

MINUTES
CITY COUNCIL WORK SESSION AND REGULAR MEETING
G.L. Gilleland Council Chambers on 2nd Floor
Monday, September 24, 2018
7:00 P.M.

1. **CALL TO ORDER:** Mayor Mike Eason called the meeting to order at 7:02 pm.
2. **ROLL CALL:** Present were Councilmember Jason Power, Councilmember Mark French, Councilmember Stephen Tolson, Councilmember Caleb Phillips, City Attorney Dana Miles, City Manager Bob Bolz, City Clerk Beverly Banister, Utilities Director Gary Barr, Public Works Operations Manager Trampas Hansard, Planning Director Robbie Irvin, Finance Administrator Hayden Wiggins, Human Resource Manager Donna Blanton and Deputy City Clerk Tracy Smith.
3. **INVOCATION AND PLEDGE:** Invocation and Pledge were led by Councilmember French.
4. **ANNOUNCEMENTS:** Mayor Eason explained the addition of times to the Agenda which can be found on the website so that anyone who watches the recording can forward to specific items instead of watching the entire feed.
5. **APPROVAL OF THE AGENDA:** Motion to add item # 14a Change Order for Main Street Park-Installation of Conduit of Power Lines made by J. Power; second by M. French. Councilmember Phillips recused himself. Vote carried 3 in favor (Power, Tolson, French) with 1 recused (Phillips).

Motion to approve agenda as amended made by S. Tolson; second by J. Power. Vote carried unanimously in favor.
6. **PUBLIC INPUT:** No comments from the public.
7. **APPROVAL OF THE MINUTES:** Motion to approve the minutes from the regular City Council meeting and Executive Session held on September 10, 2018 made by J. Power; second by S. Tolson. Vote carried unanimously in favor.

PUBLIC HEARING

8. **ZA C8-00199:** Hardeman Communities Inc. has requested a PUD site plan change for TMP 083 026, located at 128 Creekstone Drive, consisting of 48.48 acres. Hearing Dates: Planning Commission – September 10, 2018 and City Council – September 24, 2018

Motion to open the public hearing made by M. French; second by S. Tolson. Vote carried unanimously in favor.

Planning Director Robbie Irvin presented the rezone request and stated both staff and the Planning Commission recommend approval of the rezoning application. Mayor Eason conducted the public hearing; no one spoke in favor or opposition of the request.

Motion to close the public hearing made by J. Power; second by S. Tolson. Vote carried unanimously in favor. Vote will be held at the October 22, 2018 meeting.

BUSINESS

9. An Ordinance to amend and restate the Retirement Plan for the Employees of the City of Dawsonville, Georgia in accordance with and subject to the terms and conditions set forth in the attached Adoption Agreement, any Addendum to the Adoption Agreement, the Georgia Municipal Employees Benefit System (GMEBS) Master Plan Document, and the GMEBS Trust Agreement. (First Reading – September 10, 2018; Second Reading – September 24, 2018)

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The second and final reading of the ordinance amendment was read by Human Resource Manager Donna Blanton. Motion to approve the ordinance amendment as presented made by C. Phillips; second by J. Power. Vote carried unanimously in favor.

10. An Ordinance To Provide The Dates And Times On Which Regular Meetings Of The City Council May Take Place; To Provide For Repealer; To Provide An Effective Date; And For Other Purposes (First Reading – September 24, 2018; Second Reading – October 22, 2018)

This is the first reading of the ordinance. The second reading and vote will be held on October 22, 2018

11. **2019 INSURANCE BENEFITS:** Motion to change our employee insurance benefits from our current providers to United Health Care Platinum Choice Plus along with the additional benefits of long and short term disability, vision, dental and Life/AD&D with the City paying 100% for the employee only and then, employee contribution for Employee plus Child(ren) is \$100 per month, employee contribution for Employee plus Spouse is \$150 per month and employee contribution for Employee plus Family is \$200 per month effective December 1, 2018 made by C. Phillips; second by S. Tolson. Additional comments stated by Councilmember Tolson who said he would like to see the City help employees with their deductible and would like to see it discussed at a later meeting. Vote carried 3 in favor (Tolson, Power, Phillips), with 1 opposed (French).
12. **SERVICE DELIVERY STRATEGY AGREEMENT (SDSA):** Motion to authorize the Mayor to execute the Service Delivery Strategy Agreement upon the approval by the City Attorney as to form made by S. Tolson; second by J. Power. Vote carried unanimously in favor.
13. **RESOLUTION - COMPREHENSIVE PLAN:** Motion to approve resolution to adopt the 2018 Comprehensive Plan made by J. Power; second by M. French. Vote carried unanimously in favor. (Exhibit "A")
14. **CHANGE ORDER REQUEST – MAIN STREET PARK:** Councilmember Phillips recused himself from agenda item #14 and #14a. Public Works Operations Manager Hansard reported on the contractor finding dirt that will not compact on the trail system and needs to be replaced. Motion to approve the change order to remove and replace bad dirt for \$70,495.00 (option 2) to be paid out of SPLOST VI made by J. Power; second by S. Tolson. Vote carried 3 in favor (Power, Tolson, French) with 1 recused (Phillips).
- 14a. **CHANGE ORDER REQUEST FOR MAIN STREET PARK - INSTALLATION OF CONDUIT FOR POWER LINES:** Public Works Operations Manager Hansard reported on meeting with Georgia Power who recommended installing conduit in several places before the roads are put in; GA Power will be providing the conduit. Motion to approve the change order for the installation of conduit in the amount of \$10,800 to be paid out of SPLOST VI made by S. Tolson; second by J. Power. Vote carried 3 in favor (Power, Tolson, French) with 1 recused (Phillips)

WORK SESSION

15. **FARMER'S MARKET PRESENTATION:** Christy Moore with the Dawson County Chamber of Commerce gave a presentation offering a joint venture with the City and the Amicalola Regional Farmer's Market utilizing the Farmer's Market which is being built by the City.
16. **MAIN STREET PARK PLAYGROUND:** City Manager Bolz updated Council on the various playground proposals he received and will present three of them in an upcoming meeting for direction and approval.

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- 17. UTILITY RATES REVIEW:** Motion to authorize staff to commission a utilities rate study made by S. Tolson; second by Phillips. Vote carried unanimously in favor.
- 18. NGN WATER TOWER AGREEMENT:** City Attorney Miles made his proposed changes to the water tower agreement and is awaiting a response from the GMA franchise consultants and requested postponement of the item until the October 22, 2018 agenda. Motion to postpone the item to the October 22, 2018 agenda made to postpone by Power; second by French. Vote carried unanimously.
- 19. IT SERVICE CONTRACT:** Motion to authorize the Mayor to sign the IT service contract with Halski Systems upon approval of the contract by the City Attorney made by S. Tolson; second by J. Power. Vote carried unanimously in favor.
- 20. SPEED ZONE ORDINANCE UPDATE:** Motion to direct the City Attorney to prepare an amendment to the speed zone ordinance to include city streets at 25 MPH unless otherwise posted and to set the speed limit inside subdivisions at 20 mph made by J. Power; second by C. Phillips. Vote carried unanimously in favor.
- 21. DOWNTOWN PARKING UPDATE:** City Manager Bolz reported Turnipseed Engineer Lamar Rogers plans to bring the final drawings next week to be reviewed and hopefully be able to provide a cost estimate for the project.
- 22. FARMER'S MARKET CONSTRUCTION UPDATE:** City Manager Bolz reported Davis engineering will have the bid package ready for review this week, plans for the restroom were received today and the structure plans are fifty percent complete.
- 23. LONG RANGE SEWAGE EXPANSION PLAN UPDATE:** City Manager Bolz reported the following on the project:
 - Data gathering – this phase is essentially complete, with draw down tests documented on the sewage pump stations and field survey of sewers we didn't previously have mapped. We will want to update information on water/sewer billing that can be pulled into the model for demand loading simulations.
 - Sewer Model Development – this phase is 75% complete. We have developed the computer model of the sewerage system and are using pump station data collected to calibrate the results. We continue to update GIS elements with data confirmed in the field.
 - Sewer model Assessment – this phase is 20% complete. Since it is an iterative process that depends on the modeling results, we have not begun the documentation and prioritization of the deficiencies.
 - Demand projections – this phase is 20% complete. Land use and zoning GIS data have been incorporated.
 - Develop Strategic Recommendations – not started yet
 - Final Plan – updated maps of the sewerage system have been drafted, but we won't draft the final report until our work on phases 3 and 4 are farther along.
 - Completion should be well within schedule for November
- 24. ORDINANCE REVIEW UPDATE AND SCHEDULE:** Mayor Eason stated that the ordinances were being reviewed by staff and will be reported on in the staff reports.

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STAFF REPORTS

25. CITY MANAGER, BOB BOLZ

- i. Main Street Park is ready for the curbing to go in. They are working on grading the trails. Davis Engineering will develop a plan for the restroom and a phased landscape development plan
- ii. Development regulations have been received from Turnipseed Engineers; they have been sent electronically and the hard copies are available for review.
- iii. SPLOST funds will be used to construct storage facilities at the maintenance barn to house winter weather equipment; the bid package will be complete this week for our review.
- iv. September 14th was the City's 4th Food Truck Night with our largest crowd ever. The dates for the rest of the year are October 5th, November 2nd and December 1st which will be in conjunction with the tree lighting at City Hall.
- v. An ordinance is being worked on concerning the rental of our meeting rooms and instructions on the use of the meeting rooms is being developed. Any other ordinances that need updating, will try to be looked at during winter season.
- vi. The part-time custodian position has been advertised.
- vii. The City has had some difficulties with the garbage vendor and we will be advising them next week that the contract will not auto-renew, and the City will bid out the service this year.

26. CITY CLERK, BEVERLY BANISTER:

- i. Attended the fall session of the Georgia Clerks Education Institute in Athens on September 10th and 11th and achieved 12 more hours of credit towards clerk certification which requires 101 hours to complete. Classes attended were Government 101 and Meeting Management 101.
- ii. A project to revamp the City's website has been started; Stacy Harris is taking the lead on that project. A vendor will be selected and then the design, style and content will be developed.
- iii. The process has been started on getting the new phones for the office.
- iv. Reimbursement for the trail grant has been submitted to GADNR with the assistance of GMRC.

27. FINANCE ADMINISTRATOR, HAYDEN WIGGINS

- i. Plans to attend Dawson County's work session on Thursday to hear the outcome of the TAVT issue.
- ii. Auditors are through with the field work and are wrapping up and should be done in another month.
- iii. Monthly budget figures look good.

28. HUMAN RESOURCE MANAGER, DONNA BLANTON

- i. Spent a significant amount of time working on insurance benefits.
- ii. Reviewed W2 information reports.
- iii. Held orientation for two new employees and participated in interviews and background checks.
- iv. Created a new job description for the custodian position.

29. UTILITIES DIRECTOR, GARY BARR

- i. Copies of the Sewer Mapping from GMRC have been distributed; eventually they will have apps on their phones to access the information.
- ii. Well 108 is scheduled for upgrade with new filters, current filter can only run 8 hours, but the new filters will be able to run 24 hours a day.
- iii. Forty meters need to be changed out and will hopefully be completed by the end of October.

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- iv. Well 111 is almost complete; the door has not been installed yet.

30. PUBLIC WORKS OPERATIONS MANAGER, TRAMPAS HANSARD

- i. Consolidated the IT rooms here at City Hall; the labeling of the wires still need to be finished.
- ii. All upgrades to the upstairs offices are complete.
- iii. HVAC units are being replaced in the GRHOF.
- iv. The rock wall at the cemetery has been started.
- v. The department is advertising for another employee; one of the workers has given his notice.
- vi. Ordinance review will begin after the Moonshine Festival

31. PLANNING DIRECTOR, ROBBIE IRVIN: Presented by Bob Bolz

- i. The minimum standards code, which pertains to building code regulations, the business license ordinance and the land use zoning regulations are being reviewed and revised by staff, City Manager and City Attorney.
- ii. Staff has reviewed the development regulations which were revised by Turnipseed Engineers and have returned some comments to them. There are approximately 20 plus additional ordinances which are primarily used and enforced by planning and zoning and they've had a cursory review so far. The remaining ordinances will be reviewed once the warm weather is gone and things calm down a little.
- iii. Two requests for annexation have been received which will include rezoning and variances for each
- iv. Three residential permits were issued for September; eighty-nine inspections were conducted, and one new business license was issued.
- v. New zoning maps from GMRC have been received and will be presented at the October 22nd meeting.

32. CITY ATTORNEY, DANA MILES: Nothing to report

MAYOR AND COUNCIL REPORTS

Mayor Eason reported his attendance as outlined below:

- i. Attended the GRHOF Meeting
- ii. Attended the Atlanta Oral Surgery Ribbon Cutting
- iii. Attended the Comprehensive Plan Meeting
- iv. Met with Dawson County Chairman Billy Thurmond
- v. Held a Coffee with the Mayor on August 25
- vi. Met with State Representative Kevin Tanner
- vii. Met with the Economic Development Director for the Chamber of Commerce, Ms. Betsy McGriff
- viii. Attended a GMRC meeting in Forsyth County
- ix. Attended the Sheriff's Office Re-Certification Ceremony
- x. Attended a Ribbon Cutting at Papas Place
- xi. Attended the Ground Breaking for the North Georgia extension for the Dawson County High School
- xii. Attended the Regular City Council Meeting on Sept 11
- xiii. Attended the 911 Memorial at the Dawson County Fire Dept
- xiv. Attended a meeting with the new Director of Rural Development Initiative
- xv. Met with several developers interested in building here in the city
- xvi. Visited Well 111 with staff

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- xvii. Attended the monthly Chamber of Commerce meeting,
- xviii. Luncheon meeting Superintendent Damon Gibbs about schools
- xix. Met with Staff and Council on Impact fees for information
- xx. Attended Food Truck night
- xxi. Attended a joint meeting with County on TSPLOST
- xxii. Went to GMA seminar on ROW management
- xxiii. Met with FAA and GDOT regarding Elliott Field

Councilmember Phillips reported he made a site visit to Well 111. He attended the airport meeting with GDOT about Elliott Field and met with Hardeman communities for zoning.

Councilmember French reported he had a meeting with the Historic Preservation Commission; they've approved a grant program which is to be made available to businesses located within the historic district. He also commented that he would like to outline how we will respond to citizen inquiries.

Councilmember Tolson reported he attended the 911 Memorial. He attended a Downtown Development Regional Meeting; which was a good opportunity to see what other cities are doing with their downtown development. He also attended the county meeting with the Mayor and attended the Family Connection meeting on September 11th.

Councilmember Power reported that there was a health board meeting coming up next month that he plans on attending.

EXECUTIVE SESSION

At 8:27 p.m. the Council motioned to close regular session and go into executive session for the purpose of Pending or Potential Litigation and Land Acquisition made by J. Power; second by Tolson. Vote carried unanimously in favor.

At 8:53 p.m. a motion to close executive session and resume regular session was made by S. Tolson; second by J. Power. Vote carried unanimously in favor.

Motion was made by Tolson to amend the agenda to add item #33 Emergency Construction on the GRHOF; second by Phillips. Vote carried unanimously in favor.

