

Introduction

As part of a statewide realignment of due dates for updating local comprehensive plans, the Georgia Department of Community Affairs (DCA) is requiring partial updates as an interim step for select communities until they must complete a full update under the new local planning standards. This document, the City of Dahlonega Partial Plan Update 2009 – 2013, has been developed to assist the local government with maintaining their level of planning and community development until a full update to the Comprehensive Plan in 2013.

~

Areas Requiring Special Attention

Analysis of the prevailing trends will assist in the identification of preferred patterns of growth for the future. More specifically such analyses can identify those areas requiring special attention with regard to management policies, such as natural or cultural resources likely to be intruded upon or otherwise impacted by development.

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

Development within the City limits is largely limited to infill and redevelopment, permitting for which is monitored for viability of utilities and public services. Some annexation may occur and some properties are yet undeveloped, but within the planning time frame for the Future Land Use strategy the pace of development should be relatively consistent. There may be evolution of development types with pressure to include higher densities, but this will be addressed in future updates of the Comprehensive Plan.

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

See above.

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

Greenbriar, Riley Road and N. Grove areas could benefit from investment and revitalization. City has general goals for improving/sustaining traditional neighborhoods and the existing small-city character, and investment in these areas could match those objectives.

- *Large abandoned structures or sites, including possible environmental contamination.*

The former Mohawk Industries facility remains vacant and should ideally be reused for major commercial or light industrial activity. No other significant buildings or sites within the City limits remain vacant.

- *Areas with significant infill development opportunities (scattered vacant sites).*

No concentrations of infill opportunities exist within the City limits. Select structures and units are vacant but nothing considered abnormal for the market or requiring special action by the City beyond current measures.

- *Areas of significant disinvestment, levels of poverty, and/or unemployment substantially higher than average levels for the community as a whole*

No concentrations of impoverished areas exist within the City limits. Select structures and properties are in need of repair and/or revitalization but nothing considered abnormal for the market or requiring special action by the City beyond current measures.

Consistency with Quality Community Objectives

In 1999 the Board of the Department of Community Affairs adopted 17 Quality Community Objectives (QCOs) as a statement 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. This assessment is meant as a tool to give a community a comparison of how it is progressing toward these objectives set by the Department. but no community will be judged on progress. The questions focus on local ordinances, policies, and organizational strategies intended to create and expand quality growth principles. A majority of positive responses for a particular objective may indicate that the community has in place many of the governmental options for managing development patterns. Negative responses may provide guidance as to how to focus planning and implementation efforts for those governments seeking to achieve these Quality Community Objectives. Should a community pursue a particular objective it may then consider this assessment as a means of monitoring progress.

Development Patterns

Traditional Neighborhoods - Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.

Statement	Comments
1. Our zoning code does not separate commercial, residential and retail uses in every district.	Not entirely but options within the ordinances allow mixed use.
2. Our community has ordinances in place that allow neo-traditional development "By right" so that developers do not have to go through a long variance process.	Not yet but is an option for consideration.
3. We have a street tree ordinance requiring new development to plant shade-bearing trees appropriate to our climate.	Yes.
4. Our community has an organized tree-planting campaign in public areas to make walking more comfortable in summer.	Not at present.
5. We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.	City does have ordinances enforcing cleanliness and maintenance of properties.
6. Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.	Yes.
7. In some areas, several errands can be made on foot, if desired.	Yes.
8. Some children can and do walk/ bike to school safely.	Yes.
9. Schools are located in or near neighborhoods.	Currently not located centrally amid established neighborhoods, but this is due to demands of whole county and property costs, and pedestrian accessibility is a consideration in school development.

Infill Development - Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.

Statement	Comments
1. Our community has an inventory of vacant sites and buildings available for redevelopment and/or infill development.	NA.
2. We are actively working to promote Brownfield redevelopment.	NA.
3. Our community is actively working to promote greyfield redevelopment.	NA.
4. We have areas that are planned for nodal development (compacted near intersections rather than spread along a major road.)	NA.
5. We allow small lot development (<5000 SF) for some uses.	Yes.

Size and established development of Dahlonega minimizes concentrations of, and impacts of, vacant development such that changes to existing policies are not demanded.

