

May 12, 2026

Library

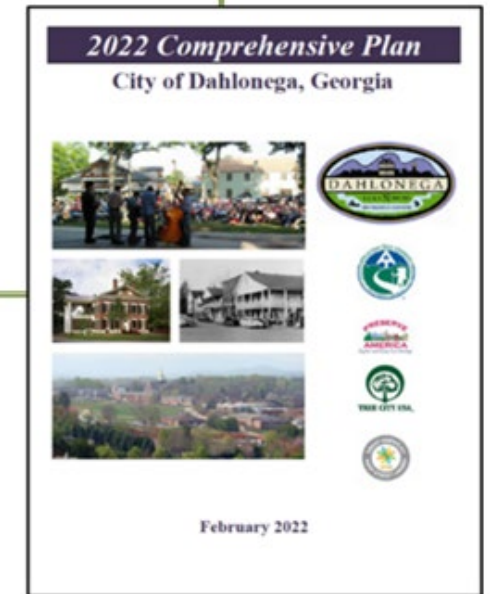
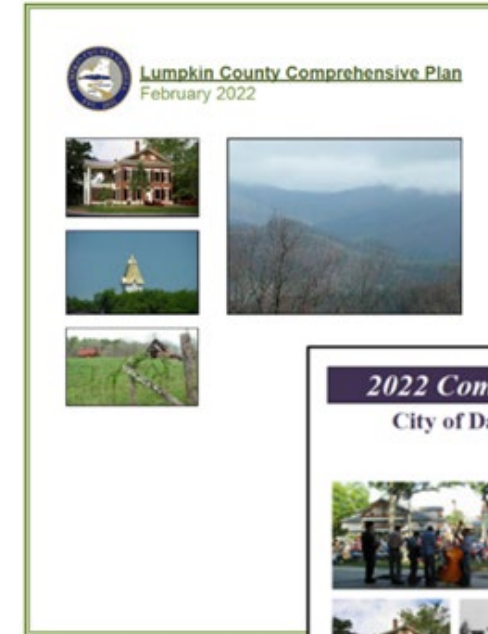
LUMPKIN COUNTY / DAHLONEGA 2026 PLAN UPDATES



COMPREHENSIVE PLAN

What is it?

- Long-range assessment of needs & priorities
- Coordinates land use policies and capital projects
- Required for access to certain State funds



WHY DO COMMUNITIES PLAN?



*To preserve...
and to improve.*

COMPREHENSIVE PLAN

Required Elements

- **Community Goals/ Vision Statement**

What do we want the community to be like in the future?

COMPREHENSIVE PLAN

Required Elements

- Community Goals/ Vision Statement
- **List of Needs and Opportunities**

What must we do to make those goals a reality?

COMPREHENSIVE PLAN

Required Elements

- Community Goals/ Vision Statement
- List of Needs and Opportunities
- **Broadband & Environmental Compliance**

How does our community compare with State goals?

