Lumpkin County

2017 Comprehensive Plan Update

February, 2017

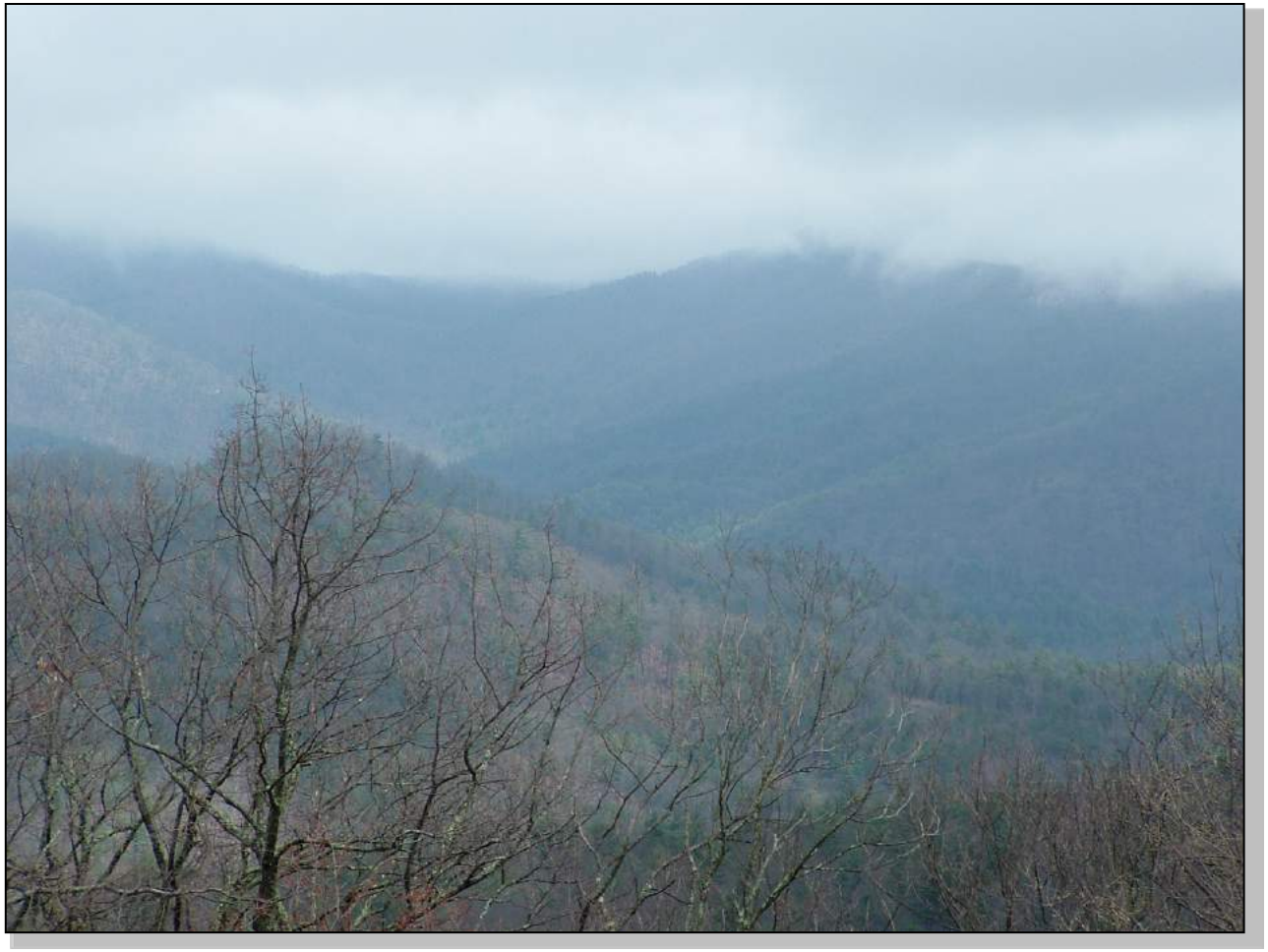


TABLE OF CONTENTS PAGE

I. INTRODUCTION

- Purpose 1
- Required Components 2
- Citizen Participation 3

II. COMMUNITY VISION

- Vision Statement 4
- Community Assessment 6
- Community Needs & Opportunities 13
- Land Use Assessment 16
  - Areas Requiring Special Attention 21
  - Quality Community Objectives 23
  - Recommended Character Areas 26

III. IMPLEMENTATION PROGRAM

- List of Accomplishments 49
- Policies & Long Term Objectives 51
- Short-Term Work Program 52

IV. APPENDIX

- Recommended Character Area Map 57
- Areas Requiring Special Attention Map 58
- Lumpkin County Labor Force Activity 2015 59
- Summary of Public Surveys/Meetings 66

CHAPTER 1
INTRODUCTION

PURPOSE
The purpose of the 2017 Lumpkin County Comprehensive Plan update is to provide guidance for everyday decision-making by local government officials and other community leaders. This document represents the culmination of the efforts to plan for the future well-being of the County, the residents and various stakeholders by identifying the critical, consensus needs and goals for the community. Implementing the plan will help the community address those critical needs and opportunities while moving towards realization of the unique vision for its future. This plan is structured as outlined by Georgia's planning standards (see below):

Statewide benefits of comprehensive planning
City and county comprehensive planning should be conducted in the context of Georgia's strong and vibrant intergovernmental system that clearly recognizes the important role cities and counties play in fostering the state's image as an attractive place to invest, conduct businesses and raise a family. City and county comprehensive planning enhances coordination at many levels.

Local benefits of comprehensive planning
The highest and best use of comprehensive planning for local governments is to show important relationships between community needs. A local comprehensive plan is a fact-based resource for local constituents that tracks implementation of community-based policies. Furthermore, local comprehensive planning creates an environment of predictability for business and industry, investors, property owners, tax payers and the general public. In addition, the plan helps local governments to recognize and then implement important economic development and revitalization initiatives. For these reasons, the state finds that well-planned communities are better prepared to attract new growth in a highly competitive global market.

In short, local planning should recognize that:

Assets can be ***accentuated*** and ***improved***;

Liabilities can be ***mitigated*** and ***changed*** over time; and

Potential can be ***sought after*** and ***developed***.

REQUIRED COMPONENTS

The comprehensive plan has been prepared in accordance with the mandated three-step planning process, which is described as follows:

1) an inventory of data for each planning element and projections/forecasts where applicable to provide the local governments with a factual and conceptual basis for making informed decisions about the future of the community, and an analysis and assessment of the data in terms of their significance to the community;
2) a statement of issues, needs, goals, policies and objectives; and
3) an implementation strategy which sets forth an overall strategy for meeting the community's ambitions both for the short-term (the next five years) and the entire planning horizon (to the year 2035).

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

This is to certify that as part of this planning process appropriate staff and decision-makers have reviewed the Coosa-North Georgia Water Plan, the Georgia Mountains Regional Plan, the Chestatee River/Yahoola Creek Watershed Management Plan, and the Georgia State Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in formulating this local plan. No conflicts were identified between this document and the other documents referenced, and the Lumpkin County Comprehensive Plan establishes goals that will support the advancement of objectives found within the regional/State documents.

~

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

CITIZEN PARTICIPATION

As a part of the planning process each local government must provide and implement opportunities to encourage public participation during the preparation of the comprehensive plan. The purpose of this is to insure that citizens and other stakeholders are aware of the planning process, are provided opportunities to comment on the local plan elements, and have adequate access to the process of defining the community's vision, values, priorities, goals, policies, and implementation strategies. At a minimum, the public participation program must provide for: adequate notice to keep the general public informed of the emerging plan; opportunities for the public to provide written comments on the plan; hold the required public hearings; and, provide notice to property owners through advertisements in the newspaper (legal organ) of the planning effort soliciting participation and comments. In addition, Lumpkin County must provide opportunities for public participation through other means and methods to help articulate a community vision and develop associated goals and implementation program.

The primary stakeholders invited to participate in this plan update process was based on the results from the County Staff effort and recommendations from the County officials. The stakeholder group was comprised of commission members, the County manager, members of Lumpkin County's Planning Commission, County Staff, and several community representatives. This group was invited to participate in several meetings held on 2/15/2016, 3/21/2016, 4/18/2016, 5/16/2016, 6/20/2016 as well as 8/29/2016 and asked to review draft material upon availability.

List of Stakeholder Committee Members/Organizations: Kris Butler (Georgia Forestry Commission), Jason Davis (Lumpkin County Planning Commission), Chris Dockery (Lumpkin County Board of Commissioners), Bruce Georgia (Lumpkin County Planning Commission), Travis Johnson (Community Representative), Stan Kelley (Lumpkin County Manager), David Miller (Community Representative), Tony Nunley (Community Representative), Sean Phipps (Lumpkin County Planning Commission/Water & Sewer Authority), Ridge Rairigh (Lumpkin County Planning Commission), Larry Reiter (Lumpkin County Planning Director), Doug Sherrill (Lumpkin County Board of Commissioners), Rhett Stringer (Lumpkin County Board of Commissioners).

In addition to several stakeholder meetings, GMRC also held two public hearings with Lumpkin County. The initial public hearing to receive input from the public was held on 3/31/2016 and the public hearing on 9/19/2016 was held to give the public an opportunity to review the draft of the comprehensive plan update and offer comments. Both of these public hearings were held in the Lumpkin County Community Center from 6-7:30 PM, and an ad was placed in The Dahlonega Nugget for each. The major issue brought up in the initial public meeting (which had 16 citizens in attendance) concerned the need for a new library and what the County was going to do to achieve this. The second public meeting (which included 5 attendees; the majority of whom was on the stakeholder committee) was a general review of the information in the Comprehensive Plan to date.

CHAPTER 2

COMMUNITY VISION

GENERAL VISION STATEMENT

Previous planning standards for Georgia defined a community vision as something *"… intended to paint a picture of what the community desires to become, providing a complete description of the development patterns to be encouraged within the jurisdiction."* It is required as an element of the comprehensive plan so that communities can truly establish a pure and simple ideal for themselves in a format that is easily expressed and understood.

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

"A goal without a plan is just a wish."

-Antoine de Saint-Exupery

VISION STATEMENT

"Lumpkin County: A historic mountain community that values small town tradition and balances responsible, focused growth, while also promoting quality of life and the experience of recreational living with southern charm."

This vision statement was a result of input from residents, as well as the stakeholder group. This vision idealizes what each stakeholder thought was important to the community as a whole, based on input received from prior surveys and meetings. The rural, small town feel to Lumpkin County is something to be maintained going forward. The historic character and culture contributes to this small town feel. Residents and stakeholders alike feel this should be protected and enhanced. Maintaining continuity of building facades, improvements to infrastructure and streetscaping will enhance Lumpkin County while keeping the small town identity. Responsible, focused growth keeps the future in mind by planning out adequate infrastructure that encourages new development. Lumpkin County would like their community to welcome new residents, businesses, and tourists alike, while showcasing their character, culture, and opportunities for growth.

COMMUNITY ASSESSMENT

Comprehensive Plan Elements are divided into the following categories for local plans in Georgia:

- Economic Development (Optional)
- Population (Optional)
- Housing (Optional)
- Natural Resources (Optional)
- Historical & Cultural Resources (Optional)
- Community Facilities (Optional)
- Transportation (Optional)
- Land Use (Required)

ECONOMIC DEVELOPMENT ELEMENT (OPTIONAL)

The economic development element provides the local government the opportunity to inventory and assess the community's current economic base, labor force characteristics, local economic development opportunities, and other resources. It also helps to determine economic needs and goals and to merge this information with other current data on population trends and characteristics, natural resources, community facilities and services, housing, and land use so that an economic strategy can be developed for the community.

Further analysis has shown a decline in several employment sectors. Manufacturing has seen the biggest decline since 1990. Even with this amount of decline, manufacturing remains one of the top four industries in Lumpkin County. This will need to be considered when planning for future economic development. If the manufacturing trade does decline even more, Lumpkin County will need to have a plan to make up for this economic loss. Trade, transportation and utilities has seen the largest growth, making it the top sector in Lumpkin County, while Leisure & Hospitality is second and Education & Health is third. The aforementioned categories have seen an increase over the past ten years. The remaining categories have seen minimal change. It is important to recognize that about half of Lumpkin's employed residents (51%) remained inside the county while the remainder worked outside the County (namely in Hall, Dawson, Forsyth, and Fulton Counties). Interestingly, of the total number or people working in Lumpkin County, about 70% live in Lumpkin, meaning the remaining 30% of people commuting into the County for work live elsewhere.

