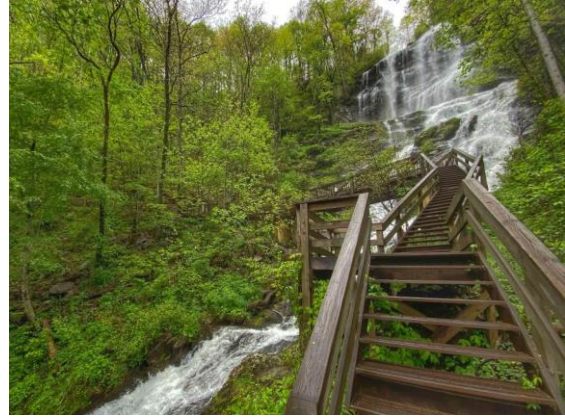


2023 City of Dawsonville Comprehensive Plan Update



Prepared by:





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I. INTRODUCTION

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



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

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

A. Purpose

The purpose of the **2023 Dawsonville Comprehensive Plan** is to lay out a road map for the community's future, developed through a very public process of involving community leaders and stakeholders in making key decisions about the future of the community. The Comprehensive Plan includes the community's vision for the future, key issues, and opportunities it chooses to address during the planning period, and its implementation program for achieving this vision and addressing the identified issues and opportunities. The Comprehensive Plan is intended to generate local pride and enthusiasm about the future of the community, thereby making citizens wish to ensure that the plan is implemented.

Dawsonville starts work on new comprehensive plan

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



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

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

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

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

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

B. Scope

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

C. Citizen Participation

As a part of the planning process each local government must provide and implement opportunities to encourage public participation during the preparation of the comprehensive plan. The purpose of this is to ensure that citizens and other stakeholders are aware of the planning process, are provided opportunities to comment on the local plan elements and have adequate access to the process of defining the community's vision, values, priorities, goals, policies, and implementation strategies.

At a minimum, the public participation program must provide for: adequate notice to keep the public informed of the emerging plan; opportunities for the public to provide written comments on the plan; hold the required public hearings; and provide notice to property owners through advertisements in the newspaper (legal organ) of the planning effort soliciting participation and comments. In addition, Dawsonville must provide opportunities for public participation through other means and methods to help articulate a community vision and develop associated goals and implementation program. ***To fulfill this component, stakeholders met monthly from January through August 2023 and held two public meetings in July.***

D. Required Components



The screenshot shows the Dawsonville Georgia website. The header includes the city logo, the name 'DAWSONVILLE GEORGIA', and navigation links: 'YOUR GOVERNMENT', 'LIVING HERE', 'DEPARTMENTS', and 'HOW DO I...'. A search bar is located on the right. The main content area is titled 'PLANNING AND ZONING' and 'Comprehensive Plan'. Below this, there is a photograph of a public hearing where two women are looking at informational displays. One display is titled 'WHICH BIKE/PEDESTRIAN ELEMENTS SHOULD BE FOCUSED ON IN DAWSONVILLE?' and lists various options. To the right of the photo is a public hearing announcement for Thursday, July 13, 2023, at 2:30 p.m. and 5:30 p.m. The announcement includes a microphone icon and the text 'PUBLIC HEARING'. Below the announcement, there is a paragraph explaining the purpose of the hearing and encouraging public participation.

PLANNING AND ZONING

Comprehensive Plan

To ensure effective guidance of future development, local governments prepare a comprehensive plan. This plan helps shape how a community will grow by clearly describing the future vision. It also helps protect private property rights, maintains and improves quality of life, and encourages and supports economic

Join Us on
Thursday, July 13, 2023
at 2:30 p.m. and 5:30 p.m.

The City of Dawsonville cordially invites all interested individuals to attend a public hearing regarding the development of the Dawsonville Comprehensive Plan. This plan is imperative, as it must adhere to the provisions of the Georgia Planning Act of 1989. The purpose of the hearing is to apprise the public about the objectives of the Plan, elucidate the planning process, discuss the timeline for Plan development, and outline the public participation process that will be followed by the City throughout the Plan's preparation. This meeting presents an opportune occasion for concerned citizens to express their perspectives on local needs and issues. We encourage your attendance and participation in this important event.

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

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

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

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

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

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

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

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

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

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

- *Brief description of the activity.*

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

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

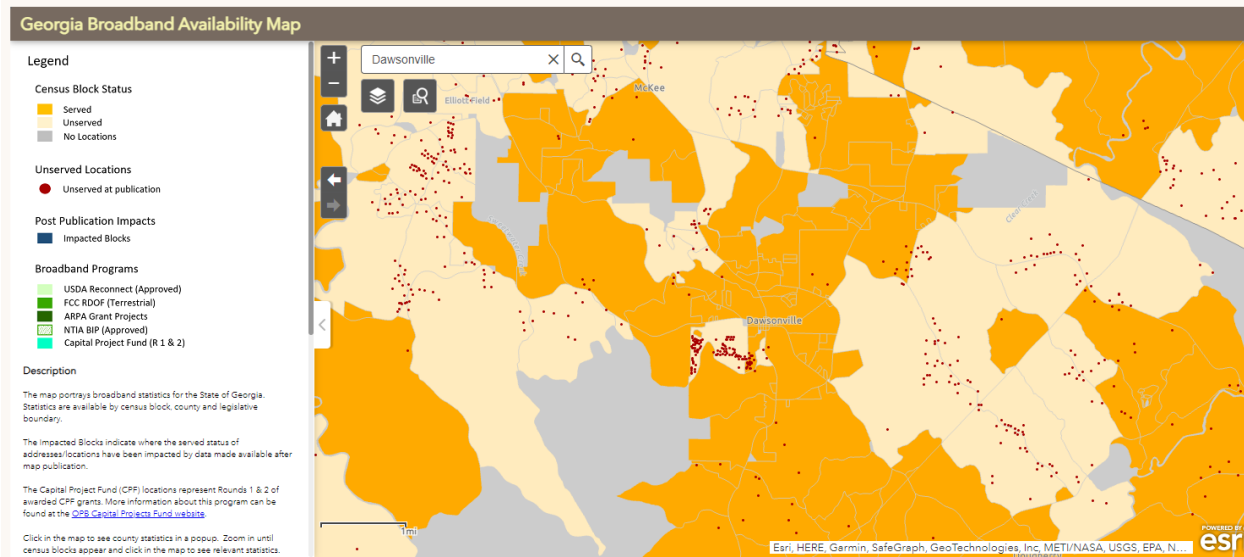
Consideration of the Regional Water Plan and the Environmental Planning Criteria. During the process of preparing its comprehensive plan, each community must review the Regional Water Plan(s) covering its area and the Rules for Environmental Planning Criteria... to determine if there is need to adapt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

Broadband Internet Access

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

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

2023 Georgia Broadband Availability Map

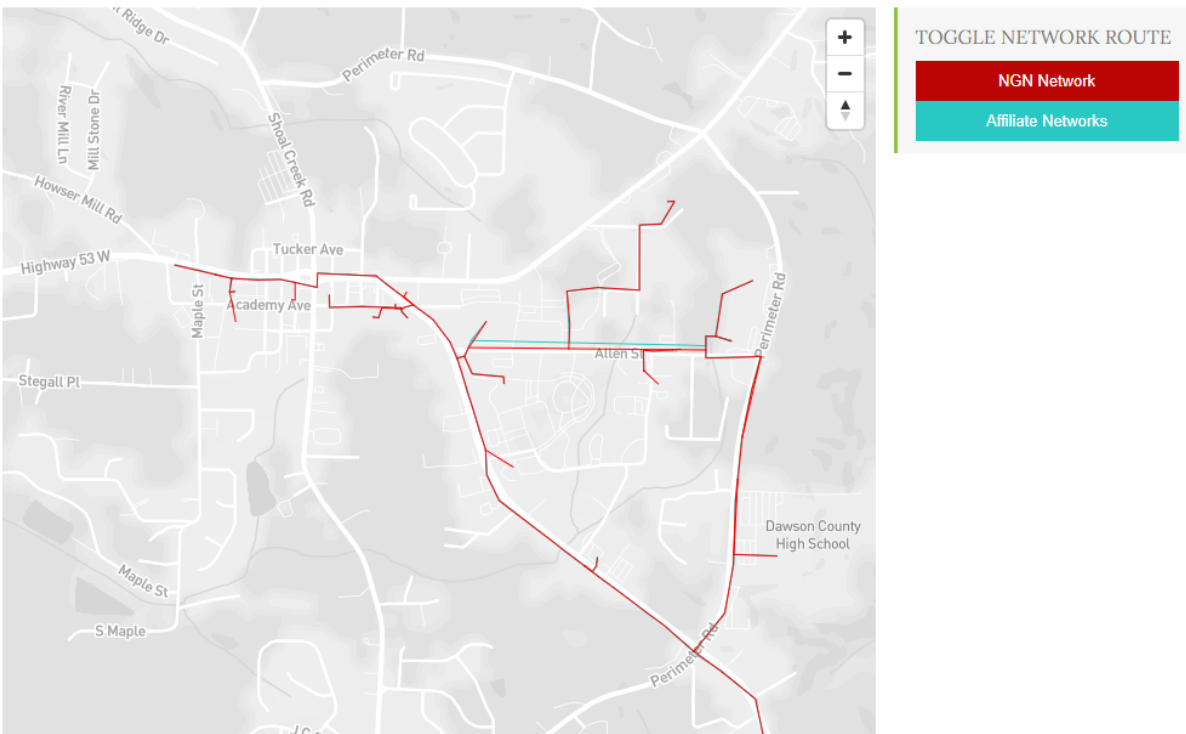


In assessing Dawsonville's 2023 access to higher grade broadband technology, stakeholders and those that completed public input surveys discussed the general condition and availability of existing internet service providers based on the general distribution of high-capacity lines throughout the area.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

The North Georgia Network (NGN) is an incorporated cooperative providing a regional fiber optic system with over 1,600 linear miles of infrastructure. The NGN was conceived as part of visions for a more prosperous rural Georgia, with the knowledge that a fiber optic network that is fast, reliable, and affordable is vital to modern economic development. The NGN provides infrastructure into the city (map below) and along the Hwy 400 corridor that loops through the northeast Georgia mountains area with 100 gigabit core line and connects to almost all the schools and colleges in the region as well as reaching many government structures and prominent business parks.

Network Map

HOME » NETWORK MAP



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

Priorities for Future Network Enhancements

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

II. COMMUNITY VISION

A. Vision Statement

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



2023 Dawsonville Comprehensive Plan Update

Public Comment Survey

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

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

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

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

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

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

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

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

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

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

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

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

B. Goals and Objectives

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

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

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

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

Continue efforts to improve the quality and variety of affordable housing – As Dawsonville grows so has the demand for more types of housing, including 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’s knowledge of the community and comments received throughout the planning process.

To effectively realize their vision for the future a community must develop a well-defined implementation plan. By identifying the core needs and priorities of the community, the government and its partners can develop specific mitigation strategies that must be accomplished to fulfill the desired goals and objectives of the vision. It is critical that these needs and opportunities be clearly defined and understood by the stakeholders because they form the basis for the development of the community’s long and short-term work action plans.

A. Population	
Needs and Opportunities	Mitigation Strategies
<p>1.) <i>Managing growth:</i> While most of the growth anticipated for Dawson County will occur in the unincorporated areas, the city will continue to grow both naturally and through annexations. As it does so, the city must work to ensure such growth is done in a manner that does not adversely impact the delivery of public services or alter the character of the community.</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. • Concentrate on alleviating/managing truck traffic through downtown Dawsonville to cultivate a safer environment for pedestrian activity and focus on enabling shovel ready projects. • Seek transportation grants for the planning, design, engineering, and implementation of infrastructure that supports the efforts of larger regional transportation entities, including the future bypass route as identified. • Focus on improved street connectivity and master planning that facilitates alleviating traffic congestion while allowing for future capacity building to promote economic vitality. • Seek to ensure that capacity is planned to occur commensurate to development activities, including public infrastructure projects and/or exactions, as necessary.

	<ul style="list-style-type: none"> Consider grants to increase infrastructure capacity where needed to support desired growth opportunities in locations where development will serve the public purposes of economic development, social vitality, or addressing other community needs such as reducing crime, addressing pockets of blight, or utilizing underperforming assets. Key goals include the expansion of downtown roads, a walk-over bridge, sidewalks, a trail system, and water and sewer infrastructure to develop a 17-acre tract that connects the historic downtown area to newer public spaces cut off by major transportation routes.
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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"> Work with the Dawson County Chamber of Commerce to create a Downtown Dawsonville Tourism & Marketing Strategic Plan in 2024, to continue efforts toward developing a coordinated and sustained, collaborative effort towards promoting downtown and the city as a key destination within “Destination Dawsonville”. Review signage with masterplan update including means to connect wayfinding with place-making efforts, to engage residents as well as visitors with cultural heritage interpretation. This effort will assist in a higher quality of historic preservation through heritage preservation, enhance community “sense-of-place,” and leverage cultural assets for economic development. Identify historic, cultural, and natural tourism destinations that require additional attention for success through the Downtown Dawsonville Comprehensive Strategic Plan. Utilize multi-modal transportation design, including a multi-use trail or trailhead as a

	<p>part of downtown master-planning efforts to create an environment of freedom of travel tied to leisure, sports and adventure tourism markets that will also increase local quality of life. These efforts will benefit economic development as well as quality of life through fun, social opportunity, health, and wellness.</p> <ul style="list-style-type: none">• Collaborate with Dawson County and possibly larger regional planning entities to plan for trails extending from the downtown Dawsonville trailhead to nearby parks and destinations beyond. Seek grants for the planning, engineering, and construction of these trails.• Seek community collaboration and grants to fund motorized trail opportunities that might increase the mobility of, resulting in physical and economic opportunities for disabled, or aging segments of the population, connecting key residential locations with commercial and civic destinations.• Research the feasibility of creating lodging opportunities in downtown Dawsonville such as a campground or traditional hotel product.• Work to support a basis for a tourism market through development and redevelopment projects that foster a “uniquely Dawsonville” sense of place, provide dynamic public spaces, cultivate interesting shopping and dining experiences, all working toward memorable destination product development and marketing.• Examine zoning ordinances and amend as needed to ensure that permitted uses are consistent with desired character area outcomes.• Examine site development ordinances and amend as needed to ensure that regulations are adequate to facilitate quality construction that encompasses both the aesthetic and safety standards necessary to support increased economic activity and tourism.
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	<ul style="list-style-type: none"> • Seek community partners and CDBG economic development grant funds, and/or Georgia Cities Foundation funding for the redevelopment of historic assets for commercial purposes through adaptive re-use. These projects will aid efforts for heritage preservation, cultivating a unique sense-of-place, and create economic development opportunities.
<p>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.</p>	<ul style="list-style-type: none"> • Consider application for downtown Dawsonville to enter the “Georgia Mainstreet” program. Regardless, apply National “Mainstreet” best practices, such as the four-point approach to downtown development: design, economic restructuring, promotion, and organization. • Seek to cultivate an environment that is supportive of new business or business expansion, particularly in support of small business, through tax credit and incentive programs. Seek to establish a Rural Zone through the Georgia Department of Community Affairs. • Create proactive platforms to pair entrepreneurs seeking to up-start a business, and existing businesses seeking to scale with potential partners, available education opportunities, or access to capital through publications both in print and online as well as on-on-one meetings or community “roundtable” events. • Encourage small businesses with adequate potential to utilize GMRC Revolving Loan Fund loan grants, or SBA small business loans to finance business start-ups or scale an existing business; encourage them to take advantage of SBDC training and resources. • Utilize downtowndawsonville.com and social media to promote downtown businesses. Use these platforms to market downtown Dawsonville, present market

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

	<p>successful implementation of outdoor dining spaces and govern shared use of public spaces.</p> <ul style="list-style-type: none"> • Utilize a combination of funding sources, such as grants, public-private partnerships, and perhaps the issuance of revenue bonds and other funding sources.
<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 is available for residents.</p>	<ul style="list-style-type: none"> • Maintain and increase partnerships with local Board of Education, post-secondary educational institutions, Chamber, Development Authorities, and other stakeholders such as Dept. of Labor, Worksource (GMRC) and business incubators. • Annual report summarizing economic projects conducted for Dawsonville. • Seek projects to create both business incubator and co-workspaces to provide viable, easily accessible employment opportunities that accommodate and leverage employment trends.
<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 workplace.</p>	<ul style="list-style-type: none"> • Maintain and increase partnerships with local Board of Education post-secondary educational institutions, Chamber, Development Authorities, and other stakeholders such as Dept. of Labor, Worksource (GMRC) and business incubators. • Develop annual report summarizing economic, job and training workforce trends. • In planning for any project that creates much-needed public meeting spaces, determine the interest of local and regional education institutions to offer teaching opportunities in the space, for example the UNG continuing education program. • Utilize business incubator space projects to provide a pathway for the success of graduates from the Dawson County CTAE program, as well as Lanier Technical College to encourage youth

	entrepreneurship.
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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 within proximity of Dawsonville will only serve to increase the costs for those consumers and likely adversely impact the general economy and local quality of life.</p>	<ul style="list-style-type: none"> • Promote DCA/DDA housing revitalization programs for homeowners. • Promote DCA CHIP program for housing revitalization. • Explore grants for neighborhood improvement projects. • Utilize code enforcement for outreach when hazards are identified. • 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. • Add signs and crosswalks where ROW allows and work with GDOT on state roads. • 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. • Intentionally seek to design residential components of the downtown Dawsonville mixed use project in conjunction with remote, or co-work, and other market-driven employment opportunities. • Consider participation in GICH (Georgia

	<p>Initiative for Community Housing)</p> <ul style="list-style-type: none"> Acquire and expand data analysis capabilities through Business Intelligence tools and resources, such as Esri and Placer AI, that support both benchmarking the success of projects and programs yet can also be shared with existing or potential local businesses to enable data-driven decision-making toward more targeted, successful outcomes. Seek to add sidewalks where possible that link housing developments to downtown Dawsonville and other key public areas whether by public or private investment.
<p>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.</p>	<ul style="list-style-type: none"> Market Study to better plan and assess breakdown of housing trends and cost factors, gauging the influence of development policies and feasibility of conservation subdivisions and small house development. Promote ADU's to satisfy workforce housing/affordability demand issues.

