes of future grant applications for Economic Development and Planning, the City and Stakeholder Committee wishes to identify the demographics beyond the above identifications. Please answer the below age range, generational cohort and income level questions to aid us in this endeavor. *(please highlight one)*

A: Under 18  
B: 18-24  
C: 25-34  
D: 35-44  
E: 45-54  
F: 55-64  
G: 65+

A: Generation Z (1997 - 2012)  
B: Millennials (1981 - 1996)  
C: Generation X (1965 - 1980)  
D: Boomer II (Generation Jones (1955 - 1964)  
E: Boomer I (1946 - 1954)  
F: Post War (1928 - 1945)  
G: WWII (1922 - 1927)


A: Less than \$20,000  
B: \$20,000 - \$39,000  
C: \$40,000 - \$59,000  
D: \$60,000 - \$79,000  
E: \$80,000 - \$99,000  
F: \$100,000 - \$125,000  
G: \$126,000 or more

#### Community Character

3.) As part of a SWOT analysis please list a strength, weakness, opportunity, and threat for Dawsonville.  
Strength: \_\_\_\_\_  
Weakness: \_\_\_\_\_

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





### CITY OF DAWSONVILLE 2023 COMPREHENSIVE PLAN SURVEY

**Opportunity:** \_\_\_\_\_  
**Threat:** \_\_\_\_\_

4.) Please rank the following **community issues** in terms of priority, with 1 being the most important:

- \_\_\_\_\_ Preserving the character of Dawsonville
- \_\_\_\_\_ Increasing tourism
- \_\_\_\_\_ Increasing job opportunities
- \_\_\_\_\_ Preserving the low cost of living
- \_\_\_\_\_ Preserving the standard of living
- \_\_\_\_\_ Other (please list: \_\_\_\_\_)

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

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

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

- \_\_\_\_\_ Preserving existing historic structures
- \_\_\_\_\_ Design Guidelines for new development
- \_\_\_\_\_ Improving sidewalks, bicycle, and pedestrian accessibility around the city
- \_\_\_\_\_ Need for more park space
- \_\_\_\_\_ Need for more/new civic space
- \_\_\_\_\_ Other (please list: \_\_\_\_\_)

**Growth and Development/Economic Development**

8.) With respect to **housing**, our most important needs are (pick 2):

- \_\_\_\_\_ Family housing
- \_\_\_\_\_ Work force housing
- \_\_\_\_\_ High-end housing
- \_\_\_\_\_ Townhomes
- \_\_\_\_\_ Apartments
- \_\_\_\_\_ Senior housing
- \_\_\_\_\_ Fewer dilapidated houses
- \_\_\_\_\_ Design guidelines for new construction
- \_\_\_\_\_ Conservation design subdivisions/denser neighborhoods
- \_\_\_\_\_ Other (please list: \_\_\_\_\_)


9.) I would like my community to try to \_\_\_\_\_ **growth and development**:

- a) attract a high volume of \_\_\_\_\_
- b) attract some \_\_\_\_\_
- c) limit \_\_\_\_\_

10.) New growth and development should be directed **toward**:

- a) in/around cities \_\_\_\_\_
- b) along highway \_\_\_\_\_
- c) expand in \_\_\_\_\_ (Please list location)

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







## CITY OF DAWSONVILLE 2023 COMPREHENSIVE PLAN SURVEY

11.) Development can attract significant growth and development. Regarding these vital corridors in Dawsonville, please rank the following *priorities*, with 1 being most important.

- ☐ Managing traffic volumes
- ☐ Managing safety
- ☐ Luring more/new retail
- ☐ Luring more/new dining
- ☐ Luring new jobs
- ☐ Preserving the appearance and rural character
- ☐ Other (please list: \_\_\_\_\_)

12.) Regarding the previous questions on growth and development, should exactions be enacted to mitigate the impact of such on the city? (Exactions are payments made by a developer to local governments for the right to proceed with a project. Exactions can include development fees, impact fees, the dedication of public land, the construction or maintenance of public infrastructure, or the provision of public services.)

☐ Yes

☐ No

13.) For the same growth and development questions would you support a fee or TSPLOST initiative to fund beautification, façade grant programs, transportation enhancements, etc. in certain area such as downtown, elsewhere to entice these efforts? (What is a T-SPLOST? A Special Purpose Local Option Sales Tax (SPLOST) is a sales tax used to fund capital outlay projects proposed by county and municipal governments. A Transportation SPLOST (T-SPLOST) is a sales tax where the capital outlays are intended for transportation purposes only (roads, streets, bridges).)

☐ Yes

☐ No

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

- ☐ Attract/sustain new commercial businesses
- ☐ Attract/sustain new manufacturing and industry
- ☐ Attract/sustain any business to downtown area
- ☐ Attract/sustain any business with high paying jobs
- ☐ Other (please list: \_\_\_\_\_)

15.) With respect to the previous question on economic development, our top priorities should be (pick 2):

- ☐ Attract/sustain new restaurants, cafes, coffee shops, etc.
- ☐ Attract/sustain new core services: retail, dry cleaning, childcare, etc.
- ☐ Attract/sustain any business for hospitality and leisure
- ☐ Attract/sustain areas for creative space, business incubation, remote work, meeting space
- ☐ Other (please list: \_\_\_\_\_)

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



## CITY OF DAWSONVILLE 2023 COMPREHENSIVE PLAN SURVEY

### Services

16.) On a scale of 1 (Very poor) to 5 (Very good), how do you rate each of the following *public services*:

- ☐ Water
- ☐ Sewer
- ☐ Police/ Public Safety/ EMS
- ☐ Fire protection
- ☐ General government
- ☐ Parks and recreation
- ☐ Roads
- ☐ Schools
- ☐ Other (please list: \_\_\_\_\_)

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

☐ City/County

☐ Well

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

☐ Yes

☐ No

19.) What type of *home internet service* do you have?

- ☐ DSL
- ☐ Fiber Optic
- ☐ Satellite
- ☐ Cell Phone Hot Spot
- ☐ None Available
- ☐ Other (please list: \_\_\_\_\_)

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

☐ 1

☐ 2

☐ 3

☐ 4

☐ 5

21.) What is keeping you from obtaining faster more reliable internet?

☐ Availability

☐ Cost

☐ Other

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

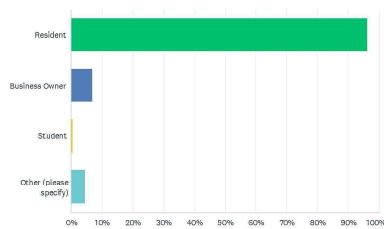


## E. Dawsonville Comprehensive Plan Public Comment Survey Response Summary

2023 Dawsonville Comprehensive Plan Update

Q1 I am submitting comments for Dawsonville as a:

Answered: 442 Skipped: 0

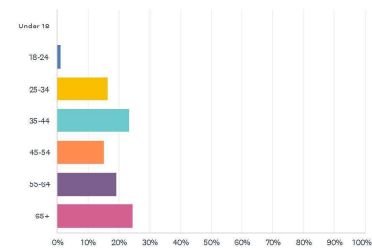


ANSWER CHOICES	PERCENTAGE	COUNT
Resident	96.15%	425
Business Owner	6.79%	30
Student	0.45%	2
Other (please specify)	4.52%	20
Total Respondents: 442		

2023 Dawsonville Comprehensive Plan Update

Q2 For purposes of future grant applications for Economic Development and Planning, the City and Stakeholder Committee wishes to identify the demographics beyond the previous identification question. Please answer the below age range question to aid us in this endeavor.

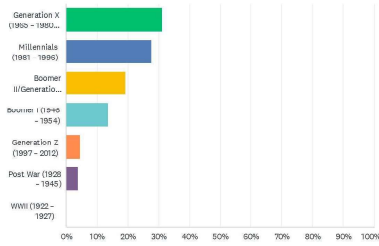
Answered: 442 Skipped: 0



ANSWER CHOICES	PERCENTAGE	COUNT
Under 18	0.00%	0
18-24	1.13%	5
25-34	16.52%	73
35-44	23.53%	104
45-54	16.19%	67
55-64	19.23%	85
65+	24.43%	108
TOTAL		442

### Q3 Please answer the below generational cohort question to aid us in this endeavor.

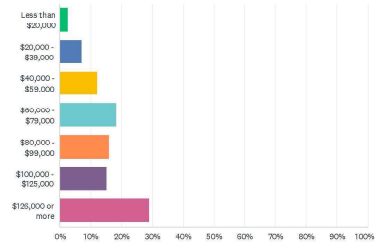
Answered: 440 Skipped: 2



ANSWER CHOICES	RESPONSES
Generation X (1965 – 1980)	31.14% 137
Millennials (1981 – 1996)	27.73% 122
Boomer II/Generation Jones (1955 - 1964)	19.09% 84
Boomer I (1946 – 1954)	13.64% 60
Generation Z (1997 – 2012)	4.55% 20
Post War (1928 – 1945)	0.00% 17
WWII (1922 – 1927)	0.00% 0
TOTAL	440

### Q4 Please answer the below income level question to aid us in this endeavor.

Answered: 431 Skipped: 11



ANSWER CHOICES	RESPONSES
Less than \$20,000	2.55% 11
\$20,000 - \$39,000	6.96% 30
\$40,000 - \$59,000	12.06% 52
\$60,000 - \$79,000	18.33% 79
\$80,000 - \$99,000	16.01% 69
\$100,000 - \$129,000	15.06% 65
\$130,000 or more	29.00% 125
TOTAL	431

sense community natural resources Small town vibe  
 Community involvement Main Street park environment restaurants  
 corridor Natural beauty Conservative values Dawsonville peaceful  
 hometown feel Rural parks Friendly country great forest near  
 strength close Small towns Location schools Nice amenities  
 hiking need growth city mountains Still mountains  
 landscape love community feel nature place live  
 Police home beautiful Small town feel living Low crime  
 family keep people good land shopping Quiet Safe residents  
 citizens Proximity small town atmosphere Small town charm  
 Tourism atmosphere trees many much surrounding  
 mountains lake Opportunities

2023 Dawsonville Comprehensive Plan Update

### Q5 As part of a SWOT (strength, weakness, opportunity, and threat) analysis please list a strength for Dawsonville.

Answered: 400 Skipped: 42

#	RESPONSES	DATE
1	Dawsonville still has a "small town feel". There's still beautiful open land, it's still relatively safe, and a lot of people know each other.	9/3/2023 10:41 PM
2	Community and safety	8/24/2023 7:32 AM
3	Dawsonville has done a excellent job on commercial revenue	8/22/2023 12:18 PM
4	Location and Hometown feel	8/2/2023 1:12 PM
5	Beauty	7/31/2023 3:45 PM
6	Lots of undeveloped land	7/30/2023 10:14 AM
7	Strong police force/benefit	7/28/2023 6:35 AM
8	Nature	7/26/2023 10:43 PM
9	Close to everything, shopping, Atlanta, mountain towns and Lake Lanier	7/26/2023 11:14 AM
10	Community centered	7/26/2023 7:56 AM
11	small town feel	7/25/2023 3:41 PM
12	Events: Amicalola Farmers Market, Food Truck Fridays etc.	7/25/2023 3:39 PM
13	Geographic location / proximity to mountains, Atlanta & areas in between	7/25/2023 11:34 AM
14	Atlanta North 400 corridor	7/25/2023 8:09 AM
15	Location	7/25/2023 6:54 AM
16	Hometown feel, Main Street Park	7/24/2023 9:13 PM
17	Sense of community	7/24/2023 9:07 PM
18	Friendly community	7/24/2023 9:01 PM
19	Small town feel, with just enough amenities close by	7/24/2023 8:54 PM
20	Location adjacent to other mountain towns and activities.	7/24/2023 8:19 PM
21	History	7/24/2023 8:16 PM
22	good people	7/24/2023 7:54 PM

Uncontrolled growth local restaurants restaurants shops need repair  
 activities going much development Commissioners entertainment  
 Trying Rapid growth bad apartments chain restaurants quickly  
 services places much growth N development Poor community town developed  
 etc restaurants downtown much infrastructure Growing one high density  
 see control housing need traffic Lack area schools quality  
 dining Limited Dawsonville city built enough county new growth fast  
 due making planning roads fast growth many Crowded keep  
 local businesses downtown area job Growing fast especially good  
 fast food parks people lack infrastructure residents many apartments  
 diversity retail work Small around congestion many chain restaurants  
 water weakness opportunities city center food restaurants  
 much growth fast

2023 Dawsonville Comprehensive Plan Update

### Q6 As part of a SWOT (strength, weakness, opportunity, and threat) analysis please list a weakness for Dawsonville.

Answered: 410 Skipped: 32

#	RESPONSES	DATE
1	It is growing too fast, the roads cannot support such growth and we don't have the schools and staff to accommodate all of the people moving here.	9/3/2023 10:41 PM
2	Diversity	8/24/2023 7:32 AM
3	Dawsonville's threat is increasing my home taxes 60 percent with out a visual look at my small property shocking at 85 years old	8/22/2023 12:18 PM
4	To much growth to fast with to much low income housing being built	8/2/2023 1:12 PM
5	Lack of infrastructure/good paved city roads	7/31/2023 3:45 PM
6	All the growth is for low income. L apartment complexes, cheap restaurants, discount outlet and all along the 400 corridor. I	7/30/2023 10:14 AM
7	Need ALL roads and sidewalks to be assessed and paved or patched like Lumpkin campground rd and dixon forest rd by outlets	7/28/2023 8:35 AM
8	Growth but no infrastructure	7/26/2023 10:43 PM
9	Need to develop downtown area	7/26/2023 11:14 AM
10	Lack of retail competition	7/26/2023 7:56 AM
11	commission	7/25/2023 3:41 PM
12	Major thoroughfare (Hwy 53) runs through center of two	7/25/2023 3:39 PM
13	City Center could use a bit more development	7/25/2023 11:34 AM
14	Concentrated development focus on 400 corridor	7/25/2023 8:09 AM
15	No downtown	7/25/2023 6:54 AM
16	Lacking a "town center", in need of high end restaurants	7/24/2023 9:13 PM
17	Lack of infrastructure to support the excessive development	7/24/2023 9:07 PM
18	Traffic building up	7/24/2023 9:01 PM
19	Nothing drawing visitors or locals to downtown that stays. No parking and too much traffic through downtown.	7/24/2023 8:19 PM

expansion Try residents work local businesses coffee shops  
infrastructure limit downtown Dawsonville location Pay town square  
Slow growth small town control growth small town feel still High benefit  
used old town building new community bring make quality local houses  
stores Develop county Create much better shops jobs family  
higher income Great homes s needs area live remain country  
around city Lots history town city growth people slow square  
coming go Dawsonville opportunity  
improving Keep small downtown area Increase many  
charm time Small business maintain feel destination N development Park  
chains tourism Dahlonega beautiful play preserve eat new business Stop  
Smart Promote encourage events attract Agriculture  
Forsyth county Stop building

2023 Dawsonville Comprehensive Plan Update

Q7 As part of a SWOT (strength, weakness, opportunity, and threat) analysis please list a opportunity for Dawsonville.