Employment by Sector (Percentage)
***Statistics obtained from https://explorer.gdol.ga.gov/vosnet/Default.aspx**

Category	1990	1992	1994	1996	1998	2000	2002	2004	2006	2008	2010	2011	2012	2013	2014
Manufacturing	35.3%	34.0%	36.0%	30.1%	25.1%	26.0%	27.2%	25.0%	23.0%	18.8%	15.7%	15.8%	15.2%	15.1%	15.5%
Trade, Trans & Utility	14.3%	14.8%	15.4%	17.3%	23.5%	23.5%	23.7%	25.4%	23.1%	20.8%	22.4%	24.0%	24.7%	25.6%	26.0%
Education & Health	16.7%	19.5%	15.0%	16.8%	15.7%	13.0%	15.3%	14.5%	14.1%	17.9%	18.0%	16.7%	16.1%	15.9%	15.6%
Leisure & Hospitality	14.6%	12.9%	15.4%	16.4%	13.7%	14.3%	13.8%	15.3%	17.0%	18.4%	19.5%	20.0%	21.7%	23.1%	23.5%
Prof & Business Service	2.0%	3.1%	3.9%	4.7%	4.7%	6.5%	5.1%	5.2%	6.3%	6.9%	7.5%	8.5%	8.9%	7.4%	7.1%
Construction	2.6%	3.1%	4.4%	5.8%	6.5%	7.1%	6.6%	5.7%	8.1%	8.7%	7.3%	6.4%	5.8%	5.4%	5.0%
Financial Service	5.7%	4.3%	3.3%	3.2%	4.6%	3.9%	3.1%	3.7%	3.6%	3.5%	3.4%	3.6%	3.4%	3.2%	2.8%
Information Service	2.9%	3.1%	1.8%	1.5%	1.8%	1.3%	1.2%	0.9%	0.6%	0.8%	0.9%	0.6%	0.6%	0.4%	0.6%
Natural Resources & Mining	1.8%	2.0%	1.6%	1.6%	1.6%	1.5%	1.0%	1.5%	0.8%	0.8%	0.8%	0.6%	0.5%	0.5%	0.7%
Service, Other	1.7%	1.3%	1.1%	1.5%	1.0%	1.2%	1.4%	1.5%	1.5%	2.0%	2.4%	1.7%	1.6%	1.7%	1.7%
Public Admin	2.0%	2.1%	1.9%	1.3%	1.7%	1.5%	1.6%	1.5%	1.8%	1.5%	2.1%	2.0%	1.7%	1.6%	1.5%

Employment/Unemployment Statistics (Surrounding County Comparison)
***Statistics obtained from: https://explorer.gdol.ga.gov**

	2002	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2016
Lumpkin Co.													
Labor Force	11,117	11,777	12,243	12,796	13,106	13,346	13,289	14,668	14,843	15,171	15,165	15,184	15,534
Employed	10,682	11,303	11,672	12,274	12,561	12,412	11,792	13,141	13,383	13,890	14,021	14,187	14,733
Unemployed	435	474	571	522	545	934	1,497	1,527	1,460	1,281	1,144	997	801
Unemployment Rate	3.9%	4.0%	4.7%	4.1%	4.2%	7.0%	11.3%	10.4%	9.8%	8.4%	7.5%	6.6%	5.2%
Dawson Co.													
Labor Force	9,500	10,029	10,351	10,673	11,061	11,280	11,133	10,958	10,870	10,827	10,765	10,832	11,416
Employed	9,095	9,653	9,919	10,273	10,649	10,615	10,064	9,763	9,770	9,914	9,984	10,171	10,875
Unemployed	405	376	432	400	412	665	1,069	1,195	1,100	913	781	661	541
Unemployment Rate	4.3%	3.7%	4.2%	3.7%	3.7%	5.9%	9.6%	10.9%	10.1%	8.4%	7.3%	6.1%	4.7%
Fannin Co.													
Labor Force	9,522	9,697	10,128	10,807	10,959	10,866	10,747	10,269	10,268	10,001	9,756	9,760	10,609
Employed	9,044	9,225	9,621	10,381	10,545	10,187	9,659	9,068	9,108	8,983	8,882	9,003	10,032
Unemployed	478	466	507	426	414	679	1,088	1,201	1,160	1,018	874	757	577
Unemployment Rate	5.0%	4.8%	5.0%	3.9%	3.8%	6.2%	10.1%	11.7%	11.3%	10.2%	9.0%	7.8%	5.4%
Hall Co.													
Labor Force	75,292	79,867	83,312	86,762	90,422	92,322	89,411	86,486	87,627	88,984	89,469	90,087	96,476
Employed	72,222	76,738	79,685	83,503	87,154	87,324	81,363	78,145	79,875	82,066	83,345	84,749	92,084
Unemployed	3,070	3,129	3,627	3,259	3,268	4,998	8,048	8,341	7,752	6,918	6,124	5,338	4,392
Unemployment Rate	4.1%	3.9%	4.4%	3.8%	3.6%	5.4%	9.0%	9.6%	8.8%	7.8%	6.8%	5.9%	4.6%

Total Per Capita Personal Income (by year)
***Statistics obtained from http://www.bea.gov**

Year	Total Personal Income
1995	$17,968
1996	$18,512
1997	$19,405
1998	$20,952
1999	$21,187
2000	$22,258
2001	$22,352
2002	$22,094
2003	$22,579
2004	$24,167
2005	$24,710
2006	$25,813
2007	$26,721
2008	$27,104
2009	$26,359
2010	$26,140
2011	$27,679
2012	$27,804
2013	$29,069
2014	$30,397

EDUCATION & TRAINING OPPORTUNITIES

Education and training opportunities are important factors in promoting economic development in the community. The University of North Georgia is located within the City of Dahlonega. The University of Georgia is also a relatively short distance away, located in Athens. A workforce development plan should be established to attract new industry and train local residents to fill any new jobs created. The training should begin at the high school level to ensure a better education base for the skilled workers needed. This will also lead to more opportunities for college education in technical fields.

POPULATION ELEMENT (OPTIONAL)

The population element of the comprehensive plan is the most logical starting point in planning for the future of a community. The population element provides Lumpkin County with an inventory and assessment of trends in population growth or decline and in the demographic characteristics of the population. The population element forms a foundation for the economic development, community facilities, housing and land use elements of the plan.

Based on 2015 population projections, Lumpkin County has seen an increase of 4.8% in population from 2005 to 2015. The population of persons under the age of 18 has dropped 2% to 18.5%, and the population of persons 65 and older has increased almost 4% to 16.1%. Further population data is included in the Labor Profile located in the Appendix.

HOUSING ELEMENT (OPTIONAL)

The housing element provides Lumpkin County officials with an inventory of the existing housing stock; an assessment of its adequacy and suitability for serving current and future population and economic development needs; a determination of future housing needs; and an implementation strategy for the adequate provision of housing for all sectors of the population.

Analysis of the current housing stock shows the majority of housing in Lumpkin County is single-family residential. There is a lack of multi-family housing throughout the County due to development costs, terrain, building regulations, etc. Further breakdown of housing in Lumpkin County can be found in the Land Use Assessment section of this document.

NATURAL RESOURCES ELEMENT (OPTIONAL)

This portion of the plan addresses the natural resources in Lumpkin County. Analysis of natural resources is a critical element in the planning process. Knowledge regarding such resources is important to their protection and conservation. These natural systems provide the means for waste disposal, pure water, minerals, food as well as recreation. Awareness of the resources supporting natural systems allows future development to coexist with critical natural systems in a way that ensures the viability of resources in Lumpkin County in years to come.

Protecting the rural/agricultural areas, as well as the recreation/park space is important to Lumpkin County. Conservation subdivisions, along with other development regulations will aid in conserving the mountainous, natural areas, as well as maintain the rural, small town feel of Lumpkin County. The National Forest also makes up approximately 30% of Lumpkin County's total area, which will be governmentally protected and preserved.

HISTORICAL & CULTURAL RESOURCES ELEMENT (OPTIONAL)

Historic resources include structures and sites, rural resources, community landmarks, archaeological and cultural sites, and the historic environment in which they exist. They serve as visual reminders of Lumpkin County's past, providing a link to its cultural heritage and a better understanding of the people and events that shaped the patterns of its development. Preservation of these resources makes it possible for them to continue to play an integral, vital role in the community. Because historic resources are irreplaceable, they should be protected from deterioration and the intrusion of incompatible uses. Preservation can provide property owners in Lumpkin County with substantial savings through the reuse of facilities, structures and utilities and is often less expensive than demolition and new construction. The preservation and the reuse of historic structures can also attract tourism and promotes a quality of life that industry, new business, and residents find attractive in communities.

There are many sites in Lumpkin County that could be considered historical in nature. The County is aware of these sites, and when beneficial for the County and land owner, will provide a variance to the code in attempt to ease the process to preserve and protect these historic sites. These will be considered on a case by case basis. Though the County is not actively pursuing restoration of these sites, they support preserving these historical sites if land owners choose to do so.

COMMUNITY FACILITIES ELEMENT (OPTIONAL)

This portion of the plan includes an inventory of public facilities and services. The facilities are assessed for their adequacy to serve present and future population and economic needs. Goals and objectives, as well as actions to be taken related to community facilities are presented in this section.

There are several needs throughout the County for upgraded or new facilities. A new library/technology center, as well as more active adult facilities is needed to facilitate the growing needs of the senior population. There is also a need for more gym facilities and outdoor recreational courts in the County. There are opportunities for park developments around the Yahoola Reservoir, as well as the Blackburn Park area. The County would also be supportive of any efforts to explore opportunities for more tourist attractions in the area (specifically a Veteran's Museum and/or a Cherokee Indian Museum). While not directly pursuing these attractions, the County, Chamber of Commerce, and Development Authority would support any grant opportunities tied to these attractions. The County would also assist in any variances to support any of these future efforts. There is a need for a new animal shelter as well. The County will need to acquire 5 AC to build this shelter on and will pursue SPLOST funding and grants to address these needs.

TRANSPORTATION ELEMENT (OPTIONAL)

In evaluating the transportation network of a community, it is important to evaluate certain economic and social patterns that impact such infrastructure. The County would like to find a better vehicular connection from S.R. 400 to the City of Dahlonega. Stakeholders suggested there is a need for either road improvements into the City of Dahlonega or an alternate route into the City other than S.R. 60. Lumpkin County plans on obtaining traffic information and long-term improvement plans from GDOT and creating a transportation assessment for the SR 400 Corridor to try to address this need.

NEEDS & OPPORTUNITIES

The planning process asks communities to assess the information outlined in an effort to identify needs and opportunities that should be considered planning for the future. In doing so the communities can more effectively define their objectives and actions to better achieve the desired vision.

The following represents a refined listing of needs and opportunities for Lumpkin County. Some of these were carried over from the first part of the planning process, identified during the development of the Community Assessment. The following list was created from comments/concerns from the stakeholders, as well as public hearings/surveys conducted prior to the comprehensive plan update. The list has been confirmed and/or refined based on the discussions with stakeholders and analyses throughout the planning process. Items have been assigned numbers in "key" column to correspond with STWP item.

LAND USE

Key	Needs and Opportunities	Mitigation Strategies
1	Need to revise Land Use Code to further clarify and define uses allowed	• Have Planning Dept. submit a draft of revisions • Adopt new zoning ordinances/regulations
2	Need to revise sign ordinance to encourage potential future businesses	• Have Planning Dept. submit a draft of revisions • Adopt new sign ordinances/regulations that help attract new business opportunities
P1	Need to protect/preserve aesthetic green space along 400 corridor	• Work with Urban Forestry Program • Create Green Space Plan that looks at available land, targeted areas, etc.

NATURAL RESOURCES

Key	Needs and Opportunities	Mitigation Strategies
P2	Preserve and protect environmentally sensitive/important lands	• Promote cluster/green space development • Minimize impervious surfaces • Implement regulatory protections • Conservation Easements

ECONOMIC DEVELOPMENT/HISTORIC RESOURCES

Key	Needs and Opportunities	Mitigation Strategies
3/3A	Need more job opportunities within the County/young adults leaving County to find jobs	• Work w/ Dev. Auth. to develop marketing strategy for new businesses • Review/revise/develop regulations which are reasonable for developers, but also provide quality development • Set up job skills forum with local high school, UNG, and Dept. of Labor to brainstorm
4/4A	Need for grocery store somewhere in the County	• Work with Dev. Auth. to develop marketing strategy for new businesses • Review/revise/develop regulations which encourage & attract developers, but also provide quality development through appropriate design guidelines • Create business strategy for area
5	Need for more high tech industries in Lumpkin County	• Work with Dev. Auth. to develop marketing strategy for new tech businesses • Create business strategy for area
P3	Opportunity for brewery/brew pub and/or additional wineries	• Market suitable land • Create business strategy for area
P4	Need more promotion of Eco-Tourism & Agri-Tourism	• Create marketing plan • Promote workshops/training opportunities regarding marketing strategies
6	Need for increased marketing/promotion of local foods in the area	• Create local foods map depicting nearby attractions
7	Senior tax exemption options need to be evaluated	• Consult w/ local and State reps. on revising legislation for senior tax exemption
P5	Preserve local history & the built environment (farm & history of mining)	• Document sites, objects, scan & protect historic files, records, photos, etc.