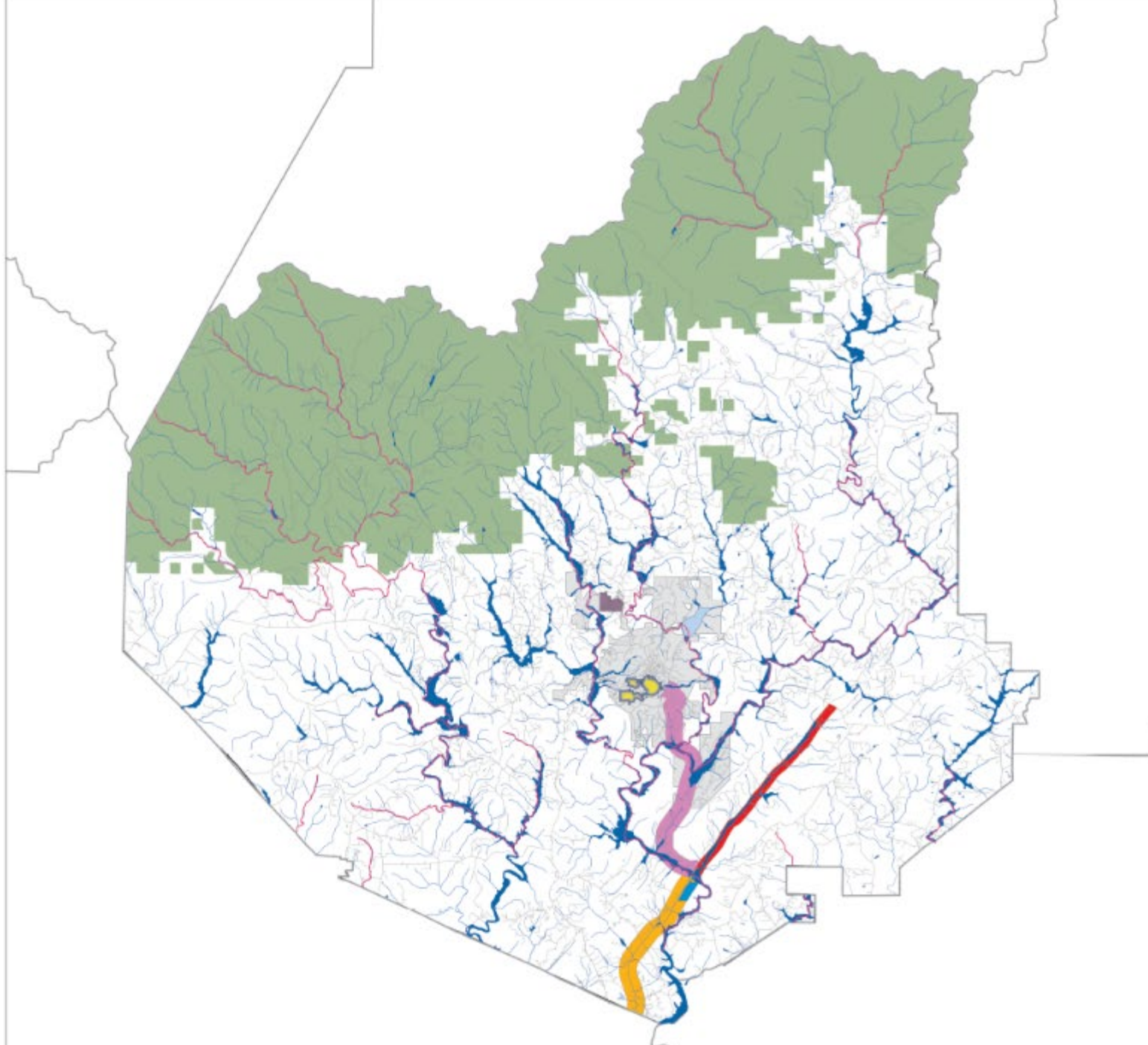
COMPREHENSIVE PLAN

Required Elements

- Community Goals/ Vision Statement
- List of Needs and Opportunities
- Broadband & Environmental Compliance
- **Future Development Strategy**

How should our goals and needs shape land use policy?

