

June 30, 2026

Library

# LUMPKIN COUNTY / DAHLONEGA 2026 PLAN UPDATES



# AGENDA

**Answering Submitted Questions**  
**Review Preliminary Survey Results**  
**Open Discussion**

# ANSWERING SUBMITTED QUESTIONS

- **Status of advisory committee meetings**
- **The role of the comprehensive plan**
- **Development regulation & code enforcement**
- **Status of transportation study**

# ANSWERING SUBMITTED QUESTIONS

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**Meetings will be in person and publicly accessible.**

# ANSWERING SUBMITTED QUESTIONS

- Status of advisory committee meetings
- **The role of the comprehensive plan**
- Development regulation & code enforcement
- Status of transportation study

**The Plan is a legal document in Georgia, adopted by local governments. They're required as part of land use law and for some elements of State and federal funding.**

# ANSWERING SUBMITTED QUESTIONS

- Status of advisory committee meetings
- The role of the comprehensive plan
- **Development regulation & code enforcement**
- Status of transportation study

**Local regulations (and the use thereof) will vary.**

**Lack of consistency and clarity in application leaves governments susceptible to legal challenges.**

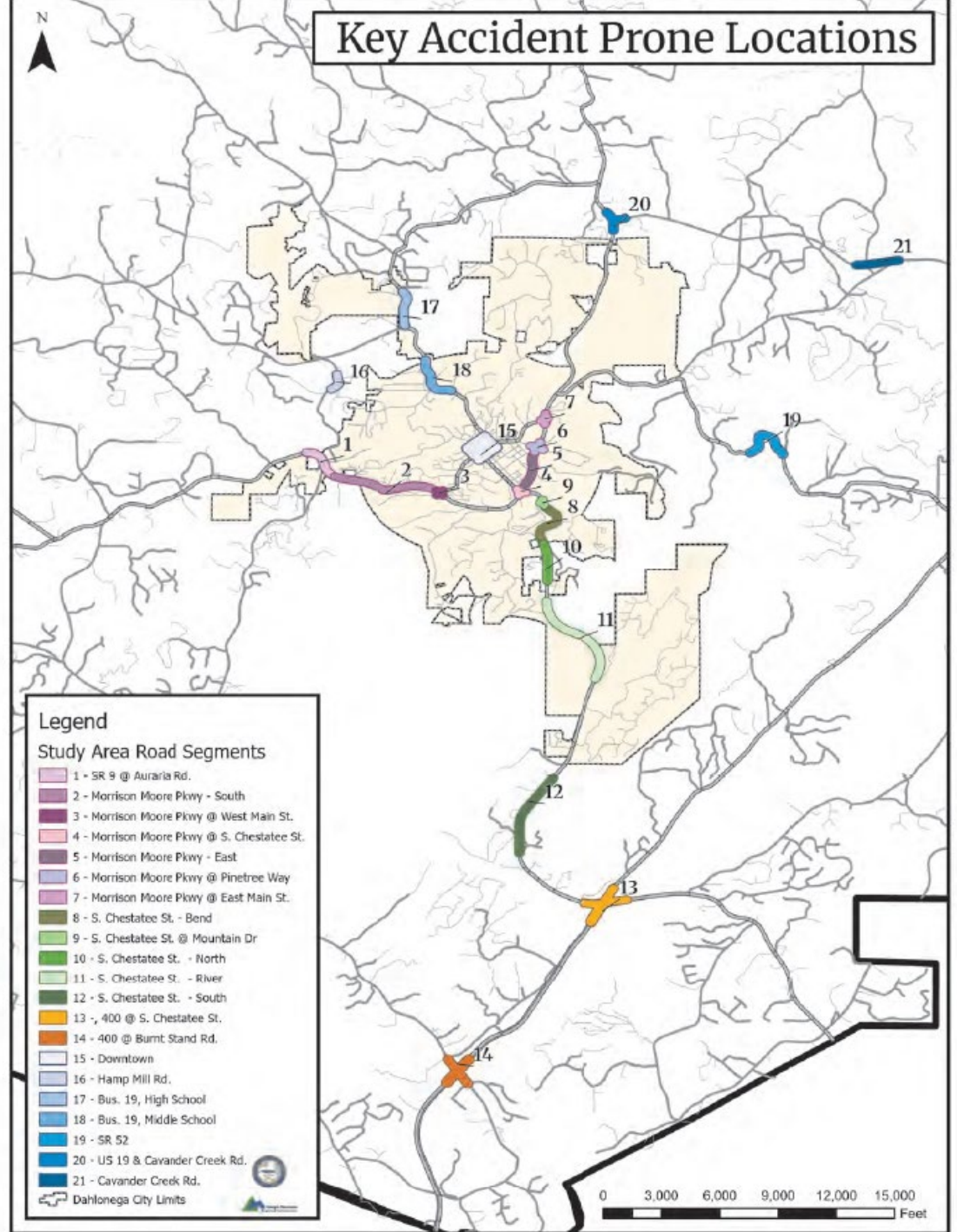
# ANSWERING SUBMITTED QUESTIONS

- Status of advisory committee meetings
- The role of the comprehensive plan
- Development regulation & code enforcement
- **Status of transportation study**

**Currently under local staff review.**

*I'm really, really, really trying to get this finished ASAP!*

# Key Accident Prone Locations



# ANSWERING SUBMITTED QUESTIONS

- **Status of advisory committee meetings**
- **The role of the comprehensive plan**
- **Development regulation & code enforcement**
- **Status of transportation study**

# SURVEY RESULTS

## Thus far...

- 464 responses to date
- Survey still open thru July
- Results subject to change

### 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 12<sup>th</sup>**

**Tuesday, June 30<sup>th</sup>**

**Tuesday, July 28<sup>th</sup>**

*Additional meetings will be scheduled.*

Questions or comments? Please contact:  
**Adam Hazell, GMRC Planning Director**  
770.538.2617 | [ahazell@gmrc.ga.gov](mailto:ahazell@gmrc.ga.gov)

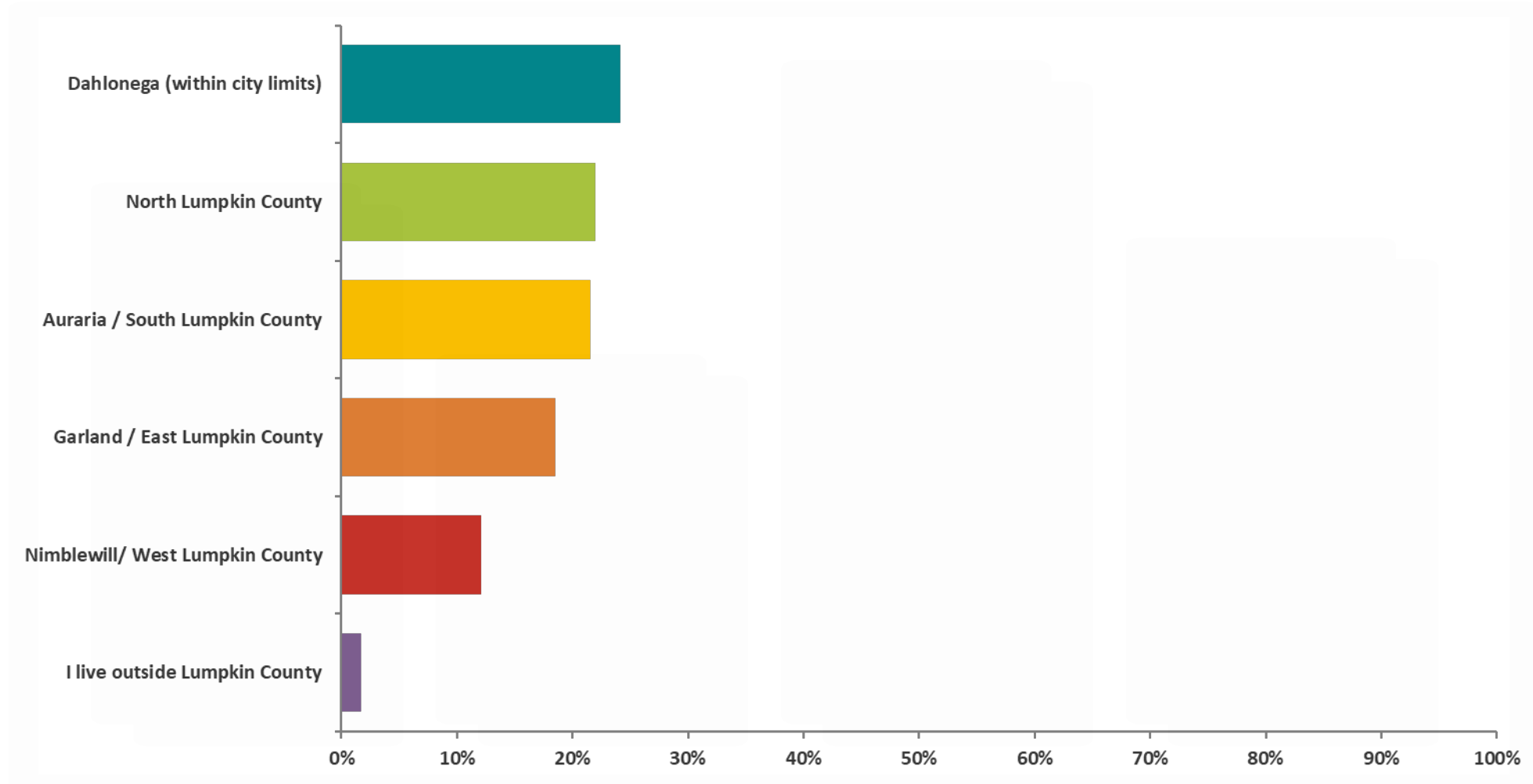
Take the Public Survey!

