CITY OF DAHLONEGA
City Council Work Session Revised Agenda

August 17, 2026, 4:00 PM

Gary McCullough Council Chambers, Dahlonega City Hall

I. CALL TO ORDER

II. APPROVAL OF AGENDA

III. BOARDS AND COMMITTEES

(1.) Cemetery Committee - July 2026
Chris Worick, Cemetery Committee Chairman

(2.) Downtown Dahlonega Main Street Program - July 2026
Ariel Alexander, Dahlonega Main Street Program Director

IV. DEPARTMENT REPORTS AVAILABLE AT:
https://dahlonega.gov/catergory/department-reports/

(1.) Administration - July 2026
Allison Martin, City Manager

(2.) Community Development - July 2026
Allison Martin, City Manager

(3.) Police - July 2026
George Albert, Chief of Police

(4.) Public Works - July 2026
Mark Buchanan, City Engineer

(5.) Water & Wastewater Treatment - July 2026
John Jarrard, Water/Wastewater Treatment Director

V. APPOINTMENTS, PROCLAMATIONS, AND RECOGNITIONS

(1.) Appointment of Joyce Westmoreland to the Historic Preservation Commission
Sam Norton, Mayor

(2.) Appointment of Stanley Crais Jr. to the Planning and Zoning Commission
Sam Norton, Mayor

VI. PRESENTATIONS

(1.) Hazard Mitigation Plan Update
Chief David Wimpy

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.

VII. ORDINANCES AND RESOLUTIONS

(1.) Ordinance 2026-06 amendment to Chapter 103 Buildings and Building Regulations for adoption of the new mandatory minimum codes.
Doug Parks, City Attorney

VIII. AGREEMENTS AND CONTRACTS

(1.) Property Damage Recovery Service Agreement renewal with Peachtree Recovery Services, Inc.
Allison Martin, City Manager

(2.) Agreement with United Collection Firm of Georgia, Inc.
Allison Martin, City Manager

IX. OTHER ITEMS

(1.) FY27 City Manager's Proposed Budget
Allison Martin, City Manager

(2.) Koyo Lift Station Congressionally Directed Spending Update
Allison Martin, City Manager

(3.) Acceptance of Mountain Park into the City's street system
Allison Martin, City Manager

(4.) Set Date for Parking Workshop
Allison Martin, City Manager

(5.) Zoning Ordinance Update – August 2026
Allison Martin, City Manager

X. STAFF / COUNCIL ANNOUNCEMENTS AND COMMENTS - PLEASE LIMIT TO THREE MINUTES PER SPEAKER

Clerk Comments

City Manager Comments

City Attorney Comments

City Council Comments

Mayor Comments

XI. ADJOURNMENT

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.

Department Report

Report Title: Cemetery Committee— July 2026

Report Highlight: July 2026

Name and Title: Chris Worick, Chairman, Dahlonega Cemetery Committee

The Dahlonega Cemetery Committee held its July meeting on Thursday, July 23rd at 6 pm at Dahlonega City Hall.

Recently Completed:

- The To celebrate the Nation's 250th anniversary, thirteen 4"x 6" flags were placed just behind the entrance wall at Mt. Hope Cemetery. The grave markers of William Allen and Richard Ledbetter, two Revolutionary War veterans buried in Mt. Hope, were professionally cleaned and marked with appropriate grave flags.



Upcoming:

- Esther Morgan Ellis will be sworn in as a new Cemetery Committee voting member at the August City Council general meeting. She will replace Robbie Rupard who resigned in July.
- The Cemetery Committee discussed ordering the approved new vegetation to be planted at the entrance of Mt. Hope by early September. The actual planting is recommended by mid October or before the first frost.



Current view of Mt. Hope entrance



Conceptual view with new bushes and trees

Department Report

Report Title: Downtown Dahlonega Main Street Program – July 2026
Report Highlight: 2026 Summer Programs
Name and Title: Ariel Alexander, Director, Dahlonega Main Street Program

- Held the June First Friday Concert with Jonathan Ingram. Spirits Tavern was the drink vendor, with Shenanigans Irish Pub, Bourbon Street Grille, and Bear Necessities Café serving food.



- The Farmers Market season is progressing well- we have 36 vendors registered.





- Appalachian Jam is a huge success this year. Georgia Pick and Bow has partnered with our weekly performers to include children interested in Appalachian culture and music. Attendance has dramatically increased compared to previous years.
- Created orientation for Main Street Advisory Board. Training will occur in August, and their first planning retreat will be held in September.
- Main Street Programs have received over $3,000 in sponsorships this year to supplement our programs.
- Attended the July 6 City Council Meeting.
- The July Main Street Movie was held July 10 and was a success.
- Performed weekly downtown walkthroughs and office hours with merchants.
- Managed regular postings for City Hall social media and the Main Street accounts.
- Managed permitting of Hancock Park rentals.
- We are still accepting Friendly Faces Ambassador applications for downtown festivals and events. Applications are available at dahlonegadda.org.
- The Dahlonega 4th of July Celebration was a huge success. We estimate over 10,000 visitors throughout the day. There were no safety issues, and business owners reported a successful weekend overall. The weekend would not have been such a success without the help of Public Works, Dahlonega PD, and the Sheriff's Volunteer Organization. UNG PD was also a huge help with traffic management.



- Permitted Christmas in a Small Town events and decorations downtown.
- Held the inaugural festival listening session with community partners to review the permitting process for all special events and share insights to improve each event downtown. Staff will hold monthly sessions to further develop better practices and receive feedback.

Department Report

Report Title: Administration – July 2026
Report Highlight: 4th of July Celebration and Christmas in a Small Town
Name and Title: Allison Martin, City Manager

Recently Completed:

- Zoning Ordinance consultant meeting and work continued with additional revisions
- Attended Comprehensive Plan Public Input Session
- Phase II Master Plan data collection
- Prep work for EPD regional planning updates
- Preliminary work on training for planning commission/joint with Lumpkin County – host locally.

Underway:

- Revenue compliance audits are about 95% complete.
- Inventory module design and implementation planning.
- Internal audit of assets – 95% complete
- Update employee evaluation forms and document procedures for employee review processes and performance development plans.
- Staff continue to review forms for needed updates.

Near Term:

- 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.

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

Activity report for July 2026

Community Development Department

Permits, issued for July.

8 - Residential	0 - Annex	3-Sign permits	0 -Variances	0 -Tree Removal
0-Zoning	1-Minor Plats	0 -Final Plats	0 -Pool	2-ZVL
1-Commercial	1 - Cemetery	0 - land Disturbance	1 - COA	- Demo 1-Misc

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97- Total open active permits

35- Residential permits	2- Pool permits	14 - Commercial permits	1 -Tree Permits
20- Land Disturbances permits	3- Sign permits	2- Cemetery permits	2-ZVL 1-STR
3- Rezoning permits	0-- Variances	3 - BZA permit	0- annex
2- Minor/Final permits	2 - COA Permit	1- Outdoor dining permit	2- Misc.

Analytic Records submitted for July

24 - Records were created. 105 - Inspections.

$187,506.60 - Collected revenue. 15 -Permits were issued.

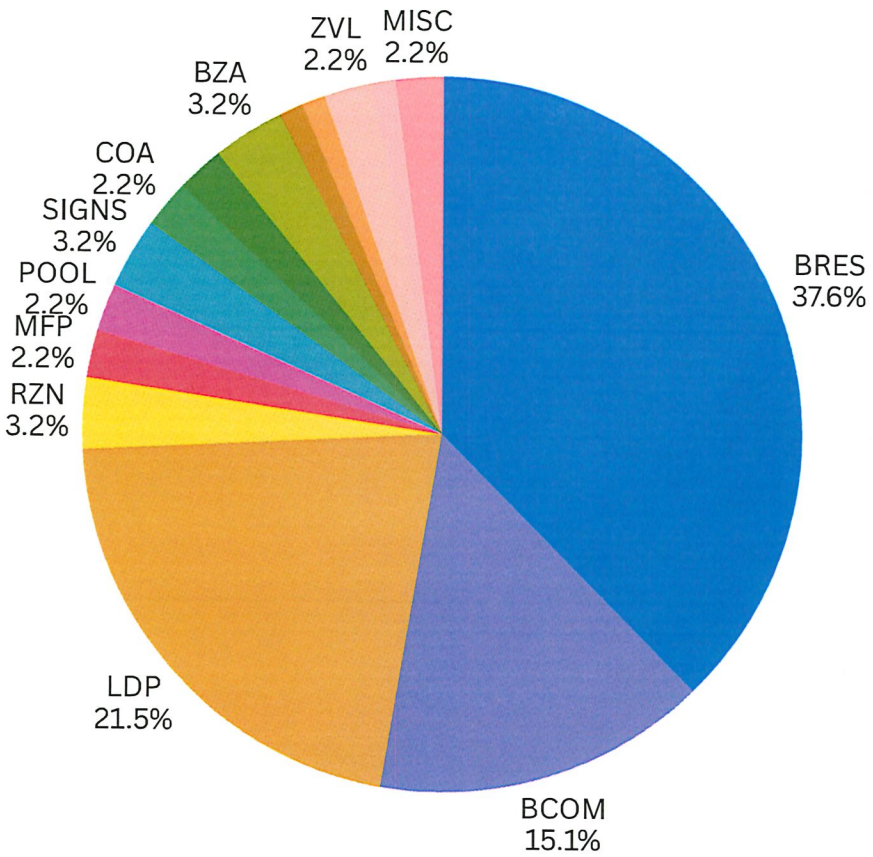
Breakdown of inspections for July.

45- Residential. 7 - Commercial. 46- Land Disturbances. 9 -Other & (Business)

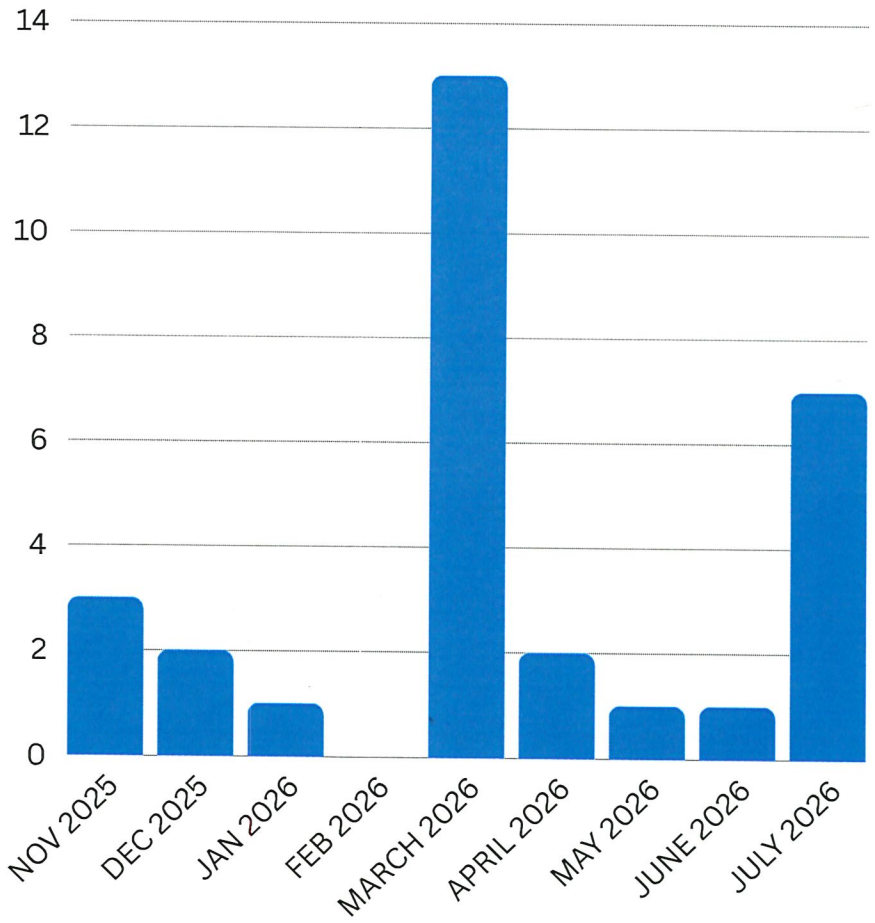
Projects Under Review. Approved projects.

Achasta, Golf Course Lots

Sherman Green Terrace 3



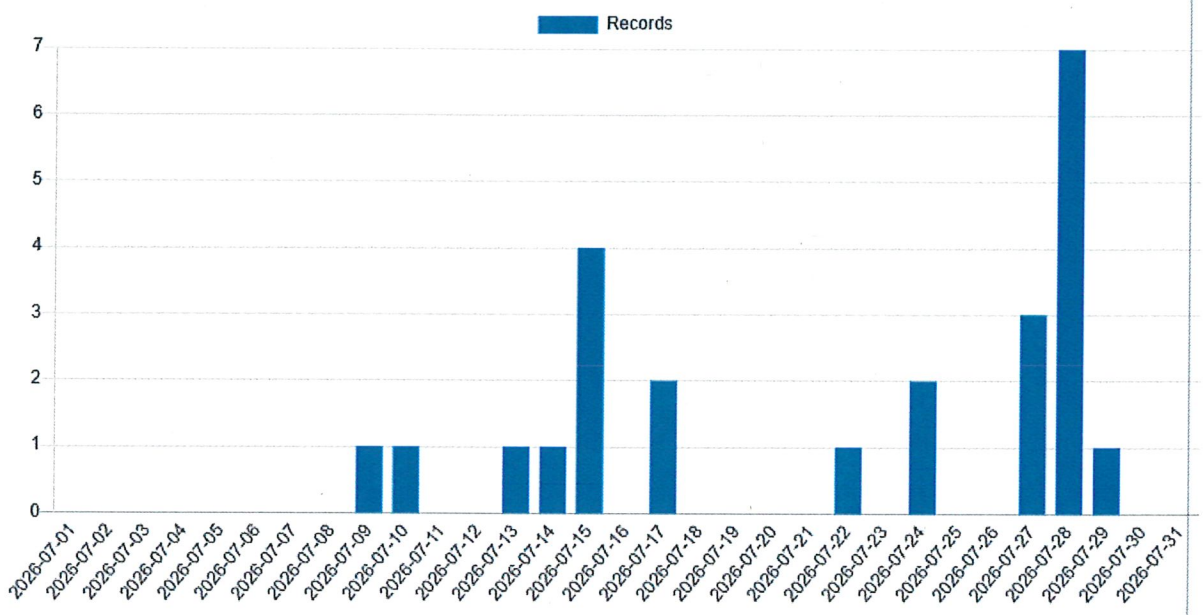
ACTIVE PERMITS



NEW HOUSING PERMITS YEAR TO DATE

Analytics

Records submitted over time



Totals

24
Records Created

$187,506.60
Revenue Collected

105
Inspections Done

15
Permits Issued

Filter Results

All Records

Date

Last 30 Days

All data displayed reflects the community time zone.

