

# **2018 Comprehensive Plan**

## **Town of Homer, Georgia**

**November, 2018**

# TABLE OF CONTENTS

<b>INTRODUCTION</b>	<b>1</b>
<b>Purpose</b>	<b>1</b>
<b>Scope</b>	<b>1</b>
<b>Plan Elements</b>	<b>2</b>
<b>Public Participation</b>	<b>3</b>
<b>COMMUNITY VISION</b>	<b>5</b>
<b>Community Profile</b>	<b>5</b>
<b>Quality Community Objective Assessment</b>	<b>5</b>
<b>Vision Statement</b>	<b>8</b>
<b>Needs and Opportunities</b>	<b>10</b>
<b>COMMUNITY DEVELOPMENT STRATEGY</b>	<b>15</b>
<b>Development Trends and Influences</b>	<b>15</b>
<b>Broadband Assessment</b>	<b>16</b>
<b>Environmental Assessment</b>	<b>18</b>
<b>Areas Requiring Special Attention</b>	<b>19</b>
<b>Character Area Assessment</b>	<b>21</b>
<b>IMPLEMENTATION PROGRAM</b>	<b>29</b>
<b>Policies, Long-Term Objectives and Ongoing Projects</b>	<b>29</b>
<b>Report of Accomplishments</b>	<b>30</b>
<b>Short-Term Work Program</b>	<b>31</b>
<b>APPENDICES</b>	<b>32</b>

## INTRODUCTION

### Purpose

The purpose of planning and community development is to provide guidance for everyday decision-making by local government officials and other community leaders. This document, the *Town of Homer 2018 Comprehensive Plan*, represents the culmination of the efforts to plan for the future well-being of the governments, residents and various stakeholders by identifying the critical, consensus issues and goals for Stephens County and the municipalities of Avalon and Martin. Implementing the plan will help the communities address those critical issues and opportunities while moving towards realization of the unique vision for its future. These planning strategies are identified by Georgia’s planning standards (see below):

*Statewide benefits of comprehensive planning*

*(Local) 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 issues. 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*

*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**.*

### Scope

This document addresses the local planning requirements and community development of the Town of Homer, Ga. The City of Maysville and Banks County developed their own independent comprehensive plans, respectively. In the development of this document some consideration has been given to neighboring areas and political entities that influence conditions within the county, but all the cited issues, objectives and opportunities discussed herein are solely focused on the unincorporated parts of the Town of Homer.

## Plan Elements

This comprehensive plan serves to meet the requirements and intent of the Georgia Department of Community Affairs’s “Minimum Standards and Procedures for Local Comprehensive Planning,” as amended in 2013, and the Georgia Planning Act of 1989. It is essential that the plan be prepared in compliance with these rules and guidelines in order for the County and the Cities to maintain their Qualified Local Government (QLG) status. Further, State law requires that the governments update their comprehensive plan every 5 years.

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

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

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

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

In addition to the required core elements local comprehensive plans in Georgia must also include 1) an assessment of compliance and consideration for the appropriate regional water plans for each community, and 2) an assessment of their broadband capacity. As of July, 2018 the standards for the broadband element have not been established by the State of Georgia. The intention of the measure, however, is to facilitate the “*promotion of the deployment of broadband internet services*” throughout each community in recognition of how vital this technology is for economic development. In an effort to provide advance compliance with this standard the County will provide a brief analysis of their needs and objectives regarding broadband technology.

**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 *Savannah-Upper Ogeechee Water Plan*, the *Georgia Mountains Regional 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

In addition to the core required elements the Town of Homer must also include a land use element to aid in the coordination of its development goals and improvement projects. This element is required for communities that have zoning or other land use management policies to ensure the coordination of activities on behalf of partner organizations, and with regards to infrastructure and utilities. To maintain consistency and help coordinate future growth, the City is including a land use component to their comprehensive plan.

***Land Use Element.*** *The Land Use Element, where required, must include at least one of the two components listed below:*

*(a) Character Areas Map and Defining Narrative. Identify and map the boundaries of existing or potential character areas (see definition in Chapter 110-12-1-.05) covering the entire community, including existing community sub-areas, districts, or neighborhoods.*

*(b) Future Land Use Map and Narrative. Prepare a Future Land Use Map that uses conventional categories or classifications to depict the location (typically parcel by parcel) of specific future land uses. If this option is chosen, prepare the Future Land Use Map using either of the land use classification schemes described below and include a narrative that explains how to interpret the map and each land use category.*

## **Public Participation**

As a part of the planning process each local government must provide and implement opportunities to encourage public participation. 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, 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, the local government must provide opportunities for public participation through other means and methods to help articulate a community vision and develop associated goals and implementation program.

Homer’s planning process featured an ***Advisory Committee*** of 8 people nominated by the City Council to shape input on the document update. The Committee met three times between Spring and Summer of 2018 to discuss issues, consider changes to material from the existing comprehensive plan and offer their thoughts on future development concerns. The Committee helped shape the questions for the online survey process and engaged other area stakeholders to build the discussion about the plan update in general. Their input was used to validate and prioritize issues and objectives, affirming that the general direction of the document matched the interests of the town.

### *Advisory Committee Members*

Gary Reynolds  
Scott Thomas  
Nancy Sullivan  
Michelle Curcio  
Susan Sanders  
Jane Crabbe  
Mark Autry  
Danny Mason

HOMER COMPREHENSIVE PLAN MEETING

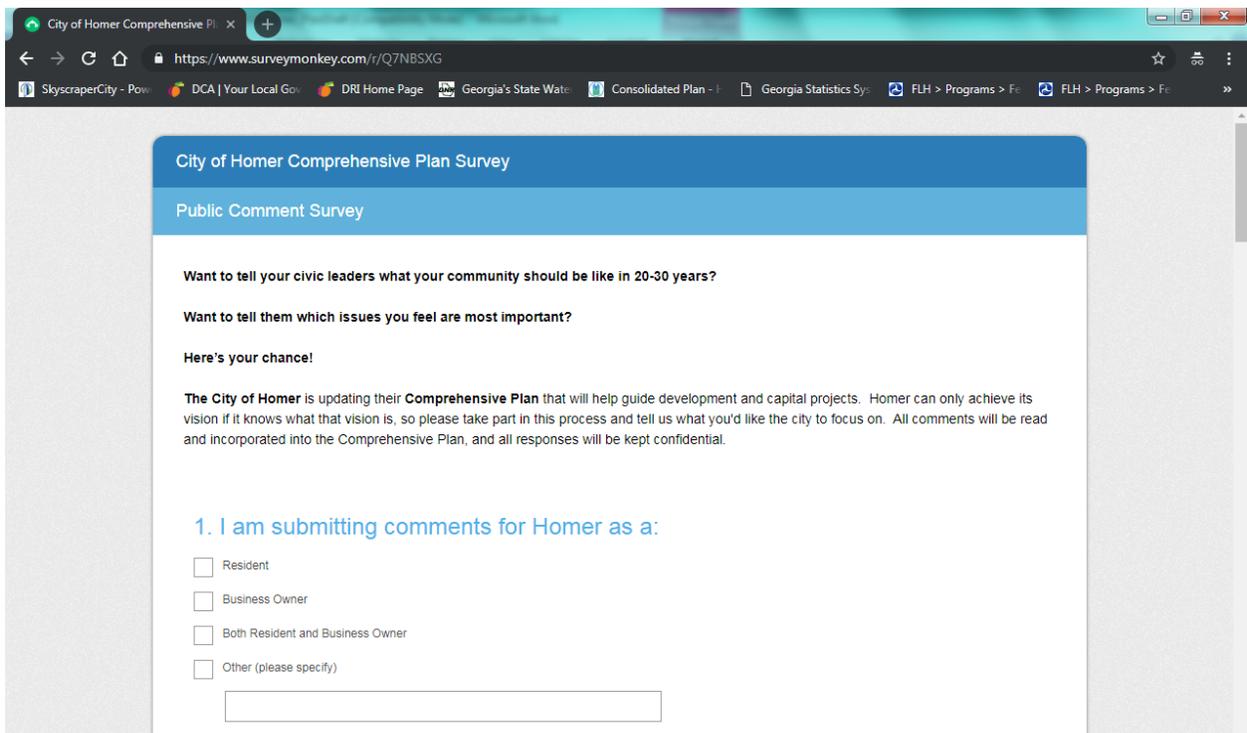
City Hall  
6:30 PM-Monday, May 14, 2018

Sign In Sheet

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Jane Crabbe	mimicrabbe@bellsouth.net
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Each Advisory Committee meeting coincided with a **public hearing opportunity**, wherein anyone interested may offer questions or comments about the process. Additionally, the public was invited to submit questions and comments during general City Council meetings while the plan process was underway, or they could drop by City Hall and leave comments with the Clerk for consideration with other public input. The volume of participation was minimal but coincided with the general size of the community, and as most people expressed little desire for change beyond the known objectives for the town (such as upgrading downtown) many folks adopted a stance of maintaining the current course.

The same sentiment was echoed in the **online survey responses**, which featured a desire to see some growth oriented around the existing residents and neighborhoods surrounding the Town Hall and along Main Street. Recognizing that Homer has few options attracting development without public sewer and with limited capital improvement financing, the responses received supported attempts to energize the town core and establish some potential small-scale commercial vibrancy. Employment options would be favored but it was also assumed that would be better served via the larger scale opportunities near Banks crossing, so Homer should instead concentrate on refining their role as a destination for residents within Banks County’s rural setting via amenities and modest improvements that keep the community safe, attractive and affordable for families.



## COMMUNITY VISION

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

Visioning provides communities with an opportunity to pause and consider the “big picture” as well as to attempt to clearly define their ideal future. Developing a vision means that community has at least tried to identify current values, describe how they’re 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.

### Community Profile

Homer is the county seat for Banks County, Georgia. The town lies near the center of the county and serves as one of many modest, historic commercial and civic centers amidst a large agricultural region of Georgia. With approximately just 1,000 residents, Homer remains an agrarian community despite the early stages of metropolitan Atlanta’s northward expansion. Homer has retained some minor commercial activities, largely of neighborhood scale and type to support existing residents, and can be seen as a residential hub. Homer’s evolution will depend heavily on coordination with Banks County and the management of several economic factors that could attract industries other than the agricultural base. Should the region become awash in modern development with significant increases in density, the city will developed into a stronger civic and social center.

#### Total Population

	2010	2011	2012	2013	2014	2015	2016
<b>Banks County</b>	<b>18,395</b>	<b>18,335</b>	<b>18,233</b>	<b>18,299</b>	<b>18,284</b>	<b>18,468</b>	<b>18,397</b>
Alto town (pt.)	516	511	508	508	506	509	504
Baldwin city (pt.)	741	737	739	741	739	746	740
Gillsville city (pt.)	28	28	28	28	28	28	28
<b>Homer town</b>	<b>1,141</b>	<b>1,136</b>	<b>1,132</b>	<b>1,134</b>	<b>1,131</b>	<b>1,142</b>	<b>1,136</b>
Lula city (pt.)	158	157	157	158	158	160	159
Maysville town (pt.)	926	933	929	935	938	954	960
Balance of Banks County	14,885	14,833	14,740	14,795	14,784	14,929	14,870

### Quality Community Objectives

In 1999 the Board of the Department of Community Affairs adopted 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. In developing the Community Assessment 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 Homer is described here, while the description of each character area will also identify specific QCOs addressed for that area.

### **1. 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.

*Homer will work with Banks County and their neighboring communities to secure the economic viability of the region going forward. Economic prosperity enables individuals, households and communities to be stronger, and provide better for each other. The government supports the local Chamber of Commerce and the Downtown Development Authority as part of ongoing efforts to foster economic development for the community. The Town also maintains contact with the Georgia Mountains Regional Commission and the State for pursuit of assistance and outside funding opportunities in support of economic development opportunities.*

### **2. 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.

*The Town recognizes the value of their location along a vital tourist and freight route as well as the impact of their agrarian heritage. Homer will maintain contact with the Georgia Mountains Regional Commission and the Department of Natural Resources to work for the protection and promotion of natural and cultural resources in the area. The Town will also employ policies and practices related to Environmental Planning Standards, complying with the National Wetland Inventory (FIRM) data and other applicable sources to monitor and enforce the preservation of environmentally sensitive areas.*

### **3. 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.

*Town of Homer does not have extensive development policies or access to significant utilities, however through this planning process and regular monitoring of development the Town will work to ensure local policies support sustainable development that enables economic growth while managing local resources, utilities and infrastructure.*

### **4. 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.

*Through this planning process and ongoing coordination among emergency responders, and through regular communication with other stakeholders, Homer and Banks County (which provides local fire and law enforcement services) will work together to ensure the community is*

*properly poised to prevent, manage and respond to growth pressures and natural and man-made hazards.*

### **5. 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.

*The Town of Homer respects its role as the County seat and civic center for Banks County, as well as the small-town charm that comes from its agrarian heritage. The Town will maintain contact with the Georgia Mountains Regional Commission and the Department of Natural Resources to work for the protection and promotion of natural and cultural resources in the area. The governments also employ policies and practices related to State Vital Areas, National Wetland Inventory (FIRM) data and other applicable sources to monitor and enforce the preservation of environmentally sensitive areas.*

### **6. 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.

*The Town of Homer actively coordinates with other governments in maintaining their local Service Delivery Strategy and SPLOST program, and participates with the Georgia Mountains Regional Commission and other appropriate regional organizations. The Town also maintains regular contact with various State Departments to ensure knowledge of, and access to, their programs and resources. The Town of Homer is considered an active partners in regional activities and does not feel threatened or adversely impacted by any regional partners.*

### **7. 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; promoting programs to provide housing for residents of all socioeconomic backgrounds, including affordable mortgage finance options; instituting programs to address homelessness issues in the community; or coordinating with local economic development programs to ensure availability of adequate workforce housing in the community.

*The Town of Homer has limited policies or utilities for accommodating higher density units or rental housing, but will redress those as utility capacities allow in the future. At the moment the Town lacks the utility capacity to foster major density, and few builders in the area are proactively chasing smaller, cheaper units.*

### **8. 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.

*The Town of Homer does support Banks County’s public transit service through State sponsored rural transit vans and shuttle programs. This is done with Legacy Link and is reevaluated yearly.*

**9. Educational Opportunities**

Make educational and training opportunities readily available to enable all community residents to improve their job skills, adapt to technological advances, manage their finances, 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; instituting programs to improve local graduation rates; expanding vocational education programs; or coordinating with local economic development programs to ensure an adequately trained and skilled workforce.