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



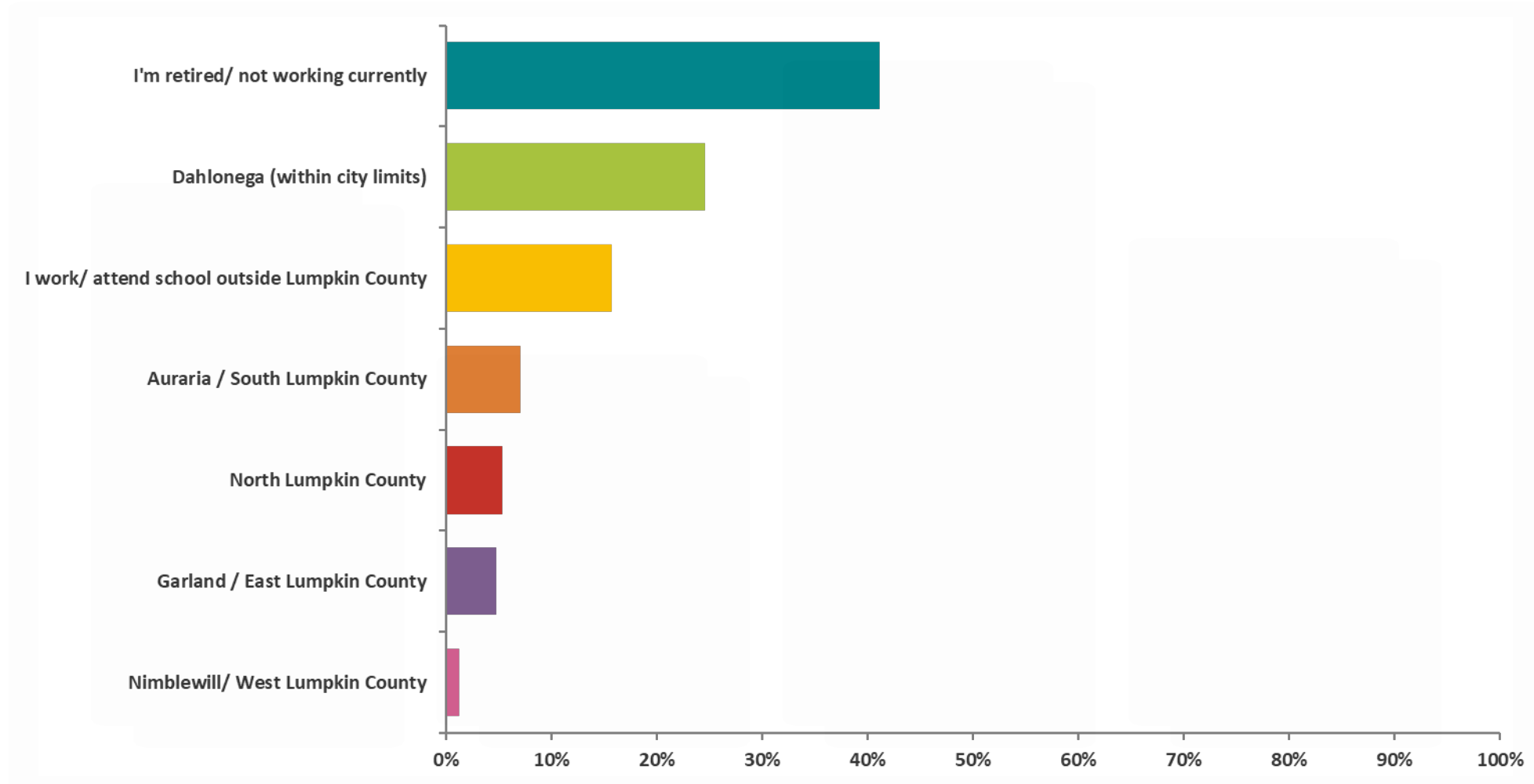
# Q1: Which place best describes where do you live?

Answered: 464 Skipped: 0



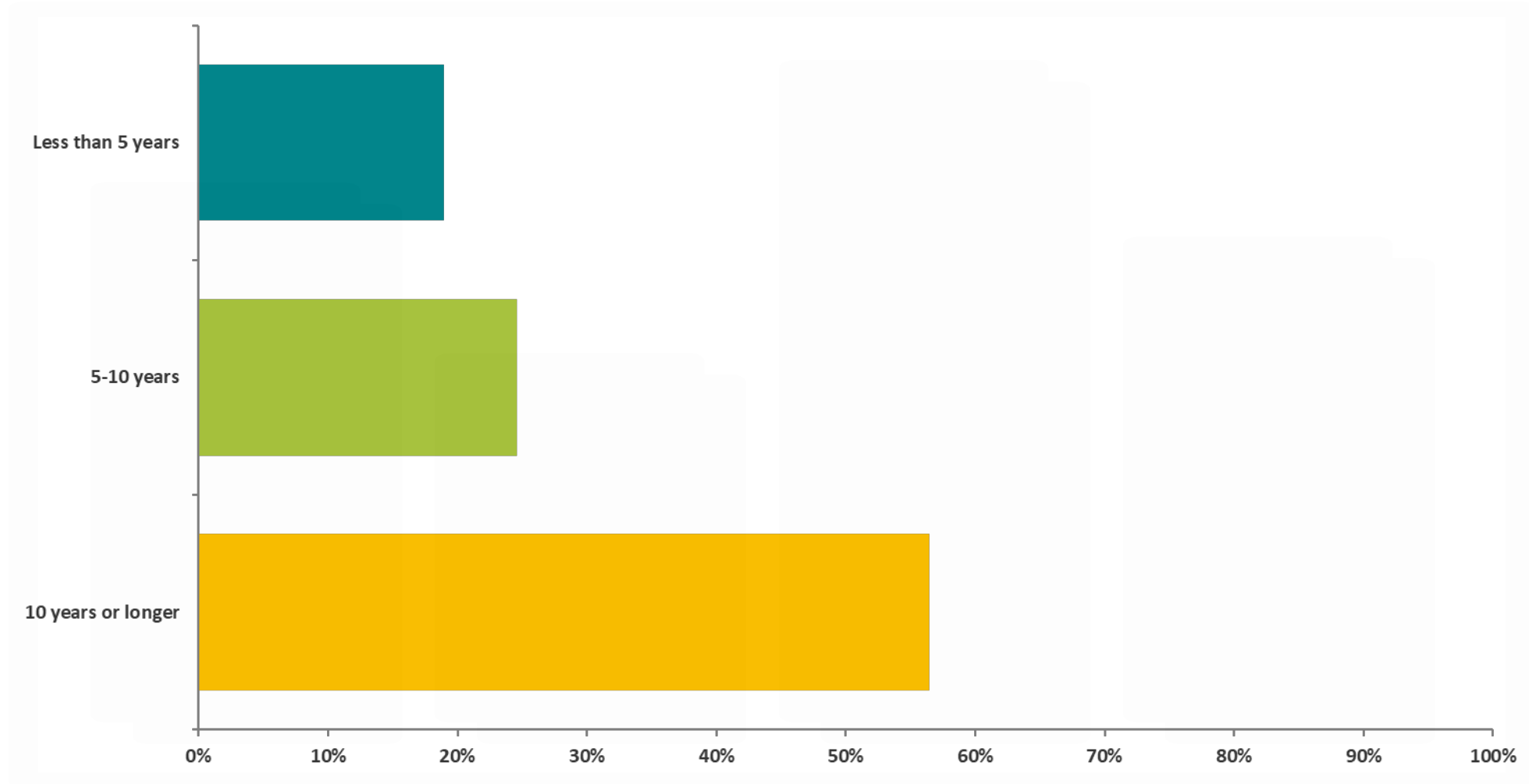
## Q2: Which place best describes where do you work/ attend school?