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

City of Dahlonega Activity report for July 2026.

1-Animal Complaints.
3- Debris/removal of items.
1-Excessive trash.
8- Sign Removals.
0- Sign Violation Notices.
1- Traffic-Vehicle Assistance.
0-Parking Tickets.
0- Warning Tickets.
0-Noise Complaints.
2- Courtesy grass cutting.
0-Soil Erosion Complaint.
0-Commercial Dumpster trash complaint.
0- Drainage issues complaint.
0 -Right-of-way complaint.

0- Disrepair structure notice.
46- LDP inspection.
2- Other complaints.
0- Inoperable vehicle (Tow)
1- Signage Complaints.
1- Property Owner complaints.
0 -Lighting Complaints.
4- Business inspections.
0-Camper Parking
2 -Grass Violation Notice
2-Trash Violation Notice
9- Servers permits letters.
2- Excessive Violation Notice

NEW PERMITS ISSUED JULY 2026

Record #	Record Type	Applicant Name	Date Submitted	Address	Record Status	
BRES-26-48	Building Permit - Residential	David King	7/29/2026 10:46	160 Hyalite Road East Hyalite Road East, Unit 060 092, Dahlonega, GA 30	Active	
BRES-26-47	Building Permit - Residential	Janie (D R Horton, Inc.) Sutton (	7/28/2026 15:33	76 River Crest Drive, Unit lot 14, Dahlonega, GA 30533	Active	
BRES-26-46	Building Permit - Residential	Janie (D R Horton, Inc.) Sutton (	7/28/2026 15:25	74 River Crest Drive, Unit lot 13, Dahlonega, GA 30533	Active	
BRES-26-45	Building Permit - Residential	Janie (D R Horton, Inc.) Sutton (	7/28/2026 15:18	72 River Crest Drive, Unit lot 12, Dahlonega, GA 30533	Active	
BRES-26-44	Building Permit - Residential	Janie (D R Horton, Inc.) Sutton (	7/28/2026 15:10	70 River Crest Drive, Unit lot 11, Dahlonega, GA 30533	Active	
BRES-26-43	Building Permit - Residential	Janie (D R Horton, Inc.) Sutton (	7/28/2026 15:01	68 River Crest Drive, Unit lot 10, Dahlonega, GA 30533	Active	
BRES-26-42	Building Permit - Residential	Janie (D R Horton, Inc.) Sutton (	7/28/2026 14:42	66 River Crest Drive, Unit lot 9, Dahlonega, GA 30533	Active	
SGN-26-17	Sign Permit	Terry Barker	7/28/2026 12:35	0 River Crest Drive, Dahlonega, GA 30533	Active	
SGN-26-16	Sign Permit	Miles Ramsell	7/27/2026 16:58	21 GROVE ST N, Unit A, DAHLONEGA, GA 30533	Active	
HOME-26-1	Business License Information and Home Occupation Fo	William Manning	7/27/2026 15:55	86 PINE ST, DAHLONEGA, GA 30533	Active	
CEM-26-17	Request for Open/Close of Cemetery Lot or Columbariu	Chris Anderson	7/27/2026 8:45	228 Turner Rd, DAHLONEGA, GA 30533	Active	
SGN-26-15	Sign Permit	izzie Keaton	7/24/2026 17:43	21 GROVE ST N, Unit C, DAHLONEGA, GA 30533	Active	
ZVL-26-8	Zoning Verification Letter Request	Clarke Coole	7/24/2026 10:28	0 South Chestatee, Unit 062B 042 D02, 062A 205, Dahlonega, GA 30533	Active	
BCOM-26-18	Building Permit - Commercial	Chris Choi	7/17/2026 14:19	108 MOUNTAIN DR, DAHLONEGA, GA 30533	Active	
COA-26-4	Certificate of Appropriateness		7/15/2026 8:15	90 PUBLIC SQ N, DAHLONEGA, GA 30533	Active	
MFP-26-11	Minor Final Plat	John Gaston	7/13/2026 13:24	1370 CALHOUN RD, DAHLONEGA, GA 30533	Active	
ZVL-26-6	Zoning Verification Letter Request	Clarke Coole	7/9/2026 15:57	0 South Chestatee, Unit 062B 042 D02, 062A 205, Dahlonega, GA 30533	Active	
BRES-26-40	Building Permit - Residential	Nathan Bonham	7/15/2026 13:01	62 MINERS PL, DAHLONEGA, GA 30533	Active	
OD-26-13	Outside Sales and Dining Operations Permit Applicatio	Deb Rowe	6/22/2026 14:59	87 NORTH CHESTATEE ST, Unit A, DAHLONEGA, GA 30533	Active	
BCOM-26-16	Building Permit - Commercial	Ashley Peck	6/4/2026 14:31	325 RILEY RD, DAHLONEGA, GA 30533	Active	
BCOM-26-15	Building Permit - Commercial	Ashley Peck	6/4/2026 13:41	266 MECHANICSVILLE RD, DAHLONEGA, GA 30533	Active	
BCOM-26-14	Building Permit - Commercial		6/3/2026 9:21	340 WALMART WAY, Unit F1, DAHLONEGA, GA 30533	Active	
BCOM-26-13	Building Permit - Commercial	STEPHEN ALBANESE	6/2/2026 12:38	70 ANSLEY DR, Unit A, DAHLONEGA, GA 30533	Active	
CEM-26-16	Request for Open/Close of Cemetery Lot or Columbariu	Chris Anderson	5/28/2026 16:30	438 MAIN ST W, DAHLONEGA, GA 30533	Active	
LDP-26-7	Land Disturbance Permit	Jermiah McNeil	5/14/2026 17:36	158 Crown Mountain Drive, Dahlonega, GA 30533	Active	
BRES-26-37	Building Permit - Residential	Bradley McEntyre	5/11/2026 10:53	168 MAIN ST W, DAHLONEGA, GA 30533	Active	
BCOM-26-12	Building Permit - Commercial	Bradley McEntyre	5/11/2026 10:30	168 MAIN ST W, DAHLONEGA, GA 30533	Active	
LDP-26-6	Land Disturbance Permit	Steve Aydelott	5/6/2026 9:59	234 HAWKINS ST, DAHLONEGA, GA 30533	Active	
BCOM-26-11	Building Permit - Commercial	Steve Aydelott	5/6/2026 9:44	234 HAWKINS ST, DAHLONEGA, GA 30533	Active	
BRES-26-35	Building Permit - Residential	Nathan Bonham	5/1/2026 12:37	85 HIGH TRESTLE CT, DAHLONEGA, GA 30533	Active	
LDP-26-5	Land Disturbance Permit	JOE KEMP	4/17/2026 16:56	40 Shamans Way, Dahlonega, GA 30533	Active	
REZN-26-4	Rezoning	Kasey Sharp	4/16/2026 14:35	399 NORTH CHESTATEE ST, DAHLONEGA, GA 30533	Active	
LDP-26-4	Land Disturbance Permit	Ian Evans	4/9/2026 17:11	50 American Way, Dahlonega, GA 30533	Active	
BRES-26-34	Building Permit - Residential	Larue Benoit	4/9/2026 15:21	120 RILEY RD, DAHLONEGA, GA 30533	Active	
BRES-26-33	Building Permit - Residential	Stephen Osley	4/9/2026 11:24	1030 Bear Paw Ridge, Unit 3B, Dahlonega,, GA 30533	Active	
BCOM-26-7	Building Permit - Commercial	Marie Brunson	4/7/2026 17:06	50 American Way, Dahlonega, GA 30533	Active	
BRES-26-31	Building Permit - Residential	Thomas Pierce	4/3/2026 12:25	315 Rockhound Drive, Unit 842, Dahlonega, GA 30533	Active	
BRES-26-29	Building Permit - Residential	Steve Eiberger	3/26/2026 12:36	1044 Bear Paw Ridge, Unit 080 369 lot 9B, Dahlonega, GA 30533	Active	
MFP-26-6	Minor Final Plat	Land Development Professiona	3/24/2026 12:43	3619 SOUTH CHESTATEE ST, DAHLONEGA, GA 30533	Active	
LDP-26-3	Land Disturbance Permit	Thomas Pierce	3/8/2026 10:37	315 Rockhound Drive, Dahlonega, GA 30533	Active	
BZA-26-1	Variance Application	Steven Leibel	3/4/2026 17:18	3619 SOUTH CHESTATEE ST, DAHLONEGA, GA 30533	Active	
REZN-26-2	Rezoning	James Parks	2/13/2026 12:04	889 WIMPLY MILL RD, Unit 101, DAHLONEGA, GA 30533	Active	
POOL-26-1	Pool/Spa Permit	Brain Murphy	2/13/2026 9:23	40 OVERLOOK ROAD, Unit 3A, DAHLONEGA, GA 30533	Active	

ACTIVE PERMITS July 31, 2026

Record #	Record Type	Applicant Name	Date Submitted	Address	Record Status
BCOM-24-9	Building Permit - Commercial	Steve Leibel Steve Leibel	4/23/2024 15:20	3619 SOUTH CHESTATEE ST, DAHLON	Active
BCOM-25-1	Building Permit - Commercial		6/6/2025 14:38	312 Grove Street North, Dahlonega, G	Active
BCOM-25-2	Building Permit - Commercial	Charles Padgett	9/30/2025 11:42	2001 INDIAN DR, DAHLONEGA, GA 30	Active
BCOM-25-2	Building Permit - Commercial	Christopher Hayes	12/12/2025 14:33	50 Calhoun Mine Road, Dahlonega, G	Active
BCOM-26-1	Building Permit - Commercial	Ryan Puckett	1/23/2026 12:36	582 GROVE ST N, Unit A, DAHLONEGA	Active
BCOM-26-1	Building Permit - Commercial	Steve Aydelott	5/6/2026 9:44	234 HAWKINS ST, DAHLONEGA, GA 30	Active
BCOM-26-1	Building Permit - Commercial	Bradley McEntyre	5/11/2026 10:30	168 MAIN ST W, DAHLONEGA, GA 305	Active
BCOM-26-1	Building Permit - Commercial	STEPHEN ALBANESE	6/2/2026 12:38	70 ANSLEY DR, Unit A, DAHLONEGA, G	Active
BCOM-26-1	Building Permit - Commercial		6/3/2026 9:21	340 WALMART WAY, Unit F1, DAHLON	Active
BCOM-26-1	Building Permit - Commercial	Ashley Peck	6/4/2026 13:41	266 MECHANICSVILLE RD, DAHLONE	Active
BCOM-26-1	Building Permit - Commercial	Ashley Peck	6/4/2026 14:31	325 RILEY RD, DAHLONEGA, GA 3053	Active
BCOM-26-1	Building Permit - Commercial	Chris Choi	7/17/2026 14:19	108 MOUNTAIN DR, DAHLONEGA, GA	Active
BCOM-26-2	Building Permit - Commercial	Brian Ahearn	2/11/2026 16:51	833 SOUTH CHESTATEE ST, DAHLONE	Active
BCOM-26-7	Building Permit - Commercial	Marie Brunson	4/7/2026 17:06	50 American Way, Dahlonega, GA 305	Active
BRES-23-24	Building Permit - Residential	Igor Bentley	3/9/2023 13:39	123 Stoneybrook Drive, Dahlonega, G	Active
BRES-23-25	Building Permit - Residential	Igor Bentley	3/9/2023 13:49	131 Stoneybrook Drive, Dahlonega, G	Active
BRES-23-26	Building Permit - Residential	Igor Bentley	3/9/2023 15:21	137 Stoneybrook Drive, Dahlonega, G	Active
BRES-25-10	Building Permit - Residential	Stephen Osley	12/19/2025 14:33	25 Overlook Road, Unit Lot 10A, Dahl	Active
BRES-25-2	Building Permit - Residential	James Allison	1/15/2025 10:42	402 Crown Mountain Drive, Dahlonega	Active
BRES-25-2	Building Permit - Residential	Darryl Peterson	3/12/2025 15:45	88 Laurel Heights, Dahlonega, GA 305	Active
BRES-25-3	Building Permit - Residential	Stanley Jones	4/1/2025 17:15	17 Cherokee Trail, Unit D06 036, Dahl	Active
BRES-25-4	Building Permit - Residential	Gary Nicholson	5/2/2025 10:48	329 CLOUDLAND RD N, DAHLONEGA,	Active
BRES-25-5	Building Permit - Residential	William Bertram	6/6/2025 16:59	61 BOYD CIR, DAHLONEGA, GA 30533	Active
BRES-25-6	Building Permit - Residential	Krista Dockery	6/30/2025 16:30	52 Riley Road, Unit B, Dahlonega, GA 3	Active
BRES-25-6	Building Permit - Residential	Krista Dockery	6/30/2025 16:47	52 Riley Road, Unit A, Dahlonega, GA 3	Active
BRES-25-7	Building Permit - Residential	Sandy Kemp	9/2/2025 12:18	1037 Bear Paw Ridge, Unit 1A, Dahlon	Active
BRES-25-7	Building Permit - Residential	Steve Honnold	9/3/2025 14:24	282 MARTIN ST, DAHLONEGA, GA 305	Active
BRES-25-7	Building Permit - Residential	Stephen Osley	9/29/2025 16:17	30 Overlook Cove, Unit 2A, Dahlonega	Active
BRES-25-8	Building Permit - Residential	Denny Holland	9/30/2025 10:45	85 CAVENDER RUN, DAHLONEGA, GA	Active
BRES-25-9	Building Permit - Residential	David Foronda	11/24/2025 8:51	30 Golden Autumn Drive, Unit 80, Dah	Active
BRES-25-9	Building Permit - Residential	Stephen Osley	12/19/2025 13:57	150 Stamp Mill Drive, Unit Lot 133, Da	Active
BRES-26-1	Building Permit - Residential	Samuel Kirkland	1/7/2026 12:57	40 Old Stamp Mill Road N, Unit 35, Da	Active
BRES-26-2	Building Permit - Residential	Steve Eiberger	3/26/2026 12:36	1044 Bear Paw Ridge, Unit 080 369 lo	Active
BRES-26-3	Building Permit - Residential	Randy Hampton	1/16/2026 15:56	130 PARK ST S, DAHLONEGA, GA 3053	Active
BRES-26-3	Building Permit - Residential	Thomas Pierce	4/3/2026 12:25	315 Rockhound Drive, Unit 842, Dahlo	Active
BRES-26-3	Building Permit - Residential	Stephen Osley	4/9/2026 11:24	1030 Bear Paw Ridge, Unit 3B, Dahlon	Active
BRES-26-3	Building Permit - Residential	Larue Benoit	4/9/2026 15:21	120 RILEY RD, DAHLONEGA, GA 3053	Active
BRES-26-3	Building Permit - Residential	Nathan Bonham	5/1/2026 12:37	85 HIGH TRESTLE CT, DAHLONEGA, G	Active
BRES-26-3	Building Permit - Residential	Bradley McEntyre	5/11/2026 10:53	168 MAIN ST W, DAHLONEGA, GA 305	Active
BRES-26-4	Building Permit - Residential	Kyle McDaniel	1/20/2026 13:23	26 ALTAVISTA DR, DAHLONEGA, GA 30	Active
BRES-26-4	Building Permit - Residential	Nathan Bonham	7/15/2026 13:01	62 MINERS PL, DAHLONEGA, GA 3053	Active
BRES-26-4	Building Permit - Residential	James Callas	7/17/2026 11:34	30 Crown Mountain Ridge, Unit Lot 1, D	Active
BRES-26-4	Building Permit - Residential	Janie (D R Horton, Inc.) Sutton (D R H	7/28/2026 14:42	66 River Crest Drive, Unit lot 9, Dahlon	Active