*The Town of Homer works with the Banks County School Board to ensure access for quality primary and secondary educational facilities and programs for area residents. The Town also works with other governments as needed and able to ensure access to viable post-secondary resources such as Lanier technical College and North Georgia Technical College and other area educational institutions.*

**10. 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, including the disabled; instituting programs to improve public safety; promoting programs that foster better health and fitness; or otherwise providing all residents the opportunity to improve their circumstances in life and to fully participate in the community.

*Without a facility of their own, Banks County and the Town of Homer work with regional hospitals in Gainesville, Demorest, Toccoa, and Lavonia as well as the Banks County Health Department to ensure access for quality health care facilities and programs for area residents. The governments also work with other partners to monitor residents’ needs and requests in providing access to these services as the area grows*

**General Vision Statement**

As the County seat the expectations for the community represented something more vibrant and self-sustaining, but it was acknowledged several factors have contributed to a stifling of Homer’s growth and such vibrancy wasn’t the reality. Thus, discussions with stakeholders over the key values for Homer and a potential vision for the community established several common themes, all focused on the need for the community’s identity to evolve.

Residents expressed an appreciation for their community as a place to live but lamented the need to travel outside the city for employment, commerce and entertainment. The prevailing desire was to respect Homer’s role as a largely residential community within a rural area, but that improvements should be made to strengthen the Town’s economic and social independence. There was a desire to increase the potential for industry and tourism, but that those elements would be fostered naturally after the community first established itself as a “more complete hometown.” Ultimately the notions of being a place that caters to family values while aspiring for business and cultural prosperity gained consensus and formed the framework of a functional community vision.

***“The Town of Homer is a community of family values, a place where families can live, work and play, and an attractive, rural destination for business and culture.”***

The Vision Statement reference to family values is intended to show the community as united (*family members care for one another!*) and being considerate over the needs of the community. This language refers to Homer’s goal to become a “self-sustaining” community wherein residents have their basic needs within the community. While acknowledging their role as the civic seat for Banks County, the residents of Homer would like to see the town assume more of a cultural and commercial role, as well. This expresses the desire of the Town to support industry and cultural activities, while also acknowledging the rural, small-town atmosphere they wish to retain.

### Goals and Objectives

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

- ***Increase the volume and diversity of business and industry in and around the town*** – In order for Homer to become more self-sustaining economically and to increase its status among other communities in the region, Homer must seek to attract and support economic development beyond the neighborhood scale options along Main Street.
- ***Provide more complete utilities throughout the town*** – For Homer to attract and sustain growth will require additional utilities, especially sewer service.
- ***Develop infill around historic downtown and along Main Street*** – Homer has several properties within downtown that are viable for redevelopment. The ideal is for Main Street to achieve economic stability and a vitality that lasts through/beyond common business hours.
- ***Strengthen connection with US 441*** – The Town would like to see Business 441 redirected through downtown. Regardless of this potential, the need remains to improve the physical and conceptual linkage with this arterial that will be economic engine of central Banks County.

## Needs and Opportunities

To achieve its stated vision a community must understand those obstacles and issues that must be addressed in order to reach the goals implied. The comprehensive planning process asks communities to assess the information outlined in an effort to identify issues and opportunities that should be considered when trying to plan for the future. In doing so the communities can more effectively define their objectives and actions so as to better achieve the desired vision.

The following represents a refined listing of Issues and Opportunities for the Town of Homer. Some were carried over from the previous plan, but the list has been confirmed and/or refined based on the discussions and analyses throughout the current planning process. *(Also shows year proposed or listed as policy)*

### Land Use

<i>Issues and Opportunities</i>	<i>Implementation Strategies</i>
<p><i>Balancing/attracting growth</i> – The Town lacks many resources to guide the locations or character of that growth if so desired. There are some aspirations for infill and select forms of commercial and industrial development, but the utilities and resources to attract such are currently lacking. The Town also must be sure not to attract too much growth to adversely impact community character.</p>	<p>Consideration/ Implementation of updated land use management policies</p>
<p><i>Accommodating more/new commercial and industrial use</i> – For economic purposes the Town needs to identify land and resources for sustaining commercial and industrial land use. To do this will require either an expansion of Town limits or developing a strategy for utility and infrastructure improvements.</p>	<p>Develop Industrial Capacity Report to determine the potential for industrial use within and around Homer.</p> <p>In partnership with Banks County, develop formal Water and Sewer Plan for Homer and just outside Town limits</p>
<p><i>Downtown properties available for infill/redevelopment</i> – Homer does have land available within the town to attract new business.</p>	<p>Maintain inventory of viable infill opportunities.</p> <p>Develop Property Redevelopment Guide, a policy for Town directed efforts to encourage and support infill.</p>
<p><i>City’s current scale and form is conducive to pedestrian accessibility</i> – The location of schools, civic centers and the arrangements of streets and residences means a highly pedestrian friendly form is possible.</p>	<p>Update development regulations to allow/encourage traditional neighborhood design surrounding key public destinations.</p> <p>Develop Bicycle and Pedestrian Master Plan</p>

***Economic Development***

<i>Issues and Opportunities</i>	<i>Implementation Strategies</i>
<p><i>Need for economic development within the Town</i> – Homer has land available for business development and a sizeable population base with growing needs. Failure to develop businesses to fill these needs within the Town limits potential tax revenue and possibly impacts the city’s character.</p>	<p>Maintain inventory of viable infill opportunities.</p> <p>Develop Property Redevelopment Guide, a policy for Town directed efforts to encourage and support infill.</p> <p>Work with Chamber and Development Authorities to develop targeted marketing campaign.</p>
<p><i>Dealing with transition of economic base</i> – As Banks County becomes more suburban the nature of industrial development and employment opportunities will change. Shifts from primarily goods production to service industries require new strategies for education, business development.</p>	<p>Work with Chamber and Development Authorities to develop targeted marketing campaign.</p> <p>Continue to support and participate in Chamber and Development Authorities.</p>
<p><i>Increase in Service sector/ hourly-rate employees</i> – Current growth in the Service industry is typically a weaker sector in terms of wages and benefits to local employees. Economic trends should be monitored to ensure a diverse range of employment opportunities available for residents.</p>	<p>Work with Chamber and Development Authorities to develop targeted marketing campaign.</p> <p>Continue to support and participate in Chamber and Development Authorities.</p>
<p><i>Need for a coordinated economic development strategy</i> –Homer has historically had fewer resources or economic development, limited targeted business recruitment and no unified strategy for business development. Failure to become proactive in this sense might lend to the dilution of the city’s character and a general weakening of the economy.</p>	<p>Work with Chamber and Development Authorities to develop targeted marketing campaign.</p> <p>Continue to support and participate in Chamber and Development Authorities.</p>
<p><i>Proximity to regional resources</i> – Metropolitan expansion to this part of Georgia comes in part because of the amenities already available, such as the mountains, lakes and parks.</p>	<p>Support marketing of regional tourism and amenities within Homer.</p>

***Housing***

<i>Issues and Opportunities</i>	<i>Implementation Strategies</i>
<p><i>Lack of housing variety</i> – While the overall demand for multi-family and other forms of housing is currently low, the eventual growth of the county will spur interest in housing types other than single family and manufactured units. Homer needs to consider, if, how and where such housing should be accommodated if this is to be incorporated into the city.</p>	<p>Consideration/ Implementation of updated land use management policies.</p> <p>In partnership with Banks County, develop formal Water and Sewer Plan for Homer and just outside Town limits.</p>
<p><i>Maintaining affordability</i> – Homer has have seen significant real increases in housing costs both for ownership and renting. The Town remains affordable by comparison but is growing nearer to State averages.</p>	<p>Market Study to assess breakdown of housing cost factors, gauging the influence of development policies.</p>
<p><i>New housing development through continued regional growth</i> – As Homer experiences more and more encroachment from suburban expansion, there will be the opportunity to introduce more new, modern housing units to the local supply.</p>	<p>Market study to assess breakdown of housing cost factors, gauging the influence of development policies.</p>

***Public Facilities and Services***

<i>Issues and Opportunities</i>	<i>Implementation Strategies</i>
<p><i>Viability of water and sewer service</i> – The distribution and collection system in Homer may require upgrades within the planning period depending on growth conditions.</p>	<p>In partnership with Banks County, develop formal Water and Sewer Plan for Homer and just outside Town limits.</p> <p>Annual Utility and Infrastructure Reports to ensure efficiency of services.</p>
<p><i>Space available for new facilities</i> – Through either infill or new development, Homer has the space available for locating new civic sites within close proximity to the heart of the city. Done properly, new facilities could assist efforts to strengthen the community’s character.</p>	<p>Develop Parks and Recreation Master Plan w/ Banks County.</p> <p>Report on updated long-term facility demands for the City.</p>
<p><i>Potential utility improvements</i> – In coordination with Banks County, Homer may be able to tap into expanded water and sewer service if so desired.</p>	<p>In partnership with Banks County, develop formal Water and Sewer Plan for Homer and just outside Town limits.</p>

**Transportation**

<i>Issues and Opportunities</i>	<i>Implementation Strategies</i>
<p><i>Balancing local traffic and commercial traffic/ Maintaining the access corridors</i> – As Banks County grows more suburban the major corridors will become viable for multiple uses that, at times, can lead to competing priorities, particularly in balancing through and tourist traffic with that of local residents.</p>	<p>Update report concerning GDOT plans for region, including options for rerouting Bus. 441 through downtown.</p> <p>Update Transportation element of Comprehensive Plan.</p> <p>Coordinate land use and improvement plans to strengthen multiple access points with US 441.</p>
<p><i>Improving access to public transit</i> – Few opportunities currently exist for public transit, either as a local service or as a link to service in Gainesville or into metropolitan Atlanta. The rate and styles of growth projected for the future suggest a strong need for such transit programs in order to mitigate transportation concerns.</p>	<p>Review Rural Transit Plan; Consider options for van service.</p>
<p><i>Improving road network interconnectivity</i> – Development patterns beyond downtown were not based on an interconnected road system, hampering emergency response times, and leads to an overburden of the existing collector and arterial roads. Completion of a perimeter road, and establishing new roads would improve efficiency and safety within the system, and preserve the existing road system by reducing overuse of certain sections.</p>	<p>Update report concerning GDOT plans for region, including options for rerouting Bus. 441 through downtown.</p> <p>Update Transportation element of Comprehensive Plan.</p> <p>Coordinate land use and improvement plans to strengthen multiple access points with US 441.</p> <p>Consideration/ Implementation of updated land use management policies.</p>
<p><i>Improving safety and preservation of the road network</i> -- An updated system of road name signage and local speed limits would improve safety and efficiency of the road network.</p>	<p>Review and amend local standards for road construction and signage.</p>
<p><i>Long-Range Road Improvement Plan</i> - Some of the county’s roads, and State Routes 51, 98, and 164, which also serve as major corridors, serves the city. There is a need to develop a focused road improvement program to guide public investment in the future, and to connect future land use planning with transportation planning.</p>	<p>Update report on GDOT plans for region, including options for rerouting Bus. 441 through downtown.</p> <p>Update Transportation element of Comprehensive Plan.</p> <p>Coordinate land use and improvement plans to strengthen multiple access points with US 441.</p>

***Natural Resources***

<i>Issues and Opportunities</i>	<i>Implementation Strategies</i>
<p><i>Maintain environmental protection efforts</i> – Homer should continue enforcement of land use regulations that minimize threats to existing environmental resources. These efforts should be reviewed upon the completion of new flood plain mapping and aerial imagery for identifying wetlands.</p>	<p>Acquire updated floodplain and soil information from respective authorities.</p> <p>Update Environmental element of Comprehensive Plan. Ensure updated information is accessible to Planning Commission and City Council</p>
<p><i>Consideration/ Land available for greenspace</i> – Homer should explore options for preserved greenspace as a measure for increasing environmental protection, enhancing the City’s rural character and providing space for passive recreation.</p>	<p>Consider conservation design regulations for larger development.</p> <p>Explore options for financing of greenspace acquisition.</p>
<p><i>Ability to provide utility services</i> – In partnering with the County, the Town of Homer is poised to retain public utilities within City limits. Plans are in progress that may introduce public sewer to the County and the Town of Homer.</p>	<p>Annual Utility and Infrastructure Reports to ensure efficiency of services</p> <p>Confirm future partnership terms and conditions with all utility providers.</p> <p>Implement water and sewer system improvement plan.</p>

***Historic Resources***

<i>Issues and Opportunities</i>	<i>Implementation Strategies</i>
<p><i>Need for appropriate growth strategies</i> - designed to bolster cohesiveness within the community.</p>	<p>Consideration/ Implementation of updated land use management policies.</p>
<p><i>Need to extend existing historic district boundary</i> to include additional resources.</p>	<p>Consider expansion of Historic District</p>
<p><i>Lack of Protective Ordinances</i> - Protection and maintenance of extensive historic architectural resources and archaeological sites</p>	<p>Develop/ Adopt design regulations for historic district.</p>
<p><i>Protection of open lands and historic view sheds</i> – These areas further define the character of the community</p>	<p>Consider conservation design regulations for larger development.</p> <p>Explore options for financing of greenspace acquisition.</p>
<p><i>Lack of Design Guidelines</i> - The need for appropriate growth strategies designed to bolster cohesiveness within the community</p>	<p>Consider design standards for whole town or, at a minimum, development surrounding historic districts.</p>
<p><i>Lack of an active Historic Preservation Commission</i></p>	<p>Consider creation of HPC.</p>

## **FUTURE DEVELOPMENT STRATEGY**

### **Development Trends and Influences**

As surmised by the City's history the form of the community stems from the established civic center of the courthouse and the adjoining main road, now called Main St. and Historic Homer Highway. This road runs roughly north and south, not quite bisecting the Town and consisting of three distinct segments: The southernmost third with the modern commercial and residential development, the middle third that comprises the big bend and where most of the historic structures are situated, and the northern third that marks the transition into rural territory. Almost all of the community's commercial, civic and industrial sites are off this main road or located very close by along intersecting roads, with the exceptions of the high school and middle school property that straddles the Town boundaries to the south and southeast. Several concentrations of residential development are found along this corridor or also nearby along adjoining roads, including a few subdivisions found on the city's northeast side. The remaining land within the Town is comprised of rural estates, some farming and undeveloped lots.

Homer's development strategy doesn't feature a dramatic change in the existing pattern save for an interest in fostering higher densities on the city's eastern side, between Main Street and US 441. That arterial is expected to be the economic engine of central Banks County, and will likely be the main service corridor for future utility improvements. Given this, and knowing that Homer wishes to pursue some level of increased residential and commercial densities, the direction for steering most growth will be between the freeway and downtown. Ideally this becomes a concentration of traditional neighborhood, urban scale residential use with commercial and other public uses dispersed throughout. Roadways will be encouraged to maintain interconnectivity, with aspirations for pedestrian accessibility, as well.