COMMUNITY FACILITIES & SERVICES

Key	Needs and Opportunities	Mitigation Strategies
8	Opportunity to develop recreational facilities at Blackburn Park area & trail from Yahoola Reservoir to Yahoola Creek	• Create study of available land that could be used for park space • Create Master Plan for parks and recreational areas • Pursue grant money for recreational facilities and trails.
P6	Opportunity to further connect trail systems throughout the County	• Pursue grant money
9	Property surrounding Reservoir needs to be explored for future park development	• Utilize existing Joint Committee with the City of Dahlonega to develop a conceptual plan for portions of the property.
P7	Opportunity for more tourist attractions around the County	• Work with Chamber and Dev. Authority to assist with efforts • Identify grants & other economic opportunities
P8	Need for expansion of outdoor recreational fields and courts & gym facilities	• Create study of available land that could be used for park space • Create Master Plan for parks and recreational areas • Pursue grant money for recreational facilities and trails.
11	Need to expand water/sewer lines around the southern portion of the County	• Create/implement a utility improvement plan
12	Need for a better vehicular connection to Dahlonega from SR 400	• Obtain traffic info. & long-term improvement plans from GDOT • Work with City and local stakeholders on transportation assessment for SR 400 Corridor
13	Need for expansion/addition of active adult facilities (Senior Center) to accommodate growing senior population	• Discuss expansion options with architect • Find suitable land if relocation is necessary
14	Need for new library/technology center	• Construct Library
15	Need ability for fire protection of multi-story buildings	• Discuss logistics of acquiring ladder truck • Create Fire Services Assessment
P8	Need for repair/maintenance/improvement of existing public roads	• Seek funding options • Consider TSPLOST Study
16	Need for new Animal Shelter	• Acquire suitable land/Pursue grant funding • Construct new animal shelter
P9	Need for public facility improvements	• Identify funding options and improve facilities as needed
P10	Need for upgraded Public Safety Comm. System	• Continue upgrading Public Safety Comm. System for FCC Compliance

LAND USE ASSESSMENT

This section describes existing land uses, as well as assesses any land use problems within Lumpkin County. This section is intended to complement, but not substitute for, the existing land use map. Land use and development patterns establish the foundation for the Comprehensive Plan. Consequently, the principal objective of this Land Use Plan Assessment is to determine the most suitable and efficient use of the land and the pattern in which these uses will occur.

The majority of existing land use in the county is low-density single-family housing and agricultural/conservation (National Forest) land. Commercial and industrial uses are clustered within and around the City of Dahlonega and along major road corridors. Although the county will experience substantial growth in the future, it is expected that low-density single-family residential and existing agricultural/conservation land will continue to be predominate land uses of the future throughout the county. Non-residential uses are proposed within village centers, gateway and industrial workplace corridors to support the future residential growth.

Residential

The continuous residential development that the county has experienced has had a tremendous impact on existing agricultural uses, infrastructure, public services and sensitive environmental areas. Of primary concern is the lack of a public sewerage system and the subsequent reliance on septic systems. As the metropolitan Atlanta region continues to expand and more people flee urban growth pressures, Lumpkin and its surrounding counties will continue to see a greater influx of residents. This land use plan does not propose to alter the predominance of single-family residential development, but merely seeks to guide this development in a comprehensive and logical manner that respects natural resources, coordinates infrastructure, and promotes retail and employment opportunities to adequately serve this new growth in appropriate locations. Although Lumpkin County is expected to remain low-density, a greater emphasis will need to be placed on varied housing types, commercial services to support forecasted population, and an emphasis on industrial and office growth in order to develop a more evenly balanced economy.

Residential uses vary greatly across the County. While concentrated areas of housing do exist, it is of note that most residential development is scattered throughout the county, and is often located on individual lots. This patterning is usually located along roadways and at intersections. Single-family residential growth has been the strongest area of new development with the majority occurring in classic suburban subdivisions. Single-family development, including stick built and manufactured homes has accounted for the majority of new growth in Lumpkin County during the last thirty years. The second home market continues to growth especially around the Frogtown area. New homes and subdivisions

continue to spread out into the rural areas of the County. Because of a lack of sewer in the unincorporated area, densities have remained low and sprawled across the county.

Multi-family and other types of housing products such as duplexes, townhouses and condominiums have been slow to come to Lumpkin County, with most high-density developments concentrated around Dahlonega. Due to sewerage limitations, this trend is seen to continue, with the exception of some limited housing types in master planned developments and mixed use villages. Manufactured home structures are scattered throughout the County, on both individual lots and within subdivisions. Current estimates indicate that at least 30% of the current housing stock consists of manufactured housing.

Commercial

Commercial growth has been a function of automobile accessibility, with the largest concentrations outside the City of Dahlonega being located at major thoroughfare intersections and along the established commercial corridors. Small-scale stores and neighborhood commercial is scattered throughout the county at historic crossroad junctions. Unfortunately, much of the earliest commercial development in the county occurred in the form of strip centers, fast food restaurants and gas stations that sprawl along major arterial roads. Commercial development within Lumpkin County consists of both sales and service uses. Tourist related commercial, such as gift shops, rustic furniture, restaurants and recreational activities are a large portion of the County's economic profile. As Lumpkin County continues to grow, commercial services will follow the residential population.

Another commercial product throughout Lumpkin County is what has been termed "cottage industries." These commercial enterprises are small business located within someone's home or on their property within an accessory building. A variety of uses from small retail outlets (quilts) to services (car repair) to craftsmanship (cabinet and furniture makers) are included under this designation. Although most existing businesses do not pose any problems, several accessory businesses are larger than the residential use, or are considered industrial in nature. The County values these entrepreneurial businesses and residents feel that they add to the overall fabric and character of the community. The Land Use Code takes this unique form of commercial development into consideration, allowing a great deal of leeway. The Land Use Code also recognizes that sometimes a "cottage industry" has grown into a full-fledged commercial business. Development standards address potential non-conformity between land uses.

The County encourages commercial development with a "village" setting, or along specific major corridors. Two different village nodes have been development: neighborhood and community, and are based on the type of commercial and the geographic service area. Larger type uses that are regional in scope are encouraged within a Commerce Corridor or

within the Gateway Corridor. All villages and corridors, especially the Gateway Corridor (GA 400 and 60) have been developed to addressed site considerations and aesthetics.

Dahlonega is the main commercial node of the County. Its historic downtown provides an extensive mix of uses. Other commercial activity nodes include U.S. Highway 19 at Cavender Creek Road, SR 400 at SR 60 and SR 52 at Copper Mine Road.

Existing categorized commercial nodes:

- Neighborhood
  - Frogtown –Town Creek Church Road at Shoffeitt Road
  - Porter Springs – Cavender Creek Road with Rail Hill Road and Porter Springs.
  - Dahlonega – Highway 19B, US 19/Cavender Creek, SR 52 at Post White Hill Road
  - Auraria – intersection of Auraria Road and Castleberry Bridge Road.

- Regional Commercial/Highway Orientation
  - US Highway 19 – strip commercial north of Dahlonega along 60 to Oak Grove Road to intersection of SR 60 and Camp Wahsega Road.
  - South of the City along US Highway 19, SR 52, US 19 and Business 60.

Scattered commercial uses along existing roadways can be found throughout the county.

Industrial

Industrial use areas within Lumpkin County are limited. Industrial uses in the county primarily consist of light industrial developments, industrial business parks, quarries, wholesale and distribution uses, which have capitalized on the county's valuable attributes of available land and accessibility. Dahlonega has the potential for infill development contained within the strip north of the City along U.S. Highway 19 Business, and within the industrial parks inside the County.

Attracting industrial land uses is favorable in Lumpkin County. Lumpkin County is serviced by Windstream and North Georgia Network fiber optic cables. This will be an important growth determinant in attracting new economic providers to the County. Its uses will range from medical, educational, and industrial applications, to development of home office facilities. As part of Georgia's integrated electrical transmission system, Lumpkin has excellent ability to supply industrial demands. Compared to 47% of the U.S., coal comprises 84% of fuels used by the State's power generating plants. This

assures long- term continuity. Because of direct access to regional transportation, these areas will continue to grow as the need for increased employment opportunities increases.

Current industrial locations include:

- Industrial Nodes
- Red Oak Flats Road
- Lumpkin County Parkway/Burnt Stand area.

Transportation, Communication and Utilities

In Lumpkin County, uses classified in this category almost exclusively consist of roads and highways, along with cell towers, utility substations and water/sewer infrastructure.

Public/Institutional

Public and institutional uses are typically not concentrated in specific locales. The majority of public and institutional uses in Lumpkin County are located within the County Seat of Dahlonega. Facilities that are publicly owned, but would be classified more accurately in another land use category, are not included in this category. For example, publicly owned parks and/or recreation facilities are placed in the Parks/Recreation/Open Space/Conservation category, and general office buildings containing government offices are placed in a commercial category.

Parks/Recreation/Open Space/Conservation

There are a total of 623 acres of public parkland within Lumpkin County, including Blackburn Park, Yahoola Park, Lake Zwerner, Lumpkin County Park and Corps Lake Lanier property. In addition, Lumpkin County contains vast tracts of the Chattahoochee National Forest in the northern portion of the county. Designated scenic turnoffs along certain roads offer majestic views of the national forest. The U.S. Forest Service provides protection of many of the most significant "viewsheds."

National parks and recreational areas include:

- Chestatee Wildlife Management Area
- Blue Ridge Wildlife Management Area
- Desoto Falls National Forest
- Dockery Lake
- Waters Creek

- Woody Gap
- Lake Lanier

Agriculture & Forestry
Active farmland and the rural character are major characteristics of Lumpkin County. Types of agricultural uses can be categorized into three areas: intensive farming, rural areas with small farms and a transitional area that has maintained its rural character, while at the same time is making the transition to a more residential area. Historically, agriculture has been a major land use within Lumpkin County, however, over the last several decades the number and size of farms has decreased.

Undeveloped
Undeveloped lands are located throughout the county, but these areas are predominantly adjacent to agricultural or residential uses. Other undeveloped land lies primarily within environmentally sensitive areas, such as steep slopes and floodplain.

ANALYSIS OF AREAS REQUIRING SPECIAL ATTENTION (see map in Appendix)

As part of this process communities should take into account their current and immediately projected conditions and assess the identified needs and issues regarding the built landscape and community services for the area.

Areas of significant natural or cultural resources in need of attention

A wealth of natural resources is found in Lumpkin County and warrant special attention. A balance between the natural and built environment should be maintained in order to enhance and protect the quality of life for Lumpkin County residents. The County is rich in cultural history, historic buildings and rural character, which contribute to a vibrant tourism industry. Following is a highlight of the variety of sensitive areas within the County:

- A Major portion of Lumpkin County is located within the Chattahoochee National Forest. Although private ownership within the Chattahoochee National Forest exists, for the most part this area cannot be developed.

- Wetlands: Lumpkin County contains one of three determinants for potential wetlands – "Hydric" soils. Of this category, Lumpkin contains four hydric soils throughout the county. Known wetlands are designated to remain as open space.

- Yahoola Watershed: Cited as "small" by DNR standards, the narrow watershed extends from northernmost Lumpkin to the northern city limits of Dahlonega.

- The vast majority of land areas in the county have soils which pose severe limitations to dwelling foundations and septic tank development. Approximately 39,430 acres, or 21.2% of the total County land area, have slight to moderate limitations on dwelling foundations and septic tank utilization. Unsuitable soils should remain low density in nature unless the County develops a public water and sewer system or approved community systems.

- Historic resources should be protected and enhanced whenever possible. Rural resources include many barns and outbuildings, remains of old gristmills and old bridges. The greatest majority of historic buildings are residential structures. There are numerous historic buildings within the County, however, there are no significant concentrations present.

Areas where rapid development or change of land uses is likely to occur

- The majority of the recent development and the areas of anticipated future development are in the southern portion of the county. The area of anticipated rapid development is south of S.R. 60 and along S.R. 400.

- Major road corridors are seeing an increase in commercial strip development.

Areas where the pace of development has and/or may outpace the availability of community facilities and services, including transportation

- The areas defined above as areas of rapid development or anticipated future developments are areas of concern with respect to the availability of community facilities and services.