Answered: 395 Skipped: 47

#	RESPONSES	DATE
1	More people in the county will bring in more money in the county, which will bring in more resources	9/3/2023 10:41 PM
2	Unsure	9/24/2023 7:32 AM
3	Dawsonville	9/22/2023 12:18 PM
4	Do not make the mistake of other Metro counties	9/22/2023 1:12 PM
5	More downtown restaurants	7/31/2023 3:45 PM
6	Show an interest in the arts and culture.	7/30/2023 10:14 AM
7	Affordable senior housing	7/29/2023 8:35 AM
8	Family friendly fun	7/28/2023 10:43 PM
9	Sidewalks in the downtown area for walking like the ones in the park that would encourage people to be downtown	7/28/2023 11:14 AM
10	Need more outdoor areas for families.	7/25/2023 3:41 PM
11	With meticulous plan and hard work, Dawsonville could have a vibrant "town center" at Main Street (around the Old Court House)...	7/23/2023 3:39 PM
12	Modest redevelopment of City Center	7/25/2023 11:34 AM
13	room to grow around existing town center	7/25/2023 8:09 AM
14	Improve roads	7/25/2023 6:54 AM
15	Ability to create and grow a city center	7/24/2023 9:13 PM
16	Restrict development and provide a pastoral transition from the city to the mountains	7/24/2023 9:07 PM
17	Improve roads	7/24/2023 9:01 PM
18	The town square area	7/24/2023 8:54 PM
19	Growing interest in area - find something that will draw people to hang in the area. Pub, brewery, etc. We are the only town without a brewery.	7/24/2023 8:10 PM
20	Work with outlet mall to develop an inviting outdoor attraction for shopping, eating, entertainment. Dated and unchanged for years. Possibility of an Outdoor amphitheater? A Dawsonville twist on places like the new Cumming City Center, Halcyon, and Avalon.	7/24/2023 8:16 PM

land especially lead expansion charm creating overdevelopment  
handled taxes increases schools driving zoning living rate moving  
want Overcrowding businesses help low income way allow populated  
taking residents Growing fast downtown much growth Dawsonville  
Locals new Growing community will rental resources  
None think population area much traffic crime enough causing high one  
issues speeding homes housing growth fast roads going small  
brings quickly county development town make properties  
cost high density many building development town don't want well  
change lack infrastructure people city apartments pay overgrowth  
Rapid threat becoming big many people Low income housing pay overgrowth  
around time small town feel population growth large increase crime  
without proper new neighborhoods taking away small town

2023 Dawsonville Comprehensive Plan Update

Q8 As part of a SWOT (strength, weakness, opportunity, and threat) analysis please list a threat for Dawsonville.

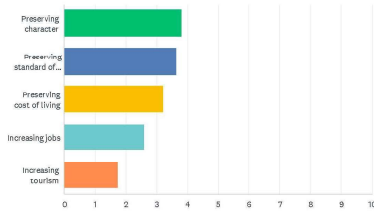
Answered: 399 Skipped: 43

#	RESPONSES	DATE
1	More crime will move into the county, schools will be overcrowded.	9/3/2023 10:41 PM
2	Too much home development need more community and public works development to support	9/24/2023 7:32 AM
3	Dawsonville	9/22/2023 12:18 PM
4	Apartment, condo housing unless it very elite as low income housing may change the demographics and change beauty of Dawsonville for ever	9/22/2023 1:12 PM
5	Rapid departure of families	7/31/2023 3:45 PM
6	Unless Dawsonville embraces growth and opportunity within the whole community the world will pass Dawsonville by.	7/30/2023 10:14 AM
7	Overdevelopment and keeping criminal elements out	7/29/2023 9:05 AM
8	Crime	7/29/2023 10:43 PM
9	NA	7/29/2023 11:14 AM
10	Rapid growth	7/29/2023 3:41 PM
11	High speed traffic and large trucks on Hwy 53 are a major obstacle to having a pleasant, and hopefully one day, walkable, town center. If we are able to divert the large trucks around the town center and slow the remaining traffic on the roads that converge on the "town center", Dawsonville will become stagnant.	7/25/2023 3:39 PM
12	Overbuilding of new homes to the extent that it overwhelms our infrastructure (primary concerns are roads and water supply). Growth is fine, but we need to be proactive in determining our limits.	7/26/2023 11:04 AM
13	too much focus on single family residential in existing town center	7/25/2023 8:09 AM
14	Unfair taxation	7/25/2023 6:54 AM
15	N/A	7/24/2023 9:13 PM
16	Over development	7/24/2023 9:07 PM
17	over building	7/24/2023 9:01 PM
18	Too much growth, too fast	7/24/2023 8:54 PM
19	So many towns close by are more updated (Asper, Blue Ridge, Dahlonega, for example)	7/24/2023 8:19 PM

2023 Dawsonville Comprehensive Plan Update

Q9 For the following community issues, please rank them in order of importance (1-5 with 1 being the most important):

Answered: 437 Skipped: 5



	1	2	3	4	5	TOTAL	SCORE
Preserving character	43.03% 179	19.47% 81	18.75% 78	12.50% 52	6.25% 26	416	3.81
Preserving standard of living	20.10% 126	23.09% 143	19.69% 85	10.60% 49	7.62% 33	430	3.65
Preserving cost of living	18.25% 77	25.39% 107	28.44% 120	15.40% 65	12.56% 53	422	3.21
Increasing jobs	7.37% 32	13.24% 56	20.00% 110	38.00% 165	14.13% 60	423	2.61
Increasing tourism	3.55% 15	7.57% 32	8.27% 35	21.51% 91	59.10% 250	423	1.75

2023 Dawsonville Comprehensive Plan Update

Q11 Our community's biggest liability that should be changed in the future is:

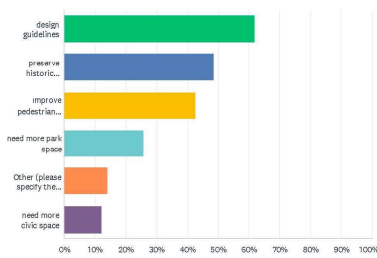
Answered: 375 Skipped: 67

#	RESPONSES	DATE
1	Roads and traffic, danger for pedestrians	9/3/2023 10:41 PM
2	Over development	9/24/2023 7:32 AM
3	i do not believe there is a liability our mayor and his reps our on top of there game	9/22/2023 12:18 PM
4	The wrong type of growth	9/22/2023 1:12 PM
5	Our children's quality of education. Transparency.	7/31/2023 3:45 PM
6	Stop putting your heads in the sand and embrace change.	7/30/2023 10:14 AM
7	Make changes to the school system to increase its ranking so we're like Forsyth or Gwinnett County!	7/29/2023 8:36 AM
8	Stop building places to live and create things to do.	7/28/2023 10:43 PM
9	rapid growth and expansion without increasing resources to sustain the growth	7/25/2023 3:41 PM
10	Traffic patterns and speed - especially Hwy 53	7/25/2023 3:39 PM
11	Not sure	7/25/2023 11:34 AM
12	Future civic center should be adjacent to town center not all in town center. Think half a mile to West and North maybe. Please be careful not to do what Forsyth County has done with their downtown.	7/25/2023 8:09 AM
13	Traffic flow	7/25/2023 6:54 AM
14	Over development and a possible airport	7/24/2023 9:07 PM
15	no suggest	7/24/2023 9:01 PM
16	Open to change and growth.	7/24/2023 8:19 PM
17	Developers and builders leaving unfinished projects	7/24/2023 8:16 PM
18	Traffic on 53	7/24/2023 7:17 PM
19	Growth without infrastructure development	7/24/2023 6:06 PM
20	To be better prepared for growth. Making sure the infrastructure can support large housing developments.	7/24/2023 5:13 PM
21	Police, fire and ems	7/24/2023 5:27 PM
22	Do not trust the NSF for water purity validation.	7/24/2023 5:08 PM
23	High Density housing and apartment growth	7/24/2023 4:52 PM
24	Too many race car driver wanna be's	7/24/2023 4:29 PM
25	New Sheriff	7/24/2023 3:56 PM
26	?	7/24/2023 3:26 PM
27	The growth stop	7/24/2023 3:11 PM
28	Not a lot of environmental awareness	7/24/2023 12:43 AM
29	Stop high density subdivisions.	7/23/2023 10:29 AM



## Q12 With respect to historic and cultural resources, our most important issues are (pick 2):

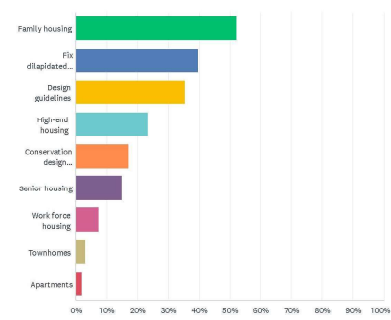
Answered: 441 Skipped: 1



ANSWER CHOICES		RESPONSES
design guidelines		61.90%
preserve historic structures		48.53%
improve pedestrian accessibility		42.63%
need more park space		25.02%
Other (please specify the most important asset that should be preserved)		14.06%
need more civic space		12.24%
Total Respondents: 441		
#	OTHER (PLEASE SPECIFY THE MOST IMPORTANT ASSET THAT SHOULD BE PRESERVED)	DATE
1	It's nice that these items are being created however they're not being maintained properly if they're not maintained all the money that we spent on these items will be in vain. We have a beautiful park in Main Street in Park, the grounds are full of weeds, and the beautiful playground needs to be pressure washed, etc	8/1/2023 1:41 PM
2	Safe, paved city roadways.	7/31/2023 3:45 PM
3	Improving sidewalks, bicycle and pedestrian accessibility WITHIN the City	7/29/2023 3:39 PM
4	Rural character of the community	7/29/2023 11:34 AM

## Q13 With respect to housing, our most important needs are (pick 2):

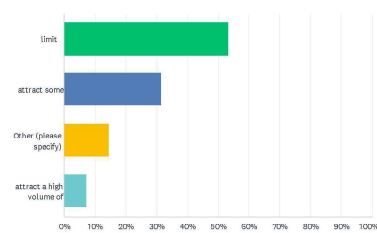
Answered: 415 Skipped: 27



ANSWER CHOICES		RESPONSES
Family housing		52.29%
Fix dilapidated units		38.70%
Design guidelines		35.42%
High-end housing		23.37%
Conservation design subdivisions/denser neighborhoods		17.11%
Senior housing		14.94%
Work force housing		7.47%
Townhomes		2.89%
Apartments		1.93%
Total Respondents: 415		
#	OTHER (PLEASE SPECIFY)	DATE
1	Some of the recent homes and apartments that have been built, and Dawsonville are not	8/1/2023 1:41 PM

## Q14 I would like my community to try to \_\_\_\_\_ growth and development:

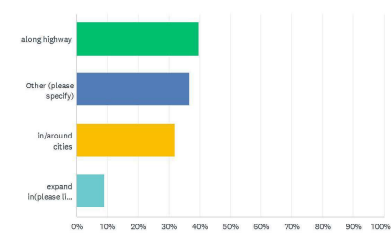
Answered: 440 Skipped: 2



ANSWER CHOICES		RESPONSES
Limit		62.41%
attract some		31.59%
Other (please specify)		14.55%
attract a high volume of		7.27%
Total Respondents: 440		
#	OTHER (PLEASE SPECIFY)	DATE
1	Growth is fine. However, when you are driving on 53 and it takes almost double the time to get to 400 it becomes quite frustrating adding so much time to a commute. The roads cannot handle gross 53 needs to be widened.	8/1/2023 1:41 PM
2	Develop the town and areas apart from the 400 corridor.	7/30/2023 10:14 AM
3	ALSO, PLEASE WORK ON THE HEALTH CARE SYSTEM FOR DAWSONVILLE AND DAWSON COUNTY - INDEPENDENCE FROM NGHSH!!	7/29/2023 3:39 PM
4	I think long range and planning beyond my term in office, use that government or private corporate. When my granddaughter is sitting at this desk overlooking the beautiful park I helped establish 50 years ago in this best of planned communities which may be managed to continue on in perpetuity. Multi-generational planning for a real secure future. It can be done. Please take your time and one step at a time.	7/29/2023 3:01 AM
5	Limit	7/24/2023 5:27 PM
6	No growth stop building more keep our 1 Dawson schools their already so over crowded	7/24/2023 3:11 PM
7	Responsibly, slowly	5/30/2023 10:37 PM

## Q15 New growth and development should be directed toward:

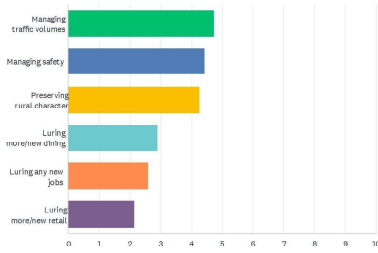
Answered: 428 Skipped: 14



ANSWER CHOICES		RESPONSES
along highway		36.70%
Other (please specify)		35.69%
In/around cities		32.01%
expand In/please list location)		8.69%
Total Respondents: 428		
#	OTHER (PLEASE SPECIFY)	DATE
1	Both are fine however, they need to adjust the traffic signals as well on 53. When you're turning left, you don't even have a green arrow. You have to wait at a yellow arrow, hoping that no one's coming for you too. Make a left turn on busy times of the day maybe one car can get through.	8/1/2023 1:41 PM
2	A thoughtful and intentional balance based on accessibility, geography, etc.	7/29/2023 11:34 AM
3	GA 400 corridor	7/24/2023 9:07 PM
4	Downtown	7/24/2023 5:19 PM
5	Near downtown and outlet mall area	7/24/2023 5:16 PM
6	Along 400 only	7/24/2023 5:27 PM
7	Business corridors for business only.	7/24/2023 4:52 PM
8	In open areas	7/24/2023 4:29 PM
9	No growth stop building more keep our 1 Dawson schools their already so over crowded	7/24/2023 3:11 PM
10	Foster an environment to attract a brewery and perhaps a new non-chain restaurant or two in	6/28/2023 1:57 PM

Q16 Highway development can attract significant growth and development. Regarding these vital corridors in Dawsonville, please rank the following in order of importance (1-6 with 1 being the most important):

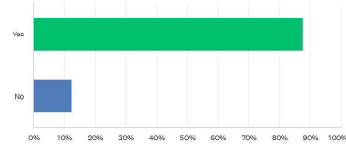
Answered: 435 Skipped: 7



	1	2	3	4	5	6	TOTAL	SCORE
Managing traffic volumes	31.57% 131	35.42% 147	20.24% 84	4.59% 19	4.82% 20	3.37% 14	415	4.74
Managing safety	20.89% 87	32.89% 137	27.82% 116	9.11% 38	6.71% 28	2.64% 11	417	4.44
Preserving rural character	98.57% 167	12.92% 56	20.09% 87	7.99% 32	7.99% 32	12.62% 59	433	4.27
Luring more/new dining	5.53% 23	9.38% 39	13.94% 58	26.68% 111	30.29% 126	14.18% 59	416	2.91
Luring any new jobs	4.29% 18	4.29% 18	11.96% 49	32.08% 136	24.36% 100	24.29% 103	424	2.61
Luring more/new retail	1.44% 6	5.76% 24	7.67% 32	18.47% 77	25.42% 109	41.25% 172	417	2.16

Q17 Regarding the previous questions on growth and development, should exactions be enacted to mitigate the impact of such on the city? (Exactions are payments made by a developer to local governments for the right to proceed with a project. Exactions can include development fees, impact fees, the dedication of public land, the construction or maintenance of public infrastructure, or the provision of public services.)

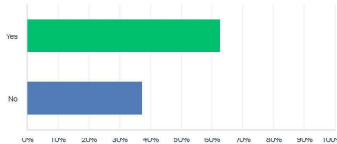
Answered: 428 Skipped: 16



ANSWER CHOICES	RESPONSES
Yes	87.56% 373
No	12.44% 53
TOTAL	420

Q18 For the same growth and development questions would you support a fee or TSPLOST initiative to fund beautification, façade grant programs, transportation enhancements, etc. in certain area such as downtown, elsewhere to entice these efforts? (What is a T-SPLOST? A Special Purpose Local Option Sales Tax (SPLOST) is a sales tax used to fund capital outlay projects proposed by county and municipal governments. A Transportation SPLOST (T-SPLOST) is a sales tax where the capital outlays are intended for transportation purposes only (roads, streets, bridges).