Main Street will continue to serve as a commercial and civic corridor, with hopes that the route can garner the Bus. 441 designation to support economic development. Downtown and the historic district will be reserved for truly small-town scale development, while more distant stretches of the roadway will be permitted to accommodate conventional development forms.

The western half of the Town will be earmarked for rural and agricultural activity, though this designation is tied also to the availability of utilities. If and when full utility service can be introduced to this area Homer would benefit by increasing the allowed densities, thus increasing the volume of households within close proximity of the emerging business development in downtown.

## Environmental Assessment

The following is provided as a simplified assessment of critical environmental conditions in effect in Homer. The locations for any identified conditions can be found on the correlating map.

### Clean Water Act Compliance

<b>Y</b>	Any “not supporting” 303(d) listed waterbodies? If yes, these waterbodies have been found contaminated to the extent that they are not considered supporting their designated use. As such the local community should seek to manage land uses within the watershed so as to yield healthier water quality.
<b>Y</b>	Any 305(b) listed waterbodies?
<b>N</b>	If yes, do the Implementation Plans/Watershed Management Plans require any outstanding actions from the local government? If so, please include these actions within the Implementation Program.

### Environmental Planning Criteria

<b>Y</b>	Water Supply Watersheds	Minimum regulations in place?	<b>Y</b>
<b>Y</b>	Wetlands	Minimum regulations in place?	<b>Y</b>
<b>N</b>	Groundwater Recharge Areas	Minimum regulations in place?	<b>N</b>
<b>N</b>	Protected River Corridors	Minimum regulations in place?	<b>N</b>
<b>N</b>	Steep Slopes	Minimum regulations in place?	<b>NA</b>
<b>N</b>	Protected Mountains	Minimum regulations in place?	<b>NA</b>
<b>N</b>	Coastal Areas	Minimum regulations in place?	<b>NA</b>
If any required regulations have not yet been established, please list any action items for achieving compliance within the Implementation Program.			

There is one listed stream segments within Homer for fecal coliform (bacteria). Should the area grow the Town must work to ensure stream banks and buffer areas are protected, and that agricultural operations are employing best practices to keep livestock from getting into the waterways.



**Legend**

- Municipal Boundaries
- Ground Water Recharge Areas
- Major Roads
- Banks County Flood Areas
- Railroads
- 305b 303d Streams
- Ponds and Lakes
- Protected Rivers
- Streams and Rivers
- Protected Mountains
- National Wetlands Inventory
- Conservation Lands

**Banks County  
Environmentally Sensitive Areas**



## Broadband Assessment

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

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

As one of the least populated counties in the region, Homer and Banks County are easily among the communities with the weakest access to high-speed broadband capacity. Windstream is the predominant service provider and has a listed capacity for 100 mbps, but that's for premium packages and stakeholders involved in this process indicated that the company's performance was less than acceptable. More importantly, should the County pursue stronger economic development a much faster and stronger connection speed would be considered critical. There are other providers in the populated areas like Banks Crossing capable of supplying more options for the current commercial and industrial growth, but it's unknown if they could provide sufficient service if the visions for a fully developed I-85 corridor came to pass, let alone anything that would reach inward to less populated Homer.

There is potential, however. The bulk of Banks County is just outside the reach of the North Georgia Network (NGN), an incorporated cooperative providing a regional fiber optic system with over 1,600 linear miles of infrastructure. The NGN was conceived as part of visions for a more prosperous rural Georgia, with the knowledge that a fiber optic network that is fast, reliable and affordable is vital to modern economic development. The NGN provides infrastructure that loops through the northeast Georgia mountains with 100 gigabit core line and connects to almost all the schools and colleges in the region as well as reaching many government structures and prominent business parks. If Banks County could tap into the NGN it would provide a much stronger alternative to current levels of service.

Based on survey results, public comments, and stakeholder input, there remains a strong need for improved internet access in rural Banks County. While improved service into the rural residential areas would be ideal, the priority would be to provide stronger capacity and additional options within the projected suburban areas between Homer and Banks Crossing and especially along the I-85 corridor where the County wishes to pursue economic development.

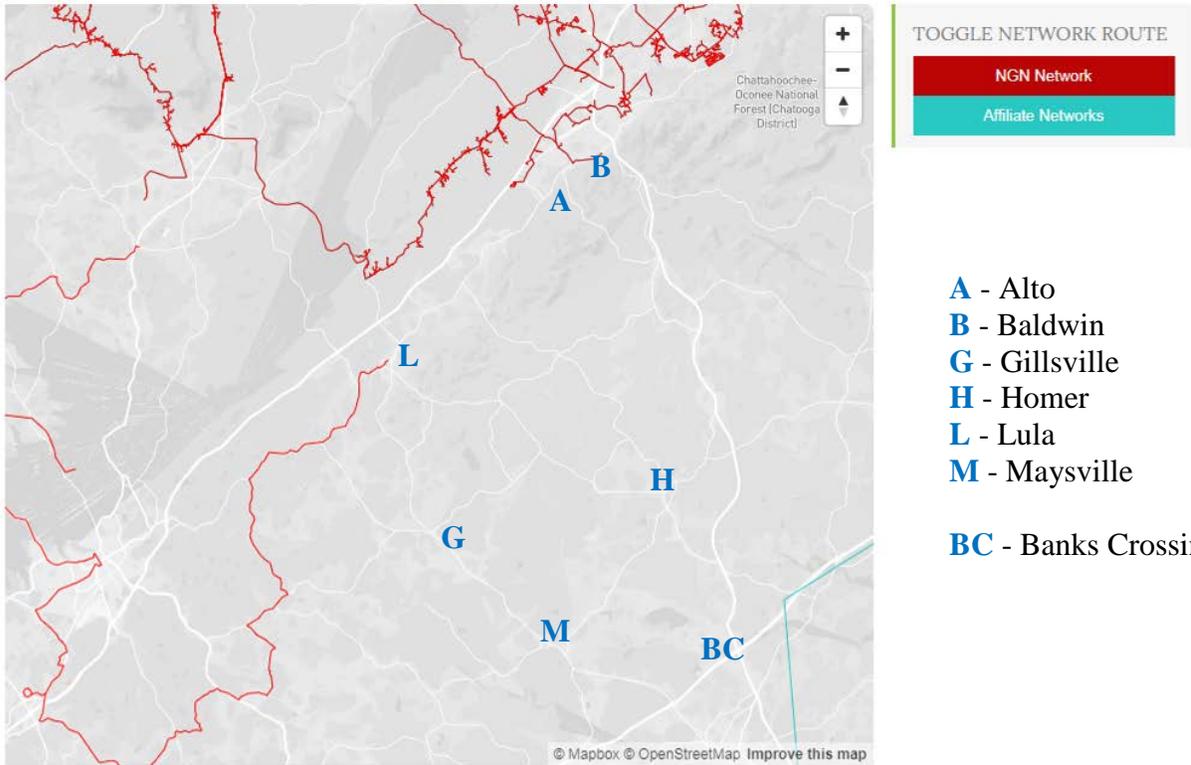
### **Priorities for Future Network Enhancements**

- Expansion of NGN southeast to Homer, or comparable high-capacity connection from south near Banks Crossing

North Georgia Network Lines Near Banks County

# Network Map

HOME » NETWORK MAP



## Areas Requiring Special Attention

Analysis of prevailing trends assists in identifying preferred patterns of growth for the future. 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*

While Homer remains remote enough that there is not as constant a pressure for development, particularly in the absence of sewer service. At this time and in the immediate future there is no particular area within the Town that would be targeted for rapid development, and there is a likelihood the County would be accommodating much of the near term growth. Where there is to be any pressure will likely come from the south and west, as part of the general growth from residential development sprawling northward from metro Atlanta or Gainesville, or it could come along the Highway 441 corridor that passes just outside the City's east side. As a 4 lane arterial road growing in use and popularity, this corridor could spur development, including commercial and industrial scale

activity. Any changes in land use beyond common rural types and scales could alter the land use management plans for the Town.

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

To date the absence of sewer has limited growth in Homer and Banks County. As such there are no areas considered a concern for outpacing sewer or water capacity. As a correlating condition, the current and projected traffic capacities are not expected to outpace the capacity of the local infrastructure or public facilities.

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

Collectively Homer does not feature concentrations of areas targeted for redevelopment other than the aspirations for revitalizing the downtown historic district. There are individual properties left vacant or in need of repair but no other large formal districts of commercial or residential land use that would dignify a formal redevelopment district. The downtown historic district isn't impoverished but does feature vacancies and it's desired to see new business come into the area. The Town is updating its regulations and creating more local planning and zoning measures that should facilitate the desire to guide new development in blending with the local character and possibly revitalizing vacant or underused properties. (*Map ID – Downtown Homer*)

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

Homer's size and agrarian history has left the Town without any sizable industrial or commercial properties that have since become significant empty structures or vacant lots, and none of the current vacant sites are considered brownfields in need of environmental rehabilitation.

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

Again, Homer's size does not lend itself to large areas qualifying as significant infill opportunities. There are vacant/dilapidated lots within the city, including within the Historic District and downtown Homer, however there are no concentrations of these properties and as of this moment no single significant properties requiring special attention.

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

Homer as a community is too small to feature a sub-area that could be identified as disenfranchised compared to the rest of the City. Residential development has either connected with the Town or simply rests on the rural fringe as to mark the transition from rural Banks County into Homer. The entire downtown and many residential units could benefit from continued reinvestment, and the Town is working on a development strategy for downtown, but the Town as a whole is not economically depressed such that the entire community should be earmarked as disenfranchised.

- *Other areas of potential concern*

While Homer does not lie within a water supply watershed, the floodplains and wetlands within the Town are vital to the areas overall character and agricultural sector. The particular streams conditions also places key floodplains nearby the historic district, downtown and Historic Homer Highway corridor. For this reason these stream corridors should be identified for both environmental management and sound development decisions. (*Map ID – Floodplains and Wetlands*)

## **Character Areas**

Character area planning is designed to focus on the physical appearance (aesthetics) and function of a particular area. Development strategies are tailored and applied to each individual area. The goal is to enhance the existing character/function or promote a new, more desirable character for the future. Character areas identify portions of the community that have a unique or special character that needs to be preserved or require special attention because of unique development issues

A key component of the comprehensive planning process is the development of a Character Area Map that reflects the county's vision for future growth and development during the course of the planning period. This vision was developed through an extensive public visioning process and expresses the unique character of various portions of the city. The various character areas, then, are intended to support the overall future development strategy by organizing common themes of development patterns throughout the community. They promote the desired development patterns and provide a framework for coordination of capital improvement projects that may impact development. The following pages present the map and narratives of each Character Area associated with the Town of Homer.

Each identified character area outlines a specific vision or plan that includes the following:

- Written description and pictures or illustrations that identify the patterns and scales of development encouraged in that area.
- Identification of implementation measures to achieve the desired development patterns for the area, including more detailed sub-area planning, new or revised local development regulations, incentives, public investments, and infrastructure improvements.

***Environmentally Sensitive Areas***

These are the areas identified within the Community Assessment as environmentally sensitive, including wetlands, flood plains and water supply watersheds. These areas require special protection from development types that may adversely impact the resource and the overall ecology of the region.

Land Uses

NA - This is an overlay that provides indication of where special development criteria will apply.

Implementation Strategies

- Maintain Environmental Protection criteria
- Acquire updated floodplain and soil information from respective authorities.
- Maintain updated environmental information in Comprehensive Plan.



***Historic District/ Downtown***

This is the historic district and the portion of Historic Homer Highway that is also known as Main Street. This district features the Banks County courthouse, Town Hall and the historic portions of downtown Homer. This area does not harbor as much of the current commercial operations of the Town but does serve as its civic center, often for the county as well. In addition to the government facilities the square in front of the historic courthouse across from Town Hall hosts many public functions, making this single most iconic place in Homer. This area is also recognized for the adjacent residential and rural properties that embody the city’s small town character. Taken all together this area is the most attractive and available for bringing quality development that will support, and be supported by, local residents yet it is also the most sensitive to development conditions as they can adversely impact the general feel and scale of Homer if not managed properly.

The vision for Main Street portion of this district is to build on its existing role and character as the civic seat of the Town while encouraging more commercial development that is compatible with the design, form and scale appropriate for the historic district. Additional uses would be considered based on their design and the ability to contribute to the district as a social center.

Where the historic district incorporates residential uses, those areas should seek to remain residential.

Land Uses

Civic/Institutional  
Commercial  
Office  
Churches



Implementation Strategies

- Develop/ maintain inventory of infill properties.
- Develop/adopt design regulations for historic district
- Propose Bus 441 be aligned along Main Street.



### ***Commercial Corridor***

This designation is for the arterial roadways that run through the center and east side of the town, including Main Street and the main roads connecting Main Street with US 441. This array of arterials includes most of the non-residential activities within the city, and stands in stark contrast to unincorporated Banks County. These corridors would make then most logical launching point for commercial growth up to automotive-scale developments. However, they must maintain also maintain their role for local accessibility.

The vision for these corridors is an array of predominantly commercial and office uses, along with select civic and residential uses. Within and adjacent to the historic district uses and development forms should compliment the design guidelines for the historic district. More intense, auto-oriented uses would be permitted further away from downtown, closer to US 441.

The other caveat to these conditions is the presence of the schools dispersed throughout the Town along these freeways. Adjacent to the schools development should be more subdued and of compatible use.

#### Land Uses

- Commercial
- Office
- Churches
- Civic/Institutional
- Light Industrial (Conditional)



#### Implementation Strategies

- Report on GDOT plans for region, including options for rerouting Bus. 441 through downtown.
- Coordinate land use and improvement plans to strengthen multiple access points with US 441



***Suburban Residential***

Several small subdivisions exist within Homer that feature different character compared to the traditional neighborhoods. These are newer developments with minimalist streetscapes and designs, most of which are comparably modest-sized subdivisions with chose cul-de-sacs rather than blending with the established neighborhoods. Compared with the older traditional homes with formal front porches and historic detailing, these units include houses built on slab, manufactured housing units, and/or units with uncovered parking pads. These represent a form of affordable housing commonly developed in the 1980's and 1990's, wherein the bulk of the investment was directed to the interior amenities of the house in order to reduce costs and allow the owner to develop the property as desired.