Answered: 464 Skipped: 0



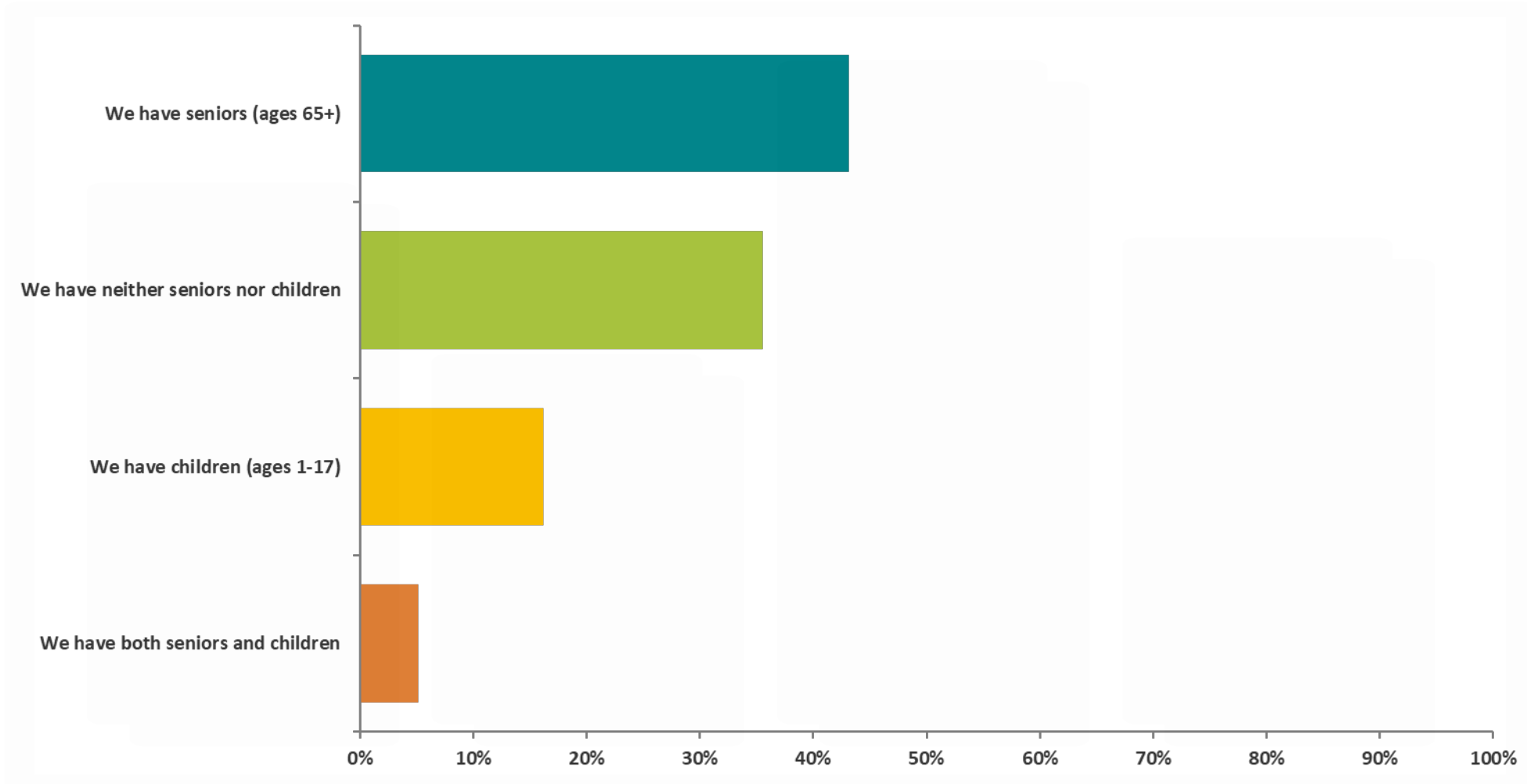
### Q3: How long have you been living or working in Lumpkin County?

Answered: 459 Skipped: 5



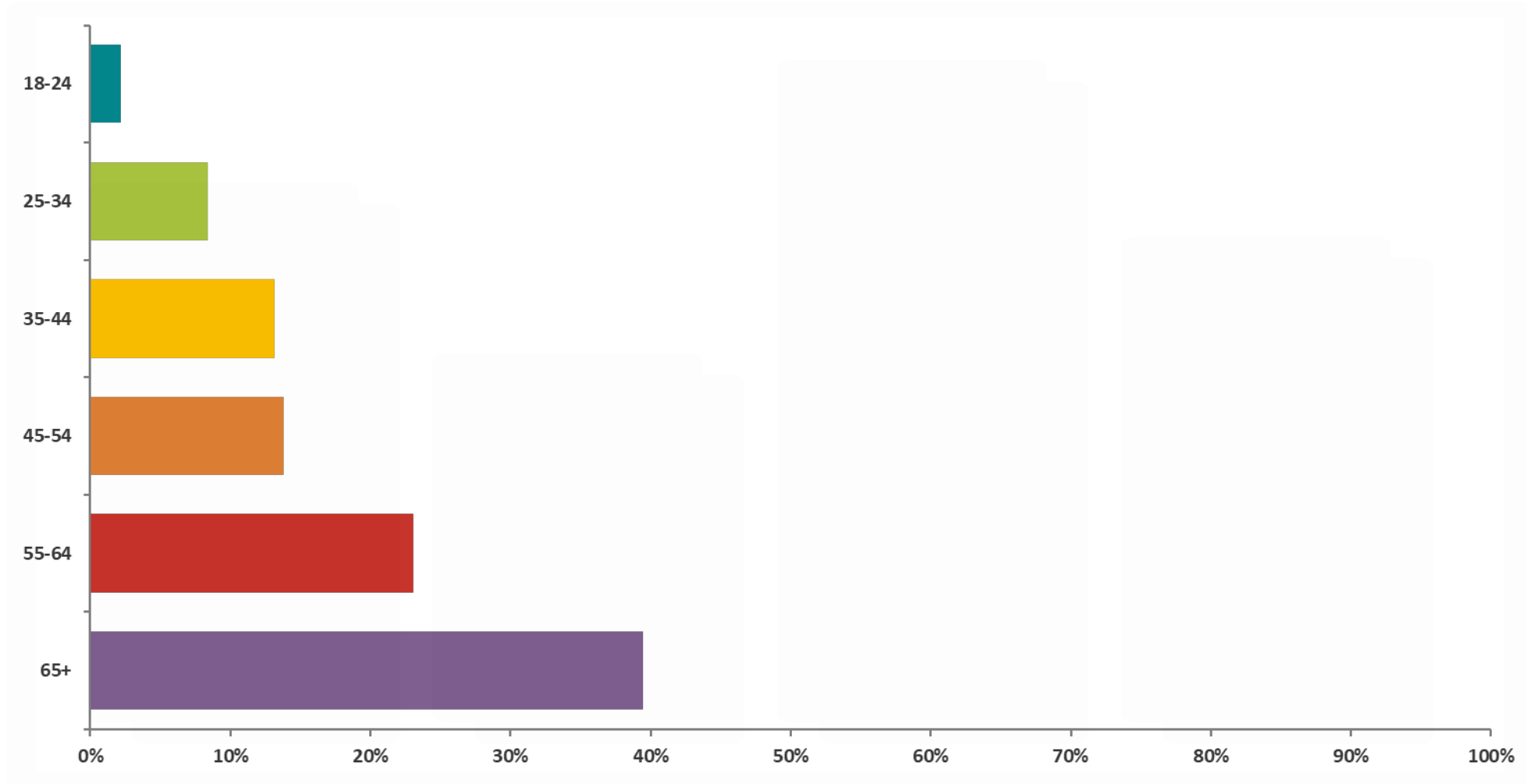
# Q4: Do you have any seniors or children in your household?