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</p>	<ul style="list-style-type: none"> Promote and maintain conservation design regulations for larger development. Promote the environmental benefits of green 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,

<p>and providing natural buffers and scenic beauty. Emphasis should be placed on benefiting the local ecology and targeting lands for protection that are environmentally sensitive areas.</p>	<p>development regulations and best management practices.</p> <ul style="list-style-type: none"> • Promote setbacks and phased development for smart development. • Amend development regulations and zoning as required to balance growth and development to protect the sense of place and character in Dawsonville. • Suggest open space/conservation areas/protection of tree canopy in development proposals to maintain the city's natural resources and environment. • Report annually on the city's tree ordinances, landscaping, and property and stream buffer policies. • Seek land acquisition through Department of Natural Resources grants to acquire and establish areas in or near downtown Dawsonville that promote either passive and/or active recreation. Achieving this will benefit both the environment through potential land conservation, local resident quality of life, encourage health and wellness, as well as support efforts to promote downtown Dawsonville to the sports and outdoor tourism market.
<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. • Incorporate sustainable design as into the 17-acre master plan infrastructure, such as green roofs, native and adaptable plant selections, efficient irrigation design, raingardens, energy efficiency, and

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

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

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

	<p>boundaries or the creation of special funding districts, as necessary.</p> <ul style="list-style-type: none"> • Monitor and sustain land use management policies through Comprehensive Planning and development regulations.
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F. Community Facilities and Services

Needs and Opportunities	Mitigation Strategies
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<p>1.) <i>Expand and maintain water and sewer service:</i> Dawsonville currently operates its own water and sewer service. For the city to properly plan for and attract quality growth it must ensure the quality and long-term viability of these services.</p>	<ul style="list-style-type: none"> • Annual Utility and Infrastructure Capacity Reports to ensure efficiency of services. • Update lead and copper regulations as needed. • Update sewer infrastructure building a carousel wastewater treatment plant doubling city’s sewage capacity. • Confirm future partnership terms and conditions with all utility providers. • Expand new and existing wells for water service.
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<p>2.) <i>Demand for additional meeting space:</i> Dawsonville does not have a formal Civic/Conference Center for hosting a variety of indoor events. Renovations are ongoing for the Georgia Racing Hall of Fame and Museum/ City Hall complex that will provide improved meeting space but there is demand for some small convention space to support local and tourist events.</p>	<ul style="list-style-type: none"> • Conduct feasibility study through the Strategic Plan to determine type, size, and location of meeting facility.
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<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.
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<p>4.) Parks and Recreation Plan: 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. • Continuing plans to expand and improve city parks. • Expand the farmers' market that can be used for many cultural events.
<p>5.) Broadband: 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 to neighborhoods. • 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 residents. The city must balance its overall priorities for growth, character, and land use management to ensure clear priorities for all major roadways to ensure an efficient transportation system.</p>	<ul style="list-style-type: none"> • Coordinate with GDOT on angled parking downtown. • 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 and enhancements such as raised pedestrian crosswalks and added sidewalks. • Concentrate on alleviating/managing truck traffic and focusing on shovel ready projects along the future bypass route as identified. • Focus on improved street connectivity and master planning. • Promote sidewalk improvements when feasible.

	<ul style="list-style-type: none"> • Evaluate feasibility of speed reductions on identified roadways. • Identify intersections where roundabouts can be utilized for safety improvements.
<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. • Conduct congestion study to identify and research funding options for traffic calming. • Promote the widening of 53 to 400 to alleviate traffic congestion.
<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 to mitigate transportation concerns for the city.</p>	<ul style="list-style-type: none"> • Review Rural Transit Plan with GMRC; Consider options for car ride and 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 increase travel demand. There is a need to develop a focused road improvement program to guide public investment in the future, and to connect future land use planning with transportation planning.</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. • Concentrate on alleviating/managing truck traffic and focusing on shovel ready projects along the future bypass route as identified.

	<ul style="list-style-type: none"> • Explore funding options through TSPLOST.
<p>5.) Perimeter Road Corridor/ Intersections with Shoal Creek and Hwy 9 S: 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 to address options for better sidewalk connectivity and identify multi-use path routes for alternative modes of transportation such as EV bikes, scooters, golfcarts, etc. • Update Comprehensive Plan with information from Bicycle and Pedestrian Master Plan. • Advocate for GDOT speed reductions, additional crosswalks, bike lanes and signage. • Seek sidewalk and/or trail connection between neighborhoods, key destinations, and downtown Dawsonville that promote meaningful outcomes, such as between the Dawson County High School and City Hall along HWY 53 E. Seek grant funding to support these projects in connection with the economic development opportunities provided by connecting people easily to our central business district. Seek approval from GDOT when sidewalk desired along state ROW.

H. Intergovernmental Coordination	
Needs and Opportunities	Mitigation Strategies
<p>1.) <i>Annexation and growth management:</i> 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 to ensure annexation does not create “islands” and meets the city’s water and sewer needs. • Ensure annexation does not create issues for emergency services and 911 coverage.
<p>2.) <i>Coordination with affiliated organizations:</i> As Dawsonville and Dawson County experience rapid growth and change it becomes more important that the governments are coordinating their actions with those of all affiliated support organizations such as the School Board, Dev. Authority, Etowah Water Authority. and others.</p>	<ul style="list-style-type: none"> • For each partner organization, as appropriate, designate a Council member to serve as liaison.

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

	<p>Plan concludes to update policy for the city to direct efforts to encourage and support infill.</p> <ul style="list-style-type: none"> • Create a Downtown Dawsonville Tourism & Marketing Strategic Plan in 2024, to continue efforts at developing a coordinated and sustained policy towards promoting downtown and the city. • Create a downtown historic plaque program to promote the architectural history and heritage of the city. • Promote the CLG Historic Preservation Fund Grant through the HPC for specific restoration and historic preservation planning projects and events. • Partner with existing property owners on wayfinding, streetscaping, lighting, public art, and other enhancement beautification projects. • Maintain and promote DDA funding opportunities for reinvestment opportunities.
<p>2.) <i>Incompatible land uses:</i> 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.) <i>Accommodating new growth:</i> Dawsonville will have to plan for incorporating new development into the city via annexation, requiring more studies concerning the expansion of utility service areas and monitoring of trends outside the city limits.</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 and development regulations.
<p>4.) <i>Downtown redevelopment plans:</i> Redevelopment plans have been completed for downtown and the</p>	<ul style="list-style-type: none"> • Implement Urban Redevelopment Plan as funding becomes available.

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.

- Explore funding options for urban redevelopment plans such as the Carl Vinson Plan.
- Explore options for a more in-depth Phase II Urban Redevelopment Plan
- Consider design guidelines for areas outside historic districts or the creation of special funding districts, as necessary.
- Monitor and sustain land use management policies through Comprehensive Planning and development regulations.

D. Land Use Assessment

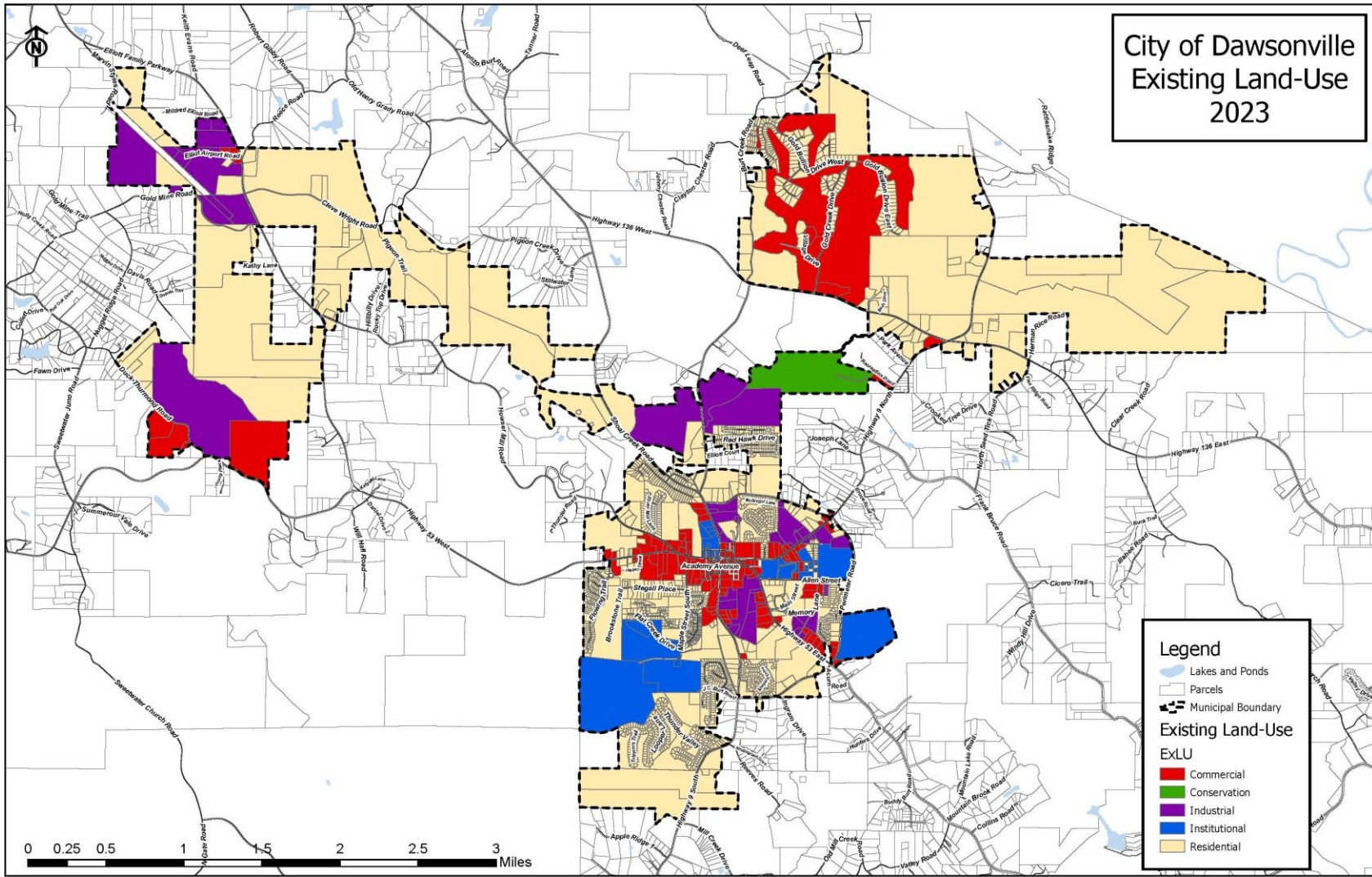
Land use management policies and programs represent guidelines for shaping development patterns that provide for efficient growth while also protecting sensitive social and environmental areas. This section presents an inventory of existing land use patterns and development trends for the community, 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 Georgia 400 corridor.

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

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

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



E. Areas Requiring Special Attention

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

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

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

A. Areas of Significant Natural or Cultural Resources

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

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

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

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

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

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

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

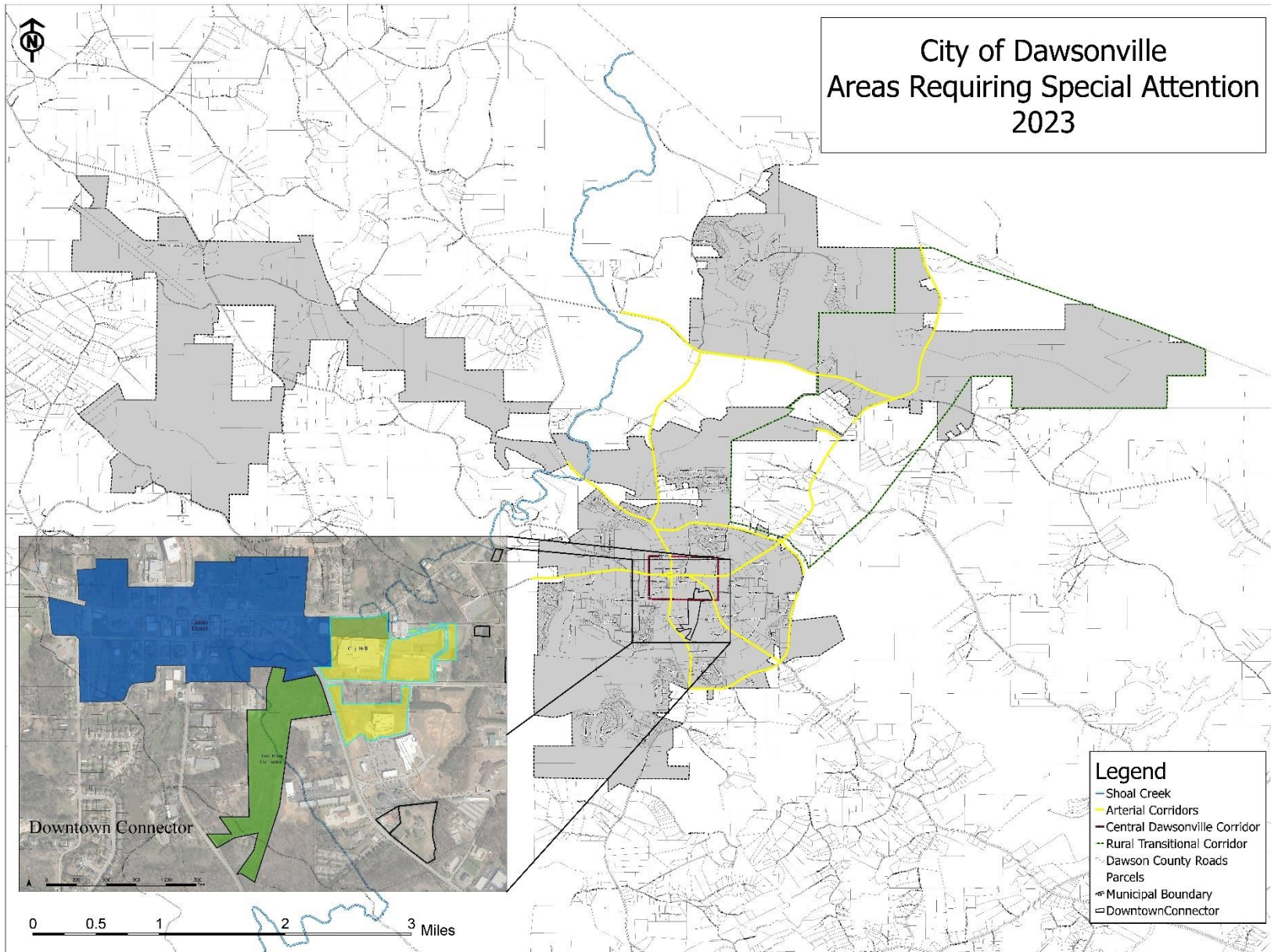
- b. Stegall Place
- c. Pearl Chambers
- d. Flat Creek Drive
- e. Hwy 9 South Apartments

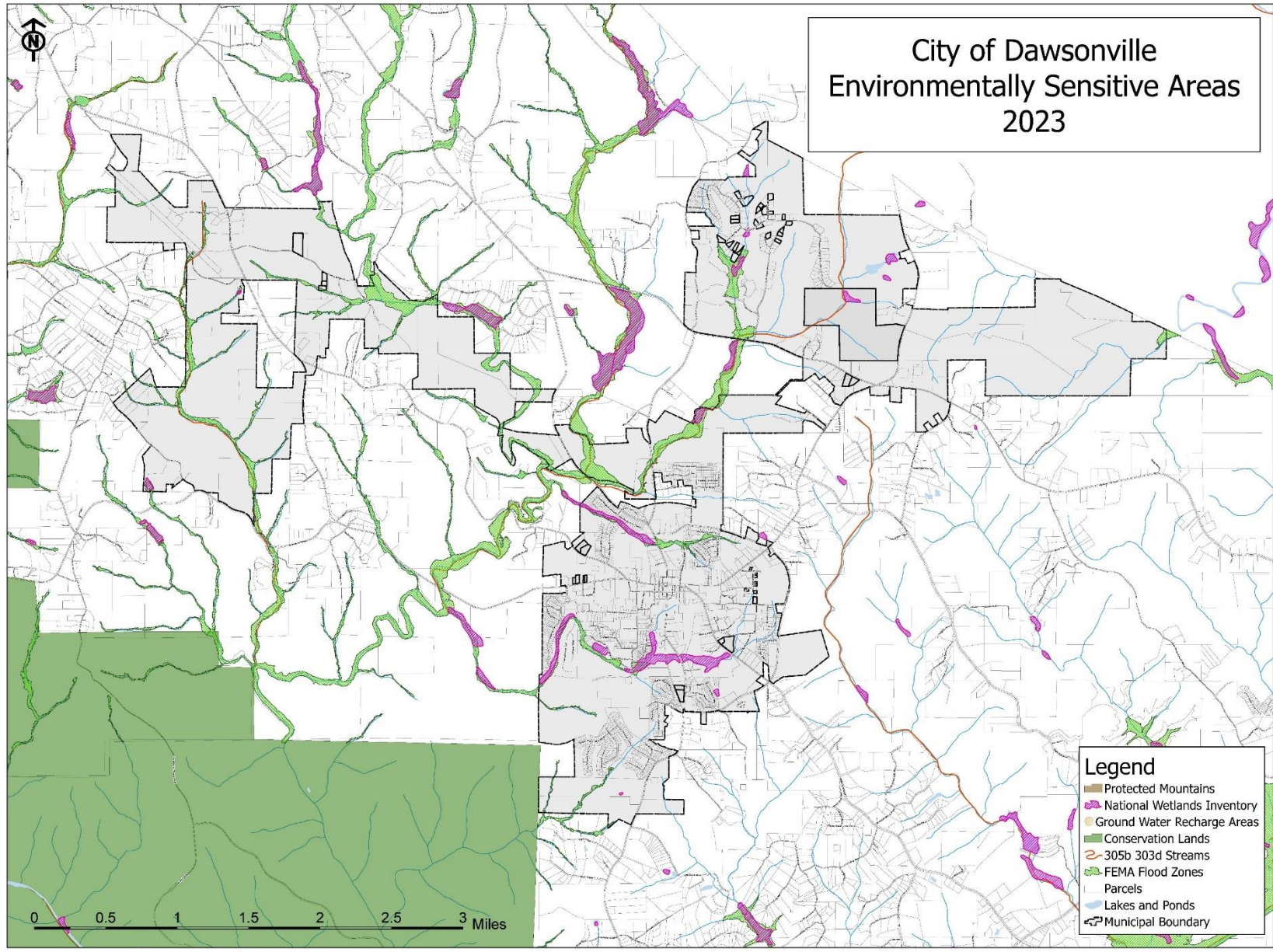
E. Large Abandoned Structures or Sites *(Not Applicable)*

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

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

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





F. Recommended Character Areas

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

1. Historic District

Description

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

Urban Redevelopment Plan:

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

Land Use Types

Commercial
Civic/Institutional
Mixed-use
Multi-family
Residential

Implementation Strategies

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



2. Gateway Corridors

Description

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

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

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

Land Use Types

Commercial
Residential

Implementation Strategies

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



3. Mixed Use

Description

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

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

Land Use Types

- Commercial
- Mixed-use
- Multi-family

Implementation Strategies

- Maintenance of Comprehensive plan
- Develop Village Center development regulation.