Land Uses

Residential  
Passive Parks

Implementation Strategies

- Maintain residential development policies



**Traditional Neighborhood**

This district is the mostly residential component to the gradual urbanization of Homer. The Town’s smaller-lot residential uses are within this district, cultivated along the roads intersecting Main Street, missing only the density allowed by public sewer to create a small pocket of true urbanity. This district defines the depth of Homer as an individual community as opposed to a being just a commercial destination along the roadway. Expansion of this as a neighborhood is key to sustaining the scale and character of the Town versus the completely rural nature of the unincorporated county. The potential exists to continue the small connecting streets around downtown and foster a sense of pedestrian scale for the majority of Town residents if this district is strengthened with a neighborhood scale and sense of purpose.

The ideal is to expand the existing patterns and foster a sustainable density of housing around the downtown area. Permissible (on condition) non-residential uses would include neighborhood scale shops, churches and civic/institutional activities.

Recommendations for this area includes protective development policies that encourage infill of compatible designs and foster long-term capital improvement plans that increase the viability of the residential uses. Sidewalks and improved street signage are encouraged, especially to assist in the pedestrian accessibility of traveling from these houses to the schools, shops and library located within or immediately adjacent to the district.

Land Uses

- Residential
- Neighborhood Parks
- Churches
- Neighborhood Commercial\*
- Civic/Institutional\*

\*=Conditional

Implementation Strategies

- Study re: adoption of traditional neighborhood design standards
- Develop/ maintain inventory of infill properties
- Study re: design regulations for non-historic areas
- Consider neighborhood assistance programs for concentrations of dilapidated properties



***Rural/ Agricultural***

This district refers to the land largely west of downtown Homer with the lowest densities and most active agricultural use in the City, including some undeveloped land, active farms and some remaining large-lot residences. This is where the transition occurs between rural Banks County and iconic, historic Homer, and, because of the undeveloped land, it is also where the bulk of future development is likely to occur. Management of this development will impact the community’s character and overall health as a residential and commercial destination. This area also represents the best options for new greenspace or the introduction of any new large-scale industrial activity, should the Town pursue that development.

The vision for this district is to retain the existing rural character until the viability for utilities alters the development potential. Subdivisions would be permitted under the notion of having larger lot sizes than would be allowed in the Traditional Residential district. Conservation design would be preferred so as to screen the subdivision from neighboring properties.

Non residential or agricultural uses would be permitted under certain conditions, largely based on utilities and infrastructure demands.

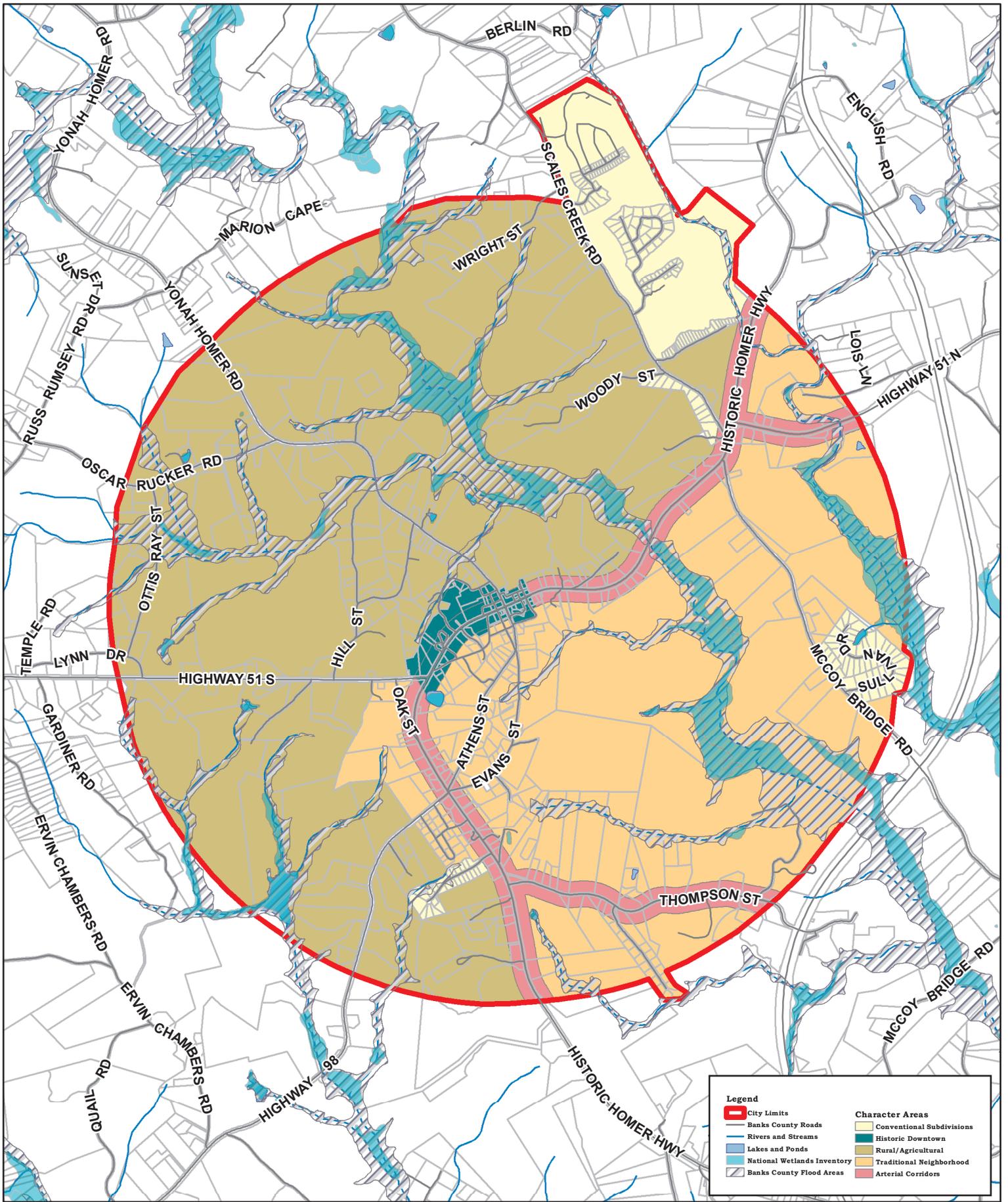
Land Uses

- Residential
- Agricultural
- Conservation
- Churches
- Neighborhood Commercial
- Parks

Implementation Strategies

- Restrict capital improvements in rural areas
- Amend development policies to allow/ encourage conservation design





**Legend**

City Limits	Conventional Subdivisions
Banks County Roads	Historic Downtown
Rivers and Streams	Rural/Agricultural
Lakes and Ponds	Traditional Neighborhood
National Wetlands Inventory	Arterial Corridors
Banks County Flood Areas	

**City of Homer  
Character Areas**



## IMPLEMENTATION PROGRAM

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

### **Policies, Long-Term Activities and Ongoing Programs**

One type of action a community can establish to achieve its vision is the establishment of policy. These are those ongoing principles and practices that the community will observe in order to realize specific objectives. Some policies may compliment single action-items while others may provide ongoing guidance and direction to local government officials for making decisions consistent with achieving the Community Vision or addressing Community Issues and Opportunities.

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

In addition, several items have been identified as policies, general objections and directions for the communities in regards to different areas of concern. These policies will be used as guidelines for general, long-term practices for each government.

- ✓ Support marketing of regional tourism and amenities within Homer.
- ✓ Continue to support and participate in Chamber and Development Authorities
- ✓ For each partner organization, designate a Council member to serve as liaison
- ✓ Maintain communications with GMRDC and State community development offices
- ✓ Annual Utility and Infrastructure Reports to ensure efficiency of services
- ✓ Develop/Maintain inventory of viable infill opportunities
- ✓ Pursue a water and sewer system improvement plan
- ✓ Maintain residential development policies
- ✓ Maintain Environmental Protection criteria
- ✓ Propose Bus 441 be aligned along Main Street.
- ✓ Maintain updated environmental information in Comprehensive Plan
- ✓ Restrict capital improvements in rural areas

## Report of Accomplishments

This is the review of the Community Work Program (CWP) items from the previous five years. As a new CWP is produced every five years, the items within the previous CWP 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 CWP where appropriate, while those items that have been postponed or cancelled must also include a reason for their status.

<b>Action</b>	<b>Status</b>	<b>Comment</b>
Report on updated long-term facility demands for the Town	Complete	
Consider creation of HPC	Complete	
Develop inventory of viable infill opportunities	Complete	
Develop Water and Sewer Improvement Plan	Postponed	(2019) Lack of Funding
Connect to Banks County Water on Thompson Street	Postponed	(2021) Lack of Funding
Develop Parks and Recreation Plan with Banks County	In Progress	(2019)
Purchase tractor and arm bushhog	Complete	
Water tank inspection and repairs	Complete	
Develop city website	Postponed	(2019) Deferred Priority
Develop Bicycle and Pedestrian Master Plan	In Progress	(2019)
Develop/adopt design regulations for historic district	Postponed	(2023) Deferred Priority
Consideration of new land use management policies	Complete	
Report concerning DOT plans for region	Complete	
Complete fire station	Complete	
Study re: adoption of traditional neighborhood design standards	Complete	
Apply for Better Hometown Program	Postponed	(2020) Deferred Priority
Study re: conservation design regulations	Complete	
Study re: design regulations for non-historic areas	Complete	
Purchase ladder truck for fire department	Postponed	(2021) Lack of Funding
Conduct Housing Market study	Complete	
Develop Homer Business and Marketing Strategy	Postponed	(2020) Lack of Funding
Begin update of Comp. Plan (Natural Resources, Transportation elements)	Complete	
Explore options for financing of greenspace acquisition	Complete	
Run about at five forts	Cancelled	Lack of Funding
Develop Industrial Capacity report for Homer	Complete	
Develop Property Redevelopment Guide	Cancelled	Achieved through other products
Replace water meters for handheld units	In Progress	(2019)

## Community Work Program

The forward-thinking element of the Implementation Program is the Community Work Program (CWP). 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.

<b>Year</b>	<b>Action</b>	<b>Estimated Cost</b>	<b>Funding Source</b>	<b>Responsibility</b>
2019	Develop inventory of viable infill opportunities	\$1,000	City	City, GMRC
2019	Develop Water and Sewer Improvement Plan	\$5,000	City	City
2019	Water tank inspection and repairs	TBD	SPLOST	City
2019	Develop city website	TBD	SPLOST	City
2019	Develop Bicycle and Pedestrian Master Plan	\$3,000	GDOT	City, GMRC
2019	Report concerning DOT plans for region	NA	NA	City, GDOT, GMRC
2019	Develop Parks and Recreation Plan with Banks County	\$5,000	GDOT	City, County; GMRC
2019	Replace water meters for handheld units	\$20,000	SPLOST Grants; Loans	City
2019	Acquire updated floodplain and soil information from respective authorities.	NA	NA	City; County
2019	Consider neighborhood assistance programs for concentrations of dilapidated properties	TBD	TBD	City; GMRC
2020	Study re: design regulations for non-historic areas	\$2,500	HPD	City, GMRC
2020	Study re: adoption of traditional neighborhood design standards	TBD	DCA	City, GMRC
2020	Conduct Housing Market study	\$2,500	DCA	City, GMRC
2020	Develop Homer Business and Marketing Strategy	NA	NA	City, DED
2020	Apply for Better Hometown Program	NA	NA	City
2020	Amend development policies to allow/encourage conservation design	\$1,000	City; DCA	City; GMRC
2020	Report on GDOT plans for region, including options for rerouting Bus. 441 through downtown.	\$3,000	GDOT	City; GDOT
2021	Connect to Banks County Water on Thompson Street	TBD	Grants, City	City
2021	Purchase ladder truck for fire department	TBD	SPLOST; Grants; Loans	City
2021	Coordinate land use and improvement plans to strengthen multiple access points with US 441	NA	NA	City
2023	Develop/adopt design regulations for historic district	\$1,000	DNR	City, GMRC

**APPENDICES**

**Banks County Fact Sheet**

**Area Labor Profile for Banks County**

**Summary of Comprehensive Plan Survey Results**

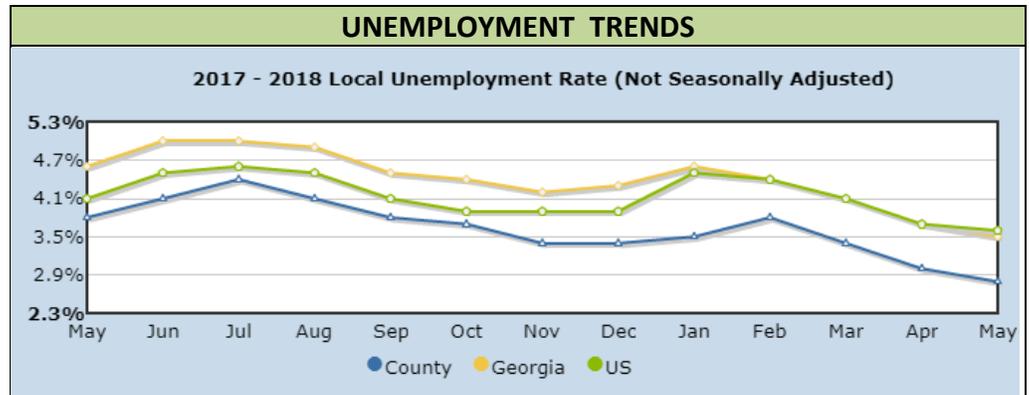
**Public Meeting Sign-in Sheets**



# Georgia Mountains Regional Commission

BANKS COUNTY, GEORGIA					
TOTAL POPULATION					
	2010	2016	CHANGE		AGE DISTRIBUTION 2016
			#	%	
Georgia	9,713,521	10,310,371	596,850	6.1%	< 18 yo 23.6 %
GMRC Region	601,216	670,327	69,111	11.5%	18-64 60.2 %
Banks County	18,408	18,397	-11	-0.1%	65+ 16.2 %
Alto town (pt.)	516	504	-12	-2.3%	
Baldwin city (pt.)	743	740	-3	-0.4%	
Gillsville city (pt.)	28	28	0	0.0%	
Homer town	1,146	1,136	-10	-0.9%	
Lula city (pt.)	158	159	1	0.6%	
Maysville town (pt.)	937	960	23	2.5%	
Balance of Banks Co.	14,880	14,870	-10	-0.1%	

MINIMAL EDUCATION	
Adults age 25+ - 2016	
< 9 <sup>th</sup> Grade	8.7 %
9 <sup>th</sup> – 12 <sup>th</sup>	15.9 %
HS Graduate	42.9 %
Some College	15.6 %
Assoc. Degree	6.0 %
Bach. Degree	7.1 %
Grad. Degree	3.9 %