- Rural areas where most new residential is being developed, coupled with the commercial developments along major corridors could outpace infrastructure and services if not planned properly.

Areas in need of redevelopment and/or significant improvements to aesthetics or attractiveness (including strip commercial corridors)

- The majority of the corridors in Lumpkin County are undeveloped or have limited development. Most of the commercial development along the corridors is recent and not in need of redevelopment or significant improvements.

Large abandoned structures or sites, including those that may be environmentally contaminated

- Lumpkin County has no large abandoned structures

Areas with significant infill development opportunities (scattered vacant sites)

- There are several developed areas, both commercial and residential that have vacant lots available for infill. However, there are no significant concentrations of areas in need of infill incentives.

QUALITY COMMUNITY OBJECTIVES

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

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

- **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, 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.

In developing the Future Development Scenario portion of the Comprehensive Plan, the community is encouraged to review the QCOs for their applicability to local conditions and goals. Their general application to each Recommended Character Area is described here.

APPLICABLE QCO'S PER RECOMMENDED CHARACTER AREA

Quality Community Objective	Economic Prosperity	Resource Mgmt.	Efficient Land Use	Local Preparedness	Sense of Place	Regional Cooperation	Housing Options	Transportation Options	Educational Opportunities	Community Health
Rural Places		X	X	X	X		X			X
Residential Growth		X	X	X	X		X			X
Neighborhood Village Center	X	X	X	X	X	X			X	X
Community Village Center	X	X	X	X	X	X			X	X
Commerce Corridor	X	X	X	X	X	X			X	X
Gateway Corridor	X	X	X	X	X	X			X	X
Agricultural Preservation		X	X	X	X		X			X
Intensive Industrial	X	X	X							
Parks/Recreation/ OpenSpace/Conservation		X	X	X	X	X		X		X
Public/Institutional	X	X	X	X	X	X			X	X
Trans/Comm/Utilities	X	X	X	X		X		X		

One of the major categories that most of Lumpkin County's recommended character areas mesh with is Economic Prosperity. On the commercial side, promoting wineries, brew pubs, and eco-tourism is as much a priority as any other businesses. The University of North Georgia brings students from all economic backgrounds to Lumpkin County, where they eat, live, and play. Local Preparedness applies to the majority of recommended character areas, but specifically Transportation/Communication/Utilities. Lumpkin County has seen a lot of growth up the SR 400 Corridor and has targeted the southern portion of the County for future utility extensions in order to prepare for future needs. The County has also planned for commercial growth around the SR 60/SR 400 intersection. Almost every recommended character area exudes a unique sense of place. Whether it be the idea of recreational trails along the SR 400 Corridor, the campus of the University of North Georgia, the protected and preserved mountains and forests in the northern portion of the County, or the historical structures around Downtown Dahlonega, Lumpkin County is working to ensure that these assets stay protected and preserved for future visitors or citizens alike.

LAND USE ELEMENT
RECOMMENDED CHARACTER AREAS (see map in Appendix)

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

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

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

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

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

The recommended character areas for Lumpkin County are as follows:* See Map in Appendix

- Rural Places
- Residential Growth
- Neighborhood Village Center
- Community Village Center
- Commerce Corridor
- Gateway Corridor
- Agricultural Preservation
- Intensive Industrial
- Parks/Recreation/Open Space/Conservation
- Public/Institutional
- Transportation/Communication/Utilities

Rural Places

Many areas of Lumpkin County are shifting from an agricultural base to one of mixed residential, commercial and industrial land development. The intent of the Rural Places category is to provide a residential-agricultural community, which benefits from its scenic rural landscape with much of its identity based on its agrarian past while accommodating residential growth. This residential category is located primarily between the middle portion of the County to the southern portion of the County.

Development Encouraged

- Low density residential
- Cluster Developments
- Large lot homesteads
- Crossroad Hamlets
- Large Lot Conservation
- Master Planned Communities

Implementation Measures

- Conduct forum reviewing/amending development regulations as needed
- Develop design guideline reference material
- Develop *Iconic Images* database

Rural Places Examples

Residential Growth

The intent of this character area is to channel growth pressures to areas that are suitable in terms of land use patterns and infrastructure investment, and to areas that have a more "urban" feel. Areas designated as Residential Growth Areas are located primarily within areas that are currently experiencing urbanization and growth pressures, such as outside of City of Dahlonega and within areas that public water & sewer and transportation investment are planned. Minimum lot size varies by type of unit and whether public water and sewer serves the lot. This character area is located between the middle portion of the County and the southern portion of the County.

Development Encouraged

- Medium-density residential
- Single-family housing
- Conventional Subdivisions
- Townhomes/Multi-Family
- Cottage Industries
- Residential Businesses

Implementation Measures

- Conduct forum reviewing/amending development regulations as needed
- Develop design guideline reference material
- Develop *Iconic Images* database

Residential Growth Examples

Neighborhood Village Center

Neighborhood centers are located throughout the county at major crossroad areas, and have developed over the years to serve local needs. These areas are typically rural in character and tend to attract residents who desire single-family homes on large lots. Thus, a neighborhood center is envisioned as a compact assortment of convenience–oriented retail stores and services to address the demands of adjacent residents in less urbanized parts of the county, focusing on historic or natural resources of the area. Adaptive re-use of historic structures and buildings is encouraged as a focal point. This character area is generally located at major crossroads or intersections.

Development Encouraged

- Banks
- Convenience Stores
- General Merchandise Stores
- Drug Stores
- Gas Stations
- Hardware Stores
- Small Offices (doctor, attorney, etc.)
- B&B's, inns and lodges
- Lofts within mixed use developments

Implementation Measures

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

Neighborhood Village Center Examples

Community Village Center

Typically located at the convergence of major transportation corridors, Commercial Village Centers are envisioned as places where a compatible mixture of higher intensity of uses, such as larger scaled shopping centers, professional office and services are located. Mixed-use developments that combine residential, commercial, service and recreational uses integrated and linked together by a comprehensive circulation system are encouraged in these nodes. Community village centers include shopping and service facilities that offer a wide variety of goods and services, including both convenience goods for neighborhood residents and shopping goods for a market area consisting of several neighborhoods.

Development Encouraged

- Restaurants
- General Merchandise Stores
- Midsize Office Buildings
- Business Support Services
- Private Enrichments Schools
- Hotels & Motels
- Small Automotive Repair
- Mixed Use Dwellings
- Regional Public/Institutional Facilities
- Planned Shopping & Business Centers

Implementation Measures

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

Community Village Center Examples

Commerce Corridor

Commerce Corridors are envisioned as destinations for expanded interstate trade opportunities that accommodate higher densities in order to create a synergy between retail, office, industry and other commercial uses. Less pedestrian oriented than Neighborhood or Community Villages, Commerce Corridors are dependent upon access not only to transportation networks, but also to technology and communication infrastructures.

Development Encouraged

- Heavy Commercial/Manufacturing Uses
- Car, Boat, and Manufactured Home Sales
- Truck Stops, Repair and Service
- Heavy Automotive Repair
- Building Contractors w/ Outdoor Storage
- Lumber Yards
- Business Parks
- Light Industrial
- Distribution, Warehousing & Wholesale

Implementation Measures

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

Commerce Corridor Examples

Gateway Corridor

Several major road corridors are considered to be scenic rural vistas: State Route 400, State Route 60, State route 52 and Long Branch Road. Georgia 400 and State Route 60 provide the "Gateway" into the County and the City of Dahlonega. In order to maintain the rural and scenic vistas that are important to the county's citizens this area requires special treatment to assure proper development along the entrance into the county. From an urban design standpoint, the most critical element in creating a visually appealing gateway corridor is the enforcement of appropriate development standards to ensure adequate site plans and landscaping. Buffers are critical between incompatible uses and guidelines that address signage and lighting will help to mitigate the negative impacts of a high concentration of commercial uses. Vast amounts of parking and loading/unloading areas should be screened from view. Where possible the parking areas should be distributed to two or more sides of the business to "visually scale down" the size of the parking lot. Inter-parcel access between sites should be used whenever possible. Grouping or "clustering" of shops with co-mingled parking, landscaping and pedestrian areas in encouraged. In addition, certain commercial uses such as car dealerships, truck terminals and car washes require careful site planning to minimize curb cuts and reduce the perception of parking as the primary use.

Development Encouraged

- Large Commercial Uses (Regional Retailers)
- Corporate Offices
- High Technology Uses
- Campus Style Light Industrial
- Office Parks & Buildings
- High Density & Mixed Use Housing
- Distribution, Warehousing & Wholesale
- Inter-parcel access
- Grouping/Clustering of shops

Implementation Measures

- Amend/adopt development regulations as needed
- Refer to/develop design guideline reference material
- Develop *Iconic Images* database
- Buffering between incompatible uses
- Guidelines addressing signage and lighting
- Minimize curb cuts
- Parking distributed to 2 or more sides of building

Gateway Corridor Examples

Agricultural Preservation

Farming is a viable and desirable way of life within Lumpkin County. It provides jobs, contributes to the local economy and creates demand for support business. Lumpkin County also depends on the scenic beauty created by open pastureland, cultivated cropland, and managed woodland to attract tourists to hike on its trails, stay in its bed and breakfasts and to buy local crafts and food products. Family farms, agricultural operations, conservation areas, vast natural and scenic resources and a rural landscape are a large part of the community's identity and culture.

The preservation of the overall rural character and the preservation of the family-farming heritage are high priorities for the citizens of the county. The intent of the Agricultural Preservation Character Area is to preserve and reduce development pressure on existing conservation and agricultural uses, provide areas for future expansion of these uses and to provide for compatibility standards to lessen the impact between non-compatible uses, especially residential and active agricultural uses. This character area encourages active conservation, farming, commercial agricultural uses and very low-density large lot residential development. This character area discourages "conventional" subdivision development, and acts as a buffer as suburban development creeps into the County's agricultural areas. Because of this rural orientation, it is expected that a lower level of public services and facilities be provided to lessen development pressure in the area.

Development Encouraged

- Low-density residential (cluster developments and large lot homesteads)
- Rural areas throughout the County

Implementation Measures

- Conduct forum reviewing/amending development regulations as needed
- Develop design guideline reference material
- Develop *Iconic Images* database

Agricultural Preservation Examples

Intensive Industrial

This area is established to provide for intensive industrial uses such as landfills, quarries, and other industrial uses that are potential public nuisances, are identified as environmentally hazardous or are potentially dangerous to health, safety or general welfare of the county.

Development Encouraged

- Landfills
- Quarries
- Intensive Industrial Uses

Implementation Measures

- Amend/adopt development regulations as needed
- Refer to/develop design guideline reference material
- Develop *Iconic Images* database
- Develop/ Implement streetscape plan
- Buffering between incompatible uses
- Guidelines addressing signage and lighting
- Minimize curb cuts

Intensive Industrial Examples

Parks/Recreation/Open Space/Conservation

The Parks/Recreation/Open Space/Conservation land use classification is for those areas within the county that have been developed for park or recreation use or are designated open space. The recreation and park areas illustrated on the Proposed Character Area Map include existing or proposed neighborhood, community and regional parks, recreation facilities and golf courses. Not all developed or needed open space areas are indicated on the map. Open space is required in all Open Space and Subdivisions and Master Planned Developments submitted to the County and may be required in other developments when necessary to address recreational and aesthetic concerns, or to create a buffer between different land uses, or as required by the Land Use Code. This category also includes rivers and stream buffers established by law and open space protected by conservation easements. This character area may also include nature preserves, interpretative areas, wildlife management areas, national forests and areas held in their natural state.

Development Encouraged

- Park spaces
- Golf Courses
- Recreational Facilities
- Sport Fields
- Playgrounds

Implementation Measures

- Amend/adopt development regulations as needed
- Refer to/develop design guideline reference material
- Develop *Iconic Images* database
- Develop/ Implement streetscape plan
- Buffering between incompatible uses
- Guidelines addressing signage and lighting

Parks/Recreation/Open Space/Conservation Examples

Public/Institutional

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. The majority of public and institutional uses are located within the County Seat of Dahlonega. There are, however, several educational facilities located outside of Dahlonega.

Development Encouraged

- Medical Facilities
- Educational Facilities
- Cultural Facilities
- Government Facilities
- Cemeteries
- Churches

Implementation Measures

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

Public/Institutional Examples

Transportation/Communications/Utilities

This category designates existing electric substations, telephone facilities, cable TV, transmission towers, satellite downlink operations in the county as well as roads and highways. There are no known plans for future locations for such facilities, which will be considered on a case-by-case basis. The category also includes all streets and highways in the county.