Lumpkin County Areas Requiring Special Attention



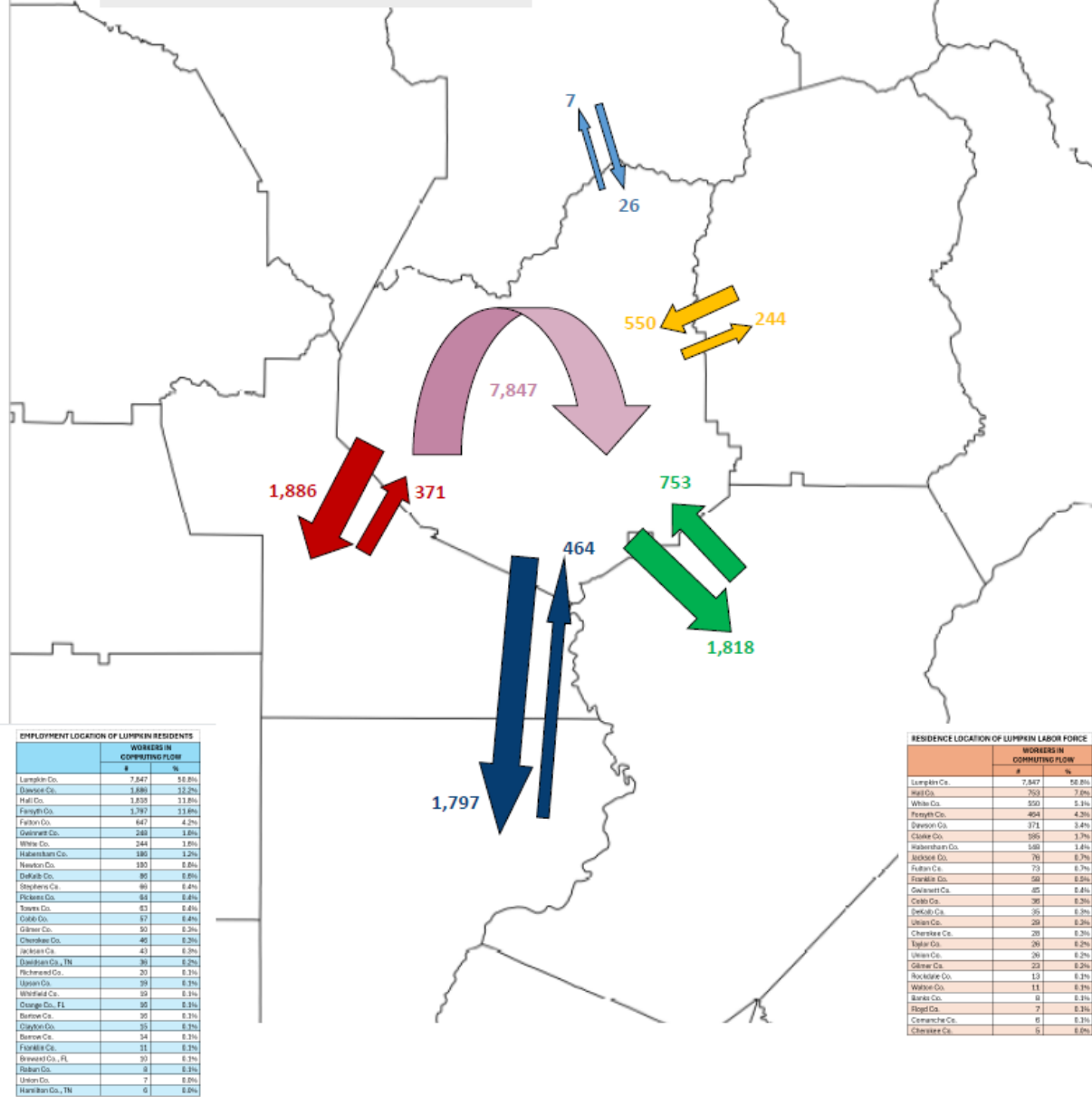
Legend

- Protected Rivers
- Lumpkin Flood Plain and Wetlands
- Conservation Lands/National Forest
- GA 400 Extension
- Gateway Corridor
- GA 400 Economic Corridor
- UNG
- NGMC Lumpkin
- Lumpkin County High School
- Yahooola Creek Reservoir
- Rivers and Streams
- Lakes and Ponds
- Railroads
- City of Dahlonega



