



CITY OF DAHLONEGA

City Council Work Session Agenda

March 17, 2025, 4:00 PM

Gary McCullough Council Chambers, Dahlonega City Hall

In compliance with the Americans with Disabilities Act, those requiring accommodation for Council meetings should notify the City Clerk's Office at least 24 hours prior to the meeting at 706-864-6133.

Vision - Dahlonega will be the most welcoming, thriving, and inspiring community in North Georgia

Mission Statement - Dahlonega, a City of Excellence, will provide quality services through ethical leadership and fiscal stability, in full partnership with the people who choose to live, work, and visit. Through this commitment, we respect and uphold our rural Appalachian setting to honor our thriving community of historical significance, academic excellence, and military renown.

CALL TO ORDER

APPROVAL OF AGENDA

BOARDS AND COMMITTEES

1. Cemetery Committee - February 2025
Mark Buchanan, City Engineer
2. Downtown Development Authority & Main Street Program 2025 Work Plan
Awtrey Moore, DDA Board Chair / Ariel Alexander, Downtown Development Director

DEPARTMENT REPORTS AVAILABLE AT: <https://dahlonega.gov/category/department-reports/>

3. Community Development - February 2025
Allison Martin, City Manager
4. Finance and Administration - February 2025
Kimberly Stafford, Finance Manager
5. Police - February 2025
George Albert, Chief of Police
6. Public Works - February 2025
Mark Buchanan, City Engineer
7. Water & Wastewater Treatment - February 2025
John Jarrard, Water/Wastewater Treatment Director

APPOINTMENTS, PROCLAMATIONS, AND RECOGNITIONS

8. Proposed Proclamation declaring 2025 as the 100th Anniversary Year of Camp Glisson
Allison Martin, City Manager

PRESENTATIONS

9. Presentation of Draft Dahlonega Revitalization Plan

KB Advisory Group

ORDINANCES AND RESOLUTIONS

[10.](#) Deannexation Application
Doug Parks, City Attorney

[11.](#) Change to Open Container Footprint for the DDA/Main Street's *2025 First Friday Concert Series*
Doug Parks, City Attorney / Ariel Alexander, Downtown Development Director

AGREEMENTS AND CONTRACTS

[12.](#) Intergovernmental Agreement (IGA) with Lumpkin County regarding the 2025 Municipal Election for the City of Dahlonega
Rhonda Hansard, City Clerk

OTHER ITEMS

13. 147 N Park Street - Future Development - DDA
Awtrey Moore, DDA Board Chair

COMMENTS - PLEASE LIMIT TO THREE MINUTES PER SPEAKER

Clerk Comments

City Manager Comments

City Attorney Comments

City Council Comments

Mayor Comments

ADJOURNMENT

Guideline Principles - The City of Dahlonega will be an open, honest, and responsive city that balances preservation and growth and delivers quality services fairly and equitably by being good stewards of its resources. To ensure the vibrancy of our community, Dahlonega commits to Transparency and Honesty, Dedication and Responsibility, Preservation and Sustainability, Safety and Welfare ...for ALL!



Department Report

Report Title: Cemetery Committee—February 2025

Report Highlight: No activity this month.

Name and Title: Quataunda Armstrong, Dahlonega Cemetery Committee

- The committee mourns the loss of our dear friend and Cemetery Committee member, Patricia Turner.





Patricia Ann Turner, 73, of Dahlonega, GA, passed suddenly less than a month away from her 74th birthday on St. Patrick's Day, 2025. Born March 17, 1951, St. Patrick's Day, at Crawford Long Hospital in Atlanta, GA to Clinton, Sr. and Dorothy Hamilton Turner, it was only fitting that her name was Patricia and her initials were P. A. T. She was the eldest of three children and a "miracle baby" as Mrs. Turner was told she could not have children. Ms. Turner graduated from Osborne High School in Marietta, GA, in 1969, where she excelled academically. It was during this time that Ms. Turner competed in beauty pageants and was crowned the Smyrna Jonquil Queen. Earning academic scholarships, she attended Stetson University in Deland, Florida, where she earned a bachelor's degree in French. During college, Ms. Turner studied abroad in Switzerland, where she learned to ski, one of her favorite pastimes. She also served as a bat girl for the Stetson University Hatters Baseball Team.

After graduating, Ms. Turner returned to Georgia and began working office jobs in Atlanta. Her spirit of adventure led her to become a flight attendant, a career she pursued for several years before transitioning to a position as a travel agent with American Express. In the early 90s, Ms. Turner moved "out west" to Arizona, where she began working for Barnes & Noble Booksellers and could indulge her love of reading.

In 2012, she returned to Georgia to help care for her family. She continued working part-time at Barnes & Noble and full-time as a daughter and sister. She gave loving care to her parents and little sister, losing them all in 2014, and her brother in 2016.

After retiring in the early 2020s, she devoted her time to reading, researching her family's genealogy, and attending the Lumpkin County Historical Society. She also enjoyed keeping in touch with family and friends over the phone.

Ms. Turner was of the Baptist Faith and was preceded in death by her beloved parents, Clinton Walter Turner, Sr. and Dorothy May Hamilton Turner; her siblings, Rosemary Turner Inlow and Clinton Walter Turner, Jr.; and her brother-in-law, Emmett Stephen Inlow.

She is survived by her sister-in-law, Cynthia Pearl Bell Turner of Kennesaw, GA; nieces Beth Inlow Harper (Bill) of Watkinsville, Amy Inlow Dunn of Watkinsville, Suzy Turner Madonna (Frank) of Kennesaw, and Sofi Turner Taylor (Allen) of Kennesaw; nephew Tucker Turner (Kensley) of Kennesaw; Uncle, Paul Hamilton (Opal), Winder, and eight great-nieces and great-nephews. She is also survived by dearest of friends Denise and Bob Lester of Marietta, GA.



City Council Agenda Memo

DATE: March 6, 2025
TITLE: Downtown Development Authority & Main Street Program 2025 Work Plan
PRESENTED BY: Awtrey Moore, Board Chair, Ariel Alexander, Downtown Development Director
PRIORITY: Strategic Priority - Communication

AGENDA ITEM DESCRIPTION

2025 Downtown Development Authority priorities and work areas for the next two to three years.

SUGGESTED MOTIONS

No motion is needed.

ATTACHMENTS

2025 Downtown Development Authority & Main Street Program Work Plan

2025 Work Plan

Transformation Strategy 1: Improve infrastructure; implement small infrastructure projects with the DDA’s control				
<i>Why? The Dahlenega DDA is aware of a perceived parking problem, including not enough parking and the desire to remove parking from the square. There is also a city-owned property that the DDA would like to convert into a community space for live entertainment and a farmer’s market. Additionally, the sidewalks throughout downtown need to be expanded, repaired, added, and connected.</i>				
Goal 1	Goal 2	Goal 3	Goal 4	Four Point Approach
Develop 147 North Park Street for community space Lead: Awtrey	Education of Tax Allocation Districts (TAD) Lead: Ariel	Develop Parking Facilities Plans Lead: Allison	Implement Housing Plan Lead: Ariel	Promotion: Marketing and Education of TADs and new projects Economic Development: Developing and implementing plans to create new community space and add parking Organization: re-structuring processes, collaborative initiatives with community partners and business owners Design: Visioning, working together to design the desired downtown area



DAHLONEGA DDA PLANNING RETREAT

Friday, January 31, 2025, 9:00AM



Transformation Strategy 1: Improve infrastructure; implement small infrastructure projects with the DDA's control					
Goal 1: Develop 147 North Park St for Community Space for entertainment and a farmer's market			Define Success: Will have the TAD legislation on the May 2026 ballot and will have a public relations campaign to implement for the community space		
Partners: DDA, City Council, City Administration, Downtown Business Owners, Private Investors					

Task	Board Member Responsible	Staff Responsible	Due Date	Progress	Budget
1. At least one board member is present at every city council meeting	All participants	Ariel	February	Not Started	Time
2. Ask the City Council to deed 147 North Park Street to DDA	Awtrey	Ariel	February	Not Started	Time
3. Determine and develop a list of funding resources	Awtrey	Ariel	March	Not Started	Time
1. Use the City's grant consultant to identify/apply for funding sources	Awtrey	Ariel	July	Not Started	TBD
2. Commission and work with UGA design services to create concept rendering	Zach	Ariel	Have the product by September	Not Started	\$6,000
3. Engineering services to develop a cost estimate	Zach	Ariel	February 2026	Not Started	TBD
4. Develop a construction schedule	Zach	Ariel	March 2026	Not Started	Time
5. Create and implement a public relations campaign for the project	Awtrey	Ariel	March 2026	Not Started	Admin costs
6. Develop RFP and put the project out for bids	Zach	Ariel	April 2026	Not Started	Admin Costs
7. Perform NEPA and environmental requirements	Zach	Ariel	April 2026	Not Started	TBD
8. Begin Construction	Zach	Ariel	July 2026	Not Started	TBD



DAHLONEGA DDA PLANNING RETREAT

Friday, January 31, 2025, 9:00AM



Transformation Strategy 1: Improve infrastructure; implement small infrastructure projects with the DDA's control	
Goal 2: Education of Tax Allocation Districts (TADs)	Define Success: Will have the TAD legislation on the May 2026 ballot and will have a public relations campaign to implement for the community space
Partners: DDA, Chamber of Commerce, CVB, Downtown Business Owners, Private Investors	

Task	Board Member Responsible	Staff Responsible	Due Date	Progress	Budget
1. Research TAD, read the law, and determine how the law could best suit the city and county.	Awtrey/Zach	Ariel	March	Not Started	Time
2. Work with the city to agree to apply for legislation and determine what areas would be best suited	Awtrey	Ariel	April	Not Started	Time
3. Research and include a list of best practices and other communities using TAD for projects	Awtrey	Ariel	March	Not Started	Time
4. Work with Economic Development Partnership and create collaborative efforts to help educate the public	Melanie	Ariel	April	Not Started	Time
5. Ask State representatives to consider passing legislation for redevelopment powers	Awtrey/whole board	Ariel	December	Not Started	Time
6. Create presentation and ask to speak at civic club meetings and other key organizations	Melanie	Ariel	February 2026	Not Started	Time
7. VOTE!	Everyone	Everyone	November 2026	Not Started	Time



DAHLONEGA DDA PLANNING RETREAT

Friday, January 31, 2025, 9:00AM



Transformation Strategy 1: Improve infrastructure; implement small infrastructure projects with the DDA's control	
Goal #3: Create a parking facilities plan	Define Success: New properties identified and grant funding applied for
Partners: DDA, City Council, City Administration, Downtown Business Owners	

Task	Board Member	Staff	Due Date	Progress	Budget
	Responsible	Responsible			
1. Identify potential parking opportunities	Deb	Allison	April	Not Started	Time
2. Determine how to work with state and private agencies to eliminate and/or create on-street parking off the square	Deb	Allison	July	Not Started	Time
3. Work with business owners and state agencies to work toward pedestrian-only square	All participants	Ariel	July	Not Started	Time
4. Finish and implement existing parking facilities plan	Deb	Allison/Ariel	November	In Progress	\$500K



DAHLONEGA DDA PLANNING RETREAT

Friday, January 31, 2025, 9:00AM



Transformation Strategy 1: Improve infrastructure; implement small infrastructure projects with the DDA's control	
Goal #4: Implement Housing Plan	Define Success: Recruitment of developer
Partners: DDA, City Council, City Administration, Downtown Business Owners, Private Investors	

Task	Board Member	Staff	Due	Progress	Budget
	Responsible	Responsible	Date		
1. Finish the existing Housing Plan	Awtrey/Zach	Ariel	April	Not Started	Admin Costs
2. Work to educate the Planning Commission on goals for the housing plan	Zach	Ariel	April	Not Started	Time
3. Work with the City Council to ensure the new zoning ordinance allows for goals in the housing plan	Everyone	Ariel	August	Not Started	Time
4. Collaboratively investigate the draft of the Zoning Ordinance and recommend changes before the adoption process begins	All partners	Allison	April?	Not Started	Time
5. Research and contact developers who have experience in building desired developments and schedule meetings	Zach	Ariel	August	Not Started	Time
6. Get at least one developer to agree to build	Zach	Ariel	April 2026	In Progress	Time



DAHLONEGA DDA PLANNING RETREAT

Friday, January 31, 2025, 9:00AM



Transformation Strategy 2: Redevelopment of Downtown

Why? The Dahlonega DDA is very concerned about preserving downtown's historic character. Because the square is so successful, the DDA is also interested in expanding its vitality into the blocks leading up to it. There are also some vacancies and infill properties that are ripe for redevelopment.

Goal 1	Goal 2	Four Point Approach
Finish and advertise business expansion plan considering opportunities for DDA to acquire spaces or find buyers for redevelopment of spaces Lead: Ariel & Zach	More cohesion, improved relationships, and collaborative decisions between the community, the DDA, and city leaders Lead: Ariel & Deb	Promotion: public relations, community engagement Economic Development: Collaborative initiatives with partners and business owners, recruitment of new investors, acquisition of space Organization: Partnerships, collaborations, volunteerism Design: placemaking, beautification, code enforcement, creating functional space out of underutilized properties



DAHLONEGA DDA PLANNING RETREAT

Friday, January 31, 2025, 9:00AM



Transformation Strategy 2: Redevelopment of Downtown	
Goal 1: Finish and advertise business expansion plan	Define Success: Will have acquired or sold spaces outside of square
Partners: Dahlonega DDA, Dahlonega City Council, Downtown Business owners, investors	

Task	Board Member Staff		Due Date	Progress	Budget
	Responsible	Responsible			
1. Identify and create list of potential investors with contact information	Zach	Ariel	March	Not Started	Time
2. Educate investors about incentives offered such as DDRLF (Downtown development revolving loan fund)	Zach & Awtrey	Ariel/Skyler	July	Not Started	Time
3. Develop spreadsheet with vacancy inventory (address, owner, sq ft, condition)	Zach	Skyler	April	Not Started	Time
4. Revisit 2008 Downtown Master Plan to determine which features can still be utilized	Everyone	Ariel	May	Not Started	Time
5. DDA to research and explore ways to fund property acquisition for redevelopment	Zach	Ariel	November	Not Started	Time
7. Work with Code Enforcement to begin having property owners bring blighted properties to code	Everyone	George	October	Not Started	Time
8. Recruit one new high-end, fine dining restaurant	Awtrey/Zach	Ariel	December	Not Started	Time



DAHLONEGA DDA PLANNING RETREAT

Friday, January 31, 2025, 9:00AM



Transformation Strategy 2: Redevelopment of Downtown	
Goal 2: Increased engagement of community members, increased capacity for more goals to be implemented	Define Success: The City of Dahlonega has increased community engagement and more educated public
Partners: City of Dahlonega, Dahlonega DDA, Chamber of Commerce, CVB, City Council	

Task	Board Member Responsible	Staff Responsible	Due Date	Progress	Budget
1. Reach out to each individual board member at least once per 1-2 weeks to make sure they are keeping up with assigned deadlines for tasks	Awtrey	Ariel	Weekly/ bi-weekly	Not Started	Time
2. Weekly Newsletter distributed by Board and Director	Awtrey	Ariel	Weekly and/or as needed	Not Started	Time
3. Quarterly meetings with all participating agencies and organizations to update progress on work plan	All participants/Deb	Deb	January, April, August, December	In progress	Time
4. Create a task list for each board member so that it is easier for each person to know exactly what is expected of them for that time period	Awtrey	Ariel	Monthly	Not Started	Time



DAHLONEGA DDA PLANNING RETREAT

Friday, January 31, 2025, 9:00AM



Transformation Strategy 3: Update Ordinances

Why? The DDA realizes that the ordinances adopted by the city council are crucial for allowing specific things in specific places and, more importantly, NOT allowing uses that are not in alignment with the city and DDA's vision. The DDA must have the city's support to preserve and maintain the small-town, historic character of the downtown boundary.

Goal 1	Goal 2	Four Point Approach
<p>Write, amend, and/or establish a public art ordinance or expand current art projects</p> <p>Lead: Melanie & Ariel</p>	<p>Make downtown more appealing by removing barriers to entertainment and increasing foot traffic in businesses</p> <p>Lead: Deb & Skyler</p>	<p>Promotion: creation of social media content, tourism marketing</p> <p>Economic Development: placemaking, historic preservation, addressing housing needs</p> <p>Organization: Partnerships, collaboration, volunteerism, public engagement, ordinances</p> <p>Design: beautification, historic preservation, aesthetic consistency</p>



DAHLONEGA DDA PLANNING RETREAT

Friday, January 31, 2025, 9:00AM



Transformation Strategy 3: Update Ordinances	
Goal 1: Write, amend, and/or establish a public art ordinance or expand current art projects	Define Success: New ordinance adopted and new public art installation
Partners: DDA, Chamber of Commerce, downtown businesses, Lumpkin County and/or UNG students, CVB, City Council	

Task	Board Member Responsible	Staff Responsible	Due Date	Progress	Budget
1. Identify places and create spreadsheets of potential spaces to install public art	Melanie	Skyler	April	Not Started	Time
2. Research other communities' mural ordinances and best practices	Melanie	Ariel	April	Not Started	Time
3. Draft proposal to present to City Council to adopt ordinance if needed	Everyone	Ariel/Doug	June	Not Started	Time
4. Identify artists (preferably local) to install public art	Melanie/Deb	Skyler	June	Not Started	Time
5. Design public art and include design in council proposal	Melanie	Ariel	May	Not Started	Time
6. Apply for \$5,000 grant from Georgia Council for the Arts	Melanie	Ariel	July	Not Started	Time
7. Reveal and dedicate new public art installation	Everyone	Ariel/Skyler	November	Not Started	Time



DAHLONEGA DDA PLANNING RETREAT

Friday, January 31, 2025, 9:00AM



Transformation Strategy 3: Update Ordinances

Goal 2: Make downtown more appealing to investors and consumers by removing barriers to entertainment and increasing foot traffic in businesses

Define Success: Adoption of alcohol ordinance amendments and adoption of new zoning ordinance

Partners: DDA, Chamber of Commerce, downtown businesses, CVB, City Council, Community members, Planning Commission, Local Health Department, State Representatives

Task	Board		Due Date	Progress	Budget
	Member Responsible	Staff Responsible			
1. Enhance the First Friday by lifting restrictions on alcohol sales and making it like the other festivals	Deb	Allison/Ariel	April	Not Started	Time
2. Research other communities and how they work around state partners for entertainment districts	Deb	Skyler	May	Not Started	Time
3. 4. Create a proposal to the city council to amend the alcohol ordinance, including recommended changes (% ratio, places, hours, etc.)	Zach & Deb	Skyler	August	Not Started	Time
4. Work collaboratively with the local health department and state representatives to improve relationships, work together, and make progress on downtown initiatives involving food service	Deb	Ariel	October	In Progress	Time
5. Research blight tax ordinances and consider adopting one to help incentivize redevelopment	Erick	Ariel	November	Not Started	Time



City of Dahlonega
465 Riley Road
Dahlonega, GA 30533
 Telephone: 706-864-6133 Fax: 706-864-4837

Activity report for February 2025

Community Development Department

Permits were issued for January.

7- Residential	0- Annex	1-Sign permits	0-Variances	0-Tree Removal
1-Zoning	0-minor Plats	0-Final Plats	0-Pool	1-ZVL
1-Commercial	0- Cemetery	0- land Disturbance	2- COA	

132- Total open active permits

60- Residential permits	4 Pool permits	32- Commercial permits	1 Tree Permits
16- Land Disturbances permits	3- Sign permits	0- Cemetery permits	1-ZVL
0- Rezoning permits	0- Variances	3- BZA permit	0-Annex
0 Minor/Final permits	3- COA Permit	0- Outdoor dining permit	

Analytic Records submitted for February.

21 - records were created.	105- Inspections.
\$150,749.00 - Collected revenue.	11- permits were issued.

Breakdown of inspections for February.

73 - Residential.	13- Commercial.	19 - Land Disturbances.	6-other (Business)
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Projects Under review.	Approved projects.
Bear Paw Ridge Phase 2.	Summit Phase 2



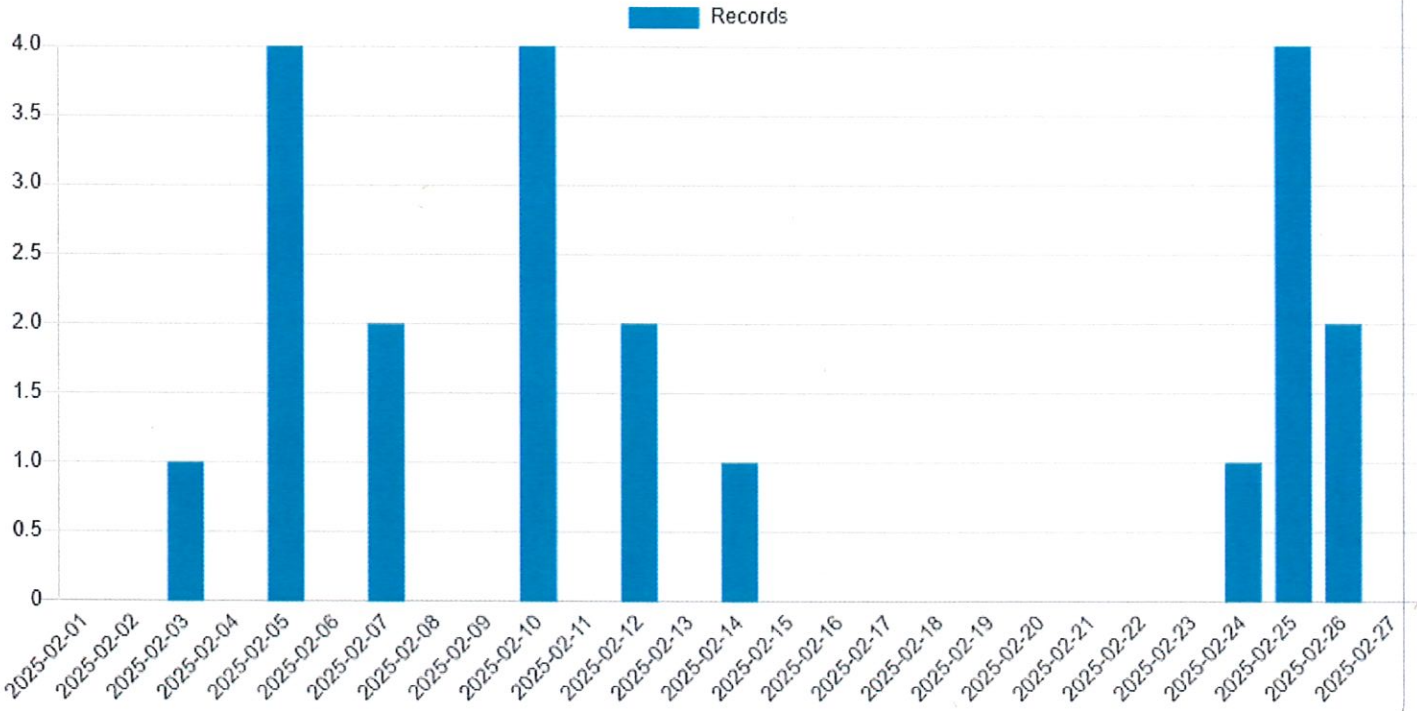
City of Dahlonega
465 Riley Road
Dahlonega, GA 30533
Telephone: 706-864-6133 Fax: 706-864-4837

City of Dahlonega activity report for February 2025.

- | | |
|--|--------------------------------|
| 4-Animal Complaints. | 0- Disrepair structure notice. |
| 3- Debris/removal of items. | 19- LDP inspection. |
| 5-Excessive trash. | 5- Other complaints. |
| 23- Sign Removals. | 1- Inoperable vehicle. |
| 4- Sign Violation Notices. | 1- Signage Complaints |
| 4- Traffic-Vehicle Assistance. | 3- Property Owner complaints |
| 70-Parking Tickets. | 3 -Lighting Complaints-Xmas |
| 9- Warning Tickets. | 2- Property Maintenance |
| 3-Noise Complaints. | |
| 0- Courtesy grass cutting. | |
| 5-Soil Erosion Complaint. | |
| 2-Commercial Dumpster trash complaint. | |
| 2- Drainage issues complaint. | |
| 5 -Right of way complaint. | |