Development Encouraged

- Electric Substations
- Telephone Facilities
- Cable TV
- Transmission Towers
- Roads and Highways

Implementation Measures

- Amend/adopt development regulations as needed
- Refer to/develop design guideline reference material
- Develop *Iconic Images* database
- Develop/ Implement streetscape plan
- Buffering between incompatible uses
- Guidelines addressing signage and lighting
- Minimize curb cuts

Transportation/Communications/Utilities Examples

CHAPTER 3

IMPLEMENTATION PROGRAM

List of Accomplishments

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

2012-2016 Short-Term Work Program

Plan Element	Description	Status	Comment
COMM. FACILITIES	Work with the City and citizens to preserve historic files and records	**IN PROGRESS**	Moved from STWP to Policies (P11 on pg 51)
COMM. FACILITIES	Replace Patrol vehicles (4 per year)	**IN PROGRESS**	Moved from STWP to Policies (P12 on pg 51)
COMM. FACILITIES	Resurface or pave 15 miles each year	**IN PROGRESS**	Moved from STWP to Policies (P13 on pg 51)
COMM. FACILITIES	Renovate Administrative Facility space	**IN PROGRESS**	
COMM. FACILITIES	Reallocate administrative office space	**COMPLETED**	
COMM. FACILITIES	Expand Senior Center	**COMPLETED**	
COMM. FACILITIES	ADA Facilities Enhancements & Upgrades	**IN PROGRESS**	Moved from STWP to Policies (P14 on pg 51)
COMM. FACILITIES	Develop & implement an infrastructure improvements plan for water/sewer	**IN PROGRESS**	Develop plan (2018 & 2019) and Implement plan (2020 & 2021)
COMM. FACILITIES	Replacement of Ladder Truck	**IN PROGRESS**	Moved from STWP to Policies (P15 on pg 51)
LAND USE	Purchase Industrial Development Property for new business park	**CANCELLED**	Not feasible at the time
HIST. RESOURCES	Complete renovation on Captain McDonald's House	**CANCELLED**	Funding not available
COMM. FACILITIES	Investigate methods to expand recycling program	**COMPLETED**	
COMM. FACILITIES	Implement an improved recycling education program	**COMPLETED**	
COMM. FACILITIES	Develop an equipment & vehicle replacement schedule	**IN PROGRESS**	
COMM. FACILITIES	Public Facility Renovations/Roof replacements/parking area improvements/HVAC replacements	**IN PROGRESS**	Moved from STWP to Policies (P9 on pg 51)
COMM. FACILITIES	Animal Shelter transportation vehicle	**COMPLETED**	
COMM. FACILITIES	Emergency services ambulances/engines/ turnout gear/vehicle replacements/ generators/cameras/ radios/ SCBA's/facility renovations	**IN PROGRESS**	Moved from STWP to Policies (P15 on pg 51)

Plan Element	Description	Status	Comment
COMM. FACILITIES	Planning: purchase new vehicles	**COMPLETED**	
COMM. FACILITIES	Replacement of Public Works equipment & vehicles	**COMPLETED**	
COMM. FACILITIES	Demographic survey & County Services Assessment	**CANCELLED**	Funding not available
ECON. DEV.	Develop workforce skills assessment report	**IN PROGRESS**	
ECON. DEV.	Evaluate current infrastructure and its ability to service commercial & industrial clients	**IN PROGRESS**	
COMM. FACILITIES	Develop Community Firewise Protection Program	**COMPLETED**	
COMM. FACILITIES	Master Plan for infrastructure improvements	**IN PROGRESS**	
COMM. FACILITIES	Clerk of Court Historical Records Imaging	**IN PROGRESS**	
COMM. FACILITIES	Elections Polling place/voting area enhancements	**COMPLETED**	
COMM. FACILITIES	Recreation Facilities, Equipment, & Vehicles	**IN PROGRESS**	Moved from STWP to Policies (P16 on pg 51)
COMM. FACILITIES	Construct Fueling Station	**IN PROGRESS**	
COMM. FACILITIES	Senior Center Renovations to Center Phase 2	**CANCELLED**	Funding unavailable/pursuing expansion option instead of renovations (see new STWP)
COMM. FACILITIES	Water Authority Infrastructure	**IN PROGRESS**	Reworded and broken into several line items in new STWP. (Develop and implement an infrastructure improvements plan for water/sewer & expand water/sewer in southern portion of County.
LAND USE	Updated Aerial Photos	**COMPLETED**	
COMM. FACILITIES	Upgrade 911 Phone System	**COMPLETED**	
COMM. FACILITIES	Develop a long range transportation plan	**IN PROGRESS**	
COMM. FACILITIES	Construct new library (Improve library facilities)	**IN PROGRESS**	
COMM. FACILITIES	Upgrade EMS Communication System to FCC mandated Frequency	**IN PROGRESS**	Reworded and moved to Policies (P10 on pg 51)
COMM. FACILITIES	Create a chipping, mulching & recycling facility to use as an alternative to burning & dumping	**CANCELLED**	Property not available/lack of funding

Policies and Long-Term Objectives

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

One type of action a community can establish to achieve its vision is the establishment of policy and long term objectives. These are those ongoing principles and practices that the community will observe in order to realize specific objectives. Some policies may compliment single action-items while others may provide ongoing guidance and direction to local government officials for making decisions consistent with achieving the Community Vision or addressing Community Needs and Opportunities. Items have been assigned numbers in "key" column to correspond with need/opportunity.

LIST OF POLICIES/OBJECTIVES

P1. Work with Urban Forestry Program to preserve/protect aesthetic green space along 400 corridor
P2. Preserve environmentally sensitive/important lands
P3. Market potential brewery/brew-pub/additional wineries in County
P4. Promote Eco-Tourism, Local Foods & Agri-Tourism within the County
P5. Work with the City of Dahlonega to preserve local history & the built environment (farm & history of mining)
P6. Continue to connect trail systems throughout the County
P7. Promote/support more tourism attractions
P8. Repair/Maintain/Improve Public Roads throughout the County
P9. Public Facility Renovations/Roof Replacements/Parking Area Improvements/HVAC Replacements as needed
P10. Continue upgrading Public Safety Communication System as needed for FCC Compliance
P11. Work with the City of Dahlonega and citizens to preserve historic files and records
P12. Replace Patrol vehicles (4 per year)
P13. Resurface or pave 15 miles of road each year
P14. Upgrade and/or enhance ADA facilities throughout the County
P15. Upgrade/replace emergency services ambulances, engines, turnout gear, vehicles, generators, cameras, radios, SCBA's, facilities as needed
P16. Upgrade recreation facilities, equipment, & vehicles as needed
P17. Develop more job opportunities within the County
P18. Attract more grocery store/retail businesses to the County
P19. Promote/acquire more high tech industries in Lumpkin County

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.

Many programs listed will explore assistance through the Georgia Mountains Regional Commission (GMRC) via their discretionary contract elements with the Department of Community Affairs (DCA).

Note: Where applied, “DCA funding” is used to indicate potential funding source for GMRC support of an item eligible for the Local Discretionary Assistance element of the RC/DCA contracts. Items have been assigned numbers in the “key” column to correspond with need/opportunity.

KEY	ACTION DESCRIPTION	2017	2018	2019	2020	2021	RESPONSIBLE DEPARTMENT	ESTIMATED COST	DEPARTMENT FUNDING & ASSISTANCE SOURCE
1	Revise Land Use Code to further clarify and define uses allowed	X					Planning	$20,000	General Fund
2	Revise sign ordinance to accommodate potential future businesses	X					Planning	$10,000	General Fund
3	Work with Development Authority to develop marketing strategy for new businesses			X			LCDA/Chamber	No Cost	N/A
3A	Set up job skills forum with local high school, UNG and Dept. of Labor			X			LCDA/Chamber	No Cost	N/A
4	Work with Development Authority to develop marketing and business strategy for new businesses		X				LCDA/Chamber	No Cost	N/A
4A	Review/revise/develop regulations which encourage & attract developers, but also provide quality development through appropriate design guidelines		X				Planning	$10,000	Planning Fund
5	Develop marketing strategy with Development Authority for new tech businesses		X	X	X	X	LCDA	No Cost	N/A
6	Create local foods map for marketing local attractions in the area		X				Chamber	No Cost	N/A
7	Evaluate Senior tax exemption options		X	X			Administration	$10,000	General Fund
8	Develop Blackburn Park area and Yahoola Reservoir to Yahoola Creek			X	X		P&R/Planning/ Public Works	$4,500,000	SPLOST/Grant/General fund

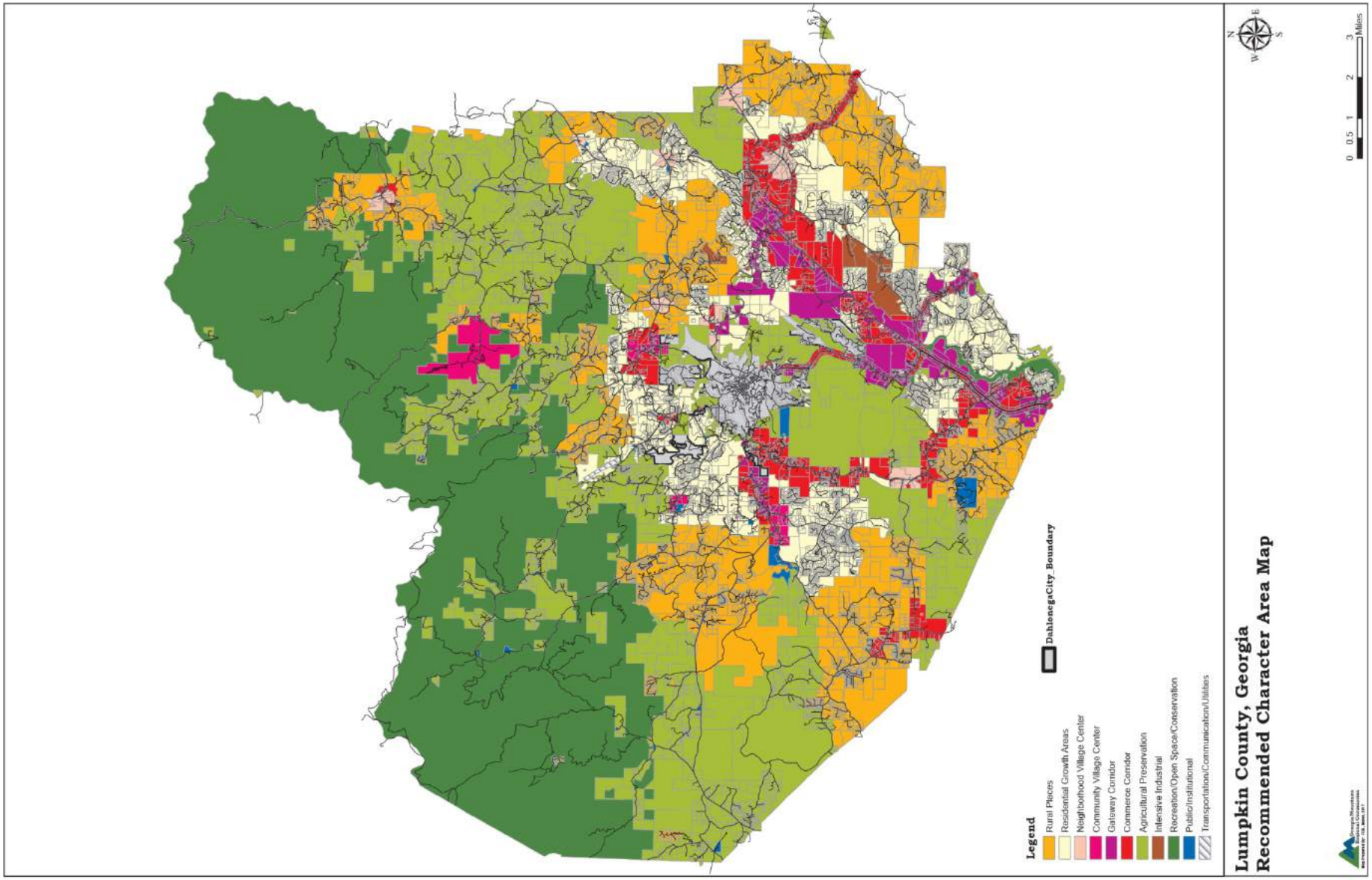
KEY	ACTION DESCRIPTION	2017	2018	2019	2020	2021	RESPONSIBLE DEPARTMENT	ESTIMATED COST	DEPARTMENT FUNDING & ASSISTANCE SOURCE
9	Create study to explore future park development options on property surrounding Yahoola Reservoir				X	X	P&R/Planning/ Public Works	$12,000	General Fund
10	Build/Expand outdoor recreational fields, courts & gym facilities		X				P&R/Planning/ Public Works	$1,500,000	SPLOST/Grant/General fund
11	Expand water/sewer lines around the Southern portion of the County	X					LCWSA	$2,750,000	SPLOST/Grant
12	Create a better vehicular connection to Dahlonega from S.R. 400		X				Public Works/ GDOT	$35,000,000	GDOT/FHWA
13	Expand/add active adult facilities (Phase 2 Expansion to Senior Center)		X				Senior Center	$600,000	Grant/SPLOST
14	Construct new library (improve library facilities)		X				Library Board	$4,600,000	$1.7 Mil – SPLOST/$2.9 Mil – State Funding
15	Replacement of Ladder Truck	X					Fire Department	$750,000	General Fund/SPLOST/Grant/City/UNG
16	Construct New Animal Shelter					X	Planning/Public Works	$2,000,000	SPLOST/Grant/General fund