Motion to approve the agenda as amended made by M. French; second by Tolson. Vote carried unanimously in favor.

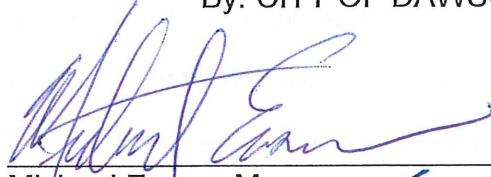
- 33. EMERGENCY CONSTRUCTION AT THE GRHOF:** Motion to approve the emergency construction for the removal and replacement of the floor in the Gordon Pirkle room in the Georgia Racing Hall of Fame which will be paid for out of general reserves in the amount of \$17,784 made by J. Power; second by French. Vote carried unanimously in favor.

ADJOURNMENT

With there being no further business to attend to, a motion to adjourn the meeting at 8:55 p.m. made by J. Power; second by S. Tolson. Vote carried unanimously in favor.

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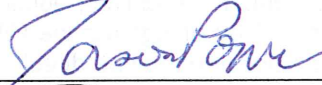
By: CITY OF DAWSONVILLE



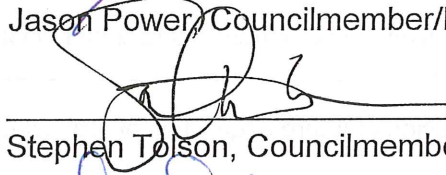
Michael Eason, Mayor



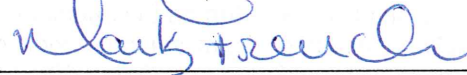
Caleb Phillips, Councilmember



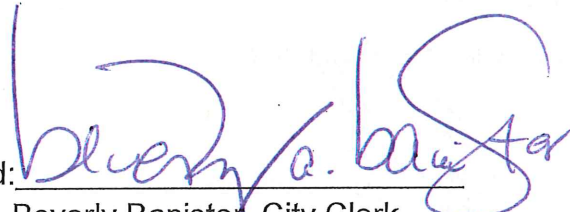
Jason Power, Councilmember/Mayor Pro-Tem



Stephen Tolson, Councilmember



Mark French, Councilmember

Attested: 
Beverly Banister, City Clerk

STATE OF GEORGIA
COUNTY OF DAWSON

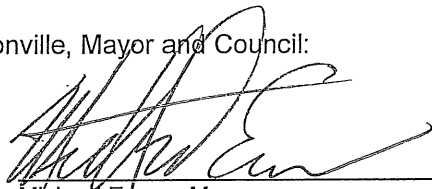
AFFIDAVIT OF THE CITY OF DAWSONVILLE MAYOR AND COUNCIL

Mayor Michael Eason, Councilmember Mayor Pro-Tem Jason Power, Councilmember Caleb Phillips, Councilmember Stephen Tolson, and Councilmember Mark French; being duly sworn, state under oath that the following is true and accurate to the best of their knowledge and belief:

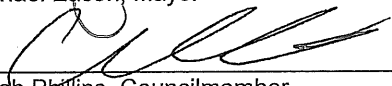
1. The City of Dawsonville Council met in a duly advertised meeting on the September 24, 2018.
2. During such meeting, the Board voted to go into closed session.
3. The executive session was called to order at 826 p.m.
4. The subject matter of the closed portion of the meeting was devoted to the following matter(s) within the exceptions provided in the open meetings law: (check all that apply)

- Consultation with the City Attorney or other legal counsel to discuss pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against the City or any officer or employee or in which the City or any officer or employee may be directly involved as provided in O.C.G.A. § 50-14-2(1);
- Discussion of tax matters made confidential by state law as provided by O.C.G.A. § 50-14-2(2) and _____;
- Discussion of future acquisition of real estate as provided by O.C.G.A. § 50-14-3(b)(1);
- Discussion or deliberation on the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a City officer or employee as provided in O.C.G.A. § 50-14-3(b)(2);
- Other _____ as provided in: _____.

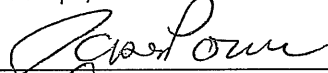
This 24th day of September 2018; By the City of Dawsonville, Mayor and Council:



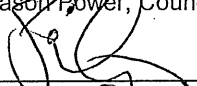
Michael Eason, Mayor



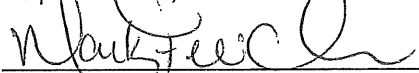
Caleb Phillips, Councilmember



Jason Power, Councilmember/Mayor Pro-Tem



Stephen Tolson, Councilmember



Mark French, Councilmember

Sworn to and subscribed before me this 24th day of September, 2018.

Beverly A. Banister

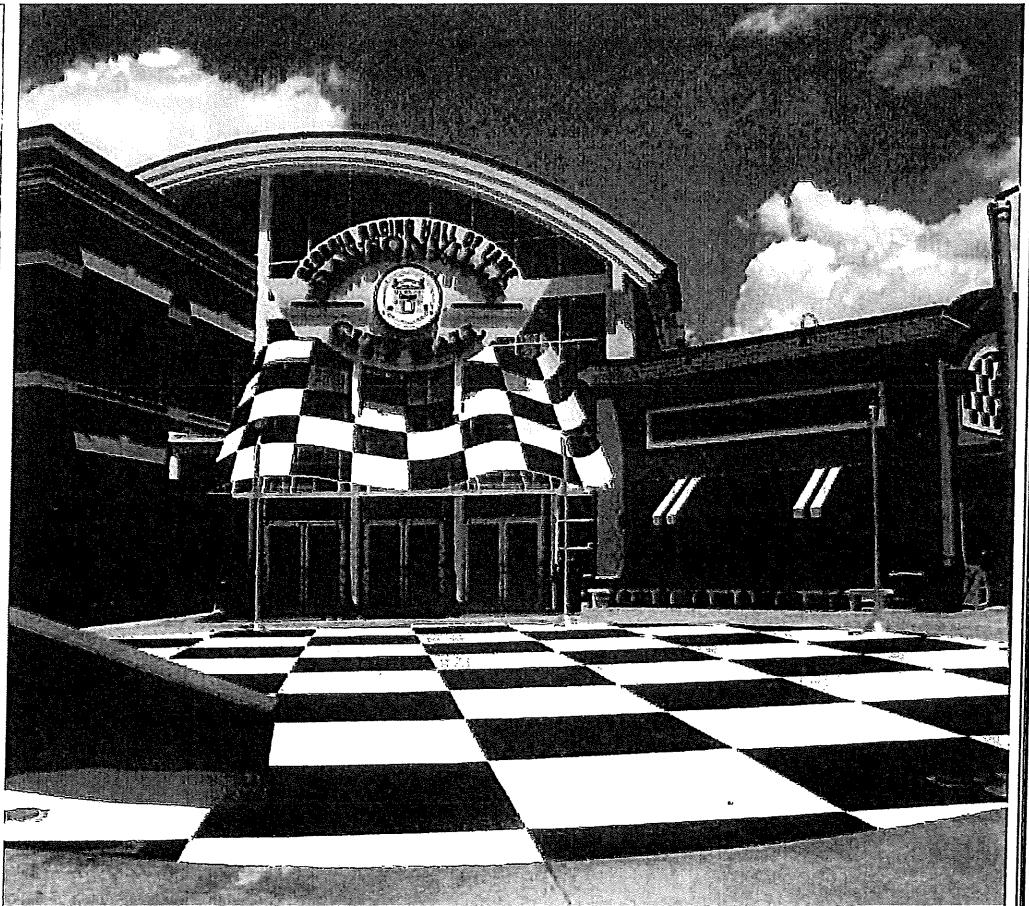
Signature
Notary Public
My Commission expires: 02.18.2020



Beverly A. Banister
NOTARY PUBLIC
Dawson County, Georgia
My Commission Expires
February 18, 2020



2018 City of Dawsonville Comprehensive Plan



Prepared by:



**Georgia Mountains
Regional Commission**

EXHIBIT "A"



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I. INTRODUCTION

Dawsonville, Georgia is the civic seat and social center of Dawson County. The City was incorporated in 1959 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 lead 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 lies 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. But 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 with 2,536 residents within the City limits according to the 2010 Census. Population at the next census in 2010 is expected to exceed 3,630 residents or approximately a 43% growth. Dawson County is also growing rapidly, tripling in population between 1980 and 2000. In 2016 population is estimated to be at 23,095 with growth expected after the 2020 Census to exceed 25,000. Meanwhile, neighboring Cumming and Forsyth County, located immediately below Dawson County, have grown 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 **2018 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.

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 influences 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 insure 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 general public informed of the emerging plan; opportunities for the public to provide written comments on the plan; hold the required public hearings; and, provide notice to property owners through advertisements in the newspaper (legal organ) of the planning effort soliciting participation and comments. In addition, 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.

D. Required Components

This comprehensive plan serves to meet the requirements and intent of the Georgia Department of Community Affairs' "Minimum Standards and Procedures for Local Comprehensive Planning," as amended in 2013, and the Georgia Planning Act of 1989. It is essential that the plan be prepared in compliance with these rules and guidelines in order 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 5 years.

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

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

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 high priority must be followed-up with corresponding implementation measures in the Community Work Program. The list must be developed by involving community stakeholders in carrying out a SWOT (strengths, weaknesses, opportunities, threats) or similar analysis of the community.*

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

- *Brief description of the activity;*
- *Legal authorization for the activity, if applicable;*
- *Timeframe 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.

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.

In assessing Dawsonville's 2018 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. Both Windstream and Comcast provide major 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 with regard to higher speed and higher capacity lines.

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 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.

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.

Visioning provides communities with an opportunity to pause and consider the "big picture" as well as to attempt to clearly define their ideal future. Developing a vision means that community has at least tried to identify current values, describe how they 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 2008. The process featured several meetings for the community, input from organized stakeholder groups, as well as comments suggested from more than 115 surveys.

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 will be a safe, attractive and 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 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 welcoming hometown. One that’s self-sustaining by providing residents 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 compliment 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 7 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 so as 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 increases 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 knowledge of the community and comments received throughout the planning process.

In order to effectively realize their vision for the future a community must develop a well-defined implementation plan. By identifying the core 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
<p>1.) <i>Managing growth:</i> While the majority of growth anticipated for Dawson County will occur in the unincorporated areas, the City will continue to grow both naturally and through possible 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 greatly alter the character of the community.</p>	<ul style="list-style-type: none"> • Monitor and evaluate annual Utility, traffic and Infrastructure reports to ensure quality, adequacy and efficiency of services. • Monitor and sustain land use management policies through Comprehensive Planning and development regulations.

B. Economic Development	
Needs and Opportunities	Mitigation Strategies
<p>1.) <i>Tourism opportunities:</i> Dawsonville must work with Dawson County and other stakeholders in recognizing the aspirations and possibilities for tourism in the City to ensure economic success.</p>	<ul style="list-style-type: none"> • Create a Downtown Dawsonville Tourism & Marketing Strategic Plan, to continue efforts at developing a coordinated and sustained policy towards promoting downtown and the city. • Review signage for directing people towards the City and key tourism destinations. • Identify historic, cultural, and natural tourism destinations that require additional attention for success.

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.

- Create and maintain inventory of undeveloped properties for new construction and vacant properties for renovation commercial opportunities.
- Examine existing parking and traffic conditions to determine better methods to manage both efficiently.
- Develop Property Redevelopment Guide, a policy for City directed efforts to encourage and support infill.
- Downtown Dawsonville Tourism and Marketing Strategy, to develop a coordinated and sustained policy towards promoting downtown.
- Identify additional opportunities for pedestrian enhancement of the streetscape through pedestrian seating, signage, and other improvements as identified.
- Maintain and promote DDA funding opportunities for reinvestment opportunities.

3.) Transition of economic base:

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.

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.

- Maintain partnerships with post-secondary educational institutions, Chamber, GMRC Work Source, Goodwill Center, Development Authorities, and others as the opportunity arises.
- Review annual report summarizing economic projects carried out for Dawsonville from DDA.
- Provide opportunities for small business development.
- Research feasibility of creating a technology/office/light industrial park.

<p>4.) Increase in diverse range of employment opportunities and higher range of income opportunities: 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 available for residents.</p>	<ul style="list-style-type: none"> • Maintain and increase partnerships with post-secondary educational institutions, Chamber, Development Authorities and other stakeholders such as Dept. of Labor, Worksource (GMRC) and business incubators. • Annual report summarizing economic projects carried out for Dawsonville.
<p>5.) Increased demand for educational resources: 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 work place.</p>	<ul style="list-style-type: none"> • Maintain and increase partnerships with post-secondary educational institutions, Chamber, Development Authorities and other stakeholders such as Dept. of Labor, Worksource (GMRC) and business incubators. • Develop annual report summarizing economic, job and training workforce trends.

C. Housing	
Needs and Opportunities	Mitigation Strategies
<p>1.) Aging housing stock/shortage of specific housing types: 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</p>	<ul style="list-style-type: none"> • Promote DCA/DDA housing revitalization programs to homeowners. • Promote DCA CHIP program for housing revitalization. • Explore grants for neighborhood improvement projects. • Promote local Historic Preservation ordinance and state Historic Preservation Tax credit. • Maintain and utilize historic preservation design guidelines for downtown revitalization through historic preservation ordinance and historic preservation commission.

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.

- Market Study to assess breakdown of housing trends and cost factors, gauging the influence of development policies.
- Annual Utility and Infrastructure Reports to ensure efficiency of services.
- Monitor and sustain land use management policies through Comprehensive Planning and development regulations.
- Consider participation in GICH (Georgia Initiative for Community Housing)

2.) Maintain Housing Variety:
 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.

- Market Study to assess breakdown of housing trends and cost factors, gauging the influence of development policies and feasibility of conservation subdivisions and small house development.

D. Natural Resources	
Needs and Opportunities	Mitigation Strategies
<p>1.) Need for greenspace/ Improved management of greenspace: 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 and providing natural buffers and scenic beauty. Emphasis should be placed on benefiting the local ecology and</p>	<ul style="list-style-type: none"> • Promote and maintain conservation design regulations for larger development. • Explore options for financing of greenspace acquisition. • Review floodplain management and soil information control regulations against the latest versions from respective authorities. • Monitor and sustain land use management policies through Comprehensive Planning, development regulations and best management practices. • Report annually on the city's tree ordinances, landscaping, and property and stream buffer policies.

targeting lands for protection that are environmentally sensitive areas.	
<p>2.) Improved resources for natural resource management: 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"> • Consider conservation design regulations for larger development. • Review floodplain management and soil information control regulations against the latest versions from respective authorities. • Monitor and sustain land use management policies through Comprehensive Planning, development regulations and best management practices.

E. Cultural Resources	
Needs and Opportunities	Mitigation Strategies
<p>1.) Need to recognize existing resources and take advantage of local funding and assistance sources: 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 prior to 1978.</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"> • Support new nominations of historic resources to the National Register of Historic Places that are eligible. • Utilize local, regional, state and national organizations for funding opportunities for historic preservation. • Promote and support the preservation, restoration and documentation of Elliott Village
<p>2.) Need to support local interest groups: Encourage and support the Dawson County Historical Society's efforts to educate the general public on the importance and benefits of protecting cultural resources.</p>	<ul style="list-style-type: none"> • Support the Dawson County Historical Society and other stakeholder groups that support the same.