Sense of Place - Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment

Statement	Comments
1. If someone dropped from the sky into our community, he or she would know immediately where she was, based on our distinct characteristics.	Yes.
2. We have delineated the areas of our community that are important to our history and heritage and have taken steps to protect those areas.	Yes.
3. We have ordinances to regulate the aesthetics of development in our highly visible areas.	For historic districts, yes.
4. We have ordinances to regulate the size and type of signage.	Yes.
5. Our community has a plan to protect designated farmland.	NA.

Transportation Alternatives - *Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.*

Statement	Comments
1. We have public transportation in our community.	Not presently, but specialized shuttle services are being explored.
2. We require that new development connects with existing development through a street network, not a single entry/exit.	Yes.
3. We have a good network of sidewalks to allow people to walk to a variety of destinations.	Yes.
4. We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.	Yes, within certain criteria.
5. We require that newly built sidewalks connect to existing sidewalks wherever possible	Yes.
6. We have a plan for bicycle routes through our community.	Participate in GMRDC regional Bike/Ped plan and have plans for plan at County level.
7. We allow commercial and retail development to share parking areas wherever possible.	Yes.

Regional Identity - *Each region should promote and preserve a regional "identity," or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.*

Statement	Comments
1. Our community is characteristic of the region in terms of architectural styles and heritage.	Yes.
2. Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.	Yes.
3. Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal)	Yes.
4. Our community participates in the Georgia Department of Economic Development's regional tourism partnership.	Yes.
5. Our community promotes tourism opportunities based on the unique characteristics of our region.	Yes.
6. Our community contributes to, and draws from, the region, as a source of local culture, commerce, entertainment, education.	Yes.

Resource Conservation

Heritage Preservation - *The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining local character.*

Statement	Comments
1. We have designated historic districts in our community.	Yes.
2. We have an active historic preservation commission.	Yes.
3. We want new development to complement historic development, and we have ordinances in place to ensure that happening.	Yes.

Open Space Preservation - *New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.*

Statement	Comments
1. Our community has a greenspace plan.	Not presently, but Lumpkin County is considering.
2. Our community is actively preserving greenspace -- either through direct purchase, or by encouraging set-asides in new development.	No.
3. We have a local land conservation program/ work with state or national land conservation programs to preserve environmentally important areas in our community.	This is done through Lumpkin County.
4. We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.	No.

Environmental Protection - *Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.*

Statement	Comment
1. We have a comprehensive natural resources inventory.	Yes, within the Comprehensive Plan.
2. We use this resource inventory to steer development away from environmentally sensitive areas.	Yes.
3. We have identified our defining natural resources and have taken steps to protect them.	Yes.
4. Our community has passed the necessary Part V Environmental Ordinances, and we enforce them.	Ordinances are established but enforcement needs improvement.
5. Our community has and actively enforces a tree preservation ordinance.	Yes.
6. Our community has a tree-replanting ordinance for new development.	Yes.
7. We are using stormwater best management practices for all new development.	Yes.
8. We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.)	Yes.

Social and Economic Development

Growth Preparedness - *Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.*

Statement	Comments
1. We have population projections for the next 20 years that we refer to when making infrastructure decisions.	Yes.
2. Our local governments, the local school board, and other decision-making entities use the same population projections.	Not consistently.
3. We have a Capital Improvements Program that supports current and future growth.	Yes.
4. We have designated areas of our community where we would like to see growth. These areas are based on the natural resources inventory of our community.	Yes.

Appropriate Businesses - The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.

Statement	Comments
1. Our economic development organization has considered our community's strengths, assets, and weaknesses and has created a business development strategy based on them.	Yes.
2. Our ED organization has considered the types of businesses already in our community, and has a plan to recruit business/industry that will be compatible.	Yes.
3. We recruit businesses that provide/ create sustainable products.	Yes.
4. We have a diverse jobs base, so that one employer leaving would not cripple us.	Yes.

Employment Options - A range of job types should be provided in each community to meet the diverse needs of the local workforce.