Analytics

Records submitted over time



Totals

 **21**
Records Created

 **\$150,749.00**
Revenue Collected

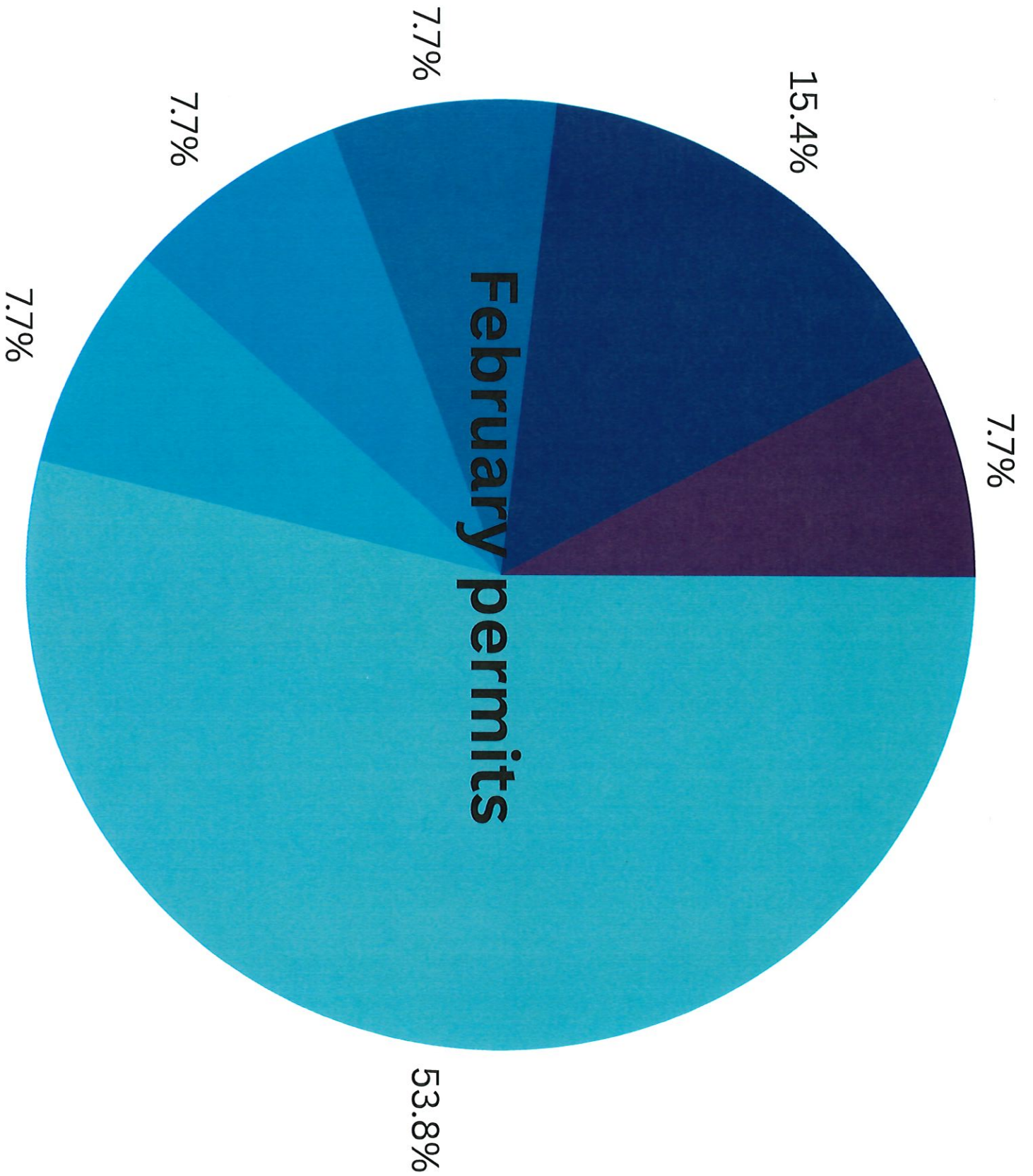
 **105**
Inspections Done

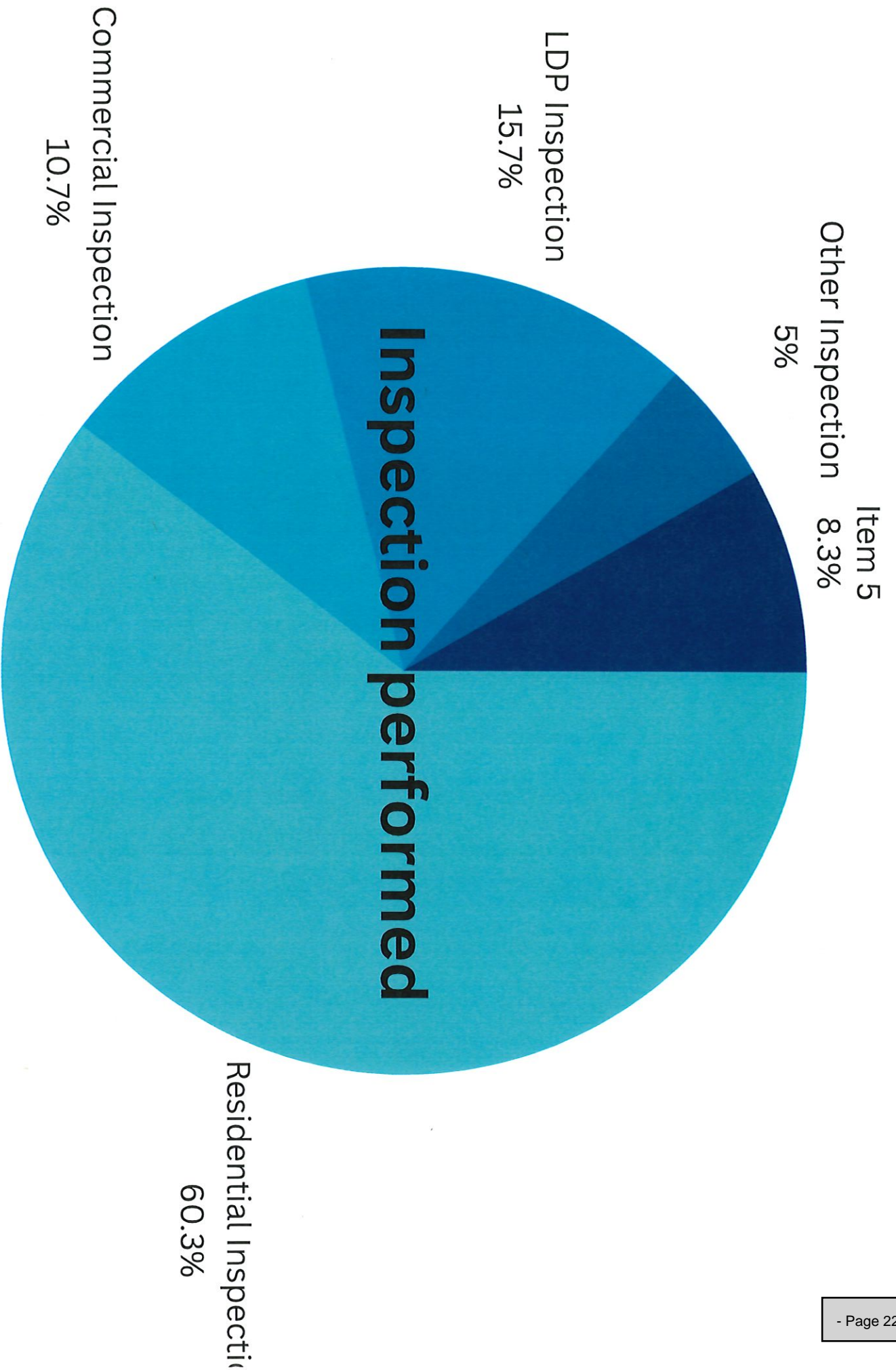
 **11**
Permits Issued

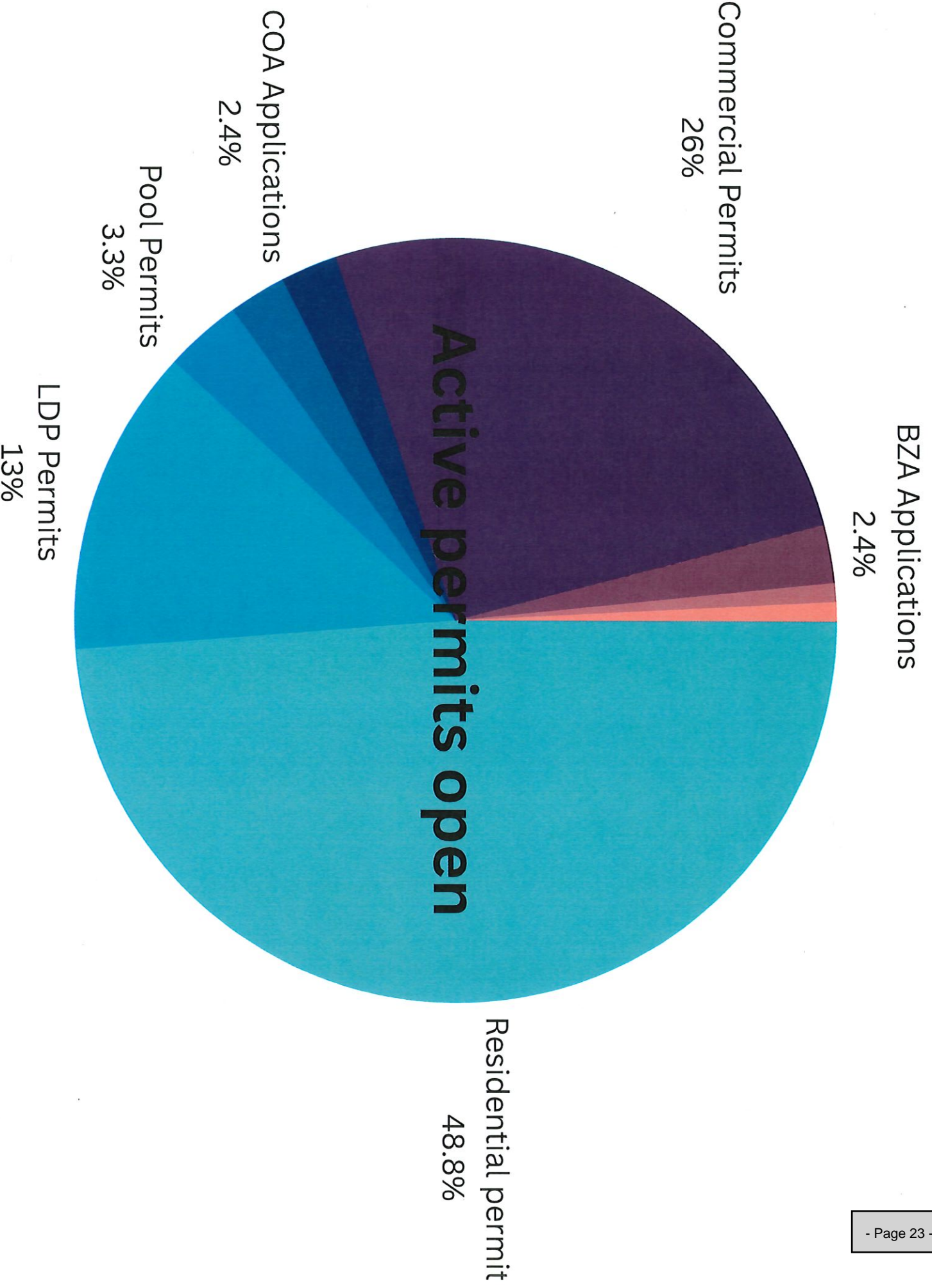
Filter Results

All Records ▼

Date







FEBRUARY PERMITS 2024

Record #	Record Type	Applicant Name	Date Submitted	Address	Record Status
10	Misc Invoice	DR, Horton Dr. Horton	2/26/2025 19:30	325 Stonebrook Drive, Unit 265, Dahlonega, GA 30533	Active
BRES-25-16	Building Permit - Residential	DR, Horton Dr. Horton	2/25/2025 15:10	8 RUSTIN RIDGE, Unit 297, DAHLONEGA, GA 30533	Active
BRES-25-15	Building Permit - Residential	DR, Horton Dr. Horton	2/25/2025 15:02	10 RUSTIN RIDGE, Unit 296, DAHLONEGA, GA 30533	Active
BRES-25-14	Building Permit - Residential	DR, Horton Dr. Horton	2/25/2025 14:54	12 RUSTIN RIDGE, Unit 295, DAHLONEGA, GA 30533	Active
BRES-25-13	Building Permit - Residential	DR, Horton Dr. Horton	2/25/2025 14:43	14 RUSTIN RIDGE, Unit 294, DAHLONEGA, GA 30533	Active
ZVL-25-2	Zoning Verification Letter Request	Brian Burffington	2/14/2025 19:26	70 ANSLEY DR, Unit A, DAHLONEGA, GA 30533	Active
REZN-25-1	Rezoning Permit	JR Johnson	2/10/2025 16:31	0 Torrington Street, Unit 061 001 C01 Parcel, Dahlonega, GA 30533	Active
SGN-25-3	Sign Permit	Levi Hansard	2/7/2025 15:35	45 PARK ST N, DAHLONEGA, GA 30533	Active
BRES-25-12	Building Permit - Residential	Steve Elberger	2/5/2025 18:40	60 Stephens Court, Dahlonega, GA 30533	Active
BRES-25-11	Building Permit - Residential	Steve Elberger	2/5/2025 18:30	50 Stephens Court, Dahlonega, GA 30533	Active
BRES-25-10	Building Permit - Residential	Steve Elberger	2/5/2025 18:20	40 Stephens Court, Dahlonega, GA 30533	Active
COA-25-3	Certificate of Appropriateness	Brett Melanson	2/3/2025 18:03	16 Public Square South, Unit D11 097, Dahlonega, GA 30533	Active
COA-25-2	Certificate of Appropriateness	Feida Welch-Battle	1/30/2025 14:01	200 GROVE ST N, DAHLONEGA, GA 30533	Active
SGN-25-1	Sign Permit	Carter McEiver	1/24/2025 20:06	16 Public Square South, Unit A, Dahlonega, GA 30533	Active
BRES-25-9	Building Permit - Residential	Bradley McEntyre	1/24/2025 15:19	100 Rockhound Lane, Unit 866, Dahlonega, GA 30533	Active
TR-25-2	Tree Removal Permit Application	Greg Dobb	1/23/2025 17:51	1312 South Chestnut Street, Dahlonega, GA 30533	Active
COA-25-1	Certificate of Appropriateness	Steven Scales	1/22/2025 16:01	19 NORTH CHESTNUT ST, Unit A, DAHLONEGA, GA 30533	Active
BZA-25-1	Variance Application	Jessica Jones	1/28/2025 3:29	28 MILLES PL, DAHLONEGA, GA 30533	Active
BRES-25-8	Building Permit - Residential	DR, Horton Dr. Horton	1/15/2025 21:47	187 Stonebrook Drive, Unit 274, Dahlonega, GA 30533	Active
BRES-25-7	Building Permit - Residential	DR, Horton Dr. Horton	1/15/2025 21:32	195 Stonebrook Drive, Unit 273, Dahlonega, GA 30533	Active
BRES-25-6	Building Permit - Residential	DR, Horton Dr. Horton	1/15/2025 21:25	203 Stonebrook Drive, Unit 272, Dahlonega, GA 30533	Active
BRES-25-5	Building Permit - Residential	DR, Horton Dr. Horton	1/15/2025 21:18	211 Stonebrook Drive, Unit 271, Dahlonega, GA 30533	Active
BRES-25-4	Building Permit - Residential	DR, Horton Dr. Horton	1/15/2025 21:09	219 Stonebrook, Unit 270, Dahlonega, GA 30533	Active
BRES-25-3	Building Permit - Residential	DR, Horton Dr. Horton	1/15/2025 20:23	227 Stonebrook Drive, Unit 269, Dahlonega, GA 30533	Active
BRES-25-2	Building Permit - Residential	James Allison	1/15/2025 15:42	402 Crown Mountain Drive, Dahlonega, GA 30533	Active
BRES-25-1	Building Permit - Residential	Corey Palazzo	1/8/2025 16:33	992 MOUNTAIN TRACE DR, DAHLONEGA, GA 30533	Active
BRES-24-76	Building Permit - Residential	David Poronda	12/23/2024 22:12	71 Quartz Way, Unit 832, Dahlonega, GA 30533	Active
BRES-24-75	Building Permit - Residential	Andy Carter	12/17/2024 20:44	45 Grand View Street, Unit lot 79, Dahlonega, GA 30533	Active
BRES-24-74	Building Permit - Residential	Samuel Kirkland	12/16/2024 23:39	187 GRAND VIEW STREET, Unit 73, DAHLONEGA, GA 30533	Active
BRES-24-73	Building Permit - Residential	DR, Horton Dr. Horton	12/6/2024 21:24	301 Stonebrook Drive, Unit 268, Dahlonega, GA 30533	Active
BRES-24-72	Building Permit - Residential	DR, Horton Dr. Horton	12/6/2024 21:14	309 Stonebrook Drive, Unit 267, Dahlonega, GA 30533	Active
BRES-24-71	Building Permit - Residential	DR, Horton Dr. Horton	12/6/2024 21:06	317 Stonebrook Drive, Unit 266, Dahlonega, GA 30533	Active
BRES-24-70	Building Permit - Residential	DR, Horton Dr. Horton	12/6/2024 20:56	325 Stonebrook Drive, Unit 265, Dahlonega, GA 30533	Active
BRES-24-69	Building Permit - Residential	DR, Horton Dr. Horton	12/6/2024 20:45	333 Stonebrook Drive, Unit 264, Dahlonega, GA 30533	Active
SGN-24-30	Sign Permit	Alex	12/6/2024 19:44	341 Stonebrook Drive, Unit 263, Dahlonega, GA 30533	Active
LDP-24-14	Land Disturbance Permit	Richie Rosebush	11/19/2024 15:52	25 MORRISON MOORE PKWY W, DAHLONEGA, GA 30533	Active
BZA-24-8	Variance Application	Scott Hinchman	11/20/2024 16:09	290 Sunset, Dahlonega, GA 30533	Active
BZA-24-7	Variance Application	Jim Grubben	11/15/2024 21:07	277 HAWKINS ST, DAHLONEGA, GA 30533	Active
BRES-24-68	Building Permit - Residential	Joy Crowder	11/12/2024 19:57	0 Cahoun Road, Unit lot 16 - Parcel #062B 097, Dahlonega, GA 30533	Active
BCOM-24-53	Building Permit - Commercial	George Thompson	11/8/2024 22:05	200 Golden Bear Pass, Unit 080 248, Dahlonega, GA 30533	Active
REZN-24-2	Rezoning Permit	Land Development Professiona	10/31/2024 14:01	25 MORRISON MOORE PKWY W, DAHLONEGA, GA 30533	Active
LDP-24-13	Land Disturbance Permit	DES Submittals	10/30/2024 21:51	698 GROVE ST N, DAHLONEGA, GA 30533	Active
			10/22/2024 15:56	4 HAPPY HOLLOW RD, DAHLONEGA, GA 30533	Active

ACTIVE PERMITS

Active	Record Type	Applicant Name	Date Submitted	Address	Record Status
10	Misc Invoice	DR. Horton Dr. Horton	2/26/2025 19:30	625 Stonebrook Drive, Unit 265, Dahlonega, GA 30533	Active
23-1	Annexation Application	ADAM GASLOWITZ	6/9/2023 18:00	0 South Chestatee, Unit 080 023 & 025, Dahlonega, GA 30533	Active
23-2	Annexation Application	Michael Panzica	11/18/2023 14:54	100 Tranquil Way, Unit 077 056, Dahlonega, GA 30533	Active
BCOM-22-23	Building Permit - Commercial	The Peaks of Dahlonega LP Pea	12/7/2022 16:25	1000 Peaks Circle, Unit Building 1, DAHLONEGA, GA 30533	Active
BCOM-22-24	Building Permit - Commercial	The Peaks of Dahlonega LP Pea	12/7/2022 16:41	2000 Peaks Circle, Unit Building 2, Dahlonega, Ga 30533	Active
BCOM-22-25	Building Permit - Commercial	The Peaks of Dahlonega LP Pea	12/7/2022 16:49	3000 Peaks Circle, Unit Building 3, Dahlonega, Ga 30533	Active
BCOM-22-26	Building Permit - Commercial	The Peaks of Dahlonega LP Pea	12/7/2022 16:57	4000 Peaks Circle, Unit Community House, DAHLONEGA, GA 30533	Active
BCOM-22-5	Building Permit - Commercial	LEON TAYLOR	4/15/2022 15:45	0 Morrison Moore, Dahlonega, GA 30533	Active
BCOM-22-6	Building Permit - Commercial	Steven Leibell	4/21/2022 21:47	3615 South Chestatee, Dahlonega, GA 30533	Active
BCOM-23-14	Building Permit - Commercial	Roberta Green	7/7/2023 12:28	0 Vickery and Hawkins street, Unit 1, DAHLONEGA, GA 30533	Active
BCOM-23-15	Building Permit - Commercial	Roberta Green	7/7/2023 12:49	0 Vickery and Hawkins street, Unit 2, DAHLONEGA, GA 30533	Active
BCOM-23-16	Building Permit - Commercial	Roberta Green	7/7/2023 13:10	0 Vickery and Hawkins street, Unit 3, DAHLONEGA, GA 30533	Active
BCOM-23-17	Building Permit - Commercial	Roberta Green	7/7/2023 13:39	0 Vickery and Hawkins street, Unit 4, DAHLONEGA, GA 30533	Active
BCOM-23-18	Building Permit - Commercial	Roberta Green	7/7/2023 14:09	0 Vickery and Hawkins street, Unit 5, DAHLONEGA, GA 30533	Active
BCOM-23-19	Building Permit - Commercial	Roberta Green	7/7/2023 16:04	0 Vickery and Hawkins street, Unit 6, DAHLONEGA, GA 30533	Active
BCOM-23-24	Building Permit - Commercial	Juhuan Lee	8/31/2023 21:34	108 MOUNTAIN DR, DAHLONEGA, GA 30533	Active
BCOM-23-29	Building Permit - Commercial	Dean Stringer	11/3/2023 18:48	15 ASPEN CT, DAHLONEGA, GA 30533	Active
BCOM-23-34	Building Permit - Commercial	Kathy Harris	12/6/2023 20:29	90 Public Square, Unit North, Dahlonega,, GA 30533	Active
BCOM-23-6	Building Permit - Commercial	Jack Bailey	3/27/2023 17:56	77 MEMORIAL DR, Unit A, DAHLONEGA, GA 30533	Active
BCOM-24-1	Building Permit - Commercial	The Peaks of Dahlonega LP Pea	1/2/2024 17:58	2151 Morrison Moore Parkway, Dahlonega, GA 30533	Active
BCOM-24-14	Building Permit - Commercial	Teri Kimmel	5/17/2024 17:20	0 Hummock Street, Unit Apartments 112 (A)/(B)-186(A)/(B), Dahlonega, GA 30533	Active
BCOM-24-15	Building Permit - Commercial	Teri Kimmel	5/17/2024 17:37	0 Hummock Street, Unit Apartments 112 (A)/(B)-186(A)/(B), Dahlonega, GA 30533	Active
BCOM-24-16	Building Permit - Commercial	Teri Kimmel	5/17/2024 17:44	0 Red Bird Drive, Unit 42(A)/(B)/43(A)/(B)/35(A)/(B)/11(A)/(B), Dahlonega, GA 30533	Active
BCOM-24-17	Building Permit - Commercial	Teri Kimmel	5/17/2024 17:54	0 Thompson Circle, Unit 123-137-158-152-98 (A)/(B), Dahlonega, GA 30533	Active
BCOM-24-18	Building Permit - Commercial	Britney Arevalo	7/3/2024 19:17	15 Aspen Court, Unit Club House Pool, Dahlonega, GA 30533	Active
BCOM-24-19	Building Permit - Commercial	Stephen Johnson	7/10/2024 15:15	82 MAIN ST E, DAHLONEGA, GA 30533	Active
BCOM-24-20	Building Permit - Commercial	Lannie Greene	7/16/2024 15:10	90 Pinetree Way, Unit 079 117, Dahlonega, GA 30533	Active
BCOM-24-23	Building Permit - Commercial	Hemlock Animal Hspst Hemlock	8/30/2024 20:28	0 South Chestatee Street, Unit 064 077, Dahlonega, GA 30533	Active
BCOM-24-24	Building Permit - Commercial	Glenn Sawyer	9/3/2024 19:29	132 LEGION RD, DAHLONEGA, GA 30533	Active
BCOM-24-25	Building Permit - Commercial	Chris Torchia	9/5/2024 13:42	245 Mountain Circle Drive, Dahlonega, GA 30533	Active
BCOM-24-30	Building Permit - Commercial	Jessica Ellington	10/11/2024 15:44	270 WALMART WAY, DAHLONEGA, GA 30533	Active
BCOM-24-33	Building Permit - Commercial	George Thompson	10/31/2024 14:01	25 MORRISON MOORE PKWY W, DAHLONEGA, GA 30533	Active
BCOM-24-5	Building Permit - Commercial	Paul Wingo	3/15/2024 15:08	132 LEGION RD, DAHLONEGA, GA 30533	Active
BCOM-24-7	Building Permit - Commercial	Ronna Unger	3/21/2024 19:36	99 TURNER RD, DAHLONEGA, GA 30533	Active
BCOM-24-9	Building Permit - Commercial	Steve Leibell Steve Leibell	4/23/2024 19:20	3619 SOUTH CHESTATEE ST, DAHLONEGA, GA 30533	Active
BRES-22-60	Building Permit - Residential	Dennis Ford	8/8/2022 21:37	1089 CALHOUN RD, DAHLONEGA, GA 30533	Active
BRES-22-68	Building Permit - Residential	Greg Stalemark	9/6/2022 20:23	326 HAPPY HOLLOW RD, DAHLONEGA, GA 30533	Active
BRES-22-71	Building Permit - Residential	Roberta Green	10/5/2022 17:09	406 East Main, Unit A4, Dahlonega, GA 30533	Active
BRES-23-109	Building Permit - Residential	JOE KEMP	12/29/2023 15:54	400 DEER RUN, Unit LOT 7, Dahlonega, Ga 30533, GA 30533	Active
BRES-23-23	Building Permit - Residential	Igor Bertley	3/9/2023 18:26	115 Stonebrook Drive, Dahlonega, GA 30533	Active
BRES-23-24	Building Permit - Residential	Igor Bertley	3/9/2023 18:39	123 Stonebrook Drive, Dahlonega, GA 30533	Active
BRES-23-25	Building Permit - Residential	Igor Bertley	3/9/2023 18:49	131 Stonebrook Drive, Dahlonega, GA 30533	Active
BRES-23-26	Building Permit - Residential	Igor Bertley	3/9/2023 20:21	137 Stonebrook Drive, Dahlonega, GA 30533	Active

BRES-23-47	Building Permit - Residential	Ronald Brown	6/19/2023 19:35	65 DERRICK ST S, DAHLONEGA, GA 30533	Active
BRES-23-65	Building Permit - Residential	DR. Horton	9/5/2023 15:06	300 Stoney Brook Drive, Unit 203, Dahlonega, GA 30533	Active
BRES-23-66	Building Permit - Residential	DR. Horton	9/5/2023 16:05	308 Stoney Brook Drive, Unit 204, Dahlonega, GA 30533	Active
BRES-23-67	Building Permit - Residential	DR. Horton	9/5/2023 16:18	316 Stoney Brook Drive, Unit 205, Dahlonega, GA 30533	Active
BRES-23-68	Building Permit - Residential	DR. Horton	9/5/2023 16:27	324 Stoney Brook Drive, Unit 206, Dahlonega, GA 30533	Active
BRES-23-73	Building Permit - Residential	DR. Horton	9/8/2023 14:03	364 Stoney Brook Drive, Unit 211, Dahlonega, GA 30533	Active
BRES-23-75	Building Permit - Residential	DR. Horton	9/8/2023 14:36	380 Stoney Brook Drive, Unit 213, Dahlonega, GA 30047	Active
BRES-23-83	Building Permit - Residential	Bobby Self	11/3/2023 15:35	301 TIMBERLANE DRIVE, Unit LOT 3, DAHLONEGA, GA 30533	Active
BRES-24-2	Building Permit - Residential	Richard Revinger	1/24/2024 22:14	145 Madeline Anthony Road, Unit Lot 43, Dahlonega, GA 30533	Active
BRES-24-25	Building Permit - Residential	Michael & Jill Haugen	4/15/2024 21:20	448 Golden Bear Pass, DAHLONEGA, GA 30533	Active
BRES-24-28	Building Permit - Residential	Patrick & Samantha Fuestenbe	5/22/2024 18:50	780 Bear Paw Ridge, Unit 1014, Dahlonega, GA 30533	Active
BRES-24-3	Building Permit - Residential	Brady DeLong	1/26/2024 21:58	151 SKYLINE DR, DAHLONEGA, GA 30533	Active
BRES-24-46	Building Permit - Residential	Roger James Katy Tromba	5/29/2024 20:24	413 Stoney Brook Drive, Unit 254, Dahlonega, GA 30533	Active
BRES-24-47	Building Permit - Residential	Neil & Pamela Schmiedebeg	6/14/2024 14:47	130 Rockound Drive, Unit 853, Dahlonega, GA 30533	Active
BRES-24-50	Building Permit - Residential	Nathan Stanton	7/24/2024 19:09	161 GROVE ST S, DAHLONEGA, GA 30533	Active
BRES-24-51	Building Permit - Residential	Garry Osley	7/25/2024 15:20	21 Kilahote Pass, Unit 1109, Dahlonega, GA 30533	Active
BRES-24-53	Building Permit - Residential	JD Crill	8/13/2024 16:10	140 OAK FOREST TRL, DAHLONEGA, GA 30533	Active
BRES-24-56	Building Permit - Residential	Hans & Amy Henschel	8/19/2024 14:01	520 Bear Paw Ridge, Unit 1002, Dahlonega, GA 30533	Active
BRES-24-60	Building Permit - Residential	Darryl Peterson	9/11/2024 17:29	875 Timberlane Drive, Unit 11, Dahlonega, GA 30533	Active
BRES-24-62	Building Permit - Residential	Ben Paddock	10/4/2024 20:10	50 Placer Mining Road, Unit lot 65, Dahlonega, GA 30533	Active
BRES-24-63	Building Permit - Residential	Steve Elberger	10/11/2024 18:20	179 MOORES DR, DAHLONEGA, GA 30533	Active
BRES-24-64	Building Permit - Residential	Steve Elberger	10/18/2024 13:41	70 Stephens Court, Unit 3A, Dahlonega, GA 30533	Active
BRES-24-65	Building Permit - Residential	Steve Elberger	10/18/2024 14:21	80 Stephens Court, Unit 3B, Dahlonega, GA 30533	Active
BRES-24-66	Building Permit - Residential	Steve Elberger	10/18/2024 16:16	100 Stephens Court, Unit 3D, Dahlonega, GA 30533	Active
BRES-24-67	Building Permit - Residential	Steve Elberger	10/18/2024 16:40	90 Stephen Court, Unit 3C, Dahlonega, GA 30533	Active
BRES-24-68	Building Permit - Residential	Alex	11/8/2024 22:05	200 Golden Bear Pass, Unit 080 248, Dahlonega, GA 30533	Active
BRES-24-69	Building Permit - Residential	DR. Horton Dr. Horton	12/6/2024 19:44	341 Stoney Brook Drive, Unit 263, Dahlonega, GA 30533	Active
BRES-24-70	Building Permit - Residential	DR. Horton Dr. Horton	12/6/2024 20:45	333 Stoney Brook Drive, Unit 264, Dahlonega, GA 30533	Active
BRES-24-71	Building Permit - Residential	DR. Horton Dr. Horton	12/6/2024 20:56	325 Stoney Brook Drive, Unit 265, Dahlonega, GA 30533	Active
BRES-24-72	Building Permit - Residential	DR. Horton Dr. Horton	12/6/2024 21:06	317 Stoney Brook Drive, Unit 266, Dahlonega, GA 30533	Active
BRES-24-73	Building Permit - Residential	DR. Horton Dr. Horton	12/6/2024 21:14	309 Stoney Brook Drive, Unit 267, Dahlonega, GA 30533	Active
BRES-24-74	Building Permit - Residential	DR. Horton Dr. Horton	12/6/2024 21:24	301 Stoney Brook Drive, Unit 268, Dahlonega, GA 30533	Active
BRES-24-75	Building Permit - Residential	Samuel Kirkland	12/16/2024 23:39	187 GRAND VIEW STREET, Unit 73, DAHLONEGA, GA 30533	Active
BRES-24-76	Building Permit - Residential	Andy Carter	12/17/2024 20:44	45 Grand View Street, Unit lot 79, Dahlonega, GA 30533	Active
BRES-24-77	Building Permit - Residential	David Foronda	12/23/2024 22:12	71 Quartz Way, Unit 832, Dahlonega, GA 30533	Active
BRES-25-1	Building Permit - Residential	Corey Palazzo	1/8/2025 16:33	392 MOUNTAIN TRACE DR, DAHLONEGA, GA 30533	Active
BRES-25-10	Building Permit - Residential	Steve Elberger	2/5/2025 18:20	40 Stephens Court, Dahlonega, GA 30533	Active
BRES-25-11	Building Permit - Residential	Steve Elberger	2/5/2025 18:30	60 Stephens Court, Dahlonega, GA 30533	Active
BRES-25-12	Building Permit - Residential	Steve Elberger	2/5/2025 18:40	60 Stephens Court, Dahlonega, GA 30533	Active
BRES-25-13	Building Permit - Residential	DR. Horton Dr. Horton	2/25/2025 14:43	14 RUSTIN RIDGE, Unit 294, DAHLONEGA, GA 30533	Active
BRES-25-14	Building Permit - Residential	DR. Horton Dr. Horton	2/25/2025 14:54	12 RUSTIN RIDGE, Unit 295, DAHLONEGA, GA 30533	Active
BRES-25-15	Building Permit - Residential	DR. Horton Dr. Horton	2/25/2025 15:02	10 RUSTIN RIDGE, Unit 296, DAHLONEGA, GA 30533	Active
BRES-25-16	Building Permit - Residential	DR. Horton Dr. Horton	2/25/2025 15:10	8 RUSTIN RIDGE, Unit 297, DAHLONEGA, GA 30533	Active

BRES-25-2	Building Permit - Residential	James Allison	1/15/2025 15:42	402 Crown Mountain Drive, Dahlonega, GA 30533	Active
BRES-25-3	Building Permit - Residential	DR. Horton Dr. Horton	1/15/2025 20:23	227 Stonebrook Drive, Unit 269, Dahlonega, GA 30533	Active
BRES-25-4	Building Permit - Residential	DR. Horton Dr. Horton	1/15/2025 21:09	219 Stonebrook, Unit 270, Dahlonega, GA 30533	Active
BRES-25-5	Building Permit - Residential	DR. Horton Dr. Horton	1/15/2025 21:18	211 Stonebrook Drive, Unit 271, Dahlonega, GA 30533	Active
BRES-25-6	Building Permit - Residential	DR. Horton Dr. Horton	1/15/2025 21:29	205 Stonebrook Drive, Unit 272, Dahlonega, GA 30533	Active
BRES-25-7	Building Permit - Residential	DR. Horton Dr. Horton	1/15/2025 21:32	195 Stonebrook Drive, Unit 273, Dahlonega, GA 30533	Active
BRES-25-8	Building Permit - Residential	DR. Horton Dr. Horton	1/15/2025 21:47	187 Stonebrook Drive, Unit 274, Dahlonega, GA 30533	Active
BRES-25-9	Building Permit - Residential	Bradley McHenry	1/24/2025 15:19	100 Rockround Lane, Unit 656, Dahlonega, GA 30533	Active
BZA-24-7	Variance Application	Joy Crowder	11/12/2024 19:57	0 Calhoun Road, Unit for 16 - Parcel #0628 097, Dahlonega, GA 30533	Active
BZA-24-8	Variance Application	Jim Gibben	11/15/2024 21:07	277 HAWKINS ST, DAHLONEGA, GA 30533	Active
BZA-25-1	Variance Application	Jessica Jones	1/29/2025 3:29	28 MILLERS PL, DAHLONEGA, GA 30533	Active
COA-25-1	Certificate of Appropriateness	Steven Scates	1/22/2025 16:01	19 NORTH CHESTNUT ST, Unit A, DAHLONEGA, GA 30533	Active
COA-25-2	Certificate of Appropriateness	Fielda Welch-Bafile	1/30/2025 14:01	200 GROVE ST N, DAHLONEGA, GA 30533	Active
COA-25-3	Certificate of Appropriateness	Brett Melanson	2/3/2025 18:03	16 Public Square South, Unit D11 097, Dahlonega, GA 30533	Active
LOP-22-14	Land Disturbance Permit	Summit	6/14/2022 18:37	0 Summit Drive, Dahlonega, GA 30533	Active
LOP-22-20	Land Disturbance Permit	Ron Link	10/25/2022 21:10	0 Stonebrook Drive, DAHLONEGA, GA 30533	Active
LOP-22-8	Land Disturbance Permit	Roberta Green	4/26/2022 15:32	0 Vickery and Hawkins street, Dahlonega, GA 30533	Active
LOP-22-9	Land Disturbance Permit	The Peaks of Dahlonega LP Pea	4/30/2022 23:08	0 Morrison Moore, Dahlonega, GA 30533	Active
LOP-23-1	Land Disturbance Permit	Steve Elberger	1/19/2023 20:46	0 Stepien Street, Dahlonega, GA 30533	Active
LOP-23-9	Land Disturbance Permit	Kate Murray	7/27/2023 14:33	0 Dawsonville Highway, Dahlonega, GA 30533	Active
LOP-24-1	Land Disturbance Permit	Mark Buchanan	1/8/2024 20:21	0 Park Street, Dahlonega, GA 30533	Active
LOP-24-10	Land Disturbance Permit	Roberta Green	9/18/2024 22:13	0 Vickery and Hawkins street, Dahlonega, GA 30533	Active
LOP-24-11	Land Disturbance Permit	Garry Oley	9/20/2024 13:39	0 BEAR PAW RIDGE, Unit Phase 2, Dahlonega, GA 30533	Active
LOP-24-12	Land Disturbance Permit	Hank Hayes	10/18/2024 17:25	82 College Circle, Dahlonega, GA 30533	Active
LOP-24-13	Land Disturbance Permit	DES Submittals	10/22/2024 15:56	4 HAPPY HOLLOW RD, DAHLONEGA, GA 30533	Active
LOP-24-14	Land Disturbance Permit	Scott Hitchman	11/20/2024 16:09	290 Sunset, Dahlonega, GA 30533	Active
LOP-24-3	Land Disturbance Permit	Paul Wingo	3/15/2024 15:16	1321 LEGION RD, DAHLONEGA, GA 30533	Active
LOP-24-4	Land Disturbance Permit	Sylvie Germana	5/14/2024 20:33	90 Pinetree Way, Unit 079-117, Dahlonega, GA 30533	Active
LOP-24-5	Land Disturbance Permit	Jousha Mura	5/14/2024 21:26	15 Aspen Court, Unit Club House Pool, Dahlonega, GA 30533	Active
LOP-24-6	Land Disturbance Permit	JR Johnson	6/17/2024 21:39	0 Allica Lane, Dahlonega, Georgia 30533	Active
LOP-24-7	Land Disturbance Permit	Beth Bowersox	7/24/2024 21:29	0 Summit Drive, Unit 077 248, Dahlonega, GA 30533	Active
LOP-24-8	Land Disturbance Permit	DES Submittals	8/26/2024 16:33	0 Summit Drive, DAHLONEGA, GA 30533	Active
POOL-24-1	Pool/Spa Permit	Thomas Aloi	5/29/2024 13:18	22 Talking Bear Court, Unit lot 1103, Dahlonega, GA 30533	Active
POOL-24-2	Pool/Spa Permit	Jeff Archer	5/30/2024 17:53	15 Aspen Court, Unit Club House Pool, Dahlonega, GA 30533	Active
POOL-24-3	Pool/Spa Permit	Kathy Myers	6/7/2024 20:55	95 MINERAL LN, DAHLONEGA, GA 30533	Active
POOL-24-4	Pool/Spa Permit	Wayne Hooney	8/16/2024 18:48	215 Cloudland Road North, Unit 33, Dahlonega, GA 30533	Active
REZN-22-1	Rezoning Permit	Corey Stalnaker	2/8/2022 1:17	30 CLARK DR, DAHLONEGA, GA 30533	Active
REZN-24-2	Rezoning Permit	Land Development Professiona	10/30/2024 21:51	198 GROVE ST N, DAHLONEGA, GA 30533	Active
REZN-25-1	Rezoning Permit	JR Johnson	2/10/2025 16:31	0 Torrington Street, Unit 061 001 C01 Parcel, Dahlonega, GA 30533	Active
SGN-24-30	Sign Permit	Charlie Rosebush	11/19/2024 15:52	28 MORRISON MOORE PKWY W, DAHLONEGA, GA 30533	Active
SGN-25-1	Sign Permit	Richt McEneer	1/24/2025 20:06	16 Public Square South, Unit A, Dahlonega, GA 30533	Active
SGN-25-3	Sign Permit	Levi Hansard	2/7/2025 15:35	45 PARK ST N, DAHLONEGA, GA 30533	Active
TR-25-2	Tree Removal Permit Application	Greg Dobb	1/23/2025 17:51	1312 South Chestnut Street, Dahlonega, GA 30533	Active
ZVL-25-2	Zoning Verification Letter Request	Brian Buffington	2/14/2025 19:26	70 ANSLEY DR, Unit A, DAHLONEGA, GA 30533	Active