MAJOR COMMUTING PATTERNS

Avg. Daily Workforce Commute
2016-2020

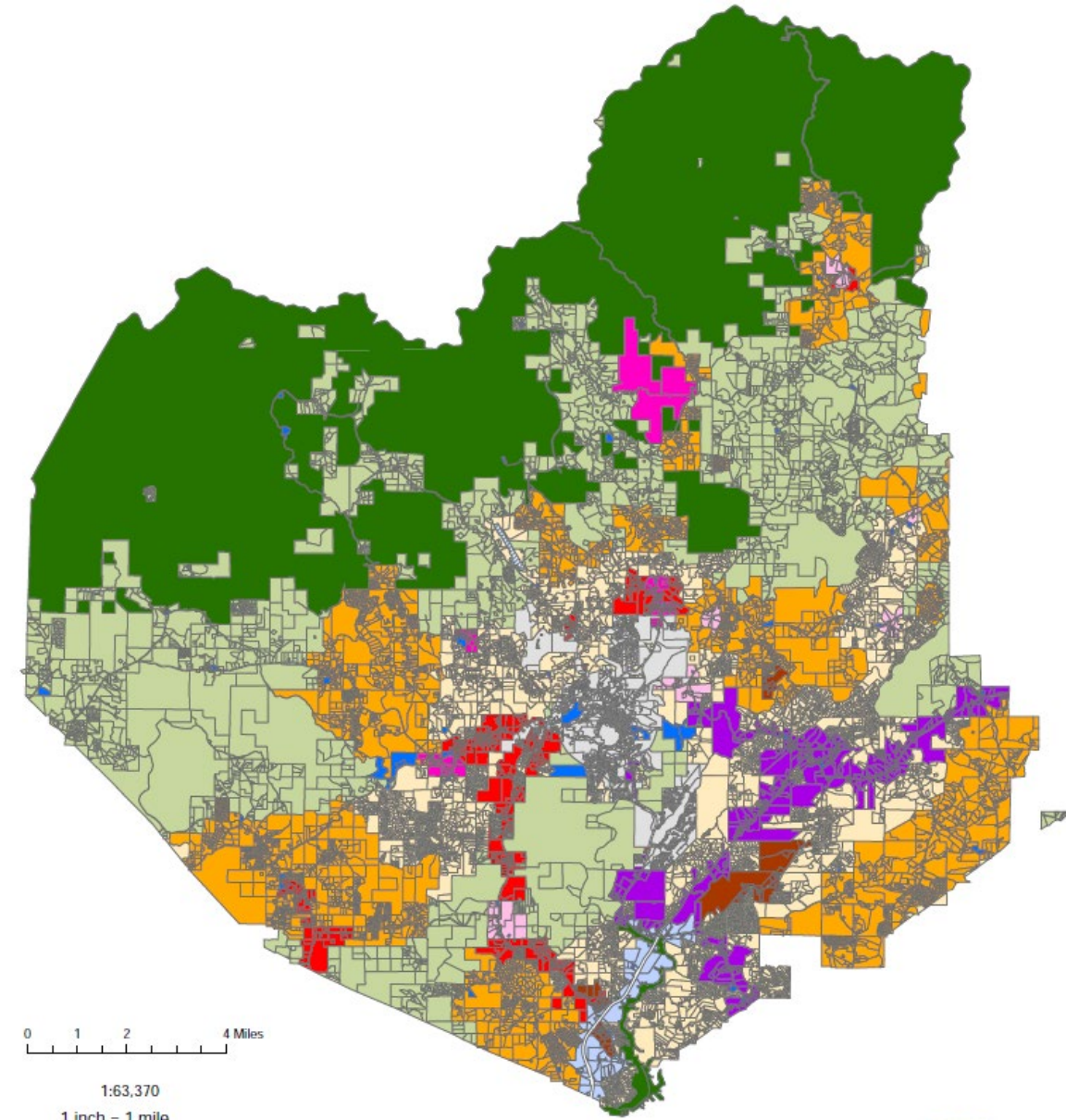


EMPLOYMENT LOCATION OF LURLEEN RESIDENTS

	WORKERS IN COMMUTING FLOW	
	#	%
Lumpkin Co.	7,847	58.8%
Dawson Co.	3,886	28.2%
Hall Co.	3,839	28.1%
Forsyth Co.	3,787	27.9%
Fulton Co.	667	4.9%
Gwinnett Co.	240	1.8%
White Co.	244	1.8%
Habersham Co.	185	1.4%
Newton Co.	193	1.4%
Dalton Co.	90	0.7%
Stephens Co.	89	0.7%
Pickens Co.	84	0.6%
Towers Co.	63	0.5%
Clall Co.	67	0.5%
Gilmer Co.	50	0.4%
Cherokee Co.	46	0.3%
Wilkes Co.	43	0.3%
Dadeville Co., TN	30	0.2%
Richmond Co.	20	0.1%
Union Co.	39	0.3%
Whitfield Co.	20	0.1%
Greene Co., FL	30	0.2%
Burton Co.	35	0.3%
Clayton Co.	35	0.3%
Bacon Co.	24	0.2%
Fayette Co.	11	0.1%
Breward Co., FL	20	0.1%
Polk Co.	8	0.1%
Union Co.	7	0.0%
Harris Co., TN	0	0.0%