Statement	Comments
1. Our economic development program has an entrepreneur support program.	Yes.
2. Our community has jobs for skilled labor.	Yes.
3. Our community has jobs for unskilled labor.	Yes.
4. Our community has professional and managerial jobs.	Yes.

Housing Choices - A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.

Statement	Comments
1. Our community allows accessory units like garage apartments or mother-in-law units.	No.
2. People who work in our community can afford to live here.	Yes.
3. Our community has enough housing for each income level (low, moderate, and above-average incomes)	Yes.
4. We encourage new residential development to follow the pattern of our original town, continuing the existing street design and recommending smaller setbacks.	Yes.
5. We have options available for loft living, downtown living, or "neo-traditional" development.	Yes.
6. We have vacant and developable land available for multifamily housing.	Yes.
7. We allow multifamily housing to be developed in our community.	Yes.
8. We support community development corporations building housing for lower-income households.	Yes.
9. We have housing programs that focus on households with special needs.	Yes, for low income families.
10. We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.	Yes.

Educational Opportunities - Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.

Statement	Comments
1. Our community provides work-force training options for our citizens.	Yes.
2. Our workforce training programs provide citizens with skills for jobs that are available in our community.	Yes.
3. Our community has higher education opportunities, or is close to a community that does.	Yes.
4. Our community has job opportunities for college graduates, so that our children may live and work here if they choose.	Yes.

Governmental Relation

Local Self-determination - Communities should be allowed to develop and work toward achieving their own vision for the future. Where the state seeks to achieve particular objectives, state financial and technical assistance should be used as the incentive to encourage local government conformance to those objectives.

Statement	Comments
1. We have a citizen-education campaign to allow all interested parties to learn about development processes in our community.	No organized campaign but we do maintain open communication with public requests.
2. We have processes in place that make it simple for the public to stay informed on land use and zoning decisions, and new development.	Yes.
3. We have a public-awareness element in our comprehensive planning process.	Yes.
4. We have clearly understandable guidelines for new development.	Yes.
5. We offer a development guidebook that illustrates the type of new development we want in our community.	Yes for some development regulations.
6. We have reviewed our development regulations and/or zoning code recently and are sure that our ordinances will help us achieve our QCO goals.	Yes.
7. We have a budget for annual training for planning commission members and staff, and we use it.	Yes.
8. Our elected officials understand the land-development process in our community	Yes.

Regional Cooperation - Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.

Statement	Comments
1. We plan jointly with our cities and county for Comprehensive Planning purposes	Yes.
2. We are satisfied with our Service Delivery Strategies	Yes.
3. We cooperate with at least one local government to provide or share services (parks and recreation, E911, Emergency Services, Police or Sheriff's Office, schools, water, sewer, other)	Yes.

Identified Issues and Policies

The following issues have been recognized as critical to the City of Dahlonega in moving forward for the next 5 years. These are considered to be complimentary (in addition) to those issues already identified within the full Comprehensive Plan.

- Develop neighborhood revitalization plan for Greenbriar and Riley road area, use as a template for additional areas within the City.
- Continue efforts to attract businesses to the Mohawk Industries site.
- Need to update Land Use element of the Comprehensive Plan, accounting for changes in prospective development trends
- Need for a road improvement/management plan
- Need to update GIS data for the City, begin use for various planning and engineering purposes
- Need to continue efforts to upgrade water and sewer capacity
- Continue to improve working relationship with Lumpkin County.

In addition, several items have been identified as policies, general objections and directions for the City in regards to different issues. These policies will be used as guidelines for general, long-term practices for the City of Dahlonega.

- Continue annexation as requested by landowners
- Establish and maintain a priority list for on-going street re-surfacing, road improvements and intersection improvements
- Regularly monitor existing ordinances and make amendments as necessary
- Continue implementation of water and wastewater system improvement plans
- Actively pursue financial assistance from available state and federal grant/loan programs for City improvement projects