4. Commercial

Description

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

Land Use

Commercial

Implementation Strategies

Conduct forum reviewing/amending development regulations as needed.

Consider guidelines for signage and lighting.

Review property maintenance codes and enforcement policies; Amend as needed.



5. Residential

Description

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

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

Land Use Types

Residential
Agricultural
Conservation

Implementation Strategies

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



6. Public/Institutional

Description

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

Land Use Types

Medical Facilities
Educational Facilities
Cultural Facilities
Government Facilities
Cemeteries
Churches

Implementation Strategies

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



7. Light Industrial

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

Land Use Types

Industrial

Implementation Strategies

Develop utility and commercial traffic assessment for growing industry as needed.

Conduct forum reviewing/amending development regulations as needed.

Consider guidelines for signage and lighting.



8. Airport

Description

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

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

Land Use Types

- Small industrial facilities
- Warehouse facilities

Implementation Strategies

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



9. 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 managing larger volumes of local and through traffic. Outside of the 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 complement the small-town scale of the existing urban form. Development at these nodes should also seek over time to foster a mix of uses and pedestrian connectivity, allowing the nodes to evolve into village centers if possible and thereby minimizing the demands for local traffic.

Implementation Strategies

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



10. 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

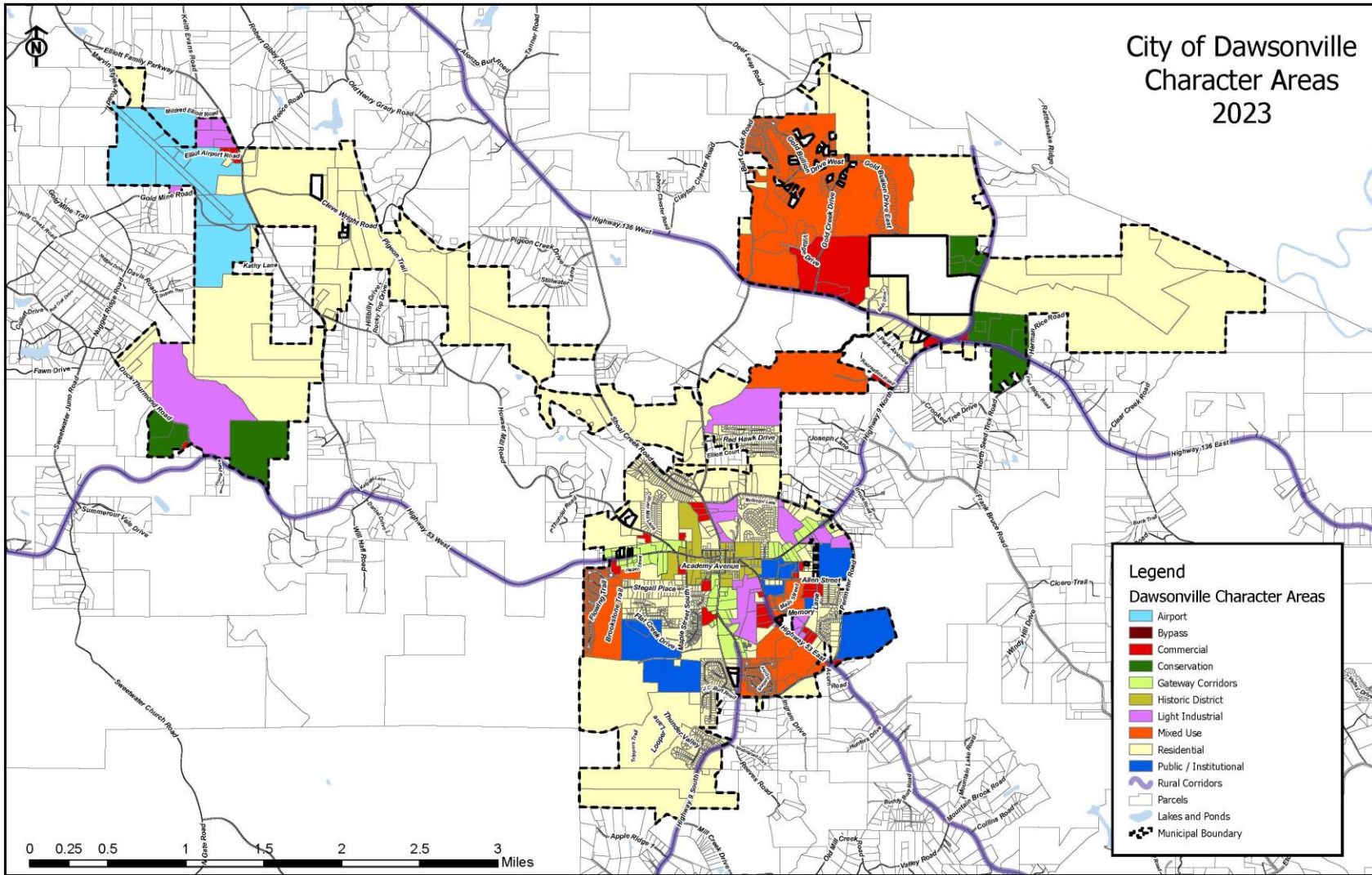
Conservation

Implementation Strategies

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



City of Dawsonville Character Areas 2023



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

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

B. Long-Term Activities and Ongoing Programs

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

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

C. Report of Accomplishments

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

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

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

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

D. Short-Term Work Program

The third forward-thinking element of the Implementation Program is the Short-Term Work Program (STWP). 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.

2024-2028 SHORT-TERM WORK PROGRAM

2023 STWP Item #	PLAN ELEMENT	DESCRIPTION	2	2	2	2	2	ESTIMATED COST; DEPARTMENT RESPONSIBLE	DEPARTMENT FUNDING & ASSISTANCE SOURCES
			0	0	0	0	0		
			2	2	2	2	2		
			4	5	6	7	8		
1	Economic Dev	Main Street Park Phase III – pickle ball, basketball court, 2 nd rest room, shelter, expand skate park, expand disc golf, modular stage/amphitheater, shade for inclusive elements, additional electrical power	X					\$400,000.00 Public Works	SPLOST VII, Donations
2	Economic Dev	DCA Rural Zone Application	X	X				N/A Planning & Dev	DCA
3	Community Fac	Design, permit, fund, construct & operate new Wastewater Treatment Plan	X	X				\$15,000,000.00 Public Works	Governor’s Grant, Enterprise Capital, SPLOST VII. Finance w/USDA or GEFA
4	Community Fac	Update cemetery & historic structure records	X					\$6,000.00 Administration	Grant

5	Community Fac	Land acquisition, drill new well, construct filter system/bldg., upgrade SCADA, & bring online	X						\$2,000,000.00 Public Works	Enterprise Capital, ARPA, Grant
6	Community Fac	Relocate utilities for Shoal Creek Bridge Construction Project	X						\$41,000.00 Public Works	GDOT Grant
7	Community Fac	Upgrade Shoal Creek Lift Station	X						\$100,000.00 Public Works	Enterprise Capital, private developer
8	Economic Dev	Develop Downtown Strategic Plan	X						\$100,000.00 Planning & Dev	ARC grant & match
9	Economic Dev	Miscellaneous upgrades to GA Racing Hall of Fame/Dawsonville History Museum	X						\$725,000.00 Public Works	Grant, General Fund
10	Community Fac	Water system infrastructure replacement, upgrades & improved fire flows	X	X	X	X	X		\$300,000.00/year Public Works	Enterprise
11	Community Fac	Sewer System Infrastructure Upgrades	X	X	X				\$250,000.00/year Public Works	Enterprise
12	Community Fac	Dredge wastewater pond	X						\$1,000,000.00 Public Works	Enterprise Fund & Fines
13	Community Fac	Generators for water wells & sewer lift stations	X	X					\$800,000.00 Public Works	GEMA Grant, Enterprise
14	Community Fac	HVAC unit replacement on City Hall Complex	X	X	X	X			\$50,000.00/year Public Works	General fund, rent receipts
15	Economic Dev	Convert space in City Hall Complex to restaurant, distillery, and brewery, renovate patio	X						\$450,000.00 Public Works	SPLOST VII, General Fund
16	Community Fac	Land Acquisition for new water tower	X						\$216,000.00 Public Works	Enterprise
17	Transportation	Improve roundabout downtown at old courthouse	X						\$250,000.00 Public Works	GDOT

18	Community Fac	Vehicle & equipment replacement Public Works & Utility Departments	X	X	X	X	X	\$100,000.00 year Public Works	SPLOST, General & Enterprise funds
19	Economic Dev	Redesign & Expand City Hall Parking & Sidewalks	X					\$350,000.00 Public Works	TBD
20	Community Fac	Upgrade well #108 w/new automated filter system		X				\$800,000.00 Public Works	Enterprise
21	Community Fac	Sidewalk connecting Allen St to Hwy 9N & Robinson Road		X				\$300,000.00 Public Works	SPLOST, TSPLOST, BOE
22	Community Fac	Upgrade Rain Hill Lift Station		X				\$500,000.00 Public Works	Enterprise
23	Community Fac	Trash Can Replacement		X	X	X		\$25,000.00/year Public Works	Enterprise
24	Community Fac	Computer System Upgrade		X			X	\$20,000.00/year Administration	General Fund
25	Community Fac	Sidewalk from Perimeter Rd/Burts Crossing to Downtown along Hwy 9		X				\$1,250,000.00 Public Works	Grant, future SPLOST, TSPLOST
26	Community Fac	Sidewalk from Perimeter Rd/Hwy 53E to Downtown along Hwy 53		X				\$1,500,000.00 Public Works	Grant, future SPLOST, TSPLOST
27	Economic Dev	Design, implement, construct projects for downtown strategic plan including reopening city streets		X	X	X	X	TBD Public Works	TBD
28	Economic Dev.	Review of tree/landscape ordinances		X				\$3,000 Planning & Dev	General Fund

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

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

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

IV. APPENDICES

A. Georgia Mountains Regional Commission Area Labor Profile



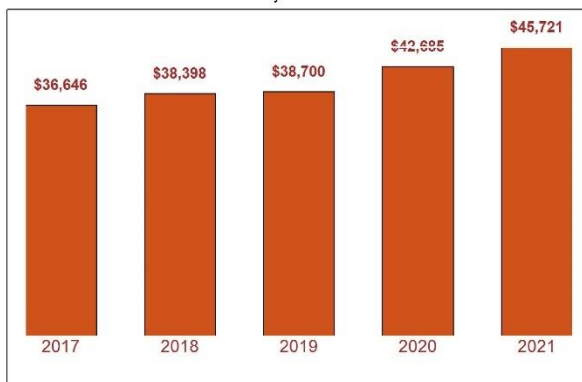
Super Sector Industries – Quarterly Comparison

	Establishments			Employment			Weekly Wage		
	2022	2023	% Change	2022	2023	% Change	2022	2023	% Change
Construction	1,314	1,283	-2.4%	8,429	8,923	5.9%	1,037	1,201	15.8%
Education and Health Services	1,280	1,292	0.9%	24,209	25,304	4.5%	1,067	1,210	13.4%
Financial Activities	1,095	1,121	2.4%	5,210	5,154	-1.1%	1,435	1,401	-2.4%
Information	137	132	-3.6%	1,632	1,561	-4.4%	1,620	1,833	13.1%
Leisure and Hospitality	1,277	1,308	2.4%	20,440	21,312	4.3%	684	774	13.2%
Manufacturing	857	654	-0.5%	34,041	35,959	5.6%	1,064	1,140	7.1%
Natural Resources, Mining, and Agriculture	143	140	-2.1%	1,808	1,706	-5.6%	948	1,038	9.5%
Other Services	710	742	4.5%	3,571	3,653	2.3%	634	742	17.0%
Professional and Business Services	1,688	1,701	0.8%	16,381	17,167	4.8%	976	1,059	8.5%
Trade, Transportation and Utilities	2,693	2,712	0.7%	36,309	37,334	2.8%	838	910	8.6%
Unclassified	918	1,761	91.8%	730	1,120	53.4%	971	1,217	25.3%
Government	454	444	-2.2%	25,921	26,508	2.3%	843	941	11.6%
Total	12,366	13,290	7.5%	178,678	185,700	3.9%	940	1,033	9.9%

Note: All figures are 1st Quarter of 2022 and 2023.

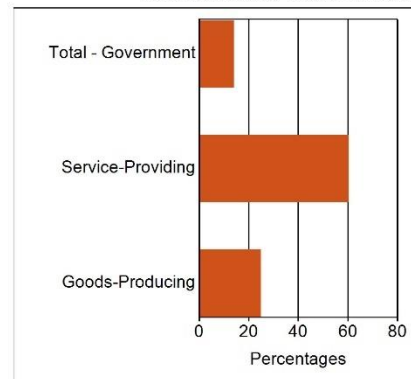
Georgia Mountains RC Per Capita Income

Source: U.S. Bureau of Economic Analysis



Industry Mix 2023

Source: See Industry Mix data on Page 2.



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

Industry Mix - 1st Quarter of 2023

	Number	Employment		WEEKLY WAGE
	OF Firms	NUMBER	PERCENT	
Goods-Producing	2,077	46,588	25.1	1,148
Agriculture, Forestry, Fishing and Hunting	128	1,559	0.8	1,011
Mining, Quarrying, and Oil and Gas Extraction	12	147	0.1	1,327
Construction	1,283	8,923	4.8	1,201
Manufacturing	654	35,959	19.4	1,140
Apparel	9	240	0.1	1,808
Beverage and Tobacco Product	35	685	0.4	971
Chemical	35	1,204	0.6	1,431
Computer and Electronic Product	17	200	0.1	1,058
Electrical Equipment, Appliance, and Component	17	884	0.5	1,180
Fabricated Metal Product	109	3,031	1.6	1,212
Food	84	14,089	7.6	1,040
Furniture and Related Product	45	1,209	0.7	1,108
Leather and Allied Product	1	*	*	*
Machinery	47	3,770	2.0	1,351
Miscellaneous	55	1,499	0.8	1,441
Nonmetallic Mineral Product	34	406	0.2	1,065
Paper	4	*	*	*
Petroleum and Coal Products	4	*	*	*
Plastics and Rubber Products	30	1,597	0.9	1,160
Primary Metal	8	600	0.3	1,357
Printing and Related Support Activities	36	656	0.4	1,270
Textile Mills	13	980	0.5	956
Textile Product Mills	9	66	0.0	531
Transportation Equipment	26	4,156	2.2	1,070
Wood Product	36	578	0.3	925
Service-Providing	9,008	111,485	60.0	1,005
Utilities	33	830	0.4	1,899
Wholesale Trade	549	7,045	3.8	1,391
Retail Trade	1,814	23,483	12.6	665
Transportation and Warehousing	316	5,976	3.2	1,165
Information	132	1,561	0.8	1,833
Finance and Insurance	631	3,773	2.0	1,573
Real Estate and Rental and Leasing	490	1,381	0.7	929
Professional, Scientific, and Technical Services	953	4,963	2.7	1,244
Management of Companies and Enterprises	41	2,614	1.4	1,876
Administrative and Support and Waste Management and Remediation Services	707	9,590	5.2	740
Educational Services	95	4,161	2.2	605
Health Care and Social Assistance	1,197	21,143	11.4	1,329
Arts, Entertainment, and Recreation	167	2,009	1.1	3,997
Accommodation and Food Services	1,141	19,303	10.4	439
Other Services (except Public Administration)	742	3,653	2.0	742
Unclassified - industry not assigned	1,761	1,120	0.6	1,217
Total - Private Sector	12,846	159,192	85.7	1,048
Total - Government	444	26,509	14.3	940
Federal Government	73	1,094	0.6	1,497
State Government	168	5,488	3.0	943
Local Government	203	19,927	10.7	909
ALL INDUSTRIES	13,290	185,700	100.0	1,033

Note: *Denotes confidential data relating to individual employers and cannot be released. These data use the North American Industrial Classification System (NAICS) categories. Average weekly wage is derived by dividing gross payroll dollars paid to all employees - both hourly and salaried - by the average number of employees who had earnings; average earnings are then divided by the number of weeks in a reporting period to obtain weekly figures. Figures in other columns may not sum accurately due to rounding. All figures are 1st Quarter of 2023.