FEB 24 2025

INSPECTION

INSPECTION

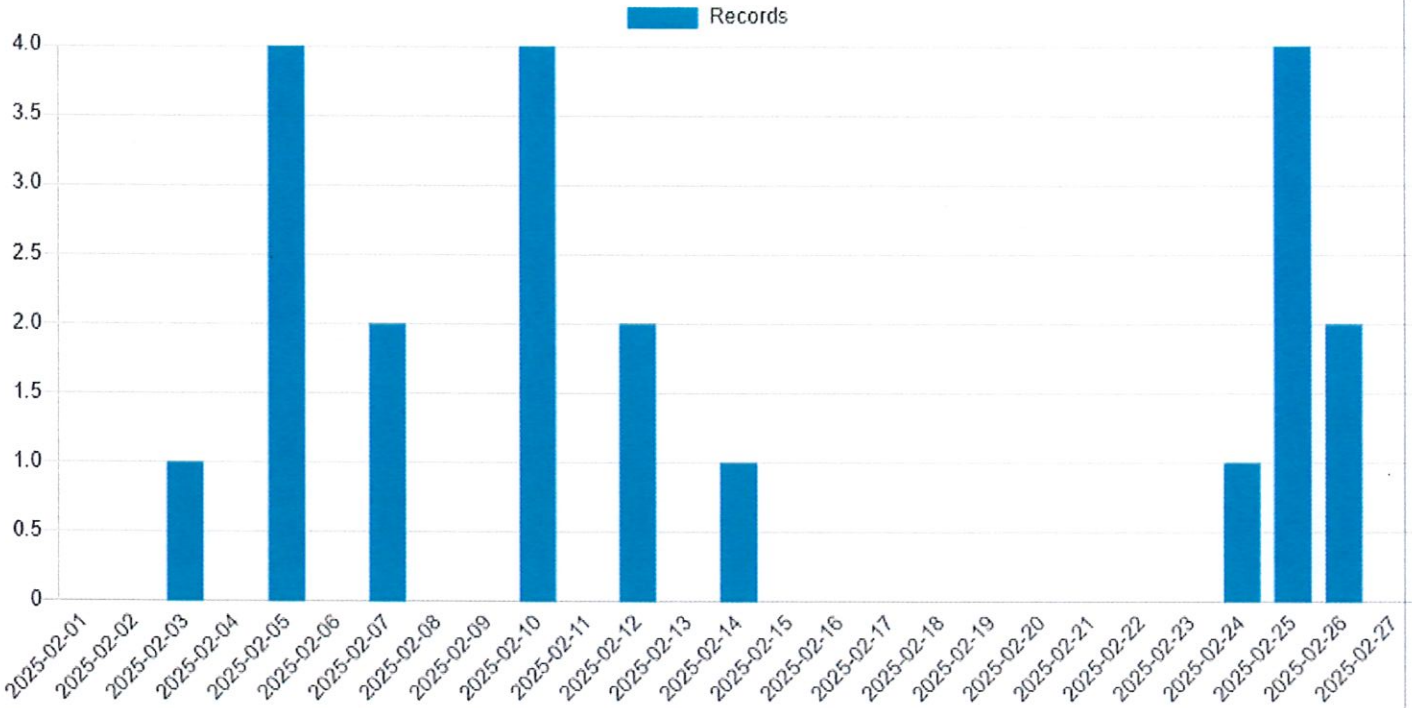
Record #	Record Type	Inspection Type	Result	Inspector	Completor	Note
BRES-25-12	Building Permit - Residential	Concrete Slab-On Ground - Inspect Su	Pass	Vince Hines	2/28/2025	
BRES-25-11	Building Permit - Residential	Concrete Slab-On Ground - Inspect Su	Pass	Vince Hines	2/28/2025	
BRES-25-10	Building Permit - Residential	Concrete Slab inspection	Pass	Vince Hines	2/28/2025	
BRES-25-8	Building Permit - Residential	House Wrap	Pass	Vince Hines	2/28/2025	
BRES-25-7	Building Permit - Residential	House Wrap	Pass	Vince Hines	2/28/2025	
BRES-25-6	Building Permit - Residential	House Wrap	Pass	Vince Hines	2/28/2025	
BRES-25-5	Building Permit - Residential	House Wrap	Pass	Vince Hines	2/28/2025	
BRES-25-4	Building Permit - Residential	House Wrap	Pass	Vince Hines	2/28/2025	
BRES-25-3	Building Permit - Residential	House Wrap	Pass	Vince Hines	2/28/2025	
BCOM-23-6	Building Permit - Commercial	Commercial Final Inspection	Partial Pass	Vince Hines	2/28/2025	
BRES-25-12	Building Permit - Residential	Concrete Slab-On Ground - Inspect Su	Fail	Vince Hines	2/27/2025	As per subn
BRES-25-11	Building Permit - Residential	Concrete Slab-On Ground - Inspect Su	Fail	Vince Hines	2/27/2025	
BRES-25-10	Building Permit - Residential	Concrete Slab inspection	Fail	Vince Hines	2/27/2025	As per subn
BRES-24-76	Building Permit - Residential	Residential T-Pole Inspection	Pass	Steve Holder	2/27/2025	
BRES-24-76	Building Permit - Residential	Residential T-Pole Inspection	Fail	Vince Hines	2/27/2025	Plumbing n
BRES-24-76	Building Permit - Residential	Residential Construction - Under slab	Pass	Vince Hines	2/25/2025	
BCOM-22-23	Building Permit - Commercial	Insulation	Pass	Vince Hines	2/25/2025	
BRES-25-8	Building Permit - Residential	Wall Sheathing Inspection	Pass	Vince Hines	2/24/2025	
BRES-25-7	Building Permit - Residential	Wall Sheathing Inspection	Pass	Vince Hines	2/24/2025	
BRES-25-6	Building Permit - Residential	Wall Sheathing Inspection	Pass	Vince Hines	2/24/2025	
BRES-25-5	Building Permit - Residential	Wall Sheathing Inspection	Pass	Vince Hines	2/24/2025	
BRES-25-4	Building Permit - Residential	Wall Sheathing Inspection	Pass	Vince Hines	2/24/2025	
BRES-25-3	Building Permit - Residential	Wall Sheathing Inspection	Pass	Vince Hines	2/24/2025	
BRES-25-12	Building Permit - Residential	Residential Construction - Under slab	Pass	Steve Holder	2/21/2025	
BRES-25-11	Building Permit - Residential	Residential Construction - Under slab	Pass	Steve Holder	2/21/2025	
BRES-25-10	Building Permit - Residential	Residential Construction - Under slab	Pass	Steve Holder	2/21/2025	
BRES-24-74	Building Permit - Residential	Temporary Perm Power Inspection	Pass	Steve Holder	2/21/2025	
BRES-24-73	Building Permit - Residential	Temporary Perm Power Inspection	Pass	Steve Holder	2/21/2025	
BRES-24-72	Building Permit - Residential	Temporary Perm Power Inspection	Pass	Steve Holder	2/21/2025	
BRES-24-71	Building Permit - Residential	Temporary Perm Power Inspection	Pass	Steve Holder	2/21/2025	
BRES-24-70	Building Permit - Residential	Temporary Perm Power Inspection	Pass	Steve Holder	2/21/2025	
BRES-24-69	Building Permit - Residential	Temporary Perm Power Inspection	Pass	Steve Holder	2/21/2025	

BRES-25-12	Building Permit - Residential	Erosion Controls B.M.P Inspection	Fail	Timothy Martin	2/20/2025	Please mak
FP-25-1	Final Plat	Final Plat Inspection	Pass	Timothy Martin	2/18/2025	
BCOM-24-33	Building Permit - Commercial	Commercial Final Inspection	Pass	Steve Holder	2/18/2025	
FP-25-1	Final Plat	Final Plat Inspection	Pass	Timothy Martin	2/17/2025	
BRES-25-2	Building Permit - Residential	Insulation	Pass	Steve Holder	2/17/2025	
BCOM-24-33	Building Permit - Commercial	Commercial Final Inspection	Fail	Steve Holder	2/14/2025	Add GFCI p
BCOM-22-24	Building Permit - Commercial	Insulation	Pass	Vince Hines	2/14/2025	
LDP-22-5	Land Disturbance Permit	B.M.P Inspection	Pass	Timothy Martin	2/14/2025	
FP-25-1	Final Plat	Final Plat Inspection	Partial Pass	Timothy Martin	2/13/2025	
BCOM-22-27	Building Permit - Commercial	Commercial Final Inspection	Pass	Vince Hines	2/13/2025	
BRES-24-22	Building Permit - Residential	Residential Final Finish Electrical Insp	Pass	Vince Hines	2/12/2025	This project
BRES-24-74	Building Permit - Residential	Insulation	Pass	Vince Hines	2/11/2025	
BRES-24-73	Building Permit - Residential	Insulation	Pass	Vince Hines	2/11/2025	
BRES-24-72	Building Permit - Residential	Insulation	Pass	Vince Hines	2/11/2025	
BRES-24-71	Building Permit - Residential	Insulation	Pass	Vince Hines	2/11/2025	
BRES-24-70	Building Permit - Residential	Insulation	Pass	Vince Hines	2/11/2025	
BRES-24-69	Building Permit - Residential	Insulation	Pass	Vince Hines	2/11/2025	
BCOM-24-20	Building Permit - Commercial	Temporary Perm Power Inspection	Pass	Vince Hines	2/11/2025	
LDP-22-5	Land Disturbance Permit	B.M.P Inspection	Pass	Timothy Martin	2/11/2025	
BCOM-22-25	Building Permit - Commercial	Insulation	Pass	Vince Hines	2/10/2025	
BRES-25-8	Building Permit - Residential	Concrete Slab-On Ground - Inspect Su	Pass	Vince Hines	2/7/2025	
BRES-25-7	Building Permit - Residential	Concrete Slab-On Ground - Inspect Su	Pass	Vince Hines	2/7/2025	
BRES-25-6	Building Permit - Residential	Concrete Slab-On Ground - Inspect Su	Pass	Vince Hines	2/7/2025	
BRES-25-5	Building Permit - Residential	Concrete Slab-On Ground - Inspect Su	Pass	Vince Hines	2/7/2025	
BRES-25-4	Building Permit - Residential	Concrete Slab-On Ground - Inspect Su	Pass	Vince Hines	2/7/2025	
BRES-25-3	Building Permit - Residential	Concrete Slab-On Ground - Inspect Su	Pass	Vince Hines	2/7/2025	
BRES-25-2	Building Permit - Residential	Resident Rough In Framing Inspection	Pass	Vince Hines	2/7/2025	
BRES-24-74	Building Permit - Residential	Resident Rough In Framing Inspection	Pass	Vince Hines	2/7/2025	
BRES-24-73	Building Permit - Residential	Resident Rough In Framing Inspection	Pass	Vince Hines	2/7/2025	
BRES-24-72	Building Permit - Residential	Resident Rough In Framing Inspection	Pass	Vince Hines	2/7/2025	
BRES-24-71	Building Permit - Residential	Resident Rough In Framing Inspection	Pass	Vince Hines	2/7/2025	
BRES-24-70	Building Permit - Residential	Resident Rough In Framing Inspection	Pass	Vince Hines	2/7/2025	
BRES-24-69	Building Permit - Residential	Resident Rough In Framing Inspection	Pass	Vince Hines	2/7/2025	

BRES-24-22	Building Permit - Residential	Residential Final Inspection	Pass	Vince Hines	2/7/2025	
BRES-24-22	Building Permit - Residential	Residential Final Safety Inspection	Pass	Vince Hines	2/7/2025	
BRES-24-2	Building Permit - Residential	Residential Final Safety Inspection	Pass	Vince Hines	2/7/2025	
BCOM-22-23	Building Permit - Commercial	Commercial Framing Inspection	Pass	Vince Hines	2/7/2025	
BRES-24-76	Building Permit - Residential	Foundation wall inspection	Pass	Vince Hines	2/6/2025	
BCOM-24-33	Building Permit - Commercial	Gas Fuel Supply System Inspection	Pass	Vince Hines	2/6/2025	
BCOM-24-20	Building Permit - Commercial	Gas Fuel Supply System Inspection	Pass	Vince Hines	2/6/2025	
BCOM-22-26	Building Permit - Commercial	Insulation	Pass	Vince Hines	2/6/2025	
BCOM-25-1	Building Permit - Commercial	Commercial Electrical Rough In Inspe	Pass	Vince Hines	2/5/2025	Electrical re
BRES-24-74	Building Permit - Residential	House Wrap	Pass	Steve Holder	2/5/2025	
BRES-24-73	Building Permit - Residential	House Wrap	Pass	Steve Holder	2/5/2025	
BRES-24-72	Building Permit - Residential	House Wrap	Pass	Steve Holder	2/5/2025	
BRES-24-71	Building Permit - Residential	House Wrap	Pass	Steve Holder	2/5/2025	
BRES-24-70	Building Permit - Residential	House Wrap	Pass	Steve Holder	2/5/2025	
BRES-24-69	Building Permit - Residential	House Wrap	Pass	Steve Holder	2/5/2025	
BRES-24-16	Building Permit - Residential	Residential Final Inspection	Pass	Timothy Martin	2/5/2025	Vince apprc
BRES-24-16	Building Permit - Residential	Residential Final Safety Inspection	Pass	Timothy Martin	2/5/2025	
BRES-25-8	Building Permit - Residential	Residential Construction - Under slab	Pass	Vince Hines	2/4/2025	
BRES-25-7	Building Permit - Residential	Residential Construction - Under slab	Pass	Vince Hines	2/4/2025	
BRES-25-6	Building Permit - Residential	Residential Construction - Under slab	Pass	Vince Hines	2/4/2025	
BRES-25-5	Building Permit - Residential	Residential Construction - Under slab	Pass	Vince Hines	2/4/2025	
BRES-25-4	Building Permit - Residential	Residential Construction - Under slab	Pass	Vince Hines	2/4/2025	
BRES-25-3	Building Permit - Residential	Residential Construction - Under slab	Pass	Vince Hines	2/4/2025	
BRES-24-16	Building Permit - Residential	Residential Final Finish Electrical Insp	Pass	Vince Hines	2/4/2025	
BRES-24-2	Building Permit - Residential	Residential Final Inspection	Pass	Vince Hines	2/4/2025	You may we
BCOM-22-24	Building Permit - Commercial	Commercial Framing Inspection	Pass	Vince Hines	2/4/2025	
BRES-25-5	Building Permit - Residential	Residential T-Pole Inspection	Pass	Vince Hines	2/3/2025	
BRES-25-4	Building Permit - Residential	Residential T-Pole Inspection	Pass	Vince Hines	2/3/2025	
BRES-25-3	Building Permit - Residential	Residential T-Pole Inspection	Pass	Vince Hines	2/3/2025	
LDP-22-5	Land Disturbance Permit	B.M. P Inspection	Pass	Timothy Martin	2/3/2025	
BCOM-24-33	Building Permit - Commercial	Commercial Mechanical Inspection.	Pass	Steve Holder	1/31/2025	
BRES-24-56	Building Permit - Residential	Temporary Perm Power Inspection	Pass	Steve Holder	1/31/2025	
BRES-24-2	Building Permit - Residential	Residential Final Inspection	Partial Pass	Steve Holder	1/31/2025	interior only

Analytics

Records submitted over time



Totals



21

Records Created



\$150,749.00

Revenue Collected



105

Inspections Done



11

Permits Issued

Filter Results

All Records

Date



Department Report

Report Title: Finance and Administration Department – February 2025
Report Highlight: Onboarded new finance staff member.
Name and Title: Kimberly Stafford, Finance Manager

Recently Completed:

- Assisted several employees with retirement paperwork and filing necessary documents. This is a very time consuming and labor intensive process.
- Water/Sewer masterplan data compilation 75% complete.
- Annual Water Audit pre-work completed.
- Lead and Copper grant submissions completed thru draw #6.
- FY24 audit work is underway.
- Zoning map approved.

Underway:

- Inventory module discovery for design and implementation.
- Internal audit of assets – 95% complete
- Establish and set up the Employee Portal on new software; implement and train employees on benefits and use.
- Update employee evaluation forms and document procedures for employee review processes and performance development plans.
- Staff continues to review forms for needed updates.

Near Term:

- Update financial policies.
- Update the purchasing policy to include a vendor preference provision.
- Develop and implement employee meetings to provide appropriate training and update HR forms;
- Review additional finance files in long-term storage to determine what should be destroyed per the retention schedule.
- Audit of Utility Billing address points against MSAG/E911/USPS data.



Department Report

Report Title: City of Dahlonega Police Department – February 2025
Report Highlight: Two (2) commendations for Officer Hunter Bauman.
Name and Title: George Albert, Chief of Police.

Recently Completed:

- Assisted with Lumpkin Youth Leadership at City Hall.
- Attended LGRMS Law Enforcement Risk Specialist class in Monroe, GA.
- Met with GSP to donate a Fingerprint Scanner.
- Assisted with Wimpy Mile Event.
- Attended the Gang Prosecution Symposium at GPSTC in Monroe, GA.
- Officers attended gang recognition training in Gordon County, GA.
- Officers attended the ribbon cutting for Sucheros.
- Community outreach and participated in a Wii bowling with the senior center.
- Attended Hall County intelligence meeting.
- Officers attended Old Fashioned Christmas “Thank-You” breakfast at Parks and Recreation.
- Officers attended St Peter Lutheran Church Dedication Ceremony.
- Officers volunteered as Judges in the Chilli Cook Off at Dahlonega Assisted Living
- Officers completed annual GCIC training

Underway:

- Officers continue to deploy RADAR Speed trailer in the community to educate motorists about speeding.
- Foot patrol of the community making connections with business owners, residents and visitors to the community.

Officer Commendation: I received a call commending Officer Hunter Bauman on how he handled a recent traffic stop with kindness and compassion, while still doing his duty and an email expressing how Officer Bauman is courteous, professional, polite and extremely fair doing his job.

February Pictures



Old Fashioned Christmas Breakfast



Speed Trailer Set-up

February Pictures



The "Great Pig Chase"



Dahlonega Assisted Living Chili Cook-off

February Pictures

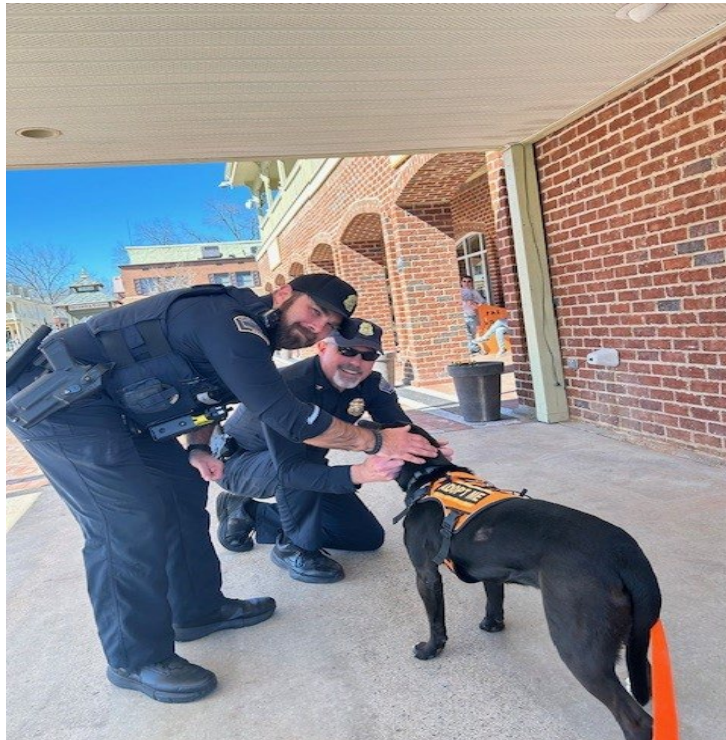


St Peter Lutheran Church Dedication Ceremony

February Pictures

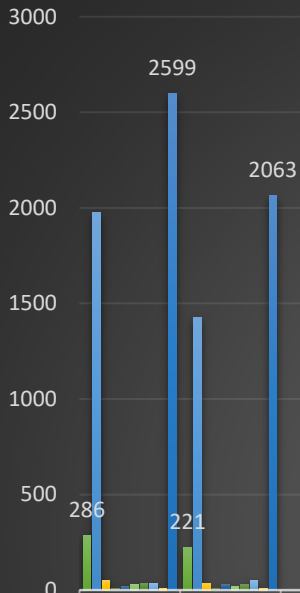


Bears on the Square Hunt



LC Animals up for Adoption

2025 Call Type by Month



	Jan	Feb	March	April	May	June	July	August	Sept	Oct	Nov	Dec
Traffic Stops	286	221										
Extra Patrol	1976	1425										
Citations	48	35										
Arrests	9	8										
Parking Citations	20	31										
Parking Warning	29	17										
Traffic Accidents	35	29										
Code Comp Viol	37	52										
Foot Patrol	8	10										
Total CFS	2599	2063										

■ Traffic Stops
 ■ Extra Patrol
 ■ Citations
 ■ Arrests
 ■ Parking Citations
■ Parking Warning
 ■ Traffic Accidents
 ■ Code Comp Viol
 ■ Foot Patrol
 ■ Total CFS

Total CFS 2025

2599

2063

2025 Calls for Service

Call Type	Jan	Feb	March	April	May	June	July	Aug	Sept	Nov	Dec
Traffic Stops	286	221									
Extra Patrol	1976	1425									
Citations	48	35									
Arrests	9	8									
Parking Citations	20	31									
Parking Warnings	29	17									
Traffic Accidents	35	29									
Code Comp Viol	37	52									
Foot Patrol	8	10									
	Jan	Feb	March	April	May	June	July	Aug	Sept	Nov	Dec
Total CFS	2599	2063									

2024

2023

	Jan	Feb		Jan	Feb
Traffic Stops	74	58	Traffic Stops	128	81
Extra Patrol	830	571	Extra Patrol	314	396
Citations	17	12	Citations	24	18
Arrests	12	6	Arrests	11	9
Parking Citations	34	26	Parking Citations	29	44
Parking Warning	8	5	Parking Warning	3	8
Traffic Accidents	25	29	Traffic Accidents	19	12
Code Comp Viol	35	33	Code Comp Viol	31	25
	Jan	Feb		Jan	Feb
Total CFS	1176	887		682	662

February 2025 Police Department Stats

Number of Calls for Service: 2063

Incident Reports: 48

Accident Reports: 8

Traffic Stops: 221

Juvenile Complaint: 0

Criminal Trespass: 13

Domestic Problem: 7

Vehicle Unlock: 7

Traffic Citations Issued: 35

Traffic Warnings Issued: 54

Shoplifting: 2

Parking Citations Issued: 31

Animal Complaint: 10

Public Drunk: 0

Traffic Fatalities: 0

Motorist Assist: 20

Accidents to GSP: 10

Trouble Alarms: 10

DUI: 1

DUI to GSP: 3

Arrests: 8

Officer Assist LCSO: 11

Funeral Assist: 1

Officer Assist Other: 6

Other: 6

Welfare Check: 9

Foot Patrol Time: 6.25

Extra Patrol: 1425



Department Report

Report Title: Public Works—February 2025
Name and Title: Mark Buchanan, PW Director/City Engineer

Recently Completed:

- Installation of three semi-permanent speed monitoring signs like this one on Wimpy Mill Road. The others are on Mechanic St and South Chestatee St.



- Vegetation improvements and placement of mulch throughout the city.



- Resurfacing of Timberlane Drive.



- Planting of the north square Maples in preparation for the February 20 Arbor Day celebration. These will replace the Sycamores that were removed last year and were generously donated by the Mihok family.

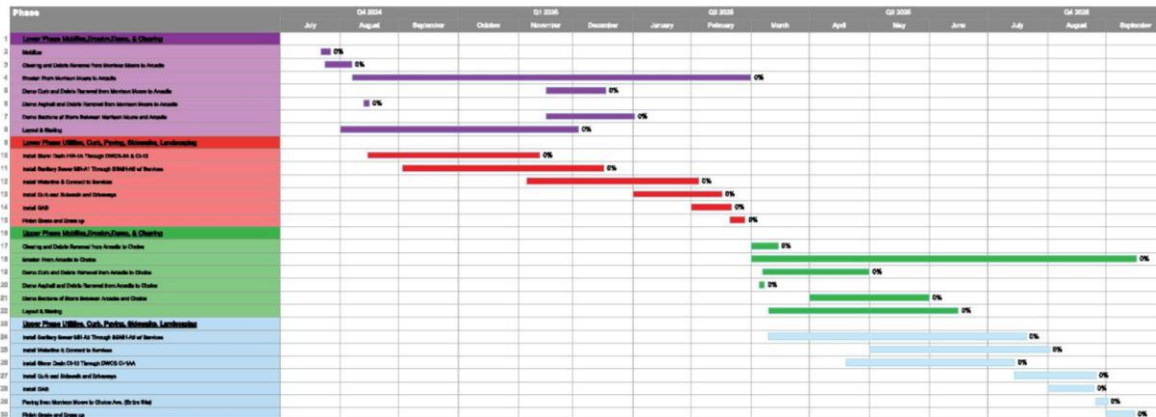


Ongoing:

- The standard day-to-day operations by our Streets/Park/Cemeteries Department, Solid Waste team and Water Distribution/Sewer Collection guys. Please don't forget this dedicated group of men, many of whom arrive as early as 5:00AM and work in all kinds of conditions. They also frequently work late into the evening, regularly on weekends and are on-call at all hours. Due to the difficulty and discomfort of all of these positions, employee turnover results in vacancies that are covered by the department supervisors and short-handed employee groups. The beauty of our city, the near flawless delivery of city-provided utilities and the day-in/day-out removal of solid waste is an incredibly difficult task. It requires long hours of hard work and sacrifice and the Public Works guys make it look easy.
- Park Street Utilities Project. Installation of graded aggregate base is currently occurring between Morrison Moore and Arcadia as utilities are being installed further north.



STRICKLAND & SONS PIPELINE, INC.



Stop by Mark's office if you'd like to see a larger, paper version.

- Morrison Moore Pedestrian Bridge & Sidewalk. Notice of Award has been provided to Strickland Pipeline. Groundbreaking will occur soon.



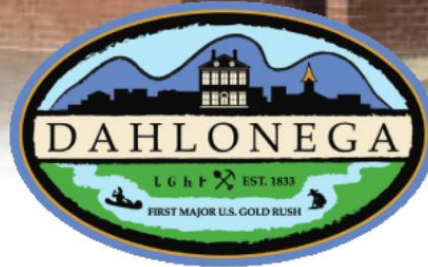
- Golden Avenue storm drain. Coordination with neighboring property owners regarding necessary easements is ongoing. Georgia DOT is conducting the preliminary design of the Yahoola bridge near this location. Staff are also coordinating with them to ensure a seamless transition between these two neighboring projects.
- Design and bid services for Phase 2 of the North Grove sidewalk project from Subway to Skyline Drive. Plans are currently under review by GDOT.

Upcoming (these projects are currently either in concept, design or construction phase):

- Selected portions of the Arcadia Street water and sewer main project/Mechanic Street to Morrison Moore sidewalk.
- North Grove Phase 2 sidewalk construction.



Photo by: GA Dept. of Natural Resources



DAHLONEGA

Revitalization Plan

Prepared for:
City of Dahlonega
April 2025

Prepared by:



KB | ADVISORY GROUP

Contents

- Executive Summary 2**

- Background & Purpose.....2**
 - Introduction.....2
 - Previous Work3
 - Target Area5

- Existing Conditions 6**
 - Geography & Environment 6
 - Community Resources 7
 - Transportation Infrastructure 8
 - Utilities Infrastructure 10
 - Land Use & Zoning12
 - Commercial Inventory14
 - Demographic Trends 15
 - Housing Trends.....18
 - Economic Trends.....21

- Community Input26**
 - Key Themes.....26
 - SWOT Analysis..... 28

- Community Priorities..... 32**
 - Action Plan32



Background & Purpose

| Introduction

As a historic gem in North Georgia, Dahlonega has long been recognized for its vibrant downtown, strong tourism industry, deep connections to Georgia’s gold rush history, and home to the University of north Georgia. However, like many small communities, the city faces challenges related to aging infrastructure, housing affordability, and economic diversification. This CRP seeks to address these issues through targeted investments in infrastructure, business development, historic preservation, and community engagement.

A tool to leverage local, state, and federal resources, the Dahlonega CRP aims to create a thriving, resilient community where businesses flourish, residents enjoy a high quality of life, and the city’s historic and natural assets are protected for future generations.

Through collaboration with stakeholders—including local government, businesses, and community members—this plan will serve as a roadmap for sustainable revitalization and long-term prosperity.

Dahlonega Vision Statement:

“To be an open, honest, and responsive city, balancing preservation and growth, and delivering quality services fairly and equitably by being good stewards of Dahlonega’s resources.”