Report of Accomplishments - 2004-2008
City of Dahlonega Comprehensive Plan

Action	Status	Comment
Monitor existing ordinances and make amendments if necessary to facilitate quality economic development	Ongoing	Now ongoing policy
Convert city maps and associated databases to ArcView GIS (Geographic Information System)	In Progress	NA
Continue annexation of identified area	Ongoing	Now ongoing policy
Prepare and adopt protection ordinances for wetlands and water supply watershed	In Progress	NA
Prepare digital environmental maps and associated databases (floodplains, groundwater, recharge areas, etc..) for GIS System	In Progress	NA
Continue water and wastewater system improvements	Ongoing	NA
Develop and implement Water and Sewer Master Plan	Complete	NA
Establish & implement sewer inflow & infiltration abatement program	In Progress	NA
New Water Treatment Plant: permitting and design	Complete	NA
New Water Treatment Plant: Site purchase	Complete	NA
New Wastewater Plant site location	Complete	NA
Begin process permitting for water withdrawal from new water treatment plant	Complete	NA
Renovations/Expansion to City Hall	Complete	NA
Identify, purchase and construct additional parking for downtown	Complete	NA
Identify & set priority list for on-going street re-surfacing	Complete	Now ongoing policy
Traffic Safety Study for Morrison Moore Parkway	Complete	NA
Actively pursue financial assistance from available state and federal grant/loan program	Ongoing	Now ongoing policy
Identify high traffic locations and substandard street intersections improve one or two substandard streets	Ongoing	Now ongoing policy
Initiate sidewalk extension program	Ongoing	NA

Short-Term Work Program - 2009-2013
City of Dahlonega

Year	Action	Estimated Cost	Funding Source	Responsibility
2009	Convert city maps and associated databases to ArcView GIS (Geographic Information System)	NA	City	Planning Dept
2009	Prepare digital environmental maps and associated databases (floodplains, groundwater, recharge areas, etc..) for GIS System	NA	City	Planning Dept
2009	Review and update Service Delivery Strategy as needed	NA	City	Planning Dept
2009	Update Land Use element of Comprehensive Plan	\$1,000	City	Planning Dept, GMRDC
2010	Implement sewer inflow & infiltration abatement program	TBD	City	Water & Sewer
2010	Review and update Road Improvement Plan as needed	\$1,000	City	Engineering
2010	Update aerial imagery of City	\$5,000	City/County	Planning Dept
2010	Confirm accuracy of existing land use and zoning map	\$1,000	City	Planning Dept
2010	Training workshop for Planning Commission	NA	City	Planning Dept, GMRDC
2010	Prepare and adopt protection ordinances for wetlands and water supply watershed	NA	NA	Planning Dept, GMRDC
2011	Develop Bicycle and Pedestrian Plan for the City	\$5,000	City; DOT	Engineering
2011	Review and amend Development Regulations as needed	\$15,000	City	Planning Dept
2012	Complete update to Community Assessment portion of Comp. Plan	\$5,000	City	Planning Dept, GMRDC
2012	Host Economic Development Forum with County, Chamber and Development Authority	\$1,000	City, Co., Chamber, DA	Admin
2012	Upgrade water treatment plant to 1.44 MGD	\$5,000,000	GEFA Bonds	Engineering
2013	Review and update Road Improvement Plan as needed	TBD	City	Engineering
2013	Housing Market Study	\$2,000	DCA	Planning Dept., GMRDC

TRANSMITTAL RESOLUTION

WHEREAS, the Georgia Planning Act of 1989 and its Minimum Planning Standards and Procedures for Local Comprehensive Planning require that the Partial Plan Update required by the Department of Community Affairs be updated every five years;

WHEREAS, the City of Dahlonega, Georgia, has prepared a Partial Plan Update in accordance with the Minimum Planning Standards and Procedures;

WHEREAS, the City of Dahlonega, Georgia, conducted a public hearing on January 21, 2009 for the purposes of receiving public input on said Partial Plan Update.

NOW THEREFORE, BE IT RESOLVED, that the draft Partial Plan Update be transmitted to the Georgia Mountains Regional Development Center for review and approval.

SO RESOLVED THIS 18th DAY OF FEBRUARY, 2009.