BRES-26-4	Building Permit - Residential	Janie (D R Horton, Inc.) Sutton (D R H	7/28/2026 15:01	68 River Crest Drive, Unit lot 10, Dahlo	Active
BRES-26-4	Building Permit - Residential	Janie (D R Horton, Inc.) Sutton (D R H	7/28/2026 15:10	70 River Crest Drive, Unit lot 11, Dahlo	Active
BRES-26-4	Building Permit - Residential	Janie (D R Horton, Inc.) Sutton (D R H	7/28/2026 15:18	72 River Crest Drive, Unit lot 12, Dahlo	Active
BRES-26-4	Building Permit - Residential	Janie (D R Horton, Inc.) Sutton (D R H	7/28/2026 15:25	74 River Crest Drive, Unit lot 13, Dahlo	Active
BRES-26-4	Building Permit - Residential	Janie (D R Horton, Inc.) Sutton (D R H	7/28/2026 15:33	76 River Crest Drive, Unit lot 14, Dahlo	Active
BRES-26-4	Building Permit - Residential	David King	7/29/2026 10:46	160 Hyalite Road East Hyalite Road Ea	Active
BRES-26-6	Building Permit - Residential	Krista Dockery	2/3/2026 13:06	52 Riley Road, Unit A, Dahlonega, GA 3	Active
BZA-25-1	Variance Application	Jessica Jones	1/27/2025 22:29	28 MILLIES PL, DAHLONEGA, GA 3053	Active
BZA-25-4	Variance Application	Land Development Professionals, LL	9/30/2025 18:13	0 River Crest Drive, Dahlonega, GA 30	Active
BZA-26-1	Variance Application	Steven Leibel	3/4/2026 17:18	3619 SOUTH CHESTATEE ST, DAHLON	Active
CEM-26-16	Request for Open/Close of Cemetery L	Chris Anderson	5/28/2026 16:30	438 MAIN ST W, DAHLONEGA, GA 305	Active
CEM-26-17	Request for Open/Close of Cemetery L	Chris Anderson	7/27/2026 8:45	228 Turner Rd, DAHLONEGA, GA 3053	Active
COA-25-4	Certificate of Appropriateness	David Shanahan	5/27/2025 12:56	69 MAIN ST W, DAHLONEGA, GA 3053	Active
COA-26-4	Certificate of Appropriateness		7/15/2026 8:15	90 PUBLIC SQ N, DAHLONEGA, GA 30	Active
HOME-26-1	Business License Information and Hon	William Manning	7/27/2026 15:55	86 PINE ST, DAHLONEGA, GA 30533	Active
LDP-22-20	Land Disturbance Permit	Ron Link	10/25/2022 17:10	0 Stoneybrook Drive, DAHLONEGA, GA	Active
LDP-22-8	Land Disturbance Permit	Roberta Green	4/26/2022 11:32	0 Vickery and Hawkins street, Dahlone	Active
LDP-23-9	Land Disturbance Permit	Kate Murray	7/27/2023 10:33	0 Dawsonville Highway, Dahlonega, GA	Active
LDP-24-10	Land Disturbance Permit	Roberta Green	9/18/2024 18:13	0 Vickery and Hawkins street, Dahlone	Active
LDP-24-11	Land Disturbance Permit	Garry Osley	9/20/2024 9:39	0 BEAR PAW RIDGE, Unit Phase 2, Dah	Active
LDP-24-12	Land Disturbance Permit	Hank Haynes	10/18/2024 13:25	82 College Circle, Dahlonega, GA 3053	Active
LDP-24-14	Land Disturbance Permit	Scott Hinchman	11/20/2024 11:09	290 Sunset, Dahlonega, GA 30533	Active
LDP-24-7	Land Disturbance Permit	Beth Bowersox	7/24/2024 17:29	0 Summit Drive, Unit 077 248, Dahlone	Active
LDP-24-8	Land Disturbance Permit	DES Submittals	8/26/2024 12:33	0 Summit Drive, DAHLONEGA, GA 305	Active
LDP-25-1	Land Disturbance Permit	DES Submittals	5/5/2025 9:13	318 GROVE ST N, DAHLONEGA, GA 30	Active
LDP-25-2	Land Disturbance Permit	DES Submittals	5/13/2025 11:54	3544 SOUTH CHESTATEE ST, DAHLON	Active
LDP-25-4	Land Disturbance Permit	Doug Sherrill	5/28/2025 17:05	0 River Crest Drive, Dahlonega, GA 30	Active
LDP-25-6	Land Disturbance Permit	Mark Buchanan	7/9/2025 16:49	1680 Morrison Moore Parkway, Dahlor	Active
LDP-25-8	Land Disturbance Permit		9/5/2025 14:30	1325 MECHANICSVILLE RD, DAHLONE	Active
LDP-25-9	Land Disturbance Permit	ALAN OURS	10/16/2025 12:41	1 ROCK HOUSE ROAD, Unit 078 030, D	Active
LDP-26-1	Land Disturbance Permit	Bradley Dunckel	2/5/2026 14:24	0 BIRCH RIVER DRIVE GOLF COURSE	Active
LDP-26-2	Land Disturbance Permit	Cody Lanman	2/12/2026 9:14	197 Sunset Drive, Dahlonega, GA 3053	Active
LDP-26-3	Land Disturbance Permit	Thomas Pierce	3/8/2026 10:37	315 Rockhound Drive, Dahlonega, GA	Active
LDP-26-4	Land Disturbance Permit	Ian Evans	4/9/2026 17:11	50 American Way, Dahlonega, GA 305	Active
LDP-26-5	Land Disturbance Permit	JOE KEMP	4/17/2026 16:56	40 Shamans Way, Dahlonega, GA 305	Active
LDP-26-6	Land Disturbance Permit	Steve Aydelott	5/6/2026 9:59	234 HAWKINS ST, DAHLONEGA, GA 30	Active
LDP-26-7	Land Disturbance Permit	Jermiah McNeil	5/14/2026 17:36	158 Crown Mountain Drive, Dahlonega	Active
MFP-26-11	Minor Final Plat	John Gaston	7/13/2026 13:24	1370 CALHOUN RD, DAHLONEGA, GA	Active
MFP-26-6	Minor Final Plat	Land Development Professionals, LL	3/24/2026 12:43	3619 SOUTH CHESTATEE ST, DAHLON	Active
OD-26-13	Outside Sales and Dining Operations P	Deb Rowe	6/22/2026 14:59	87 NORTH CHESTATEE ST, Unit A, DAH	Active
POOL-25-1	Pool/Spa Permit	Faye Colbert	10/9/2025 8:04	244 Crown Mountain Way, Unit lot 8, D	Active
POOL-26-1	Pool/Spa Permit	Brain Murphy	2/13/2026 9:23	40 OVERLOOK ROAD, Unit 3A, DAHLO	Active
REZN-24-2	Rezoning Permit	Land Development Professionals, LL	10/30/2024 17:51	598 GROVE ST N, DAHLONEGA, GA 30	Active
REZN-26-2	Rezoning	James Parks	2/13/2026 12:04	889 WIMPLY MILL RD, Unit 101, DAHL	Active

REZN-26-4	Rezoning	Kasey Sharp	4/16/2026 14:35	399 NORTH CHESTATEE ST, DAHLONE	Active
SGN-26-15	Sign Permit	izzie Keaton	7/24/2026 17:43	21 GROVE ST N, Unit C, DAHLONEGA,	Active
SGN-26-16	Sign Permit	Miles Ramsell	7/27/2026 16:58	21 GROVE ST N, Unit A, DAHLONEGA,	Active
SGN-26-17	Sign Permit	Terry Barker	7/28/2026 12:35	0 River Crest Drive, Dahlonega, GA 305	Active
STR-26-1	Short-Term Rental Application	Inna PHILLIPS	1/3/2026 12:06	98 RILEY RD, DAHLONEGA, GA 30533	Active
TAPP-6	Water Tap Fee-Sewer Tap Fees-Grinde	Sandra Usry	1/9/2026 17:03	265 J Mountain Drive, Dahlonega, GA 3	Active
TR-26-1	Tree Removal Permit Application	Greg Imig	2/10/2026 17:22	95 JONES ST, DAHLONEGA, GA 30533	Active
ZVL-26-6	Zoning Verification Letter Request	Clarke Coole	7/9/2026 15:57	0 South Chestatee, Unit 062B 042 D02	Active
ZVL-26-8	Zoning Verification Letter Request	Clarke Coole	7/24/2026 10:28	0 South Chestatee, Unit 062B 042 D02	Active

Inspection Report July 2026 1-of 3

Record #	Record Type	Inspection Type	Result	Inspector	Completion Date	Note
BCOM-25-11	Building Permit - Commercial	Commercial Framing Inspection	Pass	Steve Holder	7/31/2026	
BCOM-25-11	Building Permit - Commercial	Commercial Mechanical Inspect	Pass	Steve Holder	7/31/2026	
BCOM-25-11	Building Permit - Commercial	Commercial Electrical Rough In I	Pass	Steve Holder	7/31/2026	
BCOM-25-11	Building Permit - Commercial	Rough In Plumbing - Water Distri	Pass	Steve Holder	7/31/2026	
BRES-26-3	Building Permit - Residential	Residential Combo Rough in	Fail	Steve Holder	7/30/2026	1. Provide truss drawings to verify bracing methods.\n2. Install smoke and carbon alarms.\n3. Provide conc
BRES-26-35	Building Permit - Residential	Insulation	Fail	Steve Holder	7/29/2026	1. No draft stoping at exterior outlets.\n2. Exterior corners not fully insulated. Batts missing behind stud.
BRES-26-35	Building Permit - Residential	Residential Combo Rough in	Fail	Steve Holder	7/29/2026	Previous comments not addressed
LDP-26-3	Land Disturbance Permit	B.M.P Inspection	Pass	Timothy Martin	7/27/2026 8:55	Inspection was for insulation inspection.
LDP-26-6	Land Disturbance Permit	B.M.P Inspection	Pass	Timothy Martin	7/27/2026	
LDP-26-6	Land Disturbance Permit	B.M.P Inspection	Pass	Timothy Martin	7/27/2026	
BRES-26-35	Building Permit - Residential	Residential Combo Rough in	Fail	Steve Holder	7/27/2026	1. Seal chase in basement in corner room next to utility room. \n2. Provide air barrier for all showers/tubs a
BRES-26-31	Building Permit - Residential	Insulation	Pass	Steve Holder	7/27/2026	
LDP-26-2	Land Disturbance Permit	B.M.P Inspection	Pass	Timothy Martin	7/27/2026	
POOL-25-2	Pool/Spa Permit	Pool - General	Pass	Timothy Martin	7/27/2026	
LDP-25-2	Land Disturbance Permit	B.M.P Inspection	Pass	Timothy Martin	7/27/2026	
BRES-26-38	Building Permit - Residential	Residential Final Inspection	Pass	Steve Holder	7/24/2026	Ignore previous report. Items added from different permit
BRES-26-38	Building Permit - Residential	Residential Final Inspection	Fail	Steve Holder	7/24/2026	1. No lighting found in crawl spaces\n2. Floor outlet needs floor rated box\n3. Main floor restroom vent not
LDP-25-6	Land Disturbance Permit	B.M.P Inspection	Pass	Timothy Martin	7/24/2026	
BCOM-25-11	Building Permit - Commercial	Commercial Framing Inspection	Fail	Steve Holder	7/24/2026	1. No lighting found in crawl spaces\n2. Floor outlet not rated for location.\n3. Main floor restroom fan not c
LDP-25-2	Land Disturbance Permit	B.M.P Inspection	Pass	Timothy Martin	7/24/2026	
LDP-24-14	Land Disturbance Permit	B.M.P Inspection	Pass	Timothy Martin	7/24/2026	
LDP-26-6	Land Disturbance Permit	B.M.P Inspection	Pass	Timothy Martin	7/23/2026	
BRES-25-97	Building Permit - Residential	Erosion Controls B.M.P Inspectio	Pass	Timothy Martin	7/23/2026	
LDP-24-11	Land Disturbance Permit	B.M.P Inspection	Pass	Timothy Martin	7/23/2026	
LDP-22-20	Land Disturbance Permit	B.M.P Inspection	Pass	Timothy Martin	7/23/2026	
OD-26-14	Outside Sales and Dining Opera	Outside Sales and Dining Operat	Pass	Timothy Martin	7/22/2026	
LDP-26-5	Land Disturbance Permit	B.M.P Inspection	Pass	Timothy Martin	7/22/2026	
BRES-26-31	Building Permit - Residential	Residential Combo Rough in	Pass	Steve Holder	7/22/2026	
BRES-26-28	Building Permit - Residential	Residential Final Inspection	Pass	Steve Holder	7/22/2026	
LDP-26-3	Land Disturbance Permit	B.M.P Inspection	Pass	Timothy Martin	7/22/2026	
BRES-26-6	Building Permit - Residential	Erosion Controls B.M.P Inspectio	Pass	Timothy Martin	7/22/2026	
BRES-25-98	Building Permit - Residential	Erosion Controls B.M.P Inspectio	Pass	Timothy Martin	7/22/2026	
LDP-25-1	Land Disturbance Permit	B.M.P Inspection	Pass	Timothy Martin	7/22/2026	
LDP-24-12	Land Disturbance Permit	B.M.P Inspection	Pass	Timothy Martin	7/22/2026	
LDP-24-7	Land Disturbance Permit	B.M.P Inspection	Pass	Timothy Martin	7/22/2026	
BRES-26-40	Building Permit - Residential	Erosion Controls B.M.P Inspectio	Pass	Timothy Martin	7/21/2026	
MFP-26-6	Minor Final Plat	Minor Final Plat Inspection	Pass	Timothy Martin	7/20/2026	
BCOM-26-3	Building Permit - Commercial	Commercial Final Inspection	Pass	Steve Holder	7/20/2026	
BRES-26-40	Building Permit - Residential	Residential T-Pole Inspection	Pass	Steve Holder	7/17/2026	
BCOM-26-3	Building Permit - Commercial	Commercial Mechanical Inspect	Pass	Steve Holder	7/17/2026	
BRES-25-73	Building Permit - Residential	Temporary Perm Power Inspectio	Pass	Steve Holder	7/17/2026	
LDP-23-9	Land Disturbance Permit	B.M.P Inspection	Pass	Timothy Martin	7/17/2026	
BRES-26-39	Building Permit - Residential	Residential Final Inspection	Pass	Timothy Martin	7/16/2026	