What is a Community Revitalization Plan?

A **Community Revitalization Plan (CRP)** in Georgia is designed to guide the redevelopment and improvement of distressed or underdeveloped areas. It serves as a strategic framework for economic growth, infrastructure improvements, housing development, and social services enhancement within a specific community.

Key Purposes of a CRP in Georgia:

- **Economic Development:** Encourages investment in local businesses, job creation, and commercial revitalization.
- **Affordable Housing:** Addresses housing needs by improving existing homes, promoting new development, and ensuring affordability.
- **Infrastructure Improvement:** Enhances transportation, utilities, parks, and public spaces.
- **Historic Preservation:** Protects and restores significant cultural and historic sites.
- **Public Safety & Quality of Life:** Reduces crime, promotes community engagement, and improves public health.
- **Funding & Grants:** Positions the community to apply for state and federal funding, including grants from the Georgia Department of Community Affairs (DCA) and federal programs like the Community Development Block Grant (CDBG).

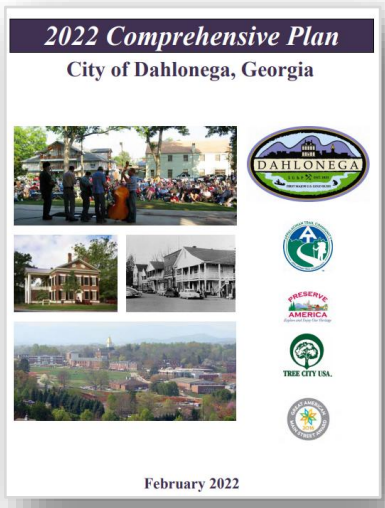
CRPs often bolster a city’s ability to be competitive within programs such as **Low-Income Housing Tax Credits (LIHTC)** and the **Georgia Initiative for Community Housing (GIHC)**.



Background & Purpose

Previous Work

The foundation of this Community Revitalization Plan, including its background, goals, and recommendations, is rooted in and expands upon previous planning efforts by KB Advisory Group, the City of Dahlonega, Lumpkin County, and the Georgia Department of Transportation. Primary plans include the Dahlonega City Comprehensive Plan, the Dahlonega Downtown Master Plan, the Yahoola Creek Reservoir Master Plan, and the Dahlonega Housing Needs Assessment.

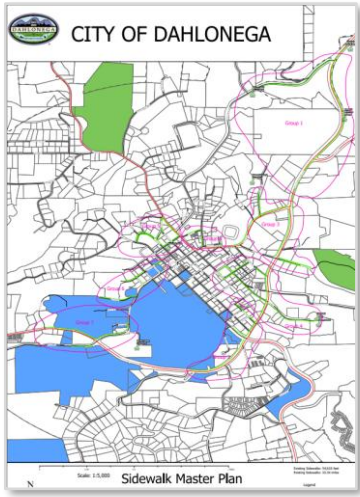
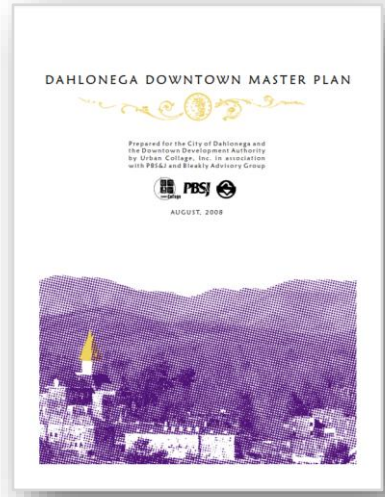


Dahlonega City Comprehensive Plan (2022)

The purpose of the City of Dahlonega Comprehensive Plan was to provide a roadmap for the city’s future development, created through a public and stakeholder driven process. Key needs, opportunities, and necessary actions to sustain growth and maintain Dahlonega’s character were identified. Additionally, the plan aligns with Georgia’s planning standards and serves to maintain the city’s Qualified Local Government (QLG) status.

Dahlonega Downtown Master Plan

Though the Public Square remains as a tourist destination with tremendous appeal, the city recognized the need to strive for sustainability and future vitality. Dahlonega’s Downtown Master Plan was designed to provide a strategic vision to balance economic growth, historic preservation, and the needs of the community. The plan outlines key development opportunities, improvements, and infrastructure enhancements to shape and ensure a bustling year-round destination.



Sidewalk Master Plan

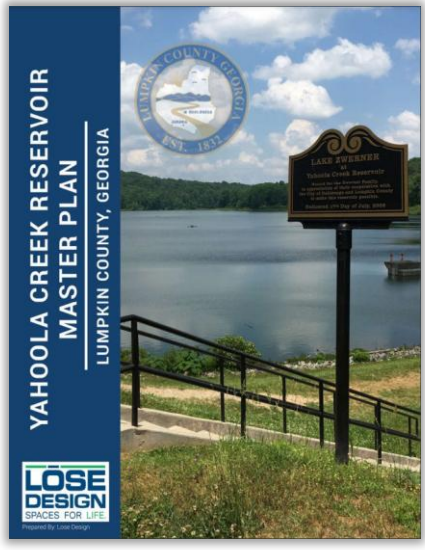
The Sidewalk Master Plan aims to improve pedestrian accessibility and safety throughout Dahlonega. According to the plan, sidewalks are required for all developments within a mile from an existing or proposed school, park, or community center, and should also be provided along public streets for various types of development. The plan identifies areas with sufficient sidewalk coverage and those with limited access, prioritizing construction through an eight-phase approach based on the area and priority.

Source: City of Dahlonega



Background & Purpose

Previous Work

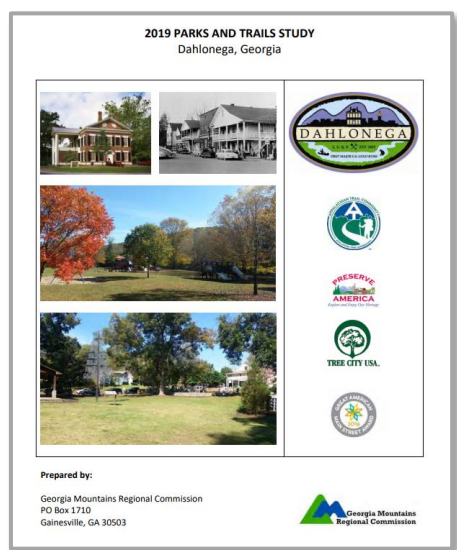
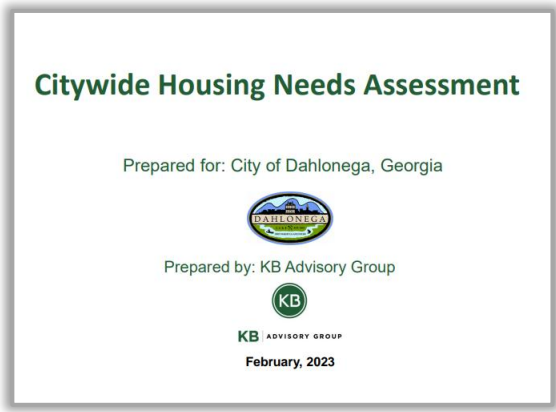


Yahoola Creek Reservoir Master Plan

The Yahoola Creek Reservoir Master Plan was created to provide a strategic vision for the 200-acre property surrounding Lake Zwermer and enhance the quality of services provided to residents. Through an integration of public input, demographic research, and facility assessments, plans were set in place to guide infrastructure improvements. The approach also highlights the community’s desire to balance the preservation of natural beauty and character while also expanding accessibility and recreation opportunities to meet evolving community needs.

Dahlonega Housing Needs Assessment

The Citywide Housing Needs Assessment was designed to evaluate the current and future housing market trends to guide policy decisions based on land use and residential development. Through a data driven analysis of various factors including housing supply, demand, and affordability, the study serves as a foundation for long term housing strategies to create a balanced housing market that meets the needs of residents, workers, and students.



Parks and Trails Study (2019)

The Parks and Trails Study was designed to find ways to enhance Dahlonega’s reputation and appeal by creating a high quality and cost-effective parks and trails system. It was founded off the 2007 Trail and Greenway Study. The study lists the values and benefits of parks, trails, and other recreation infrastructure and lists various specific goals that the community would like to work towards.



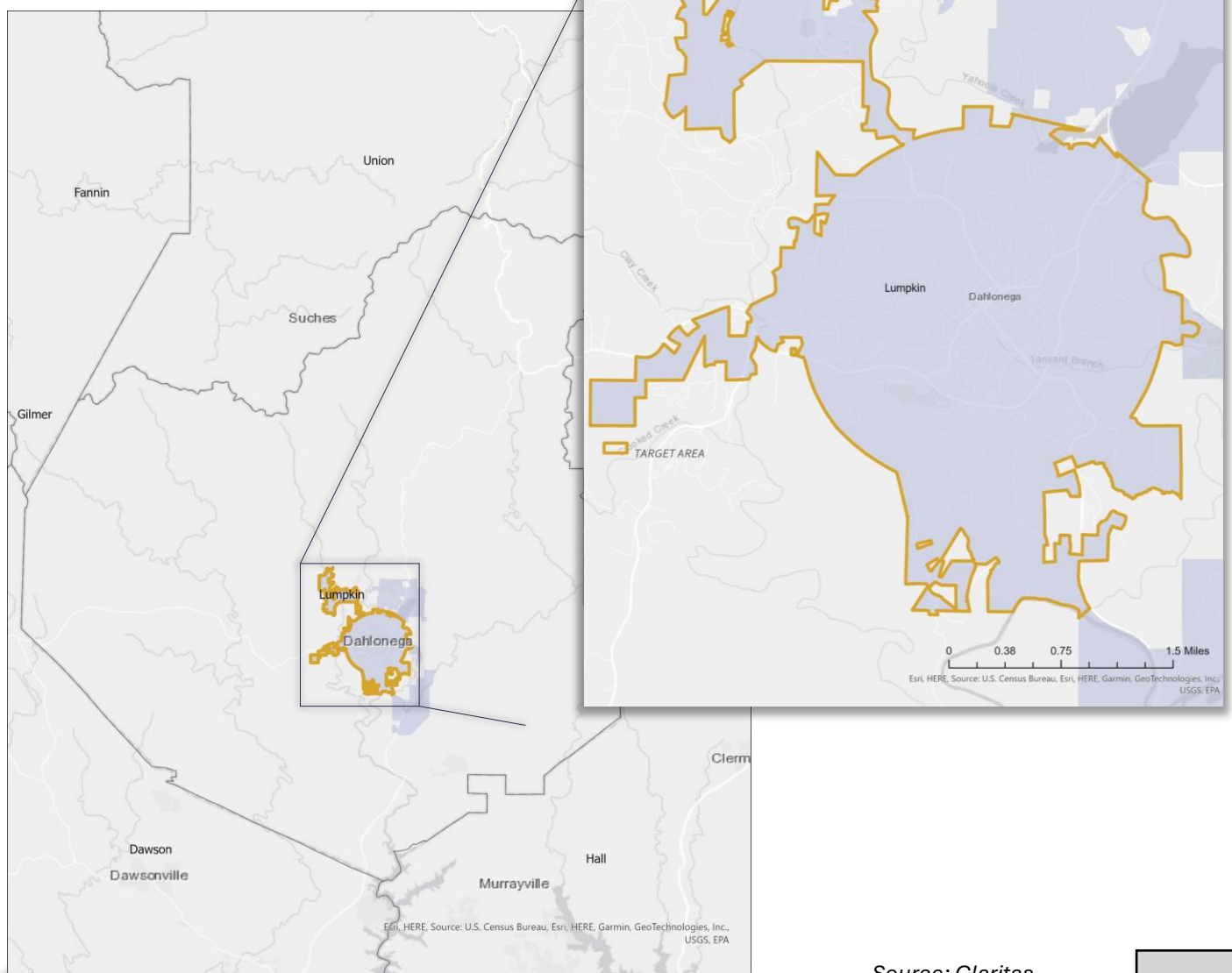
Source: City of Dahlonega, Georgia Mountains Regional Commission

Background & Purpose

| Target Area

A large portion of Dahlonega, Georgia is the Target Area. The Target Area is the defined boundary that this Community Revitalization Plan focuses on for evaluation and recommendations. The City of Dahlonega serves as the primary market area for comparison purposes to the target area. Dahlonega is the county seat of Lumpkin County and home to the University of North Georgia. Lumpkin County is bordered by Hall, Dawson, Fannin, White, and Union Counties. Much of northern Lumpkin County is within the Chattahoochee-Oconee National Forests. On average, a one-way drive from Dahlonega to Atlanta via Highway 19/SR 400 and I-85 takes 1 hour and 15 minutes to complete.

1 hour 15 minutes- The average one-way drive from Dahlonega to Atlanta



Source: Claritas

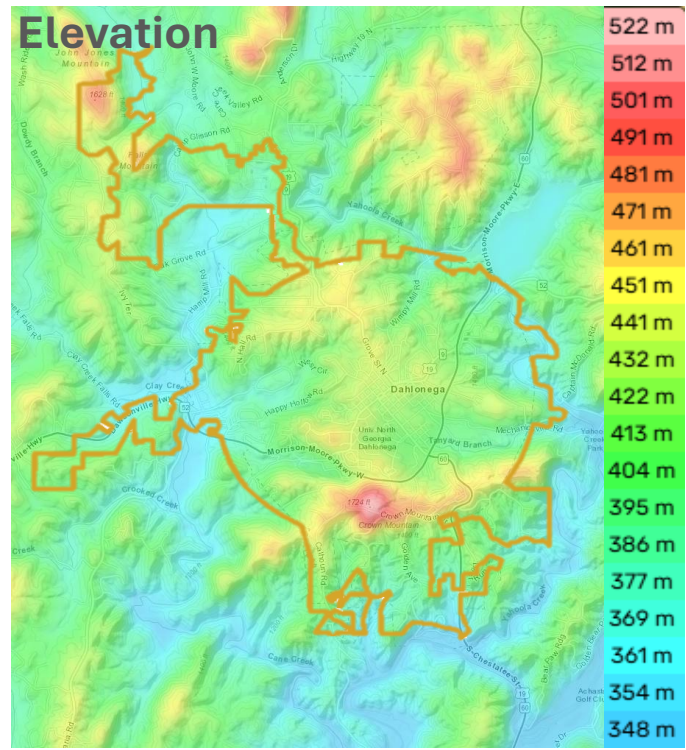


Existing Conditions

Geography & Environment

The City of Dahlonega is characterized by mountainous topography, which is extremely impactful in terms of development and environmental conditions. Coined as the “Heart of the Georgia Mountains”, the city’s rugged terrain presents a mix of challenges and opportunities.

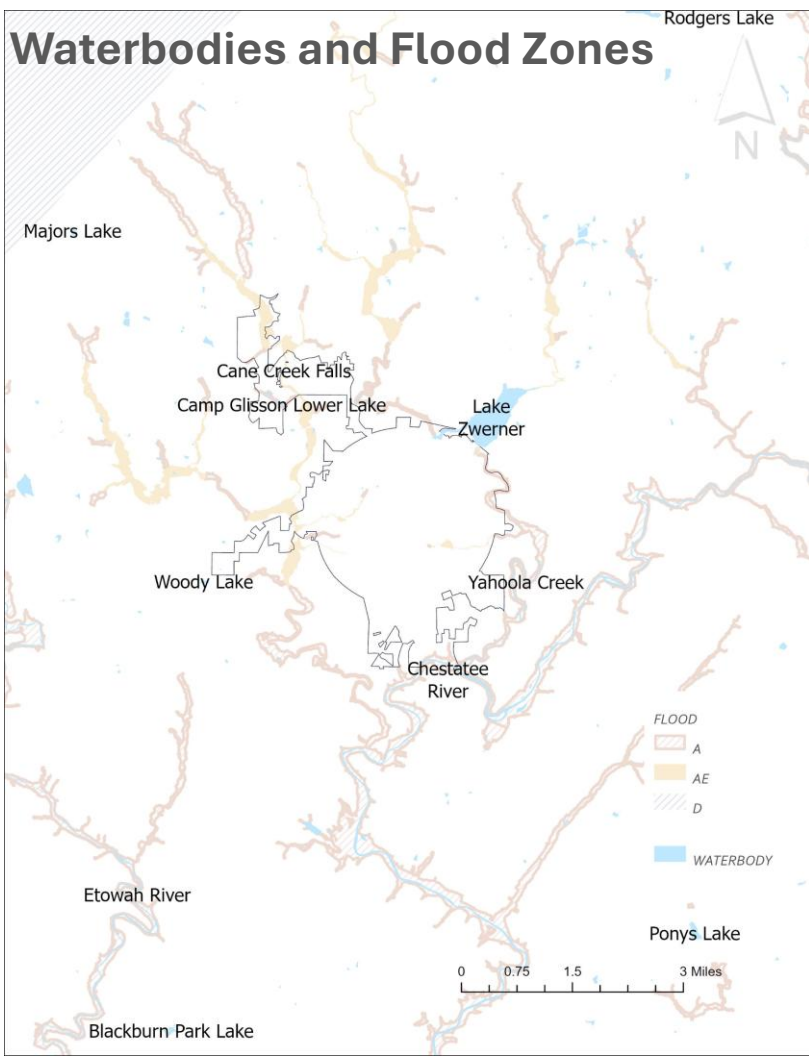
While Dahlonega’s landscape makes certain commercial development difficult due to its limited availability of flat land, most of the surrounding waterbodies lie outside of the Target Area. The majority of the Target area is classified as low flood risk. Areas near bodies of water and at lower elevations, however, are high risk flood areas(Zone A, AE). These area can create obstacles for development and infrastructure. Additional flood insurance is likely needed in these areas.



The Yahoola Creek Reservoir is a critical asset for the community. In addition to being a popular destination for recreation and tourism, such as fishing, hiking, and boating, it serves as a drinking water reservoir for the city.

Regarding water quality challenges, **Dahlonega has five stream segments that are listed as Not Supporting their designated use**, showing that ongoing monitoring and future mitigation is necessary to ensure the water quality doesn’t become so impaired that it harms wildlife or people.

Dahlonega places a strong emphasis on sustainability and environmental conservation. The city is committed to protecting their water quality and preserving the city’s natural beauty. The community’s commitment to balancing conservation with community growth is apparent through the city’s previously adopted plans.



Source: Claritas



Existing Conditions

Community Resources

Community Services

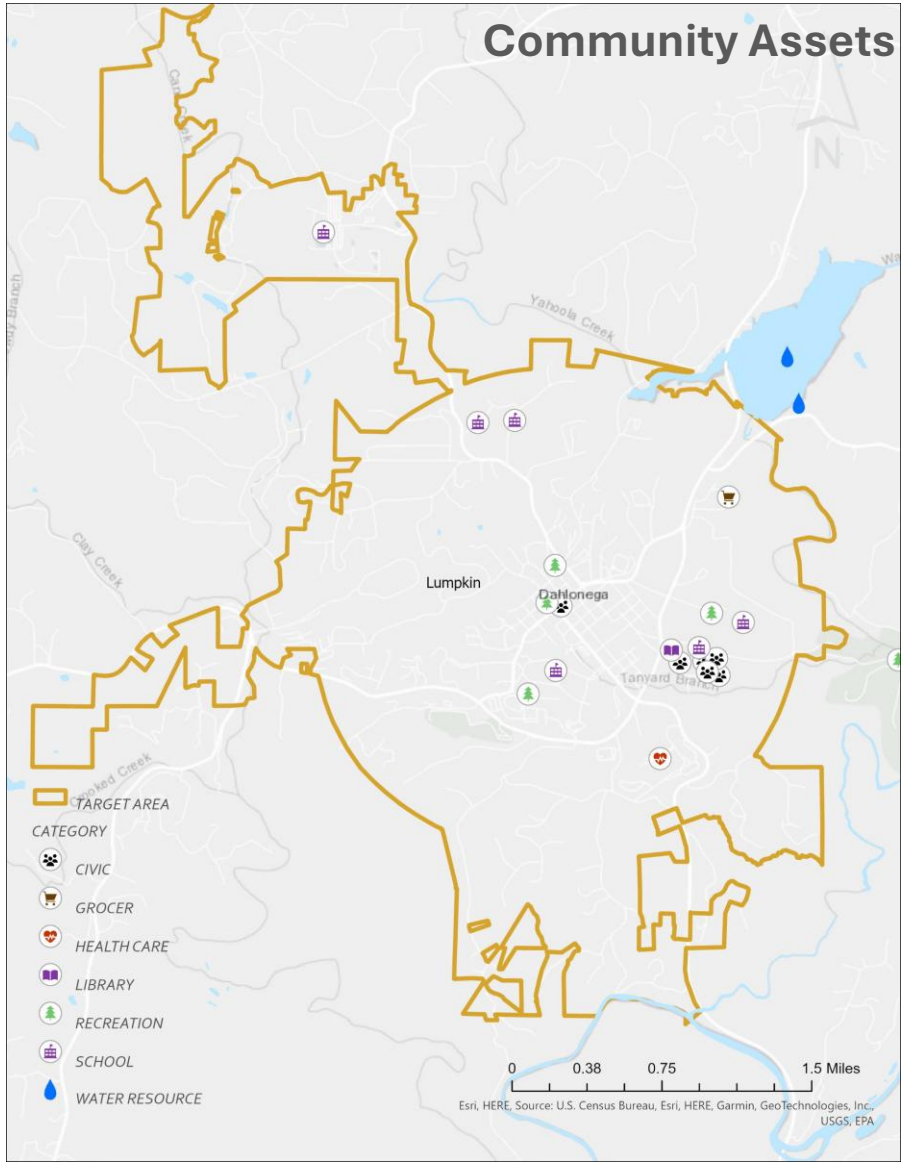
The Target Area is home to; Dahlongega City Hall – and City Hall Park, the Lumpkin County Community Center, Lumpkin County Courthouse, Lumpkin County Sheriff’s Office, Lumpkin County Senior Center, Lumpkin County Library, and the Lumpkin County Health Department – many of which are located near each other - north of Downtown Dahlongega.

Education

The Target Area has six schools located within its perimeter; Cottrell Elementary School and Lumpkin County HeadStart on the eastside, Lumpkin County Middle School and Mountain Education Charter High School just North of Downtown Dahlongega, and Lumpkin County High School on the northwestern part of Dahlongega. The University of North Georgia, just south of Downtown, is a staple institution as both an educational asset and major employer.

Recreation

Dahlongega enjoys places like Hancock Park, the Conner Memorial Garden near the Public Square, and the Wimpy Mill Picnic Area – to name a few. Lake Zwerner and the Yahoola Creek Reservoir have outdoor recreation opportunities.



Many of these local places have historic and cultural attractions, playgrounds, lending libraries, and events for Dahlongega residents and visitors to enjoy the community together.

The Target Area is home to six schools, including Lumpkin County High School and the University of North Georgia.



Existing Conditions

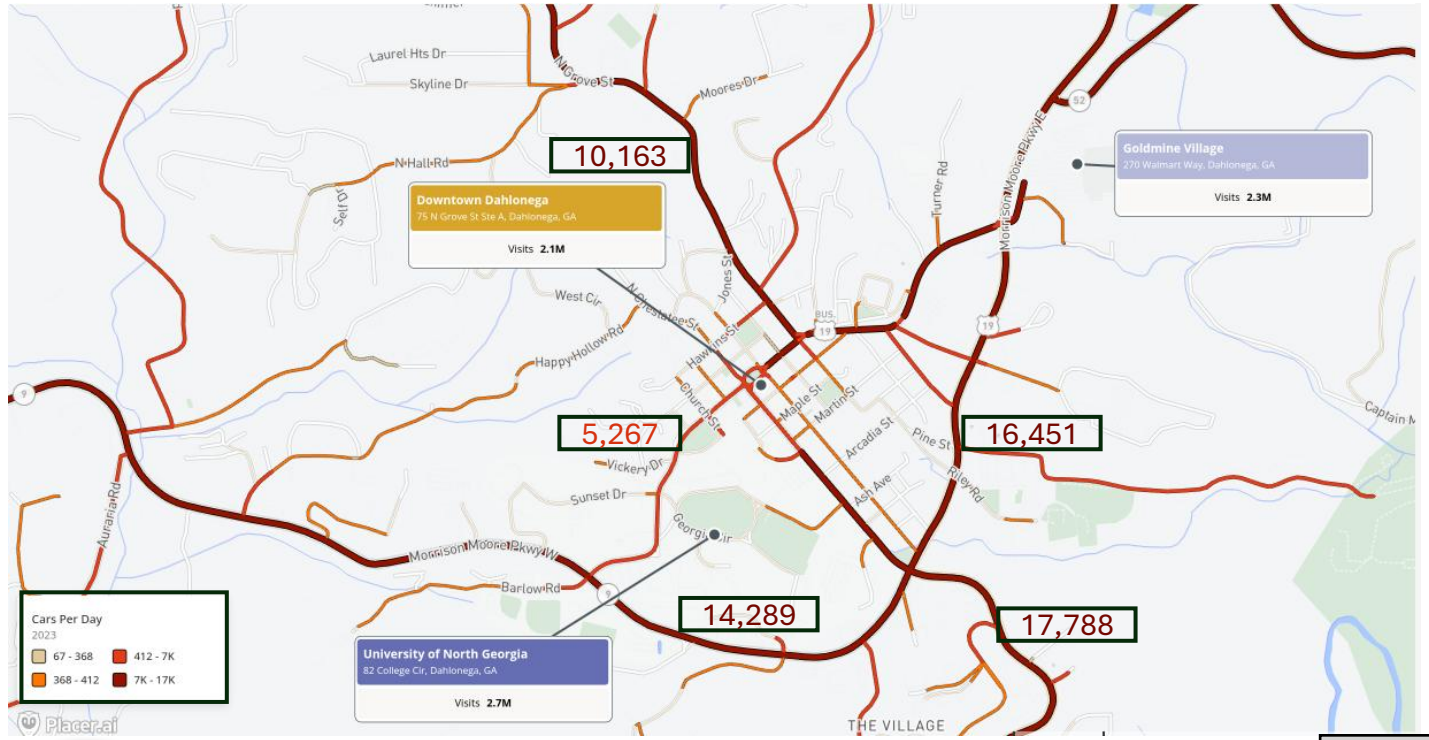
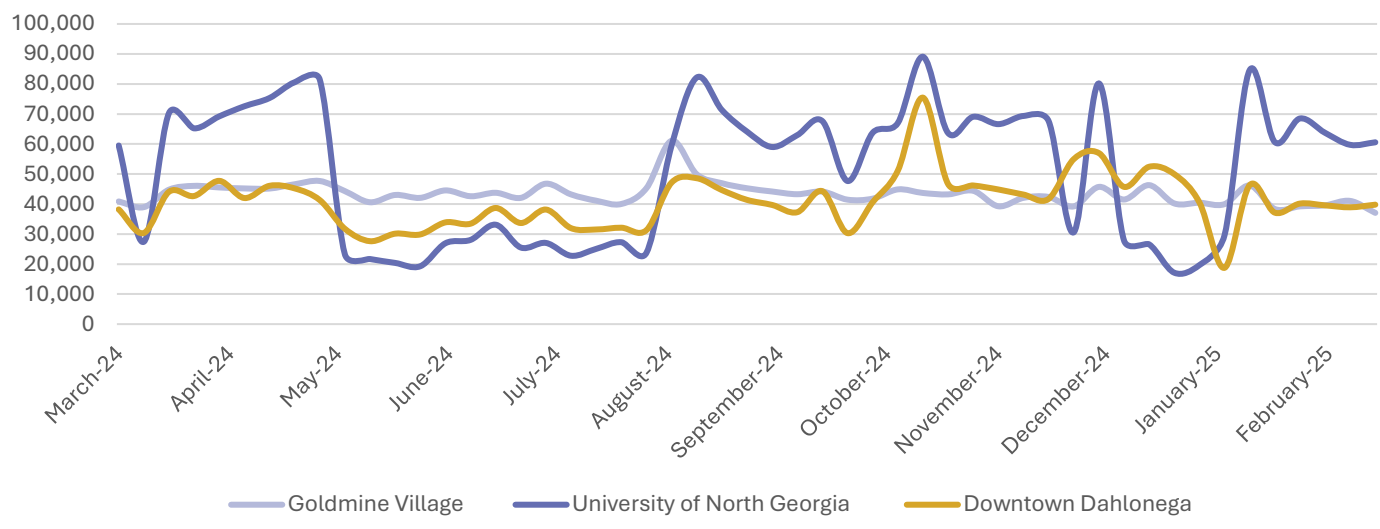
Transportation Infrastructure

Dahlonega is primarily serviced by SR 60, 129, and US 19. All roadways on Morrison Moore Parkway are narrow, two-lane roads that may struggle to accommodate increased traffic demands. Concerns have been raised regarding a lack of capacity, affecting their ability to support future growth.

2 million+ visits annually

Parking in downtown is very limited, which can create congestion and other challenges, especially during peak tourism season and big events. Major destinations – UNG, Downtown Dahlonega, and Goldmine Village – each see over 2 million visits annually. This visitation, however, is seasonally uneven.