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

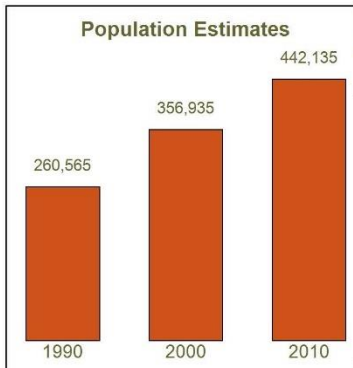
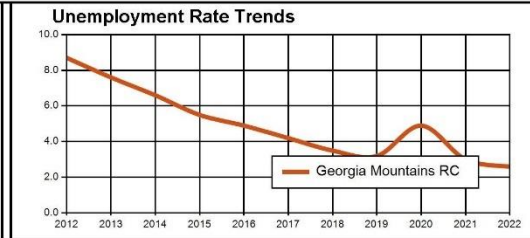
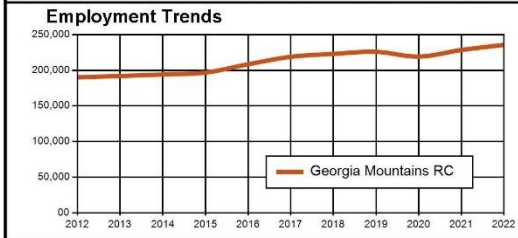
Annual Labor Force Activity – 2022

ANNUAL AVERAGES

	Labor Force			Employed			Unemployed			Rate		
	2021	2022	% Change	2021	2022	% Change	2021	2022	% Change	2021	2022	% Change
Banks	10,311	10,897	5.7%	10,048	10,653	6.0%	263	244	-7.2%	2.6%	2.2%	-15.4%
Dawson	13,137	13,427	2.2%	12,784	13,097	2.4%	353	330	-6.5%	2.7%	2.5%	-7.4%
Franklin	9,984	9,990	0.1%	9,611	9,674	0.7%	373	316	-15.3%	3.7%	3.2%	-13.5%
Habersham	18,504	18,779	1.5%	17,842	18,201	2.0%	662	578	-12.7%	3.6%	3.1%	-13.9%
Hall	104,554	107,171	2.5%	101,742	104,611	2.8%	2,812	2,560	-9.0%	2.7%	2.4%	-11.1%
Hart	11,631	12,111	4.1%	11,178	11,745	5.1%	453	366	-19.2%	3.9%	3.0%	-23.1%
Lumpkin	17,595	18,582	5.6%	17,112	18,131	6.0%	483	451	-6.6%	2.7%	2.4%	-11.1%
Rabun	7,552	7,774	2.9%	7,314	7,548	3.2%	238	226	-5.0%	3.2%	2.9%	-9.4%
Stephens	10,435	10,640	2.0%	9,983	10,262	2.8%	452	378	-16.4%	4.3%	3.6%	-16.3%
Towns	4,037	4,066	0.7%	3,875	3,900	0.6%	162	166	2.5%	4.0%	4.1%	2.5%
Union	11,116	11,458	3.1%	10,811	11,157	3.2%	305	301	-1.3%	2.7%	2.6%	-3.7%
White	16,612	17,015	2.4%	16,187	16,609	2.6%	425	406	-4.5%	2.6%	2.4%	-7.7%
Georgia Mountains RC	235,468	241,910	2.7%	228,487	235,588	3.1%	6,981	6,322	-9.4%	3.0%	2.6%	-13.3%
Georgia	5,179,121	5,234,275	1.1%	4,977,562	5,075,093	2.0%	201,559	159,182	-21.0%	3.9%	3.0%	-23.1%
United States	161,204,000	164,287,000	1.9%	152,581,000	158,291,000	3.7%	8,623,000	5,996,000	-30.5%	5.3%	3.6%	-32.1%

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

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



Population						
	2010 Census	2022 Rank	2022 Estimate	% Change 2010-2022	2025 Projected*	% Change 2010-2025
Hall	179,684	10	212,692	18.4	222,479	23.8
City of Gainesville	33,804					
Georgia Mountains RC	442,135		507,605	14.8	526,176	19.0
Georgia	9,687,653		10,912,876	12.6	11,335,283	17.0
United States	308,745,538		333,287,557	7.9	349,439,199	13.2

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

Top Employers - 2023*

TEN LARGEST EMPLOYERS

Georgia Mountains RC

Cottrell, Inc.
Fieldale Farms Corporation
Fox Racing Shox
Gold Creek Processing, LLC
Ingles Markets, Inc.
Kubota Manufacturing of America Corporation
Northeast Georgia Medical Center, Inc.
Northeast Georgia Physicians Group
Pilgrim's Pride Corporation
Walmart

*Note: Represents employment covered by unemployment insurance excluding all government agencies except correctional institutions, state and local hospitals, state colleges and universities. Data shown for the First Quarter of 2023. Employers are listed alphabetically by area, not by the number of employees.

Source: Georgia Department of Labor

SIZE CLASS

Employees	Establishments	Employment
0 - 4	8,194	10,615
5 - 9	1,984	13,172
10 - 19	1,487	20,297
20 - 49	951	28,721
50 - 99	378	26,301
100 - 249	201	30,190
250 - 499	64	21,280
500 - 999	19	13,209
1000 - and over	12	19,833
Total	13,290	183,618

Note: Data shown for the First Quarter of 2023.

Education of the Labor Force

Georgia Mountains RC

PERCENT DISTRIBUTION BY AGE

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

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

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

High School Graduates - 2022

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



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

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

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

Colleges and Universities

Georgia Mountains RC

Lumpkin

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

Hall

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

Brenau University www.brenau.edu

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

Lanier Technical College www.laniertech.edu

Franklin

Emmanuel College www.ec.edu

Habersham

North Georgia Technical College www.northgaitech.edu

Piedmont College www.piedmont.edu

Stephens

Toccoa Falls College www.tfc.edu

White

True (McConnell) University www.truefl.edu

Towns

Young Harris College www.yhc.edu

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

Source: Integrated Postsecondary Education Data System (IPEDS).

Technical College Graduates - 2022*

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

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Georgia Mountains RC

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Technical College Graduates - 2022*

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

Version 3.0

Georgia Mountains RC

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Technical College Graduates - 2022*

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

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

Source: Technical College System of Georgia

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

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

Georgia Department of Labor Location(s)

Career Center(s)

2756 Atlanta Hwy
Gainesville, GA 30504

Phone: (770) 535 - 5484

Fax: (770) 531 - 5699

37 Foreacre Street
Toccoa, GA 30577-3582

Phone: (706) 282 - 4514

Fax: (706) 282 - 4513


946 Appalachian Highway
PO BOX 488
Blue Ridge GA 30513

Phone: (706) 632 - 2033


Fax: (706) 632 - 7316

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

B. Dawson County/Dawsonville Area Labor Profile



Dawson County



Updated: Aug 2023

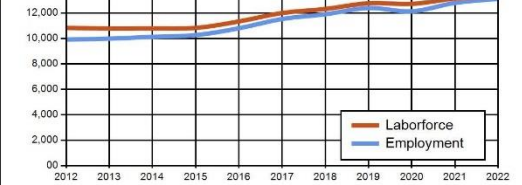
Labor Force Activity

	Labor Force	Employed	Unemployed	Rate
July 2023				
Dawson	13,642	13,295	347	2.5%
Cherokee	145,507	141,744	3,763	2.6%
Fannin	12,503	12,171	332	2.7%
Forsyth	132,670	129,238	3,432	2.6%
Gilmer	12,540	12,168	372	3.0%
Hall	108,616	105,894	2,722	2.5%
Lumpkin	18,961	18,449	512	2.7%
Pickens	16,199	15,762	437	2.7%
Dawson Area	460,638	448,721	11,917	2.6%
Georgia	5,318,955	5,145,351	173,604	3.3%
United States	168,354,000	161,982,000	6,372,000	3.8%

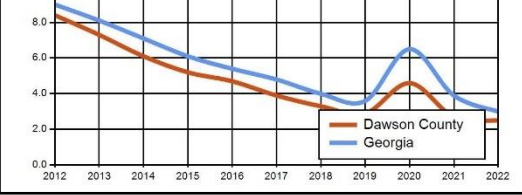
Note: This series reflects the latest information available. Labor Force includes residents of the county who are employed or actively seeking employment.

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

Dawson County Employment Trends



Unemployment Rate Trends

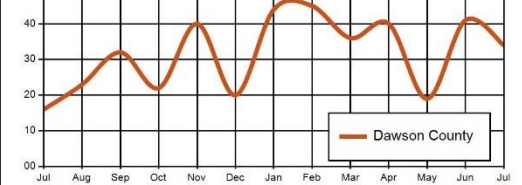


Initial Claims Activity

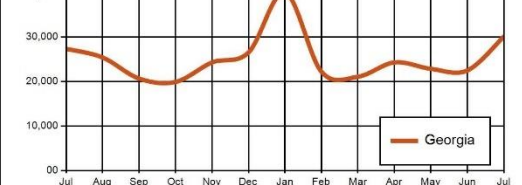
	July 2023	June 2023	May 2023	Total
Dawson	34	41	19	94
Cherokee	466	335	258	1,059
Fannin	22	28	21	71
Forsyth	327	240	223	790
Gilmer	32	28	22	82
Hall	379	268	264	911
Lumpkin	33	33	20	86
Pickens	34	37	34	105
Dawson Area	1,327	1,010	861	3,198

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

Initial Claim Trends



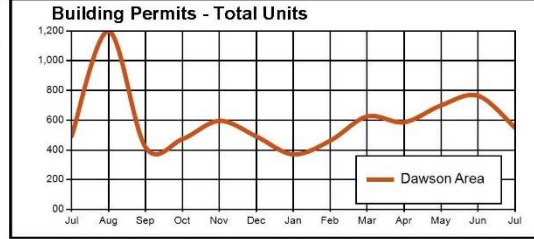
Initial Claim Trends



Building Permit Construction Activity

Dawson Area				
	July 2023	June 2023	May 2023	Total
Totals	550	765	700	2,015
Family residential	542	694	636	1,872
Multi family resident	8	71	64	143

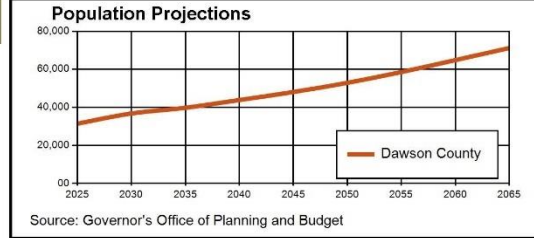
Source: U.S. Census Bureau.



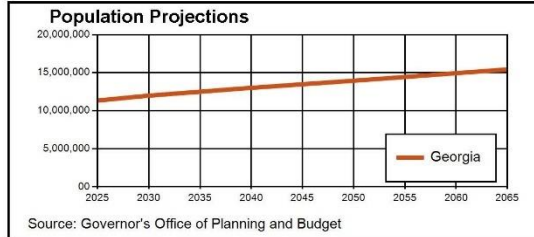
Population Activity

	Annual 2022	Annual 2021	Difference
Dawson	30,138	28,497	1,641
Cherokee	281,278	274,615	6,663
Fannin	25,737	25,817	-80
Forsyth	267,237	260,206	7,031
Gilmer	32,407	32,026	381
Hall	212,692	207,369	5,323
Lumpkin	34,796	34,278	518
Pickens	34,826	34,024	802
Dawson Area	919,111	896,832	22,279
Georgia	10,912,876	10,799,566	113,310
United States	333,287,557	331,893,745	1,393,812

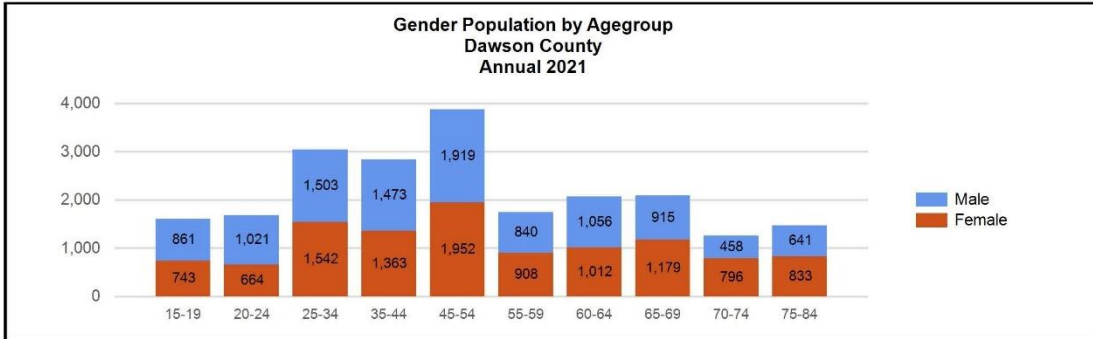
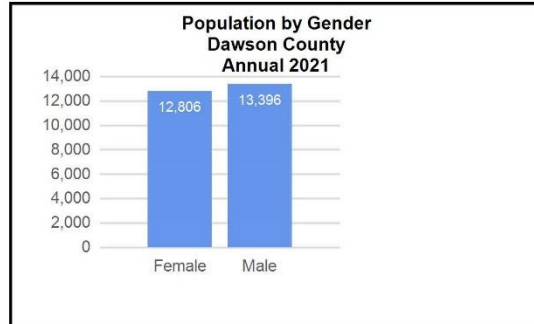
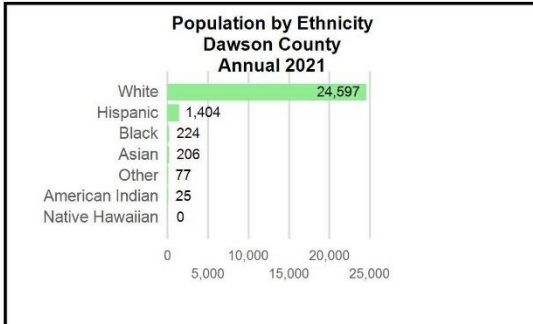
Source: Georgia Department of Labor; U.S. Census Bureau.



Source: Governor's Office of Planning and Budget



Source: Governor's Office of Planning and Budget



Industry Mix - 1st Quarter of 2023

INDUSTRY	Dawson				Dawson Area			
	NUMBER	EMPLOYMENT		WEEKLY	NUMBER	EMPLOYMENT		WEEKLY
	OF FIRMS	NUMBER	PERCENT	WAGE	OF FIRMS	NUMBER	PERCENT	WAGE
Goods-Producing	123	1,169	11.8	1,134	3,660	62,630	21.4	1,240
Agriculture, Forestry, Fishing and Hunting	6	15	0.2	652	110	703	0.2	1,110
Mining, Quarrying, and Oil and Gas Extraction	0	0	0.0	0	19	387	0.1	1,629
Construction	88	528	5.3	1,041	2,509	19,640	6.7	1,365
Manufacturing	29	626	6.3	1,225	1,022	41,900	14.3	1,180
Food	2	*	*	*	98	15,752	5.4	995
Beverage and Tobacco Product	3	5	0.1	903	44	838	0.3	1,007
Apparel	2	*	*	*	10	344	0.1	1,689
Printing and Related Support Activities	2	*	*	*	72	1,491	0.5	1,338
Plastics and Rubber Products	1	*	*	*	38	1,804	0.6	1,159
Nonmetallic Mineral Product	5	72	0.7	914	61	775	0.3	1,176
Primary Metal	1	*	*	*	10	1,011	0.3	1,326
Fabricated Metal Product	5	125	1.3	1,119	132	3,513	1.2	1,363
Machinery	1	*	*	*	80	3,722	1.3	1,402
Furniture and Related Product	2	*	*	*	63	1,011	0.3	1,067
Miscellaneous	5	13	0.1	1,014	109	1,332	0.5	1,116
Leather and Allied Product	0	0	0.0	0	2	*	*	*
Paper	0	0	0.0	0	5	38	0.0	1,706
Petroleum and Coal Products	0	0	0.0	0	6	*	*	*
Textile Mills	0	0	0.0	0	9	289	0.1	1,097
Textile Product Mills	0	0	0.0	0	28	432	0.1	838
Transportation Equipment	0	0	0.0	0	32	4,614	1.6	974
Electrical Equipment, Appliance, and Component	0	0	0.0	0	36	884	0.3	1,566
Wood Product	0	0	0.0	0	51	893	0.3	954
Computer and Electronic Product	0	0	0.0	0	66	1,691	0.6	2,218
Chemical	0	0	0.0	0	70	1,432	0.5	1,521
Service-Providing	680	7,409	74.9	691	17,145	191,222	65.3	1,067
Utilities	1	*	*	*	31	908	0.3	1,963
Wholesale Trade	32	313	3.2	827	1,311	13,588	4.6	1,606
Retail Trade	180	3,080	31.2	591	2,461	39,806	13.6	722
Transportation and Warehousing	18	89	0.9	1,106	493	7,359	2.5	1,253
Information	7	80	0.8	1,114	360	3,435	1.2	1,854
Finance and Insurance	43	223	2.3	1,900	1,181	6,229	2.1	1,678
Real Estate and Rental and Leasing	34	81	0.8	1,302	1,015	2,925	1.0	1,071
Professional, Scientific, and Technical Services	80	347	3.5	1,185	2,901	13,014	4.4	1,546
Management of Companies and Enterprises	2	*	*	*	67	2,389	0.8	2,005
Administrative and Support and Waste Management and Remediation Services	45	293	3.0	801	1,501	17,982	6.1	866
Educational Services	8	19	0.2	627	289	3,535	1.2	618
Health Care and Social Assistance	63	598	6.0	885	2,190	38,819	13.3	1,330
Arts, Entertainment, and Recreation	15	261	2.6	423	352	4,400	1.5	2,101
Accommodation and Food Services	93	1,748	17.7	452	1,614	29,940	10.2	442
Other Services (except Public Administration)	59	254	2.6	740	1,379	6,893	2.4	831
Unclassified - industry not assigned	141	89	0.9	1,141	4,268	2,619	0.9	1,210
Total - Private Sector	944	8,667	87.7	755	25,073	256,471	87.6	1,111
Total - Government	23	1,219	12.3	873	431	36,198	12.4	1,023
Federal Government	1	39	0.4	1,321	63	1,449	0.5	1,635
State Government	11	171	1.7	803	140	4,865	1.7	971
Local Government	11	1,009	10.2	868	228	29,884	10.2	1,002
ALL INDUSTRIES	967	9,886	100.0	770	25,504	292,671	100.0	1,100
ALL INDUSTRIES - Georgia					376,446	4,757,073		1,363

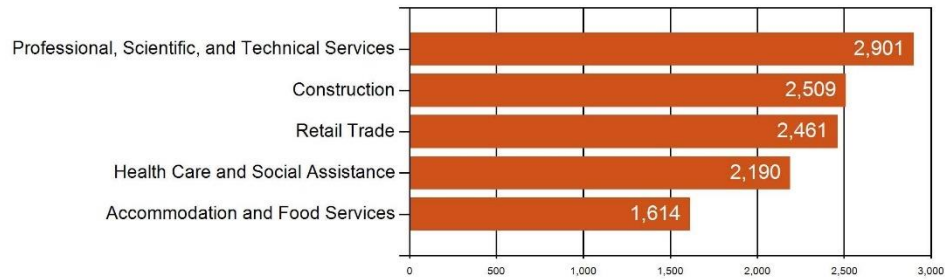
Note: * Denotes confidential data relating to individual employers and cannot be released. These data use the North American Industrial Classification System (NAICS) categories. Average weekly wage is derived by dividing gross payroll dollars paid to all employees - both hourly and salaried - by the average number of employees who had earnings; average earnings are then divided by the number of weeks in a reporting period to obtain weekly figures. Figures in other columns may not sum accurately due to rounding. All figures are 1st Quarter of 2023.