<p>3.) Need to encourage the adaptive reuse of existing resources: Promote the adaptive reuse of historic buildings and structures.</p>	<ul style="list-style-type: none"> • Develop Property Redevelopment Guide, a policy for City directed efforts to encourage and support infill. • Promote and support the preservation, restoration and documentation of Elliott Village
<p>4.) Continue plans to revitalize downtown/ Coordinate new development within the existing community: 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 so as to complement the existing community.</p>	<ul style="list-style-type: none"> • Implement Urban Redevelopment Plan. • Explore funding options for urban redevelopment plans such as Carl Vinson Plan. • Explore options for a more in depth Phase II Urban Redevelopment Plan • Consider design guidelines for areas outside historic districts and expand district boundaries as necessary. • Monitor and sustain land use management policies through Comprehensive Planning and development regulations.

F. Community Facilities and Services	
Needs and Opportunities	Mitigation Strategies
<p>1.) Expand and maintain water and sewer service: Dawsonville currently operates its own water and sewer service. In order 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"> • Annual Utility and Infrastructure Capacity Reports to ensure efficiency of services. • Update sewer infrastructure. • Confirm future partnership terms and conditions with all utility providers. • Expand new and existing wells for water service.
<p>2.) Demand for additional meeting space: 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</p>	<ul style="list-style-type: none"> • Conduct feasibility study to determine type, size and location of meeting facility.

<p>but there is demand for some small convention space to support local and tourist events.</p>	
<p>3.) <i>New/ Expanded Schools:</i> 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"> • Coordinate and communicate quarterly with the Dawson County School System to ensure coordination of investment efforts and efficiency of services.
<p>4.) <i>Parks and Recreation Plan:</i> A new Parks and Recreation Master Plan will be needed to guide new land purchases and facility improvements through the next 20+ years.</p>	<ul style="list-style-type: none"> • Develop Parks and Recreation Master Plan. • Support the Dawson County Parks and Recreation Master Plan. • Continue plans to build City Park • Create and maintain a permanent space for a farmers market that can be used for many cultural events
<p>5.) <i>Broadband:</i> 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.</p>	<ul style="list-style-type: none"> • Increase coverage and provide more reliable bandwidth speed from providers. • Expansion of North Georgia Network.

G. Transportation	
Needs and Opportunities	Mitigation Strategies
<p>1.) <i>Balancing local traffic and commercial traffic:</i> 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 local 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</p>	<ul style="list-style-type: none"> • Annual report concerning traffic data and updates to GDOT plans for the region. • Update Transportation element of Comprehensive Plan (as needed). • Analysis of downtown parking, signage and wayfinding for pedestrian improvements/enhancements. • Evaluate feasibility of speed reductions on identified roadways.

<p>an efficient transportation system.</p>	
<p>2.) <i>Maintaining the access corridors:</i> 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.</p>	<ul style="list-style-type: none"> • Monitor, encourage and sustain land use management policies through Comprehensive Planning and development regulations.
<p>3.) <i>Improving access to mass transit:</i> 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 in order to mitigate transportation concerns for the City.</p>	<ul style="list-style-type: none"> • Review Rural Transit Plan with GMRC; Consider options for van service.
<p>4.) <i>Long-Range Road Improvement Plan:</i> 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 increased 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.</p>	<ul style="list-style-type: none"> • Annual report concerning traffic data and updates to GDOT plans for the region. • Update Transportation element of Comprehensive Plan (as needed). • Investigate options for Perimeter Road expansion/Parkway roadway expansion/development and street connectivity to improve transportation throughout the city.

<p>5.) Perimeter Road Corridor/ Intersections with Burt Creek and Shoal Creek: 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.</p>	<ul style="list-style-type: none"> • Investigate options for Perimeter Road expansion/Parkway roadway expansion/development and street connectivity to improve transportation throughout the city.
<p>6.) Establishment of Pedestrian and/ or Bike Planning: 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.</p>	<ul style="list-style-type: none"> • Develop Bicycle and Pedestrian Accessibility Master Plan. • Update Comprehensive Plan with information from Bicycle and Pedestrian Master Plan. • Advocate for GDOT speed reductions, additional crosswalks, bike lanes and signage.

H. Intergovernmental Coordination	
Needs and Opportunities	Mitigation Strategies
<p>1.) Annexation and growth management: 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.</p>	<ul style="list-style-type: none"> • Update Service Delivery Agreements. • Monitor and sustain land use management policies through Comprehensive Planning and development regulations.
<p>2.) Coordination with affiliated organizations: As Dawsonville and Dawson County experience rapid growth and change it becomes more important that the governments are coordinating their</p>	<ul style="list-style-type: none"> • For each partner organization, designate a Council member to serve as liaison.

actions with those of all affiliated support organizations such as the School Board, Dev. Authority and others.

I. Land Use	
Needs and Opportunities	Mitigation Strategies
<p>1.) Attracting quality infill development: Dawsonville has select properties suitable for infill development but must work to ensure they're developed in ways compatible with the existing and proposed context of the City.</p>	<ul style="list-style-type: none"> • Create and maintain inventory of undeveloped properties for new construction and vacant properties for renovation commercial opportunities. • Examine existing parking and traffic conditions to determine better methods to manage both efficiently. • Develop Property Redevelopment Guide, a policy for City directed efforts to encourage and support infill. • Create a Downtown Dawsonville Tourism & Marketing Strategic Plan, to develop a coordinated and sustained policy towards promoting downtown. • Identify additional opportunities for pedestrian enhancement of the streetscape through pedestrian seating, signage, and other improvements as identified. • Maintain and promote DDA funding opportunities for reinvestment opportunities.
<p>2.) Incompatible land uses: 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.</p>	<ul style="list-style-type: none"> • Monitor and sustain land use management policies through Comprehensive Planning and development regulations.
<p>3.) Accommodating new growth: Dawsonville will have to plan for incorporating new development into the City via annexation, requiring more studies concerning the expansion of</p>	<ul style="list-style-type: none"> • Annual Utility and Infrastructure Reports to ensure efficiency of services. • Monitor and sustain land use management policies through Comprehensive Planning

<p>utility service areas and monitoring of trends outside the City limits.</p>	<p>and development regulations.</p>
<p>4.) <i>Downtown redevelopment plans:</i> Redevelopment plans have been completed for downtown and the 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"> • Implement Urban Redevelopment Plan. • Explore funding options for urban redevelopment plans such as Carl Vinson Plan. • Explore options for a more in depth Phase II Urban Redevelopment Plan • Consider design guidelines for areas outside historic districts and expand district boundaries as necessary. • Monitor and sustain land use management policies through Comprehensive Planning and development regulations.

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 GA 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 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 likely 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.

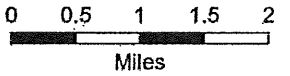
The north-south axis will feature additional measures for commercial and public activity centers and/or higher density housing, as Dawsonville will strengthen the social connections with Southern Catholic College and the mixed-use village projected for the property adjoining the college. Concentrating the densities and activities between this node and central Dawsonville will preserve the rural character of outlying Dawsonville and Dawson County as identified within the comprehensive plans for both communities.

Lastly, 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.

Existing Land Use Dawsonville, GA



- Existing Land Use**
- Commercial
 - Conservation
 - Industrial
 - Institutional
 - Residential
 - Parcels
 - Dawsonville City Limits



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. Proposed GDOT 2030 bypass (four proposed route options currently)
2. Airport
3. Lanier Tech/Education area

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. 9 S Apartments

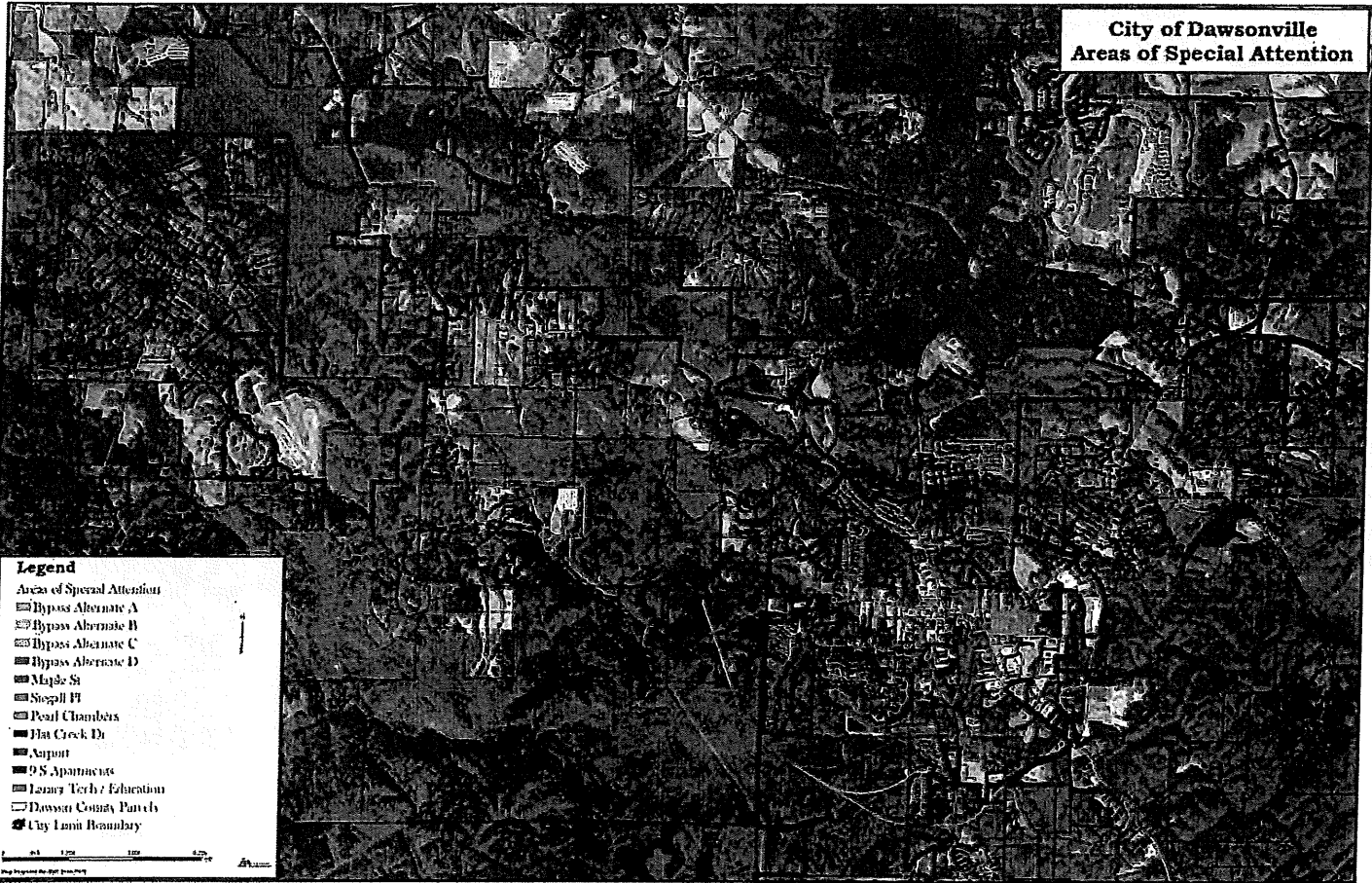
E. Large Abandoned Structures or Sites *(Not Applicable)*

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

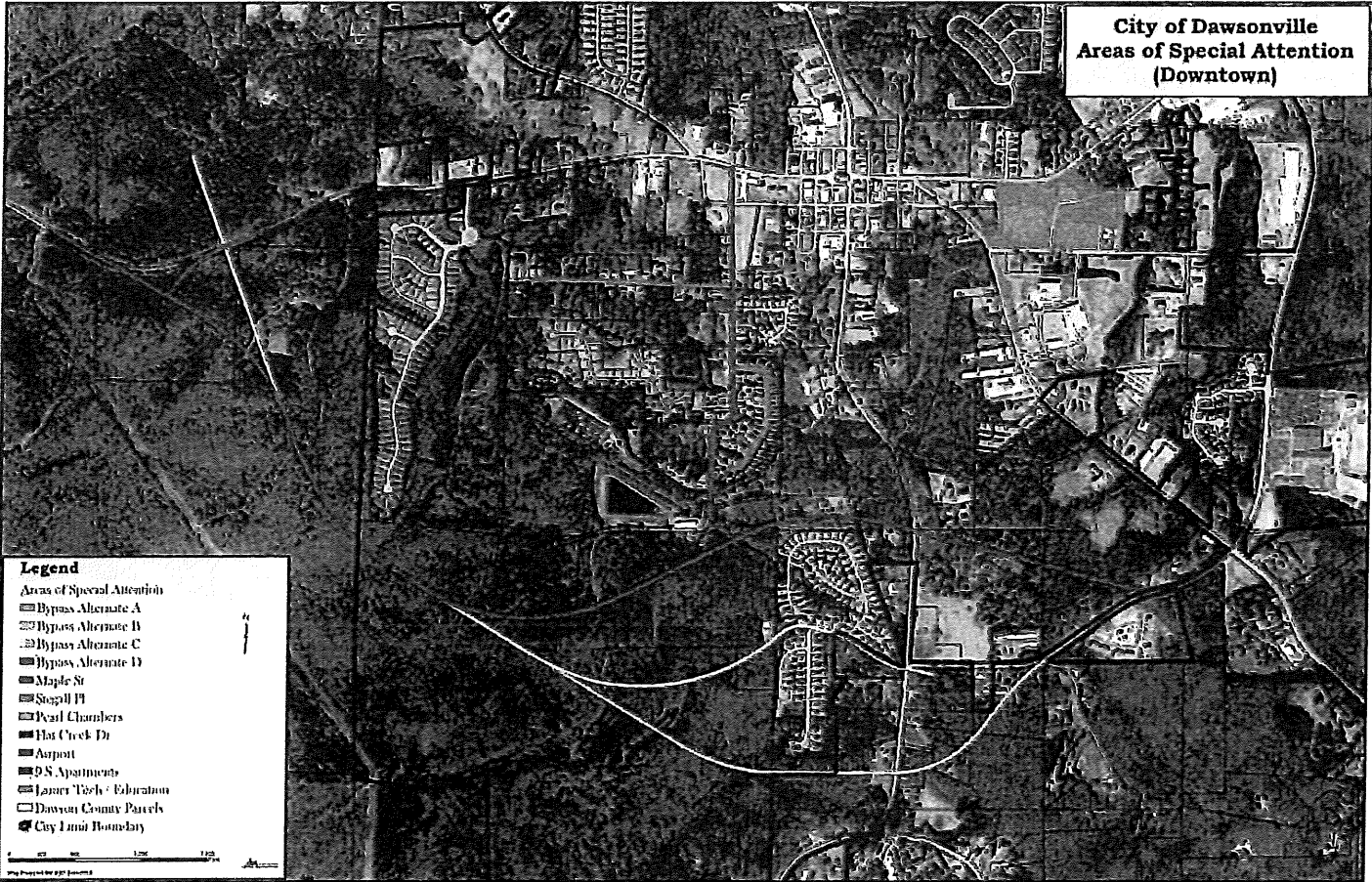
G. Areas of Significant Disinvestment, Levels of Poverty, and/or Unemployment Substantially Higher than levels for the Community as a Whole

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. 9 S Apartments

**City of Dawsonville
Areas of Special Attention**



**City of Dawsonville
Areas of Special Attention
(Downtown)**

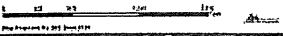


**City of Dawsonville
Areas of Special Attention
(Airport)**



Legend

- Area of Special Attention
- ▨ Bypass Alternative A
- ▨ Bypass Alternative B
- ▨ Bypass Alternative C
- ▨ Bypass Alternative D
- ▨ Maple St
- ▨ Stegall Pl
- ▨ Pearl Chambers
- ▨ Flat Creek Dr
- ▨ Airport
- ▨ 2 S Apartments
- ▨ Lamar Tech / Education
- ▨ Dawson County Patches
- ▨ City Limit Boundary



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 for the most part 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:

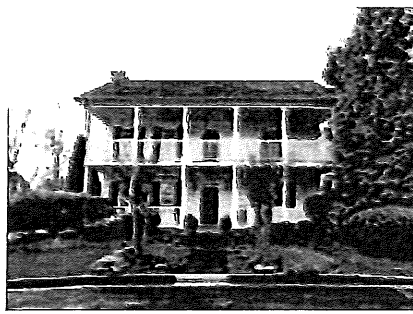
"Dawsonville will further define its unique character through traditional town planning principles. The downtown will be a vibrant, pedestrian-friendly, mixed-use destination, free from truck traffic and franchise architecture, with proud citizens and small business owners who admire their past. It will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

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/PUD (Planned Unit Development)

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 so as to support the village and minimize local automotive traffic. Additional housing can be provided of 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 Measures

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 predominantly 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 5 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. 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 in 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.