Weekly Visitation by Destination

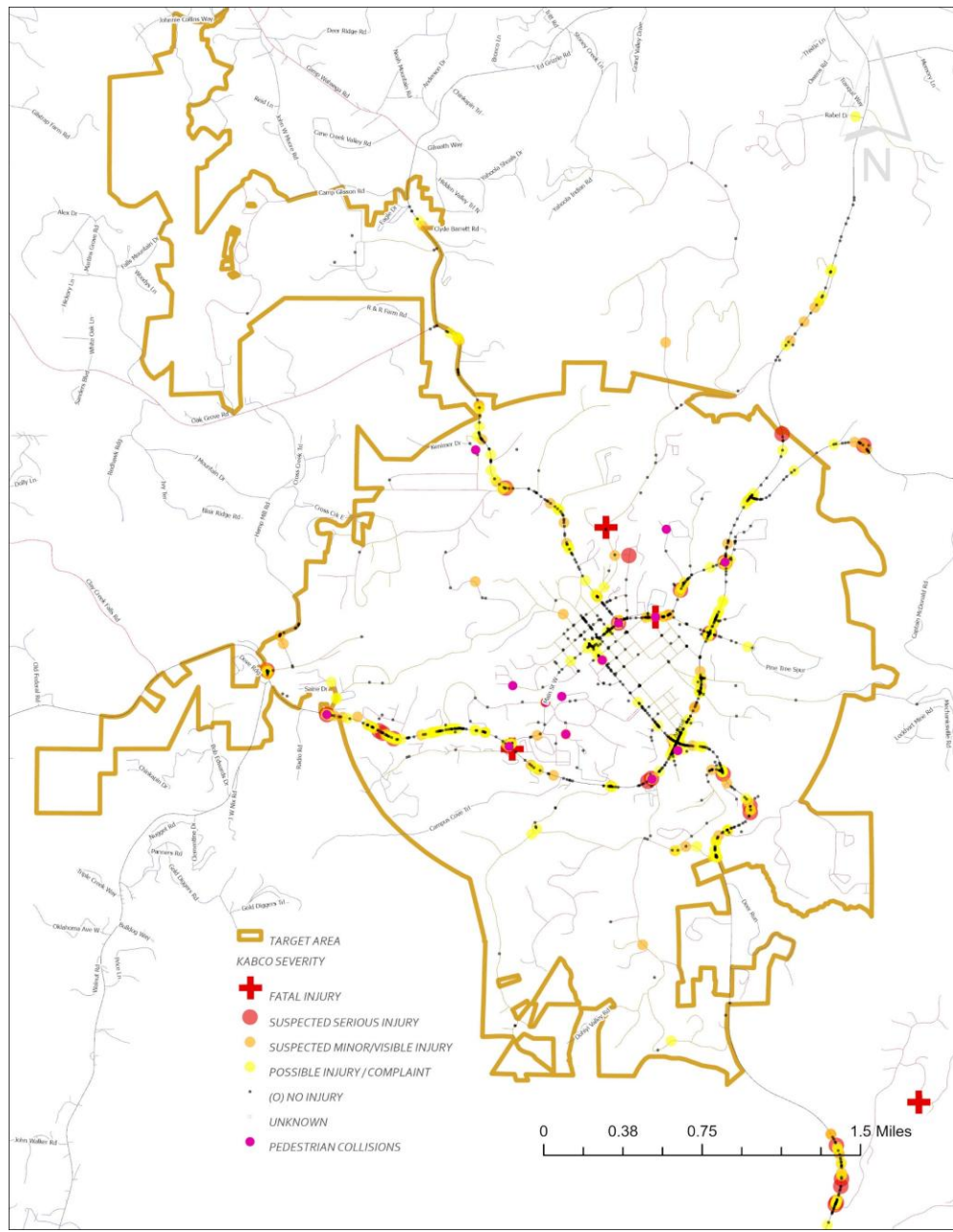


Source: Placer.ai

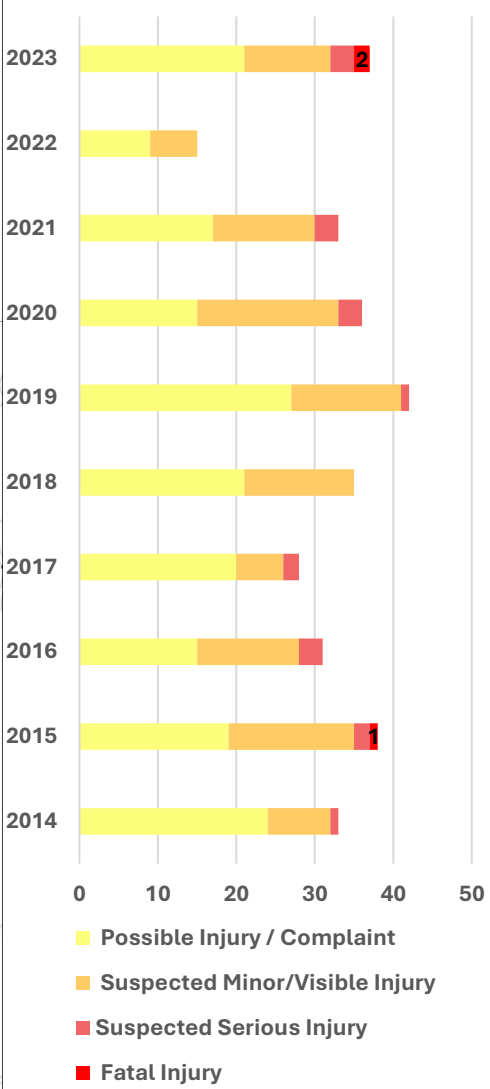


Existing Conditions

Transportation Safety



Vehicular Collisions with Injuries, 2014-2023, Target Area



Considering vehicular collisions within the target area, the majority of incidences occur on the highest trafficked roads - US 19, Morrison Moore Parkway, and within the core of Downtown Dahlonega. On average, there are 177 collisions annually with nearly 20% resulting in injury.

Since 2014, there have been 19 collisions involving pedestrians, one of which resulted in fatalities. The City of Dahlonega is working closely with GDOT to address transportation safety. Safety and the perception of safety are important factors contributing to connectivity between major activity centers, whether on bike, foot, or by car.

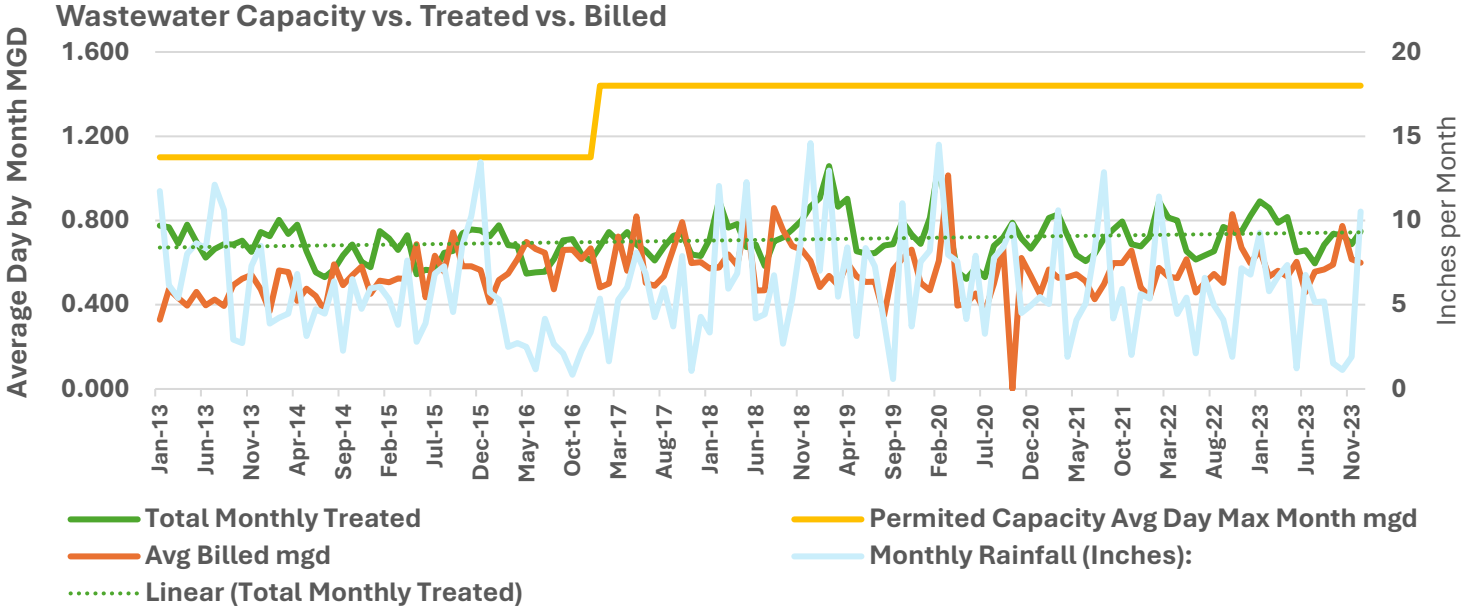


Source: Claritas

Existing Conditions

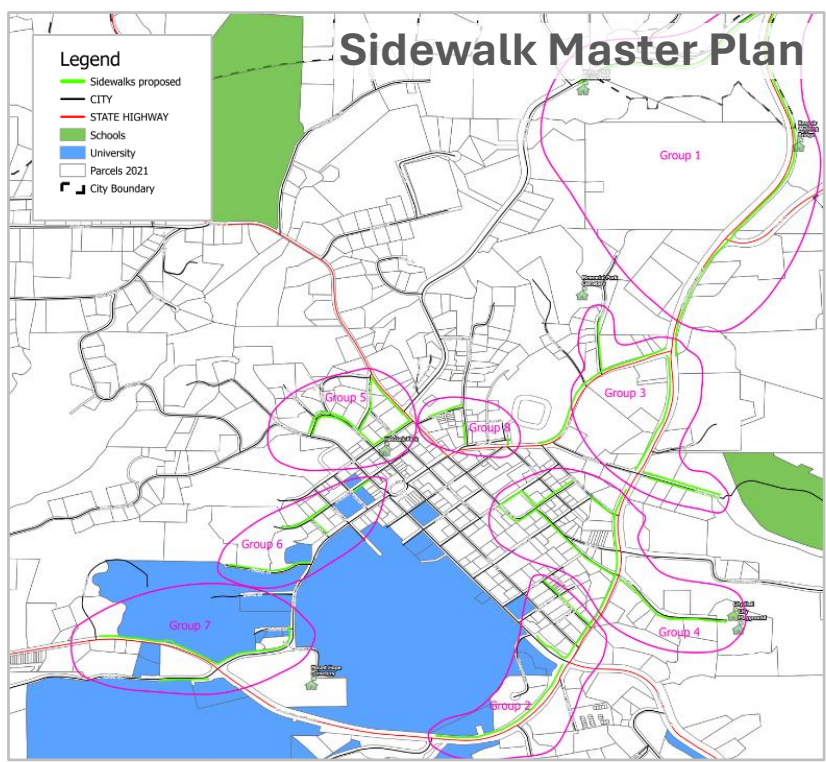
Utilities Infrastructure

In addition to serving as a destination for natural sight seeing and tourism, the Yahoola Creek serves Dahlonega as a drinking water reservoir. The City of Dahlonega Water Works (WSID#: GA187000) community drinking water met all quality standards set by the State of Georgia and EPA during 2023; nonetheless, sewer taps are expensive, which is an obstacle for affordable housing development. From 2013 – 2016, there were occasional instances of monthly rainfall exceeding wastewater capacity. In January of 2017, total permitted wastewater capacity increased from 1.1 MGD to 1.4 MGD after expansion. Water capacity has held consistent to 1.4 MGD from 2017 – 2023.



Sidewalks

Dahlonega currently has 54,618 feet of existing sidewalks; walkability and building structures that are close to their street front is necessary to create the ease of activity, and mobility Dahlonega aims for. **Dahlonega’s Sidewalk Master Plan outlines 8 Groups of proposed sidewalks;** while implementing new sidewalks, Dahlonega could create connections between residential areas and retail areas, as well as pocket parks and trails, to advance connectivity and alleviate congested roads.



Source: City of Dahlonega

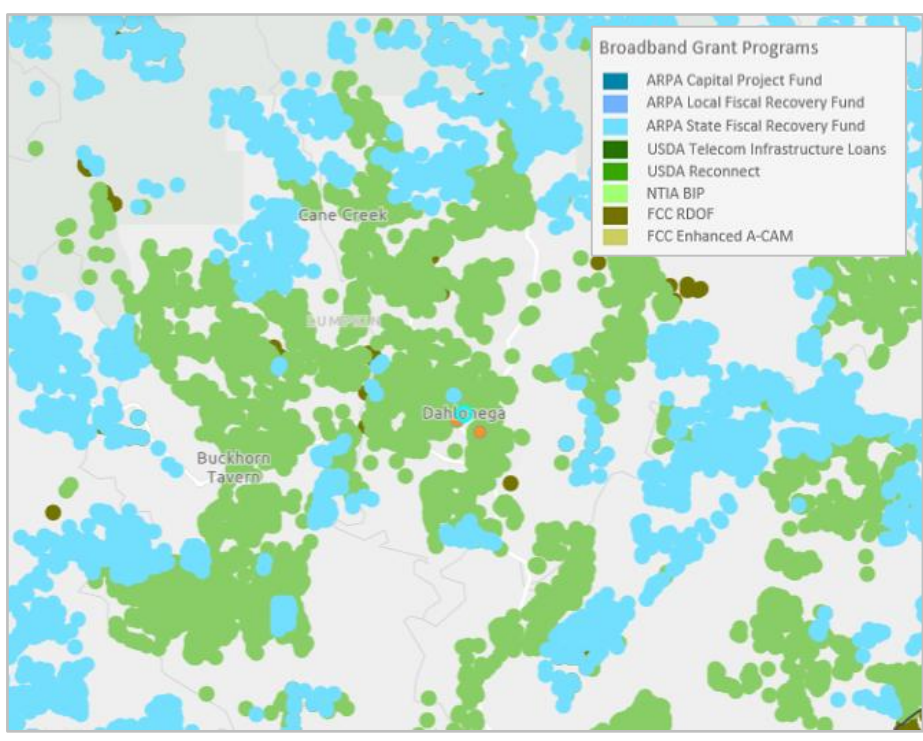


Existing Conditions

Utilities Infrastructure

Broadband Grant Opportunities

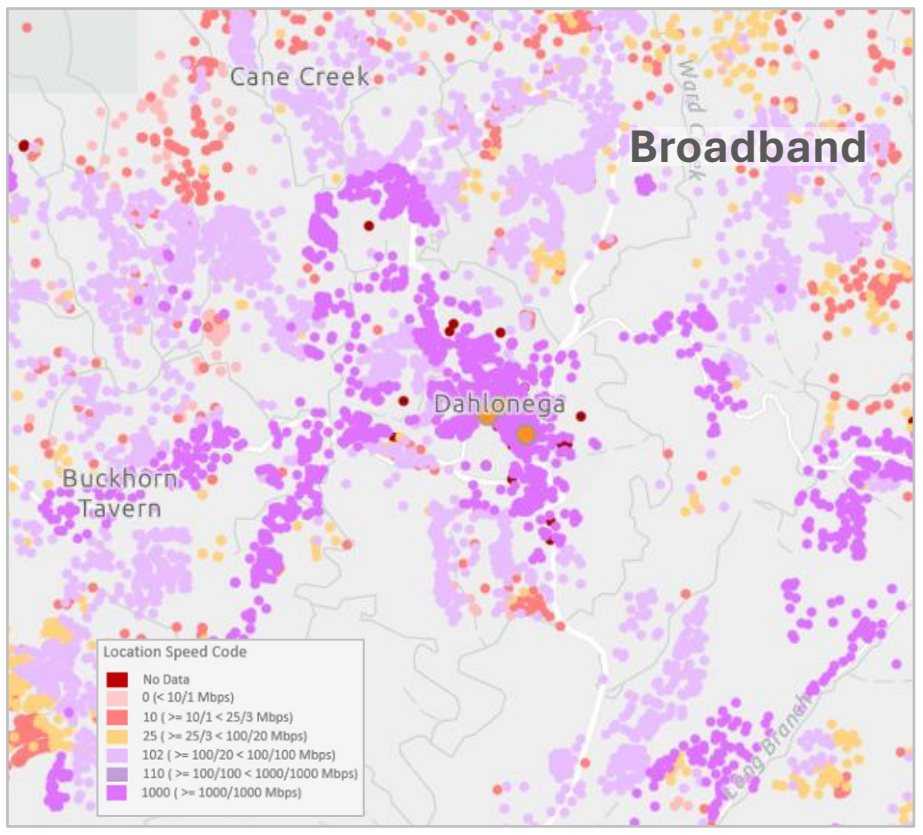
Along with much of Dahlonega having access to broadband connection, there are broadband grant programs that the City of Dahlonega could leverage to increase access if needed.



Broadband Usage

Much of Dahlonega currently has broadband access or is 'Broadband Ready'.

Location Speed Code: shows speeds that are performing at 1000 megabits per second or faster. Primary internet service providers include North Georgia Network, Windstream, Comcast and other options for residents.



Existing Conditions

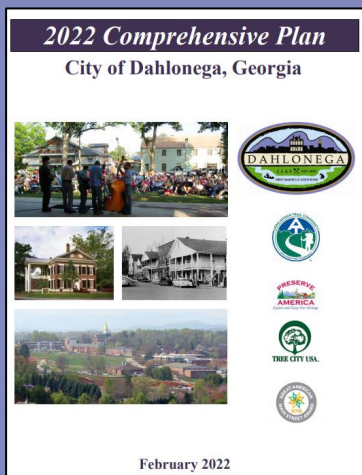
| Land Use & Zoning

The 2022 Comprehensive Plan for Dahlonega identifies several character areas within the Revitalization Area that align with the city's vision of enforcing historically compatible designs.

Key consistencies across these recommended character areas include:

- **Preservation of Historic Character:** Emphasizing the maintenance and enhancement of Dahlonega's unique historical and cultural identity.
- **Promotion of Compatible Architectural Styles:** Ensuring that new developments and renovations harmonize with existing historic structures in terms of scale, materials, and design elements.
- **Encouragement of Mixed-Use Development:** Supporting a blend of residential, commercial, and institutional uses to create vibrant, walkable communities that reflect the city's traditional development patterns.
- **Enhancement of Pedestrian-Friendly Environments:** Improving sidewalks, crosswalks, and public spaces to foster walkability and strengthen the connection between different areas within the city.
- **Implementation of Streetscape Improvements:** Incorporating elements such as street trees, lighting, and signage that are consistent with the historic character, enhancing the aesthetic appeal and functionality of public spaces.

Land Use Designations



Public Square

- Natural/ historic preservation of eligible sites – with physical upgrades to market expectations, and new infill on suitable sites.

Park/ Recreation/ Conservation

- Parks, recreation areas, trails or other accessible lands with minimal impervious surfaces.

Residential

- Preservation of existing structures where possible, or context sensitive infill development. 1-2 story structures oriented close to the street front.

Village Commercial

- Neighborhood-scale commercial, office or institutional use, minimal on-site parking and pedestrian accessibility where possible.

Mixed Use Residential

- Primarily residential but neighborhood commercial uses allowed, 1-2-story structures oriented close to the street front, with on-site parking.

University of North Georgia

- Context sensitive infill development, mixed use structures or variety of campus, residential, commercial and institutional uses.

Gateway Corridors

- Regional to sub-regional scale industrial, retail, office or institutional uses. Careful evaluation of ridge top sites offering possible mountain views above tree line. Mixed use structures or variety of residential, commercial and institutional uses.

Office/ Institutional/ Conference Center

- Neighborhood to sub-regional scale office, commercial and institutional uses, with preferences for low/no-impact research centers and no-impact industrial operations.
- Attached units permitted.

Industrial

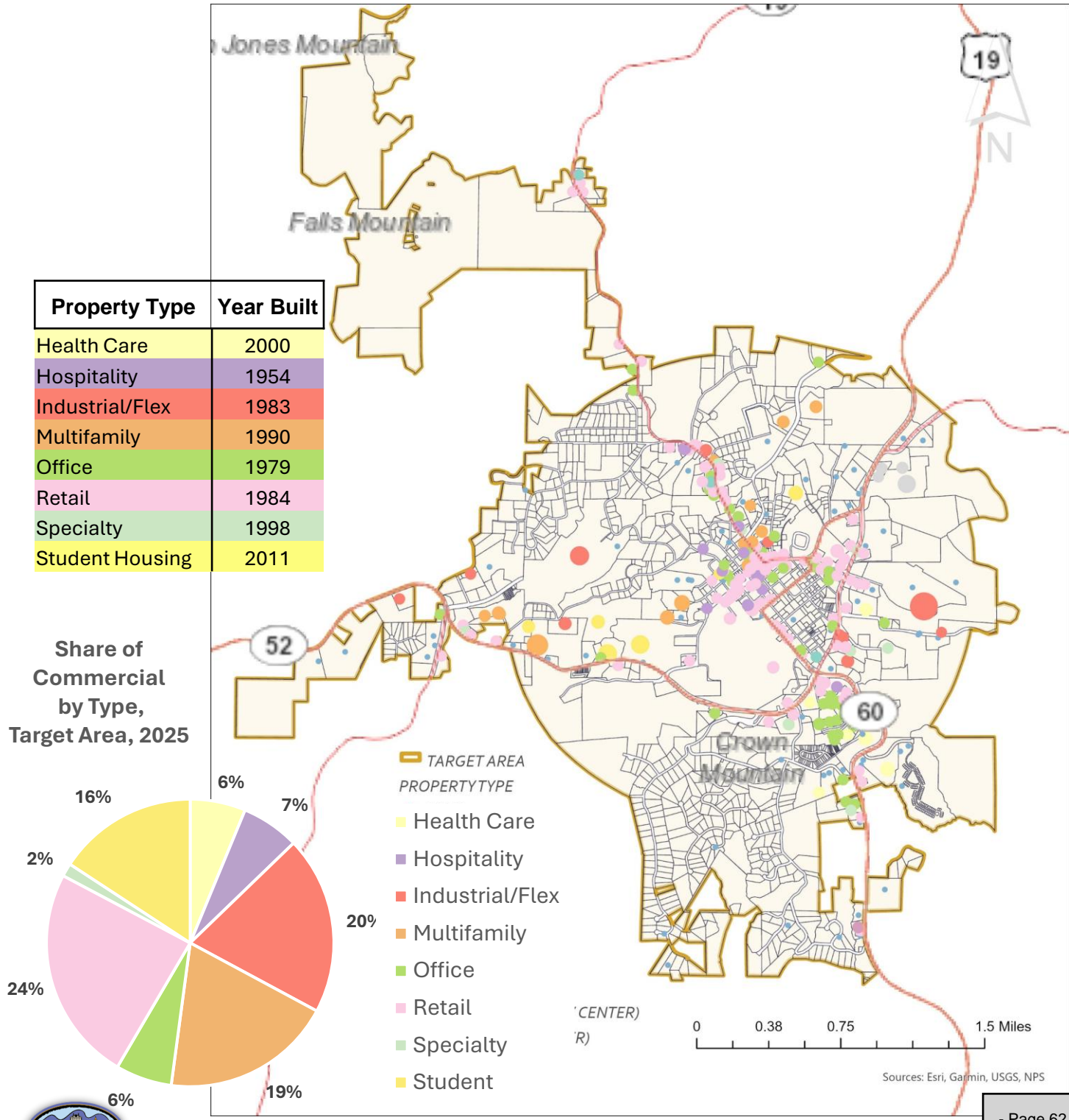
- Low impact industrial uses, distribution and data centers, technology incubators, office complexes.
- Appropriate buffering from adjoining properties.



Existing Conditions

Commercial Inventory

Currently, the existing commercial real estate within the Target Area is diverse with no one use representing more than a fourth of the total share. Multifamily and Student Housing, however, do represent 36% of all existing inventory. Retail space, concentrated in Downtown and along corridors, represents 24% of all commercial space. Office, Hospitality, and Healthcare space each represent less than 10% of all inventory. Finally, there is a significant concentration of Industrial inventory (20%) and located on large, more fringe tracts on the east and west sides of the Target Area.



Existing Conditions

Demographic Trends

Population

The Target Area includes 6,598 total residents and 1,271 households. The median age in the Revitalization Area is 22 years old – this low median age is a showcase of the University of North Georgia’s presence and impact on the population.

Between 2020 – 2025, the Target Area’s population grew 2% – half as fast as the growth in the city overall and nearly 5 times slower than Lumpkin County.

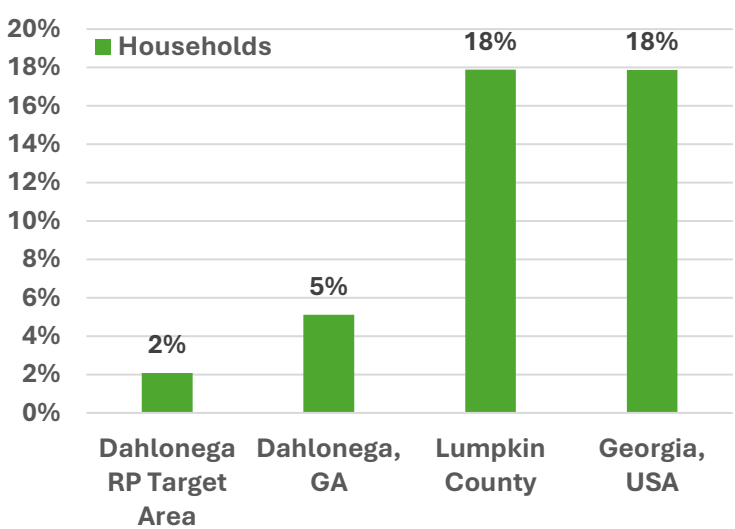
Median Income

The Target Area has a median income of about \$35K; this is almost \$13K less than the whole City of Dahlonega’s median income (\$49K).

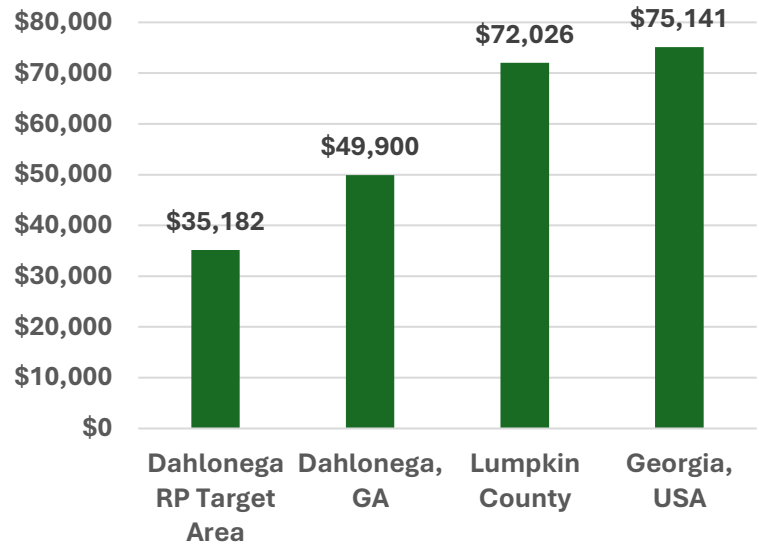
At \$72K, Lumpkin County’s overall median income is far beyond median incomes in the Target Revitalization Area or the City as a whole. There’s significant income disparity within Dahlonega as a whole (and Lumpkin).

While some of the income gap can be explained by the presence of UNG students, these disparities may result in material disadvantages for the residents especially inside the Target Area.

Household Growth, 2010 - 2025



Median Household Income, 2025



Population	Dahlonega RP Target Area	Dahlonega, GA	Lumpkin County	Georgia State
2010 Census	4,166	5,337	29,964	9,686,545
2020 Census	6,481	7,537	33,488	10,714,049
2025 Estimate	6,598	7,829	36,477	11,220,516
2030 Projection	6,819	8,124	39,312	11,677,798
Percent Change: 2020 to 2025	1.8%	3.9%	8.9%	4.7%
Percent Change: 2025 to 2030	3.4%	3.8%	7.8%	4.1%



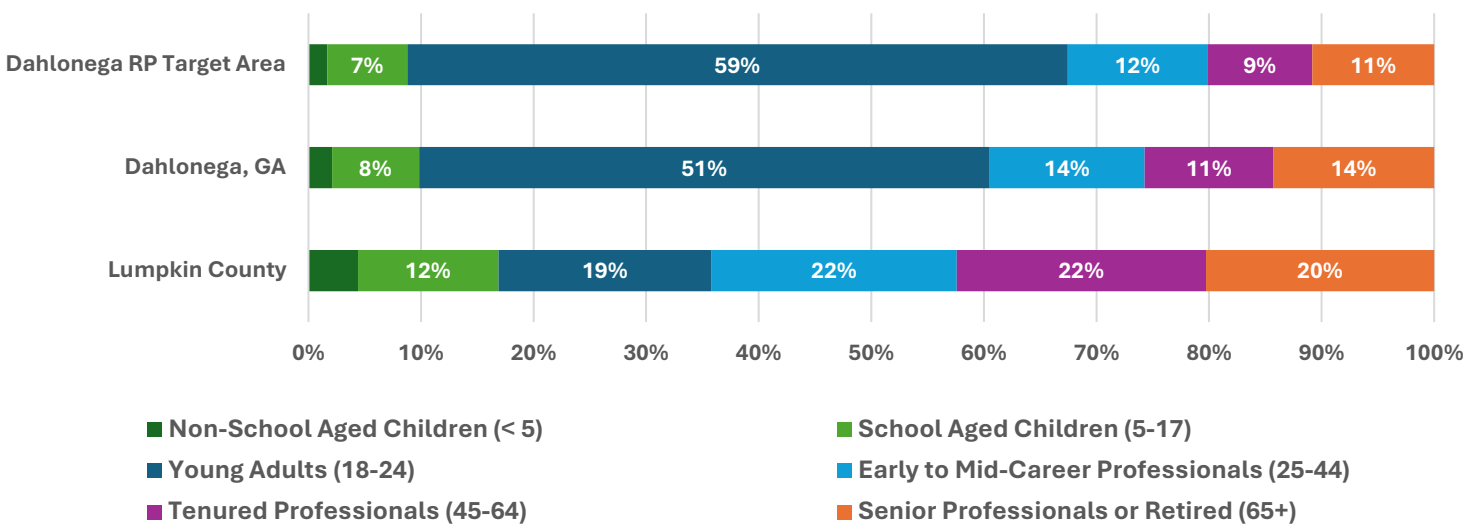
Existing Conditions

Demographic Trends

Age

A strong majority (59%) of Target Area residents are between 18 – 24, Dahlonega overall isn't far off, at 51%. Dahlonega's population trends very young, due to the presence of the University of North Georgia. This much of the population being Young Adults impacts demand for different product/ service types within the area. Growing job opportunities for UNG graduates could shift this trend overtime, as more students stay and enter long-term careers within Dahlonega and the Target Area.

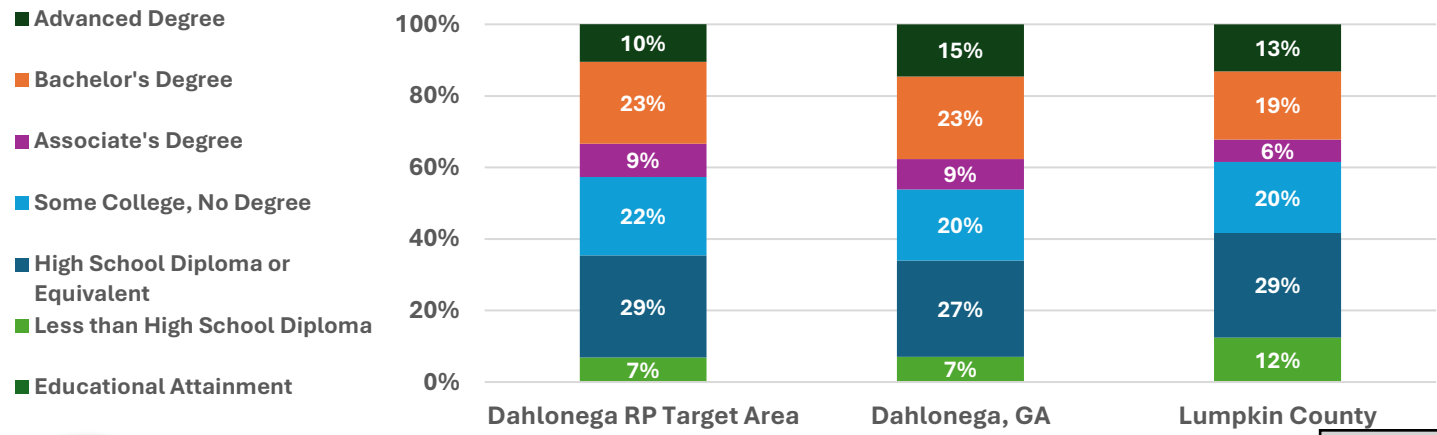
Population by Age Cohort, 2025



Education

33% of the population in the Target Area has Bachelor's degree or higher – comparatively, the overall city has 38%. Both the Target Area and the overall city of Dahlonega have 32% of their population with a Bachelor's or Associate's Degree; but the Target Area has 3% more people with only a High School education, and Some College, but No Degree when compared to the city overall.