BRES-26-39	Building Permit - Residential	Residential Combo Rough in	Pass	Timothy Martin	7/16/2026										
LDP-26-6	Land Disturbance Permit	B.M.P Inspection	Pass	Timothy Martin	7/16/2026										
BRES-26-1	Building Permit - Residential	Erosion Controls B.M.P Inspectio	Pass	Timothy Martin	7/16/2026										
BRES-25-100	Building Permit - Residential	Erosion Controls B.M.P Inspectio	Pass	Timothy Martin	7/16/2026										
LDP-25-4	Land Disturbance Permit	B.M.P Inspection	Pass	Timothy Martin	7/16/2026										
LDP-24-14	Land Disturbance Permit	B.M.P Inspection	Pass	Timothy Martin	7/16/2026										
LDP-22-20	Land Disturbance Permit	B.M.P Inspection	Pass	Timothy Martin	7/16/2026										
LDP-26-2	Land Disturbance Permit	B.M.P Inspection	Pass	Timothy Martin	7/15/2026										
BRES-26-6	Building Permit - Residential	Erosion Controls B.M.P Inspectio	Pass	Timothy Martin	7/15/2026										
BRES-25-99	Building Permit - Residential	Erosion Controls B.M.P Inspectio	Pass	Timothy Martin	7/15/2026										
LDP-25-6	Land Disturbance Permit	B.M.P Inspection	Pass	Timothy Martin	7/15/2026										
LDP-25-2	Land Disturbance Permit	B.M.P Inspection	Pass	Timothy Martin	7/15/2026										
LDP-24-11	Land Disturbance Permit	B.M.P Inspection	Pass	Timothy Martin	7/15/2026										
LDP-24-7	Land Disturbance Permit	B.M.P Inspection	Pass	Timothy Martin	7/15/2026										
BRES-26-37	Building Permit - Residential	Temporary Perm Power Inspectio	Pass	Steve Holder	7/14/2026										
MFP-26-11	Minor Final Plat	Minor Final Plat Inspection	Pass	Timothy Martin	7/13/2026										
LDP-24-11	Land Disturbance Permit	B.M.P Inspection	Fail	Timothy Martin	7/13/2026										
BRES-26-40	Building Permit - Residential	Erosion Controls B.M.P Inspectio	Pass	Timothy Martin	7/10/2026										
LDP-26-5	Land Disturbance Permit	B.M.P Inspection	Pass	Timothy Martin	7/10/2026										
BRES-26-24	Building Permit - Residential	Residential Final Inspection	Pass	Steve Holder	7/10/2026										
BRES-26-23	Building Permit - Residential	Residential Final Inspection	Pass	Steve Holder	7/10/2026										
BRES-26-22	Building Permit - Residential	Residential Final Inspection	Pass	Steve Holder	7/10/2026										
BRES-26-13	Building Permit - Residential	Residential Final Inspection	Pass	Steve Holder	7/10/2026										
BRES-26-12	Building Permit - Residential	Residential Final Inspection	Pass	Steve Holder	7/10/2026										
BRES-25-100	Building Permit - Residential	Temporary Perm Power Inspectio	Pass	Steve Holder	7/10/2026										
BRES-25-99	Building Permit - Residential	Temporary Perm Power Inspectio	Pass	Steve Holder	7/10/2026										
BRES-25-99	Building Permit - Residential	Erosion Controls B.M.P Inspectio	Pass	Timothy Martin	7/10/2026										
BRES-25-71	Building Permit - Residential	Residential Final Inspection	Pass	Steve Holder	7/10/2026										
LDP-25-1	Land Disturbance Permit	B.M.P Inspection	Pass	Timothy Martin	7/10/2026										
LDP-22-20	Land Disturbance Permit	B.M.P Inspection	Pass	Timothy Martin	7/10/2026										
LDP-26-3	Land Disturbance Permit	B.M.P Inspection	Pass	Timothy Martin	7/9/2026										
LDP-26-2	Land Disturbance Permit	B.M.P Inspection	Pass	Timothy Martin	7/9/2026										
LDP-25-6	Land Disturbance Permit	B.M.P Inspection	Pass	Timothy Martin	7/9/2026										
LDP-25-2	Land Disturbance Permit	B.M.P Inspection	Pass	Timothy Martin	7/9/2026										
17	Generators Installation permit o	Residential Finish Electrical Insp	Pass	Steve Holder	7/8/2026										
BRES-26-31	Building Permit - Residential	Residential Combo Rough in	Fail	Steve Holder	7/8/2026	1. Seal all chases and gaps that connect floor to floor. \n2. Relocate smoke alarm in master bedroom to hig									
BRES-26-1	Building Permit - Residential	Residential Building Sewer Inspe	Pass	Steve Holder	7/8/2026										
BRES-26-1	Building Permit - Residential	Residential T-Pole Inspection	Pass	Steve Holder	7/8/2026										
BRES-25-98	Building Permit - Residential	Erosion Controls B.M.P Inspectio	Pass	Timothy Martin	7/8/2026										
BRES-25-97	Building Permit - Residential	Erosion Controls B.M.P Inspectio	Pass	Timothy Martin	7/8/2026										
LDP-24-14	Land Disturbance Permit	B.M.P Inspection	Pass	Timothy Martin	7/8/2026										
LDP-24-12	Land Disturbance Permit	B.M.P Inspection	Pass	Timothy Martin	7/8/2026										
LDP-24-11	Land Disturbance Permit	B.M.P Inspection	Pass	Timothy Martin	7/8/2026										
LDP-23-9	Land Disturbance Permit	B.M.P Inspection	Pass	Timothy Martin	7/8/2026										

LDP-26-6	Land Disturbance Permit	B.M.P Inspection	Pass	Timothy Martin	7/7/2026										
BRES-25-71	Building Permit - Residential	Residential Final Inspection	Fail	Steve Holder	7/7/2026	1. No address posted\\n2. Holes in soffit near all flood lights\\n3. Outlet cover plates missing in both garag									
BRES-25-63	Building Permit - Residential	Temporary Perm Power Inspectic	Pass	Steve Holder	7/7/2026										
BRES-25-62	Building Permit - Residential	Temporary Perm Power Inspectic	Pass	Steve Holder	7/7/2026										
LDP-25-2	Land Disturbance Permit	B.M.P Inspection	Pass	Timothy Martin	7/7/2026										
LDP-24-7	Land Disturbance Permit	B.M.P Inspection	Pass	Timothy Martin	7/7/2026										
BRES-26-6	Building Permit - Residential	Erosion Controls B.M.P Inspectic	Pass	Timothy Martin	7/6/2026										
LDP-25-4	Land Disturbance Permit	B.M.P Inspection	Pass	Timothy Martin	7/6/2026										
LDP-26-3	Land Disturbance Permit	B.M.P Inspection	Pass	Timothy Martin	7/3/2026										
LDP-24-12	Land Disturbance Permit	B.M.P Inspection	Pass	Timothy Martin	7/3/2026										
BRES-25-100	Building Permit - Residential	Erosion Controls B.M.P Inspectic	Pass	Timothy Martin	7/2/2026										
LDP-25-6	Land Disturbance Permit	B.M.P Inspection	Pass	Timothy Martin	7/2/2026										
LDP-24-14	Land Disturbance Permit	B.M.P Inspection	Pass	Timothy Martin	7/2/2026										
GEN-1	Generators Installation permit o	Residential Final Inspection	Pass	Steve Holder	7/1/2026										
GEN-1	Generators Installation permit o	Gas Fuel Supply System Inspecti	Pass	Steve Holder	7/1/2026										
GEN-1	Generators Installation permit o	Gas Fuel Supply System Inspecti	Pass	Steve Holder	7/1/2026										
GEN-1	Generators Installation permit o	Residential Rough Electrical Insp	Pass	Steve Holder	7/1/2026										
GEN-1	Generators Installation permit o	Residential Rough Electrical Insp	Pass	Steve Holder	7/1/2026										
FP-26-1	Final Plat	Final Plat Inspection	Pass	Timothy Martin	6/30/2026										
BRES-26-16	Building Permit - Residential	Residential Final Inspection	Pass	Steve Holder	6/30/2026										
BRES-26-35	Building Permit - Residential	House Wrap	Pass	Timothy Martin	6/29/2026	Doors, windows wrapped and taped properly, wrap secures faster to the sheeting									
BRES-26-38	Building Permit - Residential	Insulation	Pass	Steve Holder	6/26/2026										
LDP-24-12	Land Disturbance Permit	B.M.P Inspection	Pass	Timothy Martin	6/26/2026										
BRES-25-97	Building Permit - Residential	Temporary Perm Power Inspectic	Pass	Steve Holder	6/25/2026 13:37										
BRES-26-38	Building Permit - Residential	Residential Combo Rough in	Pass	Steve Holder	6/25/2026										
BRES-26-31	Building Permit - Residential	House Wrap	Pass	Steve Holder	6/25/2026										
BRES-25-98	Building Permit - Residential	Residential Final Inspection	Pass	Steve Holder	6/24/2026										
LDP-25-6	Land Disturbance Permit	B.M.P Inspection	Pass	Timothy Martin	6/24/2026										
LDP-24-14	Land Disturbance Permit	B.M.P Inspection	Pass	Timothy Martin	6/24/2026										
LDP-26-5	Land Disturbance Permit	B.M.P Inspection	Pass	Timothy Martin	6/23/2026										
LDP-25-2	Land Disturbance Permit	B.M.P Inspection	Pass	Timothy Martin	6/23/2026										
LDP-24-12	Land Disturbance Permit	B.M.P Inspection	Pass	Timothy Martin	6/23/2026										
LDP-24-11	Land Disturbance Permit	B.M.P Inspection	Pass	Timothy Martin	6/23/2026										
LDP-24-7	Land Disturbance Permit	B.M.P Inspection	Pass	Timothy Martin	6/23/2026										
OD-26-13	Outside Sales and Dining Opera	Outside Sales and Dining Operat	Pass	Timothy Martin	6/22/2026										
BRES-26-21	Building Permit - Residential	Residential Final Inspection	Pass	Steve Holder	6/22/2026										
BRES-26-20	Building Permit - Residential	Residential Final Inspection	Pass	Steve Holder	6/22/2026										
BRES-26-19	Building Permit - Residential	Residential Final Inspection	Pass	Steve Holder	6/22/2026										
BRES-26-17	Building Permit - Residential	Residential Final Inspection	Pass	Steve Holder	6/22/2026										
BRES-26-16	Building Permit - Residential	Residential Final Inspection	Fail	Steve Holder	6/22/2026	No attic access									
BRES-26-15	Building Permit - Residential	Residential Final Inspection	Pass	Steve Holder	6/22/2026										
BRES-26-14	Building Permit - Residential	Residential Final Inspection	Pass	Steve Holder	6/22/2026										
BRES-25-75	Building Permit - Residential	Residential Final Inspection	Pass	Steve Holder	6/22/2026										
LDP-25-3	Land Disturbance Permit	B.M.P Inspection	Pass	Timothy Martin	6/22/2026										

Department Report

Report Title: City of Dahlonega Police Department – July 2026.

Report Highlight: July 4th Celebration.

Name and Title: George Albert, Chief of Police.

Recently Completed:

- July 4th festival and fireworks show.
- Officers attended 'Stop the Bleed' training.
- Chief Albert and Officer Noah Sprague attended the monthly DDBA meeting at Holiday Inn.
- Chief attended the sendoff for Lorraine Morris, Deputy EMA Director for the FD.
- First Friday concert in the park.
- Officers and/or Chief attend HPC meeting, city council meeting and planning commission meeting.
- Attended Drug Free Lumpkin work group meeting.
- Officer Cody Sprague attended Interviews and Interrogation class at GPSTC.
- Chief connected with staff at Bridge Recovery as an additional community resource.
- Christmas in July activities in the downtown area.
- Officer Cody Sprague attended GOHS meeting in Dawson County and participated in a Driver's License and Vehicle Compliance Checkpoint as part of its ongoing traffic safety initiative."
- Attended district 9 chief meeting.

Underway:

- Officers continue to conduct foot patrols in the downtown and business areas of the city.
- Officers continue to deploy the RADAR speed trailer to assist with educating the motoring public.