RESIDENCE LOCATION OF LURLEEN LABOR FORCE

	WORKERS IN COMMUTING FLOW	
	#	%
Lumpkin Co.	7,847	58.8%
Hall Co.	758	5.6%
White Co.	550	4.1%
Forsyth Co.	494	3.6%
Dawson Co.	371	2.8%
Clall Co.	395	2.9%
Habersham Co.	548	4.1%
Jackson Co.	76	0.6%
Fulton Co.	73	0.5%
Franklin Co.	58	0.4%
Gwinnett Co.	45	0.3%
Clall Co.	36	0.3%
Dickens Co.	35	0.3%
Union Co.	28	0.2%
Cherokee Co.	28	0.2%
Dalton Co.	26	0.2%
Union Co.	26	0.2%
Gilmer Co.	22	0.2%
Auclair Co.	13	0.1%
Wilkes Co.	11	0.1%
Wilkes Co.	8	0.1%
Stephens Co.	7	0.1%
Comanche Co.	6	0.1%
Cherokee Co.	5	0.0%

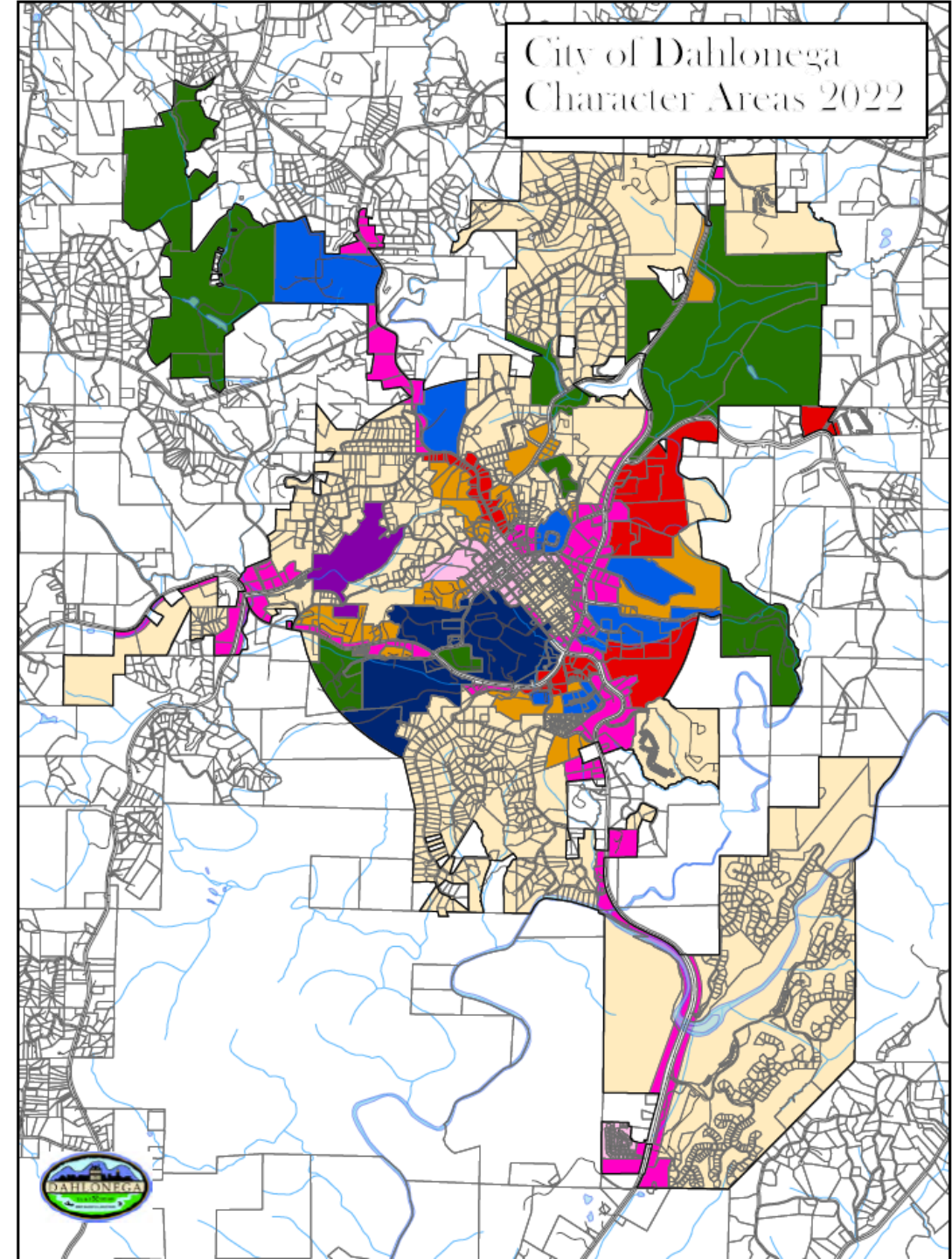


Legend

- Commerce Corridor
- Gateway Corridor
- Gateway Corridor Overlay District
- Neighborhood Village Center
- Agricultural Preservation
- Residential Growth
- Industrial
- Public/Institutional
- Recreation/Open Space/Conservation



Lumpkin County's GIS cannot accept any responsibility



COMPREHENSIVE PLAN

Required Elements

- Community Goals/ Vision Statement
- List of Needs and Opportunities
- Broadband & Environmental Compliance
- Future Development Strategy
- **Community Work Program**

What actions can we take in the next five years?

COMPREHENSIVE PLAN

Required Elements

- **Community Goals/ Vision Statement**
- **List of Needs and Opportunities**
- **Broadband & Environmental Compliance**
- **Future Development Strategy**
- **Community Work Program**

PUBLIC PARTICIPATION

- **Surveys!**

Help Plan Lumpkin County's Future!

North Georgia is growing!

Residents and businesses are drawn to the area for industry, the mountains and lakes, or the rural lifestyle of the many charming small cities and towns.

Lumpkin County & Dahlonega are preparing!

They're updating their *Comprehensive Plans*, the documents that help shape and coordinate local work programs.

They want to hear from you!

Take the online survey anytime through June 30, 2026, and participate in public meetings held at the dates and locations listed below. All meetings will begin at 6 PM at the Lumpkin County Library.