Population 25+ by Highest Level of Educational Attainment, 2025



Source: Claritas



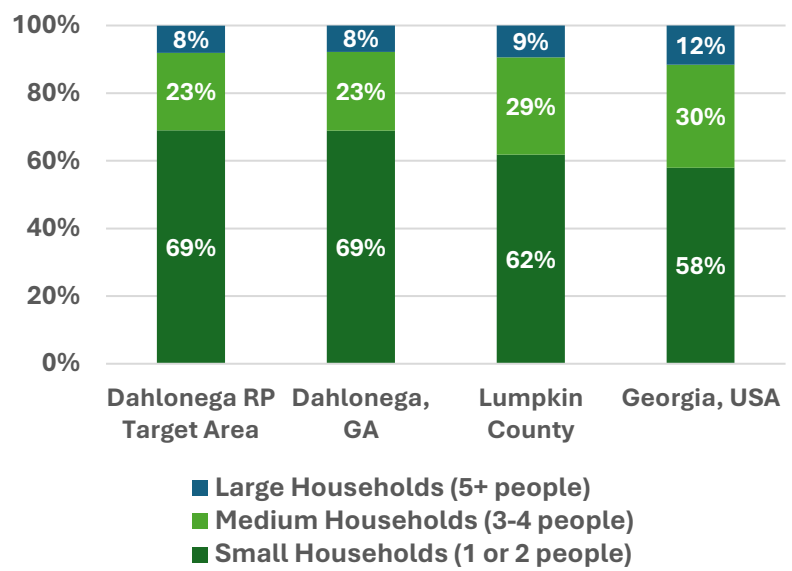
Existing Conditions

| Demographic Trends

Household Size

The Revitalization Area, and Dahlonega overall have the same household composition make-up; the overwhelming majority (69%) of households are small (1 or 2 people), 23% are medium (3-4), and large households with 5+ people make up just 8%. The prevalence of small households shows signs for demand potential for new products/ services including experiential retail, infill public places where for both family’s and singles to enjoy; and on the housing front – a range of housing options to sustain job growth.

Share of Households by Size, 2025

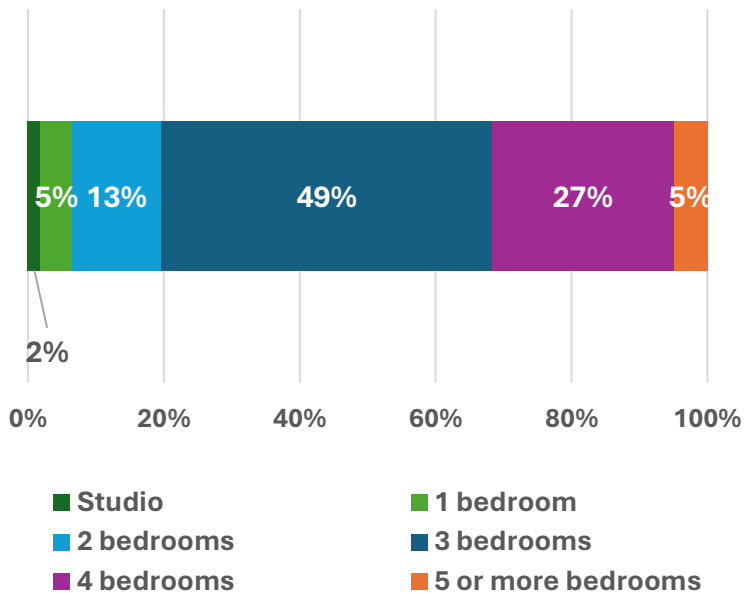


Housing by Bedroom

Dahlonega’s housing supply is dominated by 3-bedroom units – making up 49%. Another 27% of housing units have 4 bedrooms. 1- and 2-bedroom units (including studio) collectively make up just 20%.

There’s a mismatch of product when looking at the needs of the majority Young Adult and Small Household population of Dahlonega.

Share of Housing Units by Bedroom, 2025 est.



Existing Conditions

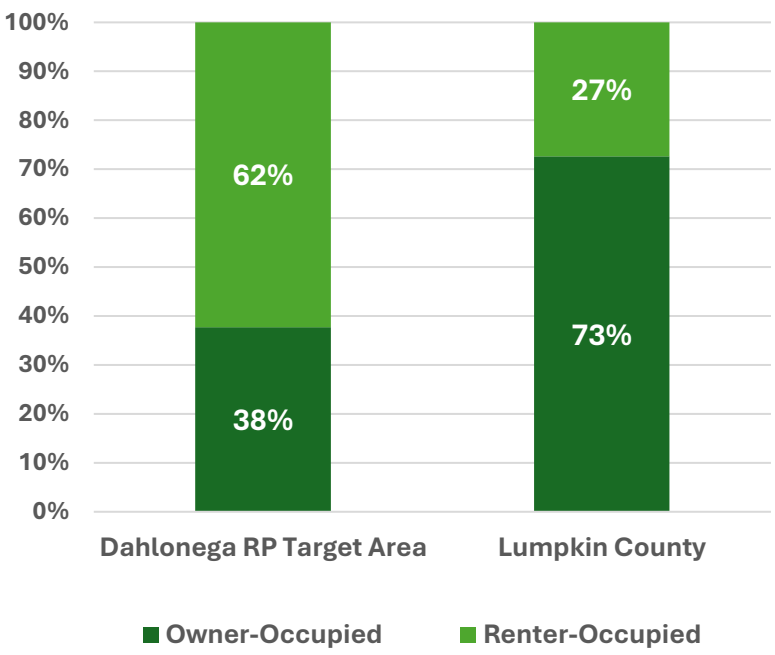
| Housing

Tenure

The Target Area is comprised of **1,271** Households. At **38%**, **homeownership is 12% less prevalent in the Target Area** than in the City overall. This can indicate product or lifestyle preferences that lend themselves to rentership.

The City of Dahlonega’s adopted plans have made clear that there’s interest in adding to the housing supply, with one of the desired product types being townhomes. Including more of this product type in the range of housing units built going forward has the potential to boost homeownership in the Revitalization Area, and Dahlonega as a whole.

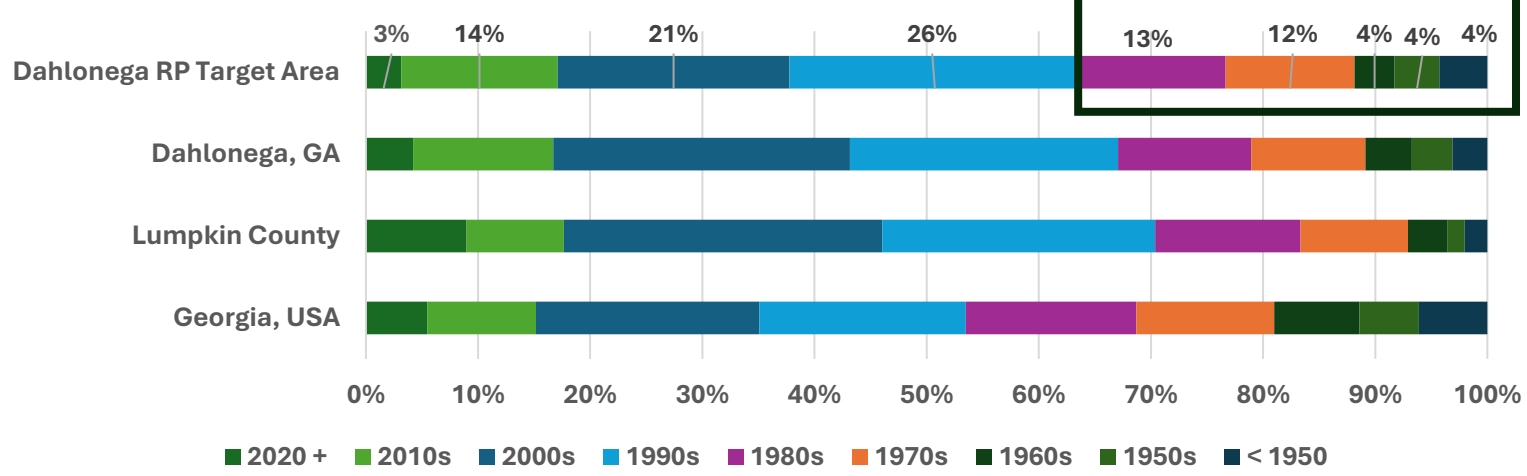
Housing Units by Tenure, 2025



Housing Inventory Age

36.4% of Target Area homes were built before 1990, and 37.8% of Target Area homes were built after 2000. On average, homes in the Target Revitalization Area are slightly older than in Dahlonega overall and Lumpkin County. Lumpkin County particularly built more homes in the 2000s, and 2020s; and while the Revitalization Target Area did get a competitive share of the new housing development during the 2010’s, the homes that were was built in Lumpkin County during the 2000s and 2020s were concentrated outside of the Target Area.

Housing Units by Year Structure Built, 2025



Source: Claritas



Existing Conditions

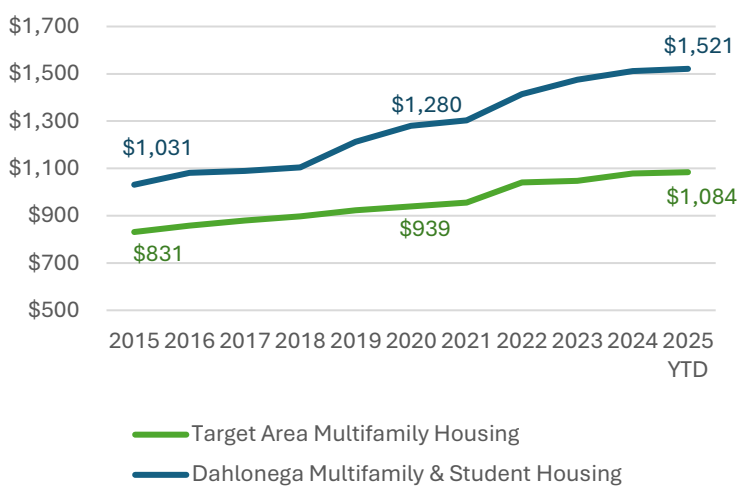
| Housing

Rental Rates

Since 2015, traditional multifamily rents have increased 30% while traditional and student multifamily housing has increased nearly 50%. New student housing delivered in 2023 has contributed to rent growth, however, the prevailing lack of housing to satisfy demand is the most significant pressure fueling rent growth.

The majority of rental housing within the Target Area is market rate housing built, on average, 35 years ago. On- and Off-campus, student housing represents close to 40% of all rental inventory within the Target Area.

Multifamily Rent
Target, Dahlonega, Lumpkin County
2015-2025 YTD



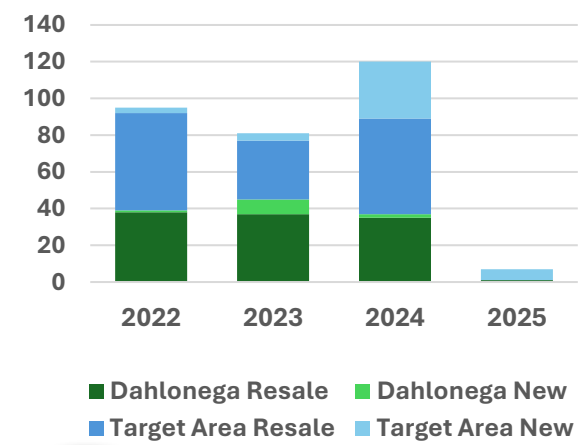
Home Price

Average Home Price by Type, 2022-2025

	Target Area	Dahlonega (excluding Target Area)
Single Family	\$433,440	\$590,340
Townhouse	\$337,784	\$734,300
Condominium	\$270,000	\$372,583
Total	\$400,100	\$585,447

On average, **Target Area homes are a 38% discount to the city overall.** Home size is a significant driver of this discount as the average home sold in the past four years is close to 60% smaller by square footage. New, attached villa homes in Achasta account for the increase in townhome pricing above and beyond SFD homes. New homes which achieve a smaller footprint can achieve attainability as well as adding greater housing choice as most target area households are less than two people.

Home Sales, 2022-2025



In the past four years, the Target Area has had 44 new home sales, this represents over 75% of new sales within the city overall. The sales spike in 2024 is fueled by the delivery of new townhomes in Mountain Park.



Source: CoStar, Zillow, Photos from Zillow



Existing Conditions

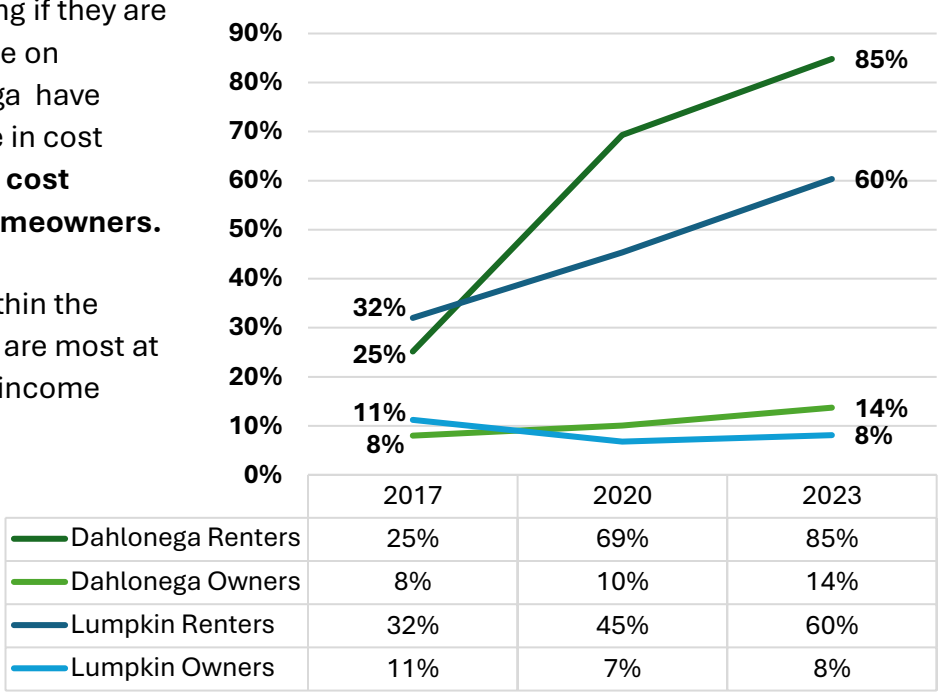
| Housing

Cost Burden

A household is cost burdened by housing if they are spending more than 30% of their income on housing costs. Renters within Dahlonega have experienced that most intense increase in cost burden. **85% of Dahlonega renters are cost burdened compared to just 14% of homeowners.**

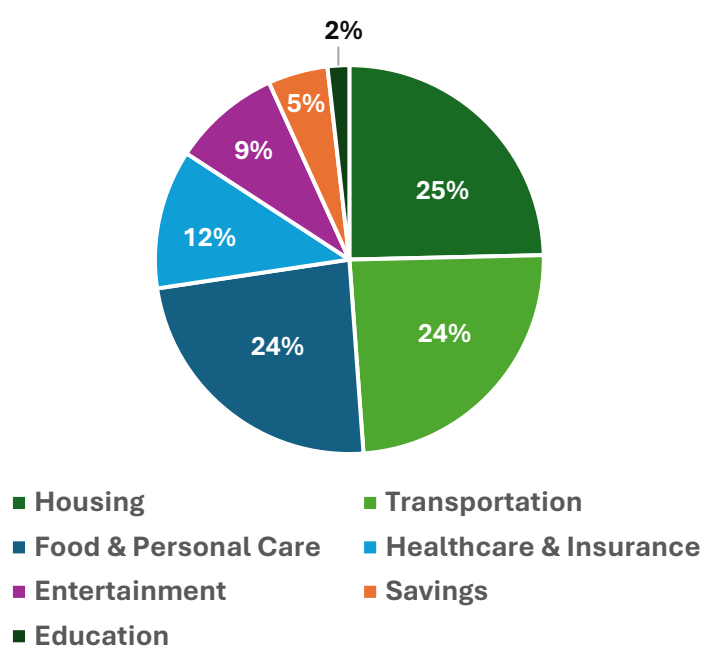
Considering the 62% of households within the Target Area are renters, these residents are most at risk of housings cost growth exceeding income growth.

Cost Burden by Tenure, 2017-2023



Household Budgets

Average Individual Spending by Category, Target Area, 2025 est.



Nearly half of the spending from Target Area residents is consumed by Housing (25%) and Transportation (24%). Food and Personal Care also consumes 24% of Target Area residents' spending. Only 9% of spending from these residents' goes to Entertainment.

There's potential to influence a shift in spending away from Transportation by more walkable infrastructure, in exchange for more resident spending on Entertainment and other retail opportunities that more directly impact local employment.



Existing Conditions

Economic

Migration

The three primary origins of migration coming into Dahlonega are from areas much closer to Atlanta: Johns Creek, Georgia; Kennesaw, Georgia, and Suwanee, Georgia. The next 2 primary origins are coming from Kent, Ohio and Appling, Georgia.

Growth of the Northern Atlanta Metro has impacted the North Georgia region as growth continues to move up major corridors like GA-400 and I-75. Many are seeking to find relief from more populated suburbs in North Fulton, Gwinnett, and Cobb counties.

Origin Region	Net Migration In (last 12 months)
Johns Creek, Georgia	27.43
Kennesaw, Georgia	24.76
Suwanee, Georgia	13.28
Kent, Ohio	13.28
Appling, Georgia	13.28
Destination Region	Net Migration Out (last 12 months)
Athens-Clarke County, Georgia	-87.88
Alpharetta, Georgia	-35.36
Sugar Hill, Georgia	-25.87
Peachtree Corners, Georgia	-25.13
Tuscaloosa, Alabama	-24.89

Most new residents come from Johns Creek, Kennesaw, and Suwanee, GA

Seasonality



Dahlonega’s economy has strong seasonal influences and swings but is **not entirely reliant on seasonal income**. Though tourism, short-term residents, and ‘weekenders’ are a significant part of Dahlonega’s economy, with most economic activity during February – April and September – November, year-round residents and students at the University of North Georgia provide stability to the local economy through their grocery, restaurant, housing, and retail purchases.

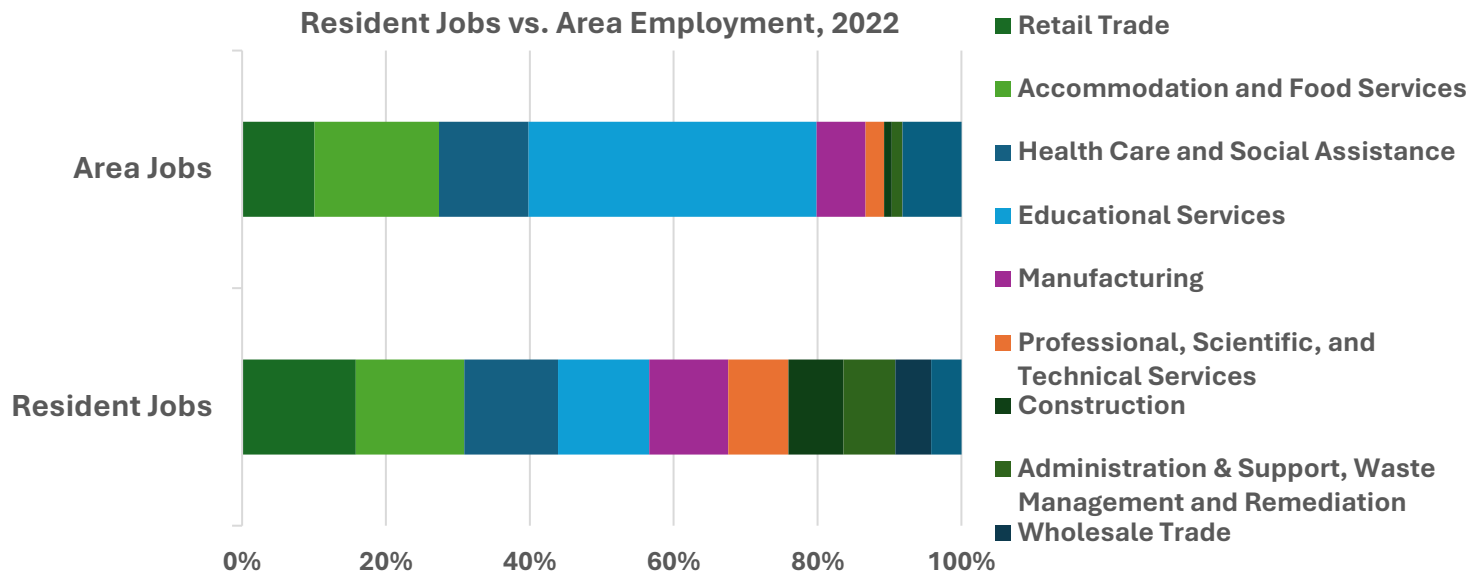


Existing Conditions

| Employment

Jobs

Dahlonega residents have expressed demand for a wider range of job opportunities. Institutional development that supports year-round employment can further expand Dahlonega’s local economic activity beyond tourism; damping some of the undesirable effects of seasonality and helping Dahlonega become the “year-round activity center” that the community aims to be.



Jobs From Top 10 NAICS Industry Sectors	Resident Jobs		Area Jobs	
	Jobs	Percent %	Jobs	Percent %
Retail Trade	244	13%	435	10%
Accommodation and Food Services	232	13%	748	17%
Health Care and Social Assistance	201	11%	538	12%
Educational Services	196	11%	1731	38%
Manufacturing	169	9%	293	6%
Professional, Scientific, and Technical Services	129	7%	111	2%
Construction	118	6%	46	1%
Administration & Support, Waste Management and Remediation	111	6%	65	1%
Wholesale Trade	77	4%	2	0%
Public Administration	65	4%	352	8%



Existing Conditions

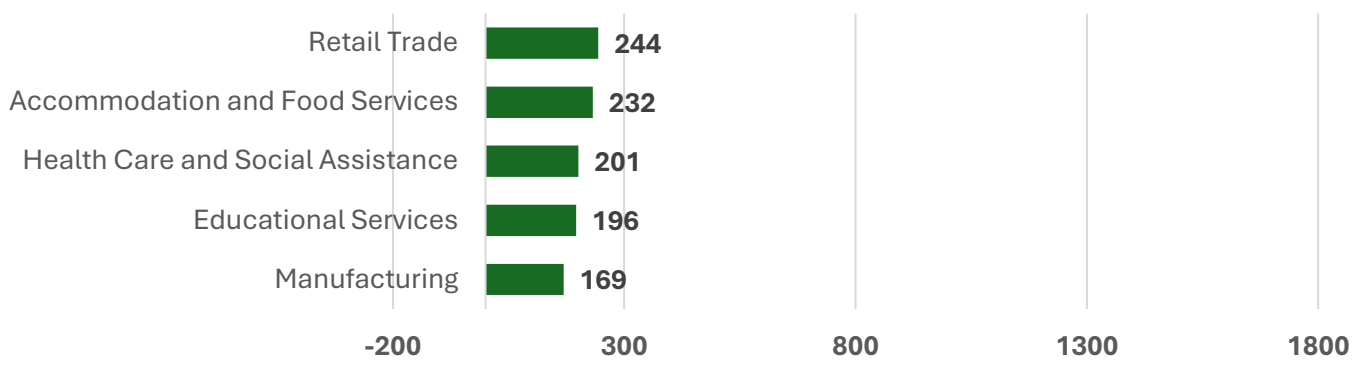
| Employment Mobility

Jobs

The resident population of **Dahlonega’s Revitalization Target Area makes up a workforce of 1,821 total employees.** 1,542 (85%) of Dahlonega’s resident workforce work in the top 10 industry sectors: Retail Trade, Accommodation and Food Services, Health Care and Social Assistance, Educational Services, Manufacturing, Professional, Scientific, and Technical Services, Construction, Administration & Support, Waste Management and Remediation, Wholesale Trade, and Public Administration. These industries provide stable employment opportunities and form the backbone of Dahlonega’s economy.

The top two industry sectors among residents are retail trade and accommodation and food services. This is reflective of their significant role in Dahlonega’s economy and tourism focus.

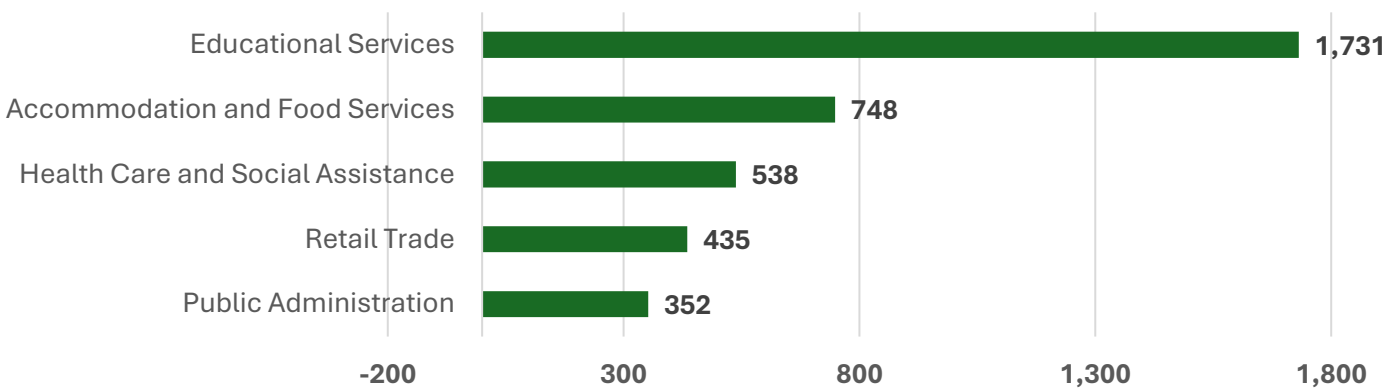
Top 5 Industries of Employed Target Area Residents, 2022



4,221 employees working inside the Target Area don’t live inside the Target perimeter. Of the employees who live outside the target area but work inside the target area; an overwhelming **majority (1,731) work in Educational Services.** The next leading employment sector in the area is **Accommodation and Food Services with 748 employees.** **Healthcare and Social Assistance makes up 538 employees.**

The University of North Georgia is one of Dahlonega’s largest employers, drawing faculty and staff from outside of the target area.

Top 5 Industries by Employment within Target Area, 2022



Source: KB Advisory with data from Census C - Page 71 -

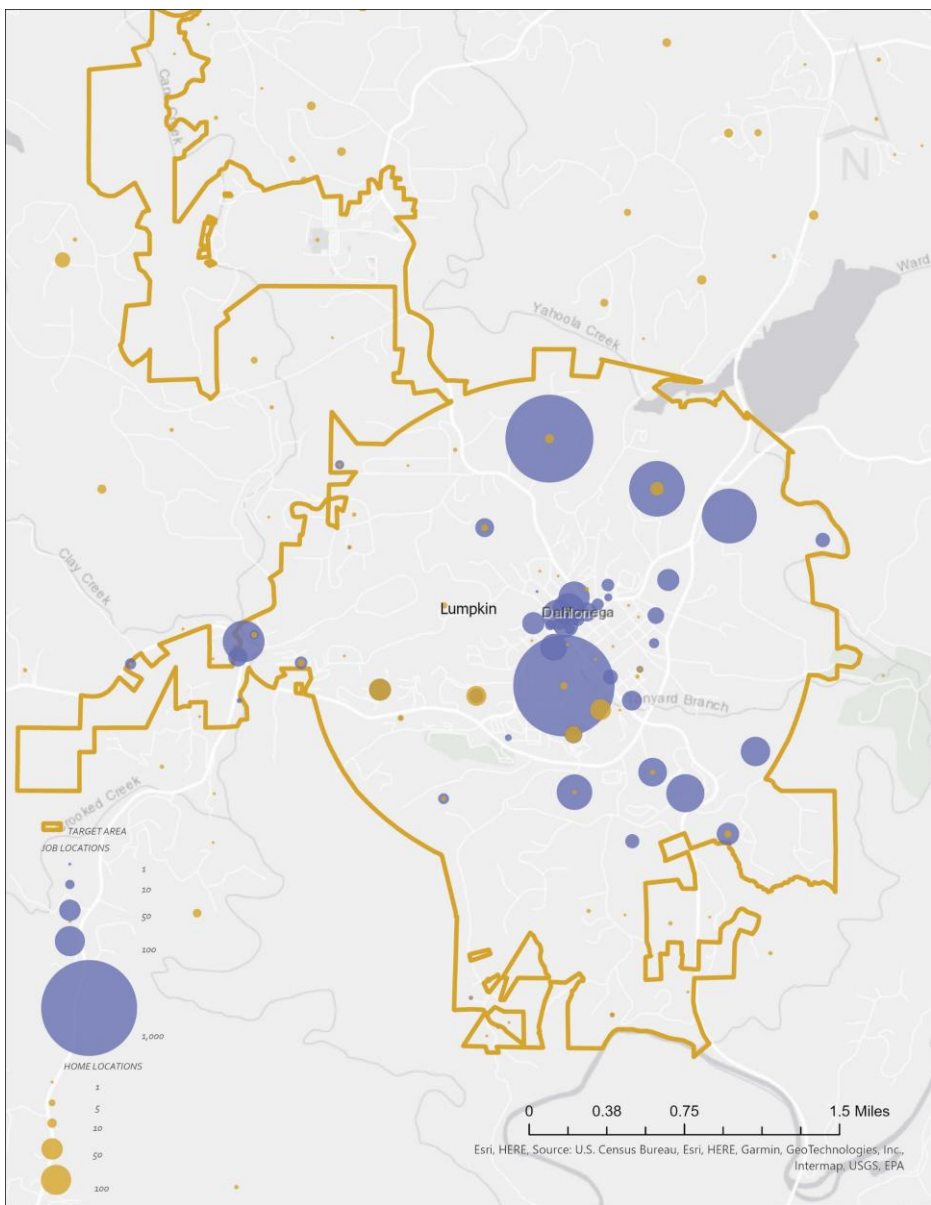
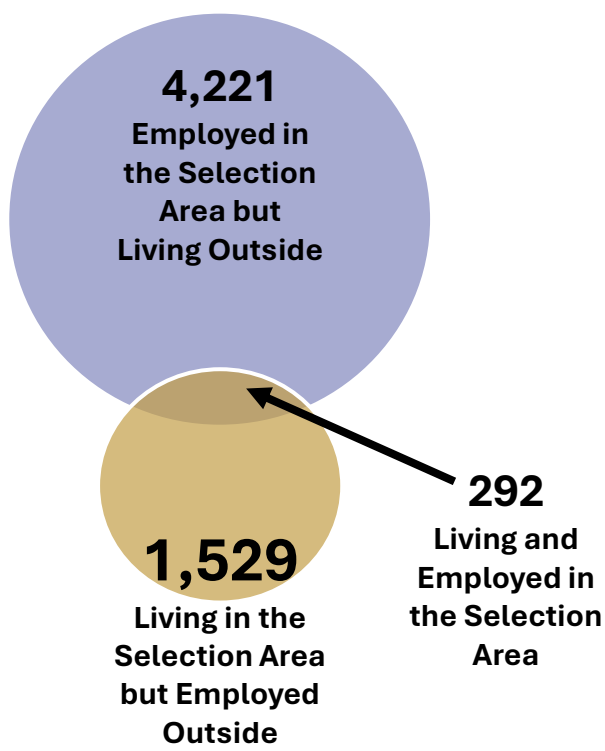


Existing Conditions

| Employment Mobility

Jobs

Only 292 residents both live and work in the Target Area. The Target Area brings in 4,000+ workers to fulfill the needs of the area’s jobs profile, while 1,500+ Target Area residents are working elsewhere in Dahlonega – or even further away.



Of Dahlonega Target Area residents commuting out for work, over half are traveling over 25 miles to their work locations. Comparatively, those working within Dahlonega are much more local. Just over 40% live within 10 miles from their employment within the Target Area.