COMMUTING PATTERNS - 2010					
Origination of Banks Co. Employees			Destination of Banks Co. Residents		
Origin		Share	Destination		Share
Banks Co.	GA	45.5%	Banks Co.	GA	32.8%
Jackson Co.	GA	20.3%	Hall Co.	GA	18.1%
Habersham Co.	GA	7.0%	Jackson Co.	GA	16.3%
Franklin Co.	GA	6.1%	Habersham Co.	GA	14.7%
Madison Co.	GA	4.8%	Gwinnett Co.	GA	2.9%
Hall Co.	GA	3.9%	Clarke Co.	GA	2.9%
Rabun Co.	GA	3.4%	Stephens Co.	GA	2.7%
Gwinnett Co.	GA	2.5%	Franklin Co.	GA	1.7%
White Co.	GA	1.5%	White Co.	GA	1.5%
Other		4.9%	Other		6.3%
<b>Total Trips</b>		<b>5,557</b>	<b>Total Trips</b>		<b>7,707</b>

Demographic data courtesy of the US Bureau of the Census  
 Unemployment Rate courtesy Georgia Department of Labor



## Area Labor Profile

# Banks

# County



Updated: Jun 2018

## Labor Force Activity - 2017

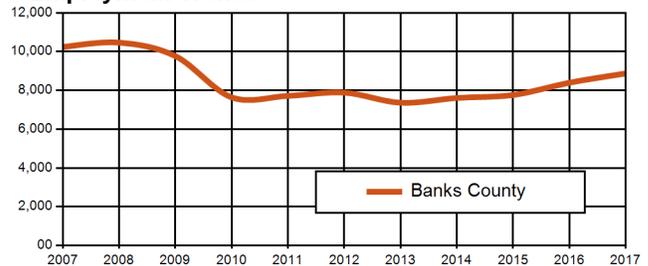
### 2017 ANNUAL AVERAGES

	Labor Force	Employed	Unemployed	Rate
Banks	9,242	8,876	366	4.0%
Franklin	10,019	9,541	478	4.8%
Habersham	19,372	18,485	887	4.6%
Hall	100,338	96,413	3,925	3.9%
Jackson	35,004	33,729	1,275	3.6%
Madison	13,602	13,020	582	4.3%
Stephens	11,020	10,438	582	5.3%
<b>Banks Area</b>	<b>198,597</b>	<b>190,502</b>	<b>8,095</b>	<b>4.1%</b>
Georgia	5,061,399	4,821,622	239,777	4.7%
United States	160,320,000	153,337,000	6,982,000	4.4%

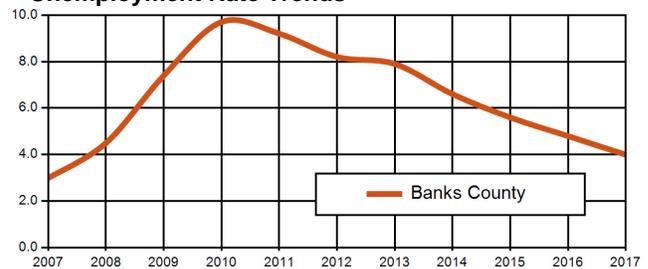
Note: This series reflects the latest information available. Labor Force includes residents of the county who are employed or actively seeking employment.

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

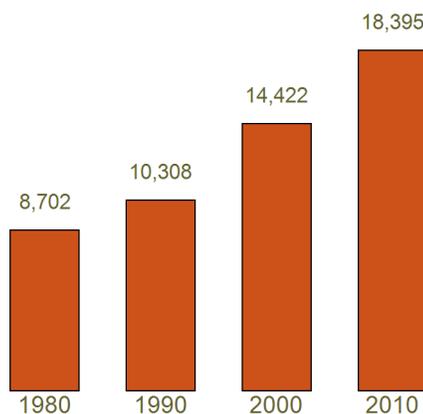
### Employment Trends



### Unemployment Rate Trends



### Population Estimates



### Population

	2010 Census	2017 Rank	2017 Estimate	% Change 2000-2017	2025 Projected*	% Change 2010-2025
<b>Banks</b>	<b>18,395</b>	<b>95</b>	<b>18,634</b>	<b>1.3</b>	<b>19,279</b>	<b>4.8</b>
City of Homer	1,141					
<b>Banks Area</b>	<b>377,984</b>		<b>408,067</b>	<b>8.0</b>	<b>452,226</b>	<b>19.6</b>
Georgia	9,687,653		10,429,379	7.7	11,538,707	19.1
United States	308,745,538		325,719,178	5.5	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**  
**Auxiliary Aids and Services Available upon Request to Individuals with Disabilities**

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

# Industry Mix - annual averages of 2017

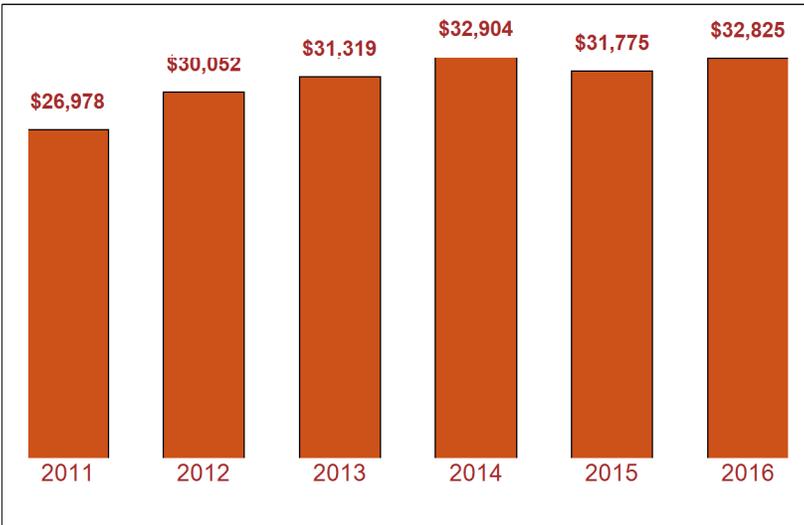
INDUSTRY	Banks				Banks Area			
	NUMBER OF FIRMS	EMPLOYMENT		WEEKLY WAGE	NUMBER OF FIRMS	EMPLOYMENT		WEEKLY WAGE
		NUMBER	PERCENT			NUMBER	PERCENT	
<b>Goods-Producing</b>	<b>59</b>	<b>927</b>	<b>21.4</b>	<b>1,009</b>	<b>1,509</b>	<b>41,200</b>	<b>27.3</b>	<b>877</b>
Agriculture, Forestry, Fishing and Hunting	14	411	9.5	1,201	97	1,215	0.8	907
Mining, Quarrying, and Oil and Gas Extraction	0	0	0.0	0	9	110	0.1	1,263
Construction	30	176	4.1	828	897	6,272	4.2	945
Manufacturing	15	340	7.9	870	506	33,604	22.3	862
Food	2	*	*	*	59	13,686	9.1	699
Textile Mills	1	*	*	*	21	2,148	1.4	784
Wood Product	2	*	*	*	35	873	0.6	958
Paper	1	*	*	*	5	115	0.1	841
Printing and Related Support Activities	1	*	*	*	28	434	0.3	796
Nonmetallic Mineral Product	1	*	*	*	30	409	0.3	880
Fabricated Metal Product	4	55	1.3	813	95	1,835	1.2	992
Machinery	1	*	*	*	43	4,126	2.7	1,051
Electrical Equipment, Appliance, and Component	1	*	*	*	10	383	0.3	1,016
Miscellaneous	1	*	*	*	41	1,531	1.0	1,164
Leather and Allied Product	0	0	0.0	0	1	*	*	*
Petroleum and Coal Products	0	0	0.0	0	2	*	*	*
Apparel	0	0	0.0	0	3	*	*	*
Computer and Electronic Product	0	0	0.0	0	6	*	*	*
Primary Metal	0	0	0.0	0	6	583	0.4	1,050
Textile Product Mills	0	0	0.0	0	7	48	0.0	559
Beverage and Tobacco Product	0	0	0.0	0	7	293	0.2	1,042
Plastics and Rubber Products	0	0	0.0	0	23	1,552	1.0	790
Transportation Equipment	0	0	0.0	0	26	3,252	2.2	971
Chemical	0	0	0.0	0	27	1,296	0.9	1,220
Furniture and Related Product	0	0	0.0	0	31	886	0.6	762
<b>Service-Providing</b>	<b>181</b>	<b>2,506</b>	<b>58.0</b>	<b>479</b>	<b>6,465</b>	<b>88,269</b>	<b>58.6</b>	<b>799</b>
Utilities	0	0	0.0	0	16	607	0.4	1,570
Wholesale Trade	13	138	3.2	943	525	8,163	5.4	1,054
Retail Trade	51	687	15.9	393	1,209	16,352	10.9	526
Transportation and Warehousing	10	53	1.2	668	251	7,037	4.7	822
Information	2	*	*	*	75	1,257	0.8	1,058
Finance and Insurance	4	12	0.3	846	457	3,447	2.3	1,244
Real Estate and Rental and Leasing	5	6	0.1	578	320	1,954	1.3	623
Professional, Scientific, and Technical Services	12	47	1.1	1,281	666	2,869	1.9	1,101
Management of Companies and Enterprises	0	0	0.0	0	45	1,789	1.2	1,697
Administrative and Support and Waste Management and Remediation Services	19	378	8.7	560	511	9,048	6.0	530
Educational Services	0	*	*	*	59	2,113	1.4	706
Health Care and Social Assistance	12	100	2.3	1,204	849	16,868	11.2	983
Arts, Entertainment, and Recreation	5	82	1.9	323	108	1,377	0.9	3,646
Accommodation and Food Services	31	924	21.4	294	583	12,393	8.2	308
Other Services (except Public Administration)	17	66	1.5	862	505	2,739	1.8	573
<b>Unclassified - industry not assigned</b>	<b>10</b>	<b>6</b>	<b>0.1</b>	<b>525</b>	<b>286</b>	<b>266</b>	<b>0.2</b>	<b>888</b>
<b>Total - Private Sector</b>	<b>250</b>	<b>3,439</b>	<b>79.6</b>	<b>622</b>	<b>7,974</b>	<b>129,469</b>	<b>85.9</b>	<b>823</b>
<b>Total - Government</b>	<b>22</b>	<b>883</b>	<b>20.4</b>	<b>606</b>	<b>347</b>	<b>21,175</b>	<b>14.1</b>	<b>727</b>
Federal Government	2	17	0.4	960	60	888	0.6	1,158
State Government	8	20	0.5	484	108	3,557	2.4	701
Local Government	12	846	19.6	602	179	16,730	11.1	709
<b>ALL INDUSTRIES</b>	<b>272</b>	<b>4,323</b>	<b>100.0</b>	<b>618</b>	<b>8,321</b>	<b>150,648</b>	<b>100.0</b>	<b>810</b>
<b>ALL INDUSTRIES - Georgia</b>					<b>274,910</b>	<b>4,346,073</b>		<b>1,003</b>

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 annual averages of 2017.

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

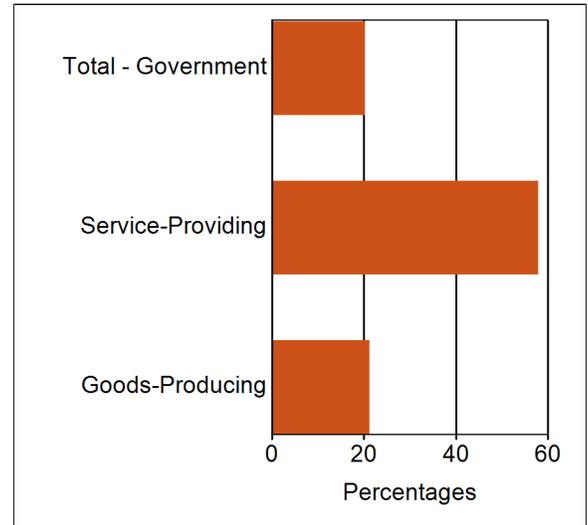
## Banks Per Capita Income

Source: U.S. Bureau of Economic Analysis



## Banks Industry Mix 2017

Source: See Industry Mix data on Page 2.



## Top Ten Largest Employers - 2017\*

### Banks

Arbys  
 Axiom Staffing Group, Inc.  
 Chick Fil-A  
 Country Charm Eggs, LLC  
 Cracker Barrel Old Country Store, Inc.  
 Fieldale Farms Corporation  
 Lumite, Inc.  
 Petsense, LLC  
 The Home Depot  
 Travel Centers Of America

\*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 Fourth Quarter of 2017. Employers are listed alphabetically by area, not by the number of employees.

Source: Georgia Department of Labor

### Banks Area

Employer	COUNTY
Bed Bath And Beyond, Inc.	Jackson
Fieldale Farms Corporation	Hall
Fieldale Farms Corporation	Habersham
HG Georgia Merchants, Inc.	Jackson
Hire Dynamics, LLC	Jackson
Kubota Manufacturing of America Corporation	Hall
Mar-Jac Poultry	Hall
Northeast Georgia Medical Center, Inc.	Hall
Pilgrim's Pride Corporation	Hall
Victory Processing, LLC	Hall

## Education of the Labor Force

### Banks Area

#### PERCENT DISTRIBUTION BY AGE

	PERCENT OF TOTAL	PERCENT DISTRIBUTION BY AGE				
		18-24	25-34	35-44	45-64	65+
Elementary	9.5%	5.6%	10.9%	8.8%	7.4%	16.3%
Some High School	14.9%	21.9%	14.2%	13.4%	12.2%	17.8%
High School Grad/GED	34.7%	37.8%	31.9%	34.6%	35.8%	33.1%
Some College	19.4%	29.1%	19.5%	17.2%	19.3%	14.6%
College Grad 2 Yr	5.3%	2.2%	6.8%	6.6%	6.0%	3.1%
College Grad 4 Yr	10.2%	3.3%	10.9%	12.6%	11.6%	9.3%
Post Graduate Studies	6.0%	0.2%	5.9%	6.9%	7.7%	5.8%
Totals	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Note: Totals are based on the portion of the labor force between ages 18 - 65+. 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 - 2017



	<b>PUBLIC SCHOOLS</b>	<b>PRIVATE SCHOOLS*</b>	<b>TOTAL</b>
Banks	161	--	161
Franklin	237	--	237
Habersham	392	--	392
Hall	2,062	--	2,062
Jackson	737	--	737
Madison	275	--	275
Stephens	231	--	231
<b>Banks Area</b>	<b>4,095</b>	<b>--</b>	<b>4,095</b>

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

\* Private schools data is not available for 2017 from Georgia Independent School Association.