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

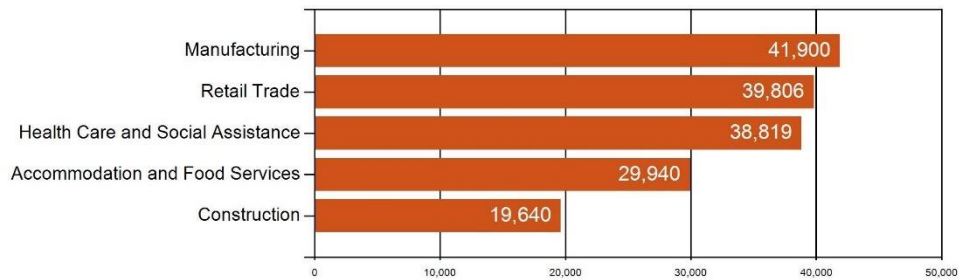
Top Industries - 1st Quarter of 2023

Dawson Area

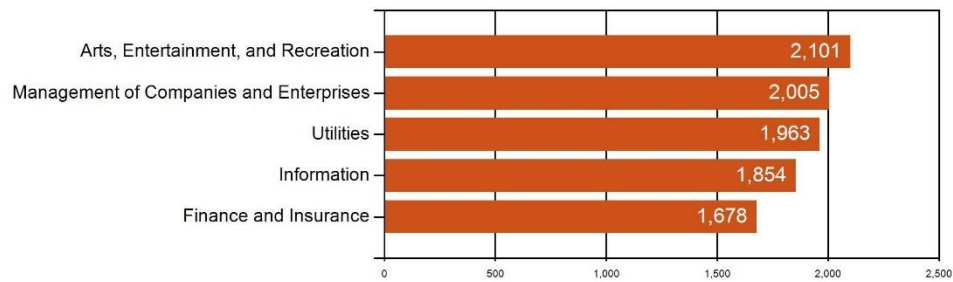
Top Industries by Firms



Top Industries by Employment



Top Industries by Weekly Wages



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

Technical College Certificate Graduates - 2022

PROGRAMS	TOTAL GRADUATES			PERCENT CHANGE	
	2020	2021	2022	2020-2021	2021-2022
Cosmetology/Cosmetologist, General	128	95	111	-25.8	16.8
Child Care Provider/Assistant	103	115	103	11.7	-10.4
Nursing Assistant/Aide and Patient Care Assistant/Aide	82	101	103	23.2	2.0
Welding Technology/Welder	191	245	94	28.3	-61.6
Industrial Mechanics and Maintenance Technology	152	109	79	-28.3	-27.5
Automobile/Automotive Mechanics Technology/Technician	149	67	68	-55.0	1.5
Aesthetician/Esthetician and Skin Care Specialist	33	30	54	-9.1	80.0
Medical Office Assistant/Specialist	75	60	52	-20.0	-13.3
Business Administration and Management, General	49	103	44	110.2	-57.3
Professional, Technical, Business, and Scientific Writing	31	44	38	41.9	-13.6

Source: Technical College System of Georgia

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

Technical College Diploma Graduates - 2022

PROGRAMS	TOTAL GRADUATES			PERCENT CHANGE	
	2020	2021	2022	2020-2021	2021-2022
Cosmetology/Cosmetologist, General	58	44	45	-24.1	2.3
Business Administration and Management, General	26	41	39	57.7	-4.9
Medical/Clinical Assistant	57	40	36	-29.8	-10.0
Licensed Practical/Vocational Nurse Training	34	25	30	-26.5	20.0
Welding Technology/Welder	41	31	25	-24.4	-19.4
Accounting Technology/Technician and Bookkeeping	30	20	22	-33.3	10.0
Industrial Mechanics and Maintenance Technology	48	56	19	16.7	-66.1
Early Childhood Education and Teaching	18	20	17	11.1	-15.0
Heating, Air Conditioning, Ventilation and Refrigeration Maintenance Technology/	24	12	13	-50.0	8.3
Criminal Justice/Safety Studies	13	11	11	-15.4	0.0

Source: Technical College System of Georgia

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

Technical College Degree Graduates - 2022

PROGRAMS	TOTAL GRADUATES			PERCENT CHANGE	
	2020	2021	2022	2020-2021	2021-2022
Business Administration and Management, General	42	52	47	23.8	-9.6
Accounting Technology/Technician and Bookkeeping	28	38	26	35.7	-31.6
Industrial Mechanics and Maintenance Technology	28	22	23	-21.4	4.5
Radiologic Technology/Science - Radiographer	17	19	17	11.8	-10.5
Early Childhood Education and Teaching	14	28	15	100.0	-46.4
Interior Design	9	13	14	44.4	7.7
Design and Visual Communications, General	8	1	11	-87.5	1000.0
Criminal Justice/Safety Studies	13	16	11	23.1	-31.3
Surgical Technology/Technologist	8	7	11	-12.5	57.1
Automobile/Automotive Mechanics Technology/Technician	15	11	9	-26.7	-18.2

Source: Technical College System of Georgia

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

Top Ten Largest Employers - 2022*

Dawson	Dawson Area	COUNTY
Btd Manufacturing, Inc.	Fieldale Farms Corporation	Hall
Chick-Fil-A	Fox Racing Shox	Hall
Gold Creek Processing, LLC	Gold Creek Processing, LLC	Hall
Longhorn	Kubota Manufacturing of America Corporation	Hall
Publix Super Market, Inc.	Northeast Georgia Medical Center, Inc.	Hall
Sleeve Co., Inc.	Northside Hospital, Inc.	Forsyth
The Home Depot	Northside Hospital, Inc.	Cherokee
The Kroger Company	Pilgrim's Pride Corporation	Hall
Under Armour Retail, Inc.	Publix Super Markets, Inc.	Cherokee
Walmart	Walmart	Cherokee

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

Source: Georgia Department of Labor

Education of the Labor Force

Dawson Area

	PERCENT OF TOTAL	PERCENT DISTRIBUTION BY AGE				
		18-24	25-34	35-44	45-64	65+
Elementary	4.8%	2.1%	3.9%	6.8%	4.8%	5.0%
Some High School	6.7%	12.4%	6.3%	6.3%	5.1%	6.9%
High School Grad/GED	24.7%	37.3%	23.7%	16.9%	23.2%	28.2%
Some College	21.8%	34.3%	21.8%	18.4%	20.0%	21.0%
College Grad 2 Yr	7.2%	4.3%	8.2%	7.2%	7.9%	6.7%
College Grad 4 Yr	23.1%	9.0%	26.9%	26.8%	26.2%	19.4%
Post Graduate Studies	11.8%	0.6%	9.3%	17.6%	12.7%	12.8%
Totals	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

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

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

Georgia Department of Labor Location(s)

Career Center(s)

2756 Atlanta Hwy
Gainesville, GA 30504

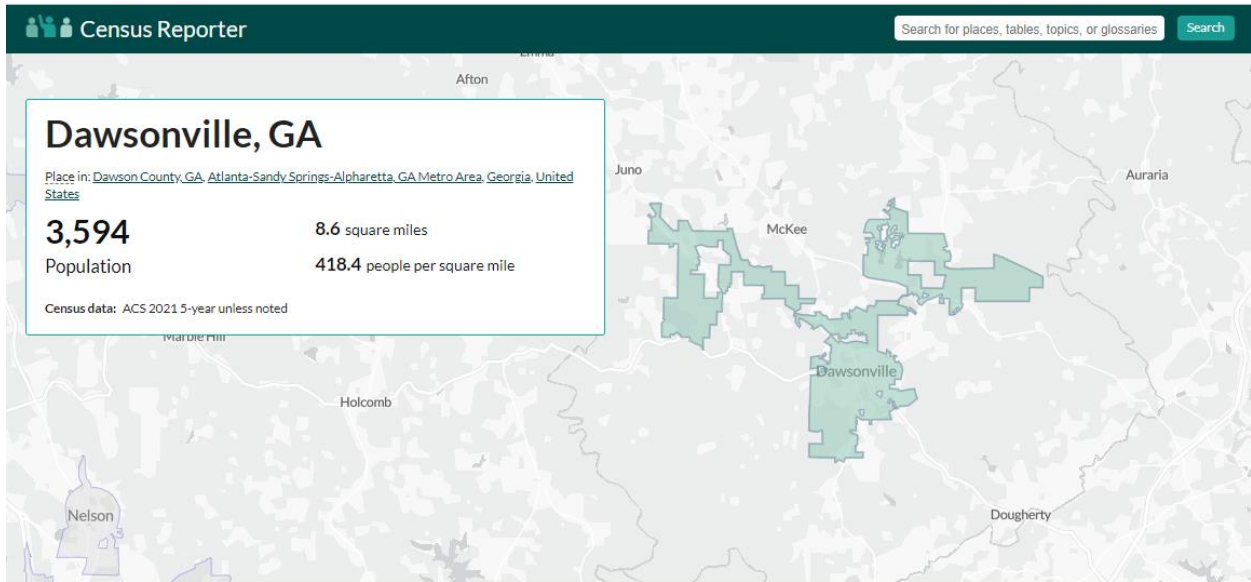
Phone: (770) 535 - 5484 Fax: (770) 531 - 5699

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

BRUCE THOMPSON - COMMISSIONER, GEORGIA DEPARTMENT OF LABOR
Equal Opportunity Employer/Program
Auxiliary Aids and Services Available upon Request to Individuals with Disabilities

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

C. Dawsonville Demographics



Income

\$28,922

Per capita income

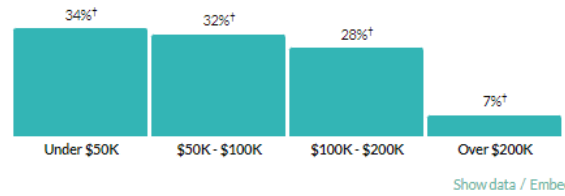
about three-quarters of the amount in the Atlanta-Sandy Springs-Alpharetta, GA Metro Area: \$39,267
 about 80 percent of the amount in Georgia: \$34,516

\$75,234

Median household income

about the same as the amount in the Atlanta-Sandy Springs-Alpharetta, GA Metro Area: \$75,267
 about 20 percent higher than the amount in Georgia: \$65,030

Household income



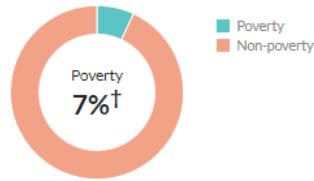
Poverty

6.4%

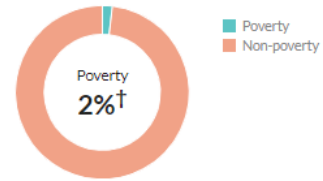
Persons below poverty line

about three-fifths of the rate in the Atlanta-Sandy Springs-Alpharetta, GA Metro Area: 11.1%
 about half the rate in Georgia: 13.9%

Children (Under 18)



Seniors (65 and over)



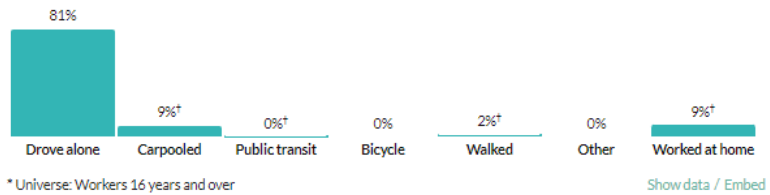
Transportation to work

29.7 minutes

Mean travel time to work

about 90 percent of the figure in the Atlanta-Sandy Springs-Alpharetta, GA Metro Area: 31.8
 a little higher than the figure in Georgia: 28.6

Means of transportation to work



Households

1,176

Number of households

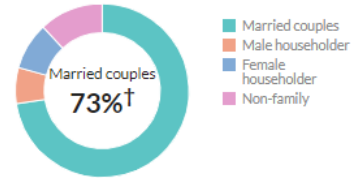
the Atlanta-Sandy Springs-Alpharetta, GA Metro Area: 2,209,498
Georgia: 3,885,371

2.9

Persons per household

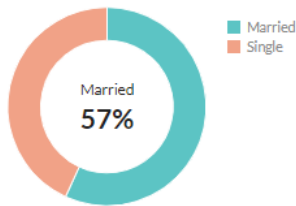
about 10 percent higher than the figure in the Atlanta-Sandy Springs-Alpharetta, GA Metro Area: 2.7
about 10 percent higher than the figure in Georgia: 2.7

Population by household type



[Show data / Embed](#)

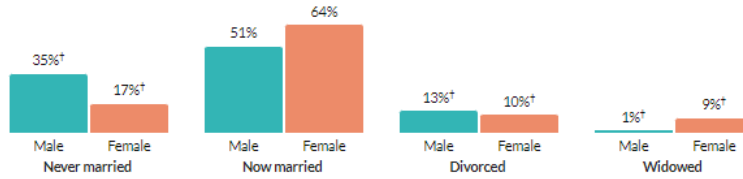
Marital status



* Universe: Population 15 years and over

[Show data / Embed](#)

Marital status, by sex



[Show data / Embed](#)

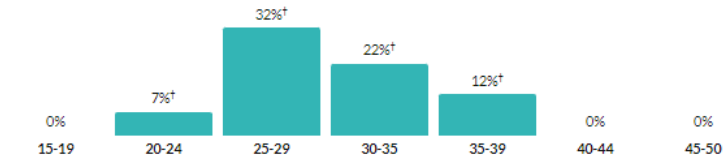
Fertility

14%

Women 15-50 who gave birth during past year

more than double the rate in the Atlanta-Sandy Springs-Alpharetta, GA Metro Area: 4.9%
more than double the rate in Georgia: 5%

Women who gave birth during past year, by age group



* Universe: Women 15 to 50 years

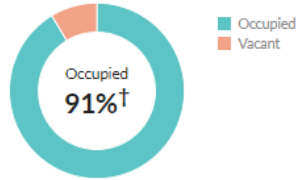
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Units & Occupancy

1,287
Number of housing units

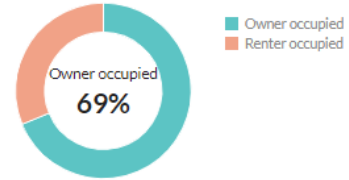
the Atlanta-Sandy Springs-Alpharetta, GA Metro Area: 2,386,457
Georgia: 4,375,039

Occupied vs. Vacant



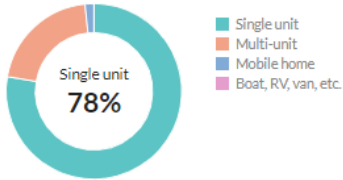
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Ownership of occupied units



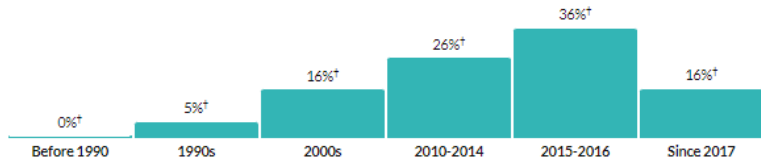
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Types of structure



Show data / Embed

Year moved in, by percentage of population



Show data / Embed

Value

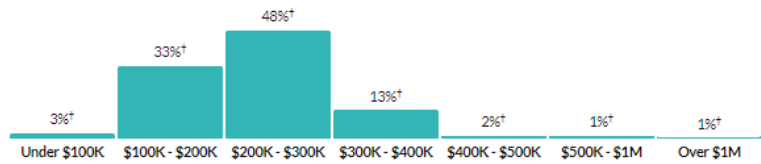
\$225,100

Median value of owner-occupied housing units

about 90 percent of the amount in the Atlanta-Sandy Springs-Alpharetta, GA Metro Area: \$252,100

about 10 percent higher than the amount in Georgia: \$206,700

Value of owner-occupied housing units



Show data / Embed

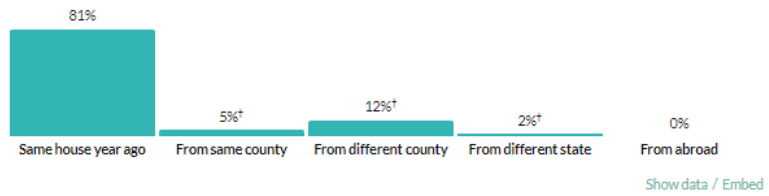
Geographical mobility

19.1%

Moved since previous year

about 1.4 times the rate in the Atlanta-Sandy Springs-Alpharetta, GA Metro Area: 13.9%
 about 1.4 times the rate in Georgia: 14%

Population migration since previous year



Educational attainment

91.8%

High school grad or higher

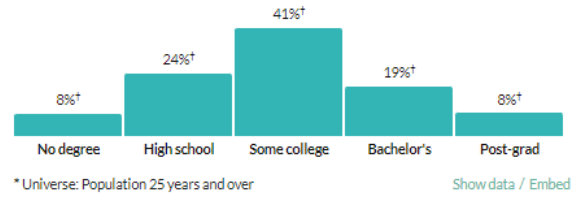
about the same as the rate in the Atlanta-Sandy Springs-Alpharetta, GA Metro Area: 90.5%
 a little higher than the rate in Georgia: 88.2%

27.2%

Bachelor's degree or higher

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

Population by highest level of education

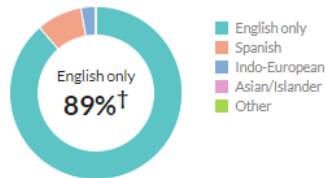


Language

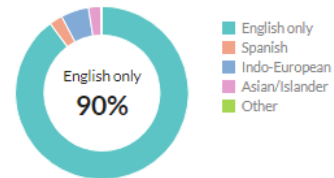
N/A

Persons with language other than English spoken at home

Language at home, children 5-17



Language at home, adults 18+



Place of birth

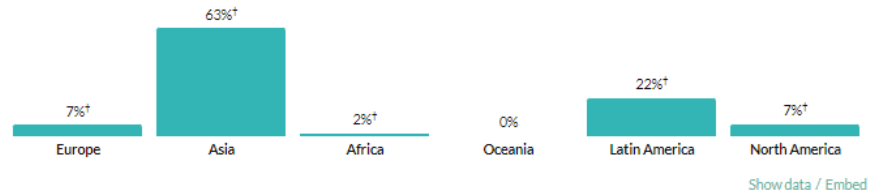
8.5%

Foreign-born population

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

about 80 percent of the rate in Georgia: 10.3%

Place of birth for foreign-born population



Veteran status

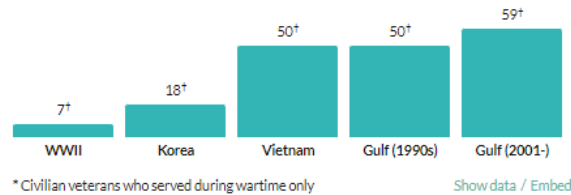
7.5%

Population with veteran status

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

about the same as the rate in Georgia: 7.6%

Veterans by wartime service



194 Total veterans
194 Male
N/A Female

D. Dawsonville Comprehensive Plan Public Comment Survey Sample

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

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

Here's your chance!