Commuting Distance, 2022

	Commuting out of Dahlonega	Commuting into Dahlonega
Less than 10 miles	25%	44%
10 to 24 miles	20%	24%
25 to 50 miles	28%	17%
More than 50 miles	27%	15%



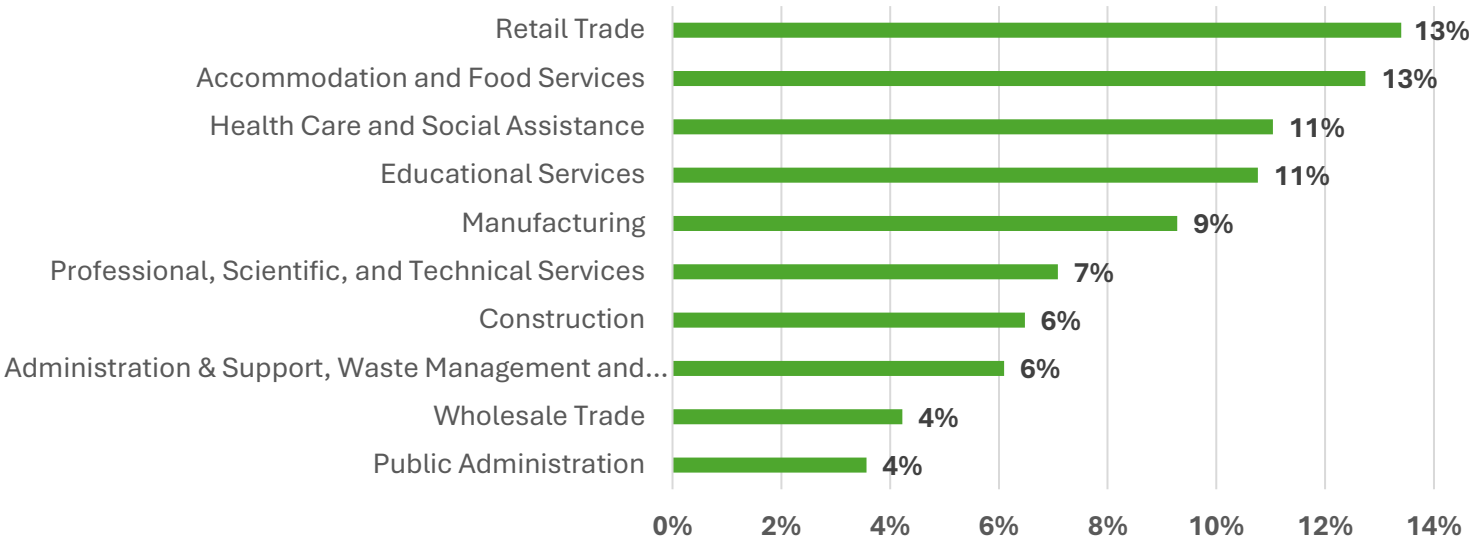
Existing Conditions

| Employment

Jobs

Dahlonega residents have expressed demand for a wider range of job opportunities. Institutional development that supports year-round employment can further expand Dahlonega’s local economic activity beyond tourism; damping some of the undesirable effects of seasonality and helping Dahlonega become the “year-round activity center” that the community aims to be.

Percent of Target Area’s Workforce by Sector, 2022



26% of jobs in Dahlonega are in Retail Trade and Accommodation and Food Services

Industries which have seen the greatest absolute growth over the past two decades include:

- Professional, Scientific, and Technical Services
- Administration & Support
- Accommodation and Food Services
- Retail & Wholesale Trade
- Health Care and Social Assistance

Only the Public Administration and Manufacturing industries have seen a decrease in employment.

20-year Percent Change in Employees, 2002 - 2022



Community Input

| Key Themes

Community input gathered for this Revitalization Plan reflects the priorities, concerns, and aspirations of Dahlonega residents, business owners, and civic leaders, as gathered at a recent public input session conducted by KB Advisory Group at City Hall.

Major Themes from Community Feedback

Through the public engagement process, five critical themes emerged as central to Dahlonega’s future:

1. Housing & Economic Sustainability

- Housing affordability is a major concern. Many residents emphasized that limited housing options and high costs are pricing out local workers, young professionals, and families.
- While the concern is widespread, there is a sharp divide in the community over multifamily housing. Some residents believe that diversifying housing stock with townhomes, apartments, and small-scale multifamily housing is necessary for affordability and workforce retention. Others strongly oppose such development, particularly apartments, citing concerns about density, infrastructure capacity, and small-town character.
- Short-term rentals are seen to be exacerbating housing challenges. Many properties are being converted into Airbnb's and vacation rentals, reducing long-term housing supply and pushing prices higher.
- Economic diversification is needed. Dahlonega’s economy is heavily reliant on tourism, and there is concern that the city needs to attract more year-round businesses and industries that provide stable, high-paying jobs.
- Workforce retention is suffering. Employers report difficulty hiring and retaining staff because workers can’t afford to live in Dahlonega. The service, retail, and hospitality sectors are particularly impacted, with businesses struggling to operate at full capacity.



2. Transportation, Traffic, & Mobility

- Traffic congestion is seen by many community members as worsening, especially downtown. Residents are concerned that traffic is negatively affecting the visitor experience and everyday quality of life. The community voiced concerns that there are too few access points, causing traffic bottlenecks and increasing travel times. Alternative routes into downtown are needed.
- At the same time, Walkability and bike infrastructure are inadequate. While the downtown core is compact, there are gaps in sidewalk and bike path connectivity, making it difficult and unsafe to walk or cycle beyond a small area.
- Relatedly, parking remains a persistent challenge. While there are parking facilities, many visitors and locals find downtown parking inconvenient or insufficient, particularly during peak tourist seasons.



Community Input

| Key Themes

Major Themes from Community Feedback

3. Infrastructure & Public Services

- Residents and business owners expressed frustration with inconsistent broadband access, which hinders economic opportunities, especially for remote workers and digital businesses.
- Aging water and sewer infrastructure needs investment. While Dahlonega has expanded capacity in some areas, older infrastructure is limiting future growth and may need upgrades. Some areas experience flooding and drainage issues, requiring better stormwater planning and infrastructure investments.
- Residents raised concerns about garbage trucks damaging local roads, contributing to maintenance and resurfacing challenges.

4. Land Use & Growth Management

- Balancing growth with small-town character was a common theme of feedback from residents. Many residents support thoughtful, well-planned growth but worry about overdevelopment negatively impacting Dahlonega’s charm.
- UNG’s expansion is a point of tension. While the University of North Georgia (UNG) is a major economic and cultural asset, some residents feel that UNG is consuming too much real estate in the city, making housing more expensive and limiting space for non-university development.
- Outdoor recreation and green space are sometimes deemed underutilized. The city is surrounded by natural beauty and recreation areas, yet some feel that these assets are not fully integrated into community development efforts.



5. Placemaking & Community Spaces

- While downtown is vibrant, some residents believe that public gathering spaces are limited. The city can enhance and create more plazas, parks, and community-oriented spaces where people can gather and socialize. Some residents believe that better lighting, pedestrian crossings, and outdoor seating would enhance the vibrancy and walkability of the downtown core.
- Residents also expressed interest in more arts, live music, and theater opportunities, suggesting that Dahlonega could better leverage its historic and cultural identity.



SWOT Analysis

| Strengths

This section complements the Community Input Section for a Comprehensive Strategy.

This SWOT analysis (Strengths, Weaknesses, Opportunities, and Threats) synthesizes public input, stakeholder feedback, and contextual insights to provide a strategic overview of Dahlonega’s revitalization potential.

It identifies key areas where the city can leverage its assets, address its weaknesses, and navigate challenges while ensuring sustainable growth and preserving its unique character.

Strengths (Internal Advantages)

1. Historic Character & Vibrant Downtown

- ✓ Well-preserved historic downtown is a key economic and cultural asset, attracting visitors and reinforcing local identity.
- ✓ Strong sense of place and small-town charm makes Dahlonega highly desirable for residents, businesses, and tourists.
- ✓ Tourism economy is well-established, with a mix of boutique shops, restaurants, and entertainment venues.

2. University of North Georgia (UNG) as an Anchor Institution

- ✓ UNG provides a steady economic base, bringing jobs, cultural vibrancy, and a pipeline of young talent to the city.
- ✓ University programs support entrepreneurship and workforce development, creating opportunities for local business growth.
- ✓ Potential partnerships between UNG and the city could strengthen infrastructure investment and workforce housing solutions.

STRENGTH HIGHLIGHTS

- Historic downtown square
- University of North Georgia
- Lumpkin county seat
- Festivals and events=>Tourism tax revenue
- Recreational opportunities
- New medical facility nearby

3. Walkability & Compact Urban Form

- ✓ Downtown is naturally walkable, with a pedestrian-friendly core that enhances the visitor experience.
- ✓ Existing infrastructure can be enhanced with minimal intervention, rather than requiring a complete overhaul.

4. Natural Assets & Outdoor Recreation

- ✓ Proximity to national forests, rivers, and trails makes Dahlonega a prime destination for outdoor recreation and eco-tourism.
- ✓ Growing interest in sustainable tourism and agritourism presents new economic opportunities.
- ✓ Scenic beauty enhances quality of life, attracting both residents and remote workers seeking a balance between nature and urban amenities.

5. Engaged & Passionate Community

- ✓ Residents are highly engaged in civic discussions, with strong community advocacy for thoughtful growth and preservation.
- ✓ A deep appreciation for local arts, culture, and history provides a foundation for placemaking initiatives.



SWOT Analysis

Weaknesses

(Internal Challenges)

1. Housing Affordability & Workforce Retention Issues

- ✗ Housing costs are high relative to local wages, making it difficult for workers, young professionals, and families to afford living in Dahlenega.
- ✗ Limited availability of diverse housing options, with zoning heavily favoring single-family homes and restricting multifamily development.
- ✗ Short-term rentals (Airbnbs) are reducing long-term housing stock, driving up costs and displacing local renters.

2. Infrastructure Constraints

- ✗ Aging water and sewer systems need investment, with concerns about long-term capacity for growth.
- ✗ Internet and cell service are unreliable in some areas, creating challenges for remote work and business expansion.
- ✗ Stormwater drainage issues in certain locations, leading to flooding concerns and infrastructure wear.

3. Traffic Congestion & Transportation Limitations

- ✗ Downtown traffic congestion is worsening, especially during peak tourist seasons.
- ✗ Limited alternative routes into downtown, leading to bottlenecks and longer commute times.
- ✗ Parking remains a persistent issue, with many residents and visitors struggling to find convenient downtown parking.
- ✗ Lack of pedestrian and bike infrastructure beyond the downtown core, making active transportation difficult.

4. Economic Over-Reliance on Tourism

- ✗ Dahlenega’s economy is highly dependent on tourism, creating vulnerabilities during economic downturns or seasonal shifts.
- ✗ Few high-wage job opportunities outside the university and hospitality sectors, limiting career prospects for local residents.
- ✗ Need for business diversification to ensure long-term economic stability.

5. Planning & Growth Management Challenges

- ✗ UNG’s expansion is seen as a double-edged sword, with concerns about the university acquiring too much real estate in the city.
- ✗ Resistance to multifamily and infill development, leading to debates over how to address housing affordability.
- ✗ Some areas lack essential services, creating accessibility issues for residents.

Opportunities

(External Potential & Growth Areas)

1. Workforce Housing Strategies

- ✓ Introduce “missing middle” housing (duplexes, townhomes, small multifamily developments) in appropriate areas near downtown and commercial nodes to provide affordable options for workers and young professionals.
- ✓ Develop incentive programs for workforce housing that encourage private-sector participation in affordable housing solutions.
- ✓ Implement strategic zoning updates to allow for targeted density in appropriate areas without compromising town character.

2. Infrastructure Modernization

- ✓ Invest in broadband expansion to improve internet and cell service, supporting remote workers and tech-enabled businesses.
- ✓ Upgrade sewer, water, and stormwater systems to accommodate sustainable growth.
- ✓ Enhance bike and pedestrian infrastructure to improve non-car mobility and reduce congestion.



SWOT Analysis

Opportunities (Continued)

3. Economic Diversification

- ✓ Encourage the growth of professional services, remote work hubs, and creative industries to complement the tourism economy.
- ✓ Leverage UNG partnerships to develop new entrepreneurship and small business incubators.
- ✓ Expand agritourism and outdoor recreation businesses, tapping into the growing demand for sustainable tourism experiences.

4. Transportation & Mobility Solutions

- ✓ Develop a comprehensive parking management plan, including new parking facilities and smart technology solutions for real-time space availability.
- ✓ Explore shuttle or micro-transit options to reduce downtown congestion and improve accessibility.
- ✓ Secure funding for a bypass or alternative access routes to alleviate traffic bottlenecks.

5. Placemaking & Public Space Enhancements

- ✓ Invest in new public gathering spaces, parks, and plazas to enhance community interaction.
- ✓ Support arts and cultural programming to strengthen Dahlonega’s identity as a creative and historic hub.
- ✓ Improve wayfinding and downtown beautification efforts to enhance the visitor experience and local pride.

OPPORTUNITY HIGHLIGHTS

- Downtown infill
- Vacant land in residential and Planned Unit Development zones
- Utilization of recently vacated medical building
- Pocket park/ trail development

Threats (External Risks & Challenges)

1. Unmanaged Growth & Development Pressures

- △ Rapid development without infrastructure investment could strain city services and diminish Dahlonega’s character.
- △ Resistance to smart growth strategies may lead to continued housing shortages and workforce retention issues.
- △ UNG’s continued expansion into city-owned land may create further community tensions.

2. Economic Vulnerability

- △ Heavy reliance on tourism means economic downturns, pandemics, or shifts in travel behavior could impact local businesses.
- △ Rising real estate values could push out local businesses, replacing them with national chains and eroding local character.

3. Infrastructure Risks

- △ Aging infrastructure, if left unaddressed, could lead to costly failures in water, sewer, and stormwater systems.
- △ Limited road capacity and traffic congestion may worsen, frustrating residents and visitors alike.

4. Environmental & Natural Resource Challenges

- △ Climate change and extreme weather events could lead to increased flooding risks, making stormwater upgrades urgent.
- △ Increased development pressure may impact natural resources and greenspaces, reducing the environmental appeal of Dahlonega.



SWOT Analysis

Dahlonega, Georgia: Revitalization Target Area

STRENGTHS

- **Historic Character & Vibrant Downtown**
- **University of North Georgia (UNG) as an Anchor Institution**
- **Walkability & Compact Urban Form**
- **Natural Assets & Outdoor Recreation**
- **Engaged & Passionate Community**

WEAKNESSES

- **Housing Affordability & Workforce Retention Issues**
- **Infrastructure Constraints**
- **Traffic Congestion & Transportation Limitations**
- **Economic Over-Reliance on Tourism**
- **Planning & Growth Management Challenges**

OPPORTUNITIES

- **Workforce Housing Strategies**
- **Infrastructure Modernization**
- **Economic Diversification**
- **Transportation & Mobility Solutions**
- **Placemaking & Public Space Enhancements**

THREATS

- **Unmanaged Growth & Development Pressures**
- **Economic Vulnerability**
- **Infrastructure Risks**
- **Environmental & Natural Resource Challenges**



Community Priorities

| Action Plan

The following community-driven priorities emerged as key focus areas for revitalization efforts.

By acting on these opportunities while mitigating potential risks, Dahlonega can position itself for sustained prosperity and community-driven revitalization.

- ✓ **Balance growth with preservation** – Develop policies that support smart, sustainable development without compromising the town’s historic character.
- ✓ Work with UNG to create a balanced development plan that accommodates university growth without displacing residents or businesses.
- ✓ Ensure new development aligns with community values, supporting a mix of housing, retail, and public spaces.

- ✓ **Prioritize infrastructure investments** – Address water/sewer and transportation challenges to sustain long-term growth.
- ✓ Upgrade stormwater and sewer infrastructure to ensure long-term sustainability and reduce flooding risks.
- ✓ Optimize waste management to reduce damage from heavy trucks on local roads.
- ✓ Continue working with GDOT to improve safety and congestion concerns along major thoroughfares.



Community Priorities

| Action Plan

- ✓ **Diversify the economy** – Reduce dependence on tourism by attracting year-round businesses and professional industries.
 - ✓ Support local businesses beyond tourism by encouraging economic diversification and entrepreneurship programs.

- ✓ **Enhance affordability & workforce housing** – Ensure that local employees and young professionals can afford to live in Dahlonega.
 - ✓ Reassess short-term rental regulations to balance tourism demand with long-term housing needs.
 - ✓ Develop a workforce housing strategy that allows for diverse housing types, including townhomes, small apartments, and mixed-use developments in designated areas.

- ✓ **Improve mobility & accessibility** – Expand walkability, bike paths, parking solutions, and alternative transportation options.
 - ✓ Improve pedestrian-friendly downtown street design, including wider sidewalks, street trees, and enhanced crosswalks.
 - ✓ Enhance alternative transportation options, such as shuttles, park-and-ride lots, and bike-friendly infrastructure.
 - ✓ Improve downtown parking solutions with better signage, technology (apps for parking availability), and potential expansion of facilities.
 - ✓ Develop a plan for alternative access routes into downtown to alleviate congestion.
 - ✓ Develop new public spaces, such as plazas, pocket parks, and outdoor gathering areas.





KB | ADVISORY GROUP

KB Advisory Group provides real estate and economic development consulting services to cities, counties, developers, community districts, nonprofits, and design firms across Georgia and the Southeast.

KB understands the powerful connection between planning, real estate, and economic development and leverages unique community assets while building consensus around community goals for growth and progress.

Over the firm’s 20+ year history, KB has performed dozens of housing studies for cities, counties, public agencies, and community improvement districts, creating detailed plans for these local entities with comprehensive strategies and actionable tasks.

404.845.3550

www.kbagroup.com

TERMS and LIMITING CONDITIONS

Accuracy of Report: Every reasonable effort has been made to ensure that the data developed in this assignment reflect the most accurate and timely information possible and is believed to be reliable. This consulting assignment was based on estimates, assumptions, and other information developed by **KB Advisory Group** (“**KB**”) from its independent research efforts, general industry knowledge, and consultations with the client for this assignment and its representatives. No responsibility is assumed for inaccuracies in reporting by the client, its agents or representatives, or any other data source used in preparing or presenting this study. The research and reports are based on information that is current as of the date of this report. **KB** assumes no responsibility for updating the information after the date of this report. The research may contain prospective financial information, estimates, or opinions that represent our view of reasonable expectations at a particular point in time. However, such information, estimates, or opinions are not offered as predictions or assurances that a specific outcome will occur. Actual results achieved during the period covered by our prospective analysis may vary from those described in our research and report, and variations may be material. Therefore, no warranty or representation is made by **KB** that any of the projected values or results contained in the work product from this assignment will be achieved.

Usage of Report: The research product may not be used, in whole or in part, in any public or private offering of securities or other similar purposes by the client without first obtaining the prior written consent of **KB Advisory Group**.





Ordinances and Resolutions

DATE: 3/17/2025
TITLE: Deannexation Application
PRESENTED BY: Doug Parks, City Attorney
PRIORITY: Strategic Priority - Communication

AGENDA ITEM DESCRIPTION

A deannexation application was filed with the City by the Community Helping Place (CHP) on January 30, 2025. The application pertains to their properties located at 1127 Highway 52 East A and 75 Rock House Road. In response certain documents described in the section below have been prepared for your review.

HISTORY/PAST ACTION

Several discussions have occurred regarding the fact that the CHP properties contain building construction subject to the regulations of the City of Dahlonega as the properties are within the city limits. Through mistake however, the construction subject to city regulations was permitted by the Lumpkin County building inspection department. Since the two regulatory frameworks are different, CHP has requested that these properties be removed from the jurisdiction of the City. In response to the application our office has developed a schedule of actions and the dates upon which those actions should occur in order to effectuate the deannexation (Attachment A). Additionally, we have drafted a proposed ordinance for Lumpkin County (Attachment B) to coincide with the terms of our proposed City of Dahlonega ordinance (Attachment C).

FINANCIAL IMPACT

None.

RECOMMENDATION

Approval of the ordinance on the scheduled date.

SUGGESTED MOTIONS

Discussion only at the work session. Adoption of the ordinance at the April council meeting assuming all precedent actions by Lumpkin County occur.

Proposed SCHEDULE for Deannexation and Zoning Application
Tax Parcel # 078 110 and # 078 189 re: Community Helping Place

Sequence	Action	Date and Time	Location
Step 1:	<u>Applicant</u> submits deannexation application to City	January 30, 2025	City of Dahlonega Community Development Department via CPL staff <i>with copy to City Attorney</i>
Step 2:	<u>Applicant</u> sends letter to City and County Attys enclosing copy of the deannexation application, along with a request for the County's consent, request to be added to the next agendas, and also request to county for permission to file its land use permit application	TBD (_____.)	Lumpkin County Attorney and City Attorney's Offices
Step 3:	<u>County and City staff</u> add deannexation application and Applicant's requests/proposed resolutions to the next meeting Agendas	TBD (Fri.)	Lumpkin County Manager's Office and City Manager's Office
Step 4:	<u>County Commissioners</u> consider Applicant's request for consent to deannexation of Property from City at County Work Session mtg	4:00pm March 4th (Tues.)	Lumpkin County Administration Building Commissioners Boardroom 99 Hill St Suite E Dahlonega, GA 30533
Step 5:	<u>City Council</u> considers Applicant's application for deannexation at City Work Session meeting	4:00pm March 17th (Mon.)	City Hall 465 Riley Road Dahlonega, GA 30533
Step 6:	<u>County Commissioners</u> vote on proposed deannexation Resolution and request to submit Land Use Permit Application after second work session at 4:00 p.m.	6:00pm March 18th (Tues..)	Lumpkin County Administration Building Meeting Room 99 Hill St Suite E Dahlonega, GA 30533
Step 7:	<u>Applicant</u> submits Land Use Permit Application to County Planning Dept. by filing deadline Note: This step may not be necessary dependent upon county regs.	Before 4:00pm March 19th (Mon.)	Lumpkin County Planning Dept.
Step 8:	<u>City Council</u> votes on proposed deannexation Resolution	6:00 April 7th (Mon.)	City Hall Building 465 Riley Road Dahlonega, GA 30533
Step 9:	<u>City Community Development Department</u> sends Notice via FedEx to Dept. of Comm. Affairs and to Lumpkin County Attorney, with copy to County Planning Dept. if deannexation Resolution is approved by City; or <u>Applicant</u> withdraws Land Use Permit Application if deannexation application is denied.	April 11th (Fri.)	
Step 10:	<u>County Planning Dept.</u> has Legal Ad Published and Notices to Owners re: Land Use Permit Application and posts sign on Property. Note: This step may not be necessary dependent upon county regs.	TBD (Wed.)	The Dahlonega Nugget and Lumpkin County Planning Department
Step 11:	County Planning Commission considers Land Use Permit Application at Public Hearing/Meeting Note: This step may not be necessary dependent upon county regs.	TBD (Mon.)	Planning Commission Meeting Room/Kelley Bldg. 342 Courthouse Hill Ste.A Dahlonega, GA 30533
Step 12:	County Commissioners consider Applicant's Land Use Permit Application at Work Session Meeting Note: This step may not be necessary dependent upon county regs.	6:00pm TBD (Tues.)	Lumpkin County Administration Building Commissioners Boardroom 99 Hill St Suite E Dahlonega, GA 30533

Step 13:	County Commissioners vote on proposed Resolution for land use for Property Note: This step may not be necessary dependent upon county regs.	6:00pm TBD (Tues.)	Lumpkin County Administration Building Meeting Room 99 Hill St Suite E Dahlonega, GA 30533
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**STATE OF GEORGIA
COUNTY OF LUMPKIN**

LUMPKIN COUNTY RESOLUTION NO. 2025-__

A RESOLUTION OF THE LUMPKIN COUNTY BOARD OF COMMISSIONERS CONSENTING TO THE DEANNEXATION OF CERTAIN PROPERTY OWNED BY COMMUNITY HELPING PLACE, INC. (“CHP”) CURRENTLY LOCATED WITHIN THE CITY LIMITS OF THE CITY OF DAHLONEGA (“PROPERTY”) PURSUANT TO O.C.G.A. § 36-36-22; DESIGNATING A CHARACTER AREA FOR THE PROPERTY AND CLASSIFYING THE USE OF THE PROPERTY; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the CHP, (the “Owner”) is the sole landowner of certain parcels of property, consisting of 3.73 +/- acres, more or less, currently located within the city limits of the City of Dahlonega, the address of said properties being 1127 Highway 52 East Dahlonega, GA 30533, which is identified as Tax Parcel 078 110, and 75 Rock House Road, Dahlonega, Georgia, which is identified as Tax Parcel 078 189 (“Property”); and

WHEREAS, a complete legal description of the Property is more fully set forth hereinbelow; and on January 30, 2025, the Lumpkin County attorney received a copy of a written and signed deannexation application from Joey Homans, attorney, as representative for the Owner (the “Application”) submitted to the City of Dahlonega, which Application contained a complete description of the lands to be deannexed; and

WHEREAS, O.C.G.A. § 36-36-22 grants the City of Dahlonega authority to accept an application for deannexation upon the written and signed application of all of the owners of all of the land proposed to be deannexed; and

WHEREAS, O.C.G.A. § 36-36-22 grants the City of Dahlonega authority to pass an ordinance to complete the deannexation of land upon the adoption of a resolution by the governing authority of the county in which such property is located consenting to such deannexation; in this case, the applicable county is Lumpkin County, Georgia; and

WHEREAS, the Board of Commissioners of Lumpkin County, Georgia is granted authority pursuant to O.C.G.A. § 36-36-22 to consent to the deannexation of the Property; and

WHEREAS, the Board of Commissioners of Lumpkin County, Georgia, has determined that it is in the best interests of the county to consent to the deannexation of the Property; and

WHEREAS, accordingly, as a part of the deannexation, the Board of Commissioners of Lumpkin County, Georgia has deemed it appropriate to designate the character area of the property and classify the current use of the property under the county's land use code;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF LUMPKIN COUNTY, GEORGIA AND IT IS HEREBY RESOLVED:

Section I

A more particular description of the Property is described as follows:

See Exhibits A, Exhibit B-1 and Exhibit B-2

Section II

The Board of Commissioners of Lumpkin County, Georgia hereby consents to the request of CHP to deannex the Property currently located within the city limits of the City of Dahlonega, Georgia pursuant to O.C.G.A. § 36-36-22, and, upon receipt of this Resolution by Lumpkin County, Georgia consenting to the deannexation of the Property, the City of Dahlonega may adopt an ordinance providing for the following: that the Property is deannexed, that the Property ceases to constitute a part of the lands within the city limits of the City of Dahlonega, and that an identification of the Property be filed by the City of Dahlonega with the Georgia Department of Community Affairs.

Section III

The Property shall be, and is hereby, characterized and designated on the County's character area map as Neighborhood Village Centers, which is a General Development Character Area.

The current use on Parcel 078 189 shall be, and is hereby, classified as 'Medical & Related Services'.

The current use on Parcel 078 110 shall be, and is hereby, classified as 'General Retail (Extensive)', which shall be recognized and considered as a nonconforming use under the Land Use Code of Lumpkin County, Georgia.

Section IV

This Resolution shall become effective upon its approval by the Board of Commissioners.

BE IT FURTHER RESOLVED THAT the Commissioners, County Manager and/or County Attorney(s) are authorized to sign any and all documents that may be necessary to effectuate any of the action approved and/or consented to hereinabove.

SO RESOLVED this 18th day of March, 2025.

**LUMPKIN COUNTY BOARD OF
COMMISSIONERS**

Chris Dockery, Chairman

This is to certify that I am the Lumpkin County Clerk. As such, I keep its official records, including its Minutes. In that capacity, my signature below certifies this Resolution was adopted as stated and will be recorded in the Official Minutes.

ATTEST:

Melissa Witcher, Clerk

EXHIBIT A

LEGAL DESCRIPTION

1) Tax Parcel Number 078 110

All that tract or parcel of land lying and being in Land Lot 1132 or the 12th District, 1st Section of Lumpkin County, Georgia, consisting of 1.21 acres, more or less, together with all improvements located thereon, and being more particularly set out on a plat of survey dated October 10, 1991, prepared for Mike McKendree by Owen Patton, Georgia Registered Land Surveyor. This plat is recorded in Plat Book 24, Page 29, Lumpkin County Records, and is incorporated herein by reference for a more detailed description.

2) Tax Parcel Number 078 189

All that Tract or parcel of land lying and being in Land Lots 1103 & 1132 of the 12th District, 1st Section of Lumpkin County, Georgia, and being more particularly described as commencing at the Point of Beginning, being the intersection of the north line of land lot 1132 of the 12th District, 1st Section of Lumpkin County, Georgia and the western edge of the right of way of Rock House Road, thence South 32°06'56" West, a distance of 418.20 feet along the right of way of Rock House Road; thence North 57°20'08" West, a distance of 161.57 feet to the beginning of a curve tangent to said line; thence northwesterly and northerly a distance of 318.21 feet along the curve concave to the northeast, having a radius of 310.00 feet and a central angle of 58°48'50" and a cord bearing of North 27°55'43" West and distance of 304.43 feet; thence North 01°28'42" East tangent to said curve, a distance of 2.38 feet to the north line of land lot 1103 of the 12th district 1st section; thence South 89°31'54" East, a distance of 82.19 feet to the common corner on the north side of land lots 1103 and 1132; thence South 89°29'53" East, a distance of 418.69 feet along the north line of land lot 1132 to the Point of Beginning. Containing 2.5214 Acres, more or less.

EXHIBIT B-1

LEGEND:

- L.L.L. - LAND LOT LINE
- BC.M.S. - CONC. MONUMENT FOUND
- ⊙ I.R. - IRON PIN FOUND
- ⊙ I.R. - IRON PIN SET
- R/W - RIGHT-OF-WAY
- E - PROPERTY LINE
- C - CENTER LINE
- - POWER LINE
- - TELEPHONE POLE
- ⚡ - ELEC. POWER LINE
- O.C.T.S. - CRIMPED TOP PIN SET



NOTES:

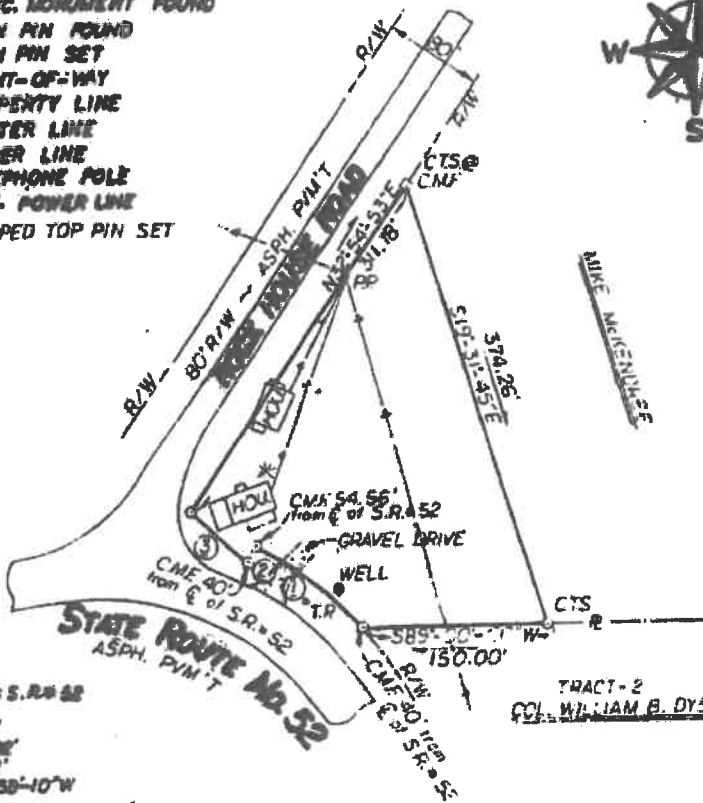
THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA.