Honorable Gary McCullough, Mayor

ATTEST:



Janet Jarrard, City Clerk

RESOLUTION

WHEREAS, the Georgia Planning Act of 1989 and its Minimum Planning Standards and Procedures for Local Comprehensive Planning require that the Partial Plan Update required by the Department of Community Affairs be updated every five years;

WHEREAS, the City of Dahlonega, Georgia, has prepared a Partial Plan Update in accordance with the Minimum Planning Standards and Procedures;

WHEREAS, the City of Dahlonega, Georgia, conducted a public hearing on January 21, 2009 for the purposes of receiving public input on said Partial Plan Update.

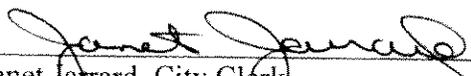
NOW THEREFORE, BE IT RESOLVED, that the Mayor and the Council members of the City of Dahlonega officially adopt the Partial Plan Update as reviewed and approved by the Department of Community Affairs (DCA) with amendments on April 6th, 2009.

SO RESOLVED THIS 6th DAY OF April, 2009.



Honorable Gary McCullough, Mayor

ATTEST:



Janet Jarard, City Clerk

INTRODUCTION

As part of a statewide realignment of due dates for updating local comprehensive plans, the Georgia Department of Community Affairs (DCA) is requiring partial updates as an interim step for select communities until they must complete a full update under the new local planning standards. This document, the City of Dahlonega Partial Plan Update 2009 – 2013, has been developed to assist the local government with maintaining their level of planning and community development until a full update to the Comprehensive Plan in 2013.

~

Areas Requiring Special Attention

Analysis of the prevailing trends will assist in the identification of preferred patterns of growth for the future. More specifically such analyses can identify those areas requiring special attention with regard to management policies, such as natural or cultural resources likely to be intruded upon or otherwise impacted by development.

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

Development within the City limits is largely limited to infill and redevelopment, permitting for which is monitored for viability of utilities and public services. Some annexation may occur and some properties are yet undeveloped, but within the planning time frame for the Future Land Use strategy the pace of development should be relatively consistent. There may be evolution of development types with pressure to include higher densities, but this will be addressed in future updates of the Comprehensive Plan.

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

See above.

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

Greenbriar, Riley Road and N. Grove areas could benefit from investment and revitalization. City has general goals for improving/sustaining traditional neighborhoods and the existing small-city character, and investment in these areas could match those objectives.

- *Large abandoned structures or sites, including possible environmental contamination.*

The former Mohawk Industries facility remains vacant and should ideally be reused for major commercial or light industrial activity. No other significant buildings or sites within the City limits remain vacant.

- *Areas with significant infill development opportunities (scattered vacant sites).*

No concentrations of infill opportunities exist within the City limits. Select structures and units are vacant but nothing considered abnormal for the market or requiring special action by the City beyond current measures.

- *Areas of significant disinvestment, levels of poverty, and/or unemployment substantially higher than average levels for the community as a whole*

No concentrations of impoverished areas exist within the City limits. Select structures and properties are in need of repair and/or revitalization but nothing considered abnormal for the market or requiring special action by the City beyond current measures.

Consistency with Quality Community Objectives

In 1999 the Board of the Department of Community Affairs adopted 17 Quality Community Objectives (QCOs) as a statement 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. This assessment is meant as a tool to give a community a comparison of how it is progressing toward these objectives set by the Department. but no community will be judged on progress. The questions focus on local ordinances, policies, and organizational strategies intended to create and expand quality growth principles. A majority of positive responses for a particular objective may indicate that the community has in place many of the governmental options for managing development patterns. Negative responses may provide guidance as to how to focus planning and implementation efforts for those governments seeking to achieve these Quality Community Objectives. Should a community pursue a particular objective it may then consider this assessment as a means of monitoring progress.

Development Patterns

Traditional Neighborhoods - Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.

Statement	Comments
1. Our zoning code does not separate commercial, residential and retail uses in every district.	Not entirely but options within the ordinances allow mixed use.
2. Our community has ordinances in place that allow neo-traditional development "By right" so that developers do not have to go through a long variance process.	Not yet but is an option for consideration.
3. We have a street tree ordinance requiring new development to plant shade-bearing trees appropriate to our climate.	Yes.
4. Our community has an organized tree-planting campaign in public areas to make walking more comfortable in summer.	Not at present.
5. We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.	City does have ordinances enforcing cleanliness and maintenance of properties.
6. Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.	Yes.
7. In some areas, several errands can be made on foot, if desired.	Yes.
8. Some children can and do walk/ bike to school safely.	Yes.
9. Schools are located in or near neighborhoods.	Currently not located centrally amid established neighborhoods, but this is due to demands of whole county and property costs, and pedestrian accessibility is a consideration in school development.