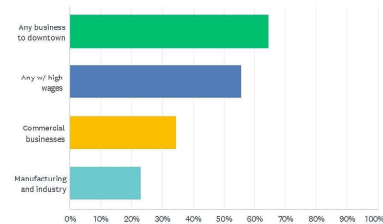
Answered: 430 Skipped: 12



ANSWER CHOICES	RESPONSES
Yes	87.21% 373
No	12.79% 57
TOTAL	430

Q19 With respect to economic development, our top priorities should be (pick 2):

Answered: 391 Skipped: 51

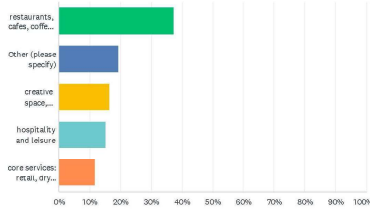


ANSWER CHOICES	RESPONSES
Any business to downtown	64.71% 250
Any w/ high wages	35.73% 135
Commercial businesses	34.53% 135
Manufacturing and industry	23.02% 90
Total Respondents:	391

#	OTHER (PLEASE SPECIFY)	DATE
1	None	9/3/2023 10:41 PM
2	Would love a development like the downtown Crabapple or Cumming City Center.	7/26/2023 11:14 AM
3	This survey is for the "City", right? Well, the city needs a vibrant city centre where the people who live within the city limits can thrive and not take the lives into their hands by having to use Hwy 53 just to get to the grocery store (Jiffys)!!	7/25/2023 3:39 PM
4	Keep business and government out of the new/dold downtown. Build good quality residential with an eye to affordability to keep teachers and other civic employees within the community as well as some more upscale housing for employees for new corporate business. Keep that corporate center adjacent to 400 corridor. Think Winward style corporate campuses.	7/25/2023 8:09 AM
5	Multigenerational interests.	7/24/2023 8:19 PM
6	New commercial business Sustain any business to downtown areas	7/24/2023 5:27 PM
7	No growth stop building more keep our 1 Dawson schools their already so over crowded	7/24/2023 3:11 PM

**Q20 With respect to the previous question on economic development, our top priorities should be:**

Answered: 423 Skipped: 19



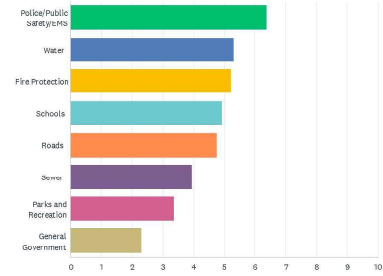
ANSWER CHOICES		RESPONSES
restaurants, cafes, coffee shops, etc.		37.39% 158
Other (please specify)		19.39% 82
creative space, incubation, remote work, meeting space		16.31% 69
hospitality and leisure		15.13% 64
core services: retail, dry cleaning, childcare, etc.		11.82% 50
TOTAL		423

#	OTHER (PLEASE SPECIFY)	DATE
1	None	9/3/2023 10:41 PM
2	U	8/2/2023 1:12 PM
3	Businesses that employ professionals. We have too many low paying employers. Therefore we have too many low/middle income families.	7/30/2023 10:14 AM
4	Retail shops, brewery with a family friendly vibe, putt-putt golf. Be able to walk the street and stop for coffee, outdoor space for people to gather.	7/26/2023 11:14 AM
5	Tourist nature resources	7/20/2023 7:50 AM
6	I think we need to think bigger and more long term.	7/25/2023 5:09 AM
7	First option and 4th option.	7/24/2023 5:27 PM
8	Nogrowth stop building more keep our 1 Dawson schools their already so over crowded	7/24/2023 3:11 PM
9	brewery and non-chain restaurants in downtown area.	8/29/2023 1:57 PM

**Q21 For the following public services, please rank them in order of importance (1-8 with 1 being the most important):**

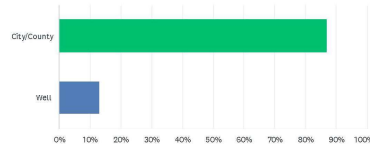
Answered: 436 Skipped: 6



	1	2	3	4	5	6	7	8	TOTAL	SCORE
Police/Public Safety/EMS	39.01%	18.00%	15.13%	9.09%	5.07%	6.15%	1.10%	3.31%	423	6.37
Water	21.24%	10.26%	17.18%	17.42%	11.69%	10.74%	8.11%	3.34%	419	5.31
Fire Protection	2.82%	27.00%	19.29%	19.29%	13.38%	10.80%	6.34%	1.17%	426	5.23
Schools	17.62%	11.82%	18.22%	9.74%	11.60%	11.14%	9.51%	10.21%	431	4.92
Roads	13.15%	10.33%	12.91%	14.79%	17.61%	15.96%	12.91%	2.35%	426	4.73
Sewer	1.19%	15.20%	8.31%	13.54%	15.68%	16.83%	18.53%	10.93%	421	3.94
Parks and Recreation	3.99%	5.12%	6.89%	10.93%	14.88%	15.39%	23.72%	19.07%	430	3.36
General Government	2.84%	1.18%	2.60%	4.72%	10.17%	11.59%	17.97%	48.94%	428	2.30

**Q22 Is water at your home/property provided by the city/county or a well?**

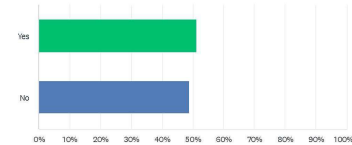
Answered: 437 Skipped: 5



ANSWER CHOICES		RESPONSES
City/County		86.96% 380
Well		13.04% 57
TOTAL		437

**Q23 If you are on a well, would you switch to city water if it were available?**

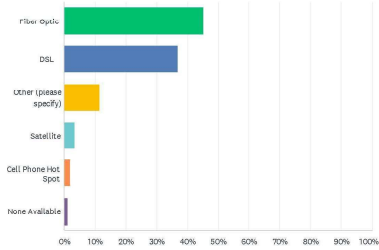
Answered: 227 Skipped: 215



ANSWER CHOICES		RESPONSES
Yes		51.10% 116
No		48.90% 111
TOTAL		227

**Q24 What type of home internet service do you have? DSL, fiber optic, satellite, cell phone hot spot, none available, other.**

Answered: 437 Skipped: 5

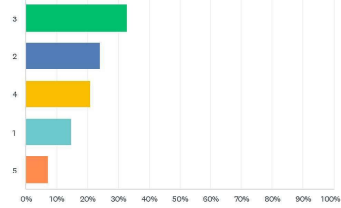


ANSWER CHOICES	RESPONSES
Fiber Optic	45.31%
DSL	36.54%
Other (please specify)	11.44%
Satellite	3.43%
Cell Phone Hot Spot	1.83%
None Available	1.14%
TOTAL	437

#	OTHER (PLEASE SPECIFY)	DATE
1	Have Kinetic by Windstream which I am very unhappy with. Need more options.	7/26/2023 11:14 AM
2	Cable	7/26/2023 11:34 AM
3	I do not have internet.	6/19/2023 8:32 AM
4	Windstream kinetics	6/19/2023 6:33 AM
5	Windstream. That should be it's own category	5/19/2023 11:08 PM
6	Cable Internet	5/19/2023 12:01 AM
7	cable	4/29/2023 5:41 PM

**Q25 How would you rate your home internet service? Please rate your response from 1-5 with 1 being excellent and 5 being home internet service not available.**

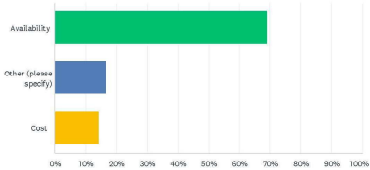
Answered: 439 Skipped: 3



ANSWER CHOICES	RESPONSES
3	32.80%
2	24.15%
4	20.96%
1	14.81%
5	7.29%
TOTAL	439

**Q26 What is keeping you from obtaining faster more reliable internet?**

Answered: 397 Skipped: 45



ANSWER CHOICES	RESPONSES
Availability	69.02%
Other (please specify)	16.62%
Cost	14.36%
TOTAL	397

#	OTHER (PLEASE SPECIFY)	DATE
1	N/A	9/3/2023 10:41 PM
2	NA	7/26/2023 5:35 AM
3	Aspire permits for fiber	7/26/2023 7:35 AM
4	am happy with what I have	7/24/2023 9:01 PM
5	Only game in town is windstream. Like a monopoly on the internet. They sink. Unreliable with dropped services daily. Need to allow bigger companies to expand north into Dawsonville.	7/24/2023 8:16 PM
6	Internet is great	7/24/2023 7:17 PM
7	okay with what I have	6/20/2023 6:27 PM
8	WINDSTREAM SUCKS BUT WE CANT GET ANYTHING ELSE	5/11/2023 8:20 PM
9	Only one provider Windstream is allowed in Dawson. I would switch if another provider was allowed trust me.	5/11/2023 5:50 PM
10	I have it but many areas still do not	5/11/2023 3:53 PM
11	Have it	5/9/2023 10:50 AM
12	Windstream has a monopoly.	5/6/2023 8:21 PM
13	Availability is awful	5/6/2023 8:06 PM
14	The fact that Windstream is terrible and it is really our only option	5/6/2023 12:20 PM

**Q27 Please share any other questions, comments, concerns or issues you feel are important and would like to elaborate on regarding life in Dawsonville and that have not been covered sufficiently in the survey questions above.**

Answered: 217 Skipped: 225

#	RESPONDER	DATE
1	Please stop the developers, especially until roads and schools can keep up with all of the new people. Sidewalks off of 53 in the city limits would be a necessity.	9/3/2023 10:41 PM
2	Keep up the great work	9/24/2023 7:32 AM
3	the biggest is why the town did not look at any neighbor hood when they put a value on homes when they put a price on a lot GO by 100 for 50 thousand dollars with a home in the middle	8/22/2023 12:18 PM
4	Have the city and GA DOT clean trailer junk yard on Highway 53 up. Clean up the junk on Highway 53 in historic Dawsonville. Do something about the abandon housing in historic Dawsonville. Make the business in Historic Dawsonville clean up their appearance such as some not pharmacy	8/2/2023 1:12 PM
5	On perimeter Road there is so much kudzu and growth that needs to be cut back. It would be nice to see that happen so people could enjoy walking on the sidewalks. Also, it would be very regret to have the park maintained is such a beautiful park & needs to have regular maintenance. Weed control	8/1/2023 1:41 PM
6	Please2, pave Maple Street. Why, on God's green earth, has this not taken a priority?	7/31/2023 3:45 PM
7	Wake up Dawsonville the world is passing you by. Not just passing but leaving you in the dust!	7/30/2023 10:14 AM
8	Bring more restaurants/bars to downtown to bring tourists coming. Keep criminal elements out. make the school system better so families will move here for the school system; have more senior activities and inexpensive family activities to unite the town.	7/29/2023 8:36 AM
9	Dilapidated buildings and properties with old cars and junk should be removed such as the property on Hwy 9 where the old cars and junk is everywhere.	7/26/2023 11:14 AM
10	New resident- moved here because of rural charm, safety and natural beauty. You have to invest in expanding internet access- that will bring remote workers with good paying income.	7/26/2023 7:56 AM
11	Thank you for allowing me to participate. Dawson County is still sort of and fresh canvas and our government planners are the painters. I think it can be the gem of Atlanta and remain a home place at the same time. If we think any differently it won't turn out to be the best that it can be. It must belong to the future. Let's not be in too big a hurry or be too focused on ourselves. We won't be here all that long after all.	7/25/2023 8:08 AM
12	I would like the city to hold developers accountable for their land and lack of development when homes are sold with promises made.	7/24/2023 9:13 PM
13	Need to hold Windstream to a higher standard of service	7/24/2023 9:07 PM
14	none	7/24/2023 9:01 PM
15	Don't allow or approve any permits for Matt Bennett (developer) or Adams Home (builder). They should NOT be allowed to build / develop anything in the city or county until they make right with Thunder Ridge Community.	7/24/2023 8:16 PM
16	We moved here because of what dawsonville is. Don't change it too much.	7/24/2023 7:17 PM
17	There needs to be a balance between housing/commercial growth and land conservation. Building a hundred home on less than 20 acres should not be allowed. Green space is vital to our community as well as wildlife.	7/24/2023 5:43 PM

## F. Comprehensive Plan Meeting Records

DAWSONVILLE COMPREHENSIVE PLAN UPDATE SCHEDULE: 2023 (Plan Update Adoption Deadline to DCA: 10/31/2023)

Project Task	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct
Advisory Committee Meetings										
Develop Vision Statement										
Assessment of Needs and Opportunities										
Develop Future Development Strategy										
Public Hearing Opportunity										
Final Draft and Stakeholder Review & Edits										
Submit draft to DCA										
Amend document as directed by DCA										
Adoption of Plan										

### Department of Planning and Zoning Comprehensive Plan Steering Committee Attendance Sheet

	8-Feb	8-Mar	15-Apr	14-May	8-Jun	13-Jul	10-Aug	TBD
Mandy Power, Chair	✓							
Elijah Clay Disharoon	✓							
Jonathan Campbell	✓							
Mike Turner	✓							
Alexis Noggle	✓							
Sharon Farrell	✓							
Randy Davis	✓							
Mike Sabol	✓							
Anna Tobolski	✓							
George Frelsem	✓							
Jeremy Porter	✓							
Doug Powell	✓							
Angie Smith	✓							
Amanda Edmondson	✓							
Bob Bolz	✓							
Regina Varnado	✓							
Kevin HerriT	✓							
Bill Elliott	✓							
Kristy Moore	✓							
Amey Smith	✓							
James Askew	✓							
Dwight Gilliland	✓							
Carrie Fallstrom	✓							
Vanni Gautam	✓							
Monty Sirmans	✓							
BOB Bolz	✓							
Stacy Harris	✓							
Harmit Bedi	✓							
John Walden	✓							

### DAWSONVILLE COMP PLAN UPDATE STAKEHOLDER MEETING DAWSONVILLE CITY HALL

5:30 PM-Thursday March 9, 2023

#### Sign In Sheet

Name

Paul Davis  
Alexis Noggle  
Kevin HerriT  
Monty Sirmans  
Stacy Harris  
James Askew  
Vanni Gautam  
Erica Jones  
John Walden  
Bob Bolz  
Kristy Moore

Jonathan Campbell  
Amanda Edmondson  
Doug Powell  
Angie Smith  
Carrie Fallstrom  
Stacy Harris

### DAWSONVILLE COMP PLAN UPDATE STAKEHOLDER MEETING DAWSONVILLE CITY HALL

5:30 PM-Thursday April 13, 2023

#### Sign In Sheet

##### Name

Vanni Gautam  
Clay Davis  
Doug Powell  
James Askew  
Stacy Harris  
Kristy Moore  
Jonathan Campbell  
Mandy Power  
Anna Tobolski  
Sharon O'Farrell  
Michael Turner  
A. Sabol  
MICHAEL SABOL

Jeremy Porter  
Carrie Fallstrom  
Stacy Harris  
BOB Bolz

### DAWSONVILLE COMP PLAN UPDATE STAKEHOLDER MEETING DAWSONVILLE CITY HALL

5:30 PM-Thursday May 11, 2023

#### Sign In Sheet

Name

Vanni Gautam  
Jonathan Campbell  
Kevin HerriT  
Mandy Power  
Clay Davis  
Stacy Harris  
Amanda Edmondson  
Bob Bolz  
John Walden

DAWSONVILLE COMP PLAN UPDATE  
STAKEHOLDER MEETING  
DAWSONVILLE CITY HALL

5:30 PM-Thursday June 8, 2023

Sign In Sheet

Name

Alexis Kogge  
Rex'n Hestit  
Doug Powell  
Sharon Farnell  
Andy Davis  
Jonathan Campbell  
Bob Bole  
Stacy Harris  
Jeremy Porter  
Mike Sabol  
Clay Babin

DAWSONVILLE COMP PLAN UPDATE  
PUBLIC MEETING  
DAWSONVILLE CITY HALL

2:30 PM-Thursday July 13, 2023

Sign In Sheet

Name

Harmony Gree  
Lacey Edwards  
Dan Ezzell  
James Allen  
Mary Estess

DAWSONVILLE COMP PLAN UPDATE  
PUBLIC MEETING  
DAWSONVILLE CITY HALL

5:30 PM-Thursday July 13, 2023

Sign In Sheet

Name

Jeremy Gloeckner  
Luke Gloeckner  
Jatison Morgan  
Kimberly Morgan  
Doug Powell