Officer's Commendation:

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July Pictures



1st Friday Concert



July Pictures



4th of July Parade



July Pictures



4th of July Parade



July Pictures



4th of July Parade



Stop the Bleed Training

July Pictures



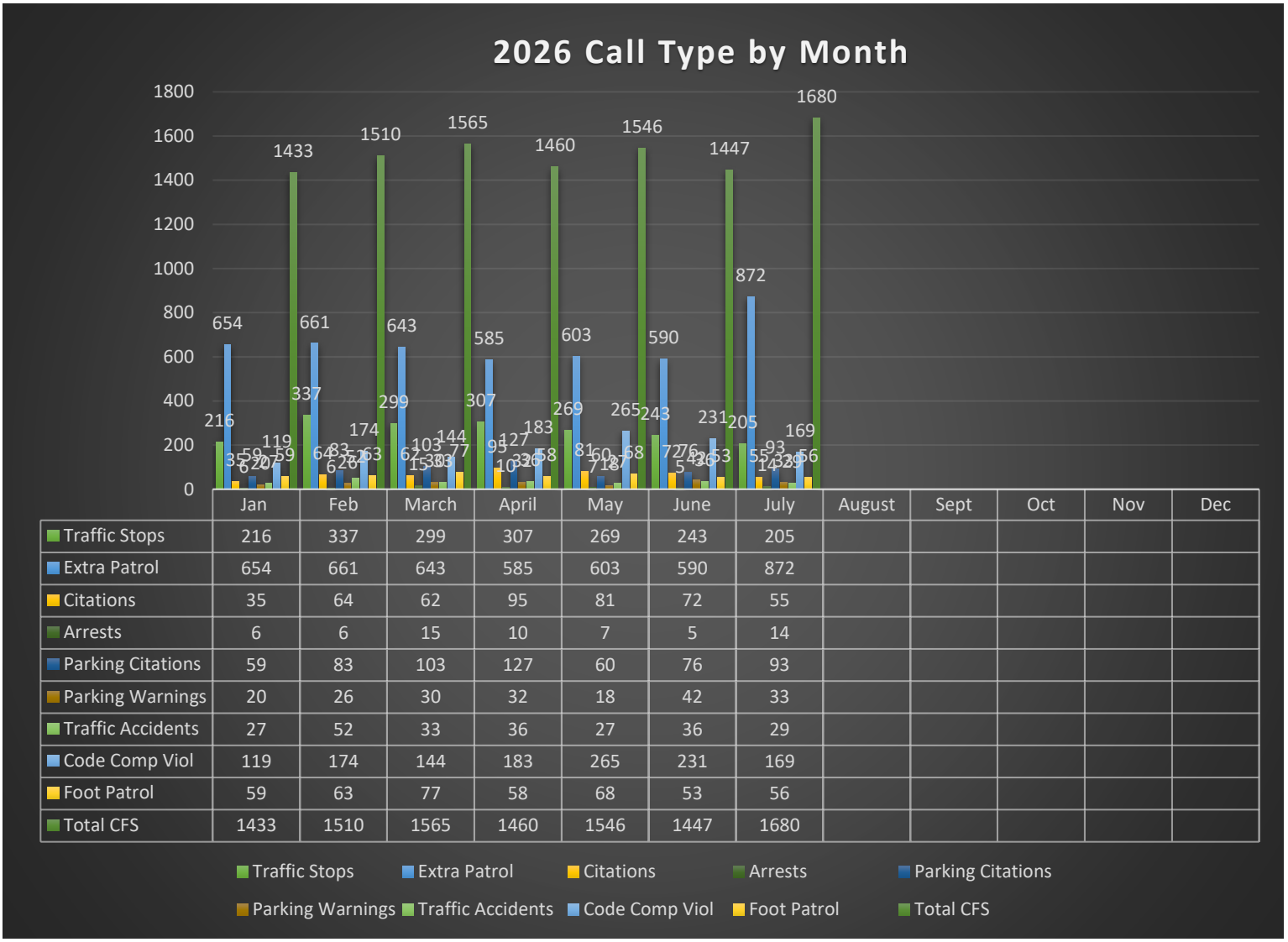
GOHS Vehicle Compliance Checkpoint



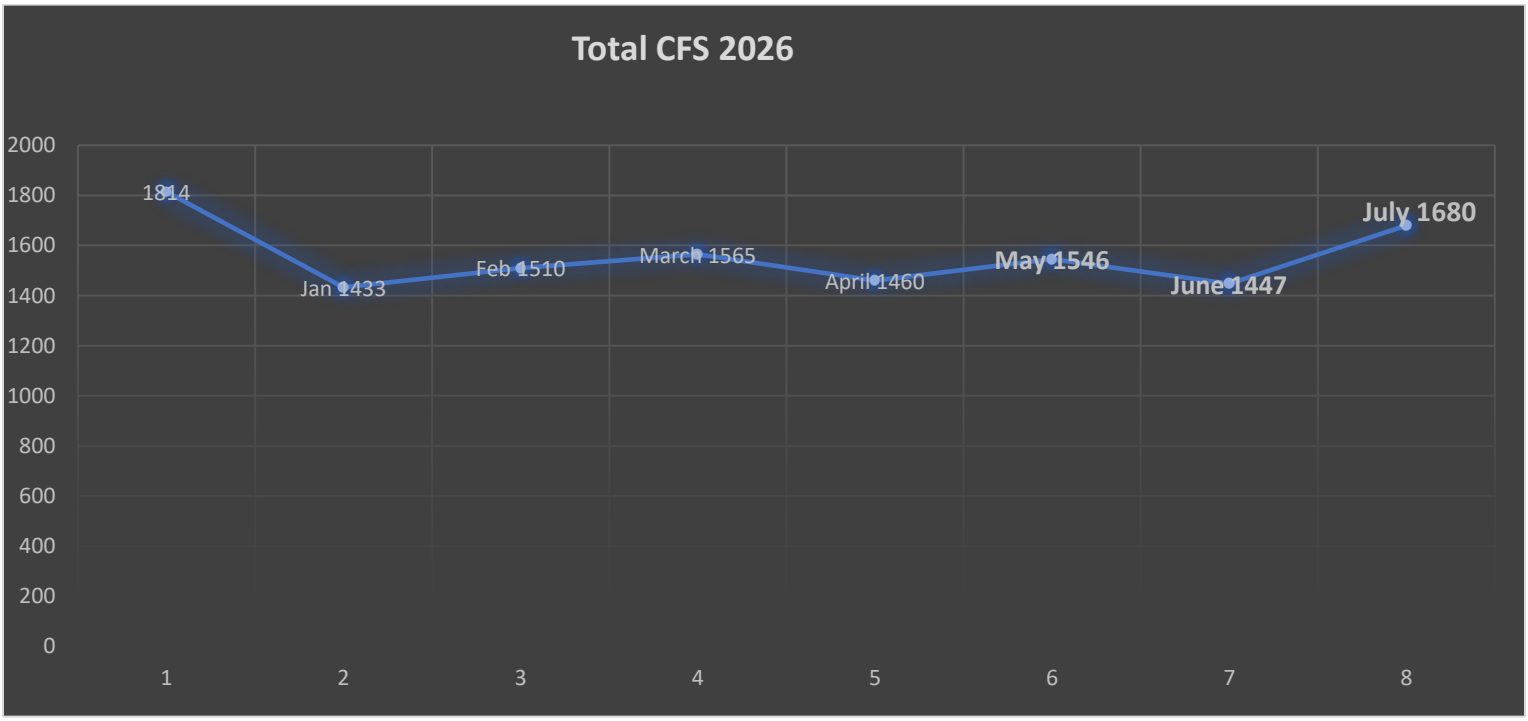
July Pictures



Vehicle Accident assist GSP/FD with recovery



	Jan	Feb	March	April	May	June	July	August	Sept	Oct	Nov	Dec
Traffic Stops	216	337	299	307	269	243	205					
Extra Patrol	654	661	643	585	603	590	872					
Citations	35	64	62	95	81	72	55					
Arrests	6	6	15	10	7	5	14					
Parking Citations	59	83	103	127	60	76	93					
Parking Warnings	20	26	30	32	18	42	33					
Traffic Accidents	27	52	33	36	27	36	29					
Code Comp Viol	119	174	144	183	265	231	169					
Foot Patrol	59	63	77	58	68	53	56					
Total CFS	1433	1510	1565	1460	1546	1447	1680					



July 2026 Calls for Service

2026 Call Type	Jan	Feb	March	April	May	June	July	August	Sept	Oct	Nov	Dec
Traffic Stops	*216*	*337*	*299*	*307*	*269*	*243*	*205*					
Extra Patrol	*654*	*661*	*643*	*585*	*603*	*590*	*872*					
Citations	*35*	*64*	*62*	*95*	*81*	*72*	*55*					
Arrests	*6*	*6*	*15*	*10*	*7*	*5*	*14*					
Parking Citations	*59*	*83*	*103*	*127*	*60*	*76*	*93*					
Parking Warnings	*20*	*26*	*30*	*32*	*18*	*42*	*33*					
Traffic Accidents	*27*	*52*	*33*	*36*	*27*	*36*	*29*					
Code Comp Viol	*119*	*174*	*144*	*183*	*265*	*231*	*169*					
Foot Patrol	*59*	*63*	*77*	*58*	*68*	*53*	*56*					
Total CFS	***1433***	***1510***	***1565***	***1460***	***1546***	***1447***	***1680***					

Calls for Service Comparison

	Jul-24	Jul-25	July-26
Traffic Stops	*96*	*228*	*205*
Extra Patrol	*1036*	*974*	*872*
Citations	*15*	*47*	*55*
Arrests	*12*	*13*	*14*
Parking Citations	*22*	*33*	*93*
Parking Warning	*14*	*8*	*33*
Traffic Accidents	*26*	*25*	*29*
Code Comp Viol	*67*	*63*	*169*
Foot Patrol	*NA*	*151*	*56*

July 2026 Police Department Stats

Number of Calls for Service: 1680
Incident Reports: 43
Accident Reports: 16
Traffic Stops: 205
Juvenile Complaint: 2
Criminal Trespass: 3
Domestic Problem: 0
Vehicle Unlock: 19
Traffic Citations Issued: 55
Traffic Warnings Issued: 64
Shoplifting: 0
Parking Citations Issued: 93
Animal Complaint: 10
Public Drunk: 1
Traffic Fatalities:0
Motorist Assist: 8
Accidents to GSP: 7
Trouble Alarms: 9
DUI: 0
DUI to GSP: 3
Arrests: 14
Officer Assist LCSO: 12
Funeral Assist: 1
Officer Assist Other: 4
Other: 11
Welfare Check: 11
Foot Patrol Time: 20.25 Hours
Extra Patrol: 872

Department Report

Report Title: Public Works—July 2026
Name and Title: Mark Buchanan, PW Director/City Engineer

Recently Completed:

- Installation of a medium-sized (2” service) water vault at the Holly Theater.





- Following the recent painting of the Mount Hope gates, the much-needed actuators, arms and electrical components have been recently replaced.







- Stop the Bleed training for PW and PD combined staff.



- Installation of Visitor Center Christmas tree and other limited downtown Christmas decorations.



- Repair/replacement of sidewalk, concrete loading zone, curb & gutter, bricks, retaining wall and vegetated area on West Main near the Holly Theater.













Ongoing:

- Installation of towers throughout city for new water metering system.



- City Park Playground renovation bid process. There were 13 separate responses requiring review and comparison.
- School-to-School sidewalk and intersection improvements GDOT LAP bid process.
- Boat Ramp Picnic Area beautification bid process.

- Morrison Moore Pedestrian Bridge & Sidewalk.





- Memorial Park Cemetery lot layout. New lots have been preliminarily laid out and await installation of plot markers by volunteers with City staff guidance. Following this, staff will work with City legal counsel to determine following steps to prepare the plots for sale and present to City Council.
- Golden Avenue storm drain. The culvert and street redesign files have been sent to GDOT for coordination into the Yahoola Bridge project.

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

- Coordination with GDOT regarding Yahoola Bridge replacement, South Chestatee slope repair in multiple locations and the Auraria/Torrington intersection improvements. Throughout the summer, the City has been providing engineering documents related to utility relocations and began the process of formal request for utility aid. If successful, GDOT project funding may cover a portion or all of the costs to relocate the main due to highway construction.

City of Dahlonega, Georgia

APPLICATION FOR APPOINTMENT TO BOARD, COMMISSION OR COMMITTEE

The City Council of Dahlonega believes citizen input and specialized skills are valuable assets to the community. All City Residents should consider becoming involved in their City by service on Board or Commission. Applications are accepted throughout the year. Please complete the following and submit it with a resume to rhansard@dahlonega.gov, by fax to 706-864-4837 or by mail to 465 Riley Road, Dahlonega, GA 30533. Thank you for your interest in serving.

Name:	Joyce Westmoreland
Address:	355 S. Park St. Dahlonega, GA 30533
Phone:	[redacted]
Email:	[redacted]
Place of Employment:	
Occupation	
Length of Residence	Lifelong Resident

Board or Commission for which you would like to be considered.

Please note, each of these have different requirements for service, which will be reviewed against your application, training, and work experience.

- ☐ Main Street / Downtown Development
- ☒ Historic Preservation Commission
- ☐ Planning Commission
- ☐ Dahlonega Housing Authority Board
- ☐ Cemetery Committee
- ☐ Tourism Committee
- ☐ Tree Committee
- ☐ General Volunteer

Interest & Experience

Why are you interested in serving?
As a lifelong resident of Lumpkin County, I have special interest in preserving the old homes and building in the city.
What specialized training or experience do you have that would of benefit one of the Boards or Commissions:
My husband and I bought the Bridle home on Park St. 20 years ago. In remodeling the house we tried to keep as much originality as possible.

Professional or Personal References:

Name	Telephone Number
Sam Norton	[redacted]
Juanita Tipton	[redacted]
Janet Barger	

If you are a general volunteer for events, festivals, etc. you may be asked to sign a waiver of liability.

If you are appointed to a City of Dahlonega Board or Commission, you may be required to file a Statement of Economic Interests with the City as a condition prior to your appointment. This filing identifies any financial interests you may have with the City of Dahlonega only and if any conflict of interest may exist.

Volunteering for service on a Board or Commission does not guarantee your eventual appointment. Applications on file will be reviewed when vacancies occur, from which the Mayor may review candidates, but the Mayor may, as well, recommend appointments of non-applicants he/she chooses that indicate desirable qualifications and willingness to serve.