Infill Development - Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.

Statement	Comments
1. Our community has an inventory of vacant sites and buildings available for redevelopment and/or infill development.	NA.
2. We are actively working to promote Brownfield redevelopment.	NA.
3. Our community is actively working to promote greyfield redevelopment.	NA.
4. We have areas that are planned for nodal development (compacted near intersections rather than spread along a major road.)	NA.
5. We allow small lot development (<5000 SF) for some uses.	Yes.

Size and established development of Dahlonga minimizes concentrations of, and impacts of, vacant development such that changes to existing policies are not demanded.

Sense of Place - Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment

Statement	Comments
1. If someone dropped from the sky into our community, he or she would know immediately where she was, based on our distinct characteristics.	Yes.
2. We have delineated the areas of our community that are important to our history and heritage and have taken steps to protect those areas.	Yes.
3. We have ordinances to regulate the aesthetics of development in our highly visible areas.	For historic districts, yes.
4. We have ordinances to regulate the size and type of signage.	Yes.
5. Our community has a plan to protect designated farmland.	NA.

Transportation Alternatives - *Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.*

Statement	Comments
1. We have public transportation in our community.	Not presently, but specialized shuttle services are being explored.
2. We require that new development connects with existing development through a street network, not a single entry/exit.	Yes.
3. We have a good network of sidewalks to allow people to walk to a variety of destinations.	Yes.
4. We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.	Yes, within certain criteria.
5. We require that newly built sidewalks connect to existing sidewalks wherever possible	Yes.
6. We have a plan for bicycle routes through our community.	Participate in GMRDC regional Bike/Ped plan and have plans for plan at County level.
7. We allow commercial and retail development to share parking areas wherever possible.	Yes.

Regional Identity - *Each region should promote and preserve a regional "identity," or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.*

Statement	Comments
1. Our community is characteristic of the region in terms of architectural styles and heritage.	Yes.
2. Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.	Yes.
3. Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal)	Yes.
4. Our community participates in the Georgia Department of Economic Development's regional tourism partnership.	Yes.
5. Our community promotes tourism opportunities based on the unique characteristics of our region.	Yes.
6. Our community contributes to, and draws from, the region, as a source of local culture, commerce, entertainment, education.	Yes.

Resource Conservation

Heritage Preservation - The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining local character.

Statement	Comments
1. We have designated historic districts in our community.	Yes.
2. We have an active historic preservation commission.	Yes.
3. We want new development to complement historic development, and we have ordinances in place to ensure that happening.	Yes.

Open Space Preservation - New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.

Statement	Comments
1. Our community has a greenspace plan.	Not presently, but Lumpkin County is considering.
2. Our community is actively preserving greenspace – either through direct purchase, or by encouraging set-asides in new development.	Yes
3. We have a local land conservation program/ work with state or national land conservation programs to preserve environmentally important areas in our community.	This is done through Lumpkin County.
4. We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.	No.

Environmental Protection - *Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.*

Statement	Comment
1. We have a comprehensive natural resources inventory.	Yes, within the Comprehensive Plan.
2. We use this resource inventory to steer development away from environmentally sensitive areas.	Yes.
3. We have identified our defining natural resources and have taken steps to protect them.	Yes.
4. Our community has passed the necessary Part V Environmental Ordinances, and we enforce them.	Ordinances are established but enforcement needs improvement.
5. Our community has and actively enforces a tree preservation ordinance.	Yes.
6. Our community has a tree-replanting ordinance for new development.	Yes.
7. We are using stormwater best management practices for all new development.	Yes.
8. We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.)	Yes.