Answered: 464 Skipped: 0



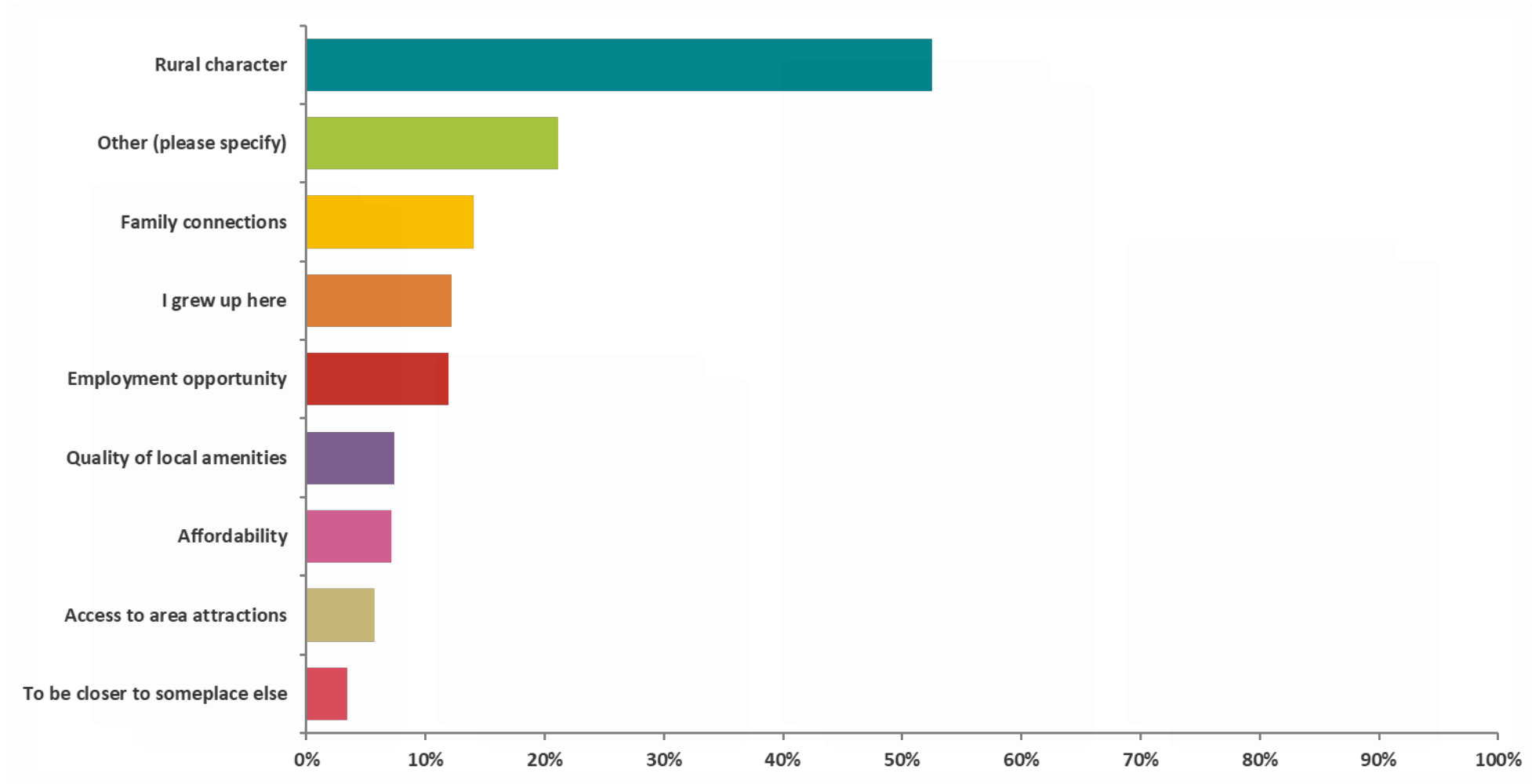
# Q5: What is your age range?

Answered: 464 Skipped: 0



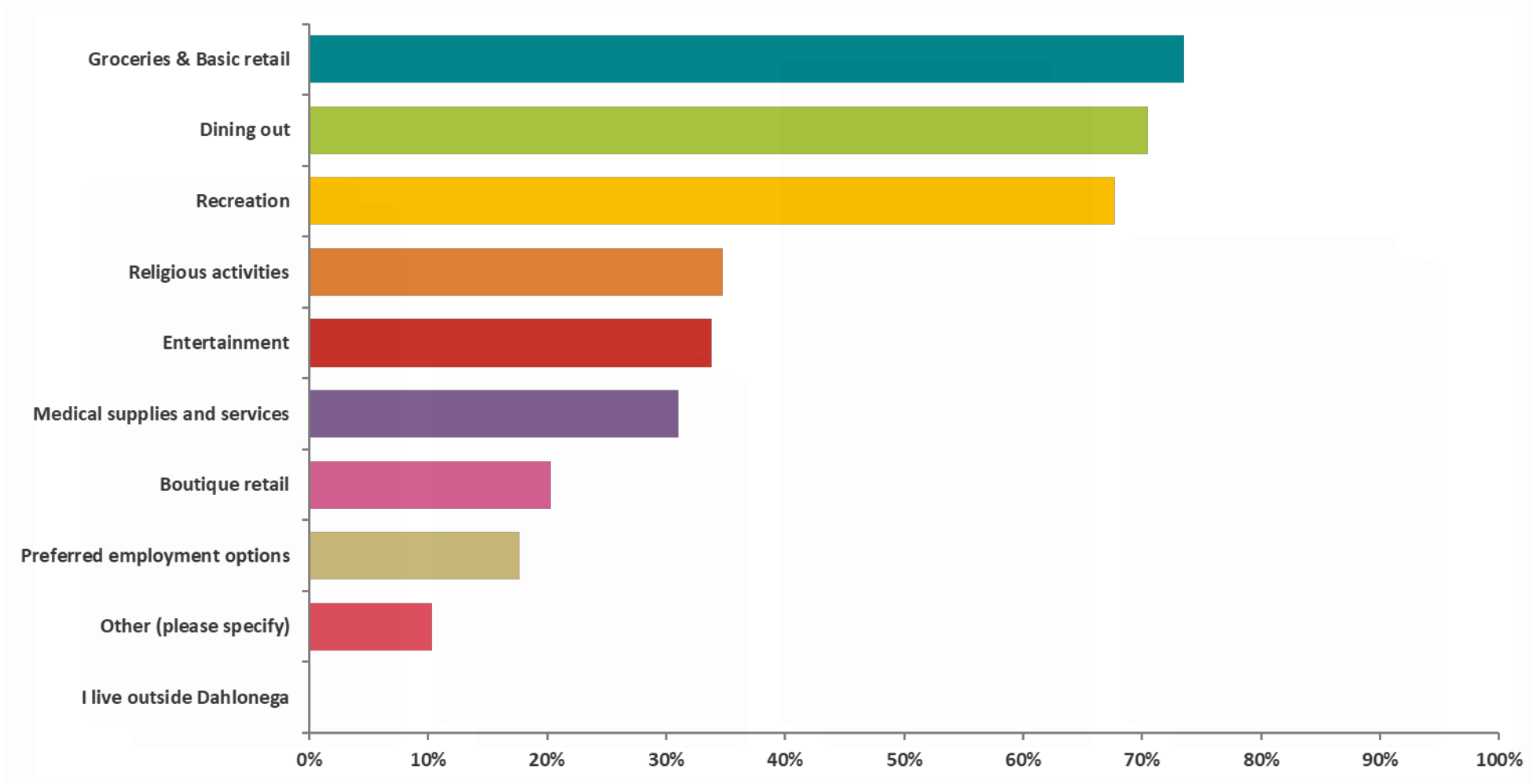
# Q6: If you moved to Lumpkin County from somewhere outside the area, what was the main reason for your move.