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

## Colleges and Universities

### Banks Area

#### Franklin

Emmanuel College	<a href="http://www.ec.edu">http://www.ec.edu</a>
Emmanuel College	<a href="http://www.ec.edu">www.ec.edu</a>

#### Hall

Brenau University	<a href="http://www.brenau.edu">www.brenau.edu</a>
University of North Georgia	<a href="http://www.gsc.edu">www.gsc.edu</a>
Lanier Technical College	<a href="http://www.laniertech.edu">www.laniertech.edu</a>
Oakwood Campus (Satellite campus of Lanier Technical College)	<a href="http://www.laniertech.edu">www.laniertech.edu</a>

#### Banks

Milledgeville Campus (Satellite campus of Central Georgia Technical College)	<a href="http://www.centralgatech.edu">www.centralgatech.edu</a>
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#### Jackson

Jackson Campus (Satellite campus of Lanier Technical College)	<a href="http://www.laniertech.edu">www.laniertech.edu</a>
---	--

#### Habersham

North Georgia Technical College	<a href="http://www.northgatech.edu">www.northgatech.edu</a>
Piedmont College	<a href="http://www.piedmont.edu">www.piedmont.edu</a>

#### Stephens

Currahee Campus (Satellite campus of North Georgia Technical College)	<a href="http://www.northgatech.edu">www.northgatech.edu</a>
Toccoa Falls College	<a href="http://www.tfc.edu">www.tfc.edu</a>

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 - 2017\*

PROGRAMS	TOTAL GRADUATES			PERCENT CHANGE	
	2015	2016	2017	2015-2016	2016-2017
Accounting Technology/Technician and Bookkeeping°	126	134	161	6.3	20.1
Administrative Assistant and Secretarial Science, General	61	58	76	-4.9	31.0
Aesthetician/Esthetician and Skin Care Specialist°	20	36	31	80.0	-13.9
Allied Health and Medical Assisting Services, Other°	36	37	22	2.8	-40.5
Autobody/Collision and Repair Technology/Technician°	52	49	71	-5.8	44.9

# Technical College Graduates - 2017\*

PROGRAMS	TOTAL GRADUATES			PERCENT CHANGE	
	2015	2016	2017	2015-2016	2016-2017
Automobile/Automotive Mechanics Technology/Technician°	117	289	220	147.0	-23.9
Business Administration and Management, General°	63	56	109	-11.1	94.6
Business Administration, Management and Operations, Other	17	17	17	0.0	0.0
CAD/CADD Drafting and/or Design Technology/Technician°	6	29	20	383.3	-31.0
Child Care and Support Services Management°	1	5	4	400.0	-20.0
Child Care Provider/Assistant°	82	138	110	68.3	-20.3
Clinical/Medical Laboratory Technician	10	18	21	80.0	16.7
Commercial Photography°	13	11	10	-15.4	-9.1
Computer Installation and Repair Technology/Technician°	29	53	82	82.8	54.7
Cosmetology/Cosmetologist, General°	187	151	163	-19.3	7.9
Criminal Justice/Safety Studies°	76	85	75	11.8	-11.8
Culinary Arts/Chef Training	17	15	16	-11.8	6.7
Customer Service Support/Call Center/Teleservice Operation	6	3	8	-50.0	166.7
Data Entry/Microcomputer Applications, General°	24	19	69	-20.8	263.2
Data Processing and Data Processing Technology/Technician°	13	32	33	146.2	3.1
Dental Assisting/Assistant	14	14	9	0.0	-35.7
Design and Visual Communications, General°	12	24	26	100.0	8.3
Drafting and Design Technology/Technician, General°	6	24	29	300.0	20.8
Early Childhood Education and Teaching°	27	39	35	44.4	-10.3
Electrical and Power Transmission Installation/Installer, General°	14	10	16	-28.6	60.0
Electrician°	39	56	44	43.6	-21.4
Emergency Medical Technology/Technician (EMT Paramedic)°	116	173	171	49.1	-1.2
Engineering Technologies and Engineering-Related Fields, Other	7	12	12	71.4	0.0
Entrepreneurship/Entrepreneurial Studies°	5	3	11	-40.0	266.7
Environmental Control Technologies/Technicians, Other	7	6	8	-14.3	33.3
Fire Prevention and Safety Technology/Technician°	4	3	3	-25.0	0.0
Fire Science/Fire-fighting°	12	11	28	-8.3	154.5
Fire Services Administration	7	2	5	-71.4	150.0
Food Preparation/Professional Cooking/Kitchen Assistant°	13	14	13	7.7	-7.1
Graphic Design°	1	12	13	1100.0	8.3
Health Services/Allied Health/Health Sciences, General°	97	125	135	28.9	8.0
Heating, Air Conditioning, Ventilation and Refrigeration Maintenance Technology/°	84	85	100	1.2	17.6
Industrial Mechanics and Maintenance Technology°	73	120	142	64.4	18.3
Interior Design°	34	11	43	-67.6	290.9
Licensed Practical/Vocational Nurse Training	76	39	53	-48.7	35.9
Lineworker°	45	59	57	31.1	-3.4

# Technical College Graduates - 2017\*

PROGRAMS	TOTAL GRADUATES			PERCENT CHANGE	
	2015	2016	2017	2015-2016	2016-2017
Machine Shop Technology/Assistant°	60	53	73	-11.7	37.7
Marketing/Marketing Management, General	6	6	9	0.0	50.0
Mechanic and Repair Technologies/Technicians, Other	6	9	7	50.0	-22.2
Medical Insurance Coding Specialist/Coder°	11	15	29	36.4	93.3
Medical Office Assistant/Specialist°	33	18	23	-45.5	27.8
Medical Office Management/Administration	15	11	13	-26.7	18.2
Medical/Clinical Assistant	113	125	109	10.6	-12.8
Network and System Administration/Administrator°	52	66	61	26.9	-7.6
Nursing Assistant/Aide and Patient Care Assistant/Aide°	135	54	29	-60.0	-46.3
Pharmacy Technician/Assistant°	11	20	12	81.8	-40.0
Phlebotomy Technician/Phlebotomist°	13	15	18	15.4	20.0
Professional, Technical, Business, and Scientific Writing°	8	10	6	25.0	-40.0
Radiologic Technology/Science - Radiographer	13	13	19	0.0	46.2
Retailing and Retail Operations°	4	1	4	-75.0	300.0
Selling Skills and Sales Operations°	6	5	7	-16.7	40.0
Surgical Technology/Technologist	8	25	13	212.5	-48.0
Tool and Die Technology/Technician°	7	3	2	-57.1	-33.3
Truck and Bus Driver/Commercial Vehicle Operator and Instructor°	21	23	19	9.5	-17.4
Web Page, Digital/Multimedia and Information Resources Design°	5	19	12	280.0	-36.8
Welding Technology/Welder°	218	316	353	45.0	11.7

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 2015, 2016, and 2017.

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

## Georgia Department of Labor Location(s)

### Career Center(s)

37 Foreacre Street

Toccoa, GA 30577-3582

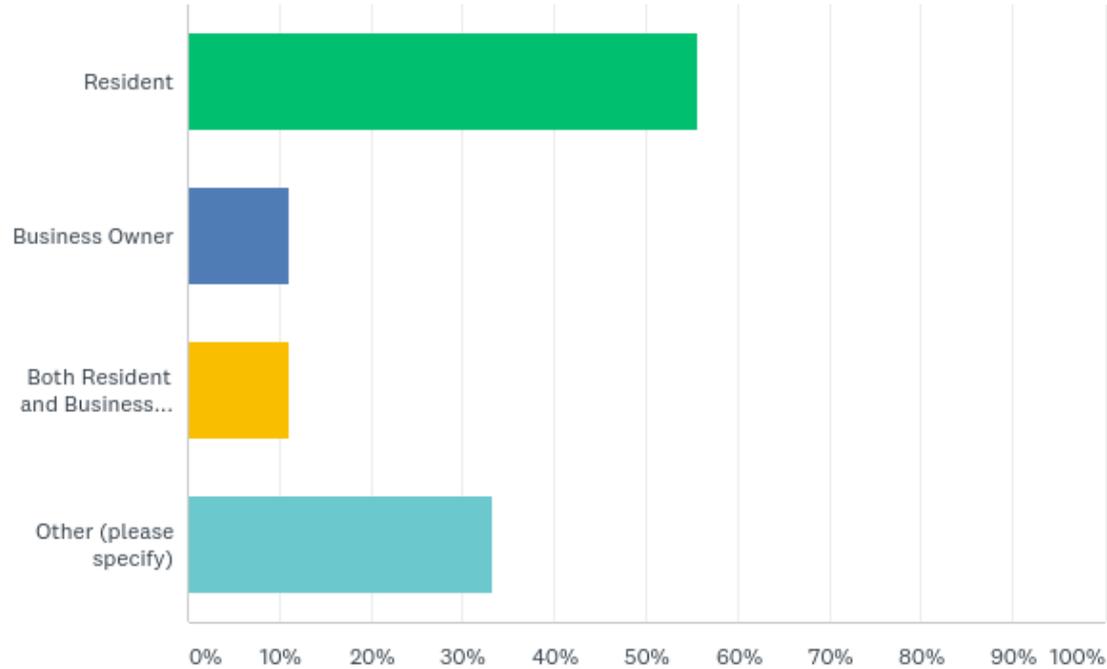
Phone: (706) 282 - 4514

Fax: (706) 282 - 4513

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](mailto:workforce_info@gdol.ga.gov)

# Q1: I am submitting comments for Homer as a:

Answered: 9 Skipped: 0



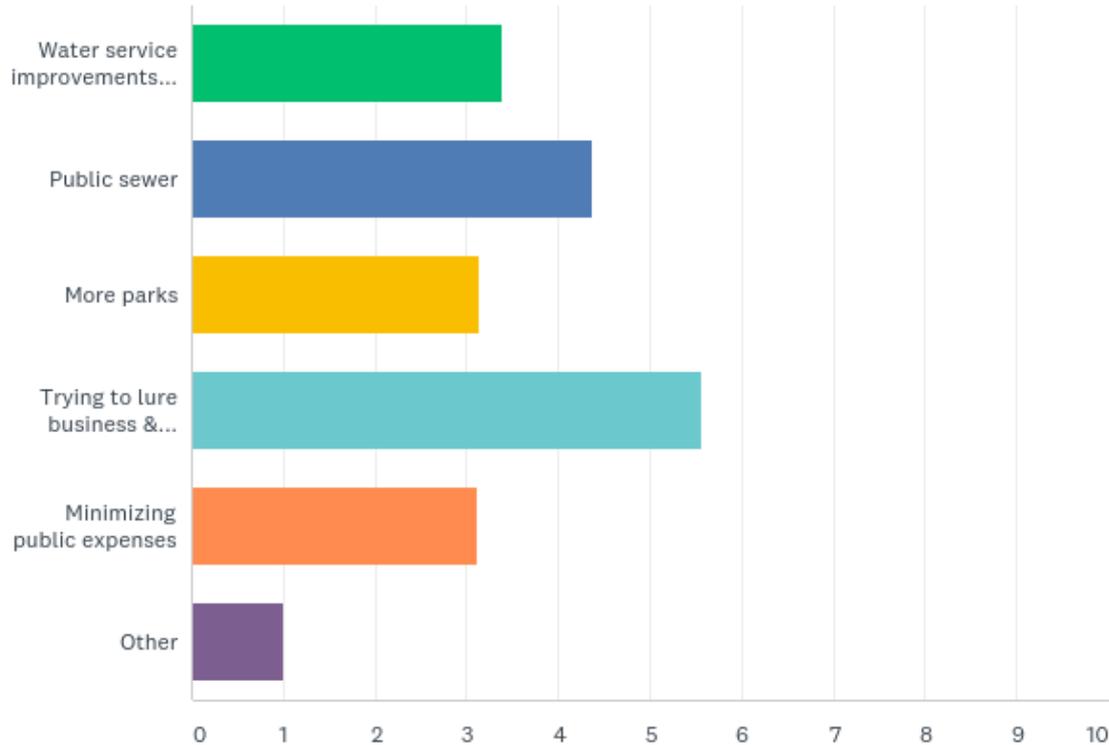
# Q1: I am submitting comments for Homer as a:

Answered: 9 Skipped: 0

ANSWER CHOICES	RESPONSES	
Resident	55.56%	5
Business Owner	11.11%	1
Both Resident and Business Owner	11.11%	1
Other (please specify)	33.33%	3
Total Respondents: 9		

# based on which issues would you consider a top priority for the City over the next 10-20 years?

Answered: 9 Skipped: 0



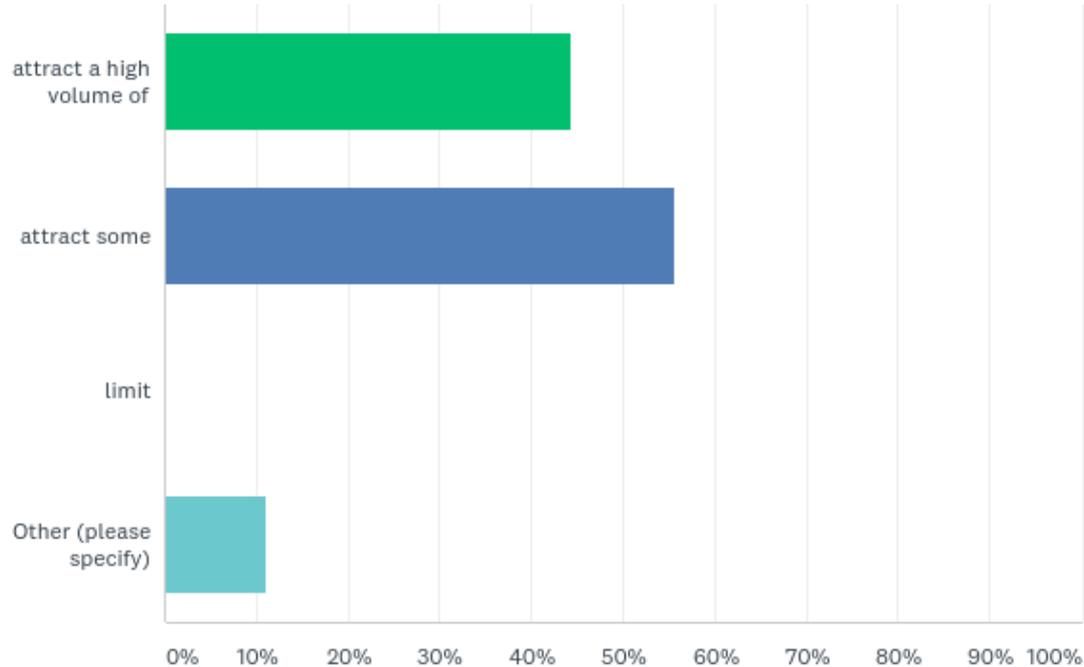
# based on which issues would you consider a top priority for the City over the next 10-20 years?