#MakeYourMarkDawsonville



CITY OF DAWSONVILLE 2023 COMPREHENSIVE PLAN SURVEY

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

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

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

Please submit all completed surveys to:

➤ *Planning Director
Planning Department
Dawsonville City Hall
415 Hwy 53 East, Suite 100
Dawsonville, GA 30534*

Or to:

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

1.) I am submitting comments for Dawsonville as: *(circle/highlight)*

A: Resident

B: Business Owner

C: Student

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

A: Under 18

B: 18-24

C: 25-34

D: 35-44

E: 45-54

F: 55-64

G: 65+

A: Generation Z (1997 – 2012)

B: Millennials (1981 – 1996)

C: Generation X (1965 – 1980)

D: Boomer II/Generation Jones (1955 - 1964)

E: Boomer I (1946 – 1954)

F: Post War (1928 – 1945)

G: WWII (1922 – 1927)

A: Less than \$20,000

B: \$20,000 - \$39,000

C: \$40,000 - \$59,000

D: \$60,000 - \$79,000

E: \$80,000 - \$99,000

F: \$100,000 - \$125,000

G: \$126,000 or more

Community Character

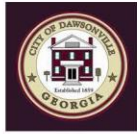
3.) As part of a *SWOT analysis* please list a strength, weakness, opportunity, and threat for Dawsonville:

Strength: _____

Weakness: _____

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





CITY OF DAWSONVILLE 2023 COMPREHENSIVE PLAN SURVEY

Opportunity: _____
Threat: _____

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

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

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

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

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

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

Growth and Development/Economic Development

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

- _____ Family housing
- _____ Work force housing
- _____ High-end housing
- _____ Townhomes
- _____ Apartments
- _____ Senior housing
- _____ Fewer dilapidated houses
- _____ Design guidelines for new construction
- _____ Conservation design subdivisions/denser neighborhoods
- _____ Other: Please list: _____

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

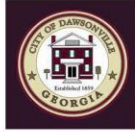
- a) attract a high volume of b) attract some c) limit

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

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

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





CITY OF DAWSONVILLE 2023 COMPREHENSIVE PLAN SURVEY

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

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

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

- ___ Yes
- ___ No

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

- ___ Yes
- ___ No

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

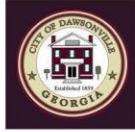
- _____ Attract/sustain new commercial businesses
- _____ Attract/sustain new manufacturing and industry
- _____ Attract/sustain any business to downtown areas
- _____ Attract/sustain any business with high paying jobs
- _____ Other (please list: _____)

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

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

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





CITY OF DAWSONVILLE 2023 COMPREHENSIVE PLAN SURVEY

Services

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

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

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

- _____ City/County
- _____ Well

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

- _____ Yes
- _____ No

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

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

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

- _____ 1
- _____ 2
- _____ 3
- _____ 4
- _____ 5

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

- _____ Availability
- _____ Cost
- _____ Other

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

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

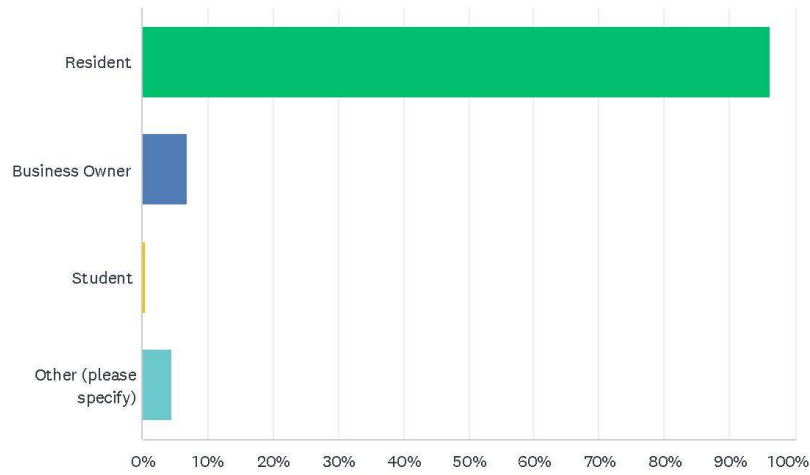


E. Dawsonville Comprehensive Plan Public Comment Survey Response Summary

2023 Dawsonville Comprehensive Plan Update

Q1 I am submitting comments for Dawsonville as a:

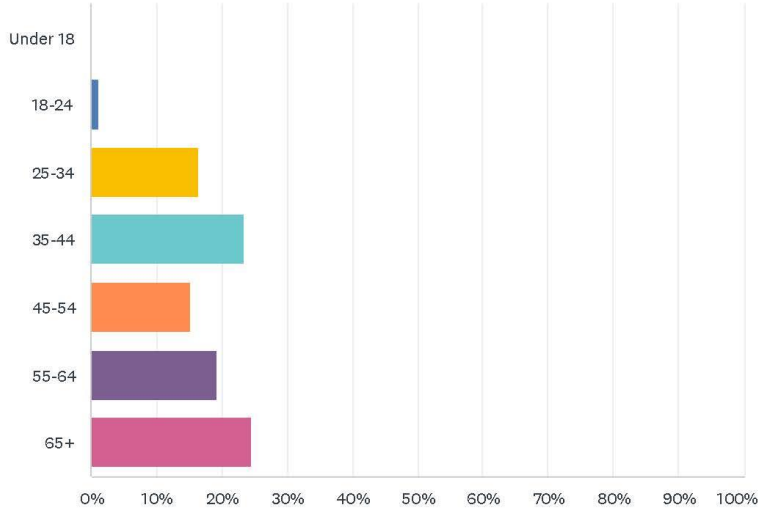
Answered: 442 Skipped: 0



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

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

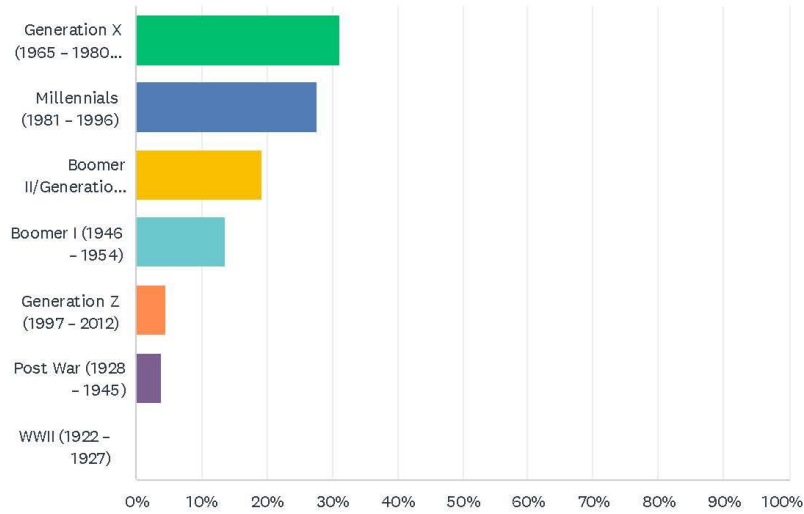
Answered: 442 Skipped: 0



ANSWER CHOICES	RESPONSES	
Under 18	0.00%	0
18-24	1.13%	5
25-34	16.52%	73
35-44	23.53%	104
45-54	15.16%	67
55-64	19.23%	85
65+	24.43%	108
TOTAL		442

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

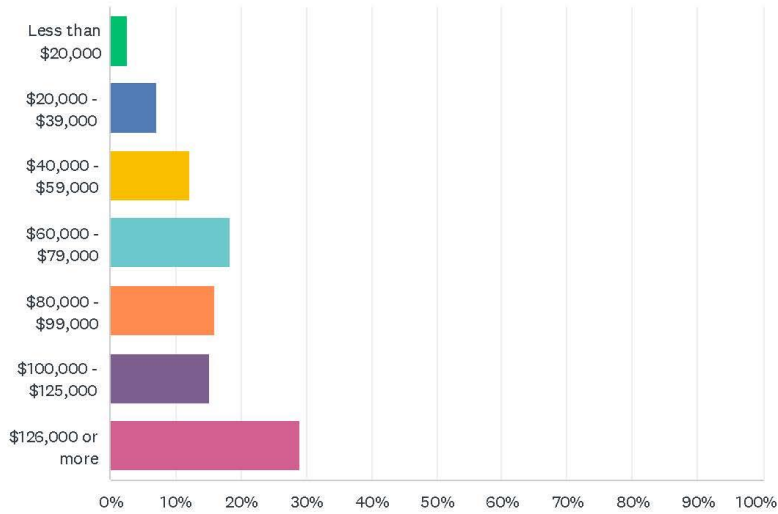
Answered: 440 Skipped: 2



ANSWER CHOICES	RESPONSES	
Generation X (1965 – 1980)	31.14%	137
Millennials (1981 – 1996)	27.73%	122
Boomer II/Generation Jones (1955 - 1964)	19.09%	84
Boomer I (1946 – 1954)	13.64%	60
Generation Z (1997 – 2012)	4.55%	20
Post War (1928 – 1945)	3.86%	17
WWI (1922 – 1927)	0.00%	0
TOTAL		440

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

Answered: 431 Skipped: 11



ANSWER CHOICES	RESPONSES	
Less than \$20,000	2.55%	11
\$20,000 - \$39,000	6.96%	30
\$40,000 - \$59,000	12.06%	52
\$60,000 - \$79,000	18.33%	79
\$80,000 - \$99,000	16.01%	69
\$100,000 - \$125,000	15.08%	65
\$126,000 or more	29.00%	125
TOTAL		431

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

2023 Dawsonville Comprehensive Plan Update

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

Answered: 400 Skipped: 42

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



2023 Dawsonville Comprehensive Plan Update

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

Answered: 410 Skipped: 32

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



2023 Dawsonville Comprehensive Plan Update

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

Answered: 395 Skipped: 47

#	RESPONSES	DATE
1	More people in the county will bring in more money in the county, which will bring in more resources.	9/3/2023 10:41 PM
2	Unsure	8/24/2023 7:32 AM
3	Dawsonville	8/22/2023 12:18 PM
4	Do not make the mistake of other Metro counties	8/2/2023 1:12 PM
5	More downtown restaurants	7/31/2023 3:45 PM
6	Show an interest in the arts and culture.	7/30/2023 10:14 AM
7	Affordable senior housing	7/28/2023 8:35 AM
8	Family friendly fun	7/26/2023 10:43 PM
9	Sidewalks in the downtown area for walking like the ones in the park that would encourage people to be downtown	7/26/2023 11:14 AM
10	Need more outdoor areas for families.	7/25/2023 3:41 PM
11	With meticulous plan and hard work, Dawsonville could have a vibrant "town center" at Main Street (around the Old Court House)..	7/25/2023 3:39 PM
12	Modest redevelopment of City Center	7/25/2023 11:34 AM
13	room to grow around existing town center	7/25/2023 8:09 AM
14	Improve roads	7/25/2023 6:54 AM
15	Ability to create and grow a city center	7/24/2023 9:13 PM
16	Restrict development and provide a pastoral transition from the city to the mountains	7/24/2023 9:07 PM
17	Improved roads	7/24/2023 9:01 PM
18	The town square area.	7/24/2023 8:54 PM
19	Growing interest in area - find something that will draw people to hang in the area. Pubs, brewery, etc. We are the only town without a brewery.	7/24/2023 8:19 PM
20	Work with outlet mall to develop an inviting outdoor attraction for shopping, eating, entertainment. Dated and unchanged for years. Possibility of an Outdoor amphitheater? A Dawsonville twist on places like the new Cumming City Center, Halcyon, and Avalon.	7/24/2023 8:16 PM

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

2023 Dawsonville Comprehensive Plan Update

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

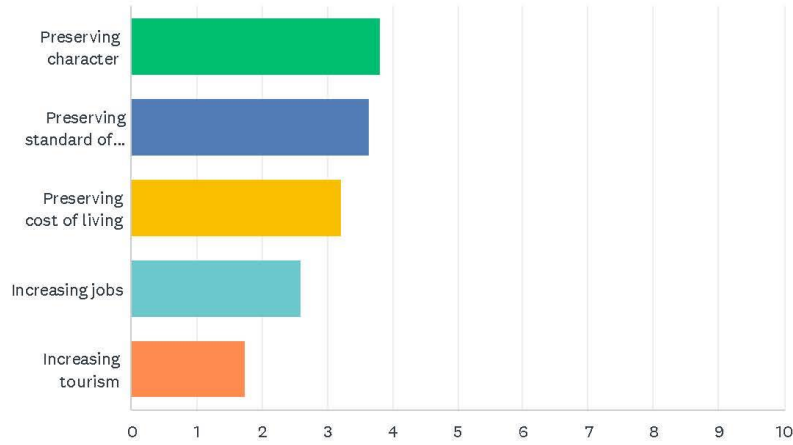
Answered: 399 Skipped: 43

#	RESPONSES	DATE
1	More crime will move into the county, schools will be overcrowded.	9/3/2023 10:41 PM
2	Too much home development need more community and public works development to support	8/24/2023 7:32 AM
3	Dawsonville	8/22/2023 12:18 PM
4	Apartment, condo housing unless it very elite as low income housing may change the demographics and change beauty of Dawsonville for ever	8/2/2023 1:12 PM
5	Rapid departure of families	7/31/2023 3:45 PM
6	Unless Dawsonville embraces growth and opportunity within the whole community the world will pass Dawsonville by.	7/30/2023 10:14 AM
7	Overdevelopment and keeping criminal elements out	7/28/2023 8:35 AM
8	Crime	7/26/2023 10:43 PM
9	NA	7/26/2023 11:14 AM
10	Rapid growth	7/25/2023 3:41 PM
11	High speed traffic and large trucks on Hwy 53 are a major obstacle to having a pleasant, and hopefully one day, walkable, town center. If we are able to divert the large trucks around the town centre and slow the remaining traffic on of the roads that converge on the "town centre", Dawsonville will become stagnant.	7/25/2023 3:39 PM
12	Overbuilding of new homes to the extent that it overwhelms our infrastructure (primary concerns are roads and water supply). Growth is fine, but we need to be proactive in determining our limits.	7/25/2023 11:34 AM
13	too much focus on single family residential in existing town center	7/25/2023 8:09 AM
14	Unfair taxation	7/25/2023 6:54 AM
15	N/A	7/24/2023 9:13 PM
16	Over development	7/24/2023 9:07 PM
17	over building	7/24/2023 9:01 PM
18	Too much growth, too fast.	7/24/2023 8:54 PM
19	So many towns close by are more updated (Jasper, Blue Ridge, Dahlonega, for example)	7/24/2023 8:19 PM

2023 Dawsonville Comprehensive Plan Update

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

Answered: 437 Skipped: 5



	1	2	3	4	5	TOTAL	SCORE
Preserving character	43.03% 179	19.47% 81	18.75% 78	12.50% 52	6.25% 26	416	3.81
Preserving standard of living	29.10% 126	33.03% 143	19.63% 85	10.62% 46	7.62% 33	433	3.65
Preserving cost of living	18.25% 77	25.36% 107	28.44% 120	15.40% 65	12.56% 53	422	3.21
Increasing jobs	7.57% 32	13.24% 56	26.00% 110	39.01% 165	14.18% 60	423	2.61
Increasing tourism	3.55% 15	7.57% 32	8.27% 35	21.51% 91	59.10% 250	423	1.75