DAWSONVILLE COMP PLAN UPDATE  
PUBLIC MEETING  
DAWSONVILLE CITY HALL

5:30 PM-Thursday August 10, 2023

Sign In Sheet

Name

Jeremy Porter  
Mike Sabol  
Mike Turner  
Mandy Power  
Rex'n Hestit  
Jonathan Campbell  
Kristy Moore  
Clay Babin  
RB  
W. Sabol  
Mandy Power  
Rex'n Hestit  
L. C.  
Clay Disharoon

**G: Capital Improvement Element**



# DAWSONVILLE CITY COUNCIL EXECUTIVE SUMMARY FOR AGENDA ITEM # 7

---

SUBJECT: HEALTH INSURANCE RENEWAL FY DEC 2023-NOV 2024

CITY COUNCIL MEETING DATE: 10/23/2023

---

BUDGET INFORMATION: GL ACCOUNT # \_\_\_\_\_

☐ Funds Available from: \_\_\_\_\_ Annual Budget \_\_\_\_\_ Capital Budget Other \_\_\_\_\_

☐ Budget Amendment Request from Reserve: \_\_\_\_\_ Enterprise Fund ☒ General Fund

---

PURPOSE FOR REQUEST:

**TO PRESENT THE RENEWAL(S) FOR HEALTH INSURANCE FOR FY DEC 2023 TO NOV 2024.**

---

HISTORY/ FACTS / ISSUES:

**THE CURRENT PLAN IS GOING UP ONLY 5%. WE BUDGETED FOR A 15% INCREASE. INCLUDED IN YOUR PACKET ARE THE VARIOUS OPTIONS AVAILABLE.**

---

OPTIONS:

**STAY THE SAME, GO WITH ONE OF THE VARIOUS OPTIONS.**

---

RECOMMENDED SAMPLE MOTION:

**MY RECOMMENDATION IS TO DO OPTION 2 WITH AETNA, WHICH WOULD BE A 2% DECREASE INSTEAD OF 5% INCREASE. WHERE THE INCREASE WILL BE FOR THE EMPLOYEES, BUT ONLY IF THE EMPLOYEES USE THE INSURANCE TO THIS MAXIMUM IS THE MAXIMUM OUT OF POCKET LIMIT.**

**MY RECOMMENDATION FOR DENTAL (MOO) AND VISION (EYEMED) IS TO STAY THE SAME. LTD, STD AND LIFE GO WITH THE STANDARD SINCE THEY GAVE US A 3-YEAR RATE GUARANTEE.**

---

REQUESTED BY: Robin Gazaway, Finance Administrator



## Robin Gazaway

---

**From:** Gloria Camp  
**Sent:** Wednesday, October 11, 2023 4:52 PM  
**To:** Robin Gazaway  
**Subject:** FW: Dawsonville  
**Attachments:** Health Plan 2023.xls; LTD 2023.xls; STD 2023.xls; Vision 2023.xls; Dental 2023.xls; Life 2023.xls

Hi Robin,  
Here are the quotes and Tom's notes. Once you decide please let us know the direction you would like to go.

Grateful for your patience,  
Gloria Camp

**From:** Tom Cheswick  
**Sent:** Wednesday, October 11, 2023 3:58 PM  
**To:** Gloria Camp  
**Cc:** Josh Nelson Jenna Vucinich Tom Cheswick  
**Subject:** Dawsonville

Gloria,

Attached are the spreadsheets and here is a brief summary:

**Medical Plan** – Aetna was the only quote I received. Anthem and Cina declined based on the Pharmacy search they do with the census date. They can tell what Rx employees and dependents are taking and underwrite it based on that. The Aetna quote is fairly competitive, but they don't have plans that are apples to apples. Option 1 is not quite as rich as the current plan and Option 2 is much closer.

**Life**, STD and LTD – These plans are still in a rate guarantee until 12/1/24. The Standard gave me a proposal matching current rates on all 3 plans with a 3-year guarantee. UnitedHealth care was competitive on STD and LTD, although not 100% match on plans, and they were not competitive on the life. No other carriers were even close to Mutual of Omaha

**Dental** - Mutual of Omaha is asking for a 7% increase on the dental renewal. United Concordia, Ameritas and Delta were all over 30% higher than the renewal so they did not quote. United Healthcare has competitive rates, but a number of items paid at 50% rather than 80% and no ortho. Same with Aetna, no ortho coverage and much higher rates. The Mutual of Omaha plan is very competitive.

**Vision** – The EyeMed plan is in a rate guarantee until 12/1/26 and priced very competitively. Nothing available that is going to be more competitive.

Can you please forward d this on with my notes.

If anyone has any questions, please feel free to call me.

Thank you, Tom

**Tom Cheswick**

City of Dawsonville - Health Plan Renewal Prepared by: Mark III Employee Benefits - October 11, 2023						
Benefit	United Healthcare Current Plan CO-PA/RXL31Y	UnitedHealthcare Renewal CW-ZX/RXL31Y	Aetna Option 1 300116302	Aetna Option 2 300118546		
	In-Network	In-Network	In-Network	In-Network		
Primary Care Office Visit	\$20 copay	\$20 copay	\$25 copay	\$20 copay		
Specialist Office Visit	\$40 copay	\$40 copay	\$75 copay	\$40 copay		
Preventive Care	100%	100%	100%	100%		
Individual Calendar Year Deductible	\$1,250	\$1,250	\$1,500	\$1,000		
Family Calendar Year Deductible	\$2,500	\$2,500	\$3,000	\$2,000		
Individual Out-of-Pocket Maximum	\$3,000	\$3,000	\$5,500	\$4,500		
Family Out-of-Pocket Maximum	\$6,000	\$6,000	\$11,000	\$9,000		
Coinsurance	100%	100%	80%	100%		
Inpatient Hospital	Deductible/Coinsurance	Deductible/Coinsurance	Deductible/Coinsurance	Deductible/Coinsurance		
Urgent Care	\$50 copay	\$50 copay	\$75 copay	\$50 copay		
Emergency Room	\$500 copay	\$500 copay	\$300 copay after deductible and coinsurance are met	\$500 copay		
Prescription Drugs	\$10/\$40/\$150/\$300/\$500	\$10/\$40/\$150/\$300/\$500	\$3/\$10/\$45/\$75/20% to \$250/20\$ to \$500	\$3/\$10/\$35/\$50/20% to \$250/20\$ to \$500		
Lifetime Maximum	Unlimited	Unlimited	Unlimited	Unlimited		
Rate Guarantee	N/A	1 year	1 year	1 year		
Monthly Premiums						
Employee Only	10	\$12,678.70	\$13,312.70	\$9,332.27	\$9,332.70	\$11,258.80
Employee/Spouse	3	\$7,607.22	\$7,987.62	\$2,067.67	\$6,203.01	\$7,628.88
Employee/Child	3	\$7,036.68	\$7,388.55	\$1,925.84	\$5,777.52	\$7,097.34
Employee/Family	8	\$28,907.44	\$30,352.96	\$2,965.75	\$23,726.00	\$29,318.56
Change in Premium		\$56,230.04	\$59,041.83		\$45,039.23	\$55,303.58
			105.0%		80.1%	98.4%

- The Aetna plan is an Aetna Funding Advantage (AFA). Your liability is capped at the billed rates presented. If the plan runs well, you could be entitled to a credit at years end.

- Anthem and Cigna declined to quote based on running the census RX algorithm High Risk Group.



**City of Dawsonville - Long-Term Disability Renewal**  
**Prepared by Mark III Employee Benefits - October 11, 2023**

Policy Provisions	Mutual of Omaha	The Standard	United Healthcare
Rate per \$100/Covered Payroll	\$0.32	\$0.32	\$0.20
Rate Guarantee	Until 12/1/24	3 years	2 years
Volume	\$104,148	\$104,148	\$104,148
Monthly Premium	\$333.27	\$333.27	\$208.30
Annual Premium	\$3,999.28	\$3,999.28	\$2,499.55
Annual Savings	N/A	\$0	\$1,500
Plan Design Highlights			
Benefit Percentage	60%	60%	60%
Monthly Maximum	\$5,000	\$5,000	\$5,000
Elimination Period	180 Days	180 Days	180 Days
Maximum Benefit Duration	To SSNRA/Graded after age 62	To SSNRA/Graded after age 62	To SSNRA/Graded after age 62
Minimum Benefit	\$100	\$100	\$100
Survivor Benefit	3 x monthly benefit	3 x monthly benefit	3 x monthly benefit
Partial Disability	Included	Included	Included
Integration Method	Full Family	Full Family	Full Family
A.M. Best Rating	A+	A+	A+

- Lincoln Financial, Hartford, AUL, and MetLife were not competitive with the Mutual of Omaha rates.

- While no two contracts are identical word for word, The Standard and UHC's goal is to match all current benefit amounts and provisions to the best of their ability.

This information is for comparison purposes only. Please refer to the carrier certificate/policy for a complete description of policy provisions.

**City of Dawsonville - Short-Term Disability Renewal**  
**Prepared by Mark III Employee Benefits - October 11, 2023**

Policy Provisions	Mutual of Omaha	The Standard	United Healthcare
Rate per \$100/Covered Payroll	\$0.32	\$0.32	\$0.26
Rate Guarantee	Until 12/1/24	3 years	2 years
Volume	\$160,000	\$160,000	\$160,000
Monthly Premium	\$512.00	\$512.00	\$416.00
Annual Premium	\$6,144.00	\$6,144.00	\$4,992.00
Annual Savings	N/A	\$0	\$1,152
Plan Design Highlights			
Benefit Percentage	70%	70%	66.67%
Weekly Maximum	\$1,000	\$1,000	\$700
Elimination Period	14 day/14 day	14 day/14 day	7 day/7 day
Maximum Benefit Duration	24 weeks	24 weeks	26 weeks
Minimum Benefit	None	None	None
Partial Disability	Included	Included	Included
A.M. Best Rating	A+	A	A+

- Lincoln Financial, Hartford, AUL, and MetLife were not competitive with the Mutual of Omaha rates.

- While no two contracts are identical word for word, The Standard and UHC's goal is to match all current benefit amounts and provisions to the best of their ability.



**City of Dawsonville - Vision Plan Renewal**  
**Prepared by: Mark III Employee Benefits - October 11, 2023**

	EyeMed Current/Renewal	Aetna	United Healthcare
<b>Plan Design</b>	<b>In-Network</b>	<b>In-Network</b>	<b>In-Network</b>
Eye Exam Frequency	every 12 months	every 12 months	every 12 months
Co-payment for eye exam	\$20.00	\$10.00	\$10.00
Co-payment for material	\$20.00	\$25.00	\$25.00
Frame frequency	Every 24 months	every 24 months	every 24 months
Frame allowance	Up to \$130, with 20% off coverage	Up to \$130, with 20% off coverage	Up to \$130, with 20% off coverage
Lens Frequency	every 12 months	every 12 months	every 12 months
Lens Allowance			
Single Vision	\$20 copay, then covered in full	\$25 copay, then covered in full	\$25 copay, then covered in full
Bifocal	\$20 copay, then covered in full	\$25 copay, then covered in full	\$25 copay, then covered in full
Trifocal	\$20 copay, then covered in full	\$25 copay, then covered in full	\$25 copay, then covered in full
Progressive	Standard - \$75 copay Premium - \$105 to \$195 copay	Not clear in language provided. Waiting for a complete description	Not clear in language provided. Waiting for a complete description
Contact lens allowance	Up to \$130, with 15% off coverage	Up to \$130, with 15% off coverage	Up to \$105, with 15% off coverage
Contact Lens Fitting Fee	Up to \$40	\$40 copay	\$50 copay
Refractive Eye Surgery	Discount at Network Providers	Discount at Network Providers	Discount at Network Providers
Providers	Visit www.eyemed.com for a complete listing of providers	Visit www.aetnavision.com for a complete listing of providers	Visit www.myuhcvision.com for a complete listing of providers
<b>MONTHLY RATES</b>			
Employee	\$6.18	\$6.03	\$6.70
Employee/Spouse	\$11.73	\$11.45	\$12.71
Employee/Child(ren)	\$12.35	\$12.05	\$14.91
Employee/Family	\$18.16	\$17.71	\$20.99
Rate Guarantee	Until 12/1/26	1 year	2 years

- We also requested proposals from Ameritas, MetLife and Delta Dental and they were all 15 - 20% higher than EyeMed, they all declined to quote.



**City of Dawsonville - Dental Renewal**  
**Prepared by: Mark III Employee Benefits - October 11, 2023**

	Mutual of Omaha Current Passive PPO	Mutual of Omaha Renewal Passive PPO	United Healthcare Passive PPO	Aetna Passive PPO
	Preventive	Preventive	Preventive	Preventive
Exams	100%	100%	100%	100%
Cleanings	100%	100%	100%	100%
X-Rays	100%	100%	100%	100%
Fluoride Treatment	100%	100%	100%	100%
Space Maintainers	100%	100%	100%	100%
Sealants	100%	100%	100%	100%
	Basic	Basic	Basic	Basic
Fillings - Amalgams & Composites	80%	80%	80%	80%
Simple Extractions	80%	80%	80%	80%
Surgical Extractions	80%	80%	50%	80%
Endodontics	80%	80%	50%	80%
Periodontics	80%	80%	50%	80%
Anesthesia	80%	80%	80%	80%
Denture and Crown Repair	80%	80%	80%	80%
	Major	Major	Major	Major
Crowns/Inlays/Onlays	50%	50%	50%	50%
Dentures	50%	50%	50%	50%
Fixed Bridges	50%	50%	50%	50%
Implants	50%	50%	Not covered	50%
	\$50 - Individual \$150 - Family	\$50 - Individual \$150 - Family	\$50 - Individual \$150 - Family	\$50 - Individual \$150 - Family
Annual Deductible (Does not apply to preventive services)	\$1,500	\$1,500	\$1,000	\$1,500
Annual Maximum	50% to \$1,000 lifetime Adult & Child	50% to \$1,000 lifetime Adult & Child	Not Covered	Not Covered
Orthodontia	In - Negotiated Fee Out - 90th UCR	In - Negotiated Fee Out - 90th UCR	In - Negotiated Fee Out - 90th UCR	In - Negotiated Fee Out - 90th UCR
Reimbursement Allowance				
<b>Monthly Premium</b>				
Employee	11	\$23.69	\$260.59	\$278.85
Employee/Spouse	3	\$64.89	\$194.67	\$208.29
Employee/Child(ren)	2	\$77.25	\$154.50	\$165.32
Employee/Family	7	\$93.22	\$652.54	\$698.25
Total Monthly Premium		\$1,262.30	\$1,350.71	\$1,173.82
<b>Increase in Premium</b>				
Rate Guarantee	N/A	1 year	1 year	1 year
		107.0%	93.1%	140.9%

- We also requested proposals from United Concordia, Ameritas and Delta Dental and they were all 30%+ higher than Mutual of Omaha, they all declined to quote.



# City of Dawsonville - Group Term Life Renewal

## Prepared by Mark III Employee Benefits - October 11, 2023

	Volume	Mutual of Omaha - Current/Renewal		The Standard	
		Monthly Rate per \$1,000	Monthly Rate per \$1,000	Monthly Rate per \$1,000	
Basic Life	\$503,000	\$0.25	\$125.75	\$0.25	\$125.75
Basic AD&D	\$503,000	\$0.05	\$25.15	\$0.05	\$25.15
Total Monthly Cost			\$150.90		\$150.90
Total Annual Cost			\$1,810.80		\$1,810.80
Annual Savings			N/A		\$0.00
Basic Life Amount		\$20,000			\$20,000
Basic AD&D Amount		\$20,000			\$20,000
Age Reduction		to 65% at age 65 and to 50% at age 70		to 65% at age 65 and to 50% at age 70	
Waiver of Premium		Included		Included	
Accelerated Death Benefit		Included		Included	
Conversion		Included		Included	
Dependent Life		\$20,000 - Spouse/\$10,000 Children		\$20,000 - Spouse/\$10,000 Children	
Dependent Cost		\$3.00 per unit		\$3.00 per unit	
Rate Guarantee		Until 12/1/24		3 years	
A.M. Best Rating		A+		A	

- Lincoln Financial, Hartford, AUL, and MetLife and UHC(.39 & .02) were not competitive with the Mutual of Omaha rates.