Land Use Types

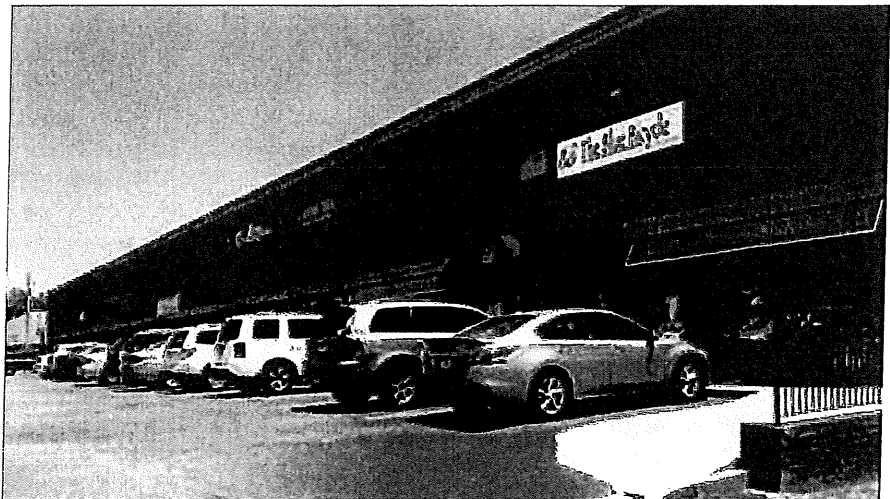
Industrial

Implementation Measures

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



7. 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)



8. Bypass

Description

The proposed bypass and arterial roads within and around Dawsonville serve to connect the city with the outside world while also providing access for local traffic. By nature these roads must retain high levels of service while handling larger volumes of local and through traffic. Outside of downtown area most of the uses along the corridors are auto-oriented, with larger conventional parking lots, wider spaces and lower heights.

To balance the differing 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 compliment 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

Maintenance of Comprehensive plan

Update of development regulations (as needed)



9. Conservation

Description

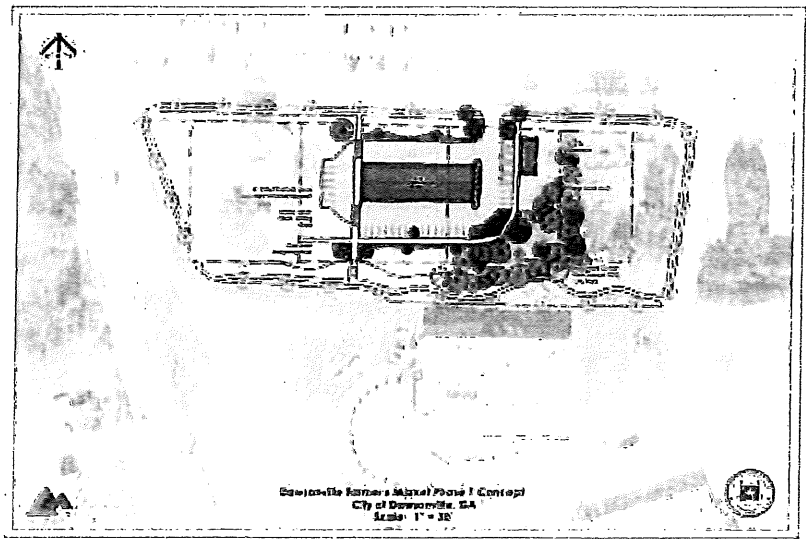
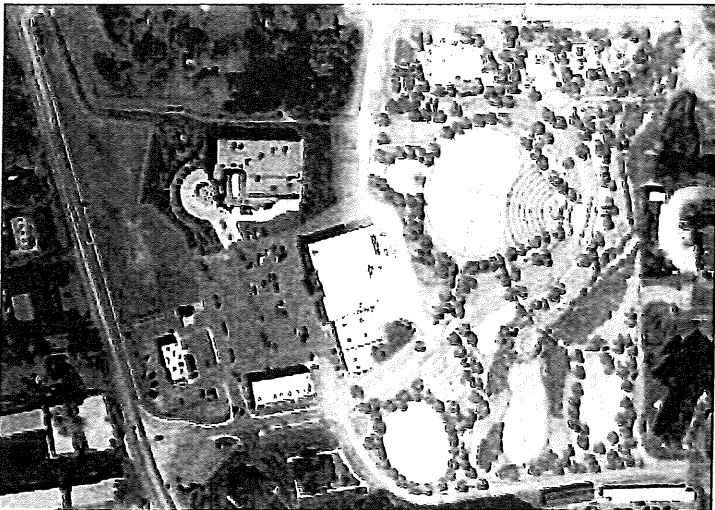
An integral facet to the City of Dawsonville is the natural resources and rural heritage of Dawson County that draws many to the area. Additional open space, parks, pocket or corner parks in the City should continue to be a wellness component during future planning and development efforts. Planned improvements such as the development of Main Street Park and the Farmers Market will aid in achieving the City's goals for pedestrian accessibility and increased walkability throughout Dawsonville.

Land Use

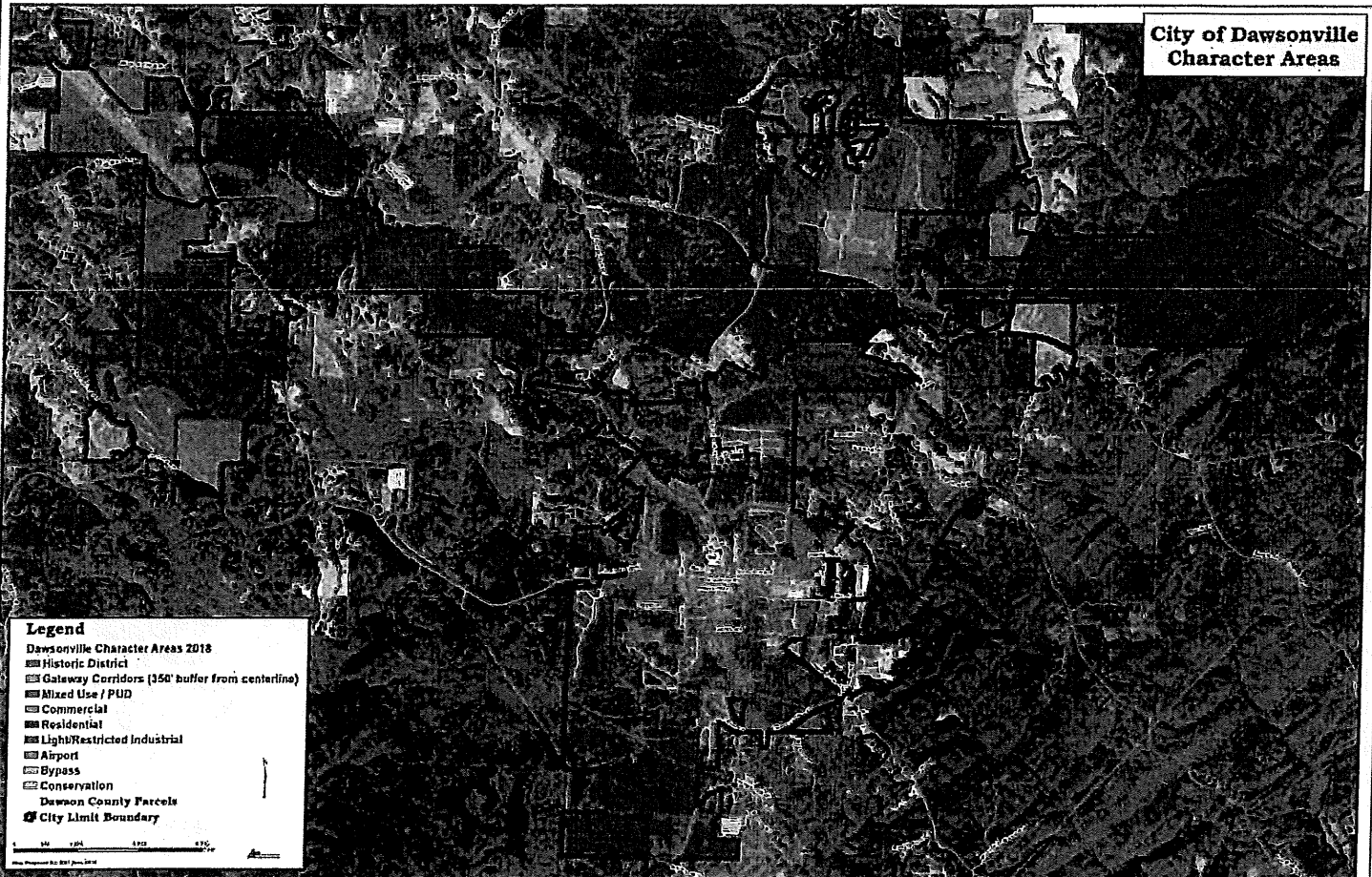
Conservation

Implementation Measures

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

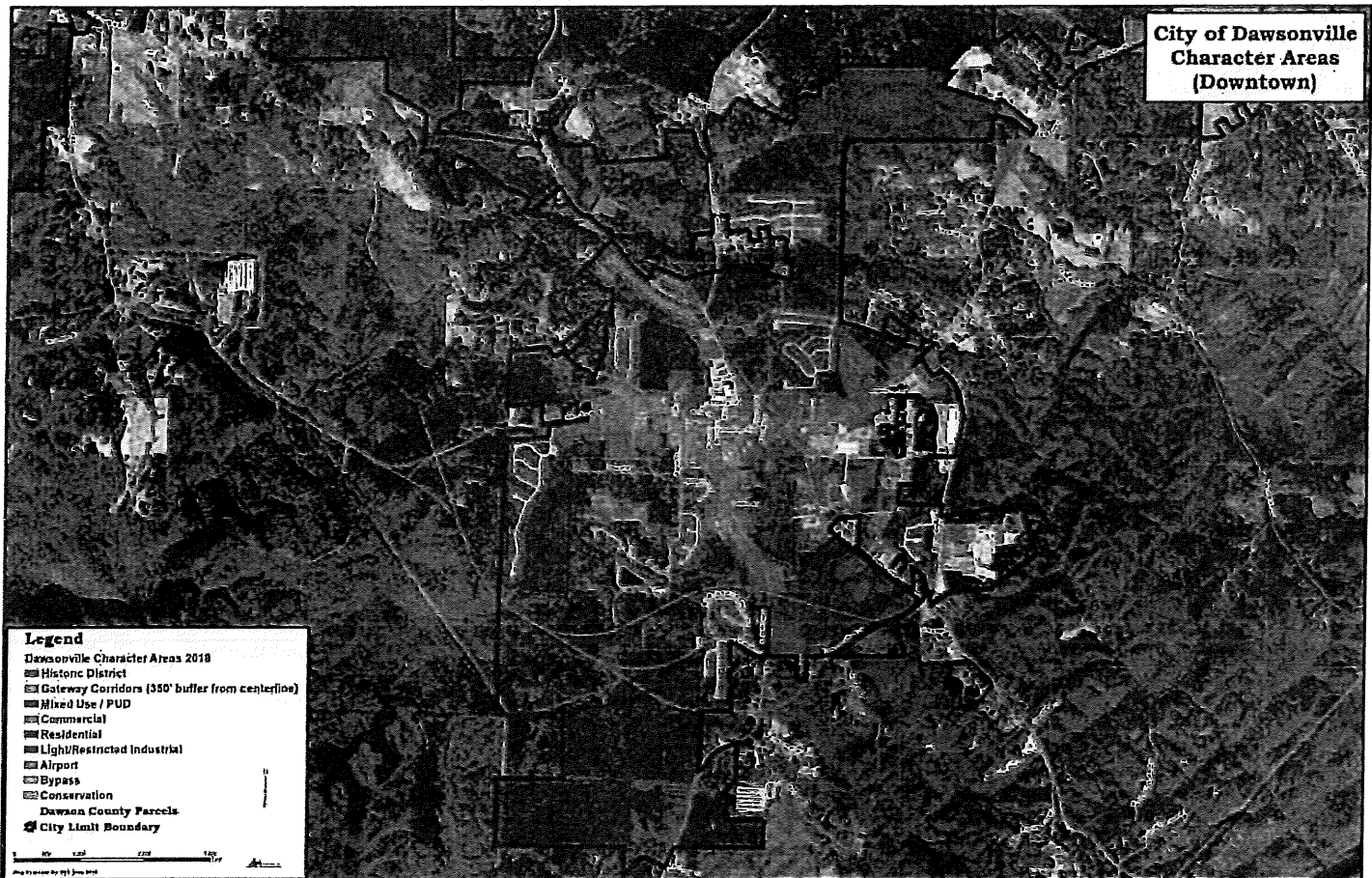


**City of Dawsonville
Character Areas**















- Legend**
- Dawsonville Character Areas 2018
 - Historic District
 - Gateway Corridors (350' buffer from centerline)
 - Mixed Use / PUD
 - Commercial
 - Residential
 - Light Restricted Industrial
 - Airport
 - Bypass
 - Conservation
 - Dawson County Parcels
 - City Limit Boundary
- Scale: 0 345 690 1380 Feet
Map Prepared by: B&B Planning, Inc.