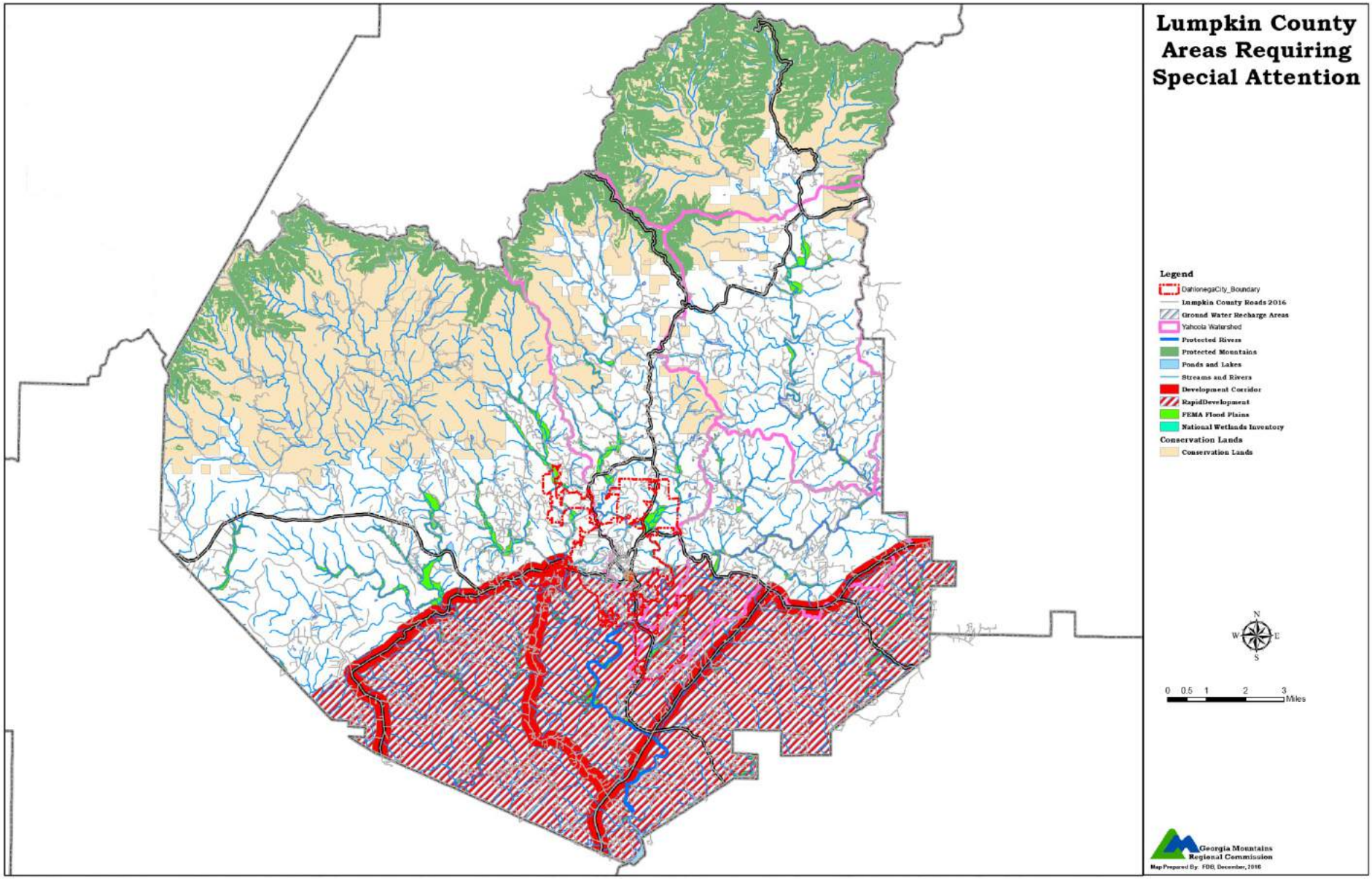
ITEMS CARRIED OVER FROM PREVIOUS WORK PROGRAM AND/OR ADDED BY COUNTY STAFF:

ACTION DESCRIPTION	2017	2018	2019	2020	2021	RESPONSIBLE DEPARTMENT	ESTIMATED COST	DEPARTMENT FUNDING & ASSSISTANCE SOURCE
Renovate Administrative Facility Space	X	X				Administration/ Public Bldgs	$1,200,000	SPLOST
Develop an infrastructure improvements plan for water/sewer		X	X			Water/Admin.	$20,000	LCWSA/General Fund
Implement infrastructure improvements plan for water/sewer				X	X	LCWSA	$6,500,000	LCWSA/General Fund/Grant/SPLOST
Develop an equipment & vehicle replacement schedule		X				All Departments	No Cost	N/A
Develop workforce skills assessment report			X			LCDA/Chamber	$25,000	LCDA/Chamber/Dept. of Labor
Evaluate current infrastructure and its ability to service commercial & industrial clients		X				LCDA/Chamber	$25,000	LCDA/Chamber
Create Master Plan for infrastructure improvements			X			Planning	$50,000	General Fund
Complete Clerk of Court Historical Records Imaging					X	Clerk of Courts	$20,000	SPLOST
Develop a long range transportation plan				X		Planning/Admin.	$80,000	General Fund/SPLOST
Construct Fueling Station	X					Public Works	$250,000	General Fund/SPLOST
Upgrade Senior Center equipment and vehicles		X	X	X	X	Senior Center	$92,300	General Fund/Grant/Donations
Replace Transit Vehicles				X	X	Transit	$10,000	General Fund/Grant
Implement Digital Public Safety Communication System		X				Emergency Services	$400,000	SPLOST/Grant
Comprehensive Plan Update					X	GMRC/Planning Dept.	$10,000	Local/DCA

APPENDIX

- Recommended Character Area Map
- Areas Requiring Special Attention Map
- Lumpkin County Labor Force Activity
- Summary of Public Surveys/Meetings


Legend
Rural Places
Residential Growth Areas
Neighborhood Village Center
Community Village Center
Gateway Corridor
Commerce Corridor
Agricultural Preservation
Intensive Industrial
Recreation/Open Space/Conservation
Public/Institutional
Transportation/Communication/Utilities
DahlonegaCity_Boundary
Lumpkin County, Georgia
Recommended Character Area Map
N
W
E
S
0 0.5 1 2 3
Miles


Lumpkin County
Areas Requiring
Special Attention
Legend
DahlonegaCity_Boundary
Lumpkin County Roads 2016
Ground Water Recharge Areas
Yahoola Watershed
Protected Rivers
Protected Mountains
Ponds and Lakes
Streams and Rivers
Development Corridor
RapidDevelopment
FEMA Flood Plains
National Wetlands Inventory
Conservation Lands
Conservation Lands
N
W
E
S
0 0.5 1 2 3
Miles
Georgia Mountains
Regional Commission
Map Prepared By: FDB, December, 2016

Georgia

Area Labor Profile

Lumpkin County

Updated: Aug 2016

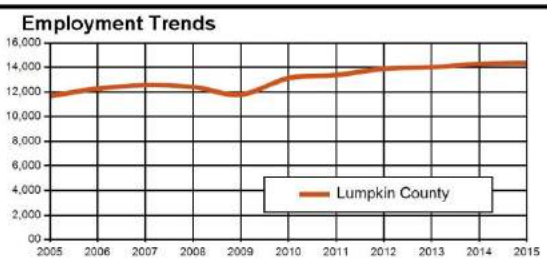
Labor Force Activity - 2015

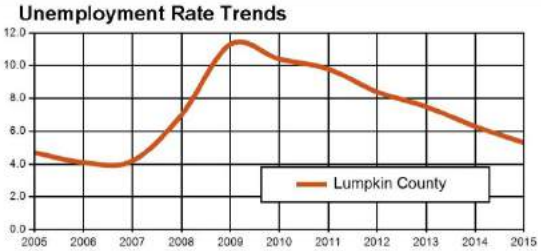
2015 ANNUAL AVERAGES

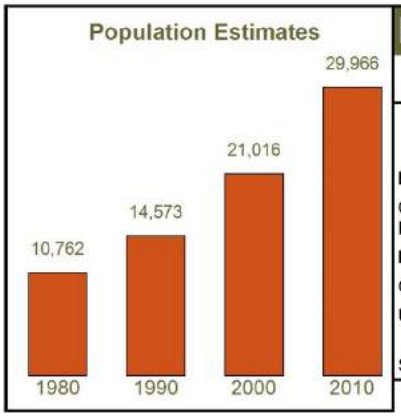
	Labor Force	Employed	Unemployed	Rate
Lumpkin	15,170	14,360	810	5.3%
Dawson	10,918	10,376	542	5.0%
Fannin	10,094	9,484	610	6.0%
Hall	92,277	87,894	4,383	4.7%
Union	9,786	9,278	508	5.2%
White	13,740	13,042	698	5.1%
Lumpkin Area	**151,985**	**144,434**	**7,551**	**5.0%**
Georgia	4,770,873	4,490,931	279,942	5.9%
United States	157,129,917	148,833,417	8,296,333	5.3%

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	2015 Rank	2015 Estimate	% Change 2000-2015	2025 Projected*	% Change 2010-2025
Lumpkin	**29,966**	**118**	**31,408**	**4.8**	**40,618**	**35.5**
City of Dahlonega	5,242					
Lumpkin Area	**304,162**		**323,144**	**6.2**	**513,857**	**68.9**
Georgia	9,687,653		10,214,860	5.4	13,426,590	38.6
United States	308,745,538		321,418,820	4.1	349,439,199	13.2

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

MARK BUTLER - COMMISSIONER, GEORGIA DEPARTMENT OF LABOR
Equal Opportunity Employer/Program
Auxillary Aids and Services Available upon Request to Individuals with Disabilities