Tuesday, May 12th
Tuesday, June 30th
Tuesday, July 28th

Additional meetings will be scheduled.

Questions or comments? Please contact:
Adam Hazell, GMRC Planning Director
770.538.2617 | ahazell@gmrc.ga.gov

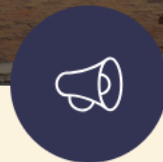
Take the Public Survey!

<https://www.surveymonkey.com/r/LumpkinPlan>





Welcome to the City of Dahlonega, GA

[Alcohol Licensing](#)[Job Opportunities](#)[Bid Opportunities](#)[Garbage Schedule](#)[Employee
Commendation](#)[Connect With
Dahlonega](#)[Municipal Elections](#)

News

CITY NEWS

Comprehensive Plan Survey

May 04, 2026

Help plan our future! Take the online survey anytime through June 30, 2026, and participate in the public meetings. This link will take you to the online survey. See the attached flyer for additional information and meeting schedule.

CITY NEWS

We are migrating to a new phone system May 1, 2026

April 30, 2026

On Friday, May 1, 2026, at 12:30 pm, we are migrating to a new phone system. We may experience intermittent outages until approximately 1:30 pm. We apologize for any inconvenience and appreciate your understanding as we upgrade our system to better serve you.

CITY NEWS

April 30, 2026, Intermittent Water Service Interruptions

April 30, 2026

The following streets may experience intermittent water service interruptions on April 30, 2026, from 10 pm until 2 am: The impacted streets are: North Hall Road Housley Drive Trahlyta Trail Laurel Lane Woodland Hills Hillcrest Drive We apologize for any inconvenience and appreciate your

CITY NEWS

Statewide Level 1 Drought Declaration

April 27, 2026

April 27th, 2026 The GA EPD has declared a statewide level 1 drought that will affect all public water systems. Under the rules set forth by the state the following conservation measures will be implemented: Regularly check for, and repair, leaks inside and outside your home. Don't leave the tap...