Social and Economic Development

Growth Preparedness - *Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.*

Statement	Comments
1. We have population projections for the next 20 years that we refer to when making infrastructure decisions.	Yes.
2. Our local governments, the local school board, and other decision-making entities use the same population projections.	Not consistently.
3. We have a Capital Improvements Program that supports current and future growth.	Yes.
4. We have designated areas of our community where we would like to see growth. These areas are based on the natural resources inventory of our community.	Yes.

Appropriate Businesses - *The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.*

Statement	Comments
1. Our economic development organization has considered our community's strengths, assets, and weaknesses and has created a business development strategy based on them.	Yes.
2. Our ED organization has considered the types of businesses already in our community, and has a plan to recruit business/industry that will be compatible.	Yes.
3. We recruit businesses that provide/ create sustainable products.	Yes.
4. We have a diverse jobs base, so that one employer leaving would not cripple us.	Yes.

Employment Options - *A range of job types should be provided in each community to meet the diverse needs of the local workforce.*

Statement	Comments
1. Our economic development program has an entrepreneur support program.	Yes.
2. Our community has jobs for skilled labor.	Yes.
3. Our community has jobs for unskilled labor.	Yes.
4. Our community has professional and managerial jobs.	Yes.

Housing Choices - A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.

Statement	Comments
1. Our community allows accessory units like garage apartments or mother-in-law units.	No.
2. People who work in our community can afford to live here.	Yes.
3. Our community has enough housing for each income level (low, moderate, and above-average incomes)	Yes.
4. We encourage new residential development to follow the pattern of our original town, continuing the existing street design and recommending smaller setbacks.	Yes.
5. We have options available for loft living, downtown living, or “neo-traditional” development.	Yes.
6. We have vacant and developable land available for multifamily housing.	Yes.
7. We allow multifamily housing to be developed in our community.	Yes.
8. We support community development corporations building housing for lower-income households.	Yes.
9. We have housing programs that focus on households with special needs.	Yes, for low income families.
10. We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.	Yes.

Educational Opportunities - Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.

Statement	Comments
1. Our community provides work-force training options for our citizens.	Yes.
2. Our workforce training programs provide citizens with skills for jobs that are available in our community.	Yes.
3. Our community has higher education opportunities, or is close to a community that does.	Yes.
4. Our community has job opportunities for college graduates, so that our children may live and work here if they choose.	Yes.

Governmental Relation

Local Self-determination - *Communities should be allowed to develop and work toward achieving their own vision for the future. Where the state seeks to achieve particular objectives, state financial and technical assistance should be used as the incentive to encourage local government conformance to those objectives.*

Statement	Comments
1. We have a citizen-education campaign to allow all interested parties to learn about development processes in our community.	No organized campaign but we do maintain open communication with public requests.
2. We have processes in place that make it simple for the public to stay informed on land use and zoning decisions, and new development.	Yes.
3. We have a public-awareness element in our comprehensive planning process.	Yes.
4. We have clearly understandable guidelines for new development.	Yes.
5. We offer a development guidebook that illustrates the type of new development we want in our community.	Yes for some development regulations.
6. We have reviewed our development regulations and/or zoning code recently and are sure that our ordinances will help us achieve our QCO goals.	Yes.
7. We have a budget for annual training for planning commission members and staff, and we use it.	Yes.
8. Our elected officials understand the land-development process in our community	Yes.

Regional Cooperation - *Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.*

Statement	Comments
1. We plan jointly with our cities and county for Comprehensive Planning purposes	Yes.
2. We are satisfied with our Service Delivery Strategies	Yes.
3. We cooperate with at least one local government to provide or share services (parks and recreation, E911, Emergency Services, Police or Sheriff's Office, schools, water, sewer, other)	Yes.

Identified Issues and Policies

The following issues have been recognized as critical to the City of Dahlonega in moving forward for the next 5 years. These are considered to be complimentary (in addition) to those issues already identified within the full Comprehensive Plan.

- Need for neighborhood revitalization around Greenbriar and Riley road areas, concerns over dilapidation of properties, vacancies and the need to spur reinvestment.
- Need for new industry.
- Vacant tenant space in Mohawk Industries site.
- Update sections and information within the Land Use element of the Comprehensive Plan.
- Improved infrastructure planning is needed, especially for roads.
- GIS data for the City, needs improving.
- Upgrades and expansion of water and sewer capacity needs to continue.
- City will continue to work to foster a positive working relationship with Lumpkin County.