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

Industry Mix - 1st Quarter of 2016

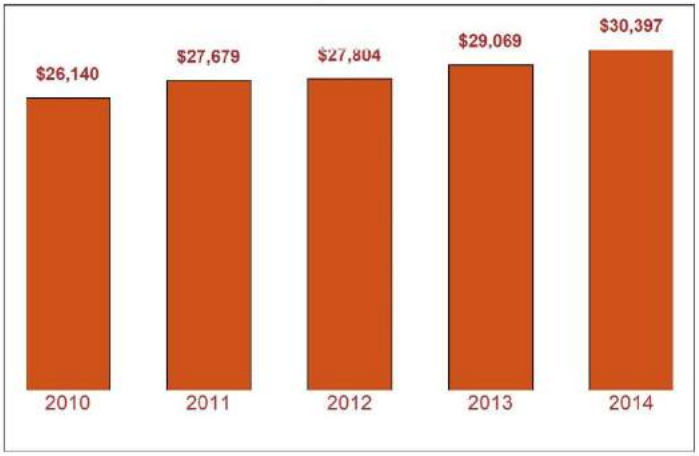
INDUSTRY	Lumpkin NUMBER OF FIRMS	Lumpkin EMPLOYMENT NUMBER	Lumpkin EMPLOYMENT PERCENT	Lumpkin WEEKLY WAGE	Lumpkin Area NUMBER OF FIRMS	Lumpkin Area EMPLOYMENT NUMBER	Lumpkin Area EMPLOYMENT PERCENT	Lumpkin Area WEEKLY WAGE
Goods-Producing	**99**	**1,023**	**14.9**	**765**	**1,338**	**28,130**	**24.2**	**790**
Agriculture, Forestry, Fishing and Hunting	6	29	0.4	472	59	681	0.6	671
Mining, Quarrying, and Oil and Gas Extraction	2	*	*	*	9	51	0.0	1,251
Construction	64	273	4.0	764	861	4,976	4.3	829
Manufacturing	27	710	10.4	766	409	22,422	19.3	783
Food	2	*	*	*	50	10,876	9.3	681
Beverage and Tobacco Product	2	*	*	*	16	355	0.3	751
Textile Product Mills	2	*	*	*	9	104	0.1	399
Apparel	1	*	*	*	3	*	*	*
Wood Product	2	*	*	*	23	492	0.4	542
Printing and Related Support Activities	1	*	*	*	30	367	0.3	876
Petroleum and Coal Products	1	*	*	*	3	14	0.0	843
Chemical	1	*	*	*	19	903	0.8	1,253
Plastics and Rubber Products	1	*	*	*	19	827	0.7	708
Nonmetallic Mineral Product	1	*	*	*	29	203	0.2	822
Fabricated Metal Product	3	*	*	*	60	1,417	1.2	985
Transportation Equipment	2	*	*	*	21	2,445	2.1	882
Furniture and Related Product	4	13	0.2	464	28	239	0.2	573
Miscellaneous	4	*	*	*	43	539	0.5	800
Paper	0	0	0.0	0	3	28	0.0	774
Electrical Equipment, Appliance, and Component	0	0	0.0	0	6	*	*	*
Computer and Electronic Product	0	0	0.0	0	6	140	0.1	735
Primary Metal	0	0	0.0	0	6	485	0.4	969
Textile Mills	0	0	0.0	0	6	536	0.5	647
Machinery	0	0	0.0	0	29	1,962	1.7	912
Service-Providing	**403**	**3,779**	**55.2**	**473**	**6,286**	**71,147**	**61.1**	**730**
Utilities	4	27	0.4	910	17	256	0.2	1,428
Wholesale Trade	20	205	3.0	945	456	5,147	4.4	1,033
Retail Trade	73	907	13.2	436	1,140	15,622	13.4	478
Transportation and Warehousing	17	92	1.3	661	247	3,437	3.0	779
Information	7	*	*	*	78	706	0.6	1,100
Finance and Insurance	26	103	1.5	1,008	400	2,859	2.5	1,222
Real Estate and Rental and Leasing	24	37	0.5	549	321	808	0.7	826
Professional, Scientific, and Technical Services	47	173	2.5	540	683	2,573	2.2	897
Management of Companies and Enterprises	1	*	*	*	34	1,312	1.1	1,248
Administrative and Support and Waste Management and Remediation Services	26	150	2.2	450	432	5,307	4.6	499
Educational Services	5	15	0.2	262	55	1,763	1.5	541
Health Care and Social Assistance	53	648	9.5	614	725	16,072	13.8	872
Arts, Entertainment, and Recreation	6	37	0.5	266	119	1,226	1.1	3,853
Accommodation and Food Services	59	1,286	18.8	273	612	11,326	9.7	292
Other Services (except Public Administration)	35	79	1.2	508	487	2,250	1.9	507
Unclassified - Industry not assigned	**40**	**43**	**0.6**	**844**	**480**	**481**	**0.4**	**860**
Total - Private Sector	**542**	**4,845**	**70.8**	**538**	**7,624**	**99,277**	**85.3**	**747**
Total - Government	**22**	**2,002**	**29.2**	**841**	**261**	**17,117**	**14.7**	**712**
Federal Government	4	74	1.1	1,108	48	708	0.6	1,148
State Government	12	*	*	*	98	3,925	3.4	776
Local Government	6	973	14.2	612	115	12,484	10.7	667
ALL INDUSTRIES	**564**	**6,847**	**100.0**	**626**	**7,885**	**116,394**	**100.0**	**742**
ALL INDUSTRIES - Georgia					**298,415**	**4,195,419**		**1,010**

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 2016.

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

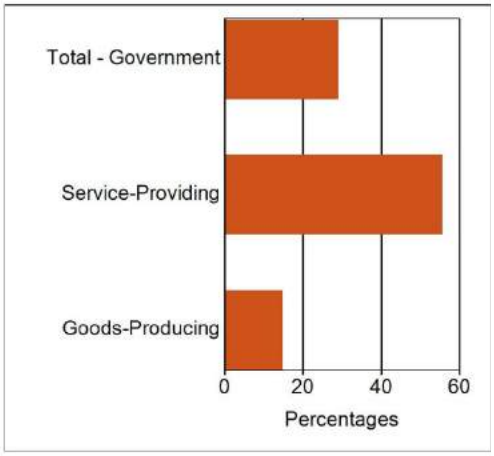
Lumpkin Per Capita Income

Source: U.S. Bureau of Economic Analysis



Lumpkin Industry Mix 2016

Source: See Industry Mix data on Page 2.



Top Ten Largest Employers - 2015*

Lumpkin

Captain D's
Chestatee Regional Hospital
Dress Up Boutique
Home Depot
Koyo Bearings USA, LLC
North Georgia College & State University
RefrigiWear, Inc.
The Louver Shop
University of North Georgia
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 Third Quarter of 2015. Employers are listed alphabetically by area, not by the number of employees.

Source: Georgia Department of Labor

Lumpkin Area

	COUNTY
Cottrell, Inc.	Hall
Fieldale Further Processing	Hall
Gold Creek Processing, LLC	Hall
Kubota Manucturing of America Corporation	Hall
Mar-Jac Poultry	Hall
Northeast Georgia Medical Center, Inc.	Hall
Pilgrim's Pride Corporation	Hall
University of North Georgia	Lumpkin
Victory Processing, LLC	Hall
Walmart	Hall

Commuting Patterns

EMPLOYED RESIDENTS OF Lumpkin

COUNTY WHERE EMPLOYED	NUMBER	PERCENT OF TOTAL
Lumpkin, GA	6,480	49.7
Hall, GA	1,777	13.6
Forsyth, GA	1,244	9.5
Dawson, GA	1,240	9.5
Fulton, GA	701	5.4
Gwinnett, GA	291	2.2
DeKalb, GA	282	2.2
White, GA	273	2.1
Other	763	5.8
Total Residents:	**13,051**	**100.0**

PERSONS WORKING IN Lumpkin

COUNTY OF RESIDENCE	NUMBER	PERCENT OF TOTAL
Lumpkin, GA	6,480	71.0
Hall, GA	689	7.5
Dawson, GA	529	5.8
White, GA	442	4.8
Forsyth, GA	234	2.6
Gwinnett, GA	178	1.9
Duval, FL	145	1.6
Pickens, GA	71	0.8
Other	361	4.0
Total Residents:	**9,129**	**100.0**

Note: Other category represents employment from U.S. counties only.

Source: U.S. Census Bureau - 2010 County-To-County Worker Flow Files.

Education of the Labor Force

Lumpkin Area

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

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

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

High School Graduates - 2015

	PUBLIC SCHOOLS	PRIVATE SCHOOLS*	TOTAL
Dawson	252	–	252
Fannin	180	–	180
Hall	2,107	–	2,107
Lumpkin	218	–	218
Union	262	–	262
White	565	–	565
Lumpkin Area	3,584	–	3,584

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

* Private schools data is not available for 2015 from Georgia Independent School Association.

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

Colleges and Universities

Lumpkin Area

Dawson

Southern Catholic College	http://www.southerncatholic.org/
Dawson Campus (Satellite campus of Lanier Technical College)	www.laniertech.edu
Southern Catholic College	www.southerncatholic.org

Hall

Brenau University	www.brenau.edu
University of North Georgia	www.gsc.edu
Lanier Technical College	www.laniertech.edu
Oakwood Campus (Satellite campus of Lanier Technical College)	www.laniertech.edu

Union

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

Lumpkin

University of North Georgia	www.northgeorgia.edu

White

Truett-McConnell College	www.truett.edu

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

Source: Integrated Postsecondary Education Data System (IPEDS).

Technical College Graduates - 2015*

PROGRAMS	TOTAL GRADUATES			PERCENT CHANGE	
	2013	2014	2015	2013-2014	2014-2015
Accounting Technology/Technician and Bookkeeping°	96	101	91	5.2	-9.9
Administrative Assistant and Secretarial Science, General	35	28	18	-20.0	-35.7
Aesthetician/Esthetician and Skin Care Specialist°	16	21	20	31.3	-4.8
Allied Health and Medical Assisting Services, Other°	22	20	13	-9.1	-35.0
Autobody/Collision and Repair Technology/Technician°	13	24	26	84.6	8.3
Automobile/Automotive Mechanics Technology/Technician°	55	102	89	85.5	-12.7
Business Administration and Management, General°	35	40	63	14.3	57.5
CAD/CADD Drafting and/or Design Technology/Technician°	8	11	6	37.5	-45.5
Child Care and Support Services Management°	2	2	1	0.0	-50.0
Child Care Provider/Assistant°	88	98	81	11.4	-17.3
Clinical/Medical Laboratory Technician	6	9	5	50.0	-44.4
Computer Installation and Repair Technology/Technician°	9	19	25	111.1	31.6
Cosmetology/Cosmetologist, General°	111	113	131	1.8	15.9
Criminal Justice/Safety Studies°	51	17	41	-66.7	141.2
Data Entry/Microcomputer Applications, General°	19	18	24	-5.3	33.3
Data Processing and Data Processing Technology/Technician°	23	25	13	8.7	-48.0
Dental Assisting/Assistant	14	12	14	-14.3	16.7
Design and Visual Communications, General°	9	6	12	-33.3	100.0
Drafting and Design Technology/Technician, General°	15	8	6	-46.7	-25.0
Early Childhood Education and Teaching°	42	38	27	-9.5	-28.9

Technical College Graduates - 2015*

PROGRAMS	TOTAL GRADUATES			PERCENT CHANGE	
	2013	2014	2015	2013-2014	2014-2015
Electrical and Power Transmission Installation/Installer, General°	12	10	14	-16.7	40.0
Electrician°	11	6	15	-45.5	150.0
Emergency Medical Technology/Technician (EMT Paramedic)°	48	64	59	33.3	-7.8
Entrepreneurship/Entrepreneurial Studies°	3	1	5	-66.7	400.0
Fire Prevention and Safety Technology/Technician°	1	2	4	100.0	100.0
Fire Science/Fire-fighting°	9	15	12	66.7	-20.0
Fire Services Administration	1	2	7	100.0	250.0
Graphic Design°	2	4	1	100.0	-75.0
Health Services/Allied Health/Health Sciences, General°	16	14	20	-12.5	42.9
Heating, Air Conditioning, Ventilation and Refrigeration Maintenance Technology/°	26	34	29	30.8	-14.7
Industrial Mechanics and Maintenance Technology°	79	79	62	0.0	-21.5
Interior Design°	3	6	34	100.0	466.7
Licensed Practical/Vocational Nurse Training	53	26	46	-50.9	76.9
Machine Shop Technology/Assistant°	41	53	38	29.3	-28.3
Marketing/Marketing Management, General	5	1	6	-80.0	500.0
Medical Insurance Coding Specialist/Coder°	6	4	3	-33.3	-25.0
Medical Office Assistant/Specialist°	43	33	17	-23.3	-48.5
Medical Office Management/Administration	8	5	15	-37.5	200.0
Medical/Clinical Assistant	125	105	86	-16.0	-18.1
Network and System Administration/Administrator°	28	30	30	7.1	0.0
Nursing Assistant/Aide and Patient Care Assistant/Aide°	144	132	117	-8.3	-11.4
Phlebotomy Technician/Phlebotomist°	15	15	13	0.0	-13.3
Radiologic Technology/Science - Radiographer	17	17	13	0.0	-23.5
Retailing and Retail Operations°	3	1	4	-66.7	300.0
Surgical Technology/Technologist	13	14	8	7.7	-42.9
Web Page, Digital/Multimedia and Information Resources Design°	2	10	2	400.0	-80.0
Welding Technology/Welder°	118	123	127	4.2	3.3

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

Source: Technical College System of Georgia

*Data shown represents Annual 2013, 2014, and 2015.

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

Active Applicants - Georgia Department of Labor

	TOTAL	Mgt.	Bus. and Finance	Comp. and Math	Arch. and Eng.	Life and Soc. Svcs.	Comm. and Svcs	Legal	Ed. and Training	Arts and Design	Health Prac.	Health Support
Dawson	258	27	30	59	34	6	14	0	29	13	28	18
Fannin	615	83	27	177	19	1	17	0	66	53	120	52
Hall	1,468	213	113	340	119	8	100	18	199	123	120	115
Lumpkin	207	23	0	29	18	0	6	2	38	27	40	24
Union	351	125	12	38	15	6	22	2	1	25	49	56
White	296	149	5	46	8	0	0	0	5	6	26	51
Subtotal Area	3,195	620	187	689	213	21	159	22	338	247	383	316

Active Applicants - Georgia Department of Labor (cont.)