PUBLIC PARTICIPATION

- **Surveys!**
- **Public Meetings (6/30, 7/28)**
- **Stakeholder Committee**
- **Coordination with governments, DDA, et al**
- **Local govt. staff and officials**
- **Input is welcome anytime at GMRC**

REGIONAL NEWS, TRENDS & ISSUES

- **A Growing State / Region**
- **Economic Growth and Change**
- **Changing Demographics**
- **Changing Development Patterns**

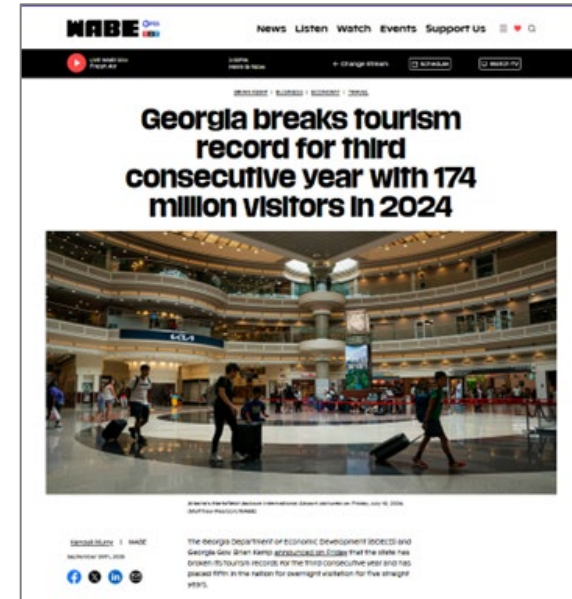
REGIONAL NEWS, TRENDS & ISSUES

- **A Growing State / Region**

COUNTY	2030 Projected*	2024 ESTIMATE	2050 Projected*
Dawson	33,149	33,748	47,753
Habersham	52,399	49,665	58,008
Lumpkin	36,639	36,016	46,570
Towns	13,639	13,184	14,623
Union	29,968	27,601	32,249
White	31,744	29,668	35,720
Georgia	11,877,232	11,180,878	13,491,777

REGIONAL NEWS, TRENDS & ISSUES

- A Growing State / Region
- **Economic Growth and Change**





**Dawsonville & Gainesville
Growth up GA 400 & 365**



**GA 400,
Near Dahlonega**



REGIONAL NEWS, TRENDS & ISSUES

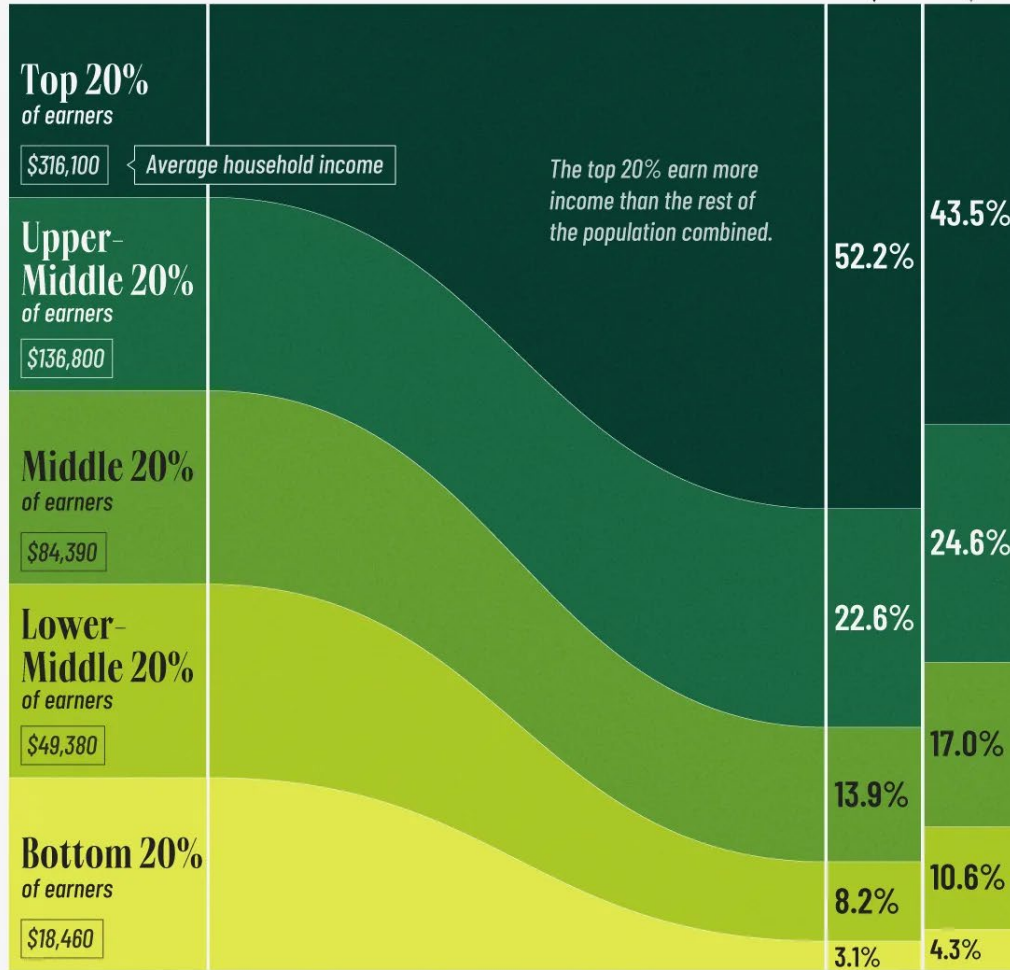
- A Growing State / Region
- Economic Growth and Change
- **Changing Demographics**
 - *People are living longer*
 - *Families = fewer kids + older parents*
 - *Households are more flexible*
 - *Housing options evolving*