**City of Dawsonville
Character Areas
(Downtown)**

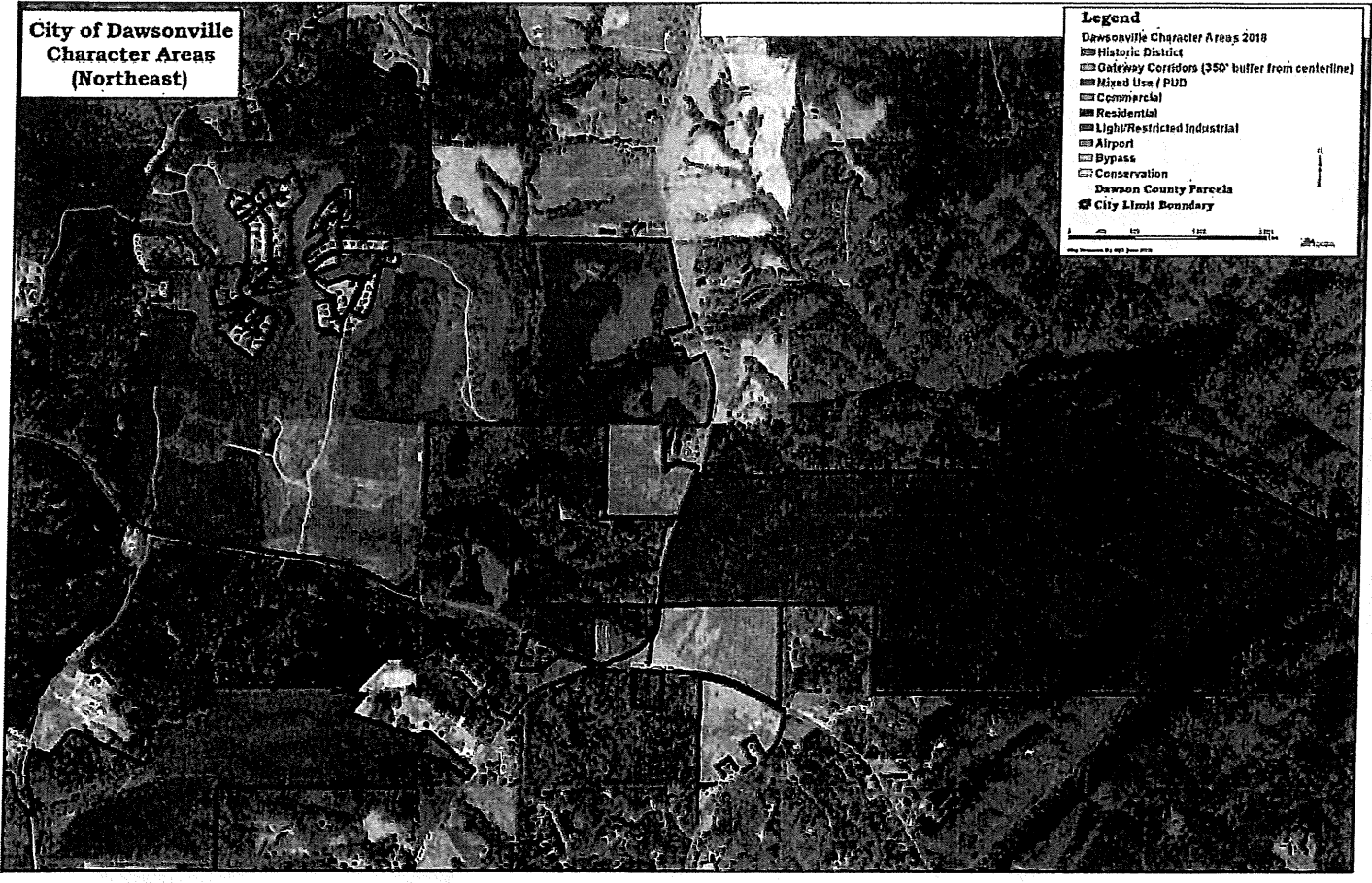


**City of Dawsonville
Character Areas
(Northeast)**

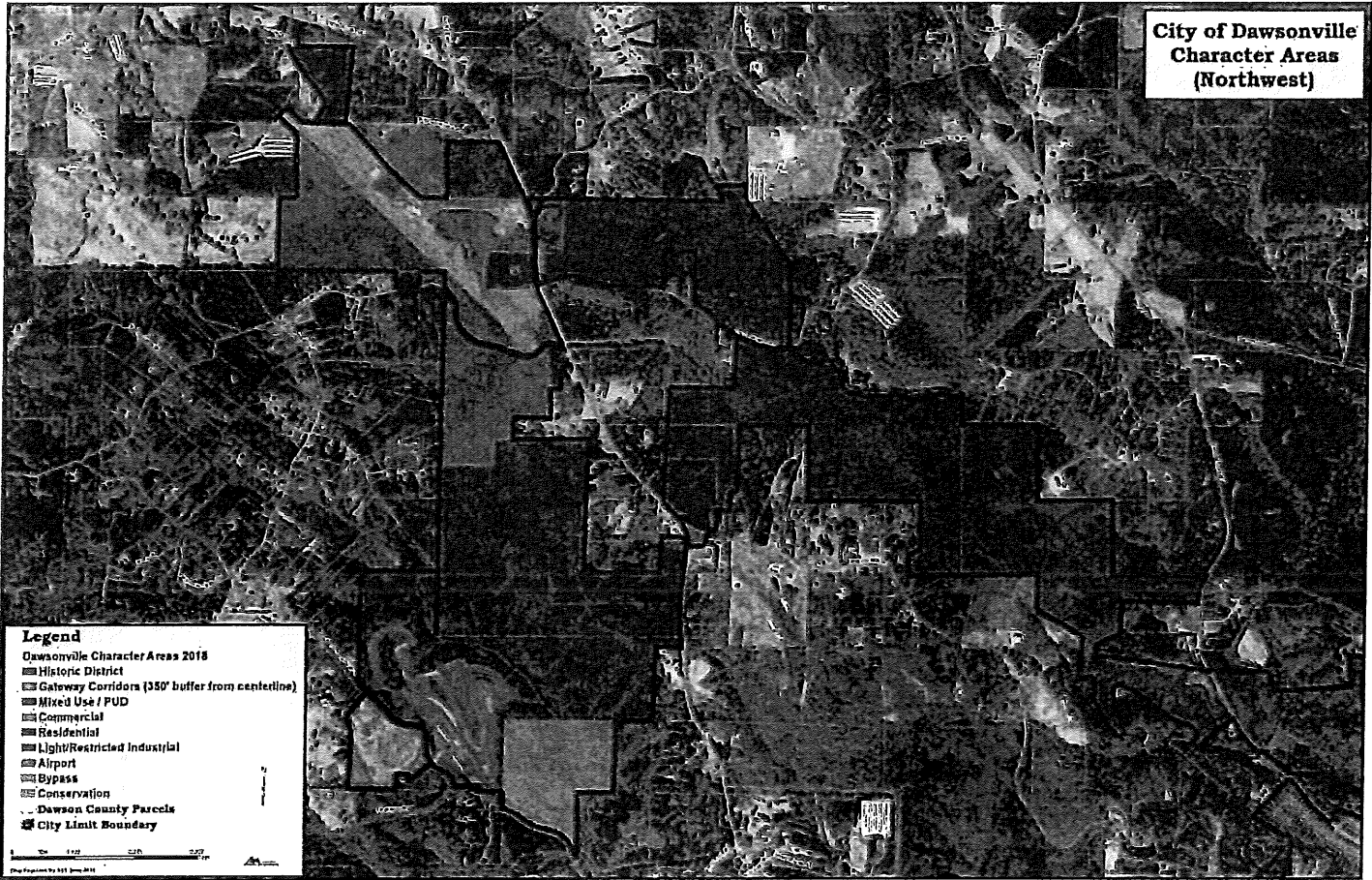
Legend

-  Dawsonville Character Areas 2018
-  Historic District
-  Gateway Corridors (350' buffer from centerline)
-  Mixed Use / PUD
-  Commercial
-  Residential
-  Light/Restricted Industrial
-  Airport
-  Bypass
-  Conservation
-  Dawson County Parcels
-  City Limit Boundary

Scale: 0 100 200 300 400 Feet



**City of Dawsonville
Character Areas
(Northwest)**



- Legend**
- Dawsonville Character Areas 2018
 - Historic District
 - Gateway Corridors (350' buffer from centerline)
 - Mixed Use / PUD
 - Commercial
 - Residential
 - Light/Restricted Industrial
 - Airport
 - Bypass
 - Conservation
 - Dawson County Parcels
 - City Limit Boundary
- Scale: 0 100 200 300 feet
- Map Prepared By: GSI, June 2018

G. Quality Community Objectives

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

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

Applicable DCA Quality Community Objectives	Economic Prosperity	Resource Mgmt.	Efficient Land Use	Local Preparedness	Sense of Place	Regional Cooperation	Housing Options	Transportation Options	Educational Opportunities	Community Health
Dawsonville	X	X	X	X	X	X	X	X	X	X

- 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 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 in order to realize specific objectives. Some policies may compliment single action-items while others may provide ongoing guidance and direction to local government officials for making decisions consistent with achieving the Community Vision or addressing Community Issues and Opportunities.

- 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 also 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 Dev. Authorities.
- Promote housing revitalization programs to 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 compliment policies or may simply be action items that must be employed more than once. These are recognized here so as 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 carried out 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 the review of the open items from the STWP from 2014-2018. As a new STWP is produced every five years, the items within the previous STWP must be identified for their status as complete, in progress, either postponed or cancelled. Those items that have been postponed or are in progress must be shown in the next STWP where appropriate, while those items that have been postponed or cancelled must also include a reason for their status.

YEAR	DESCRIPTION	STATUS	COMMENT
2014	Update records for City Cemetery	COMPLETED	
2014	Annex unincorporated islands into City	ONGOING	
2014	Water System Improvements	COMPLETED	More underway
2014	Vehicle Purchase – Roads Dept – 4x4 Extended Cab Truck	COMPLETED	
2014	Expansion of Historic District	ONGOING	
2014	Update Service Delivery Agreement	COMPLETED	Being updated in 2018
2014	Study considering Certified Local Government Status	COMPLETED	Attained CLG in 2018
2014	Develop Bicycle and Pedestrian Accessibility Master Plan	ONGOING	
2014	Update historic resources inventory	COMPLETED	
2014	Report on funding options for greenspace acquisition	ONGOING	
2014	Report on funding options for historic preservation	ONGOING	
2015	Implement the Downtown Revitalization Streetscape	ONGOING	Pending extension of Perimeter Rd Bypass
2015	Conduct Feasibility Study for Adult Living Community	ONGOING	
2015	Sidewalk expansion and road improvements	ONGOING	Shown as specific projects in new STWP
2015	New City Park and existing park improvements/expansion	ONGOING	City Park shown in Phases on new STWP, as well as specific park expansions
2015	Consider reopening City streets	ONGOING	
2015	Develop Property Redevelopment Guide	ONGOING	
2015	Downtown Dawsonville Tourism & Marketing Strategy	CANCELLED	Not funded
2015	Review of tree/landscape ordinances	ONGOING	Under consideration as part of 2018 Development Reg revision
2016	Vehicle purchase – W&S Dept. – 2x4 Extended Cab Truck	COMPLETED	
2016	Treatment Plant Improvements	ONGOING	Shown as specific projects in new STWP
2016	Explore grant to move downtown power lines underground	ONGOING	Engineering work done
2016	Report assessing street signage in City	COMPLETED	
2017	Comp Plan update – Community Assessment	ONGOING	To be completed Fall 2018
2017	Land acquisition for Amphitheater & walking trail	COMPLETED	
2017	Conduct Perimeter Road Study	ONGOING	GDOT underway
2017	Explore grants for neighborhood improvements	ONGOING	
2018	Comp Plan update – Community Agenda	ONGOING	To be completed fall 2018
2018	Sewer System Infrastructure Expansion	ONGOING	30 yr plan under development

D. Short-Term Work Program

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

2019-2023 SHORT-TERM WORK PROGRAM

DESCRIPTION	2	2	2	2	2	ESTIMATED COST	DEPARTMENT FUNDING & ASSISTANCE SOURCES
	0	0	0	0	0		
	1	2	2	2	2		
	9	0	1	2	3		
Main Street Park – Phase I (grading, infrastructure, utilities)	X					\$1.6 Million	SPLOST VI, City Funds
Farmer's Market – design & construct	X					\$1 Million	SPLOST VI
Main Street Park – Phase II (playground, restroom)	X					\$800,000	SPLOST VI, City Funds
Construct Well #111 & bring online	X					\$842,000	SPLOST VI & Capital
Upgrade Well #108 w/ new automated water filter system	X					\$159,500	Capital
Stabilize banks around sewage treatment pond #1	X					\$400,000	Capital
Video, seal casing & upgrade Well #109	X					\$100,000	Capital
Engineered design for long range sewage expansion	X					\$50,000	Capital
Grind & repave cemetery parking lot	X					\$48,000	Cemetery
Sidewalk from Shoal Creek Rd to Rain Hill subdivision	X					\$84,000	SPLOST VI

Computer Upgrade	X				\$12,000	City Funds
Annex unincorporated islands into City	X				\$5,000	City Funds
Expansion of Historic District	X				\$5,000	DCA Funds
Develop Bicycle and Pedestrian Accessibility Master Plan	X				\$10,000	GDOT, City Funds
Report on funding options for greenspace acquisition	X				N/A	N/A
Report on funding options for historic preservation	X				N/A	N/A
Review of tree/landscape ordinances	X				\$3,000	General Fund
HVAC Unit Replacement on GRHOF/City Hall Complex		X			\$35,000	City Funds
Trail from Burton Creek Rd to Veteran's Memorial Park		X			\$75,000	DNR Grant
Purchase Replacement/New Vehicle		X			\$73,000	City Funds
Purchase Chipper & Mowers		X			\$60,000	City Funds
Water line infrastructure replacement		X			\$100,000	Capital
Upgrade Well #110		X			\$159,500	Capital
Engineer & construct multiple crosswalks w/ traffic devices		X			\$200,000	GDOT
Main Street Park – Phase III (Amphitheater, shelters)		X			\$200,000	SPLOST
Repave Angela Lane		X			\$350,000	City Funds
Repave GRHOF/City Hall Complex Parking		X			\$60,000	City Funds
Sidewalk from Rain Hill Subdivision to Hwy 9		X			\$185,000	SPLOST
Implement the Downtown Revitalization Streetscape		X			\$500,000	DCA, City Funds
Conduct Feasibility Study for Adult Living Community		X			\$5,000	DCA Funds
Consider reopening City streets		X			N/A	N/A
Develop Property Redevelopment Guide		X			\$3,000	DCA, City Funds
Water line infrastructure replacement			X		\$100,000	Capital
Expand Wallace Park			X		\$90,000	SPLOST
Main Street Park – Phase IV (Splash Pad)			X		\$385,000	SPLOST

Purchase Vehicle Replacement			X		\$36,000	City Funds	
Grind & repave Maple Street Town Homes			X		\$225,000	SPLOST/TSPLOST	
Grind & Repave Stonewall Subdivision			X		\$125,000	SPLOST/TSPLOST	
Saw cut, grind & repave Stegall Place			X		\$175,000	SPLOST/TSPLOST	
Explore grant to move downtown power lines underground			X		N/A	DCA, GDOT, City	
Grind & repave Rain Hill Subdivision				X	\$425,000	SPLOST/TSPLOST	
Upgrade Shoal Creek Lift Station				X	\$250,000	Capital	
Water line Infrastructure Upgrade				X	\$100,000	Capital	
Purchase Vehicle Replacement				X	\$43,000	City Funds	
Paint Water Tower				X	\$300,000	Capital	
Sidewalk Perimeter Road to downtown via Hwy 53				X	\$700,000	SPLOST	
Construction of tertiary waste water treatment plant				X	\$10 Million		
Sidewalk Perimeter Rd to downtown via Hwy 9				X	\$800,000	SPLOST	
Purchase Vehicle Replacement				X	\$43,000	City Funds	
Comp Plan update – Community Assessment				X	\$5,000	DCA Funds	
Conduct Perimeter Road Study				X	\$5,000	GDOT	
Explore grants for neighborhood improvements				X	N/A	N/A	
Upgrade Flat Creek Lift Station					X	\$200,000	Capital
Upgrade Well #106					X	\$25,000	Capital
Trash Can Replacement					X	\$30,000	Capital
Sidewalk Additions					X	\$200,000	SPLOST
Design & Development of southern portion of Main St Park					X	\$500,000	SPLOST/TSPLOST
Grind & repave Creekstone Subdivision					X	\$400,000	SPLOST/TSPLOST
Bring Well #109 on line					X	\$850,000	SPLOST/Capital

Grind & repave Maple Hill Dr, Jack Heard Dr, Mill's Ford, Flat Creek & Burt's Cross 2					X	\$750,000	SPLSOT/SPLOST
Comp Plan update – Community Agenda					X	\$5,000	DCA Funds
Sewer System Infrastructure Expansion					X	\$600,000	ARC, City Funds

IV. APPENDICES

A. Georgia Mountains Regional Commission Area Labor Profile

Area Profile for Georgia Mountains Local Workforce Development Area, GA

Employment Wage Statistics Table

The table below shows estimated average wage information for the first quarter of 2018.