	TOTAL	Protect. Svcs.	Food Prep.	Ground Cleaning	Personal Care	Sales	Office Support	Farm. and Forestry	Cons-truction	Installation Main.	Prod.	Trans. and Moving
Dawson	873	1	30	6	9	256	270	0	14	73	114	100
Fannin	2,832	18	180	75	35	436	682	17	131	178	443	637
Hall	5,588	100	168	99	96	381	1,403	48	336	490	1,664	803
Lumpkin	816	3	25	16	43	190	187	3	67	68	93	121
Union	1,669	30	104	28	34	182	571	0	103	133	235	249
White	1,861	12	161	72	42	184	399	17	68	168	487	251
Subtotal Area	13,639	164	668	296	259	1,629	3,512	85	719	1,110	3,036	2,161

Note: For current applicant data available for a specific occupation, contact the nearest Georgia Department of Labor Career Center.

Source: Georgia Department of Labor (active applicants as of July 2016).

Georgia Department of Labor Location(s)

Career Center(s)
2756 Atlanta Hwy
Gainsville 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 & Economic Research, 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

Summary of Survey Results:

Lumpkin County Residents: 32

City of Dahlonega Residents: 12

Age	County		City
18-24	0		0
25-34	3		0
35-44	5		2
45-54	2		0
55-64	10		4
65+	12		6

Grade Level			
grade school	0		0
some high school	0		0
high school grad	1		0
some college	7		2
college grad	8		6
post graduate degree	16		4

Income			
less than 20K	1		
20-35	6		1
35-50	2		
50-75	9		2
75-100	10		1
100+	4		1

Question 1: I would like my community to try to _____ growth and development.

- Attract a high volume of - 8 County residents and 1 City Resident
- Attract some - 21 County Residents and 8 City Residents
- Limit - 3 County Residents and 2 City Residents

Comments:

- Manage
- Allow but don't proactively attract

Question 2: New growth and development should be directed toward:

- In/around Dahlonega – 9 County Residents and 3 City Residents
- Along SR 400 – 19 County Residents and 9 City Residents
- Expand in/around
    - 400/60
    - All areas
    - Lumpkin County
    - 400/Dahlonega
    - Get 400 and major arteries into the City and off 400 to lessen traffic problems
    - Red Oak Flats
    - Depends on the business
    - Hwy. 52/Long Branch

Question 3: Our community's most important asset that should be *preserved* in the future is…

- Streams, vistas, trees along GA 400
- Dahlonega's Historic District
- Our history
- Recreational and tourism features
- Downtown
- UNG
- Views, parks, town square
- Small town feel, surrounding forest
- Our historic district, including the buildings and mature trees
- Tourism
- Library and historic district
- Natural beauty and education
- Small town feel and unique nature of our town; the beautiful surroundings
- The people of Lumpkin County
- Tourism, preserving our charming square, the County's historic sites (gold mines) and encouraging more agri-tourism (wineries)
- The ambience supporting tourist and agri-tourism businesses which are a cornerstone of the County's future. Protecting Dahlonega's City center

- All green spaces, including agri-tourism sites, farms, parks, the reservoir space, the National Forest
- History, quaintness, culture, remaining rural
- Historic structures and district, protect trees, genuine theme of Dahlonega. This attracts tourists and that means revenue
- Water
- A caring community of people
- The town itself – festivals, historical sites
- Infrastructure
- Limited traffic
- The historical values/ambiance of this popular tourist destination
- Friendly small town atmosphere that is innovative
- Historical and beautiful downtown and surrounding mountains
- Downtown square with the old courthouse/gold museum
- Historical charm and natural resources
- Downtown Dahlonega's historical buildings and look
- Historic look of Downtown
- The historic architecture and natural surroundings

Question 4: Our community's biggest liability that should be *changed* in the future is…

- Industrial/contractor uses not screened or landscaped; junk cars everywhere
- Need for a means test of income to qualify for senior tax exemption
- A larger, more diverse tax base
- Lack of economic growth particularly in the employment sector
- The current senior tax exemption
- Infrastructure
- Remove the limit on senior's taxation (high income threshold)
- Poor library building needs replacement
- Internet
- Lack of new business/high paying jobs
- Roads
- The college taking over Dahlonega
- No industry and low paying jobs; better grocery store
- Our inability to attract any business, especially high tech companies that could bring employment to our young people
- Poor infrastructure
- Traffic and internet access
- Lack of jobs and low cost housing; internet connection
- The senior homestead exemption – the exemption should be lowered and the age requirement should be raised
- The college overrule of issues
- Lack of modern broadband technology for both homes and attracting new businesses
- Inadequate modern communications infrastructure, which severely hampers high tech small business growth
- Tax structure which keeps us from having excellent public schools

- Having two governments
- Leadership
- Soaring property taxes, we need a new source for revenue. We need County officials who can bring progressive ideas to the forefront. Senior tax exemption threshold needs to be lowered.
- Tax burden (income cap), lack of jobs, public safety
- Lack of grocery stores
- Add bike trails, public transportation, traffic flow
- Uncontrolled growth without zoning, plan for Marta expanding to end of 400
- No long range plan
- Cancer-like growth of subdivisions
- Lack of long-term strategic planning for optimized growth
- Indiscriminate growth – control University students in residential areas
- Attracting businesses for both blue collar and higher paying jobs
- Growth of UNG and a decreasing tax digest
- Need more job opportunities or other industry instead of tourism
- The lack of affordable housing and the poor infrastructure

Question 5: With respect to economic development, our top priorities should be (pick 2):

- Attract new commercial businesses
- Attract new manufacturing and industry
- Attract any business to downtown areas
- Attract any business with high paying jobs
- Other

The top response from County residents was to attract new commercial businesses, while new manufacturing & industry and any business with high paying jobs came in second. The top response for City residents was any business with high paying jobs.

Other Comments:

- Only high tech & agri-tourism
- Educate our citizens at all levels particularly technical trades & higher education
- Attract appropriate businesses that will provide long term employment – not “tax incentives” to do so
- Attract high tech, white collar jobs
- Small business
- Ensure that new businesses do not detract from the few successes we already have
- Small grocery store chain store on outskirts (Long Branch & Hwy. 52)
- Alcohol package sales
- Entice a major chain or two to locate in Lumpkin so we don’t have to go to White, Hall, or Dawson
- Convention center

Question 6: With respect to housing, our most important needs are (pick 2):

- More affordable housing
- More high-end housing
- More apartments
- More senior housing
- Fewer dilapidated houses
- Design guidelines for new construction
- Other

The top response from County residents was that more affordable housing was needed, with fewer dilapidated houses and design guidelines for new construction coming in second. The City responses also had affordable housing as the top need, with design guidelines for new construction being second.

Other comments:

- Earth craft committee
- More middle income housing
- Medium density housing
- More apartments but not for students
- Keep taxes lower
- Fewer privately owned off campus apartments for UNG (don't contribute to tax base)
- Downtown housing in the 300K range
- Housing that meets the needs for those employed in Lumpkin. Avoid high density and build to match infrastructure
- Fewer developments which provide no revenue to the City/County
- 3 or 4 story condos for mixed ages to buy or rent
- No fraternities in residential areas
- Walk-friendly housing
- As a single person, I can't afford to buy a home within the City limits and I'm a professor at UNG

Question 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 and pedestrian accessibility around the County
- Need for more park space
- Need for more/new civic space
- Other

The top two responses for County residents were preserving existing historic structures and design guidelines for new development, respectively. City residents' top responses were preserving existing historic structures, design guidelines for new development, and improving sidewalks and pedestrian accessibility around the County.

Other comments:
- Increase parking areas within City limits
- Expand what we already have to attract tourism, artistic community, and wine growing region
- Space for a library/meeting places/conference spaces
- As soon as you leave the square, the town is rather run down in appearance
- Need a good new library

Question 8: On a scale of 1 (very poor) to 5 (very good), how do you rate each of the following public services:
- Water (overall County residents rated this a 3, City residents rated this a 5)
- Sewer (overall County residents rated this a 2, City residents rated this a 5)
- Law enforcement/Public Safety (overall County & City residents alike rated this a 5)
- Fire protection/EMS (overall County & City residents alike rated this a 5)
- General government (overall County residents rated this a 3, City residents rated this between 3-4)
- Parks and recreation (overall County & City residents alike rated this a 3)
- Roads (overall County residents rated this a 4, City residents rated this a 3)
- Schools (overall County residents this a 4, City residents rated this between 4-5)
- Other

Other comments:
- Need to advocate with GA state gov't for Medicaid expansion for the many uninsured
- Library (non-existent)
- Parks emphasizing natural resources
- Need more firemen and police officers
- Improve library
- We have to find a way to fund sheriff, fire and roads asap
- Lumpkin development authority
- Need for fire hydrants in the City
- Public safety has little incentive to stay, high rises at UNG a problem if fire happens, all City roads should be paved if a business is on the road
- Public transportation and parking
- Sidewalks and lights for crossings
- County is much more open and way better than the City
- Fire/EMS has areas that need closer coverage

Question 9: Please rank the following issues in terms of priority, with 1 being the most important:
- Preserving Lumpkin County's rural character
- Increasing tourism
- Increasing job opportunities
- Preserving the low cost of living
- Preserving the standard of living

- Other

County residents ranked the following categories from 1 to 5 overall:

1. Increasing job opportunities
2. Preserving the standard of living
3. Preserving the low cost of living
4. Preserving Lumpkin County's rural character
5. Increasing tourism

City Residents ranked the following categories from 1 to 5 overall:

1. Increasing job opportunities
2. Increasing tourism
3. Increasing tourism
4. Preserving the low cost of living
5. Preserving the standard of living/preserving the low cost of living

Other comments:

- Tree protection and preservation
- Modify the senior tax exemption
- Student housing
- Preserving the environment
- Library – we needed one years ago
- Education and library
- Increase tax base with new businesses to fund school system, fire, EMS, police
- Encourage new employment
- We do not have a low cost of living, inadequate schools do not attract younger families
- Preserve open space
- Careful planning that will balance these components is key
- I don't feel that the cost/standard of living are selling points for Dahlonega

Question 10: SR 400 is expected to see significant growth and development in the future. Regarding this vital corridor in Lumpkin County, please rank the following issues in terms of priority, with 1 being the most important:

- Managing traffic volumes
- Managing safety
- Luring more/new retail
- Luring more/new dining
- Luring any new jobs
- Improving the appearance and character
- Other

County residents ranked the following categories from 1 to 6 overall:

1. Luring any new jobs
2. Luring more/new retail
3. Managing safety
4. Managing safety
5. Managing safety
6. Luring more/new dining

City residents ranked the following categories from 1 to 6 overall:

1. Managing traffic volumes
2. Managing safety
3. Luring any new jobs
4. Luring more/new dining/luring more/new retail
5. Luring more/new retail
6. Luring any new jobs/luring more/new retail/improving the appearance and character

Other comments:

- Strict sign ordinance, 25' landscape frontages
- Grocery
- Protecting and restoring a healthy environment
- Avoid drains – we don't want another Dawsonville strip mall
- Luring industry would create jobs and revenue
- Road improvements/repairs needed on Grindle Bridge Rd. (70 dwellings on a 2 mile road)
- Attracting commercial businesses/industry to both 400 corridor and existing industrial areas nearby
- Luring "creative class" type high paying jobs
- Keep traffic flowing – no stop lights, eliminate all tax preferential treatment
- Keep some trees – beautify the median

LUMPKIN COUNTY RESOLUTION NO. 2017 - 23

A RESOLUTION TO ADOPT
THE
LUMPKIN COUNTY COMPREHENSIVE PLAN

Whereas, Lumpkin County has prepared a comprehensive full plan update, and said plan has been approved by the Georgia Department of Community Affairs as having met the minimum planning standards of the Georgia Planning Act of 1989; and

Whereas, the Lumpkin County Board of Commissioners recognizes the value of having a coordinated overview of the problems, needs and opportunities growth and change will create. The Commission further recognizes that the Comprehensive Plan is not a final and absolute answer to all of the many matters of policies, programs, and facilities contained therein, but that constant change, further identification of needs, more detailed planning, limitations of resources, and other changing conditions undoubtedly will require periodic review of the Plan's objectives.

Now therefore, it is hereby resolved by the Lumpkin County Board of Commissioners, that the Lumpkin County Comprehensive Plan 2017-2025 is hereby adopted, along with accompanying maps, policies, goals, objectives, strategies and programs, as a general guide for future growth, change and development in Lumpkin County, Georgia.

Resolved, adopted, and effective this 21st day of March, 2017.

Chris Dockery, Chairman
Lumpkin County Board of Commissioners

Attest:

Kathleen C. Walker
Clerk, Lumpkin County