- While no two contracts are identical word for word, The Standard's goal is to match all current benefit amounts and provisions to the best of their ability.



# DAWSONVILLE CITY COUNCIL EXECUTIVE SUMMARY FOR AGENDA ITEM # 8

---

SUBJECT: **APPROVE CONSULTANT TO CONDUCT A HISTORIC RESOURCE SURVEY**

CITY COUNCIL MEETING DATE: **10/23/2023**

---

BUDGET INFORMATION: GL ACCOUNT # \_\_\_\_\_

☐ Funds Available from: \_\_\_\_\_ Annual Budget \_\_\_\_\_ Capital Budget Other \_\_\_\_\_

☐ Budget Amendment Request from Reserve: \_\_\_\_\_ Enterprise Fund \_\_\_\_\_ General Fund

---

PURPOSE FOR REQUEST:

**THE RFP REVIEW COMMITTEE RECOMMENDS WLA STUDIO BE AWARDED THE CONTRACT FOR A PROJECT TO CONDUCT A NEW HISTORIC RESOURCE SURVEY FOR THE CITY OF DAWSONVILLE.**

---

HISTORY/ FACTS / ISSUES:

**THE HISTORIC PRESERVATION DIVISION OF THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS HAS APPROVED THE AWARD OF A FFY 2023 HISTORIC PRESERVATION FUND GRANT IN THE AMOUNT OF \$6,000 TO AID THE CITY IN OBTAINING A NEW HISTORIC RESOURCE SURVEY. STAFF ISSUED AN RFP TO CONTRACT WITH A QUALIFIED CONSULTANT TO FULFILL THE PROJECT INTENT. PROPOSALS WERE REVIEWED BY A COMMITTEE OF STAFF AND ONE HPC MEMBER TO ARRIVE AT THIS RECOMMENDATION. THIS PROCESS IS IN ACCORDANCE WITH DCA GRANT REQUIREMENTS.**

---

OPTIONS:

**APPROVE THIS BID AWARD OR REQUEST FURTHER INFORMATION.**

---

RECOMMENDED SAMPLE MOTION:

**N/A**

---

REQUESTED BY: Amanda Edmondson, Director of Downtown Development

# HISTORIC PRESERVATION FUND GRANT FFY 2023

## BID TABULATION FORM\*\*

**\*\*Contractor/consultant proposals should be submitted to HPD for review before final selection. The contractor/consultant contract should also be submitted to HPD for review before execution.**

**Project Name:** Dawsonville, GA Historic Resource Survey 2023-2024  
**Services To Be Provided:** Historic Resource Survey

**Contractors/Consultants: (IN ORDER OF DATE RECEIVED)**

**Bid #1**

Name: TerraXplorations, Inc. / Bid: \$9969.10 / Date: October 4th  
Address and Phone Number: 1096 16<sup>th</sup> Ave. N St. Petersburg, FL 33704 / 901-340-0148

**Bid #2**

Name: Impact7G, Inc. / Bid: \$10,000 / Date: October 5th  
Address and Phone Number: 8951 Windsor Parkway, Johnston, IA 50131 / 515-473-6256

**Bid #3**

Name: WLA Studio / Bid: \$9,989 / Date: October 5th  
Address and Phone Number: 675 Pulaski Street, Suite 1000, Athens, GA 30601 / 706-543-5459

**Bid #4**

Name: Edwards-Pitman / Bid: \$9,956.09 / Date: October 6th  
Address and Phone Number: 2700 Cumberland Pkwy., Suite 300 Atlanta, GA 30339 / 770-333-9484

**Bid #5**

Name: SWCA Environmental Consultants / Bid: \$9,996.00 / Date: October 9th  
Address and Phone Number: 2008 Riverside Ave. Suite 100 Jacksonville, FL 32204 / 904-384-7020

**Contractor/Consultant Selected:** WLA Studio, 675 Pulaski Street, Suite 1000, Athens, GA

**Contract Amount:** \$9,989.00

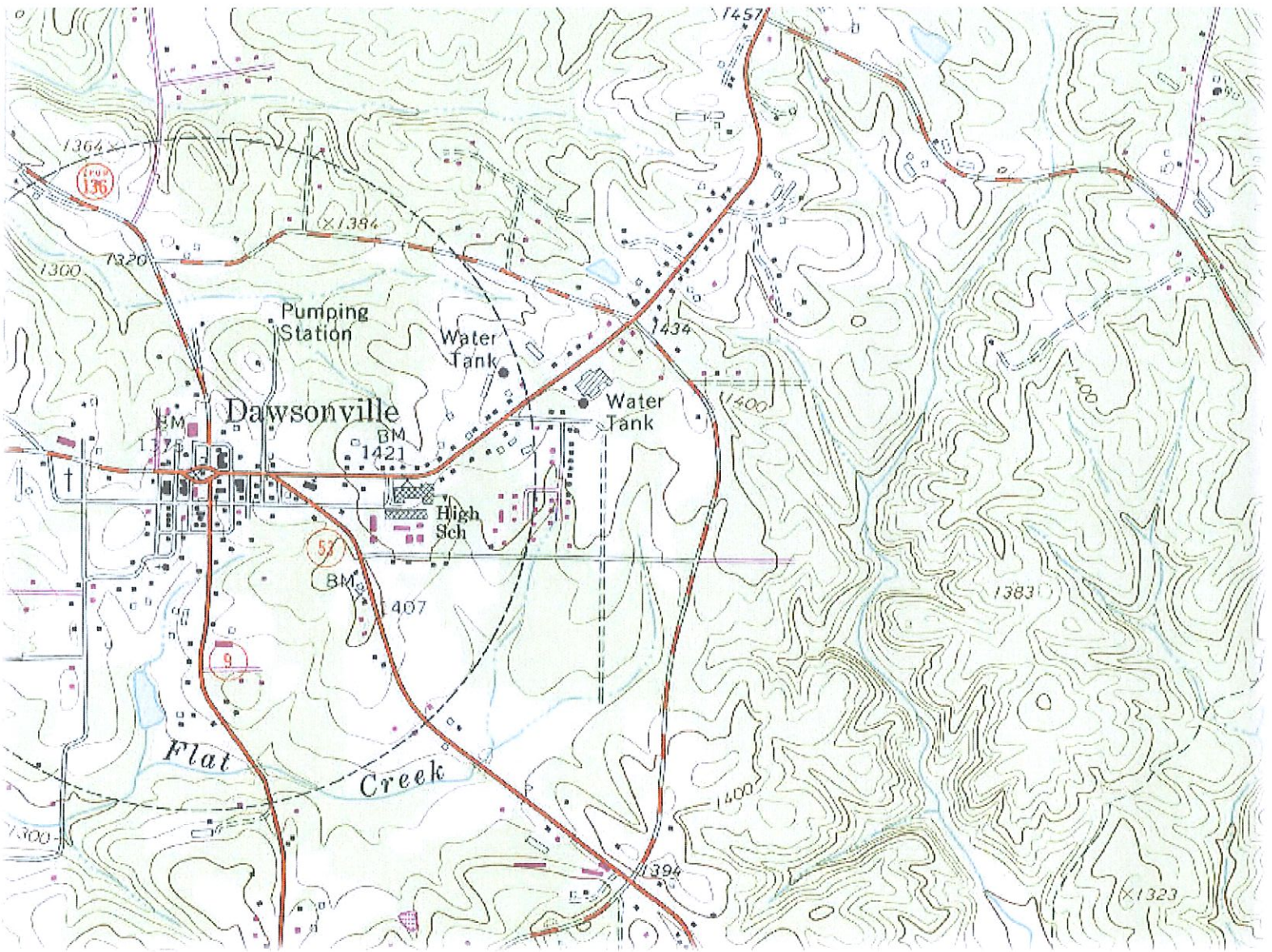
**Briefly state the reasons why this contractor/consultant was selected:** This consultant's proposal scored the highest total points awarded by a committee of reviewers considering uniform criteria, primarily as a result of a high level of experience and a successful body of previous work.

**Submitted by:**

**Name:** Amanda M. Edmondson / **Date:** 10/12/23  
**Title:** Director of Downtown Development, Tourism & Historic Preservation

(person recording bids & grant project manager)





## HISTORIC RESOURCES SURVEY

CITY OF DAWSONVILLE

415 HWY 53 E, SUITE 10

DAWSONVILLE, GEORGIA 30534

OCTOBER 9, 2023



RESPONDING FIRM:

WLA Studio • 675 Pulaski Street, Suite 1000 • Athens, Georgia 30601  
706-543-5459 • [keyes@wlandstudio.com](mailto:keyes@wlandstudio.com)



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[www.wlandstudio.com](http://www.wlandstudio.com)

October 9, 2023

City of Dawsonville  
415 HWY 53 E, Suite 100  
Dawsonville, GA 30534

Dear Selection Committee:

WLA Studio (WLA) is pleased to submit the following Proposal for consideration in the Historic Resources Survey for the City of Dawsonville. Our firm is a small business enterprise headquartered in Athens, Georgia. WLA has provided similar services for municipal clients throughout the State of Georgia and across the Southeast for almost 40 years. We have served as a consultant to the National Park Services for over 15 years providing cultural landscape and historic preservation services throughout the United States.

The following proposal includes the requested information as outlined in your RFP. We have the staff available to perform this project, and because of our experience, we can do it in a timely fashion. We will be able to meet the requirements outlined by the State Historic Preservation Office for the completion of this project. Our firm is not involved in any pending claims or lawsuits nor has our firm been involved in any lawsuits with a governmental entity in the last five years .

WLA Studio appreciates the opportunity to share our qualifications for this assignment. Please let us know if additional information is desired or if there are any questions about this submittal. We look forward to the opportunity to work with the City of Dawsonville.

Sincerely,

Keyes Williamson  
Principal Landscape Architect  
706.543.5459 ext. 227  
[keyes@wlandstudio.com](mailto:keyes@wlandstudio.com)



## FIRM HISTORY/BACKGROUND

We are a historic preservation planning and design firm. The mission of our company is to promote the *stewardship of cultural and natural resources*. In 1984, Dale Jaeger founded Jaeger and Associates offering services in Landscape Architecture, Historic Preservation and Small Town Planning. In 1987, the firm became Jaeger/Pyburn, adding architectural services through a partnership with Jack Pyburn, an architect and planner. Jaeger/Pyburn remained in business for five years. In 1992, The Jaeger Company (TJC) was created. TJC had offices in Gainesville, Georgia and Athens, Georgia. The Jaeger Company was sold to Keyes Williamson, RLA in 2014. The firm name was changed to WLA Studio (WLA) in 2016 and is a Limited Liability Company (LLC) in the state of Georgia. With a staff of twelve, ten in the Athens office and two in the Gainesville office, WLA still offers the same exceptional services: Landscape Architecture, Historic Preservation, Environmental Assessment, and Planning.

## MANAGEMENT

Our firm is a *nationally recognized leader in historic preservation*. Our staff is professionally qualified to perform this work. Keyes Williamson, Principal Landscape Architect at WLA Studio, has decades of design experience in both the private and public sectors. Keyes' professional experience includes work in the non-profit sector, leading fund raising efforts for educational and botanical organizations. Keyes completed his studies at the University of Georgia with a Master in Landscape Architecture and at the Florida State University with a Master in American Studies. Keyes currently manages the firm's contract with National Park Service Southeast Regional Office, focusing on cultural resource protection. His working knowledge of planning and design principles, horticultural expertise, research and writing skills, and project management abilities make him a valuable member of the team.

Anders Yount serves as Project Manager for WLA Studio. Anders has extensive experience in preservation fieldwork, GNAHRGIS data entry, and architectural history.

# 39 YEARS

## *of innovative design and preservation planning*

Formed more than thirty years ago, WLA Studio is a design and planning firm committed to the preservation and enhancement of our cultural and natural environments. The firm's headquarters is in downtown Athens, GA with a satellite office in Gainesville, GA.

Landscape Architecture, Planning, Environmental Assessment, and Historic Preservation are the professional and technical foundations of the firm. The multi-disciplinary staff of twelve includes Registered Landscape Architects, Certified Planners, Certified Soil and Water Conservation Designers, Certified Arborists, Preservation Professionals, Architectural Historians, Landscape Historians, Graphic Designers, qualified CAD and GIS operators, and related support staff.

WLA Studio serves a range of institutional and government agencies. Our areas of specialization include transportation planning and construction design, urban planning, streetscapes and corridors, parks and recreation design, campus design, historic site preservation and cultural landscape planning. WLA Studio has successfully completed numerous projects across the United States as a contractor for the National Park Service (NPS). WLA Studio has consulted on multiple, IDIQ contracts for NPS, United States Army, United States Corp of Engineers, Georgia Department of Transportation, and North Carolina Department of Transportation.

Members of the WLA Studio team are well-versed in both landscape architecture and preservation standards with experience applying those standards to a diversity of projects—research and documentation, planning studies, and construction design.

Contact:  
675 Pulaski Street, Suite 1000  
Athens, Georgia 30601  
706-543-5459  
info@wlandstudio.com  
www.wlandstudio.com





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## PROJECT TEAM

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## PROJECT TEAM

Keyes Williamson, Principal Landscape Architect/Historian  
keyes@wlandstudio.com  
706.543.5459 ext. 227

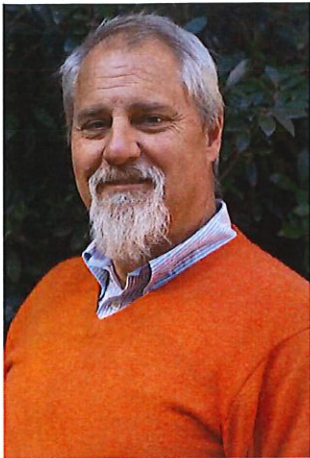
Anders Yount, Project Manager/Historic Preservation Specialist/Mapping  
anders@wlandstudio.com  
706.543.5459 ext. 224

Debbie Toole, Architectural Historian  
Jennifer Peppers, Historic Preservation Field Assistant





**Keyes Williamson, ASLA, RLA**  
**Principal Landscape Architect**



**EDUCATION:**

Master of Landscape Architecture  
University of Georgia, Athens, Georgia

Master of American Studies  
Florida State University, Tallahassee, Florida

Bachelor of Arts, English Literature  
University of the South, Sewanee, Tennessee

**EXPERIENCE:**

Thirty-One Years Total  
WLA Studio (formerly The Jaeger Company)  
2007-2012; 2014-Present  
Knoxville Botanical Garden & Arboretum -  
Executive Director

**PROFESSIONAL REGISTRATIONS:**

Landscape Architect :  
State of Georgia #1622

**EXAMPLE PROJECTS**

**HISTORIC RESOURCE SURVEYS, Multiple Cities/Counties, GA**

Principal Landscape Architect assisting with numerous historic resources survey projects for communities in Georgia. Tasks included fieldwork, conducting progress reports and public meetings, overseeing data entry, and quality assurance/quality control (QA/QC). Surveys include Monroe, Peoplestown, Rome, Riverdale, Douglas County, LaGrange, Washington, and Hampton, Georgia.

**GREENVILLE HISTORIC RESOURCES SURVEY, Greenville, SC**

Principal Landscape Architect who assisted the City of Greenville and the South Carolina Department of Archives and History with a historic resource survey consisting of over 1600 properties. The goal of the project is to assess and assign historic resource status to previously undocumented architectural resources in the study areas. Keyes was responsible for fieldwork, overseeing progress reports and public meetings, data entry of resources, and quality assurance/quality control (QA/QC).

**GREENWOOD INTENSIVE LEVEL SURVEY, Greenwood, MS**

Principal Landscape Architect who assisted the Mississippi Department of Archives and History with an intensive-level historic resources survey of multiple historic districts in Greenwood, Mississippi. The historic districts encompassed both historic commercial districts and residential districts. The project resulted in a resource data base of over 400 historic structures to be used as part of the Departments mapping of historic districts and resources in the state. Keyes was responsible for fieldwork, writing resource descriptions, data entry, conducting public meeting, and writing survey report.