Area	Number of Employees	Average Hourly Wage†	Average Weekly Wage	Average Annual Wage†
Georgia Mountains Local Workforce Development Area	243,677	\$20.75	\$630	\$43,160
Georgia	4,381,124	\$27.35	\$1,004	\$53,033

† Assumes a 40 hour week worked the year round

Source: Georgia Dept. of Labor, Workforce Statistics & Economic Research, Quarterly Census of Employment and Wages Program
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Industry Employment Distribution Table

The table below shows the industries with the highest number of employees in Georgia Mountains Local Workforce Development Area, GA for the 1st Quarter, 2018.

Rank	Industry Sector	Number of Establishments	Number of Employees
1	Manufacturing	851	42,017
2	Health Care and Social Assistance	1,587	31,688
3	Retail Trade	2,163	31,328
4	Educational Services	341	24,024
5	Accommodation and Food Services	1,188	23,953
6	Administrative and Support and Waste Management	934	14,288
7	Construction	1,749	13,812
8	Wholesale Trade	1,036	11,597
9	Professional, Scientific, and Technical Servl	1,934	10,061
10	Public Administration	203	9,880

Georgia Dept. of Labor, Workforce Statistics & Economic Research, Quarterly Census of Employment and Wages Program
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Industries by Projected Growth Table

The table below shows the industries with the highest total annual percent change in Georgia Mountains Local Workforce Development Area, GA for the 2014-2024 time period.

Rank	Industry	2014 Estimated Employment	2024 Projected Employment	Total Annual Percent Change	Total 2014-2024 Employment Change
1	Motion Picture and Sound Recording Industries	265	458	5.62%	193
2	Construction of Buildings	2,001	3,186	4.76%	1,185
3	Ambulatory Health Care Services	8,912	14,720	4.03%	4,808
4	General Merchandise Stores	5,961	8,642	3.76%	2,681
5	Sporting Goods, Hobby, Musical Instrument, and Book Stores	701	974	3.34%	273
6	Food and Beverage Stores	6,195	8,531	3.25%	2,336
7	Building Material and Garden Equipment and Supplies Dealers	2,760	3,776	3.18%	1,016
8	Professional, Scientific, and Technical Services	8,132	11,067	3.13%	2,935
9	Social Assistance	3,243	4,393	3.03%	1,150
10	Plastics and Rubber Products Manufacturing	1,274	1,725	3.03%	451

Source: Georgia Dept. of Labor, Workforce Statistics & Economic Research, Projections Unit
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Occupational Employment Distribution Table

The table below shows the occupations with the highest projected employment in Georgia Mountains Local Workforce Development Area, GA for the 2014-2024 time period.

Rank	Occupation Title	2014 Estimated Employment	2024 Projected Employment
1	Office and Administrative Support	33,437	38,289
2	Sales and Related	27,168	32,900
3	Production	27,490	29,687
4	Food Preparation and Serving Related	20,210	23,798
5	Transportation and Material Moving	20,025	22,975
6	Education, Training, and Library	15,221	19,393
7	Healthcare Practitioners and Technical	12,387	16,130
8	Management	12,928	14,478
9	Construction and Extraction	11,513	12,798
10	Business and Financial Operations	7,896	9,518

Source: Georgia Dept. of Labor, Workforce Statistics & Economic Research, Projection Unit
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Occupations by Projected Growth Table

The table below shows the occupations with the highest total annual average openings in Georgia Mountains Local Workforce Development Area, GA for the 2014-2024 time period.

Rank	Occupation	2014 Estimated Employment	2024 Projected Employment	2014-2024 Annual Avg. Percent Change	Total Annual Average Openings
1	Retail Salespersons	9,270	11,740	2.39%	567
2	Cashiers	5,643	7,007	2.18%	376
3	Combined Food Preparation and Serving Workers, Including Fast Food	4,674	6,097	2.26%	280
4	Waiters and Waitresses	4,339	4,882	1.19%	263
5	Laborers and Freight, Stock, and Material Movers, Hand	5,752	6,614	1.41%	257
6	Stock Clerks and Order Fillers	3,557	4,535	2.46%	211
7	General and Operations Managers	4,238	4,976	1.62%	181
8	Elementary School Teachers, Except Special Education	3,617	4,582	2.39%	176
9	Registered Nurses	3,220	4,181	2.60%	171
10	Office Clerks, General	4,806	5,454	1.27%	169

Source: Georgia Dept. of Labor, Workforce Statistics & Economic Research, Projection Unit
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Area Labor Force, Employment and Unemployment Data Table

The table below shows the monthly not seasonally adjusted Labor Force, Employment and Unemployment data for Georgia Mountains Local Workforce Development Area, GA in July, 2018.

Area	Civilian Labor Force	Number Employed	Number Unemployed	Unemployment Rate	Preliminary
Georgia Mountains Local Workforce Development Area	552,600	540,824	12,085	3.4%	Yes
Georgia	5,189,945	4,984,827	208,118	4.0%	Yes
United States	163,734,000	157,004,000	8,730,000	4.1%	Yes

Source: GA Dept. of Labor, Workforce Statistics & Economic Research, Local Area Unemployment Statistics Unit
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B. Dawson County/Dawsonville Area Labor Profile

Area Profile for Dawson County, GA

Employment Wage Statistics Table

The table below shows estimated average wage information for the first quarter of 2018

Area	Number of Employees	Average Hourly Wage†	Average Weekly Wage	Average Annual Wage†
Dawson County	9,056	\$14.58	\$583	\$20,310
Georgia Mountains Local Workforce Development Area	243,577	\$20.75	\$830	\$43,180
SDR 2	243,577	\$20.75	\$830	\$43,180
Atlanta Sandy Springs-Roswell, GA Metropolitan Statistical Area	2,689,212	\$31.30	\$1,252	\$65,104
Georgia	4,381,124	\$27.35	\$1,084	\$56,888

† Assumes a 40-hour week worked the year round

Source: Georgia Dept. of Labor, Workforce Statistics & Economic Research, Quarterly Census of Employment and Wages Program
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Industry Employment Distribution Table

The table below shows the industries with the highest number of employees in Dawson County, GA for the 1st Quarter, 2018.

Rank	Industry Sector	Number of Establishments	Number of Employees
1	Retail Trade	177	3,220
2	Accommodation and Food Services	82	1,949
3	Manufacturing	29	870
4	Health Care and Social Assistance	62	803
5	Construction	64	239
6	Wholesale Trade	31	223
7	Other Services (except Public Administration)	41	185
8	Professional, Scientific, and Technical Services	58	169
9	Administrative and Support and Waste Management	31	163
10	Finance and Insurance	31	161

Georgia Dept. of Labor, Workforce Statistics & Economic Research, Quarterly Census of Employment and Wages Program
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Current Employment Statistics (CES) Table

The table below shows the preliminary distribution of current employment (not seasonally adjusted) by industry in Atlanta-Sandy Springs-Roswell, GA Metropolitan Statistical Area (which contains Dawson County, GA - no data available for Dawson County, GA) in July, 2018

Series Code	Title	Employment	Previous Month	Over the Month Employment Change
00000000	Total Nonfarm	2,771,600	2,782,200	-10,600
05000000	Total Private	2,451,500	2,450,500	700
06000000	Goods Producing	301,400	300,700	700
07000000	Service-Providing	2,470,200	2,481,500	-11,300
08000000	Private Service Providing	2,150,100	2,150,100	0
10000000	Natural Resources and Mining	1,600	1,600	0
15000000	Natural Resources and Mining and Constru	131,300	131,900	-600
20000000	Construction	129,700	130,500	-600
20236000	Construction of Buildings	28,100	28,000	100
20238000	Specialty Trade Contractors	83,600	83,400	200
30000000	Manufacturing	170,100	168,800	1,300
31000000	Durable Goods	87,600	87,000	600
31336000	Transportation Equipment Manufacturing	14,500	14,400	100
32000000	NonDurable Goods	82,500	81,800	700
32311000	Food Manufacturing	26,800	26,700	100
40000000	Trade, Transportation, and Utilities	620,800	620,500	300
41000000	Wholesale Trade	164,600	164,800	-200
41423000	Merchant Wholesalers, Durable Goods	82,100	82,500	-400
41424000	Merchant Wholesalers, Nondurable Goods	40,300	40,000	300
41429000	Wholesale Electronic Markets and Agents	42,200	42,300	-100
42000000	Retail Trade	293,700	293,900	-200
42445000	Food and Beverage Stores	58,600	58,200	400
42452000	General Merchandise Stores	60,100	59,500	600
42453000	Miscellaneous Store Retailers	14,900	15,000	-100
43000000	Transportation Warehousing and Utilities	162,500	161,800	700
43220000	Utilities	9,900	9,900	0
43400000	Transportation and Warehousing	152,600	151,900	700
43481000	Air Transportation	41,500	41,200	300
43484000	Truck Transportation	34,400	35,100	-700
43492000	Couriers and Messengers	19,900	19,900	0

5000000	Information	94,500	94,600	-100
50517000	Telecommunications	34,400	34,500	-100
50517300	Wired and Wireless Telecommunications Carriers	31,200	31,200	0
50517311	Wired Telecommunications Carriers	25,700	25,600	-100
50517312	Wireless Telecommunications Carriers (except Satellite)	5,500	5,400	100
50618000	Data processing, hosting and related services	11,300	11,300	0
55000000	Finance	169,900	171,400	-1,500
55520000	Finance and Insurance	118,300	120,300	-2,000
55524000	Insurance Carriers and Related Activities	58,900	60,600	-1,900
55530000	Real Estate and Rental and Leasing	51,600	51,100	500
60000000	Professional and Business Services	507,800	505,600	2,200
60540000	Professional, Scientific, and Technical	217,600	215,800	1,800
60541200	Accounting, Tax Preparation, Bookkeeping	25,300	24,400	900
60541300	Architectural, Engineering, and Related	31,300	31,400	-100
60541500	Computer Systems Design and Related Serv	59,900	58,800	1,100
60541600	Management, Scientific, and Technical Co	37,200	37,300	-100
60550000	Management of Companies and Enterprises	58,200	57,700	500
60560000	Administrative and Support and Waste Man	232,000	232,100	-100
60581300	Employment Services	118,700	118,400	300
65000000	Educational and Health Services	347,100	345,600	1,500
65610000	Educational Services	52,000	52,100	-100
65620000	Health Care and Social Assistance	295,100	293,500	1,600
65621000	Ambulatory Health Care Services	123,100	122,100	1,000
65622000	Hospitals	105,200	105,200	0
65624000	Social Assistance	38,100	38,200	-100
70000000	Leisure and Hospitality	309,100	311,300	-2,200
70710000	Arts, Entertainment, and Recreation	39,400	39,000	400
70720000	Accommodation and Food Services	269,700	272,300	-2,600
70721000	Accommodation	26,100	26,300	-200
70722000	Food Services and Drinking Places	243,600	246,000	-2,400
80000000	Other Services	100,900	101,100	-200
80811000	Repair and Maintenance	24,000	24,100	-100
80812000	Personal and Laundry Services	28,100	28,100	0
80000000	Government	320,100	331,400	-11,300

90810000	Federal Government	46,300	46,200	100
90920000	State Government	72,500	73,000	-500
90930000	Local Government	201,300	212,200	-10,900

Source: Georgia Dept. of Labor, Workforce Statistics & Economic Research, Current Employment Statistics Unit
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Industries by Projected Growth Table

The table below shows the industries with the highest total annual percent change in Georgia Mountains Local Workforce Development Area, GA (which contains Dawson County, GA - no data available for Dawson County, GA) for the 2014-2024 time period

Rank	Industry	2014 Estimated Employment	2024 Projected Employment	Total Annual Percent Change	Total 2014-2024 Employment Change
1	Motion Picture and Sound Recording Industries	265	458	5.62%	193
2	Construction of Buildings	2,001	3,188	4.78%	1,185
3	Ambulatory Health Care Services	9,912	14,720	4.03%	4,808
4	General Merchandise Stores	5,951	8,642	3.73%	2,681
5	Sporting Goods, Hobby, Musical Instrument, and Book Stores	701	974	3.34%	273
6	Food and Beverage Stores	6,195	8,531	3.25%	2,336
7	Building Material and Garden Equipment and Supplies Dealers	2,760	3,776	3.18%	1,016
8	Professional, Scientific, and Technical Services	6,132	11,067	3.13%	2,935
9	Social Assistance	3,243	4,393	3.03%	1,150
10	Plastics and Rubber Products Manufacturing	1,274	1,725	3.03%	451

Source: Georgia Dept. of Labor, Workforce Statistics & Economic Research, Projections Unit
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Occupational Employment Distribution Table

The table below shows the occupations with the highest projected employment in Georgia Mountains Local Workforce Development Area, GA (which contains Dawson County, GA - no data available for Dawson County, GA) for the 2014-2024 time period

Rank	Occupation Title	2014 Estimated Employment	2024 Projected Employment
1	Office and Administrative Support	33,437	38,269
2	Sales and Related	27,168	32,900
3	Production	27,490	29,687
4	Food Preparation and Serving Related	20,210	23,788
5	Transportation and Material Moving	20,025	22,975
6	Education, Training, and Library	15,221	19,393
7	Healthcare Practitioners and Technical	12,387	16,130
8	Management	12,028	14,478
9	Construction and Extraction	11,513	12,799
10	Business and Financial Operations	7,898	9,518

Source: Georgia Dept. of Labor, Workforce Statistics & Economic Research, Projection Unit
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Occupations by Employment Wage Table

The table below shows the occupations with the highest mean (annual) wages in Dawson County, GA in 2016

Rank	Occupation	Mean Annual Estimated Wage
1	General and Operations Managers	\$89,692
2	First-Line Supervisors of Production and Operating Workers	\$56,181
3	First-Line Supervisors of Office and Administrative Support Workers	\$47,027
4	Postal Service Mail Carriers	\$42,035
5	Accountants and Auditors	\$38,700
6	BB and Account Collectors	\$36,065
7	Secretaries and Administrative Assistants, Except Legal, Medical, and Executive	\$34,471
8	Maintenance and Repair Workers, General	\$31,069
9	Inspectors, Testers, Sorters, Samplers, and Weighers	\$30,320
10	Office Clerks, General	\$25,069

Source: Workforce Statistics & Economic Research, Occupational Employment Statistics and Wages Program
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Occupations by Projected Growth Table

The table below shows the occupations with the highest total annual average openings in Georgia Mountain Local Workforce Development Area, GA (which contains Dawson County, GA - no data available for Dawson County, GA) for the 2014-2024 time period.