2023 Dawsonville Comprehensive Plan Update

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

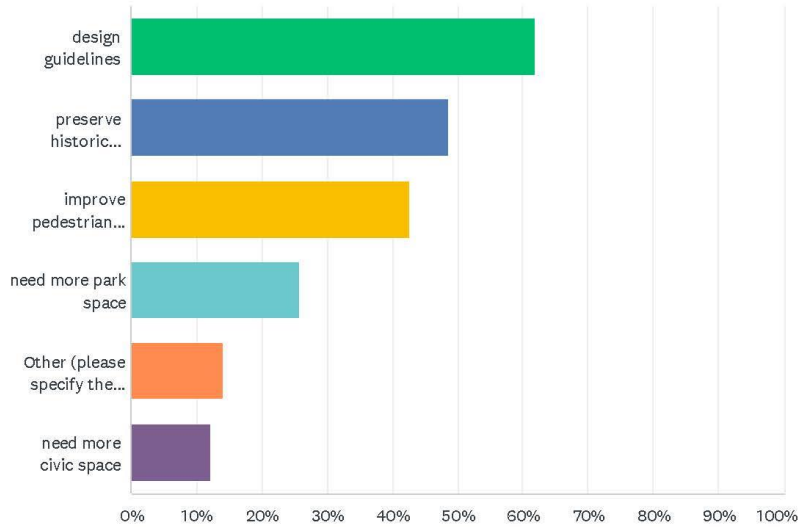
Answered: 375 Skipped: 67

#	RESPONSES	DATE
1	Roads and traffic, danger for pedestrians	9/3/2023 10:41 PM
2	Over development	8/24/2023 7:32 AM
3	i do not believe there is a liability our mayor and his reps our on top of there game	8/22/2023 12:18 PM
4	The wrong type of growth	8/2/2023 1:12 PM
5	Our children's quality of education. Transparency.	7/31/2023 3:45 PM
6	Stop putting your heads in the sand and embrace change.	7/30/2023 10:14 AM
7	Make changes to the school system to increase its ranking so we're like Forsyth or Gwinnett County!	7/28/2023 8:35 AM
8	Stop building places to live and create things to do.	7/26/2023 10:43 PM
9	rapid growth and expansion without increasing resources to sustain the growth	7/25/2023 3:41 PM
10	Traffic patterns and speed - especially Hwy 53	7/25/2023 3:39 PM
11	Not sure	7/25/2023 11:34 AM
12	Future civic center should be adjacent to town center not all in town center. Think half a mile to West and North maybe. Please be careful not to do what Forsyth County has done with their downtown.	7/25/2023 8:09 AM
13	Traffic flow	7/25/2023 6:54 AM
14	Over development and a possible airport	7/24/2023 9:07 PM
15	no suggest	7/24/2023 9:01 PM
16	Open to change and growth.	7/24/2023 8:19 PM
17	Developers and builders leaving unfinished projects	7/24/2023 8:16 PM
18	Traffic on 53	7/24/2023 7:17 PM
19	Growth without infrastructure development	7/24/2023 6:05 PM
20	To be better prepared for growth. Making sure the infrastructure can support large housing developments.	7/24/2023 5:43 PM
21	Police, fire and ems	7/24/2023 5:27 PM
22	Do not trust the NSF for water purity validation.	7/24/2023 5:08 PM
23	High Density housing and apartment growth	7/24/2023 4:52 PM
24	Too many race car driver wanna be's	7/24/2023 4:29 PM
25	New Sherriff	7/24/2023 3:56 PM
26	?	7/24/2023 3:26 PM
27	The growth stop	7/24/2023 3:11 PM
28	Not a lot of environmental awareness	7/4/2023 12:43 AM
29	Stop high density subdivisions.	7/2/2023 10:29 AM

2023 Dawsonville Comprehensive Plan Update

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

Answered: 441 Skipped: 1



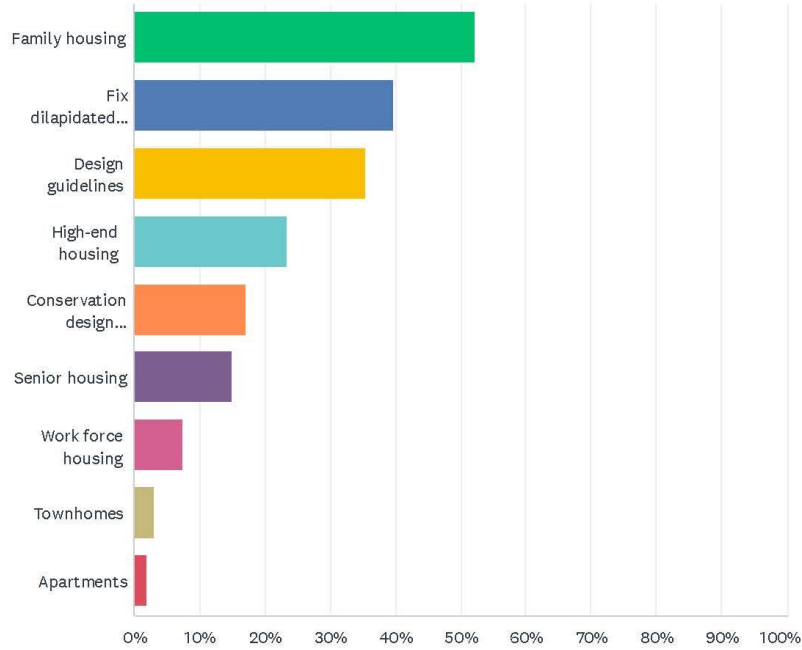
ANSWER CHOICES	RESPONSES
design guidelines	61.90% 273
preserve historic structures	48.53% 214
improve pedestrian accessibility	42.63% 188
need more park space	25.85% 114
Other (please specify the most important asset that should be preserved)	14.06% 62
need more civic space	12.24% 54
Total Respondents: 441	

#	OTHER (PLEASE SPECIFY THE MOST IMPORTANT ASSET THAT SHOULD BE PRESERVED)	DATE
1	It's nice that these items are being created however, they're not being maintained properly if they're not maintained all the money that we spent on these items will be in vain. We have a beautiful park in Main Street in Park, the grounds are full of weeds, and the beautiful playground needs to be pressure washed, etc	8/1/2023 1:41 PM
2	Safe, paved city roadways.	7/31/2023 3:45 PM
3	Improving sidewalks, bicycle and pedestrian accessibility WITHIN the City	7/25/2023 3:39 PM
4	Rural character of the community	7/25/2023 11:34 AM

2023 Dawsonville Comprehensive Plan Update

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

Answered: 415 Skipped: 27



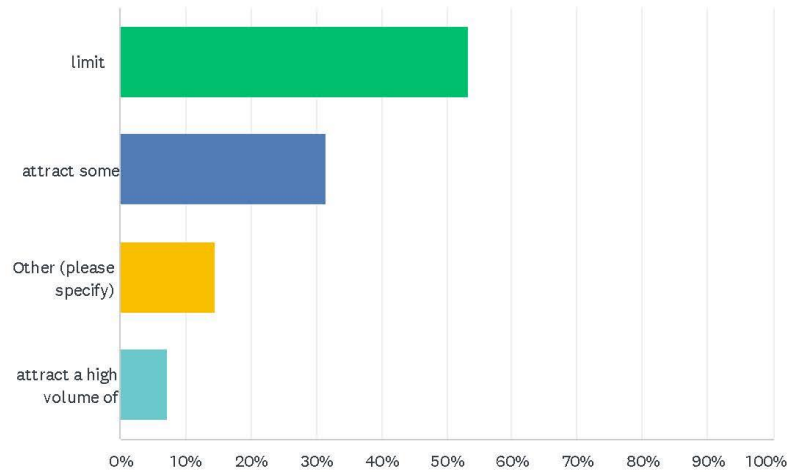
ANSWER CHOICES	RESPONSES
Family housing	52.29% 217
Fix dilapidated units	39.76% 165
Design guidelines	35.42% 147
High-end housing	23.37% 97
Conservation design subdivisions/denser neighborhoods	17.11% 71
Senior housing	14.94% 62
Work force housing	7.47% 31
Townhomes	2.89% 12
Apartments	1.93% 8
Total Respondents: 415	

#	OTHER (PLEASE SPECIFY)	DATE
1	Some of the recent homes and apartments that have been built, and Dawsonville are not	8/1/2023 1:41 PM

2023 Dawsonville Comprehensive Plan Update

Q14 I would like my community to try to _____ growth and development:

Answered: 440 Skipped: 2

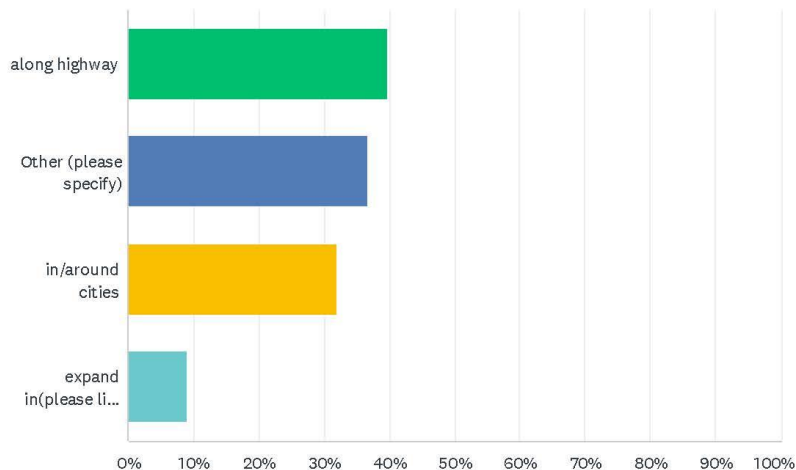


ANSWER CHOICES	RESPONSES	
limit	53.41%	235
attract some	31.59%	139
Other (please specify)	14.55%	64
attract a high volume of	7.27%	32
Total Respondents: 440		

#	OTHER (PLEASE SPECIFY)	DATE
1	Growth is fine. However, when you are driving on 53 and it takes almost double the time to get to 400 it becomes quite frustrating adding so much time to a commute. The roads cannot handle gross 53 needs to be widened.	8/1/2023 1:41 PM
2	Deelop the town and areas apart from the 400 corridor.	7/30/2023 10:14 AM
3	ALSO, PLEASE WORK ON THE HEALTH CARE SYSTEM FOR DAWSONVILLE AND DAWSON COUNTY - INDEPENDENCE FROM NGHS!!!	7/25/2023 3:39 PM
4	Think long range and planning beyond my term in office, be that government or private corporate. When my granddaughter is sitting at this desk overlooking the beautiful park I helped establish 50 years ago in this best of planned communities which may be managed to continue on in perpetuity. Multi-generational planning for a real secure future. It can be done. Please take your time and one step at a time.	7/25/2023 8:09 AM
5	Limit	7/24/2023 5:27 PM
6	No growth stop building more keep our 1 Dawson schools their already so over crowded	7/24/2023 3:11 PM
7	Responsibly, slowly	5/30/2023 10:37 PM

Q15 New growth and development should be directed toward:

Answered: 428 Skipped: 14

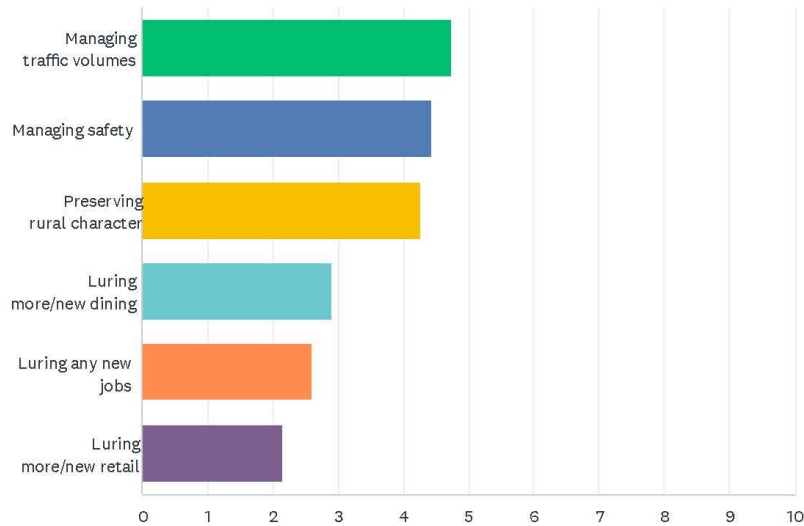


ANSWER CHOICES	RESPONSES
along highway	39.72% 170
Other (please specify)	36.68% 157
in/around cities	32.01% 137
expand in (please list location)	8.88% 38
Total Respondents: 428	

#	OTHER (PLEASE SPECIFY)	DATE
1	Both are fine however, they need to adjust the traffic signals as well on 53. When you're turning left, you don't even have a green arrow. You have to wait at a yellow arrow, hoping that no one's coming for you too. Make a left turn on busy times of the day maybe one car can get through	8/1/2023 1:41 PM
2	A thoughtful and intentional balance based on accessibility, geography, etc.	7/25/2023 11:34 AM
3	GA 400 corridor	7/24/2023 9:07 PM
4	Downtown	7/24/2023 8:19 PM
5	Near downtown and outlet mall area	7/24/2023 8:16 PM
6	Along 400 only	7/24/2023 5:27 PM
7	Business corridors for business only.	7/24/2023 4:52 PM
8	In open areas	7/24/2023 4:29 PM
9	No growth stop building more keep our 1 Dawson schools their already so over crowded	7/24/2023 3:11 PM
10	Foster an environment to attract a brewery and perhaps a new non-chain restaurant or two in	6/26/2023 1:57 PM

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

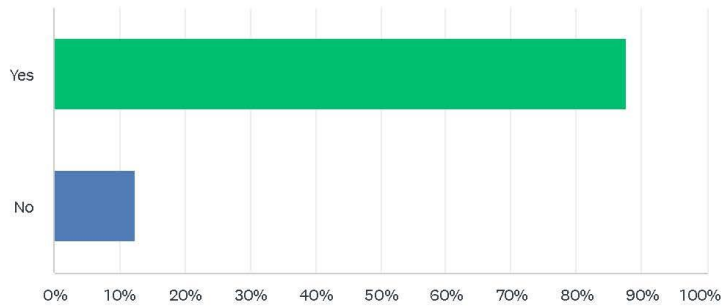
Answered: 435 Skipped: 7



	1	2	3	4	5	6	TOTAL	SCORE
Managing traffic volumes	31.57% 131	35.42% 147	20.24% 84	4.58% 19	4.82% 20	3.37% 14	415	4.74
Managing safety	20.86% 87	32.85% 137	27.82% 116	9.11% 38	6.71% 28	2.64% 11	417	4.44
Preserving rural character	38.57% 167	12.93% 56	20.09% 87	7.39% 32	7.39% 32	13.63% 59	433	4.27
Luring more/new dining	5.53% 23	9.38% 39	13.94% 58	26.68% 111	30.29% 126	14.18% 59	416	2.91
Luring any new jobs	4.25% 18	4.25% 18	11.56% 49	32.08% 136	23.58% 100	24.29% 103	424	2.61
Luring more/new retail	1.44% 6	5.76% 24	7.67% 32	18.47% 77	25.42% 106	41.25% 172	417	2.16

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

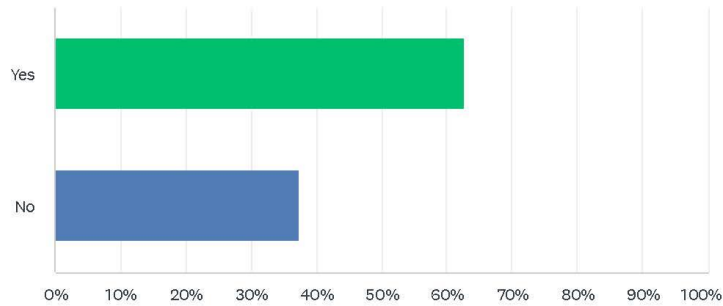
Answered: 426 Skipped: 16



ANSWER CHOICES	RESPONSES	
Yes	87.56%	373
No	12.44%	53
TOTAL		426

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

Answered: 430 Skipped: 12

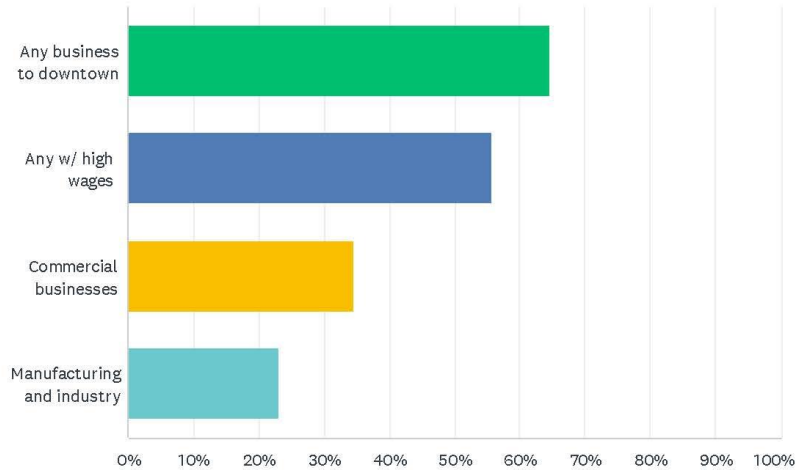


ANSWER CHOICES	RESPONSES	
Yes	62.79%	270
No	37.21%	160
TOTAL		430

2023 Dawsonville Comprehensive Plan Update

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

Answered: 391 Skipped: 51



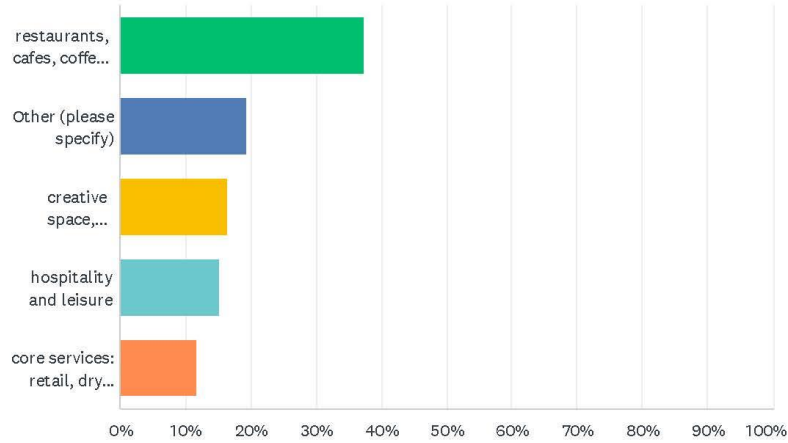
ANSWER CHOICES	RESPONSES
Any business to downtown	64.71% 253
Any w/ high wages	55.75% 218
Commercial businesses	34.53% 135
Manufacturing and industry	23.02% 90
Total Respondents: 391	