Answered: 436 Skipped: 28



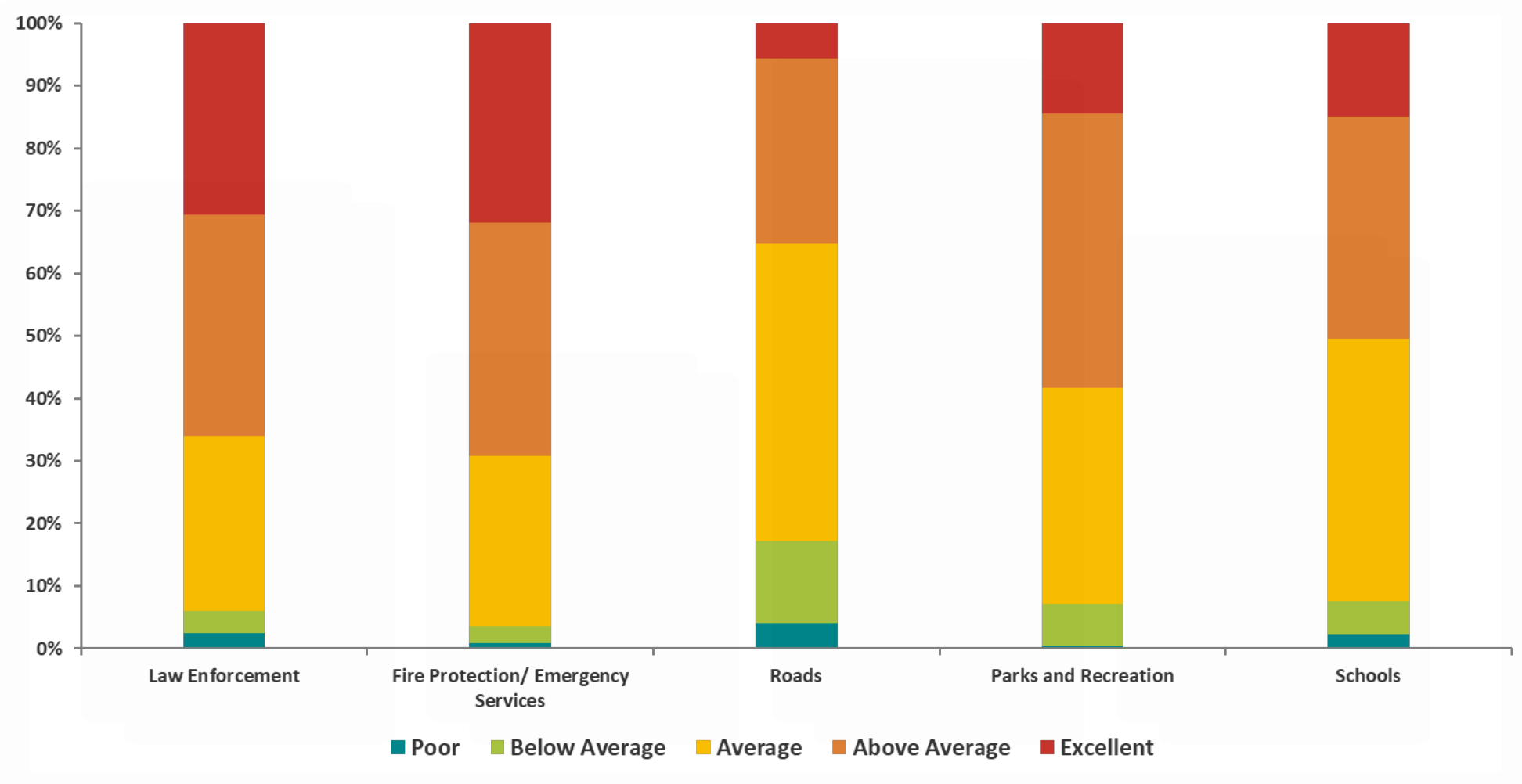
# Q7: Which of the following activities do you do mostly in Lumpkin County. (Choose all that apply)

Answered: 464 Skipped: 0



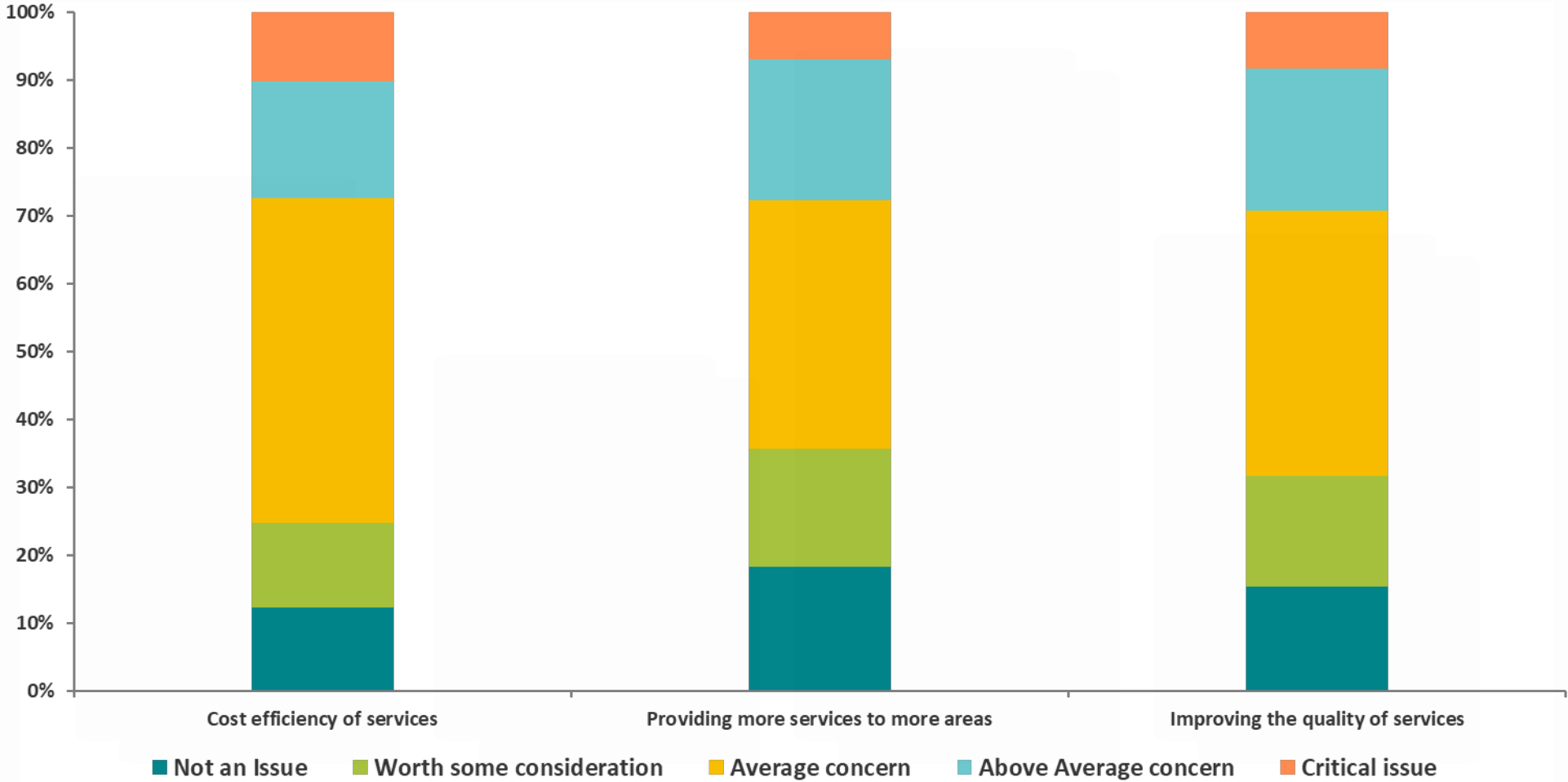
# Q8: On a scale of 1 (Very Poor) to 5 (Excellent), please rate your current level of satisfaction with the following public services:

Answered: 448 Skipped: 16



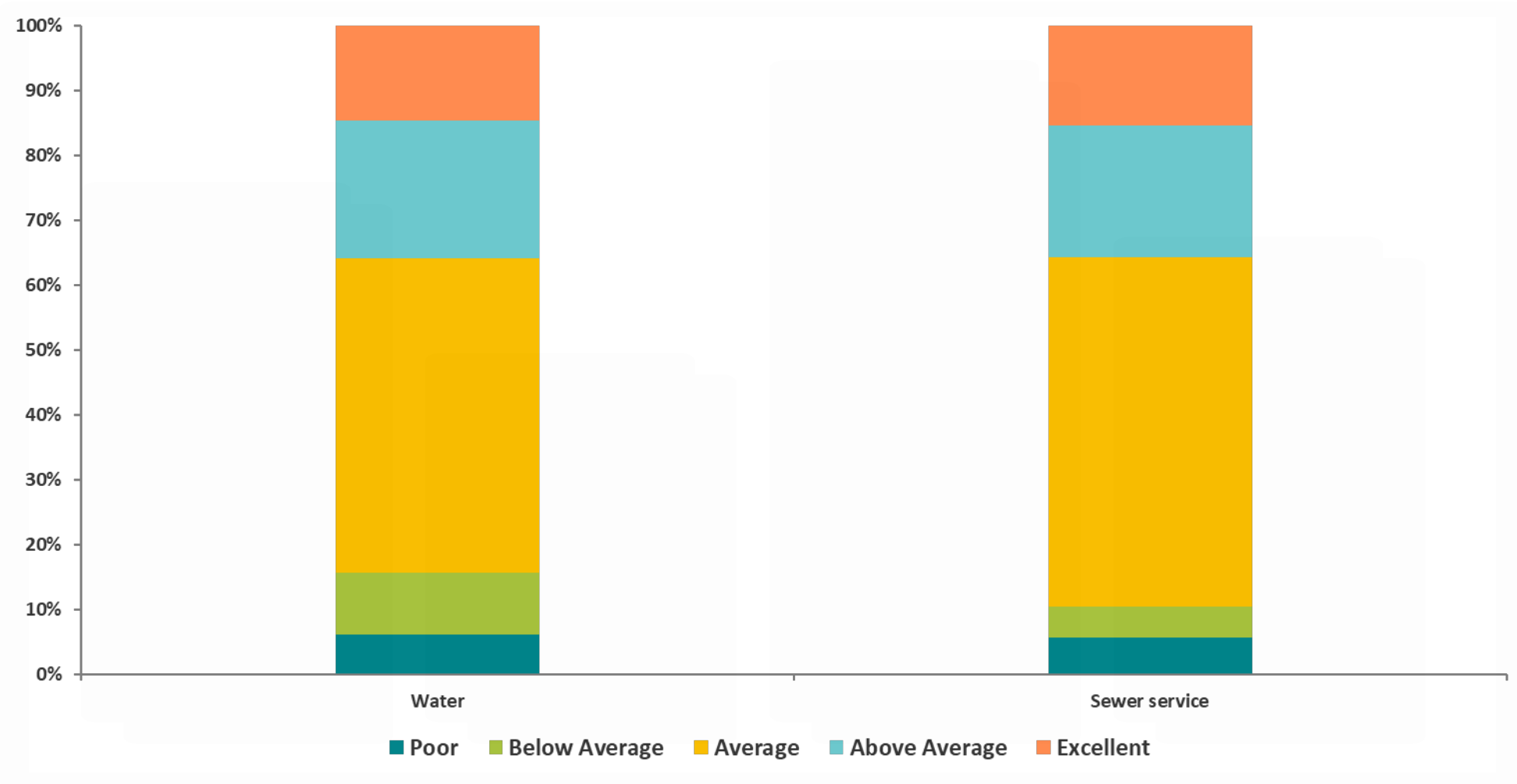
# Q9: On a scale of 1 (Not an Issue) to 5 (Critical Issue), how would you rate the following concerns for public services across Lumpkin County:

Answered: 448 Skipped: 16



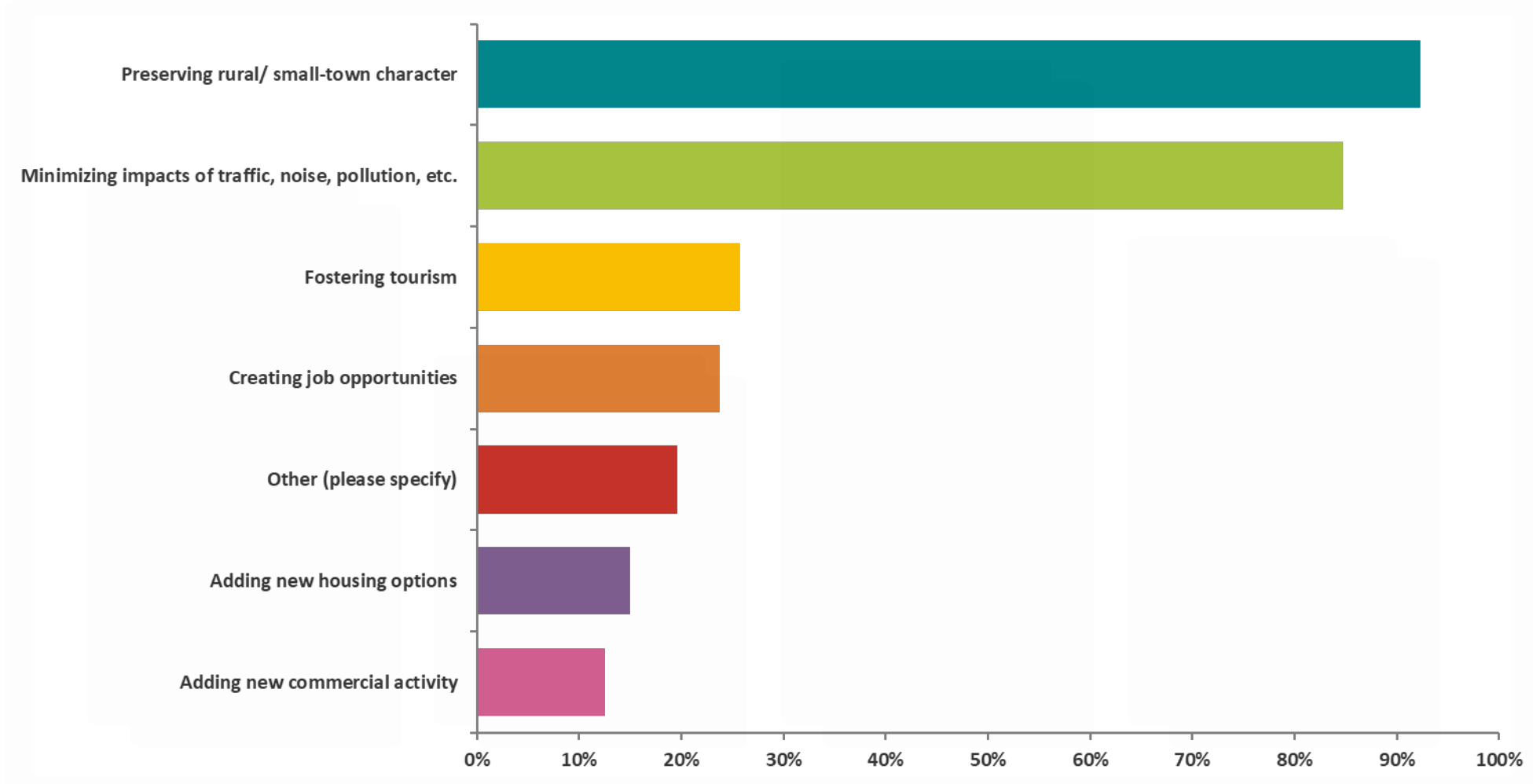
# Q10: If you have public water and/or sewer service, please rate your current level of satisfaction with the service:

Answered: 180 Skipped: 284



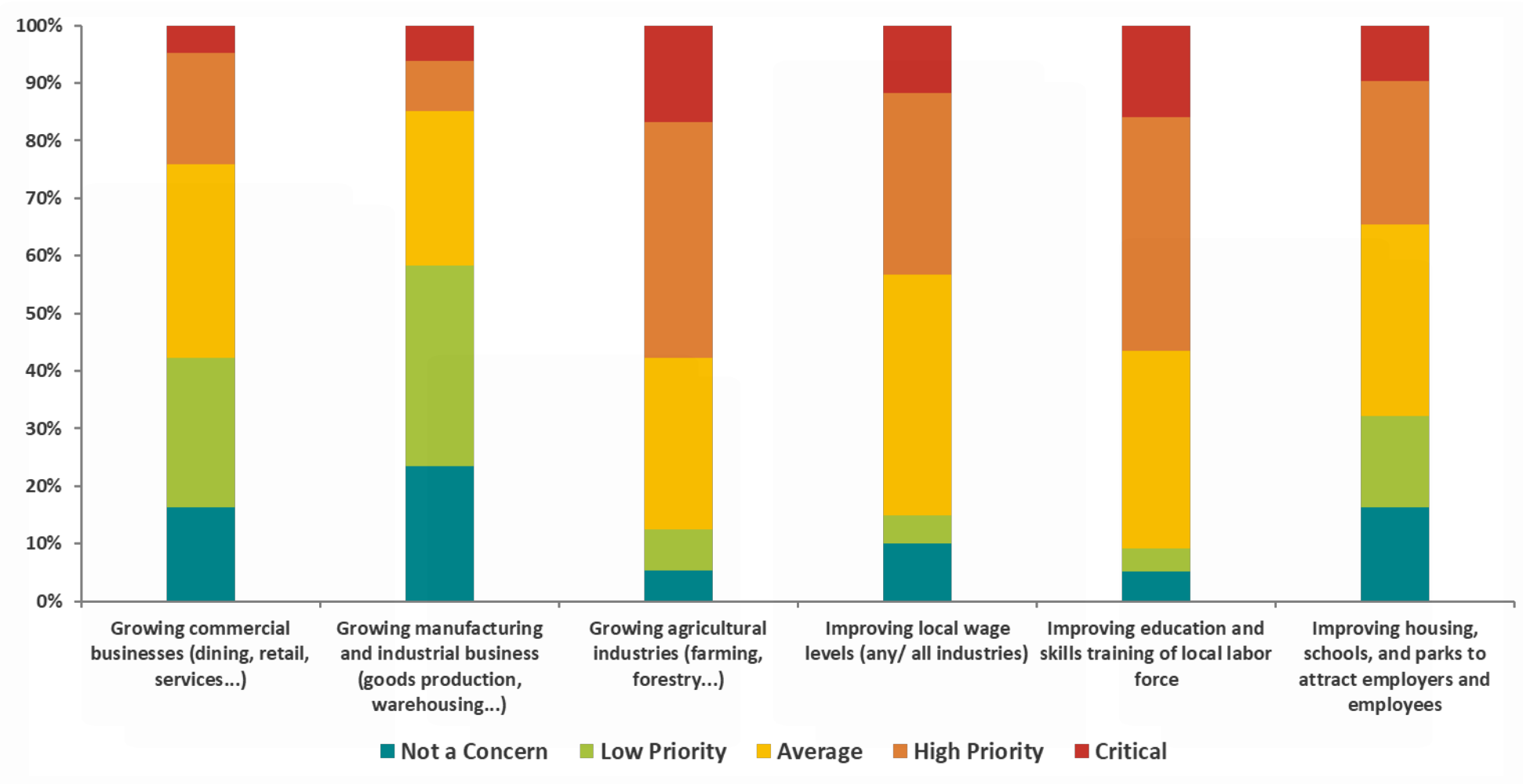
# Q11: Priorities regarding any growth and development in Dahlonega or Lumpkin County should be \_\_\_\_\_. (Choose all that apply)

Answered: 439 Skipped: 25



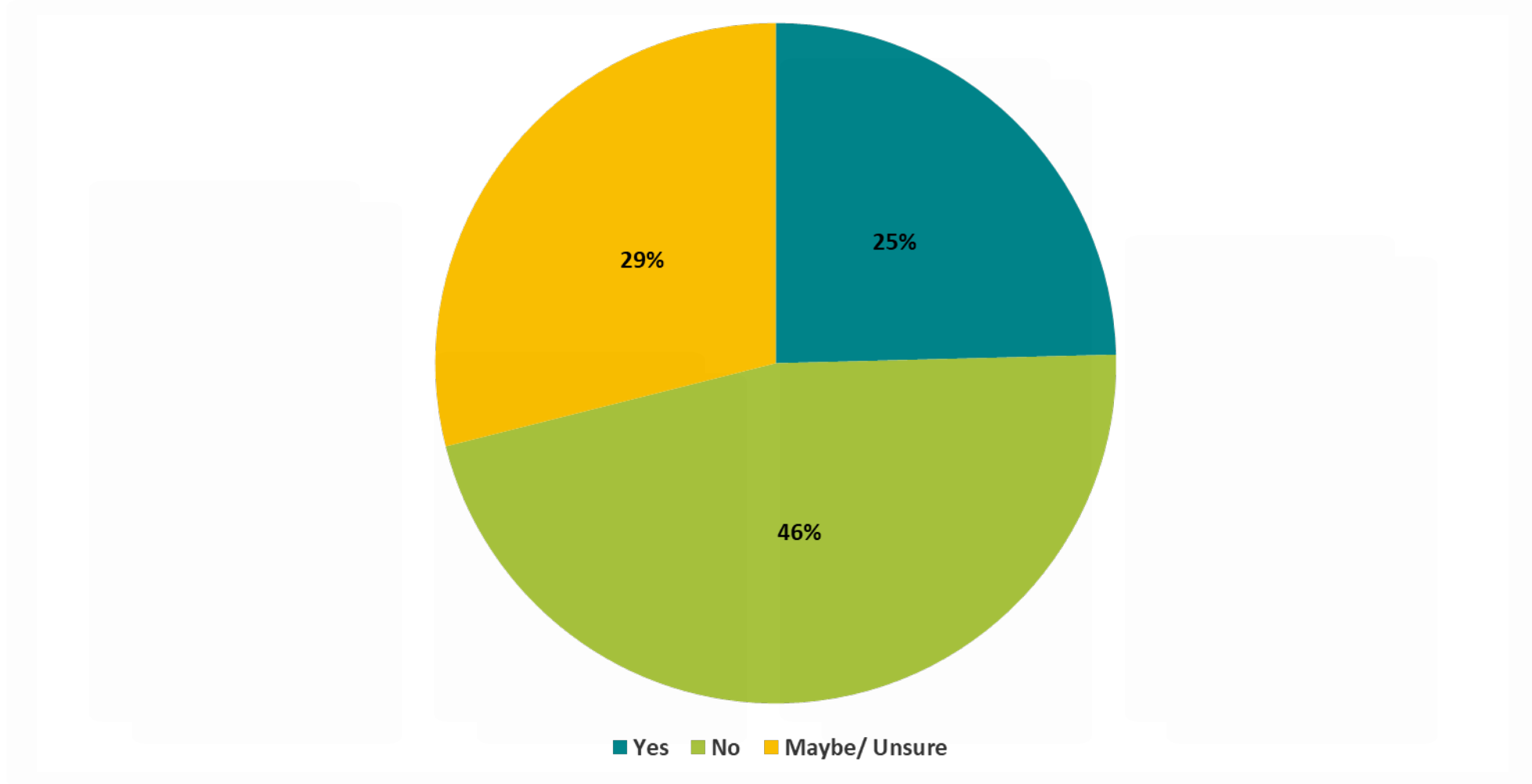
# Q12: Please rate the following as economic development priorities for Lumpkin County.