Rank	Occupation	2014 Estimated Employment	2024 Projected Employment	2014-2024 Annual Avg. Percent Change	Total Annual Average Openings
1	Retail Salespersons	9,270	11,740	2.99%	607
2	Cashiers	5,643	7,007	2.18%	376
3	Combined Food Preparation and Serving Workers, Including Fast Food	4,874	6,097	2.28%	280
4	Waiters and Waitresses	4,339	4,802	1.18%	263
5	Laborers and Freight, Stock and Material Movers, Hand	5,752	6,014	1.41%	267
6	Stock Clerks and Order Fillers	3,557	4,538	2.48%	211
7	General and Operations Managers	4,238	4,978	1.82%	181
8	Elementary School Teachers, Except Special Education	2,817	4,582	2.39%	176
9	Registered Nurses	3,220	4,181	2.60%	171
10	Office Clerks, General	4,808	5,454	1.27%	169

Source: Georgia Dept. of Labor, Workforce Statistics & Economic Research, Projection Mill
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Area Labor Force, Employment and Unemployment Data Table

The table below shows the monthly not seasonally adjusted Labor Force, Employment and Unemployment data for Dawson County, GA in July, 2018

Area	Civilian Labor Force	Number Employed	Number Unemployed	Unemployment Rate	Preliminary
Dawson County	12,009	11,677	412	3.4%	Yes
Georgia	6,163,846	4,864,827	200,110	4.0%	Yes
United States	163,734,000	157,004,000	8,730,000	4.1%	Yes

Source: GA Dept. of Labor, Workforce Statistics & Economic Research, Local Area Unemployment Statistics Unit
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C. Dawsonville Census Data

Total Population		2,478	
<15 yrs		2,478	100.00%
15-64 yrs		2,180	87.97%
65+ yrs		329	13.29%
Race & Ethnicity			
White		0	0.00%
Black or African American		32	1.29%
American Indian and Alaska Native		54	2.18%
Asian		0	0.00%
Native Hawaiian and Other Pacific Islander		914	36.88%
Some Other Race		2	0.08%
Two or More Races		2	0.08%
Hispanic or Latino (of any race)		6	0.24%
Not Hispanic or Latino		2,472	99.76%

D. Dawsonville Comprehensive Plan Public Comment Survey Sample

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



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

2018 COMPREHENSIVE PLAN SURVEY

The City of Dawsonville is updating their *Comprehensive Plan* that will help guide development and capital projects. Your hometown can only achieve its vision if it knows what that vision is, so please take part in this process and tell us your vision for the future of your hometown! Please take a few minutes to complete the following survey and submit your results to one of the locations listed below. To complete the survey online, use the following link: <https://www.surveymonkey.com/s/Dawsonvilleplan>

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:

➤ Casey Majewski
Planning Department
Dawsonville City Hall
415 Hwy 53 East, Suite 100
Dawsonville, GA 30534

Or to:
Joe Rothwell, Regional Planner
Georgia Mountains Regional Commission
P.O. Box 1720
Gainesville, GA 30503
O: 770.538.2619
F: 770.538.2625
Email: jrthwell@gmrc.ga.gov

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

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

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

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

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

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

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

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

- _____ More family housing
- _____ More high-end housing
- _____ More apartments
- _____ More senior housing
- _____ Fewer dilapidated houses
- _____ Design guidelines for new construction
- _____ Other (please list: _____)





2018 COMPREHENSIVE PLAN SURVEY

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

- preserving existing historic structures
- design guidelines for new development
- improving sidewalks, bicycle and pedestrian accessibility around the City
- need for more park space
- need for more/new civic space
- Other (please list: _____)

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

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

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

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

11.) Highway development can attract significant growth and development. Regarding these vital corridors in Dawsonville, please rank the following issues in terms of priority, with 1 being most important:

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

12.) Please share any other questions, comments, concerns or issues you feel are important and would like to elaborate on regarding life in 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

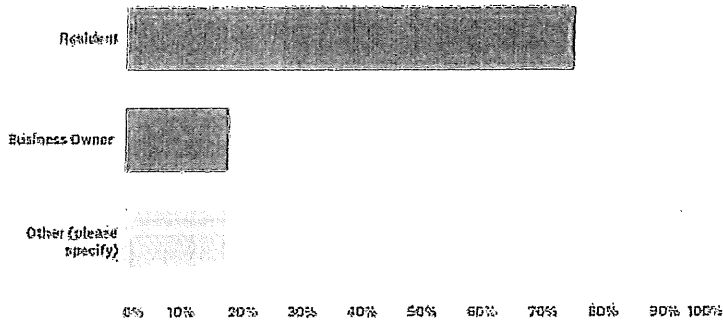
115 responses through Survey Monkey: December 2017 – August 2018

Dawsonville Comprehensive Plan

SurveyMonkey

Q1 I am submitting comments for Dawsonville as a:

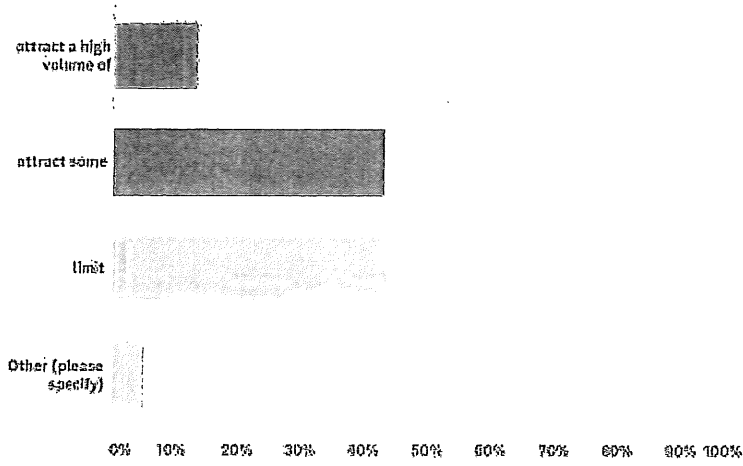
Answered: 115 Skipped: 0



ANSWER CHOICES	RESPONSES	
Resident	74.78%	86
Business Owner	17.39%	20
Other (please specify)	7.83%	20
Total Respondents: 115		

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

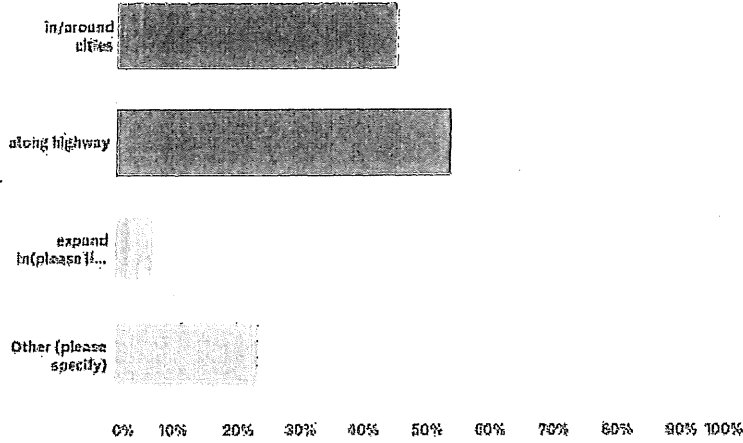
Answered: 115 Skipped: 0



ANSWER CHOICES	RESPONSES	
attract a high volume of	13.04%	15
attract some	42.61%	49
limit	44.35%	51
Other (please specify)	5.22%	6
Total Responses: 115		

Q3 New growth and development should be directed toward:

Answered: 113 Skipped: 2



ANSWER CHOICES	RESPONSES	
in/around cities	44.25%	50
along highway	53.10%	60
expand in (please list location)	6.19%	7
Other (please specify)	23.01%	26
Total Respondents: 113		

Q4 Our community's most important asset that should be preserved in the future is:

Answered 102 Skipped 13

Word cloud sample:

small make Keep Forest county housing land downtown rural city
 small town feel small town area Green
 space community History buildings feel nature natural

Showing 20 words and phrases:

- small town feel
16.67%
17 responses
- rural
10.78%
11 responses
- area
9.80%
10 responses
- land
8.82%
9 responses
- community
7.84%
8 responses
- county
6.86%
7 responses
- small
5.88%
6 responses
- natural
5.88%
6 responses
- small town
5.88%
6 responses

- nature
5.88%
6 responses
- downtown
5.88%
6 responses
- keep
5.88%
6 responses
- buildings
5.88%
6 responses
- City
5.88%
6 responses
- housing
4.90%
5 responses
- feel
4.90%
5 responses
- Green space
4.90%
5 responses
- History
4.90%
5 responses
- Forest
4.90%
5 responses
- make
4.90%
5 responses

Q5 Our community's biggest liability that should be changed in the future is:

Answered: 85 Skipped: 20

Word cloud sample:

people go roads come development stop downtown town
growth big traffic commercial lack area building much
need internet housing make

Showing 20 words and phrases:

- traffic
13.68%
13 responses
- growth
12.63%
12 responses
- lack
10.53%
10 responses
- downtown
9.47%
9 responses
- development
8.42%
8 responses
- building
8.42%
8 responses
- need
7.37%
7 responses
- housing
6.32%
6 responses
- roads
6.32%
6 responses
- area
5.26%

5 responses

- people
5.26%

5 responses

- Stop
5.26%

5 responses

- commercial
5.26%

5 responses

- town
5.26%

5 responses

- big
5.26%

5 responses

- make
5.26%

5 responses

- internet
4.21%

4 responses

- go
4.21%

4 responses

- much
4.21%

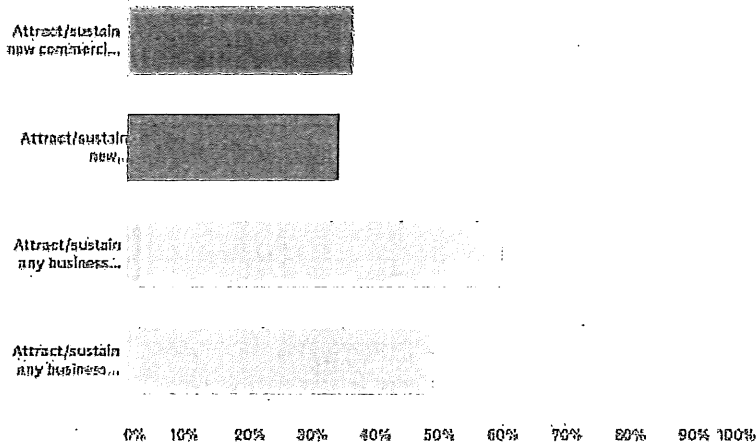
4 responses

- come
4.21%

4 responses

Q6 With respect to economic development, our top priorities should be (pick 2):

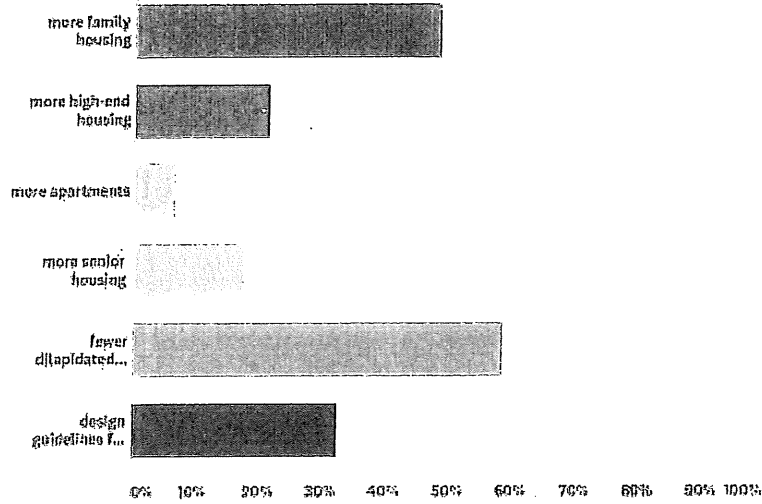
Answered 104 Skipped 11



ANSWER CHOICES	RESPONSES	
Attract/sustain new commercial businesses	35.58%	37
Attract/sustain new manufacturing and industry	39.65%	35
Attract/sustain any business to downtown areas	59.62%	62
Attract/sustain any business with high paying jobs	49.04%	51
Total Respondents		104

Q7 With respect to housing, our most important needs are (pick 2):

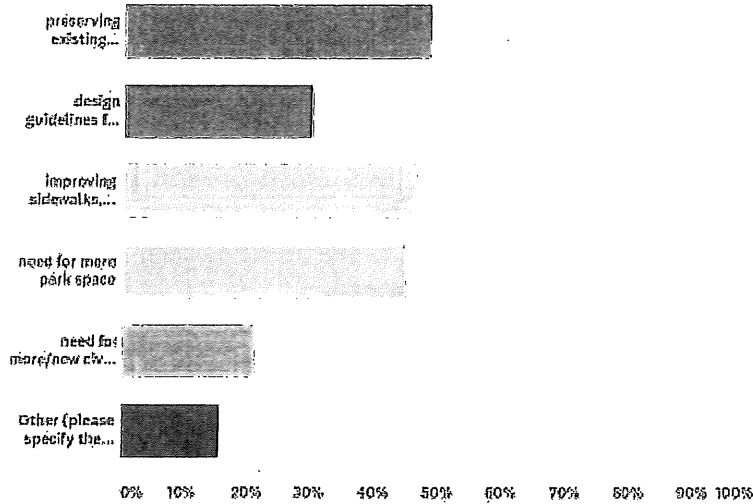
Answered: 108 Skipped: 7



ANSWER CHOICES	RESPONSES	
more family housing	48.15%	52
more high-end housing	21.30%	23
more apartments	6.48%	7
more senior housing	17.59%	19
fewer dilapidated houses	59.33%	63
design guidelines for new construction	32.41%	35
Total Respondents: 108		