**FLOWERY BRANCH COMPREHENSIVE PLAN: PRESERVATION ELEMENT, Flowery Branch, GA**

Project Manager responsible for coordinating multiple elements of a Comprehensive Plan: Preservation Element for Flowery Branch - a small community experiencing development pressures in the outer metro Atlanta area. Elements produced include a Historic Resources Survey of over 140 structures and a Natural Resources Inventory and Assessment. Plan provided recommended boundaries for two local historic districts and individual landmarks and assistance with the local designation process, including final approval by City Council. Part of the project scope included stakeholder interviews, working with an Advisory Committee and the public on visioning exercises for the community.

**AIKEN HISTORIC RESOURCES SURVEY, Aiken, SC**

Project Manager and Historian in the completion of a survey of over 1,200 sites within a targeted portion of the city limits including: the downtown commercial core, developed in the 1830s; and the "Winter Colony" architecture from the late 1800s into the early twentieth century. The final Survey and Report is guiding the City of Aiken in defining expanded boundaries for National Register and local districts, as well as providing a snapshot of resources within the purview of the Historic Preservation Commission.





## Anders Yount

### Project Manager/Historic Preservation Specialist



#### EDUCATION:

Master of Historic Preservation  
University of Georgia, Athens, Georgia

Bachelor of Arts in History, Minor in Sociology  
University of Georgia, Athens, Georgia

#### SPECIALIZED TRAINING:

- GNAHRGIS
- AutoCAD
- Sketchup
- ArcGIS
- Adobe Photoshop

#### EXPERIENCE:

WLA Studio  
March 2021-Present

- Illustrator
- InDesign
- Flash
- Microsoft Word, Excel, PowerPoint

#### EXAMPLE PROJECTS

##### MONROE HISTORIC RESOURCE SURVEY, Monroe, GA

Historic Preservation Specialist assisting the City of Monroe, GA, completing a historic resource survey for 504 resources. The survey follows GAHPD survey standards and the Secretary of the Interior's Standards for Archaeology and Historic Preservation, which include the Standards for Evaluation, Identification, and Registration. Anders is responsible for research, fieldwork, GNAHRGIS entry, and writing the survey report.

##### PEOPLESTOWN HISTORIC RESOURCE SURVEY, Atlanta, GA

Historic Preservation Specialist assisting the Project Manager in completing a historic resource survey for the town of Peoplestown, GA for approximately 105 resources. Tasks included fieldwork, photography of resources, organizing and entering resource data into GNAHRGIS, mapping, and preparing historic resources survey report.

##### FINDIT PROGRAM, University of Georgia, Athens, GA \*

Served as Senior Field Surveyor and Graduate Assistant for the University of Georgia College of Environment and Design's FindIt Program. This partnership is a state-wide cultural resource survey program created to help document historic resources throughout Georgia and facilitate their preservation. Experience included extensive field survey, compiling survey reports, knowledge of architectural styles and building typologies, and familiarity with web based geographic information systems and data entry processes. \*Services completed prior to WLA Studio

##### WHELAN RESIDENCE, Athens, GA

Historic Preservation Specialist assisting the Project Manager in completing a National Register Feasibility Study of the Whelan Residence located in Athens, Georgia. Completed research and documentation necessary to prepare the Preliminary Eligibility Application (PEA) submitted to the Georgia Historic Preservation Division. This is the first step in determining whether the property will be eligible for a National Register Nomination.

##### WASHINGTON CARVER HOMES, East Point, GA

Historic Preservation Specialist assisting the Project Manager in completing National Register Feasibility Study of the Washington Carver Homes located in East Point, Georgia. Completed research and documentation necessary to prepare the Preliminary Eligibility Application (PEA) submitted to the Georgia Historic Preservation Division. This is the first step in determining whether the property will be eligible for a National Register Nomination.

##### CAMP NELSON NATIONAL MONUMENT CULTURAL LANDSCAPE REPORT & INVENTORY, Nicholasville, KY

Historic Preservation Specialist assisting the Project Manager in completing a Cultural Landscape Report and Cultural Landscape Inventory for the Camp Nelson National Monument for the National Park Service. The project will provide park management with an assessment of the character-defining features of the cultural landscape and will develop specific treatment recommendations to ensure preservation of these significant resources.





**Debbie Toole**  
Architectural Historian



**EDUCATION:**

Master of Architectural History, Historic Preservation, University of Virginia, Charlottesville, Virginia

Bachelor of Architectural Engineering Technology, Southern Polytechnic State University, Marietta, Georgia

**SPECIALIZED TRAINING:**

- Preserving the Recent Past Conference III
- Vernacular Architecture Forum Annual Conference
- GNAHRGIS
- Historic Structures Reports & Computer-Aided Facilities Management Programs, National Preservation Institute

**EXPERIENCE:**

Twenty-Six Years Total

WLA Studio (formerly The Jaeger Company)  
1995-2002; 2012-Present

Georgia State Historic Preservation Office  
1987-1995

Georgia Trust for Historic Preservation  
1985-1987

**EXAMPLE PROJECTS**

**HISTORIC RESOURCE SURVEYS, Multiple Cities/Counties, GA and SC**

Architectural Historian for numerous historic resource survey projects for communities in Georgia and South Carolina. The surveys follow State Historic Preservation Office (SHPO) guidelines and include an initial windshield survey to identify candidate historic sites (40 years or older). Work includes background research to develop historic context for survey area; field survey forms for each site, which include the architectural description and summary of a site's history; and completing a survey report of findings. Surveys include Roswell, Douglas County, LaGrange, Washington, Hampton, Midtown Gainesville, Newnan, and Rome, Georgia and Lower Richland County, South Carolina.

**GREENVILLE HISTORIC RESOURCE SURVEY, Greenville, SC**

Architectural Historian who assisted the City of Greenville and the South Carolina Department of Archives and History with a historic resources survey consisting of over 1600 properties. Tasks included researching and describing historic resources and entering in database.

**GREENWOOD INTENSIVE LEVEL SURVEY, Greenwood, MS**

Architectural Historian who assisted the Mississippi Department of Archives and History (MDAH) with an intensive-level historic resources survey of multiple historic districts in Greenwood, Mississippi. The historic districts encompassed both historic commercial districts and residential districts. The project resulted in a resource data base of over 400 historic structures to be used as part of the MDAH's mapping of historic districts and resources in the state. Tasks included researching and describing historic resources, and writing historic contexts.

**AVONDALE ESTATES HISTORIC PRESERVATION COMMISSION/ARCHITECTURAL REVIEW BOARD DESIGN REVIEW ASSISTANCE, Avondale Estates, GA**

Provides application review, written analysis, and recommendations for all Certificates of Appropriateness (COA-HPC) for the Historic Preservation Commission. Distributes all reviews, analysis, and recommendations to HPC members and City staff prior to monthly meetings. Attends all HPC monthly meetings to participate in the design review process, answers procedural questions, and provides advice on design review. Makes site visits to properties with projects under review as needed.

**NATIONAL REGISTER ELIGIBILITY REVIEW \***

As Architectural Historian at the Georgia State Historic Preservation Office, reviewed proposed National Register nominations, Section 106 projects, and Federal and State Tax Incentive projects for National Register Eligibility. Prepared final National Register nomination documents for submittal to National Park Service following federal National Register guidelines.

\* Services completed prior to WLA Studio



**Jennifer Peppers**  
**Historic Preservation Field Assistant**



**EDUCATION:**

Bachelors of Business Administration  
in Accounting  
University of North Georgia, Dahlonega,  
Georgia

**EXPERIENCE:**

Twenty-Eight Years Total  
WLA Studio (formerly The Jaeger Company)  
2008-Present

**SPECIALIZED TRAINING:**

- Digital Photography
- Geographic Information System (GIS)
- Microsoft Access
- GNAHRGIS

**EXAMPLE PROJECTS**

**MONROE HISTORIC RESOURCE SURVEY, Monroe, GA**

Historic Preservation Field Assistant assisting the City of Monroe, GA, completing a historic resource survey for 504 resources. The survey follows GAHPD survey standards and the Secretary of the Interior's Standards for Archaeology and Historic Preservation, which include the Standards for Evaluation, Identification, and Registration. Tasks included locating resources in GNAHRGIS to be resurveyed, fieldwork, digital photography of resources, and GNAHRGIS entry.

**BETWEEN THE RIVERS HISTORIC RESOURCES SURVEY, Rome, GA**

Historic Preservation Field Assistant assisting the City of Rome in completing a historic resource survey for the Between the Rivers Historic District. The survey included 369 resources many of which were resurveyed resources completed in a 1998 survey. Tasks included locating resources in GNAHRGIS to be resurveyed, fieldwork, digital photography of resources, and GNAHRGIS entry.

**LAGRANGE HISTORIC RESOURCE SURVEY, LaGrange, GA**

Historic Preservation Field Assistance assisting the City of LaGrange in completing a historic resource survey for the city of LaGrange for 128 resources. Tasks included assisting in survey fieldwork including photography of resources, organizing and entering resource data into GNAHRGIS, and mapping.

**WASHINGTON CULTURAL RESOURCE SURVEY - RESURVEY PHASE I, Washington, GA**

Historic Preservation Field Assistant who assisted the City of Washington in completing Phase One Cultural Resource Survey-Resurvey for 333 resources. Tasks included photography of resources, organizing and entering resource data into GNAHRGIS, and mapping.

**HAMPTON HISTORIC RESOURCES SURVEY - PHASE TWO, Hampton, GA**

Historic Preservation Field Assistant who assisted the Project Manager in completing the Phase Two/Final Phase historic resource survey for the City of Hampton, Georgia. The survey includes 262 properties. Tasks include photography of resources, organizing and entering data in GNAHRGIS and mapping.

**DOUGLAS COUNTY HISTORIC RESOURCES SURVEY, Douglas County, GA**

Historic Preservation Field Assistant assisting the Project Manager in completing a historic resource survey for the county of Douglas, GA for 163 resources. Tasks included survey report layout, photography of resources, organizing and entering resource data into GNAHRGIS, and mapping.



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## SIMILAR PROJECTS

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# HISTORIC RESOURCES SURVEY PROJECT LIST (partial list)

**Historic Resources Survey (2023)**

Thomasville, Georgia  
City of Thomasville

**Historic Resources Survey - Phase 1 & 2**

Monroe, Georgia  
City of Monroe

**Historic Resources Survey**

Between the Rivers Historic District  
Rome, Georgia  
City of Rome & Rome Historic  
Preservation Commission

**Historic Resources Survey**

LaGrange, Georgia  
City of LaGrange

**Historic Resources Survey**

Douglas County, Georgia  
Douglas County

**Cultural Resource Survey/  
Re-Survey**

Washington, Georgia  
City of Washington

**Historic Resources Survey**

Hampton, Georgia  
City of Hampton

**Historic Resources Survey**

Greenville, South Carolina  
City of Greenville

**Intensive Level Survey**

Greenwood, Mississippi  
City of Greenwood

**Historic Resources Survey**

Aiken, South Carolina  
City of Aiken

**Historic Resources Survey &  
Preservation Element:**

**Comprehensive Plan**  
Flowery Branch, Georgia  
City of Flowery Branch

**Historic Resources Survey &  
Preservation Element:**

**Comprehensive Plan**  
Roswell, Georgia  
City of Roswell

**Historic Resources Survey & Historic  
District Design Guidelines**

Newnan, Georgia  
City of Newnan

**Historic Resources Survey & Historic  
Context Report**

Rockdale County, Georgia  
City of Conyers & Rockdale County

**Historic Resources Survey**

York County, South Carolina  
York County Historical Commission

**Historic Resources Survey**

Lower Richland County, South Carolina  
Historic Columbia Foundation

**Historic Resources Survey & National  
Register Multiple Property Nomination**

Lincoln County, Georgia  
Lincoln County Commission &  
Lincoln County Historical Society

**Historic Resources Survey**

Colleton County, South Carolina  
Palmetto Conservation Foundation

**Historic Resources Survey, National  
Register Multiple Property Nomination**

Fannin County, Georgia  
Fannin County Commission &  
Fannin County Heritage Foundation

**Historic Resources Survey**

Vine City Neighborhood  
Atlanta, Georgia  
Atlanta Urban Design Commission

**Historic Resources Reconnaissance  
Survey**

Moultrie/Colquitt County, Georgia  
Main Street Program

**African-American Contextual Study  
& Historic Resources Reconnaissance  
Survey**

Thomasville, Georgia  
City of Thomasville & Thomasville  
Landmarks

**Fall Line Freeway Historic Structures  
Survey**

State of Georgia  
Georgia Department of Transportation

**Multiple Historic Resources Surveys  
On-Call Contracts**

State of Georgia  
Georgia Department of Transportation

**Statewide Historic Bridge Survey**

State of Georgia  
Georgia Department of Transportation

**Historic Documentation & Analysis**

Viaducts & Bridges of Atlanta  
Atlanta, Georgia





## MONROE HISTORIC RESOURCES SURVEY - PHASE I

Monroe, Georgia



### PROJECT DESCRIPTION

WLA Studio completed a comprehensive historic resources survey, which included buildings, structures, sites, and objects constructed before 1981 for the City of Monroe. Documentation of each resource included a minimum of two digital photographs, and the collected survey data was recorded in Georgia's Natural, Archaeological, and Historic Resources Geographic Information System database (GNAHRGIS).

The City of Monroe was previously surveyed in 1987, and the data collected during this survey was recorded in GNAHRGIS. Resources identified in the 1987 survey were resurveyed, and their existing GNAHRGIS entries were updated to include data collected during the 2021 City of Monroe Phase One Survey. Of the initial estimated 550 historic resources in the survey area, 504 were determined to be historic. Eighty resources had existing GNAHRGIS entries that were updated to include current survey data, and 424 resources were original GNAHRGIS entries.

All project work conformed to the Secretary of the Interior's Standards for Archaeology and Historic Preservation, which includes the Standards for Evaluation, Identification, and Registration. The purpose of this survey was to provide the City of Monroe with current and comprehensive survey data for the resources located in the survey area of the City of Monroe Phase One Historic Resources Survey. The results of this survey supports improved identification of historic resources within the survey area, and the document helps enable future preservation planning activities. A copy of the final survey report can be found at <https://www.wlandstudio.com/s/Monroe-HRS-Final-Draft-81522.pdf>.

### PROJECT REFERENCE AND DETAILS

Project Duration: September 2021-August 2022

Team Members:

Keyes Williamson, Principal

Anders Yount, Project Manager

Megan McPherson & Liz Solomon, HP Specialists

Jennifer Peppers, HP Field Assistant

Client Reference: Ms. Laura Wilson, Administrative Assistant

City of Monroe

1215 North Broad Street

Monroe, GA 30655

770.207.4674

[lwilson@MonroeGA.gov](mailto:lwilson@MonroeGA.gov)





## BETWEEN THE RIVERS HISTORIC RESOURCES SURVEY

Rome, Georgia



### PROJECT DESCRIPTION

WLA Studio (WLA) assisted the City of Rome, Georgia, with the completion of an Historic Resources Survey for the Between the Rivers Historic District. The 2021 Between the Rivers Historic Resources Survey included historic commercial, residential, and institutional resources located within the boundaries of the designated survey area.

This 2021 historic resources survey included 369 resources many of which are resurveyed resources completed in a 1998 survey. The historic resources identified in the survey were entered into the DNR's Georgia's Natural, Archaeological, and Historic Resources Geographic Information System (GNAHRGIS) web-based GIS database. The survey report describes and analyzes that documentation. A table of resources surveyed and a Historic Resources Survey Map identifying the surveyed resources, project boundary, local historic district boundary, and NRHP historic district boundary are included in the report. The survey report also includes recommendations regarding potential NRHP eligibility of surveyed resources. A copy of the final report can be found at [https://www.wlandstudio.com/s/Rome-BTR-HRS\\_Final-Report.pdf](https://www.wlandstudio.com/s/Rome-BTR-HRS_Final-Report.pdf).