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

2023 Dawsonville Comprehensive Plan Update

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

Answered: 423 Skipped: 19



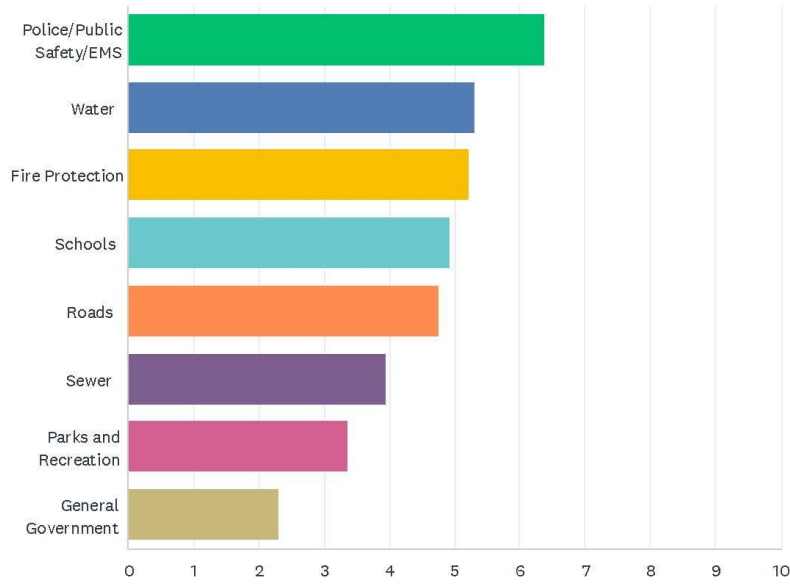
ANSWER CHOICES	RESPONSES
restaurants, cafes, coffees shops, etc.	37.35% 158
Other (please specify)	19.39% 82
creative space, incubation, remote work, meeting space	16.31% 69
hospitality and leisure	15.13% 64
core services: retail, dry cleaning, childcare, etc.	11.82% 50
TOTAL	423

#	OTHER (PLEASE SPECIFY)	DATE
1	None	9/3/2023 10:41 PM
2	U	8/2/2023 1:12 PM
3	Businesses that employ professionals. We have too many low paying employers. Therefore we have too many low/middle income families.	7/30/2023 10:14 AM
4	Retail shops, brewery with a family friendly vibe, putt-putt golf. Be able to walk the street and stop for coffee, outdoor space for people to gather.	7/26/2023 11:14 AM
5	Tourist nature resources	7/26/2023 7:56 AM
6	I think we need to think bigger and more long term.	7/25/2023 8:09 AM
7	First option and 4th option.	7/24/2023 5:27 PM
8	Nogrowth stop building more keep our 1 Dawson schools their already so over crowded	7/24/2023 3:11 PM
9	Brewery and non-chain restaurants in downtown area.	6/26/2023 1:57 PM

2023 Dawsonville Comprehensive Plan Update

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

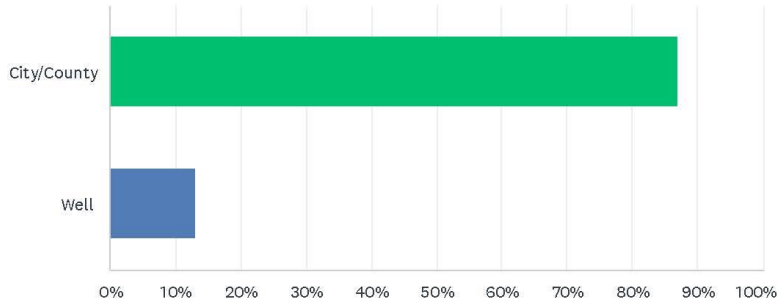
Answered: 436 Skipped: 6



	1	2	3	4	5	6	7	8	TOTAL	SCORE
Police/Public Safety/EMS	39.01% 165	19.86% 84	15.13% 64	9.69% 41	5.67% 24	6.15% 26	1.18% 5	3.31% 14	423	6.37
Water	21.24% 89	10.26% 43	17.18% 72	17.42% 73	11.69% 49	10.74% 45	8.11% 34	3.34% 14	419	5.31
Fire Protection	2.82% 12	27.00% 115	19.25% 82	19.25% 82	13.38% 57	10.80% 46	6.34% 27	1.17% 5	426	5.23
Schools	17.63% 76	11.83% 51	18.33% 79	9.74% 42	11.60% 50	11.14% 48	9.51% 41	10.21% 44	431	4.92
Roads	13.15% 56	10.33% 44	12.91% 55	14.79% 63	17.61% 75	15.96% 68	12.91% 55	2.35% 10	426	4.75
Sewer	1.19% 5	15.20% 64	8.31% 35	13.54% 57	15.68% 66	16.63% 70	18.53% 78	10.93% 46	421	3.94
Parks and Recreation	3.95% 17	5.12% 22	6.98% 30	10.93% 47	14.88% 64	15.35% 66	23.72% 102	19.07% 82	430	3.36
General Government	2.84% 12	1.18% 5	2.60% 11	4.73% 20	10.17% 43	11.58% 49	17.97% 76	48.94% 207	423	2.30

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

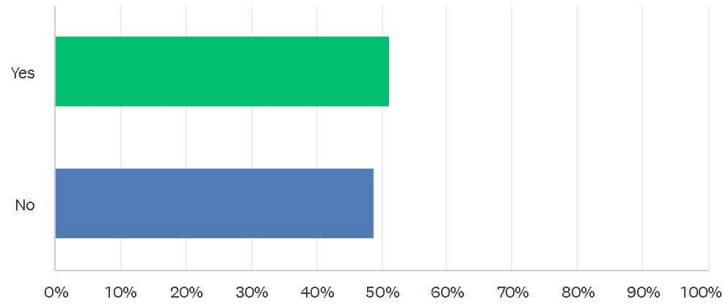
Answered: 437 Skipped: 5



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

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

Answered: 227 Skipped: 215

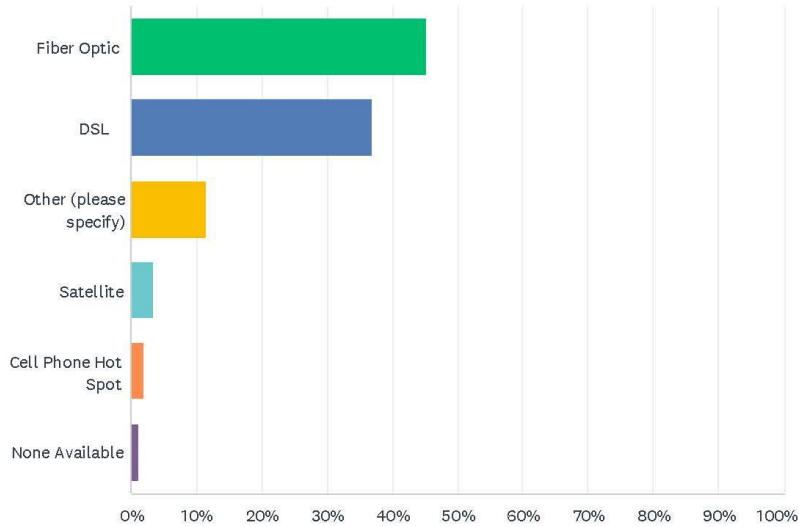


ANSWER CHOICES	RESPONSES	
Yes	51.10%	116
No	48.90%	111
TOTAL		227

2023 Dawsonville Comprehensive Plan Update

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

Answered: 437 Skipped: 5

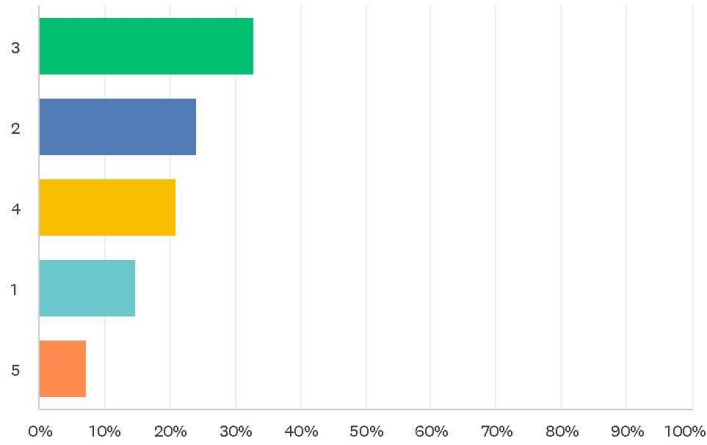


ANSWER CHOICES	RESPONSES	
Fiber Optic	45.31%	198
DSL	36.84%	161
Other (please specify)	11.44%	50
Satellite	3.43%	15
Cell Phone Hot Spot	1.83%	8
None Available	1.14%	5
TOTAL		437

#	OTHER (PLEASE SPECIFY)	DATE
1	Have Kinetic by Windstream which I am very unhappy with. Need more options.	7/26/2023 11:14 AM
2	Cable	7/25/2023 11:34 AM
3	I do not have internet.	6/19/2023 8:32 AM
4	Windstream kinetics	6/10/2023 6:33 AM
5	Windstream. That should be it's own category	5/12/2023 11:08 PM
6	Cable Internet	5/12/2023 12:01 AM
7	cable	4/29/2023 5:41 PM

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

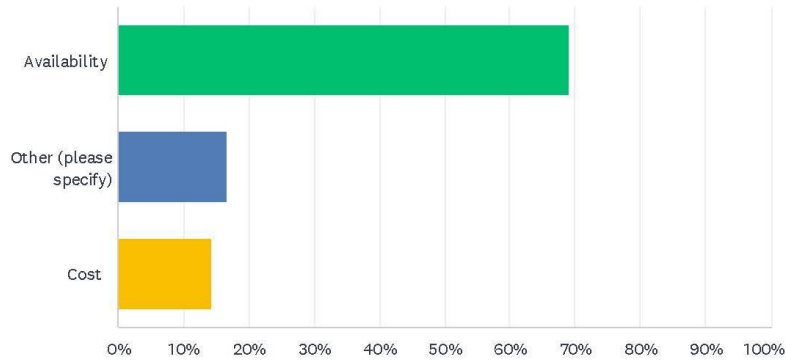
Answered: 439 Skipped: 3



ANSWER CHOICES	RESPONSES	
3	32.80%	144
2	24.15%	106
4	20.96%	92
1	14.81%	65
5	7.29%	32
TOTAL		439

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

Answered: 397 Skipped: 45



ANSWER CHOICES	RESPONSES
Availability	69.02% 274
Other (please specify)	16.62% 66
Cost	14.36% 57
TOTAL	397

#	OTHER (PLEASE SPECIFY)	DATE
1	N/A	9/3/2023 10:41 PM
2	NA	7/28/2023 8:35 AM
3	Approve permits for fiber!	7/26/2023 7:56 AM
4	am happy with what I have	7/24/2023 9:01 PM
5	Only game in town is windstream. Like a monopoly on the internet. They stink. Unreliable with dropped services daily. Need to allow bigger companies to expand north into Dawsonville.	7/24/2023 8:16 PM
6	Internet is great	7/24/2023 7:17 PM
7	okay with what I have	6/20/2023 6:27 PM
8	WINDSTREAM SUCKS BUT WE CANT GET ANYTHING ELSE	5/11/2023 8:20 PM
9	Only one provider Windstream is allowed in Dawson. I would switch if another provider was allowed trust me.	5/11/2023 5:52 PM
10	I have it but many areas still do not	5/11/2023 3:53 PM
11	Have it	5/8/2023 10:50 AM
12	Windstream has a monopoly.	5/6/2023 8:21 PM
13	Availability is awful!	5/6/2023 8:06 PM
14	The fact that Windstream is terrible and it is really our only option	5/6/2023 12:20 PM

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

Answered: 217 Skipped: 225

#	RESPONSES	DATE
1	Please stop the developers, especially until roads and schools can keep up with all of the new people. Sidewalks off of 53 in the city limits would be a necessity.	9/3/2023 10:41 PM
2	Keep up the great work	8/24/2023 7:32 AM
3	the biggest is why the town did not look at any neighbor hood when they put a value on homes when they put a price on a lot 65 by 100 for 50,thousand dollars with a home in the middle	8/22/2023 12:18 PM
4	Have the city and GAdot clean trailer junk yard on Highway 53 up. Clean up the junk on Highway 53 in historic Dawsonville. Do something about the abandon housing in historic Dawsonville. Make the business in Historic Dawsonville clean up their appearance such as some old pharmacy	8/2/2023 1:12 PM
5	On perimeter Road there is so much kudzu and growth that needs to be cut back. It would be nice to see that happen so people could enjoy walking on the sidewalks. Also, it would be very helpful to have the park maintained is such a beautiful park it needs to have regular maintenance. Weed control	8/1/2023 1:41 PM
6	Please2, pave Maple Street. Why, on God's green earth, has this not taken a priority?	7/31/2023 3:45 PM
7	Wake up Dawsonville the world is passing you by. Not just passing but leaving you in the dust!	7/30/2023 10:14 AM
8	Bring more restaurants/bars to downtown to bring tourists coming; keep criminal elements out; make the school system better so families will move here for the school system; have more senior activities and inexpensive family activities to unite the town.	7/29/2023 8:35 AM
9	Dilapidated buildings and properties with old cars and junk should be removed such as the property on Hwy 9 where the old cars and junk is everywhere.	7/26/2023 11:14 AM
10	New resident- moved here because of rural charm, safety and natural beauty. You have to invest in expanding internet access- that will bring remote workers with good paying income.	7/26/2023 7:56 AM
11	Thank you for allowing me to participate. Dawson County is still sort of and fresh canvas and our government planners are the painters. I think it can be the gem of Atlanta and remain a home place at the same time. If we think any differently it won't turn out to be the best that it can be. It must belong to the future. Let's not be in too big a hurry or be too focused on ourselves. We won't be here all that long after all.	7/25/2023 8:09 AM
12	I would like the city to hold developers accountable for their land and lack of development when homes are sold with promises made.	7/24/2023 9:13 PM
13	Need to hold Windstream to a higher standard of service	7/24/2023 9:07 PM
14	none	7/24/2023 9:01 PM
15	Don't allow or approve any permits for Matt Bennett (developer) or Adams Home (builder). They should NOT be allowed to build / develop anything in the city or county until they make right with Thunder Ridge Community.	7/24/2023 8:16 PM
16	We moved here because of what dawsonville is. Don't change it too much.	7/24/2023 7:17 PM
17	There needs to be a balance between housing/commercial growth and land conservation. Building a hundred home on less than 20 acres should not be allowed. Green space is vital to our community as well as wildlife.	7/24/2023 5:43 PM

F. Comprehensive Plan Meeting Records

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

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

Department of Planning and Zoning Comprehensive Plan Steering Committee Attendance Sheet

	9-Feb	9-Mar	13-Apr	11-May	8-Jun	13-Jul	10-Aug	TBD
Mandy Power, Chair	✓							
Elijah Clay Disharoon	✓							
Jonathan Campbell	✓							
Mike Turner	✓							
Alexis Noggle	✓							
Sharon Farrell	✓							
Randy Davis	✓							
Mike Sabol	✓							
Anna Tobolski	✓							
George Freisem	✓							
Jeremy Porter	✓							
Doug Powell	✓							
Angie Smith	✓							
Amanda Edmondson	✓							
Bob Bolz	✓							
Regina Varnado	✓							
Kevin Herrit	✓							
Bill Elliott	✓							
Kristy Moore	✓							
Amy Smith	✓							
James Askew	✓							
Dwight Gilleland	✓							
Carrie Fallstrom								
Vanni Gautam								
Monty Sirmans	✓							
Bob Bolz	✓							
Stacy Harris	✓							
Harmit Bedi	✓							
John Walden	✓							

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

5:30 PM-Thursday March 9, 2023

Sign In Sheet

Name

Paul Davis	John Cuyll
Alisa Alexis Noggle	Amey Smith
Kevin Herritt	Doug Powell
Mary Simmons	Angie Sattl
Jeff Hill	Annita Edmond
James Lewis	Clay Smith
Vaani Gautham	Matt Smith
Erica Jones	Stacy Heni
John Wall	
Bob Boltz	
Kristy Moore	

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

5:30 PM-Thursday April 13, 2023

Sign In Sheet

Name

Vanni Cautano
Clay Doo
Danya Frum
James New
[Signature]
Kris Moore
Jeannette Campbell
[Signature]
Mandy Power
Anna Tobolski
Sharon O'Farrell
Michael Turner
[Signature]
MICHAEL SABOL

Jeremy Porter
Carrie Fallstrom
Stacy Heni
BOB BOLZ

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

5:30 PM-Thursday May 11, 2023

Sign In Sheet

Name

Vivian Gauntan
Jonathan Campbell
Kevin Herbst
Mandy Power
Ade
Stacy Hain
Amanda Edmond
Bob Boltz
John Wall

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

5:30 PM-Thursday June 8, 2023

Sign In Sheet

Name

Alexis Wogge
Kevin Herriot
Doug Powell
Sharon Farrell
Randy Davis
Jonathan Campbell
Bob Bole
Stacy Harris
Jeremy Pothol
MIKE SABOL
Clay Dean

**DAWSONVILLE COMP PLAN UPDATE
PUBLIC MEETING
DAWSONVILLE CITY HALL**

2:30 PM-Thursday July 13, 2023

Sign In Sheet

Name

Harmony Gree

Lacey Edwards

Dan Ezzell

James Alew

Mindy Edwards

**DAWSONVILLE COMP PLAN UPDATE
PUBLIC MEETING
DAWSONVILLE CITY HALL**

5:30 PM-Thursday July 13, 2023

Sign In Sheet

Name

JERRY GLOECKNER

Luke Gloeckner

Jefferson Morgan

Kimberly Morgan





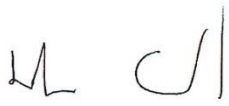

Doug Powell

**DAWSONVILLE COMP PLAN UPDATE
PUBLIC MEETING
DAWSONVILLE CITY HALL**

5:30 PM-Thursday August 10, 2023

Sign In Sheet

Name

Jeremy Porter	
MIKE SABOL	
mike TURNER	
Mandy Power	Mandy Power
Ker.A Hersit	
Jonathan Campbell	
Kristy Moore	
Clay Edson	Clay Disharoon

G: Capital Improvement Element