Answered: 439 Skipped: 25



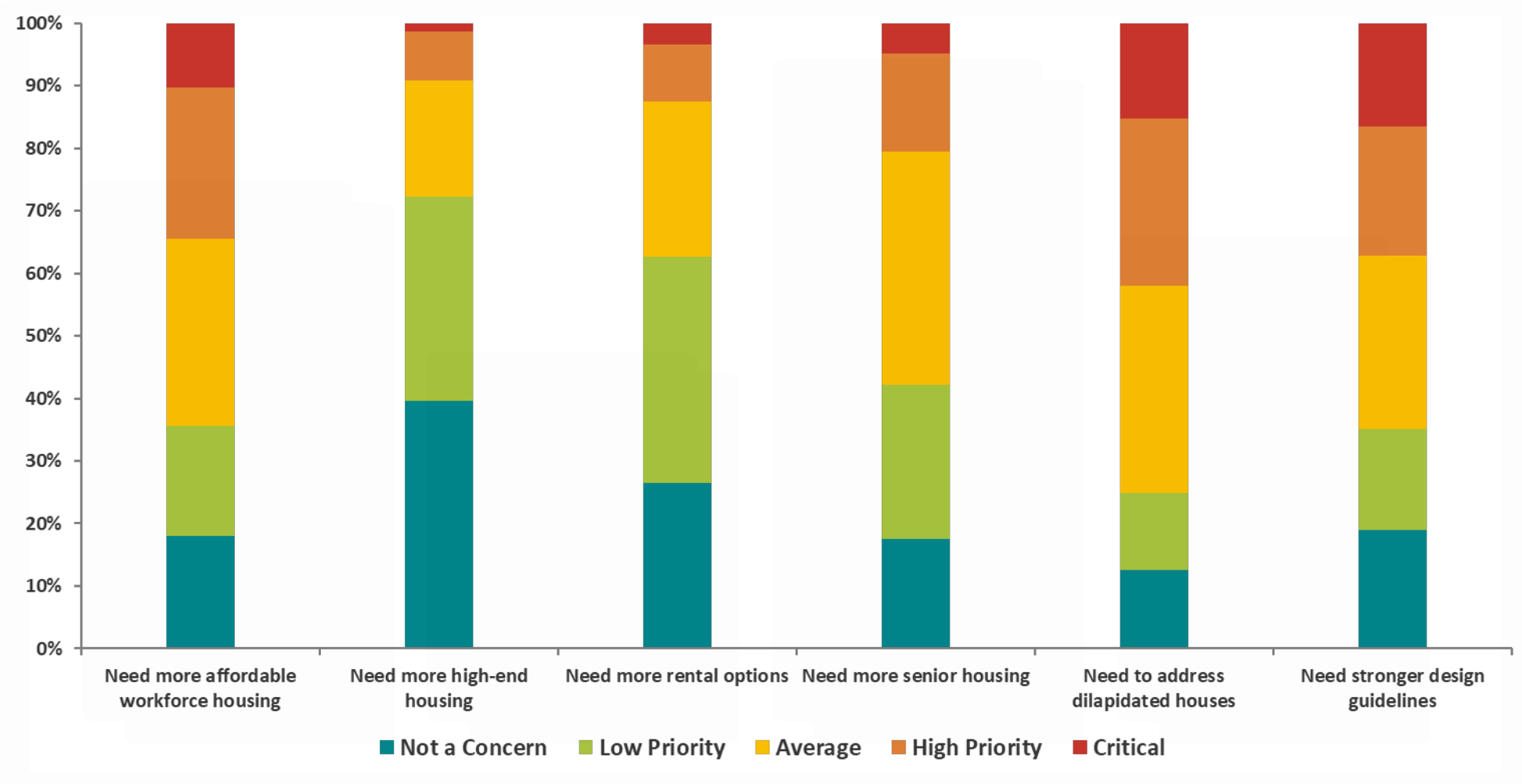
# Q14: Would you favor encouraging new commercial and/ or industrial development in order to strengthen the property tax base and help fund capital improvements?

Answered: 439 Skipped: 25



# Q15: How strongly you feel any of the following housing issues applies to Lumpkin County.

Answered: 439 Skipped: 25



# SURVEY RESULTS

**STRENGTHS**

**WEAKNESSES**

**OPPORTUNITIES**

**THREATS**

## SWOT Analysis

**An assessment of conditions and factors which can affect a community.**

# SURVEY RESULTS

## STRENGTHS

LUMPKIN	DAHLONEGA
Small Town Character	Natural Areas/ Rural
Nature/ Natural Beauty	Small Town Feel
Rural	History
Community/ People	Community/ People
Safe/Quiet	Downtown/ The Square
Low Traffic/ Devpt.	Infrastructure
Agriculture/ Farmland	Safe/Family Oriented
History/ Heritage	Tourism
Charm	Arts/Culture
Recreation/ Parks	Traffic

# SURVEY RESULTS

## WEAKNESSES

LUMPKIN	DAHLONEGA
Infrastructure	Growth/ Overdevpt.
Traffic	Traffic/ Roads
Too much growth	UNG/ College
Developers/ Devpt.	Housing/ Affordability
UNG	Business/ Economy
Leadership/ Gov't	Infrastructure
Land use/ Zoning	Zoning/ Planning
Affordable Housing	Entertainment/Nightlife
Planning/ Codes	Parking
Growth needed	Walkability/ Accessibility

# SURVEY RESULTS

## OPPORTUNITIES

LUMPKIN	DAHLONEGA
Recreation/ Parks/ Trails	Rec./ Entertainment
Preservation/ Conserv.	Traffic/Infrastructure
Small Business...	Restaurants/ Dining
Tourism/ Festivals	Walkability/ Trails/ ...
Infrastructure/ Roads	Growth Management
Restaurants/ Dining	History/ Heritage
Growth Management	Tourism/ Festivals
Agriculture/ Farming	Small Business...
Housing	Agriculture/ Natural Res,
Zoning/ Planning	Housing

# SURVEY RESULTS

## THREATS

LUMPKIN	DAHLONEGA
Growth/ Overdevelopment	Growth/ Overdevelopment
Developers	UNG
Traffic/ Congestion	Government/ Politics
Atlanta Sprawl/ Migration	Developers/ Investment
High Density Housing	Commercial/ Retail
Drugs/ Crime	Traffic
UNG	Housing
Data Centers	Environment/ Land
Taxes	Population Influx
Iron Mountain	Infrastructure

# SURVEY RESULTS

WHAT WORDS YOU  
HOPE TO USE TO  
DESCRIBE  
DAHLONEGA...

TODAY	FUTURE
Safe	Safe
Beautiful	Charming
Charming	Peaceful
Expensive	Rural
Friendly	Friendly
Quiet	Beautiful
Small Town*	Small*
Crowded	Thriving

# SURVEY RESULTS

**WHAT WORDS YOU  
HOPE TO USE TO  
DESCRIBE LUMPKIN  
COUNTY...**

TODAY	FUTURE
Safe	Rural
Rural/ Small Town	Charming
Beautiful	Safe
Peaceful/ Quiet	Beautiful
Expensive	Peaceful
Charming	Small*
Overgrown	Quaint
Friendly	Quiet
Home/ Family	Small Town
Affordable	Welcoming

# PRELIMINARY PRIORITIES

**Preservation of Character**

**Strengthening the Economy**

**Quality of Life**

# PRELIMINARY PRIORITIES

## Preservation of Character

- ✓ Minimize impacts of growth
- ✓ Be cost efficient with investments
- ✓ Preserve local natural resources
- ✓ Support agricultural industry
- ✓ Support businesses that serve local needs/ labor

# PRELIMINARY PRIORITIES

## Strengthen the Economy

- ✓ Be cost efficient with investments
- ✓ Match commerce to infrastructure & utility capacity
- ✓ Support agricultural & recreation industries
- ✓ Support businesses that serve local needs/ labor

# PRELIMINARY PRIORITIES

## Quality of Life

- ✓ Continue to invest in recreation amenities & greenspace
- ✓ Pursue optimum service levels for utilities
- ✓ Improve code enforcement
- ✓ Encourage redevelopment of dilapidated properties
- ✓ Foster stronger neighborhoods around Dahlonega

# PRELIMINARY PRIORITIES

**Preservation of Character**

**Strengthening the Economy**

**Quality of Life**

# OPEN DISCUSSION

# NEXT STEPS

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

# QUESTIONS?



**Adam Hazell, AICP**

Director of Planning and Information Services  
Georgia Mountains Regional Commission

[ahazell@gmrc.ga.gov](mailto:ahazell@gmrc.ga.gov)

[www.gmrc.ga.gov](http://www.gmrc.ga.gov)