Terms & Conditions

I hereby attest that all statements and information provided in this application are true to the best of my knowledge. I understand that I may be interviewed prior to consideration for recommendation by the Mayor, subject to approval by the Council. I hereby agree that if appointed to serve as a member of a City of Dahlonega Board or Commission, I will spend my time, skills, and energy on the mission of the body to which I am appointed including preparation for and attendance at meetings to remain a member in good standing. Furthermore, I agree that, if appointed, my term will be governed by the By-Laws and/or Rules of Procedure of the entity to which I am appointed.	
Applicant's Name: Joyce Westmoreland	
Applicant's Signature: Joyce Westmoreland	Date: Aug. 7, 2026

RECEIVED
AUG 07 2026
BY:

RECEIVED
AUG 10 2026
BY: CM

City of Dahlonega, Georgia

APPLICATION FOR APPOINTMENT TO BOARD, COMMISSION OR COMMITTEE

The City Council of Dahlonega believes citizen input and specialized skills are valuable assets to the community. All City Residents should consider becoming involved in their City by service on Board or Commission. Applications are accepted throughout the year. Please complete the following and submit it with a resume to rhansard@dahlonega.gov, by fax to 706-864-4837 or by mail to 465 Riley Road, Dahlonega, GA 30533. Thank you for your interest in serving.

Name:	Stanley R. Crais Jr
Address:	125 Golden Autumn Dr
Phone:	[redacted]
Email:	[redacted]
Place of Employment:	[redacted]
Occupation	Non-Commercial Sales
Length of Residence	14 years

Board or Commission for which you would like to be considered.

Please note, each of these have different requirements for service, which will be reviewed against your application, training, and work experience.

- ☐ Main Street / Downtown Development
- ☐ Historic Preservation Commission
- ☒ Planning Commission
- ☐ Dahlonega Housing Authority Board
- ☐ Cemetery Committee
- ☐ Tourism Committee
- ☐ Tree Committee
- ☐ General Volunteer

Interest & Experience

Why are you interested in serving?

To ensure that we are properly navigating the complex trade offs of fostering sustainable growth without jeopardizing Dahlonega's history & heritage.

What specialized training or experience do you have that would of benefit one of the Boards or Commissions: Bachelor of Criminal Justice (LSU). Served 3 years as the president of Sky Country's POA. Served on numerous busines committees & church committees.

Professional or Personal References:

Name	Telephone Number
Ethan Norman	[redacted]
Thomas Odum	[redacted]
Deb Rowe	[redacted]

If you are a general volunteer for events, festivals, etc. you may be asked to sign a waiver of liability.

If you are appointed to a City of Dahlonega Board or Commission, you may be required to file a Statement of Economic Interests with the City as a condition prior to your appointment. This filing identifies any financial interests you may have with the City of Dahlonega only and if any conflict of interest may exist.

Volunteering for service on a Board or Commission does not guarantee your eventual appointment. Applications on file will be reviewed when vacancies occur, from which the Mayor may review candidates, but the Mayor may, as well, recommend appointments of non-applicants he/she chooses that indicate desirable qualifications and willingness to serve.

Terms & Conditions

I hereby attest that all statements and information provided in this application are true to the best of my knowledge. I understand that I may be interviewed prior to consideration for recommendation by the Mayor, subject to approval by the Council. I hereby agree that if appointed to serve as a member of a City of Dahlonega Board or Commission, I will spend my time, skills, and energy on the mission of the body to which I am appointed including preparation for and attendance at meetings to remain a member in good standing. Furthermore, I agree that, if appointed, my term will be governed by the By-Laws and/or Rules of Procedure of the entity to which I am appointed.

Applicant's Name: Stanley R. Crais Jr

Applicant's Signature:	Date:
Stanley R. Crais Jr.	8/7/26

Lumpkin County Emergency Services
57 A Pinetree Way
Dahlonega Ga. 30533
Business (706) 864-3030 Fax (706) 867-9099 EMA (706) 864-9180

Staff Analysis

8-11-26

Agenda Item: Hazard Mitigation Plan Update Adoption

Item Description: This is a Federal required plan that enables Lumpkin County and the City of Dahlonega to seek mitigation grant funding after a disaster, when funding is available.

Facts and Historical Information:

In 2000, the United States Congress adopted the Disaster Mitigation Act of 2000, allowing Federal funding to be allocated to Hazard Mitigation plans and projects before the disaster happens. State and local governments are now required by Congress, through the Federal Emergency Management Agency (FEMA), to develop compliant plans to be eligible for Federal Hazard Mitigation project funding.

Georgia's unique geographic location exposes the state and its Citizens to severe weather at any time of the year. It is one of the few places that weather conditions may include snow, ice, lightning, and a tornado from the same storm event. The state of Georgia has averaged a federal disaster declaration about once a year for the last several years. How can we protect and prepare ourselves for the next natural disaster to strike Georgia? The answer is, mitigation planning and Federal funding.

Potential Courses Of Action:

1. Adopt and sign the new Hazard Mitigation plan update by resolution, for Lumpkin County and the City of Dahlonega, so we can continue to give the Citizens the best possible preparedness and protection.

2. Reject the Plan and take away the opportunity for Federal mitigation funding in the case of a disaster that may happen in Lumpkin County and the City of Dahlonega. Which in turn, could put the entire cost of a disaster on the County, City and the Tax payers?

Budget Impact: There is no current budget impact to the County or City.

Staff Recommendation: Course of action 1. Adopting the Hazard Mitigation plan update by resolution.

LUMPKIN COUNTY
HAZARD MITIGATION PLAN 2025

Including the City of Dahlonega



Photo by Mark Buchanan, City of Dahlonega

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Chapter 1
Introduction

1.1 Purpose

The Disaster Mitigation Act of 2000 has helped to bring attention to the need for successful hazard mitigation planning throughout the United States. Section 322 of the Act emphasizes the importance of comprehensive multi-hazard planning at the local level, both natural and technological, and the necessity of effective coordination between State and local entities to promote an integrated, comprehensive approach to mitigation planning. The Hazard Mitigation Planning and Hazard Mitigation Grant Program (HMGP) interim final rule published on February 26, 2002, identifies these new local mitigation planning requirements. According to this rule, state and local governments are required to develop, submit, and obtain FEMA approval of a hazard mitigation plan (HMP). Completion of an HMP that meets the new Federal requirements will increase access to funds for local governments and allow them to remain eligible for Stafford Act assistance.

The HMP becomes part of the foundation for emergency management planning, exercises, training, preparedness and mitigation within the County. Such a plan sets the stage for long-term disaster resistance through identification of actions that will, over time, reduce the exposure of people and property to identifiable hazards. This plan provides an overview of the hazards that threaten the County, and what safeguards have been implemented, or may need to considered for implementation in the future.

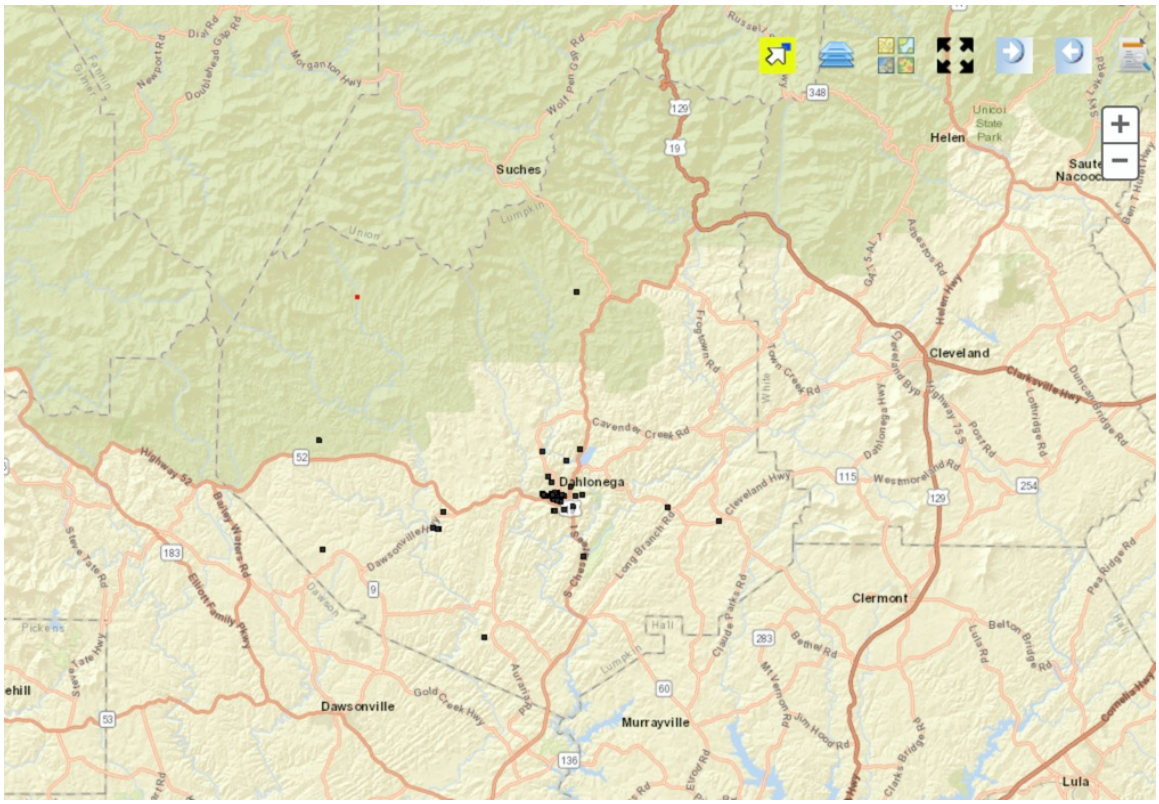
Hazards, for purposes of this plan, have been divided into two basic categories: natural and technological. Natural hazards include all hazards that are not caused either directly or indirectly by man and are frequently related to weather events, such as tornados and winter storms. Technological hazards include hazards that are directly or indirectly caused by man, including hazardous materials spills and weapons of mass destruction (WMD) events, although terrorism is not the particular focus of this Plan. This Plan also makes some recommendations that transcend this classification of natural and technological hazards. In other words, some of the recommendations contained within this Plan apply to many or all hazards. This is commonly referred to as an "all-hazards approach". Most hazards throughout the United States could happen anytime and anywhere. However, the main focus of this plan is on those hazards that are most likely to affect Lumpkin County and the City of Dahlonega in the future.

1.2 Organization of the Plan

The Hazard Mitigation Plan (HMP) consists of four main components: 1) the narrative plan, 2) the Hazard History Database, 3) the Hazard Frequency Table, and 4) a Critical Facilities Database. The narrative plan itself is the main component of the HMP. This part of the Plan includes an overview of the planning process, a summary of the County's hazard history, hazard frequency projections, a detailed discussion of proposed mitigation measures, and a description of how future reviews and updates to the Plan will be handled. The Hazard History Database is attached as a Microsoft Excel spreadsheet and includes relevant information on past hazards within the County. The Hazard Frequency Table is derived from the hazard history and provides frequency-related statistics for each discussed hazard. This table is also attached as a Microsoft Excel spreadsheet. Finally, the Critical Facilities Database is an online tool developed in part by UGA for GEMA that contains detailed information on critical facilities within the County. Critical facilities for the purposes of this plan are those facilities that are among the most important within a specific jurisdiction with regard to the security and welfare of the persons and property within that jurisdiction. Typical critical facilities include hospitals, fire stations, police stations, critical records storage locations, etc. These facilities will be given special consideration during mitigation planning. For instance, a critical facility should not be located in a floodplain if at all possible. Using the critical facilities information, including GPS coordinates and replacement values, along with different hazard maps from GEMA, this database becomes a valuable planning tool that can be used by Counties to help estimate losses and assess vulnerabilities. This interactive Critical Facilities Database will also help to integrate mitigation planning into their other planning processes.

The following GEMA map displays the location of critical facilities within Lumpkin County and the City of Dahlonega. These facilities may be viewed in much greater detail within the Critical Facilities Database. Access to this database is limited and can only be viewed with the permission of the EMA Director due to the sensitive nature of some of the information.

Lumpkin County Critical Facilities Map (GEMA)



A risk assessment, which is composed of elements from each of the four main HMP components, provides the factual basis for all mitigation activities proposed within this Plan.

Inventory of Critical Facilities: Critical facilities are defined as facilities that provide essential products and services to the public. Many of these facilities are government buildings that provide a multitude of services to the public, including most public safety disciplines such as emergency management, fire, police, and EMS. Other government buildings/facilities commonly classified as critical facilities include water distribution systems, water treatment facilities, wastewater treatment facilities, public works, public schools, administrative services, and post offices. For the purposes of this Plan, critical facilities have been identified by the HMPC and important information gathered for each one. This information is located in the Critical Facilities Database (Appendix A).

Hazard Identification: During the planning process, a hazard history was created based upon available records from the past fifty years. This hazard history includes the natural and technological hazards that are most likely to affect the County. Unfortunately, record keeping was not as accurate or detailed decades ago as it is now. Therefore, the most useful information relating to these hazard events is found within the last ten to fifteen years. This fact is obvious upon review of the Hazard History Database (Appendix B), and the Hazard Frequency Table (Appendix C).

Profile of Hazard Events: Each hazard identified was analyzed to determine likely causes and characteristics, and what portions of the County's population and infrastructure were most affected. However, each of the hazards discussed in this Plan has the potential to negatively impact any given point within the County. A profile of each hazard discussed in this plan is provided in Chapter 2.

Vulnerability Assessment: This step is accomplished with the Critical Facilities Database by comparing GEMA hazard maps with the inventory of affected critical facilities, other buildings, and population exposed to each hazard (see Worksheets 3a).

Estimating Losses: Using the best available data, this step involved estimating structural and other financial losses resulting from a specific hazard. This is also accomplished to some degree using the Critical Facilities Database. Describing vulnerability in terms of dollar amounts provides the County with a rough framework in which to estimate the potential effects of hazards on the built environment.

Based on information gathered, the Plan identifies some specific mitigation goals, objectives, and actions to reduce exposure or impact from hazards that have the most impact on each community. A framework for Plan implementation and maintenance is also presented within this document.

Planning grant funds from the Federal Emergency Management Agency, administered by GEMA, funded the HMP. The HMP was developed by the HMPC, with technical assistance from GEMA and North Georgia Consulting Group.