In addition, several items have been identified as policies, general objections and directions for the City in regards to different issues. These policies will be used as guidelines for general, long-term practices for the City of Dahlonega.

- Continue annexation as requested by landowners
- Establish and maintain a priority list for on-going street re-surfacing, road improvements and intersection improvements
- Regularly monitor existing ordinances and make amendments as necessary
- Continue implementation of water and wastewater system improvement plans
- Actively pursue financial assistance from available state and federal grant/loan programs for City improvement projects

Report of Accomplishments - 2004-2008

City of Dahlonega Comprehensive Plan

Action	Status	Comment
Monitor existing ordinances and make amendments if necessary to facilitate quality economic development	Ongoing	Now ongoing policy
Convert city maps and associated databases to ArcView GIS (Geographic Information System)	In Progress	NA
Continue annexation of identified area	Ongoing	Now ongoing policy
Prepare and adopt protection ordinances for wetlands and water supply watershed	In Progress	NA
Prepare digital environmental maps and associated databases (floodplains, groundwater, recharge areas, etc..) for GIS System	In Progress	NA
Continue water and wastewater system improvements	Ongoing	NA
Develop and implement Water and Sewer Master Plan	Complete	NA
Establish & implement sewer inflow & infiltration abatement program	In Progress	NA
New Water Treatment Plant: permitting and design	Complete	NA
New Water Treatment Plant: Site purchase	Complete	NA
New Wastewater Plant site location	Ongoing	NA
Begin process permitting for water withdrawal from new water treatment plant	Complete	NA
Renovations/Expansion to City Hall	Complete	NA
Identify, purchase and construct additional parking for downtown	Complete	NA
Identify & set priority list for on-going street re-surfacing	Complete	Now ongoing policy
Traffic Safety Study for Morrison Moore Parkway	Complete	NA
Actively pursue financial assistance from available state and federal grant/loan program	Ongoing	Now ongoing policy
Identify high traffic locations and substandard street intersections improve one or two substandard streets	Ongoing	Now ongoing policy
Initiate sidewalk extension program	Ongoing	NA

Short-Term Work Program - 2009-2013

City of Dahlonaga

Year	Action	Estimated Cost	Funding Source	Responsibility
2009	Convert city maps and associated databases to ArcView GIS (Geographic Information System)	NA	City	Planning Dept
2009	Prepare digital environmental maps and associated databases (floodplains, groundwater, recharge areas, etc..) for GIS System	NA	City	Planning Dept
2009	Review and update Service Delivery Strategy as needed	NA	City	Planning Dept
2009	Update Land Use element of Comprehensive Plan	\$1,000	City	Planning Dept, GMRDC
2010	Implement sewer inflow & infiltration abatement program	TBD	City	Water & Sewer
2010	Review and update Road Improvement Plan as needed	\$1,000	City	Engineering
2010	Update aerial imagery of City	\$5,000	City/ County	Planning Dept
2010	Confirm accuracy of existing land use and zoning map	\$1,000	City	Planning Dept
2010	Training workshop for Planning Commission	NA	City	Planning Dept, GMRDC
2010	Prepare and adopt protection ordinances for wetlands and water supply watershed	NA	NA	Planning Dept., GMRDC
2011	Develop Bicycle and Pedestrian Plan for the City	\$5,000	City; DOT	Engineering
2011	Review and amend Development Regulations as needed	\$15,000	City	Planning Dept
2012	Complete update to Community Assessment portion of Comp. Plan	\$5,000	City	Planning Dept, GMRDC
2012	Host Economic Development Forum with County, Chamber and Development Authority	\$1,000	City, Co., Chamber, DA	Admin
2012	Upgrade <i>waste</i> water treatment plant to 1.44 MGE	\$5,000,000	GEFA Bonds	Engineering
2013	<i>Continue</i> to review and update Road Improvement Plan as needed	TBD	City	Engineering
2013	Housing Market Study	\$2,000	DCA	Planning Dept., GMRDC