### PROJECT REFERENCE AND DETAILS

Project Duration: July 2020- May 2021

Team Members:

Keyes Williamson, Principal

Debbie Toole, Architectural Historian/Project Manager

Anders Yount, Megan McPherson & Liz Solomon, HP Specialists

Jennifer Peppers, HP Field Assistant

Client Reference: Ms. Brittany Griffin, Associate Planner

City of Rome

601 Broad Street

Rome, GA 30162

706.236.5025

[bgriffin@rome.ga.us](mailto:bgriffin@rome.ga.us)





## PEOPLESTOWN HISTORIC RESOURCES SURVEY

Atlanta, Georgia



### PROJECT DESCRIPTION

The Stanton Park Apartments Limited Partnership, the City of Atlanta, and the Georgia State Historic Preservation Office (SHPO) entered into a Memorandum of Agreement (MOA) in January 2021, regarding the construction of the Stanton Park Apartments, a low-income housing project to be located at 1056 Hank Aaron Drive SE. This project uses federal funding from the U.S. Department of Housing and Urban Development (HUD) and is therefore considered a federal undertaking. According to Section 106 of the National Historic Preservation Act of 1966 (NHPA), federal agencies are required to consider the potentially adverse effects of a federally funded undertaking on historic resources.

Due to potential adverse effects to historic properties in the area, all parties agreed to a Historic Resources Survey to fulfill the requirements of the Section 106 Review. The Historic Resources Survey was conducted in a portion of the historic Peoplestown neighborhood, located in Atlanta, Georgia, approximately two miles south of the downtown city center, as mitigation for this project. This survey report documents the results of the Historic Resources Survey within this mitigation survey area. WLA Studio (WLA) conducted this survey and all project work conforms to the Secretary of the Interior's Standards for Archaeology and Historic Preservation, which includes the Standards for Evaluation, Identification, and Registration.

This historic resources survey documented 105 resources that were 40 years or older located within the project boundary. Per requirements established in the MOA, each individual resource was subject to a minimum of two digital photographs, excepting those properties with multiple buildings, which were subject to a minimum of ten digital photographs. These were entered in the GNAHRGIS online database along with survey findings of each resource. Also included with the survey are survey maps, survey data and a survey report. A copy of the final report can be found at <https://www.wlandstudio.com/s/Peoplestown2022.pdf>.

### PROJECT REFERENCE AND DETAILS

Project Duration: June 2021-May 2022

Team Members:

Keyes Williamson, Principal

Anders Yount, Project Manager

Megan McPherson, HP Specialist

Jennifer Peppers, HP Field Assistant

Client Reference: Mr. Steve Webb, President  
R.S. Webb and Associates  
2800 Holly Springs Parkway, Suite 200  
Holly Springs, GA 30142  
770.345.0706  
[rswebb.rswa@gmail.com](mailto:rswebb.rswa@gmail.com)





## DOUGLAS COUNTY HISTORIC RESOURCES SURVEY

Douglas County, Georgia



### PROJECT DESCRIPTION

The Douglas County Board of Commissioners, Douglas County, Georgia (County), the Federal Communications Commission (FCC), and the Georgia State Historic Preservation Officer (SHPO) entered into a Memorandum of Agreement (MOA) in October 2019 regarding the construction of the South Douglas Public Safety Communications Tower at 8200 Highway 166 (aka J. Ebb Duncan Memorial Highway), Douglasville, Georgia. The County is a licensee of the FCC and intends to use antennas on the project in connection with the provision of its licensed service. The use of antennas requires antenna structure registration with the FCC, which has determined that the project is a federal undertaking subject to review under the National Historic Preservation Act (NHPA).

Due to potential adverse effects to historic properties in the area, all parties agreed upon a historic resources survey of unincorporated Douglas County within the Rico, Georgia USGS 7.5-minute Quadrangle Map as mitigation for this project. This survey report documents the results of the historic resources survey within this mitigation survey area. WLA Studio (WLA) conducted this survey and all project work conforms to the Secretary of the Interior's Standards for Archaeology and Historic Preservation which includes the Standards for Evaluation, Identification, and Registration.

This historic resources survey documented 163 resources constructed through 1979 located within the project boundary. Two of the resources in this historic resources survey were previously surveyed. WLA was responsible for ensuring that all survey data and digital photographs were entered in the GNAHRGIS online database. Also included with the survey are survey maps, survey data and a survey report.

### PROJECT REFERENCE AND DETAILS

Project Duration: October 2019-December 2020

Team Members:

Keyes Williamson, Principal

Debbie Toole, Architectural Historian/Project Manager

Jennifer Peppers, HP Field Assistant

Client Reference: Mr. Steve Webb, President  
R.S. Webb and Associates  
2800 Holly Springs Parkway, Suite 200  
Holly Springs, GA 30142  
770.345.0706  
rswebb.rswa@gmail.com





## CULTURAL RESOURCE SURVEY: RESURVEY OF THE CITY OF WASHINGTON PHASE I, Washington, Georgia



### PROJECT DESCRIPTION

WLA Studio completed a Phase One Resurvey for the City of Washington. This survey includes approximately 330 historic parcels, which will include buildings, structures, sites, and objects, constructed before 1978, and located within and to the north of the locally designated Washington Historic District. In 1998, Washington was surveyed, and resources documented through this survey were later entered into GNAHRGIS. Therefore, this survey includes the resurvey of resources.

WLA was responsible for ensuring that all survey data and digital photographs are entered in the GNAHRGIS online database. The resurveyed resources previously-surveyed points in GNAHRGIS were identified and new survey data was added to the previous, existing entry to avoid duplicate entries for the same resources. WLA also provided survey area maps, Georgia Historic Resource Survey Forms for each new property surveyed, and a Survey Report.

All project work conforms to the Secretary of the Interior's Standards for Archaeology and Historic Preservation, which includes the Standards for Evaluation, Identification, and Registration. Project work is prepared in accordance to (a) National Register Bulletin: Guidelines for Local Surveys: A Basis for Preservation Planning; (b) the Historic Preservation Division's guidance materials for identifying and documenting Georgia's historic resources, including the "Georgia Historic Resources Manual, August 2017," "Tips for Using GNAHRGIS as part of a Georgia Historic Resources Survey," and the Historic Resources Surveys and GNAHRGIS "Primer," all available online; as well as (c) the DEPARTMENT'S Georgia's Natural, Archaeological, and Historic Resources Geographic Information Systems (GNAHRGIS) web-based GIS database.

### PROJECT REFERENCE AND DETAILS

Project Duration: October 2018-August 2019  
Team Members:  
Keyes Williamson, Principal  
Debbie Toole, Architectural Historian/Project Manager  
Jennifer Peppers, HP Field Assistant

Client Reference: Ms. Janet Parker, Director of Historic Properties  
City of Washington  
102 W. Liberty Street  
Washington, GA 30673  
706.401.2372  
museums@washingtonwilkes.org



## Excerpts from prior surveys completed by WLA Studio

**Resource ID** 283249

**Resource Category** Building

**Resource Type** Single-family house types - One-story

**Resource Sub-Type** Queen Anne cottage

**Name(s)** MON-299

**Street Address(es)** 427 S Blvd St

**City Name** Monroe

**Zip Code** 39555-0000

**County** Walton

**Latitude** 33.78906550036

**Longitude** -83.710967521492

**Current Use(s)** Domestic (Residential) Use - Single Dwelling (Single Living Unit)

**Original Use(s)** Domestic (Residential) Use - Single Dwelling (Single Living Unit)

**Construction Year** 1900

**Exact or Approximate Construction Year** Approximate (circa)

**Architectural Style(s)** Folk Victorian

**Description** - Tax assessor data construction to 1900. Located in the South Broad Street Historic District. Hipped dormer with paired 1/1 double hung sash windows. Interior addition - single 1/1 double hung sash window under verandah. Small, square fixed pane windows with decorative stained glass panes. Transoms main entrance. Decorative molding around doors and windows. Square wooden post porch supports. Decorative shingle siding in front facing gable. Sides and rear facing gable. Concrete walkway through yard. Brick retaining wall around front yard. Paved driveway on right side of back.

**Tax Parcel Number** 30160145

**Extant/Demolition Info - source: City of Monroe Phase 1 2021 - 03/01/2022**

Extant at time of most recent survey? Yes

**Document Files** No Document files found.

**Image Files**

File Name/Link	Last Updated By Survey	Last Updated Date	File Category	File Date
427 S Broad St (4) (JPG)	City of Monroe Phase 1 2021	03/01/2022	No information available	
427 S Broad St (3) (JPG)	City of Monroe Phase 1 2021	03/01/2022	No information available	
427 S Broad St (2) (JPG)	City of Monroe Phase 1 2021	03/01/2022	No information available	
427 S Broad St (1) (JPG)	City of Monroe Phase 1 2021	03/01/2022	No information available	

**Exterior Material - source: City of Monroe Phase 1 2021 - 3/1/2022**

**Historic Resource Exterior Material, last Modified Date** 3/1/2022

**Foundation Types and Material - source: City of Monroe Phase 1 2021 - 03/01/2022**

**Foundation Type(s)** Pier/Put with Lullin - Brick

**Foundation Material(s)** Brick

**Floor Plan/Plan Shape - source: City of Monroe Phase 1 2021 - 03/01/2022**

**Floor Plan - Rooms Across** Two Unequal Rooms

**Floor Plan - Rooms Deep** More Than Two Rooms

**Plan Shape** Rectangular

**Number of Stories - source: City of Monroe Phase 1 2021 - 03/01/2022**

Can the number of stories be determined? Yes

**Number of Stories** 1.5

**Roof - source: City of Monroe Phase 1 2021 - 03/01/2022**

**Roof Style(s)** Gable-On-Hip

**Roof Material Type(s)** Asphalt (Composition) Shingle

Window(s)									
Window Type	Window Pattern	Window Head Type	Window Frame Sash Material	Window Additional Description	Survey	File Date			
Double-hang	1/1	Flat Headed	No information available		City of Monroe Phase 1 2021	03/01/2022			
Fixed	No information available	Flat Headed	No information available		City of Monroe Phase 1 2021	03/01/2022			

Porch(es)											
Porch Type	Porch Location	Number of Piers	Porch Roof Type	Porch Enclosure Type	Porch Historic Status Type	Porch Foundation Type	Porch Foundation Material Type	Porch Pier Post Infill Material Type	Porch Floor Type	Porch Post Support Structure	Survey
Verandah	Front	1	Full	Half-Hip	No information	No information	No information	No information	No information	Wood	City of Monroe

**Grounds/Settings - Yard and Landscape Feature(s) - source: City of Monroe Phase 1 2021 - 03/01/2022**

**Overall Yard Layout Type** Informal Picturesque (Retentional)

**Historic Landscape Feature(s)** Designed Planting Bed Arranged Plantings

**Surrounding Environment** Urban Incorporated Community - Mixed Uses - Grid layout

**Surrounding Development Age** Mostly More Than 50 Years Old

**Construction System/Technology - source: City of Monroe Phase 1 2021 - 03/01/2022**

**Construction System(s)** Wood Construction - Balloon platform frame

**National Register (NR) Individually Listed?** No

**Are street address, latitude and longitude publishable?** Yes

**National Register Eligibility - source: City of Monroe Phase 1 2021 - 03/01/2022**

**Field Survey Evaluation** Appears Eligible for NR Listing? Not Determined



## IV. Developmental History

Prior to white settlement, present-day Walton County was on the border of Muscogee Creek and Cherokee tribal territories. There is a lack of evidence indicating the presence of permanent settlements in the area, suggesting that this "territory served as part of a buffer and hunting zone between the Muscogee Creeks and Cherokees."<sup>1</sup> However, there were several notable trails that passed through present-day Walton County, including Hightower Trail and Rogue Road. Hightower Trail ran southeast through the bottom of the county, connecting present-day Jersey and Social Circle, and then on into Morgan County. Rogue Road ran north-south through Walton County, through present-day Monroe, and intersected with Hightower Trail at Social Circle.<sup>2</sup> These trails were part of an extensive trade network that supplied European settlers with furs, deerskins, and enslaved Native Americans.<sup>3</sup>

By the time the Georgia colony was established in 1733, the Muscogee Creeks and English colonists had already formed well-established trade relations. Muscogee Creeks exchanged deerskins for manufactured goods, such as "cloth, kettles, guns, and rum," and "By the 1730s tens of thousands of skins were leaving the port of Charleston, South Carolina each year."<sup>4</sup> Despite active trade between white settlers and native tribes, the relationship was tenuous. After the Revolutionary War, there was a rapid decline in the deerskin market due to over-hunting and "a shrinking white-tailed deer population." With the collapse of the deerskin trade, "The new state of Georgia consequently viewed Creeks as impediments to the expansion of plantation slavery rather than as partners in trade."<sup>5</sup>

During the late 1700s, white settlers in Georgia began encroaching further inland, infringing on Creek territory. In present-day Walton County, white settlers began establishing farmsteads along the Apalachee, Alcovy, and Yellow Rivers, where they use the fertile lands along the rivers to grow crops.<sup>6</sup> As a result, the relationship between Native Americans and white settlers became increasingly hostile. In present-day Walton County, the Battle of Jack's Creek broke out on September 21, 1817, just "a short distance east of the present site of Monroe." White settlers won the battle, which "marked the last Indian activity of note east of the Alcovy River."<sup>7</sup> Over the course of the next 30 years, the Muscogee Creeks were coerced into a series of predatory treaties and land cessions that ultimately left them "dispossessed of their remaining land."<sup>8</sup>

In 1810, nearly two decades before Walton County was officially established, there was a legal dispute about the encroachment of a white farmstead onto Muscogee Creek territory. On October 19, 1810, US Indian Agent Benjamin Hawkins wrote a letter to the United States Attorney for the District of Georgia, informing him that Colonel Rodrick Easley "has made a settlement on the Indian lands." The settlement

<sup>1</sup> Arvia B. Sams, *Whyfere in Walton: A History of Walton County, Georgia 1818-1997* (Doraville, GA: Foote & Davies, 1997), 5.

<sup>2</sup> Sams, *Whyfere in Walton*, 7-8.

<sup>3</sup> Robbie Ethridge, "English Trade in Deerskins and Enslaved Indians," *New Georgia Encyclopedia*, last modified October 16, 2020, accessed April 15, 2022, <https://www.georgiaencyclopedia.org/articles/history-archaeology/english-trade-in-deerskins-and-enslaved-indians/>.

<sup>4</sup> Claudio Suss, "Creek Indians," *New Georgia Encyclopedia*, last modified August 25, 2020, accessed April 14, 2022, <https://www.georgiaencyclopedia.org/articles/history-archaeology/creek-indians/>.

<sup>5</sup> Suss, "Creek Indians."

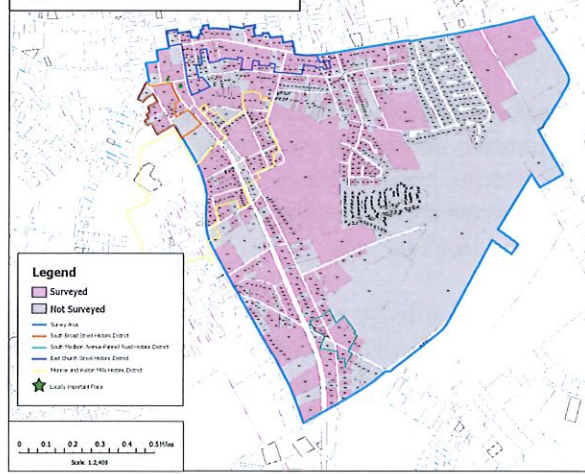
<sup>6</sup> "History," *Monroe, Georgia*, accessed April 14, 2022, <https://www.monroega.com/community/page/history>.

<sup>7</sup> Sams, *Whyfere in Walton*, 11-12.

<sup>8</sup> Suss, "Creek Indians."