Income Distribution

by Quintile in America

Share of total household income 2024 1974

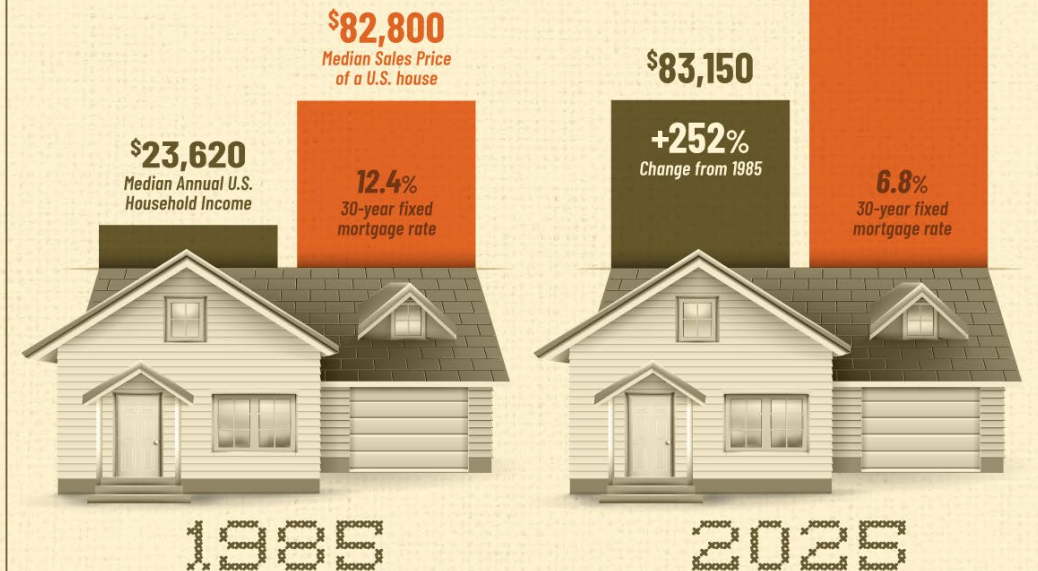


U.S. Income & House Prices

\$416,900

+403%
Change from 1985

The home price-to-income ratio (years of income to buy a typical home) has risen from 3.5 in 1985 to 5.0 in 2025.



REGIONAL NEWS, TRENDS & ISSUES

- A Growing State / Region
- Economic Growth and Change
- Changing Demographics
- **Changing Development Patterns**



OPEN DISCUSSION

Regional points to note

- **Prevailing interest in staying rural, but...**
- **Some interest in optimizing economic opportunity**
- **Desire to retain affordable cost-of-living**
- **Minimize impacts of change (traffic, utilities...)**
- **Safety is a priority**

OPEN DISCUSSION

When considering the future of your community...

- **What do you want to preserve?**
- **What do you want to improve?**

NEXT STEPS

- **Take / Promote the survey**
- **Participate in public events (6/30, 7/28)**

QUESTIONS?



Adam Hazell, AICP

Director of Planning and Information Services
Georgia Mountains Regional Commission

ahazell@gmrc.ga.gov

www.gmrc.ga.gov