Answered: 9 Skipped: 0

	1	2	3	4	5	6	TOTAL	SCORE
Water service improvements/expansion	0.00% 0	0.00% 0	50.00% 4	37.50% 3	12.50% 1	0.00% 0	8	3.38
Public sewer	25.00% 2	37.50% 3	12.50% 1	0.00% 0	25.00% 2	0.00% 0	8	4.38
More parks	12.50% 1	25.00% 2	12.50% 1	0.00% 0	12.50% 1	37.50% 3	8	3.13
Trying to lure business & industry	71.43% 5	14.29% 1	14.29% 1	0.00% 0	0.00% 0	0.00% 0	7	5.57
Minimizing public expenses	11.11% 1	0.00% 0	11.11% 1	44.44% 4	33.33% 3	0.00% 0	9	3.11
Other	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	100.00% 1	1	1.00

# Q4: I would like my community to try to \_\_\_\_\_ growth and development:

Answered: 9 Skipped: 0



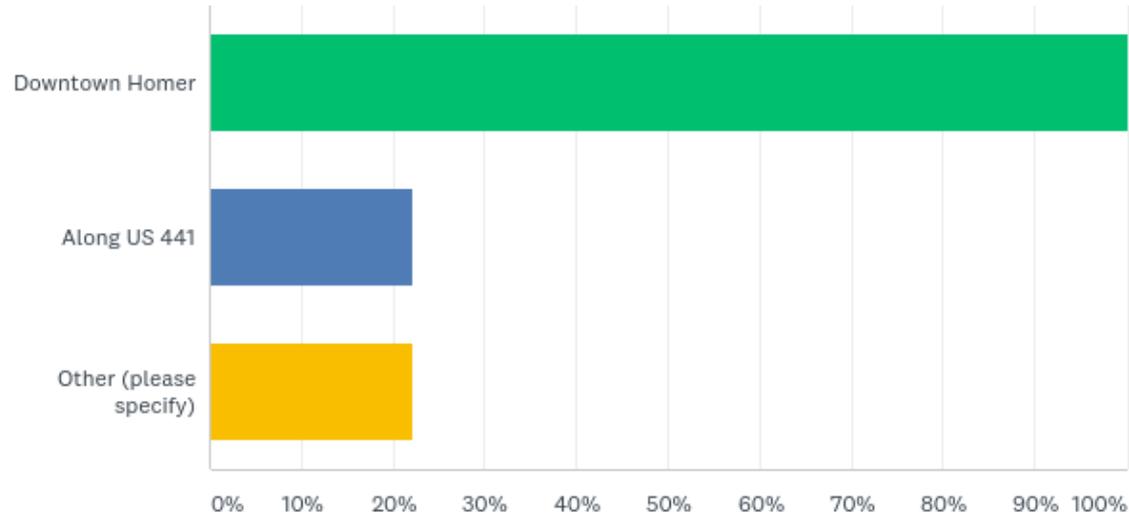
## Q4: I would like my community to try to \_\_\_\_\_ growth and development:

Answered: 9 Skipped: 0

ANSWER CHOICES	RESPONSES	
attract a high volume of	44.44%	4
attract some	55.56%	5
limit	0.00%	0
Other (please specify)	11.11%	1
Total Respondents: 9		

# Q5: Any improvement to try and lure growth and development should be directed toward:

Answered: 9 Skipped: 0



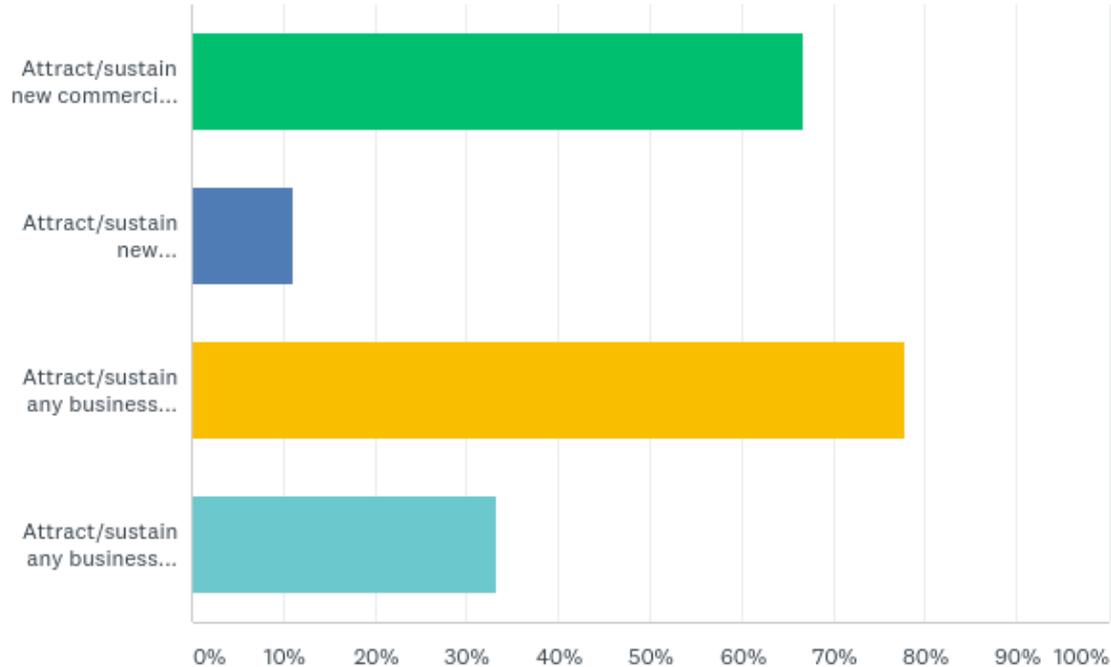
# Q5: Any improvement to try and lure growth and development should be directed toward:

Answered: 9 Skipped: 0

ANSWER CHOICES	RESPONSES	
Downtown Homer	100.00%	9
Along US 441	22.22%	2
Other (please specify)	22.22%	2
Total Respondents: 9		

## Q8: With respect to economic development, our top priorities should be (pick 2):

Answered: 9 Skipped: 0



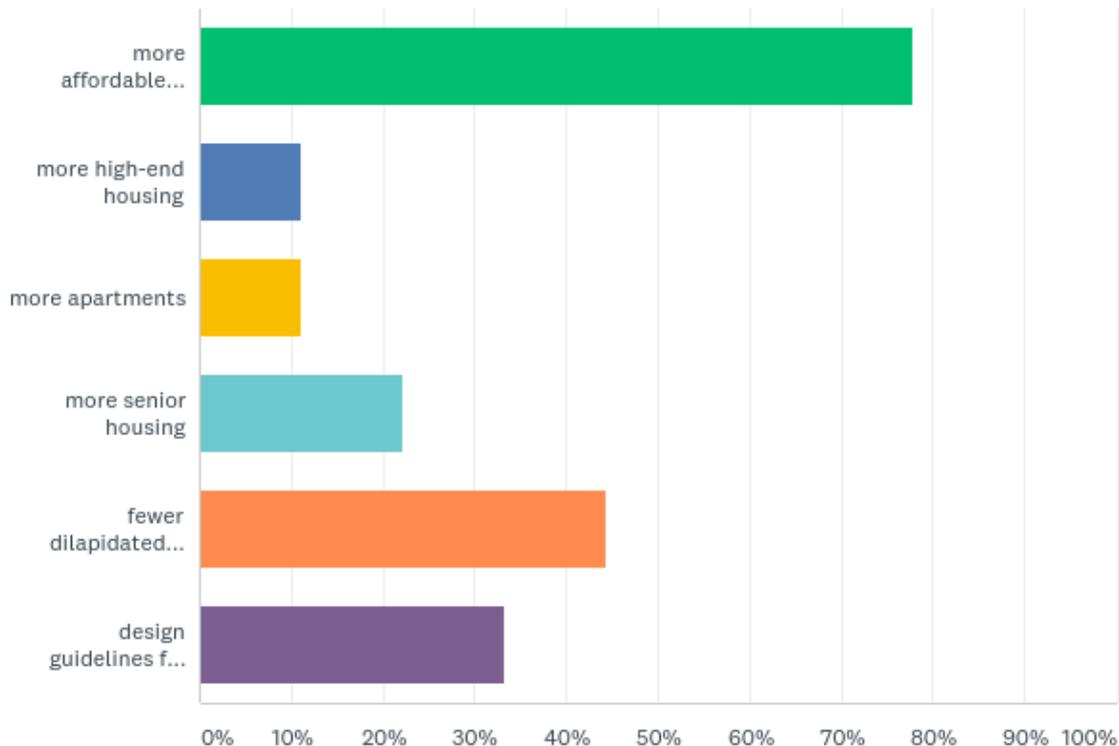
## Q8: With respect to economic development, our top priorities should be (pick 2):

Answered: 9 Skipped: 0

ANSWER CHOICES	RESPONSES	
Attract/sustain new commercial businesses	66.67%	6
Attract/sustain new manufacturing and industry	11.11%	1
Attract/sustain any business to downtown areas	77.78%	7
Attract/sustain any business with high paying jobs	33.33%	3
Total Respondents: 9		

# Q9: With respect to housing, our most important needs are (pick 2):

Answered: 9 Skipped: 0



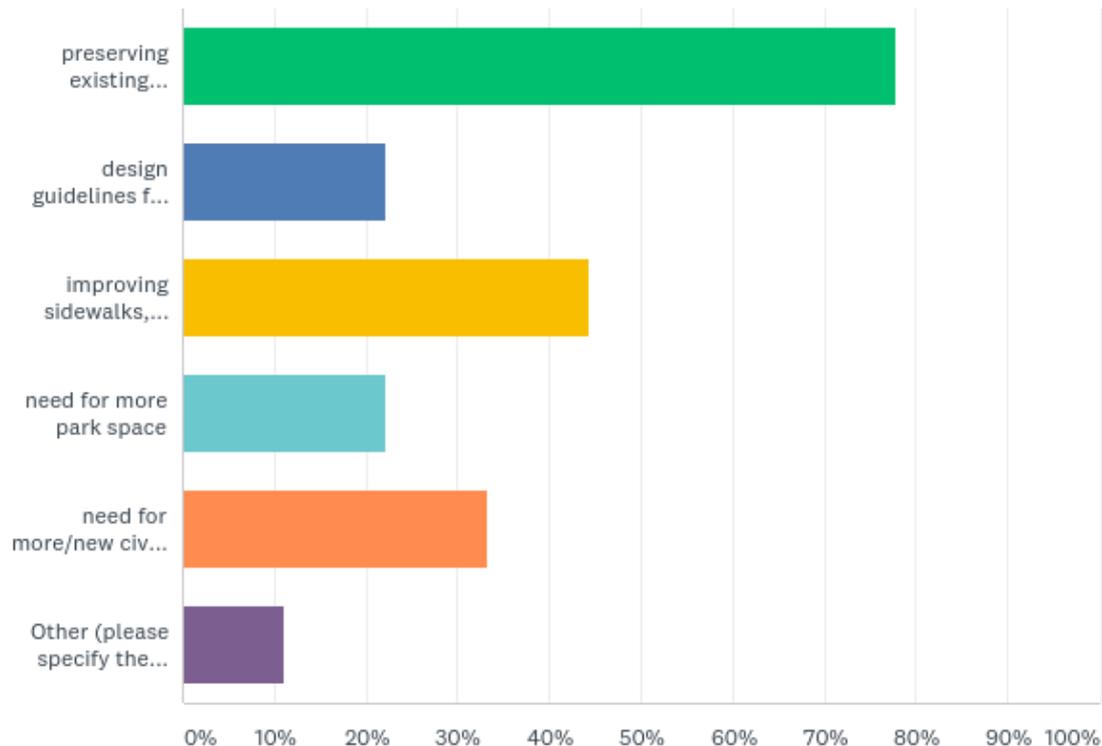
## Q9: With respect to housing, our most important needs are (pick 2):

Answered: 9 Skipped: 0

ANSWER CHOICES	RESPONSES	
more affordable workforce housing	77.78%	7
more high-end housing	11.11%	1
more apartments	11.11%	1
more senior housing	22.22%	2
fewer dilapidated houses	44.44%	4
design guidelines for new construction	33.33%	3
Total Respondents: 9		

# Q10: With respect to historic and cultural resources, our most important issues are (pick 2):

Answered: 9 Skipped: 0



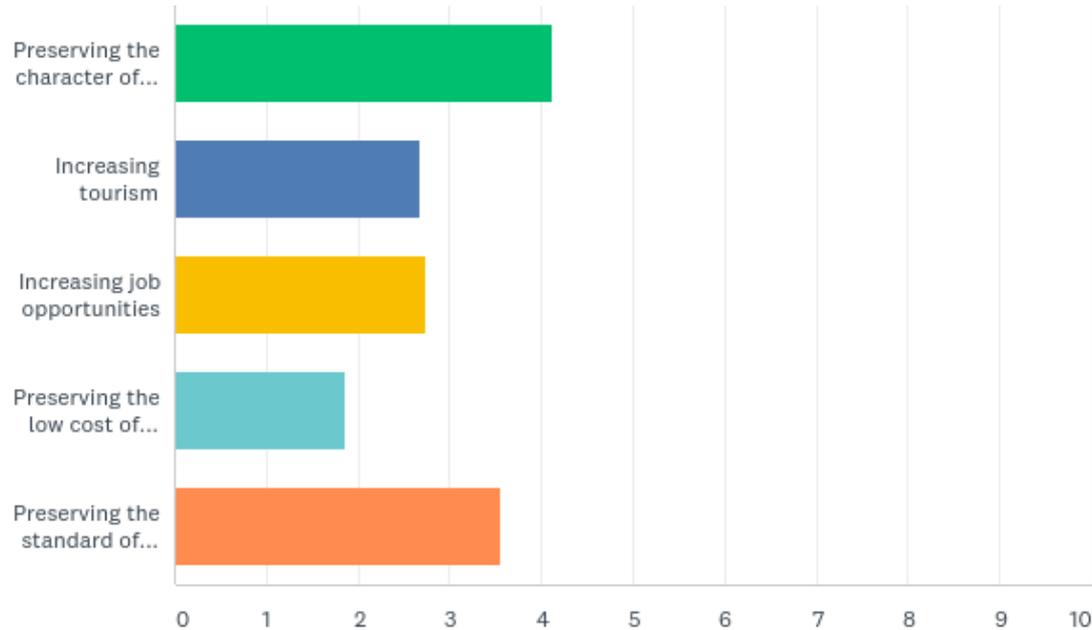
## Q10: With respect to historic and cultural resources, our most important issues are (pick 2):