1.3 Participants in Planning Process

This Hazard Mitigation Plan (HMP) is designed to protect both the unincorporated areas of the County as well as the City. Though the County facilitated this planning process, the City of Dahlonega provided critical input into the process. Without this mutual cooperation, the Plan would not exist in its present comprehensive form. Note: Please keep in mind that throughout this Plan, the term "county" typically refers to all of Lumpkin County, including the City of Dahlonega.

The process for updating Lumpkin County's Hazard Mitigation Plan can be found in the Federal Emergency Management Agency's (FEMA) Hazard Mitigation Planning's "How To" Guides. According to "Getting Started: Building Support for Mitigation Planning;" the suggested process for preparing a Hazard Mitigation Plan is to 1) Organize resources and identify stakeholders and those holding technical expertise; 2) Assess risks to the community; 3) Develop a Mitigation Plan and lastly; 4) Implement and Monitor that plan once it is adopted. (FEMA 386-1)

The Lumpkin County Hazard Mitigation Planning Committee (HMPC) is made up of a variety of members. The EMA Director is responsible for all decisions relating to the overall direction of the Plan, retrieval of data from various departments, and serving as a central point of contact for all matters relating to the Plan. The consultant, NGCG, is responsible for facilitation of HMPC meetings, integration of updated data into the Plan, grant administration, and other administrative functions. Each local jurisdiction within the County was responsible for having representatives on the HMPC, who provided critical data for consideration through meetings, email, and/or site visits. Each jurisdiction will also be responsible for adoption of this Plan update.

Input for the Plan update comes from a wide variety of individuals, departments, jurisdictions, businesses, organizations and other entities. This diverse group provided valuable input into the planning process including identifying hazards and developing important mitigation measures to be considered in the future. A more complete list of the categories of stakeholders that either participated directly, participated indirectly, or were invited to participate are as follows:

1. Local and regional departments and/or agencies:
    - Public works
    - Emergency management and public safety
    - Local floodplain administration
    - Geographic Information Systems (GIS)

2. Development regulating individuals, departments and/or agencies:
    - Planning and Zoning
    - Economic development
    - Building officials
    - Planning commissions
    - Elected officials

3. Neighboring communities:
    - Adjacent or regional local jurisdictions

4. Representatives of businesses, academia, and other private organizations:
    - Private utilities
    - Major employers
    - Post high-school education
    - News media

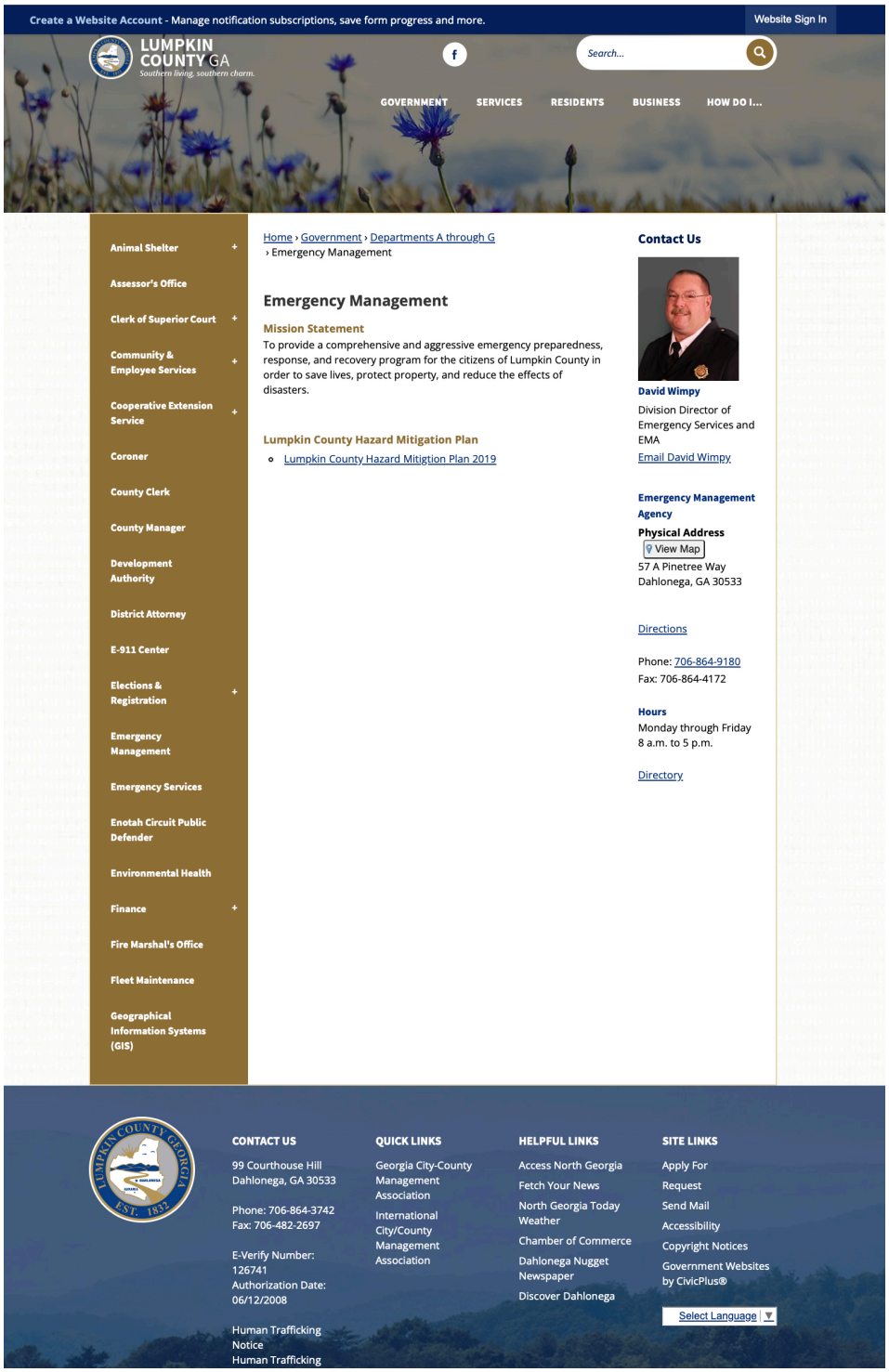
5. Representatives of nonprofit organizations:
    - Healthcare
    - Social service agencies

The Plan is the result of a community-wide (and beyond) effort put forth over the past several months utilizing FEMA's Hazard Mitigation Plan "How To" Guides to aid in laying out the planning process described above. The public involvement elements of this Plan were reviewed by the HMPC. They were determined to have remained effective and were approved for use in the current Plan update process.

Due to limited resources, attendance at HMPC meetings for many was not an option. Nevertheless, significant input relating to the HMP update was sought and received by the HMPC. Various individuals, departments, jurisdictions, businesses, organizations and other entities participated in conversations and other communications with the EMA Director and other HMPC members that directly contributed to the development of this Plan. This included departmental representatives from Lumpkin County and the City of Dahlonega, and representatives from public safety, health care, social services, primary and secondary education, business and industry, private utilities, other agencies and the news media. Although many contributed in this manner, those that participated more directly and/or attended HMPC meetings are listed in the following table.

Name	Jurisdiction/Dept	Title/Position
George Albert	City of Dahlonega	Chief of Police
Mark Buchanan	City of Dahlonega	Public Works Director / Engineer
Alicia Davis	Lumpkin County	Division Director / ADA Coordinator
John Jarrard	City of Dahlonega Water/Wastewater	Consultant
Wayne Marshall	Lumpkin County Animal Shelter	Manager
Allison Martin	City of Dahlonega	City Manager
Lorraine Morris	Lumpkin County EMA	Deputy Director
Ashley Peck	Lumpkin County Board of Commissioners	Assistant County Manager
Michael Ramsey	Lumpkin County Sheriffs Office	Training Officer
Aaron Taylor	Lumpkin County Animal Shelter	Supervisor
David Wimpy	Lumpkin County Emergency Services and EMA	Division Director

The Plan was posted on the county's website during the planning process. This was done to allow the general public, including other nearby communities, as well as other agencies to review and comment on the Plan utilizing the contact information provided on the website. The Plan was also forwarded to surrounding jurisdictions with a request they review the plan and provide any feedback they deem necessary. This included Dawson, Gilmer, Fannin, Union, White and Hall Counties.



The HMPC held its kickoff meeting on May 22, 2025. Other meetings and discussions were held throughout this planning process at various times between two or more HMPC members in order to accomplish a variety of tasks. Plan updates and requests for information were sent electronically to HMPC members on a regular basis. Two public meetings relating to this Plan are required by FEMA: one during the drafting stages of the Plan, and one after the final version of the Plan is completed. The first of these two meetings occurred on February 11, 2026 during the drafting stages of the Plan. No public feedback was received at that time. This meeting was advertised to the entire community, including vulnerable and underserved populations. The meeting was advertised in the local newspaper for two weeks, and fliers were placed at government and other buildings advertising the meeting and inviting all to attend.

Once any final revisions were made to the Plan, a second public meeting was held on date TBD where it was adopted by Lumpkin County. Prior to adoption at the final public meeting, the public was provided with an additional opportunity to review and comment on the Plan. This final version was then submitted to GEMA and FEMA for review and approval. All public meetings were advertised in the local newspaper and posted in English and Spanish at multiple public locations. A copy of the adoption resolution is included in the Appendices.

1.4 HRV summary/Mitigation goals

Lumpkin County has experienced a number of hazard events throughout its history, most resulting in fairly localized damage. Flooding, tornados, winter storms, wildfire, drought, severe thunderstorms (including hail and lightning), earthquakes, landslides, dam failure and hazardous materials to varying degrees represent known threats to Lumpkin County. The Lumpkin County HMPC used information gathered throughout this planning process to identify mitigation goals and objectives as well as some recommended mitigation actions. Each potential mitigation measure identifies an organization or agency responsible for initiating the necessary action, as well as potential resources, which may include grant programs and human resources. An estimated timeline is also provided for each mitigation action.

1.5 Multi-Jurisdictional Special Considerations

The City of Dahlonega was am active participant and equal partner in the planning process as well as the previous planning process. As an active part of the HMPC, both jurisdictions contributed significantly to the identification of mitigation goals and objectives and potential mitigation measures contained within the HMP.

Participation in Mitigation Plan

Jurisdiction	*2021 Plan*	*2025 Plan*
Lumpkin County	✓	✓
City of Dahlonega	✓	✓

1.6 Adoption, Implementation, Monitoring, Evaluation

Upon completion of the Plan, it will be forwarded to GEMA for initial review. GEMA will then forward the Plan to FEMA for final review and approval. Once final FEMA approval has been received, Lumpkin County and the City of Dahlonega will be responsible for initiating the appropriate courses of action related to this Plan. Actions taken may be in coordination with one another or may be pursued separately. The "Plan Update and Maintenance" section of this document details the formal process that will ensure that the Lumpkin County HMP remains an active and relevant document. The HMP maintenance process includes monitoring and evaluating the Plan annually, and producing a complete Plan revision every five years. Additionally, procedures will ensure public participation throughout the plan maintenance process. This Plan will be considered for integration into various existing plans and programs, including the Lumpkin County Comprehensive Plan at its next scheduled update. Mitigation actions within the HMP may be used by the County and City as one of many tools to better protect the people and property of Lumpkin County and the City of Dahlonega. Lumpkin County and the City of Dahlonega are individually responsible for the processes necessary to formally adopt this Plan.

Adoption Status

Jurisdiction	***2021 Plan***	***2025 Plan***
Lumpkin County	✓	✓
City of Dahlonega	✓	✓

1.7 Review and Incorporation

The HMPC recognized the need to integrate other plans, codes, regulations, procedures and programs into this Hazard Mitigation Plan (HMP). Lumpkin County did not have the opportunity to incorporate the original HMP's strategy into other planning mechanisms, but will now ensure that during the planning process for new and updated local planning documents such as a comprehensive plan or Local Emergency Operations Plan, the EMA Director will provide a copy of the HMP to the appropriate parties, so incorporation will be considered in future updates. All goals and strategies of new and updated local planning documents should be consistent with, and support the goals of, the HMP and not contribute to increased hazards in the affected jurisdiction(s).

Record of Review

Existing planning mechanisms	Reviewed? (Yes/No)	Method of use in Hazard Mitigation Plan
Comprehensive Plan (multi-jurisdictional)	Yes	Development trends
Local Emergency Operations Plan	Yes	Identifying hazards; Assessing vulnerabilities
Storm Water Management / Flood Damage Protection Ordinance	Yes	Mitigation strategies
Building and Zoning Codes and Ordinances	Yes	Development trends; Future growth
Mutual Aid Agreements	Yes	Assessing vulnerabilities
State Hazard Mitigation Plan	Yes	Risk assessment
Land Use Maps	Yes	Assessing vulnerabilities; Development trends; Future growth
Critical Facilities Maps	Yes	Locations
Community Wildfire Protection Plan	Yes	Mitigation strategies

As set forth in the plan maintenance section of this plan (Section 6.4), the Hazard Mitigation Planning Committee will meet during the plan approval anniversary date of every year to complete a review of the Hazard Mitigation Plan. It is during this review process that the mitigation strategy and other information contained within the Hazard Mitigation Plan are considered for incorporation into other planning mechanisms as appropriate. Opportunities to integrate the requirements of this HMP into other local planning mechanisms will continue to be identified through future meetings of the HMPC on an annual basis. The primary means for integrating mitigation strategies into other local planning mechanisms will be through the revision, update and implementation of each jurisdiction's individual action plans that require specific planning and administrative tasks (e.g., plan amendments and ordinance revisions).

During the planning process for new and updated local planning documents such as a comprehensive plan or Local Emergency Operations Plan, the EMA Director will provide a copy of the HMP to the appropriate parties. It will be recommended that all goals and strategies of new and updated local planning documents be consistent with, and support the goals of, the HMP and will not contribute to increased hazards in the affected jurisdiction(s).

Although it is recognized that there are many benefits to integrating components of this plan into other local planning mechanisms, and that components are actively integrated into other planning mechanisms when appropriate, the development and maintenance of this stand-alone HMP is deemed by the committee to be the most effective method to ensure implementation of local hazard mitigation actions at this time. Therefore, the review and incorporation efforts made in this update and the last, which consisted of a simple review of the documents listed in the chart above by various members of the HMPC, are considered successful by the HMPC and will likely be utilized in future updates.