AREA: 1.21 ACRES

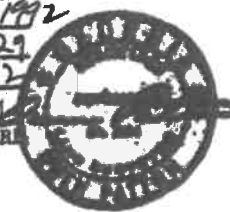
EQUIPMENT USED: TOPCON G.T.S.-2

THIS PLAT IS SUBJECT TO ALL EASEMENTS.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 404,424.0 FEET.



GEORGIA, LUMPKIN COUNTY
CLERK'S OFFICE SUPERIOR COURT
For 3:10 P. Feb. 27, 1992
Plat 27 Sub 29
Book 27 Page 92
Edward E. Tucker
EDWARD E. TUCKER, CLERK



NOTE: No further Planning Commission approval required at this time. However, the structure marked with an asterisk () known as the 'Book House Store', is not to be used as a residence.*

SURVEY FOR: Mike McKendree 2/27/92

MIKE MCKENDREE

LOCATED IN:

LAND LOTS - 1132
12TH DISTRICT - 1ST SECTION
LUMPKIN COUNTY, GEORGIA

- ALONG R/W OF S.R. 52
- ① R=231.85' ARC=113.02' CH=112.32' N53°30'10"W
 - ② S 23°37'24"W — 14.56'
 - ③ N 49°52'13"W — 62.92'

TRACT - 2
COL. WILLIAM B. DYER

PREPARED BY:
PATTON - PATTON INC.
MEMBER OF GEORGIA LAND SURVEYORS
817 SHALLOFORD ROAD
CARROLLTON, GEORGIA
(404) 835-6222

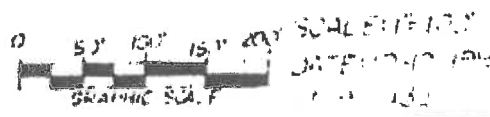
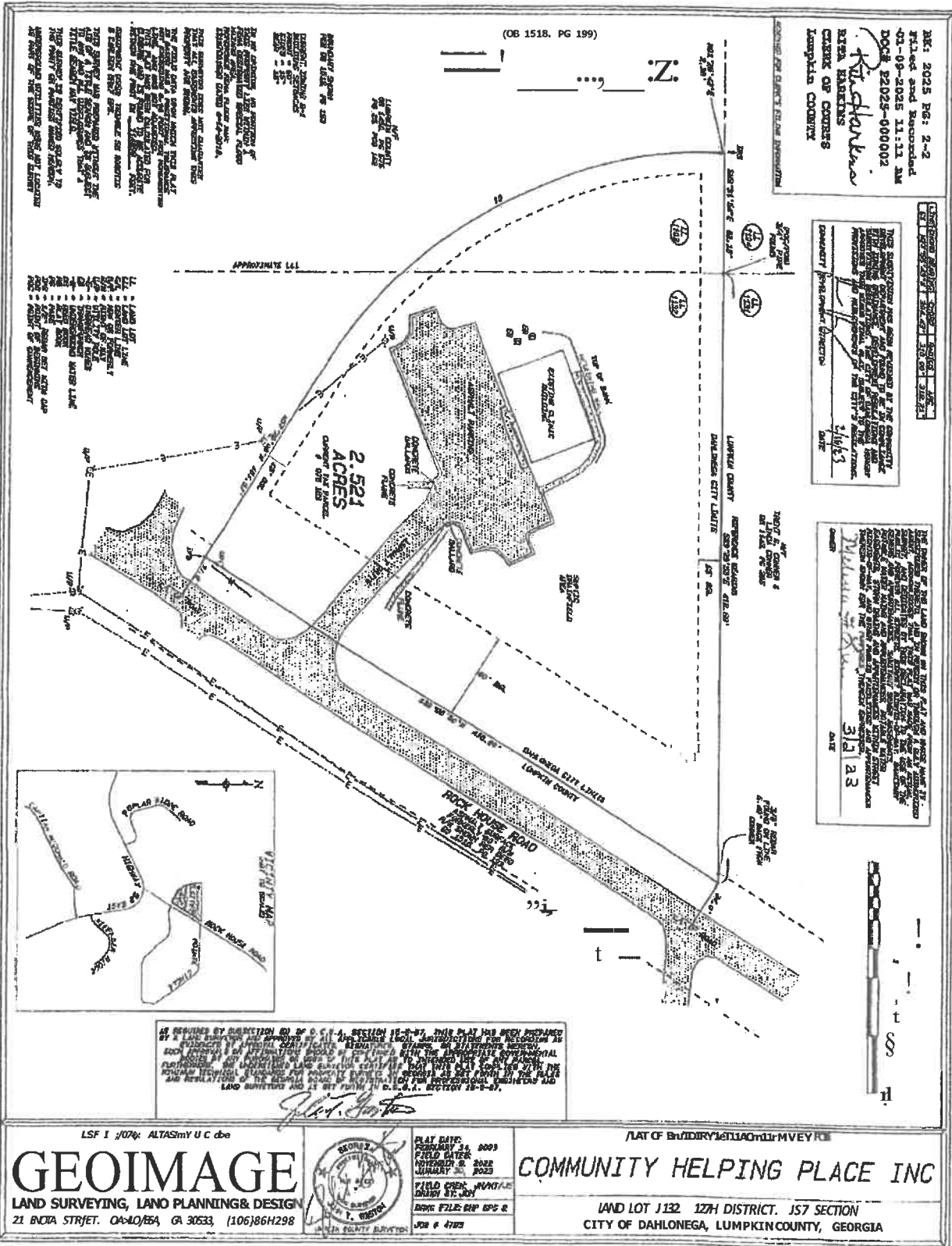


Exhibit B-2



DATE: 2025 FEB: 2-2
 FILED and Recorded
 01-09-2025 11:11 AM
 DOC# E2025-000002
R. Chapman
 AREA SURVEYOR
 CLERK OF COURTS
 LUMPKIN COUNTY

THIS SURVEY WAS MADE PURSUANT TO THE COMPASS BEARING AND DISTANCE METHOD OF SURVEYING AS PROVIDED IN SECTION 17-2-1 OF THE GEORGIA SURVEYING AND MAPPING ACT OF 2002 AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING OF THE STATE OF GEORGIA. THE SURVEYOR HAS REVIEWED THE TITLE RECORDS OF THE CITY OF DAHLONEGA AND HAS FOUND NO RECORDS THAT AFFECT THE SURVEYED PARCEL.

DATE: 2/16/23

THE OWNER OF THE LAND SHOWN ON THIS PLAT HAS PROMISED ME THAT HE OR SHE HAS A CLEAR TITLE TO THE LAND SHOWN ON THIS PLAT AND THAT HE OR SHE HAS THE RIGHT TO CONVEY THE SAME TO ME. I HAVE REVIEWED THE TITLE RECORDS OF THE CITY OF DAHLONEGA AND HAVE FOUND NO RECORDS THAT AFFECT THE SURVEYED PARCEL.

DATE: 3/1/23

AS REQUIRED BY SUBSECTION 17-2-1 OF THE GEORGIA SURVEYING AND MAPPING ACT OF 2002, THIS PLAT HAS BEEN REVIEWED BY A LICENSED SURVEYOR AND APPROVED FOR RECORDATION AS SHOWN ON THIS PLAT. THE SURVEYOR HAS REVIEWED THE TITLE RECORDS OF THE CITY OF DAHLONEGA AND HAS FOUND NO RECORDS THAT AFFECT THE SURVEYED PARCEL.

John W. Gibson

LSF 1 /079: ALTASmY U C dba
GEOIMAGE
 LAND SURVEYING, LAND PLANNING & DESIGN
 21 BNOIA STREET, OAKDOLBY, GA 30533, (106)864298



PLAT DATE: FEBRUARY 24, 2009
 FIELD GATES: NOVEMBER 8, 2022
 JOURNAL # 2022
 FIELD CHECK: JUNE 15, 2023
 DRAWN BY: JOY
 DATE: FEB 24, 2009
 JOB # 4782

PLAT OF BOUNDARY LINES FOR
COMMUNITY HELPING PLACE INC
 LAND LOT 132 12TH DISTRICT 157 SECTION
 CITY OF DAHLONEGA, LUMPKIN COUNTY, GEORGIA

ORDINANCE 2025-3

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DAHLONEGA TO ACCEPT THE APPLICATION OF COMMUNITY HELPING PLACE ("CHP") TO DEANNEX CERTAIN PROPERTY CURRENTLY LOCATED WITHIN THE CITY LIMITS OF THE CITY OF DAHLONEGA ("PROPERTY") PURSUANT TO O.C.G.A. § 36-36-22; TO ACKNOWLEDGE RECEIPT OF THE RESOLUTION BY LUMPKIN COUNTY, GEORGIA CONSENTING TO THE DEANNEXATION OF THE PROPERTY; TO DEANNEX SAID PROPERTY; TO CONFIRM THAT SAID PROPERTY CEASES TO CONSTITUTE A PART OF THE LANDS WITHIN THE CITY LIMITS OF THE CITY OF DAHLONEGA; TO INSTRUCT THAT AN IDENTIFICATION OF THE PROPERTY BE FILED BY THE CITY OF DAHLONEGA WITH THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, Community Helping Place, Inc. ("CHP") is the sole landowner of certain pieces of property, consisting of 3.73 +/- acres, more or less, currently located within the city limits of the City of Dahlonega, the addresses of said properties being 1127 Highway 52 East (A) and 75 Rock House Road, Dahlonega, Georgia 30533 ("Property"); and

WHEREAS, a complete legal description of the Property is more fully set forth hereinbelow; and

WHEREAS, on January 30, 2025, the City of Dahlonega received a written and signed deannexation application from Joey Homans, as legal representative for the Owner (the "Application"), which Application contained a complete description of the lands to be deannexed by the City of Dahlonega following the deannexation hearings, if approved; and

WHEREAS, O.C.G.A. § 36-36-22 grants the City of Dahlonega authority to accept an application for deannexation upon the written and signed application of all of the owners of all of the land proposed to be deannexed; and

WHEREAS, O.C.G.A. § 36-36-22 grants the City of Dahlonega authority to pass an ordinance to complete the deannexation of land upon the adoption of a resolution by the governing authority of the county in which such property is located consenting to such deannexation; in this case, the applicable county is Lumpkin County, Georgia; and

WHEREAS, the City of Dahlonega is in receipt of a resolution by Lumpkin County dated March 18, 2025, consenting to the deannexation of the Property requested in CHP's Application;

NOW, THEREFORE, BE IT RESOLVED AND IT IS HEREBY ORDAINED BY THE AUTHORITY OF THE GOVERNING BODY FOR THE CITY OF DAHLONEGA AS FOLLOWS:

Section I

The City Council of the City of Dahlonega hereby accepts the application of CHP to deannex that certain defined Property currently located within the city limits of the City of Dahlonega, Georgia pursuant to O.C.G.A. § 36-36-22 and hereby acknowledge receipt of a resolution by Lumpkin County, Georgia consenting to the deannexation of the Property.

Section II

That from and after the passage of this Ordinance the following described lands are and shall be deannexed from the existing corporate limits of the City of Dahlonega, Georgia, so that said lands shall cease to constitute a part of the land within the corporate limits of the City of Dahlonega, Georgia, as fully and completely as if the limits had been so defined by the General Assembly of Georgia.

Legal Description

See Exhibits A, B-1 and B-2

Section III

The Community Development Department of the City of Dahlonega is directed to make and file with the Department of Community Affairs of the State of Georgia a certified copy of this Ordinance together with a plat describing lands deannexed from the City of Dahlonega by this Ordinance.

Section IV

All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

Section V

If any portion of this Ordinance shall be held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect or impair the remaining portions unless it clearly appears that such other parts are wholly and necessarily dependent upon the part held to be invalid or unconstitutional.

Section VI

The effective date of this Ordinance shall be date of approval/adoption by the governing body of the City of Dahlonega, Georgia.

BE IT FURTHER RESOLVED THAT the Mayor, City Manager and/or City Attorney are authorized to sign any and all documents that may be necessary to effectuate the deannexation of the Property.

Adopted this ____ day of March, 2025.

JoAnne Taylor, Mayor

This is to certify that I am City Clerk of the City of Dahlonega. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this resolution was adopted as stated and will be recorded in the official minutes.

ATTEST:

Rhonda Hansard, City Clerk

EXHIBIT A

LEGAL DESCRIPTION

1) Tax Parcel Number 078 110

All that tract or parcel of land lying and being in Land Lot 1132 or the 12th District, 1st Section of Lumpkin County, Georgia, consisting of 1.21 acres, more or less, together with all improvements located thereon, and being more particularly set out on a plat of survey dated October 10, 1991, prepared for Mike McKendree by Owen Patton, Georgia Registered Land Surveyor. This plat is recorded in Plat Book 24, Page 29, Lumpkin County Records, and is incorporated herein by reference for a more detailed description.

2) Tax Parcel Number 078 189

All that Tract or parcel of land lying and being in Land Lots 1103 & 1132 of the 12th District, 1st Section of Lumpkin County, Georgia, and being more particularly described as commencing at the Point of Beginning, being the intersection of the north line of land lot 1132 of the 12th District, 1st Section of Lumpkin County, Georgia and the western edge of the right of way of Rock House Road, thence South 32°06'56" West, a distance of 418.20 feet along the right of way of Rock House Road; thence North 57°20'08" West, a distance of 161.57 feet to the beginning of a curve tangent to said line; thence northwesterly and northerly a distance of 318.21 feet along the curve concave to the northeast, having a radius of 310.00 feet and a central angle of 58°48'50" and a cord bearing of North 27°55'43" West and distance of 304.43 feet; thence North 01°28'42" East tangent to said curve, a distance of 2.38 feet to the north line of land lot 1103 of the 12th district 1st section; thence South 89°31'54" East, a distance of 82.19 feet to the common corner on the north side of land lots 1103 and 1132; thence South 89°29'53" East, a distance of 418.69 feet along the north line of land lot 1132 to the Point of Beginning. Containing 2.5214 Acres, more or less.

EXHIBIT B-1

LEGEND:

- L.L.L. - LAND LOT LINE
- C.M.F. - CONC. MONUMENT FOUND
- I.P.F. - IRON PIN FOUND
- ⊙ I.P.S. - IRON PIN SET
- R/W - RIGHT-OF-WAY
- E - PROPERTY LINE
- C - CENTER LINE
- P - POWER LINE
- T.R. - TELEPHONE POLE
- 4 — ELEC. POWER LINE
- C.T.S. - CRIMPED TOP PIN SET



NOTES:

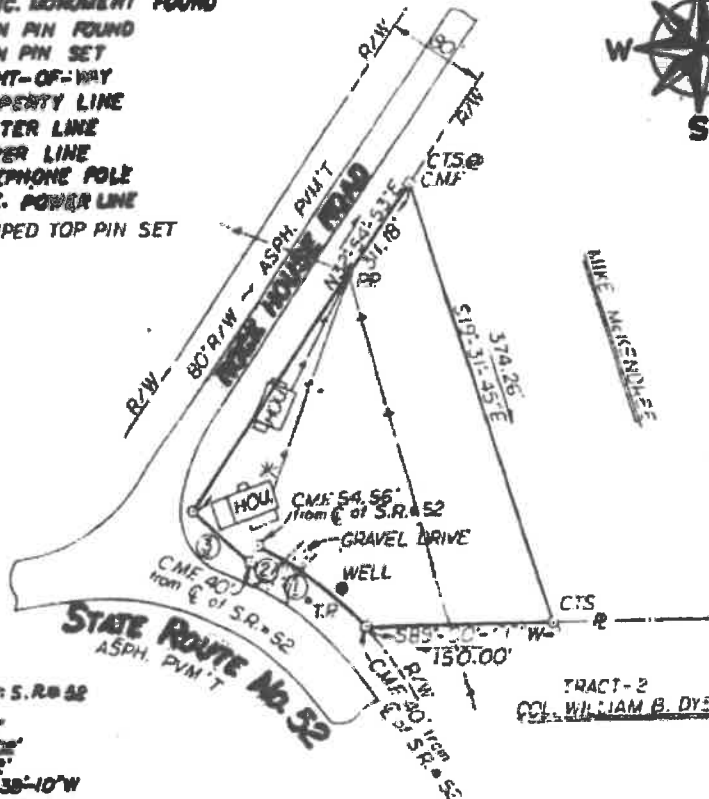
THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA.

AREA: 1.21 ACRES

EQUIPMENT USED: TOPCON G.T.S.-2

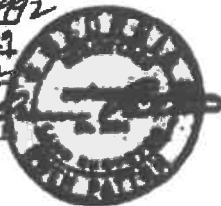
THIS PLAT IS SUBJECT TO ALL EASEMENTS.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 404,424.0 FEET.



GEORGIA, LUMPKIN COUNTY
CLERK'S OFFICE SUPERIOR COURT

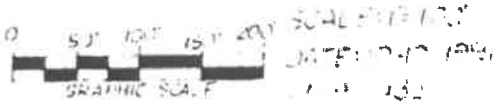
For 3:10 P.M. Feb. 27, 1992
 Received plat Sub 24 Reg. 29
 On 27th day of Feb 1992
 Edward E. Tucker, Clerk

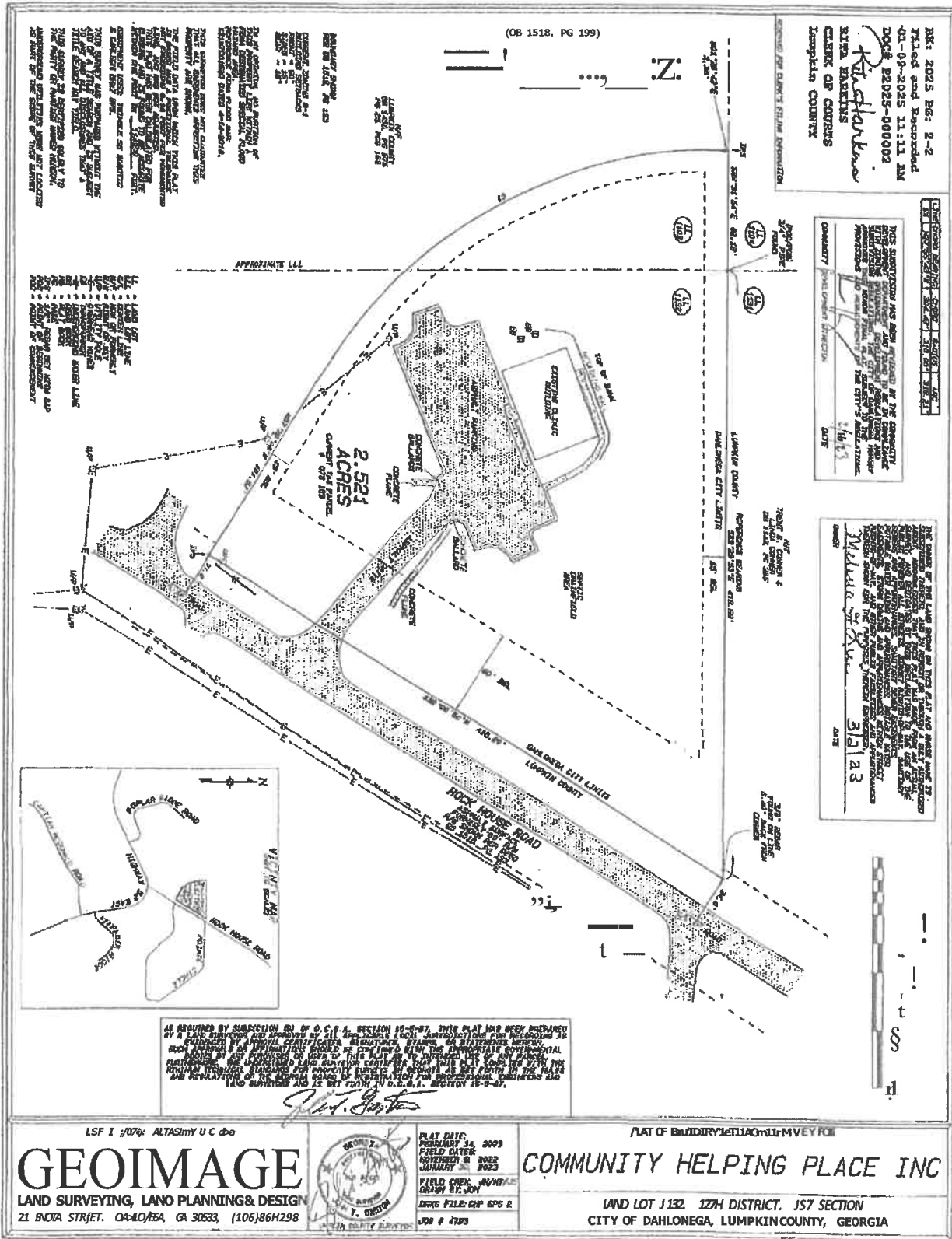


Note: No further Planning Commission approval required at this time. However, the structure marked with an asterisk (*), known as the Rock House Store, is not to be used as a residence.
 SURVEY FOR: Point of Sale 2/27/92

MIKE MCKENDREE
 LOCATED IN:
 LAND LOTS-1132
 12TH DISTRICT - 1ST SECTION
 LUMPKIN COUNTY, GEORGIA

PREPARED BY:
PATTON - PATTON INC.
 REGISTERED GEORGIA LAND SURVEYOR
 627 SHALLOFORD ROAD
 GAINESVILLE, GEORGIA
 (706) 535-6422







City Council Agenda Memo

DATE: March 3, 2025
TITLE: Change to Open Container Footprint for the Downtown Development Authority's First Friday Concert Series 2025
PRESENTED BY: Doug Parks, City Attorney, Ariel Alexander, Downtown Development Director

AGENDA ITEM DESCRIPTION

Proposal to suspend the enforcement of open containers in a specific area at the DDA/Main Street First Friday Concerts so that attendees may carry their alcoholic beverages in the proposed location for the dates of May 2, June 6, July 4, August 1, September 5, and October 3, 2025, from 4:00 p.m. to 9:00 p.m.

HISTORY/PAST ACTION

None.

FINANCIAL IMPACT

None.

RECOMMENDATION

Staff recommends allowing the suspension of the appropriate ordinances for this event.

SUGGESTED MOTIONS

I make a motion to suspend enforcement of the open container laws of the City of Dahlonega, including but not limited to the following: The Code of the City of Dahlonega, Georgia, Chapter 22, Article II, Section 22- 32, Section 22-33, Section 22-34, Section 22-35, within the geographical area set aside for alcohol sales and consumption within that certain boundary designated by the Downtown Development Authority for the First Friday Concert Series, the duration of the suspension to run concurrently with each event date and time.

ATTACHMENTS

First Friday Concert Series Event Map

Downtown Development Authority & Main Street Program First Friday Concert Series Open Container Boundary

May 2, June 6, July 4, August 1, September 5, October 3, 2025,
from 4:00 P.M. to 9:00 P.M.



STATE OF GEORGIA
COUNTY OF LUMPKIN

INTERGOVERNMENTAL AGREEMENT BETWEEN LUMPKIN COUNTY AND THE CITY OF DAHLONEGA RELATING TO THE 2025 MUNICIPAL ELECTION FOR THE CITY OF DAHLONEGA

THIS AGREEMENT TO CONDUCT MUNICIPAL ELECTIONS PURSUANT TO GEORGIA ELECTION CODE SECTION 21-2-45(c) (the "Agreement") is made and entered into by and between **CITY OF DAHLONEGA, GEORGIA**, a municipal corporation organized and existing under the laws of the State of Georgia (hereinafter referred to as the "City"), and **LUMPKIN COUNTY, GEORGIA**, a political subdivision of the State of Georgia (hereinafter referred to as the "County"). This Agreement is joined by the Lumpkin County Board of Elections and Registration to the fullest extent required by the laws of the State of Georgia.

WITNESSETH:

WHEREAS, under the provisions of the Georgia Election Code, particularly Section 21-2-45(c) thereof, the City may by ordinance authorize the County to conduct such elections as the City deems necessary and expedient, and the City has previously adopted such an ordinance; and

WHEREAS, the City desires to contract with County, subject to the approval of the Lumpkin County Board of Elections and Registration, to conduct the 2025 General Municipal Election to be held on November 4th, 2025; and

WHEREAS, the City has authorized the Mayor and Clerk to enter into this Agreement with the County, and the County has agreed to conduct and supervise the 2025 General Municipal Election to be held on November 4th, 2025 for the City upon the terms and conditions hereinafter set forth; and

WHEREAS, this Agreement was presented and approved at meetings of the governing authorities of both the County and the City pursuant to lawful and duly given notice as required by O.C.G.A. 50-14-1 et seq.

NOW, THEREFORE, in consideration of the mutual promises, covenants and undertakings of the parties hereto the City and County agree as follows:

1.

With respect to the 2025 Municipal General Election to be held November 4th, 2025, the Lumpkin County Board of Elections and Registration shall conduct the election for the City at the Office of the Lumpkin County Board of Elections and Registration as the fixed polling place as determined by the Lumpkin County Board of Elections and Registration.

2.

The Lumpkin County Board of Elections and Registration shall perform all duties as set forth and labeled as “County” in Exhibit A attached hereto and incorporated herein by reference. The Lumpkin County Board of Elections and Registration shall determine the procedures and mechanisms used in carrying out all duties established in Exhibit A and labeled as “County”. The City shall perform all duties as set forth and labeled as “City” in Exhibit A attached hereto and incorporated herein by reference. The City shall determine the procedures and mechanisms used in carrying out all duties established in Exhibit A and labeled as “City.”

3.

The City shall reimburse the County for the expenses incurred by the County and its Board of Elections and Registration associated with the 2025 Municipal General Election and to be held on November 4th, 2025, including, without limitation, the compensation of time and required trainings of the County Elections Manager, the Elections Technician, Board of Elections Members, and all poll workers, and the cost of materials and supplies needed to conduct said election. Such expenses shall be submitted to the City within sixty (60) days of the conclusion of the election covered by this agreement, and such expenses shall be paid by the City within thirty (30) days of the date of such invoice.

4.

As a part of the duties of the Lumpkin County Board of Elections and Registration, it shall perform all duties as superintendent of elections for the City during the term of this agreement; provided however, that the Lumpkin County Board of Elections and Registration shall have no responsibility hereunder with respect to the matters specifically reserved to the City in Exhibit A.

5.

The County shall not be responsible for the furnishing of any legal services in the form of legal opinion or defenses in any litigation arising by reason of the 2025 General Municipal Election; all such services shall be furnished by the City at no cost to the County.

Notwithstanding the foregoing, in the event that the Board of Elections and Registration is required to hear any challenge(s) regarding the November General Municipal Election of whatever kind (e.g. challenge to candidacy or to electors, etc.), the Board of Elections and Registration shall have the right to be advised and represented by its legal counsel, and the City

shall, within thirty (30) days of request from the Board of Elections and Registration, fully reimburse the County any and all legal fees and other costs and expenses incurred by it (through its Board of Elections and Registration) in connection with all such challenge(s). It is additionally understood and agreed that the City shall be solely responsible for obtaining preclearance, if any, required by law from the U.S. Department of Justice in connection with the 2025 General Municipal Election.

In the event the County or its Board of Elections and Registration is named in any complaint or lawsuit involving the 2025 General Municipal Election, the County or its Board of Elections and Registration shall have the right to be advised and represented by its own legal counsel, and the City shall, within thirty (30) days of request from the County or its Board of Elections and Registration, fully reimburse the County for any and all legal fees and other costs and expenses incurred by the County and its Board of Elections and Registration in connection with all such complaint or lawsuit.

6.

The Contract may be terminated by either party by giving notice to the other party, in writing, of its intent to terminate this Contract no fewer than ninety (90) days prior to the effective date of such termination. In the event of termination, any funds due to the County by the City for work performed by the Board of Elections and Registration through the date of termination shall be paid by the City no later than thirty (30) days following the date of termination of the Contract.

7.

In all events, all elections conducted for the City by the Lumpkin County Board of Elections and Registration shall be conducted in accordance with the provisions of Title 1 and Title 21 of the Official Code of Georgia Annotated and all other applicable laws.

8.

This Agreement is made between and limited to the County and City, and is not intended, and shall in no event be construed to be, for the benefit of any person or entity other than the County (and its Board of Elections and Registration) and City, and no other person or entity shall be considered a third-party beneficiary by virtue of this Agreement or otherwise entitled to enforce the terms of this Agreement for any reason whatsoever.

9.

If any term, covenant, condition or provision of this Agreement, or the application thereof to any person or circumstance, shall ever be held to be invalid or enforceable, then in each such event the remainder of this Agreement or the application of such term, covenant, condition or provision to any other person or any other circumstance (other than those as to which it shall be invalid or unenforceable) shall not be thereby affected, and each term, covenant, condition and provision hereof shall remain valid and enforceable to the fullest extent permitted by law.

IN WITNESS WHEREOF, the parties hereto have executed this instrument to be effective as of the day and year first written above.

LUMPKIN COUNTY, GEORGIA

ATTEST:

By: _____
Chris Dockery, Chairman
Lumpkin County Board of Commissioners

Melissa Witcher, County Clerk
Lumpkin County

CITY OF DAHLONEGA

ATTEST:

By: _____
JoAnne Taylor, Mayor
City of Dahlonega

Rhonda Hansard, City Clerk
City of Dahlonega

**LUMPKIN COUNTY BOARD OF
ELECTIONS AND REGISTRATION**

ATTEST:

By: _____
Mary Fullard, Chairperson
Lumpkin County Board of Elections

Ashley Peck, Supervisor of Elections
Lumpkin County Board of Elections

MUNICIPAL ELECTION STRUCTURE

PERSONNEL	AFFILIATION	DUTIES
CITY QUALIFYING OFFICER	City	Advertise All Required Qualifying Notices
CITY ATTORNEY	City	Advertise Call for Special Election to be Held in Conjunction with General Election (if applicable)
CITY ATTORNEY	City	DOJ approval for Special Election (if applicable)
CITY QUALIFYING OFFICER	City	Candidate Qualification: All candidate qualification and Ethics/Financial Filings will be the responsibility of the City. The City will provide the Board of Elections a list of all qualified candidates to be placed on the ballot.
CITY ATTORNEY	City	Special Election Ballot Wording: The City will provide the Board of Elections the wording of all special election questions to be placed on the ballot.(if applicable)
COUNTY ELECTION SUPERINTENDENT	County	Absentee Inventory/Election Supplies
	County	Design Ballot
	County	Create Ballot Database
	County	Print OS Ballots; Absentee/Provisional/Challenged
COUNTY ELECTION SUPERINTENDENT	County	Election Management System: Upload Database & Memory Cards Voting Equipment: Logic & Accuracy Procedure (L&A)
COUNTY ELECTION SUPERINTENDENT	County	Publish Logic & Accuracy Notice
COUNTY ELECTION SUPERINTENDENT	County	Order Municipal Electors List
COUNTY ELECTION SUPERINTENDENT	County	Publish Notice of Election/ Advance Voting Dates and Location
COUNTY ELECTION SUPERINTENDENT	County	Publish Notice of Computation
COUNTY ELECTION SUPERINTENDENT/ COUNTY ELECTION TECHNICIAN	County	Advance Voting: Mail
		Advance Voting: In Person (County will conduct all required Poll Worker Training)
COUNTY ELECTION SUPERINTENDENT/ COUNTY ELECTION TECHNICIAN	County	Conduct Election Day Voting – 7 A.M. – 7 P.M. (County will conduct all required Poll Worker Training)

COUNTY ELECTION SUPERINTENDENT/ COUNTY ELECTION TECHNICIAN/ VOTE REVIEW PANEL	County	Tabulate Votes – ABS/In-Person Early/Election Day/Provisional
COUNTY ELECTION SUPERINTENDENT	County	Election Consolidation / Certification/Notice to Appropriate Entity of all Special Election Results

Exhibit A