Answered: 9 Skipped: 0

ANSWER CHOICES	RESPONSES	
preserving existing historic structures	77.78%	7
design guidelines for new development	22.22%	2
improving sidewalks, bicycle and pedestrian accessibility around the City	44.44%	4
need for more park space	22.22%	2
need for more/new civic space	33.33%	3
Other (please specify the most important asset that should be preserved)	11.11%	1
Total Respondents: 9		

# Q11: For the following quality of life issues, please rank them in order of importance (1-5 with 1 being the most important):

Answered: 9 Skipped: 0



# Q11: For the following quality of life issues, please rank them in order of importance (1-5 with 1 being the most important):

Answered: 9 Skipped: 0

	1	2	3	4	5	TOTAL	SCORE
Preserving the character of Homer	62.50% 5	0.00% 0	25.00% 2	12.50% 1	0.00% 0	8	4.13
Increasing tourism	0.00% 0	44.44% 4	11.11% 1	11.11% 1	33.33% 3	9	2.67
Increasing job opportunities	0.00% 0	12.50% 1	50.00% 4	37.50% 3	0.00% 0	8	2.75
Preserving the low cost of living	14.29% 1	0.00% 0	0.00% 0	28.57% 2	57.14% 4	7	1.86
Preserving the standard of living	22.22% 2	44.44% 4	11.11% 1	11.11% 1	11.11% 1	9	3.56

# Q12: Please rate your satisfaction with the following public service: Water (If not eligible just leave blank)

Answered: 9 Skipped: 0



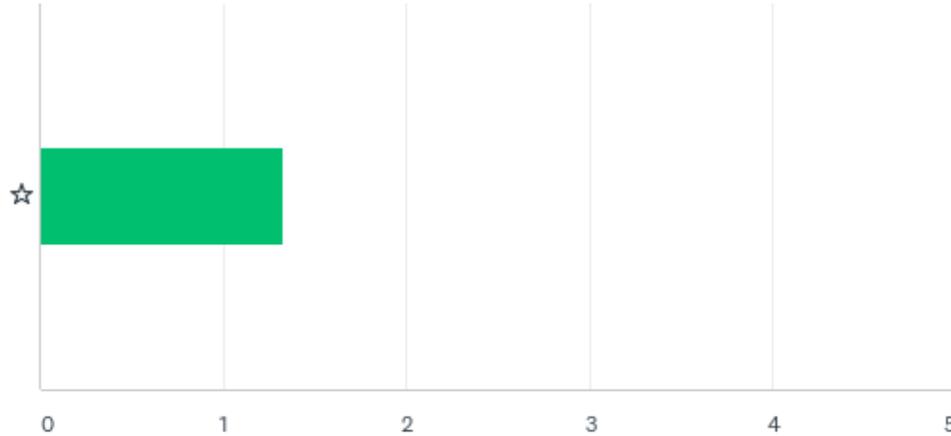
## Q12: Please rate your satisfaction with the following public service: Water (If not eligible just leave blank)

Answered: 9 Skipped: 0

	POOR	(NO LABEL)	AVERAGE	(NO LABEL)	EXCELLENT	TOTAL	WEIGHTED AVERAGE
☆	0.00% 0	0.00% 0	33.33% 3	33.33% 3	33.33% 3	9	4.00

# Q13: Please rate your satisfaction with the following public service: Sewer (If not eligible just leave blank)

Answered: 3 Skipped: 6



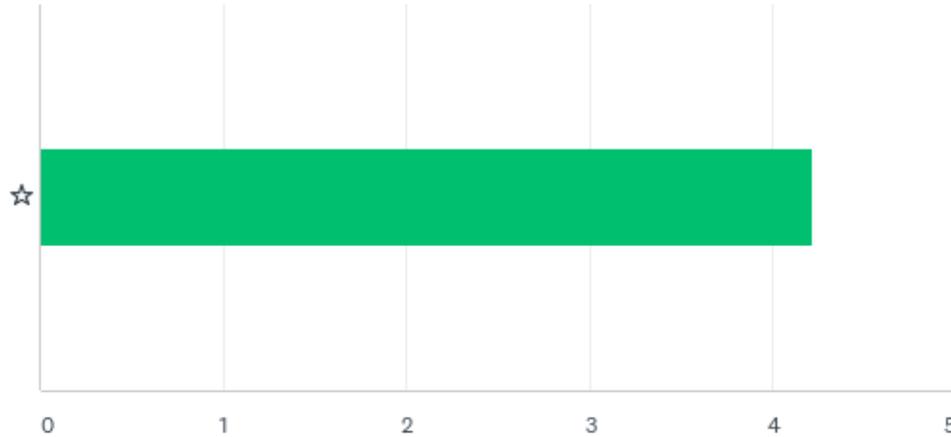
# Q13: Please rate your satisfaction with the following public service: Sewer(If not eligible just leave blank)

Answered: 3 Skipped: 6

	POOR	(NO LABEL)	AVERAGE	(NO LABEL)	EXCELLENT	TOTAL	WEIGHTED AVERAGE
☆	66.67%	33.33%	0.00%	0.00%	0.00%	3	1.33
	2	1	0	0	0		

# Q14: Please rate your satisfaction with the following public service: Law Enforcement

Answered: 9 Skipped: 0



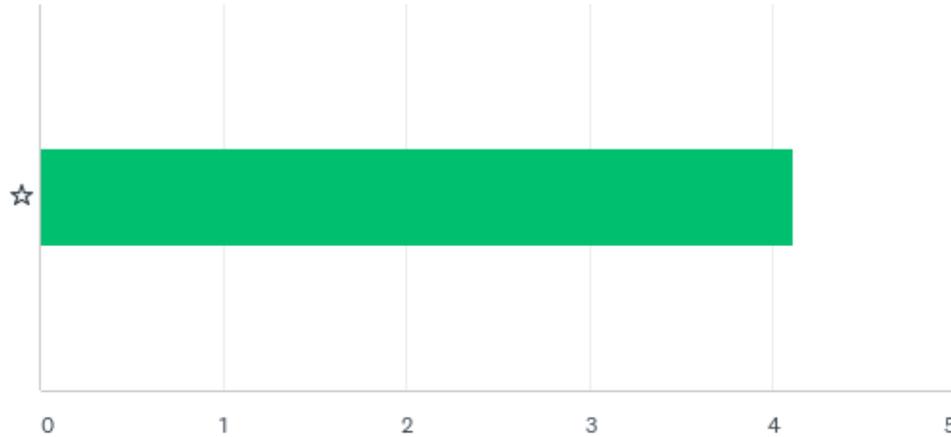
# Q14: Please rate your satisfaction with the following public service: Law Enforcement

Answered: 9 Skipped: 0

	POOR	(NO LABEL)	AVERAGE	(NO LABEL)	EXCELLENT	TOTAL	WEIGHTED AVERAGE
☆	0.00%	0.00%	33.33%	11.11%	55.56%	9	4.22
	0	0	3	1	5		

# Q15: Please rate your satisfaction with the following public service: Fire Protection/ EMS

Answered: 9 Skipped: 0



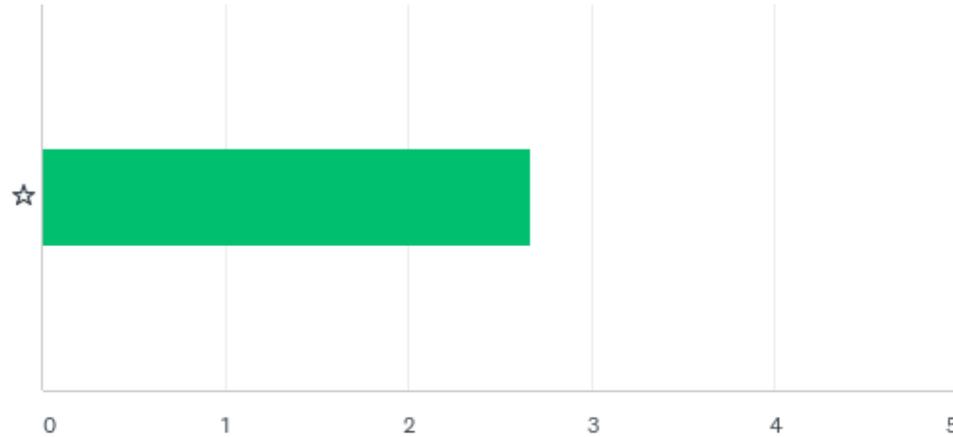
# Q15: Please rate your satisfaction with the following public service: Fire Protection/ EMS

Answered: 9 Skipped: 0

	POOR	(NO LABEL)	AVERAGE	(NO LABEL)	EXCELLENT	TOTAL	WEIGHTED AVERAGE
☆	0.00% 0	0.00% 0	33.33% 3	22.22% 2	44.44% 4	9	4.11

# Q16: Please rate your satisfaction with the following public service: Roads

Answered: 9 Skipped: 0



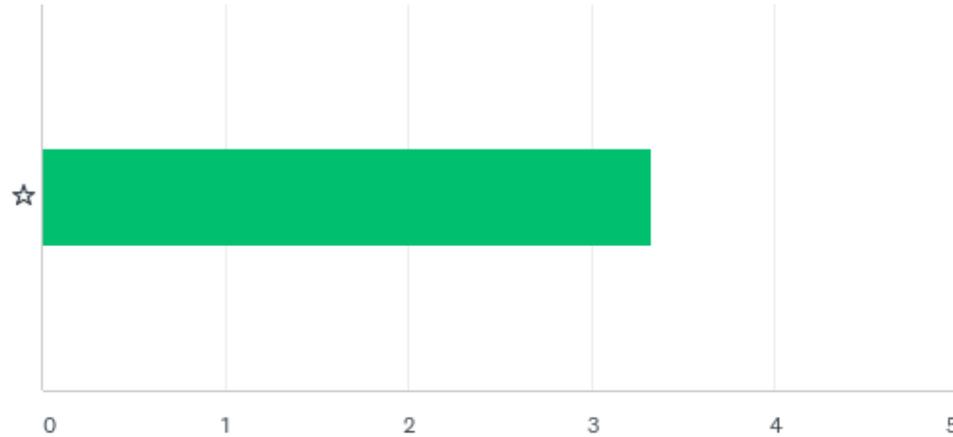
# Q16: Please rate your satisfaction with the following public service: Roads

Answered: 9 Skipped: 0

	POOR	(NO LABEL)	AVERAGE	(NO LABEL)	EXCELLENT	TOTAL	WEIGHTED AVERAGE
☆	22.22% 2	11.11% 1	44.44% 4	22.22% 2	0.00% 0	9	2.67

# Q17: Please rate your satisfaction with the following public service: Parks and Recreation

Answered: 9 Skipped: 0



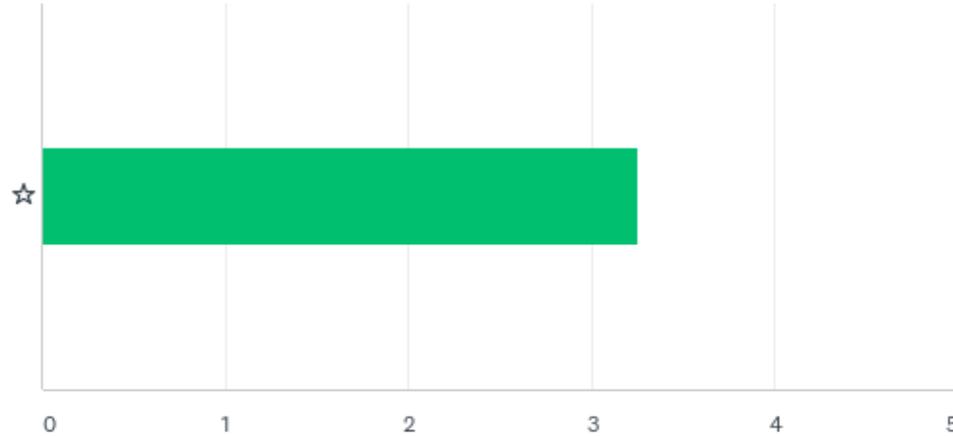
# Q17: Please rate your satisfaction with the following public service: Parks and Recreation

Answered: 9 Skipped: 0

	POOR	(NO LABEL)	AVERAGE	(NO LABEL)	EXCELLENT	TOTAL	WEIGHTED AVERAGE
☆	11.11% 1	22.22% 2	11.11% 1	33.33% 3	22.22% 2	9	3.33

# Q18: Please rate your satisfaction with the following public service: General Government Services

Answered: 8 Skipped: 1



# Q18: Please rate your satisfaction with the following public service: General Government Services

Answered: 8 Skipped: 1

	POOR	(NO LABEL)	AVERAGE	(NO LABEL)	EXCELLENT	TOTAL	WEIGHTED AVERAGE
☆	12.50% 1	12.50% 1	37.50% 3	12.50% 1	25.00% 2	8	3.25



7/30/10

Homer Plan Mtg

Name

Mike [unclear]

Scott [unclear]

Dan Reynolds

Michelle Curcio

8-20-18

## Home Plan Mtg

Name

Wendy Mann  
Jane Crabbe  
Carol Ayers  
Michelle Curcio

- Coal ash waste
- Technology integration
- web site + city info
- Dilapidated properties

**A RESOLUTION OF HOMER, GEORGIA  
ADOPTING THE  
2018 HOMER COMPREHENSIVE PLAN**

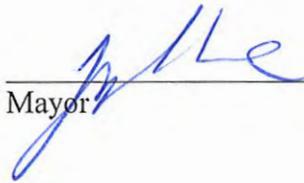
**WHEREAS:** The Town of Homer Council, the governing authority of Homer, Georgia has participated in the update to the Homer Comprehensive Plan; and

**WHEREAS:** The update was prepared in accordance with the Rules and Procedures of the Georgia Department of Community Affairs, including requirements for public hearing opportunities; and

**WHEREAS:** The update has been reviewed and approved by the Georgia Mountains Regional Commission and the Georgia Department of Community Affairs;

Now, therefore, **BE IT RESOLVED** by the Town of Homer Council that the update to the 2018 Homer Comprehensive Plan is adopted.

Adopted by the Town of Homer Council this 13<sup>th</sup> day of November, 2018.

  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
Clerk