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## Appendix A: Historic Resources Survey Map



MON-282	700 Railroad St	64799	33.78603032	-83.70832131	1900	Underside House Type	No Academic Style	May Meet NR Criteria	Monroe and Walton Mills
MON-283	702 Railroad St	64800	33.7858837	-83.7083119	1920	American Four-square Style	No Academic Style	May Meet NR Criteria	Monroe and Walton Mills
MON-284	706 Railroad St	64821	33.78566554	-83.70877764	1920	American Four-square Style	No Academic Style	May Meet NR Criteria	Monroe and Walton Mills
MON-285	708 Railroad St	64822	33.78552555	-83.70863322	1900	Underside House Type	No Academic Style	Appears Not to Meet Integrity	Monroe and Walton Mills
MON-286	712 Railroad St	64823	33.78555558	-83.7084984	1900	Underside House Type	No Academic Style	May Meet NR Criteria	Monroe and Walton Mills
MON-287	716 Railroad St	64824	33.78507749	-83.70837219	1900	Underside House Type	No Academic Style	May Meet NR Criteria	Monroe and Walton Mills
MON-288	678 Railroad St	23223	33.78470091	-83.70832053	1900	Underside House Type	No Academic Style	May Meet NR Criteria	Monroe and Walton Mills
MON-289	604 Railroad St	64826	33.78491552	-83.70817227	1900	Underside House Type	No Academic Style	Appears Not to Meet Integrity	Monroe and Walton Mills
MON-290	500 Railroad St	23234	33.7844444	-83.70812055	1900	Underside House Type	No Academic Style	Appears Not to Meet Integrity	Monroe and Walton Mills
MON-291	602 Railroad St	64827	33.78434292	-83.70805155	1900	Underside House Type	No Academic Style	May Meet NR Criteria	Monroe and Walton Mills
MON-292	504 Railroad St	64818	33.7843117	-83.7081933	1900	Underside House Type	No Academic Style	May Meet NR Criteria	Monroe and Walton Mills
MON-293	506 Railroad St	64823	33.78410631	-83.70809749	1900	Underside House Type	No Academic Style	May Meet NR Criteria	Monroe and Walton Mills
MON-294	315 S Broad St	23237	33.78129337	-83.71218551	1997	Restaurant	No Academic Style	Appears Not to Meet Integrity	South Broad Street
MON-295	416 S Broad St	64828	33.78094216	-83.71177755	1900	Central Highway Cottage	No Academic Style	Demolished ca 2009	South Broad Street
MON-296	418 S Broad St	28342	33.78093602	-83.71110707	1848	Unable to Determine	No Academic Style	More Information Needed	South Broad Street
MON-297	422 S Broad St	28344	33.78090855	-83.71156143	1910	Bungalow/Hipped	No Academic Style	Appears Not to Meet Integrity	South Broad Street
MON-298	424 S Broad St	23248	33.78025613	-83.71107255	1895	Queen Anne Cottage	Queen Anne Style	Appears Not to Meet Integrity	South Broad Street
MON-299	427 S Broad St	23249	33.78026555	-83.71097932	1900	Queen Anne Cottage	Folk Victorian Style	May Meet NR Criteria	South Broad Street
MON-300	420 S Broad St	64819	33.78070473	-83.71125406	1900	Queen Anne Cottage	No Academic Style	May Meet NR Criteria	South Broad Street
MON-301	415 S Broad St	28350	33.78039365	-83.72054981	1900	Queen Anne Cottage	Folk Victorian Style	May Meet NR Criteria	South Broad Street
MON-302	423 S Broad St	28351	33.78054032	-83.71100506	1880	Georgian House	Gothic Revival Style	Demolished sometime after 2002	South Broad Street
MON-303	South of 423 S Broad St	64827	Unknown	Unknown	Unknown	Unknown	Unknown	Demolished	South Broad Street
MON-304	603 S Broad St	23252	33.78011567	-83.70867855	1900	School, Three Part	Colonial Revival Style	May Meet NR Criteria	Monroe and Walton Mills



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## PROJECT UNDERSTANDING & APPROACH

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WLA Studio provides high quality products and services that exceed clients' expectations while meeting all requirements relating to cost, schedule, and program. The following describes our proposed methodology and process for accomplishing this project, the personnel associated with each task, and the estimated schedule. In addition, the work approach chart provided in the next section outlines a detailed listing of anticipated tasks and staff assignments.

#### **Phase 1: Project Initiation / Kick-Off Meeting**

The project begins with our firm's Architectural Historian and/or Project Manager assembling existing background information, including existing historical studies and other relevant information provided by the City. Existing mapping data, including GIS tax maps and aerial photographs, will form the basis of field maps for the field survey. We will perform a parcel by parcel review of the City's survey area to identify individual historic properties but also to identify general development patterns. Development patterns, including urban infill and suburbanization will be critical as we examine historic resources from the more recent past. The team will look at the types of properties in the survey area and will identify properties that require specific research and areas that exhibit collective architectural characteristics. All of these findings will be reviewed with the City. Our team will evaluate the need for adding adjacent properties to the project area. We will also determine properties that have been previously entered into GNAHRGIS through an address search or by a point search in the database.

We will plan to have a virtual meeting with the City's Project Manager to go over a variety of tasks including (1) results from review of existing materials and parcel by parcel review (2) Fieldwork and research schedule; (3) coordinating a meeting with interested stakeholders/key contacts. Prior to initiating survey work, WLA will prepare a short summary article and provide this to

the City's Project Manager for dissemination in the local community (newspaper and web sources). This will apprise local residents of the upcoming survey and advertise the project. We want local residents involved and to feel included in our effort.

On the first survey day, WLA will accomplish a variety of tasks including (1) Meeting with the City's Project Manager; (2) Fieldwork and Research; and (3) a meeting with interested stakeholders/key contacts. At the Kick-Off Meeting we will review the goals and objectives for the project, confirm the project scope and methodology, review the project schedule and products, and identify key contacts. Items covered in this meeting include a discussion of the research and fieldwork methodology, its goals, and anticipated outcomes.

#### **Phase 2: Fieldwork and Research**

The Historic Preservation staff members will spend approximately two days in the field documenting historic resources located within the survey area. The team will gather data on historic resources from which we will construct a historic context for the City. This history will define specific property types and describe the distribution of historic properties in different areas of the City. WLA will record resources that are forty years or older (constructed prior to 1983). Our team is uniquely qualified to assess not only architectural buildings but also cultural resources like parks, streetscapes, monuments, and significant landscapes. As possible, we will add these resources to the surveyed properties.

Fieldwork will include photographing cultural resources within the designated project area. Documentation will include at least two photographs of each resource visible from the public right-of-way. Photographs will also include individually significant properties or resources potentially eligible for the National Register of Historic Places.

In addition to fieldwork, the project team will conduct local research as needed to understand the defined survey area and for use in preparation of the Historic Resources Report. Repositories will include local libraries and historical societies, Dawson County Clerk of Superior Court Records, and the Georgia State Historic Preservation Office records. This research will thoroughly document the survey area and its history. The Project Manager will keep the City's Project Manager informed of the status of the survey fieldwork and research, as well as the remaining portions of the project, on a regular basis.





### Phase 3: Data Entry and GIS Mapping

Following the completion of fieldwork, work will continue in-house with organizing survey findings. The Project Manager and Historic Preservation Staff will begin online data entry into GNAHRGIS. This work includes formatting of photographs for the online database. We will update survey findings for resources that were previously entered into GNAHRGIS and will make new entries for the new resources. The GNAHRGIS spreadsheet will be submitted to City at 25% of completed entries (25 resources) and 75% of completed entries (76 resources).

### Phase 4: Historic Resources Report (First Draft)

The WLA project team will prepare the draft Historic Resources Survey Report, which will include the following elements:

- Executive Summary
- Table of Contents
- List of Figures and Tables
- Project Description
- Project Objectives
- Summary of previous preservation projects
- Developmental History
- Survey Methodology
- Survey Results and Architectural Analysis (Style, Building Types, Materials)
- Recommendations for Future Study
- Potentially Eligible Resources
- Acknowledgments
- Bibliography
- Compiled Inventory List
- Appendix 1: GNAHRGIS ID numbers and corresponding addresses
- Appendix 2: Survey Map

The GIS Maps produced in collaboration with City staff will become part of this document. Before submitting the report to the City and DCA, it will be reviewed by our firm principal. The City and DCA will review and comment on this draft document. We anticipate at least one conference call to discuss and review the comments.

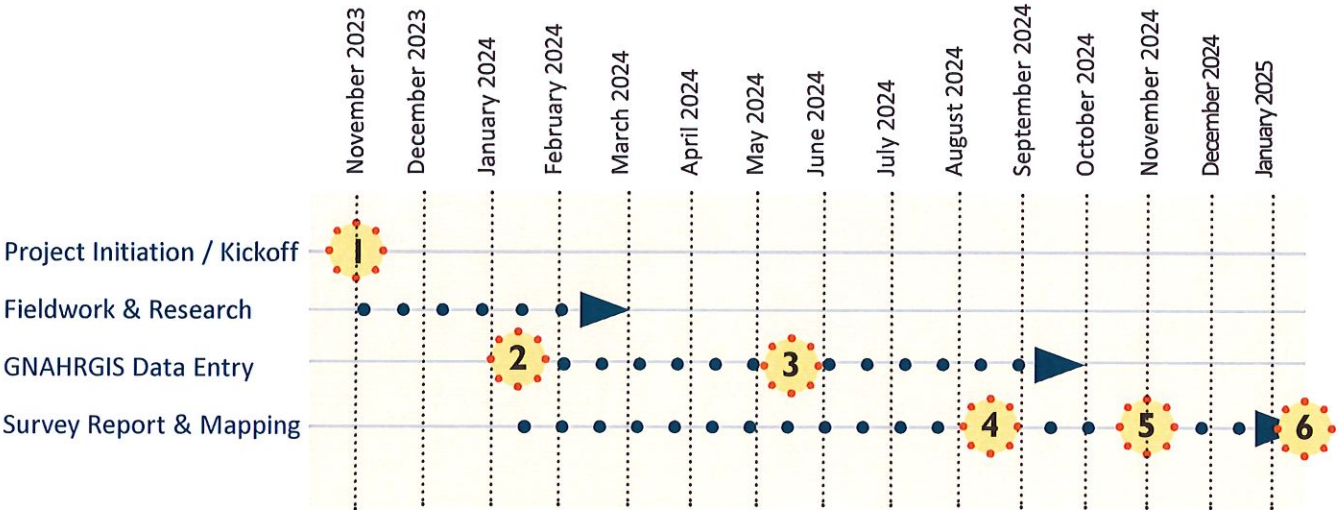
### Phase 5: Historic Resources Report (Second Draft Report)

Based on the consolidated review comments from the City and DCA, the WLA project team will revise the first draft of the Historic Resources Survey Report and issue a second draft report for further review and comment. The second draft report will be reviewed by our firm principal prior to submission to the City and DCA. Consolidated comments from the City and DCA will guide revisions to the final Report. As necessary, discussions between WLA, the City and DCA via conference calls will occur before the consultant submits the final draft.

### Phase 6: Historic Resources Report (Final Report)

The final report will use computer software as appropriate, including Adobe In-Design, Microsoft Excel, Microsoft Word, GIS, and AutoCAD. The final report will be reviewed by the firm principal before submitting to the City. WLA will submit three hard copies of the final Historic Resources Survey Report, two electronic copies of final report with maps, and one hard copy of map.





Key Meeting/Submittal:

- |          |                                |          |   |
|----------|--------------------------------|----------|---|
| <b>1</b> | Kickoff Meeting - Oct/Nov 2023 | <b>4</b> | First Draft Survey Report - 08.15.2024  |
| <b>2</b> | 25% Data Entered - 01.15.2024  | <b>5</b> | Second Draft Survey Report - 11.01.2024 |
| <b>3</b> | 75% Data Entered - 05.15.2024  | <b>6</b> | Final Survey Report - 01.15.2025        |



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## PROPOSED BUDGET

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**Dawsonville Historic Resource Survey**  
**Dawsonville, Georgia**

**FEE PROPOSAL**

<i>Labor</i>	<i>\$9,292</i>
<i>Expenses</i>	<i>\$697</i>
<b>LUMP SUM FEE</b>	<b>\$9,989</b>

**ESTIMATED EXPENSE SUMMARY**

<i>Item</i>	<i>No.</i>	<i>Unit Rate</i>	<i>Total Cost</i>
<b>Product Submittals</b>			
Electronic Reports			\$0.00
1st Draft Report to DCA (Digital)			\$0.00
Set of 1st Draft Maps to DCA (Digital)			\$0.00
2nd Draft Report/Maps to City (Hard Copy)	1	\$95.00	\$95.00
Final Report	3	\$65.00	\$195.00
Set of Final Maps	1	\$30.00	\$30.00
Electronic USB	2	\$5.00	\$10.00
<b>Travel</b>			
RT Mileage (150 @ \$.655/mile)	1	\$98.25	\$98.25
HPD Research (135 miles @ \$.655/mile)	1	\$88.43	\$88.43
Per Diem (\$59 per day)	4	\$20.00	\$80.00
<b>Miscellaneous Expenses</b>			
Photocopies/Research	1	\$50.00	\$50.00
FedEx/Mailings/Support	1	\$50.00	\$50.00
<b>Expenses Total</b>			<b>\$696.68</b>



## REFERENCES

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## REFERENCES

CULTURAL RESOURCES MANAGEMENT A&E IDIQ  
INTERIOR REGION 2, REGION 1, AND REGION 4, SOUTH ATLANTIC GULF  
National Park Service  
Ms. Celinda Hicks, Contracting Officer  
celinda\_hicks@nps.gov  
470.819-0814

MONROE HISTORIC RESOURCES SURVEY - PHASES ONE & TWO  
City of Monroe  
Ms. Laura Wilson, Administrative Assistant  
lwilson@MonroeGA.gov  
770.207.4674

ROME BETWEEN THE RIVERS HISTORIC RESOURCES SURVEY  
City of Rome  
Ms. Brittany Griffin, Associate Planner  
bgriffin@rome.ga.us  
706.236.5025

DOUGLAS HISTORIC RESOURCES SURVEY &  
PEOPLESTOWN HISTORIC RESOURCES SURVEY  
RS Webb & Associates  
Mr. Steve Webb, President  
rswebb.rswa@gmail.com  
770.345.0706

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## REQUIRED FORMS

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XIII. AFFIDAVIT

This proposal is submitted to the City of Dawsonville, Georgia (the City) by the undersigned who is an authorized officer of the firm and said firm is licensed to do business in Georgia. Further, the undersigned is authorized to make these assurances and certifies their validity. The firm recognizes that all assurances and representations herein are binding on the firm and failure to adhere to any of these commitments, at the City's option, may result in a revocation of the agreement.

Consent is hereby given to the City to contact any person or organization in order to make inquiries into legal, character, technical, financial, and other qualifications of the firm.

The firm understands that, at such time as the City decides to review this proposal, additional information may be requested. Failure to supply any request for information within a reasonable time may result in the rejection of the firm's proposal with no re-submittal rights.

The firm understands that the City, after considering the legal, financial, technical, and character qualifications of the firm, as well as what in the City's judgment may best serve the public interest of its citizens and employees, may grant a contract.

The firm understands that this proposal is made without prior understanding, agreement, or connection with any corporation, firm or person submitting a proposal for the same, and is in all respects fair and without collusion or fraud. It understands that collusive bidding is a violation of state and federal law and can result in fines, prison sentences, and civil damage awards.

Any agreement issued will be on the basis of the firm's service and financial plans and arrangements are feasible and adequate to fulfill the conditions set forth in this project and the firm's response.

Submittal of a proposal indicates acceptance of the conditions contained in the RFP. The City of Dawsonville reserves the right to reject all proposals submitted. The City of Dawsonville reserves the right to accept or reject any or all proposals, to waive formalities, technicalities, and to negotiate changes in the price, scope of work or services to be provided pursuant to law.

Company Name: WLA Studio

Authorized Person: Keyes Williamson

Signature: KEYES WILLIAMSON

Title: Owner/Principal Date: 10.05.2023

Address: 675 Pulaski Street, Suite 1000, Athens, GA 30601

Telephone: 706.543.5459 ext. 227 Fax/email: keyes@wlandstudio.com



## WLA Studio

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