Q8 With respect to historic and cultural resources, our most important issues are (pick 2):

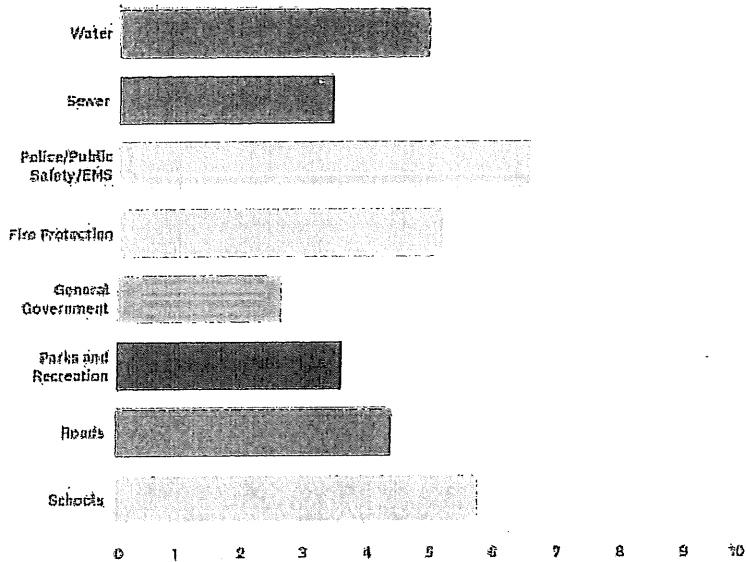
Answered: 114 Skipped: 1



ANSWER CHOICES	RESPONSES	
preserving existing historic structures	49.25%	56
design guidelines for new development	29.82%	34
improving sidewalks, bicycle and pedestrian accessibility around the City	46.48%	53
need for more park space	44.74%	51
need for more/new civic space	21.05%	24
Other (please specify the most important asset that should be preserved)	15.79%	18
Total Responses: 114		

Q9 For the following public services, please rank them in order of importance (1-8 with 1 being the most important):

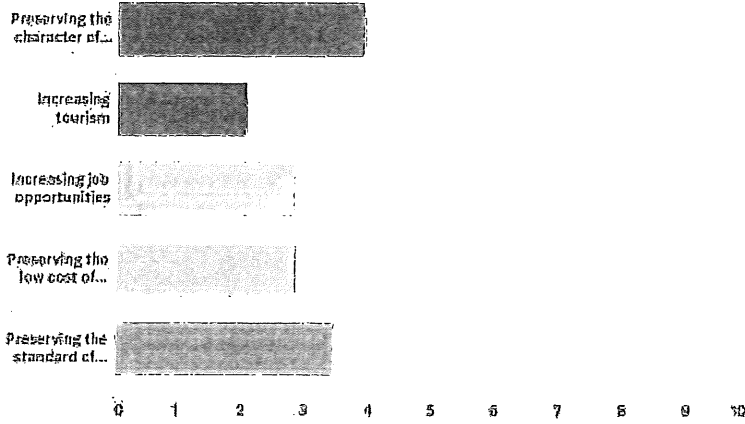
Answers: 111 Skipped: 4



	1	2	3	4	5	6	7	8	TOTAL	SCORE
Water	16.89% 18	12.26% 13	8.49% 9	14.16% 15	17.92% 19	18.87% 20	5.66% 6	5.66% 6	106	4.89
Sewer	0.93% 1	6.54% 7	9.35% 10	10.28% 11	16.82% 18	16.62% 18	23.25% 25	15.68% 17	107	3.41
Police/Public Safety/EMS	42.58% 46	22.22% 24	9.26% 10	11.11% 12	4.63% 5	7.41% 8	0.93% 1	1.86% 2	108	6.52
Fire Protection	2.80% 3	27.10% 29	24.30% 26	14.95% 16	10.28% 11	4.67% 5	13.08% 14	2.80% 3	107	5.17
General Government	1.87% 2	1.87% 2	7.48% 8	10.28% 11	7.48% 8	7.48% 8	21.59% 23	42.06% 45	107	2.62
Parks and Recreation	3.70% 4	6.48% 7	9.26% 10	9.26% 10	16.67% 18	19.44% 21	20.37% 22	14.81% 16	108	3.57
Roads	7.41% 8	8.33% 9	12.95% 14	20.37% 22	12.96% 14	20.57% 22	9.26% 10	8.33% 9	108	4.37
Schools	26.65% 29	16.67% 18	19.44% 21	9.26% 10	13.89% 15	3.70% 4	4.63% 5	5.66% 6	108	5.76

Q10 For the following quality of life issues, please rank them in order of importance (1-5 with 1 being the most important):

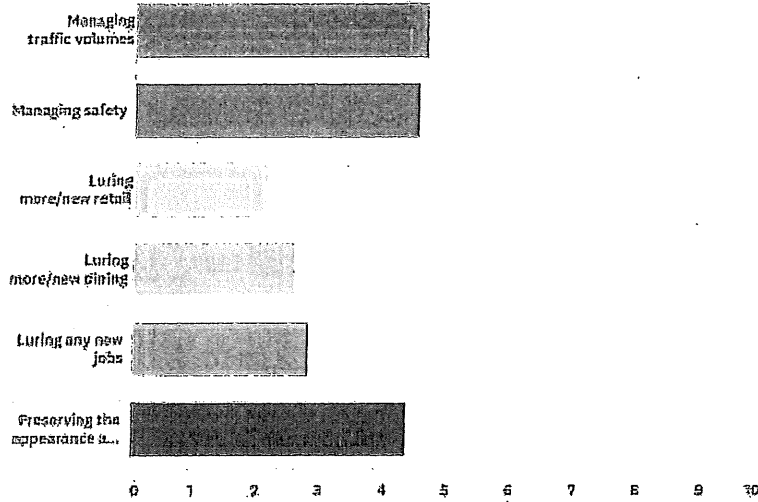
Answered: 114 Skipped: 1



	1	2	3	4	5	TOTAL	SCORE
Preserving the character of Dawsonville	52.25% 58	16.22% 18	9.91% 11	13.71% 15	9.91% 11	111	3.89
Increasing tourism	10.00% 11	10.00% 11	9.09% 10	16.36% 18	54.55% 60	110	2.05
Increasing job opportunities	10.81% 12	13.51% 15	30.63% 34	37.64% 42	7.21% 8	111	2.83
Preserving the low cost of living	8.93% 10	29.57% 32	22.92% 25	19.75% 21	21.43% 24	112	2.85
Preserving the standard of living	20.72% 23	32.43% 36	27.03% 30	13.51% 15	6.31% 7	111	3.48

Q11 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: 114 Skipped: 1



	1	2	3	4	5	6	TOTAL	SCORE
Managing traffic volumes	25.89% 20	38.39% 43	22.32% 25	5.36% 6	4.46% 5	3.57% 4	112	4.65
Managing safety	26.36% 29	30.91% 34	22.73% 25	11.82% 13	4.55% 5	3.64% 4	110	4.52
Luring more/new retail	4.63% 5	0.00% 0	8.33% 9	18.52% 20	29.63% 32	39.89% 42	106	2.16
Luring more/new dining	5.50% 6	8.26% 9	7.34% 8	23.85% 26	29.38% 32	25.69% 25	109	2.60
Luring any new jobs	3.64% 4	9.09% 10	12.73% 14	32.73% 35	24.55% 27	17.27% 19	110	2.83
Preserving the appearance and rural character	36.61% 41	14.20% 16	25.89% 29	6.25% 7	6.25% 7	10.71% 12	112	4.37

Q12 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 53 Skipped 62

Word cloud sample:

community Dawson make keep city built people new need want
county businesses Dawsonville many will town live coming do
wntown become

Showing 20 words and phrases:

- county
32.08%
17 responses
- need
28.30%
15 responses
- Dawsonville
24.53%
13 responses
- city
16.98%
9 responses
- will
16.98%
9 responses
- people
16.98%
9 responses
- downtown
15.09%
8 responses
- become
15.09%
8 responses

- make
15.09%
8 responses
- community
15.09%
8 responses
- live
15.09%
8 responses
- Dawson
13.21%
7 responses
- coming
13.21%
7 responses
- want
13.21%
7 responses
- town
13.21%
7 responses
- keep
13.21%
7 responses
- many
13.21%
7 responses
- built
13.21%
7 responses
- businesses
13.21%
7 responses
- new
13.21%
7 responses

**F. Comprehensive Plan Meeting
Summaries**

January 9, 2018

DISCUSSION/ACTION:

- 1.) Comp Plan schedule and overview of update process
- 2.) Review and update comprehensive plan components from prior 2008 update to include: Vision Statement & Overview of Needs and Opportunities

**DAWSONVILLE COMPREHENSIVE PLAN
STAKEHOLDER MEETING
DAWSONVILLE CITY HALL**

6:00 PM Tuesday January 9, 2018

Name	Sign In Sheet
Steve Brown	Steve Brown
John	John
Lyndee	Lyndee
Bob	Bob
Michelle	Michelle
Tommie	Tommie
School	School

February 6, 2018

DISCUSSION/ACTION:

1.) Q&A with guest speakers addressing Dawsonville Comprehensive Plan Needs and Opportunities priorities for their respective areas of focus

City – Bob Bolz, City Manager

County – Billy Thurmond, Chairman of the Dawson County Board of Commissioners

GDOT – Brandon Kirby, District Preconstruction Engineer

Dawson County Chamber of Commerce – TBD

Dawson County Board of Education - A.
Damon Gibbs, EdD
Superintendent, Dawson County School District

**DAWSONVILLE COMPREHENSIVE PLAN
STAKEHOLDER MEETING
DAWSONVILLE CITY HALL**

6:00 PM - Tuesday February 6, 2018

Sign In Sheet

<u>Name</u>	<u>Email Address</u>
Terrance Smith	Terrance.Smith@cityofdawson.com
Misti Moore	misti1211@yahoo.com
Michael Sosebee	msosebee@yahoo.com
Damon Gibbs	dgibbs@dawson.k12.ga.us
Billy Thurmond	bthurmond@dcba.com
James Bearden	James@beardenfuneralhome.com
Dan Kirby	dkirby@dot.ga.gov
Angie Smith	angie@chamberofcommerce.com
Lyndee Haden	lyndee@chamberofcommerce.com
Bob Bolz	bob@cityofdawson.com

March 13, 2018

DISCUSSION/ACTION:

- 1.) Review prior Vision Statement
- 2.) Review prior Needs and Opportunity component
- 3.) Brief overview of Development Strategy/Land Use based on Dawsonville Existing Land Use Map & how this will lead to Character Area Map/Areas That Require Special Attention Map for future development (see Oakwood Comp Plan for examples on maps)

DAWSONVILLE COMPREHENSIVE PLAN
STAKEHOLDER MEETING
DAWSONVILLE CITY HALL

6:00 P.M. Tuesday March 13, 2018

Sign In Sheet

Name	Email Address
Chris Sani	Chris.Sani@ncs
James Bearden	James@beardenfunerals.com
Christy Kagan	christy@kagan.com
Kevin Smith	Kevin.Smith@ncs
John Elbert	john@elbert.com
John Elbert	john@elbert.com
John Elbert	john@elbert.com
Mary Herr	mary.herr@ncs.com
Anne Smith	anne.smith@ncs.com
Lynda Hudson	lynda.hudson@ncs.com
Miss [unclear]	[unclear]
John [unclear]	[unclear]

April 11, 2018

DISCUSSION/ACTION:

- 1.) Review prior Needs and Opportunity components
- 2.) Next Meeting:

- Existing Land Use & Character Areas for future development
- Public Meeting date TBD for public to have a chance to comment in addition to surveys received.

DAWSONVILLE COMPREHENSIVE PLAN
STAKEHOLDER MEETING
DAWSONVILLE CITY HALL

6:00 PM - Wednesday April 11, 2018

Sign In Sheet

Name	Email Address
Bob Bala	bob.bala@clayconcrete.com
Don Elbert	don@elbert.com
Terry Hess	outside@hess.com
Mary Hess	mary@hess.com
Cheryl (M) [unclear]	planning@dawsonville-georgia.com
Lynnda Hudson	lynnda@hudson.com
James Bearden	james@bearden-funeral-home.com
Quinta Skyles	c.haynes@dawson.org

May 17, 2018 Public Comment Meeting

June 20, 2018

DAWSONVILLE COMPREHENSIVE PLAN
PUBLIC COMMENT MEETING
DAWSONVILLE CITY HALL

2:00 PM-Thursday May 17, 2018

Sign In Sheet

Name	Email Address
David L. Caldwell	dcaldwell@cityofdawsonville.com
Alan Buse	abuse@cityofdawsonville.com
Wendy Kelly	wkelly@cityofdawsonville.com

DISCUSSION/ACTION:

- 1.) Joint City/County Comp Plan open discussion of any applicable comp plan topics or issues.

DAWSONVILLE COMPREHENSIVE PLAN
STAKEHOLDER MEETING
DAWSONVILLE CITY HALL

6:00 PM-Wednesday June 20, 2018

Sign In Sheet

DAWSONVILLE COMPREHENSIVE PLAN
PUBLIC COMMENT MEETING
DAWSONVILLE CITY HALL

2:00 PM-Thursday May 17, 2018

Sign In Sheet

Name	Email Address
David L. Caldwell	dcaldwell@cityofdawsonville.com
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Wendy Kelly	wkelly@cityofdawsonville.com

Name	Email Address
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Chris J. Pinner	cpinner@cityofdawsonville.com
Tim Pinner	tpinner@cityofdawsonville.com
Jason Streetman	jstreetman@cityofdawsonville.com

July 27, 2018

DISCUSSION/ACTION:

1.) Future Development Strategy:

- Existing Land Use Map
- Review updated Areas of Special Attention Map
- Review updated Character Areas Map
- CA criteria descriptions from 2008 cp

2.) Implementation Program: (2008 & 2013)

- Implementation Program
- Programs and Policy
- Report of Accomplishments
- STWP

DAWSONVILLE COMPREHENSIVE PLAN
STAKEHOLDER MEETING
DAWSONVILLE CITY HALL

5:00 PM - Wednesday July 18, 2008

Sign In Sheet

Name	Email Address
Angie Smith	angie.smith@cityofdawsonville.com
Mike Smith	msmith@cityofdawsonville.com
Lynda Hader	lynda.hader@cityofdawsonville.com
Stephen Taber	stephen.taber@cityofdawsonville.com
John Smith	john.smith@cityofdawsonville.com

August 22, 2018

DISCUSSION/ACTION:

1.) Review current draft.

DAWSONVILLE COMPREHENSIVE PLAN
STAKEHOLDER MEETING
DAWSONVILLE CITY HALL

6:00 PM-Wednesday August 22, 2018

Sign In Sheet

Name	Email Address
Angie Smith	angie.smith@cityofdawsonville.com
Bob Baker	bob.baker@cityofdawsonville.com
Mike Eason	mike.eason@cityofdawsonville.com
Bill Johnston	bill.johnston@cityofdawsonville.com
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