The County's EMA is committed to incorporating hazard mitigation planning into its Local Emergency Operations Plan and other public emergency management activities. As the EMA Director becomes aware of updates to other County or City plans, codes, regulations, procedures and programs, the Director will continue to look for opportunities to include hazard mitigation into these mechanisms.

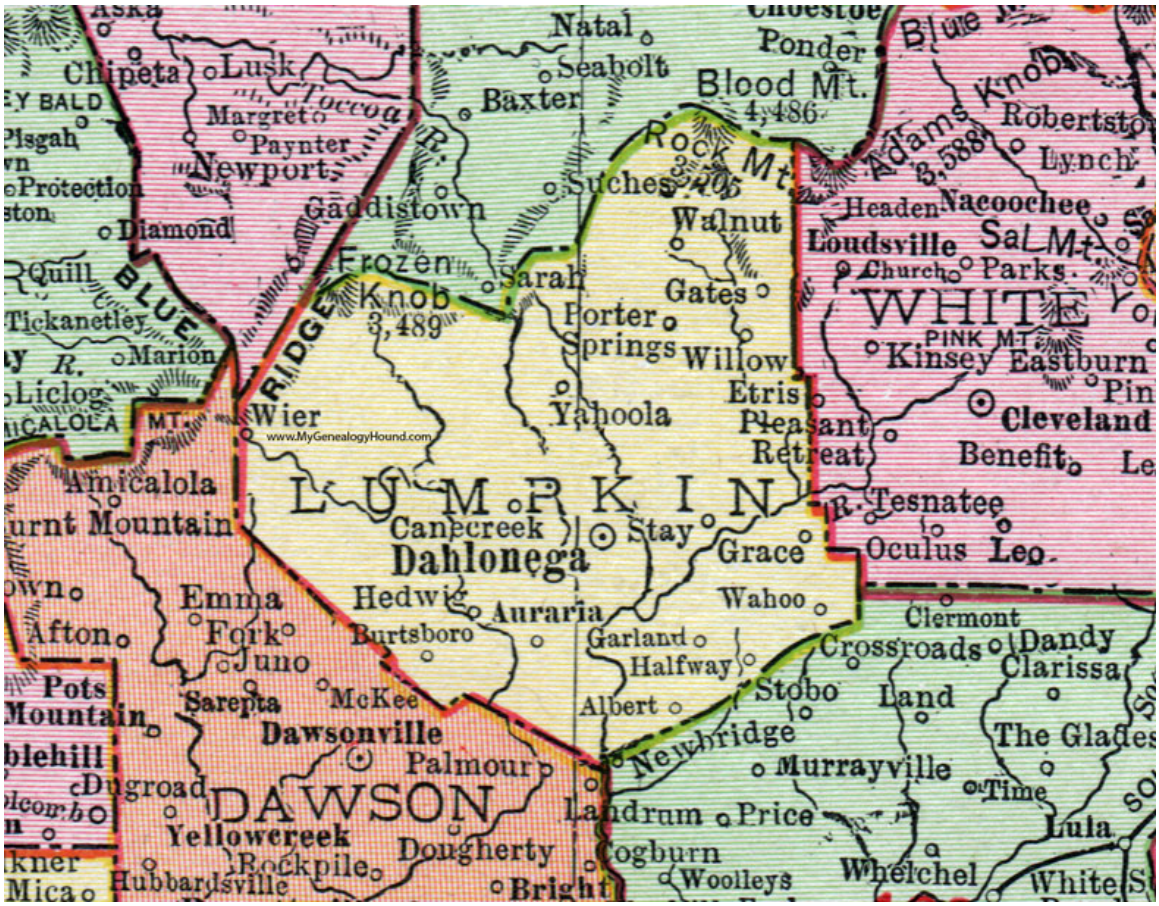
1.8 Scope of Updates

Changes have been made to the HMP in this updated version. These changes are summarized in the following table.

Chapter or Section	Chapter or Section Description	Changes this Update
1.2	Organization of the Plan	Descriptions
1.3	Participants in Planning Process	Data
1.5	Multi-Jurisdictional Special Considerations	Data
1.6	Adoption, Implementation, Monitoring, Evaluation	Descriptions, Data
1.7	Review and Incorporation	Descriptions, Data
1.8	Scope of Updates	Descriptions, Data
1.9	Brief County Overview	Descriptions, Data
2	Introduction	Descriptions, Data
2.1	Tornado	Descriptions, Data, Visual Aids
2.2	Severe Thunderstorm	Descriptions, Data, Visual Aids
2.3	Flooding	Descriptions, Data, Visual Aids
2.4	Winter Storm	Descriptions, Data, Visual Aids
2.5	Wildfire	Descriptions, Data, Visual Aids
2.6	Drought	Descriptions, Data, Visual Aids
2.7	Earthquake	Descriptions, Data, Visual Aids
2.8	Landslides	Descriptions, Data, Visual Aids
3.1	Hazardous Materials Release	Descriptions, Data, Visual Aids
3.2	Dam Failure	Descriptions, Data, Visual Aids
3.3	Pandemic	Descriptions, Data, Visual Aids
4	Land Use and Development Trends	Descriptions, Data, Visual Aids

Chapter or Section	Chapter or Section Description	Changes this Update
5	Hazard Mitigation Goals Objectives and Actions	Descriptions, Data
6.1	Action Plan Implementation	Descriptions
6.2	Evaluation	Descriptions
6.3	Multi-Jurisdictional Strategy & Considerations	Descriptions
6.4	Plan Update and Maintenance	Descriptions, Data
7.2	References	Data
App. A	Critical Facilities Database	Data
App. B	Hazard History Database	Data
App. C	Hazard Frequency Table	Data
App. D	Other Planning Documents	Descriptions, Data, Visual Aids

1.9 County Overview



County Formed: December 3, 1832

County Seat: Dahlonega

Incorporated Cities: Dahlonega

Population Estimates:

Lumpkin County: 36,362 (2025)

City of Dahlonega: 7,621 (2025)

Total Area: 283 square miles



Proximity to Local Cities

Atlanta, GA	65 miles	south-southwest	via US 19/GA 400
Athens, GA	60 miles	southeast	via US 129
Chattanooga, TN	107 miles	northwest	via GA 52, 76, I-75
Cleveland, GA	18 miles	east	via GA 52, 115
Dalton, GA	75 miles	west	via GA 52, US 76
Gainesville, GA	30 miles	southeast	via GA 52
Blairsville, GA	35 miles	north	via US 129

Brief History

Lumpkin County, nestled in the foothills of the Blue Ridge Mountains in north Georgia, was formally created on December 3, 1832. The County was named for Wilson Lumpkin, then governor of Georgia, whose career was marked by his support for state expansion and Indian removal policies. Long before its formation, however, the region was home to the Cherokee, who had long known of the gold scattered through its hills and streams.



In 1828, the quiet frontier was forever altered when gold was discovered in the area. The find, attributed to a local hunter named Benjamin Parks, sparked the first major gold rush in the United States, predating California's by two decades. Thousands of prospectors flooded the region, setting up camp in makeshift boomtowns. The earliest center of activity was Auraria, but another settlement called Licklog soon grew more prominent. In 1833, that settlement was incorporated as Dahlonega, a name drawn from the Cherokee word for "yellow metal."



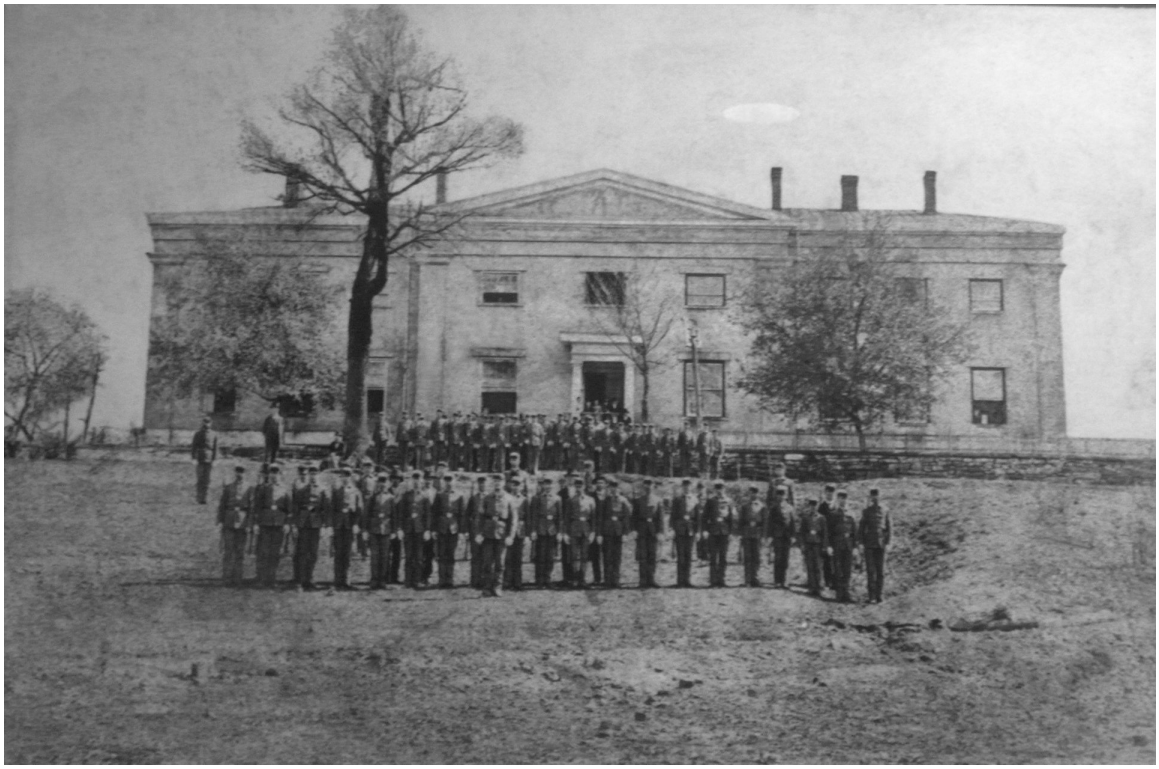


HYDRAULIC MINING. BARLOW MINE, DAHLONEGA, GA.

The gold rush brought rapid change. In 1836, Lumpkin County erected its courthouse in Dahlonega, a sturdy brick building that still stands today as the oldest surviving courthouse in north Georgia. Recognizing the volume of gold pouring out of the mountains, the U.S. government authorized a branch mint in Dahlonega in 1835. Completed by 1838, the mint produced gold coins—Half Eagles, Quarter Eagles, and Gold Dollars—that today are prized collectors' items.



For nearly twenty-five years, Dahlonega's mint symbolized the city's importance in the nation's gold economy.



This prosperity, however, was built on upheaval. The rush intensified pressure on Cherokee land, contributing directly to their forced removal on the Trail of Tears.



By the mid-1840s, gold production waned, and the discovery of richer deposits in California in 1849 drained away much of the mining population. Dahlonega transitioned from a gold boomtown to a quieter county seat, though small-scale mining lingered for decades. The Lumpkin County courthouse from that time period still stands today.



The end of the mint's operation came with the Civil War. Confederate troops seized the building, and after the war it never reopened. Instead, in 1873, the mint was repurposed as the home of North Georgia Agricultural College, today the University of North Georgia. This institution, one of the nation's six senior military colleges, gave Dahlonega a new identity as a center of higher education with a proud military tradition.



North Georgia Agricultural College.

NORTH GEORGIA AGRICULTURAL COLLEGE

Dep't of the University of Georgia. DAHLONEGA, GA.

All the regular college courses, including Agriculture, Mining Engineering, Languages, Music, Business, Domestic Science and Art, Physical Culture and many other studies.

Military Corps in charge of a captain of the United States Army. Boys younger than 15 years not admitted. Board $10 per month. Very healthful climate. Term opens Sept. 7.

All expenses for the year can be covered by $150.

For catalog, write to

G. R. GLENN, LL. D., Pres't, Dahlonega, Ga.

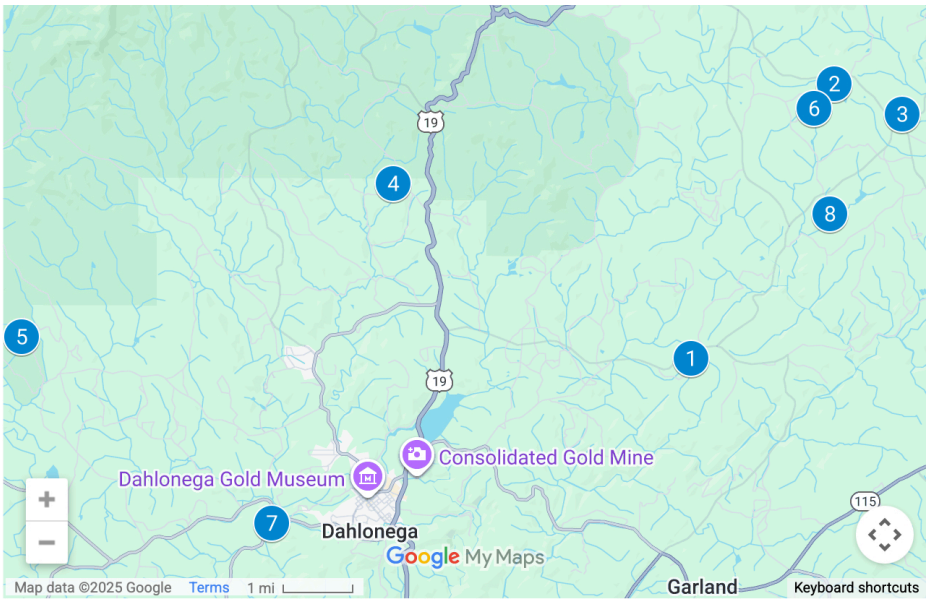
Through the late nineteenth and early twentieth centuries, Lumpkin County's economy turned more toward agriculture, timber, and local trade. Its mountain setting and historic legacy gradually gave rise to tourism. Visitors came to see the old courthouse, pan for gold in the creeks, and walk the same hills where thousands once staked their fortunes. Dahlonega embraced its history, preserving landmarks and celebrating its past through festivals and museums.





In recent decades, Lumpkin County has become known not only for its gold heritage but also for its vineyards. The region's climate and soil proved well suited to wine production, and Dahlonega now stands at the heart of Georgia's wine country. Combined with outdoor recreation in the Chattahoochee National Forest and the cultural influence of the university, the county has achieved a balanced economy rooted in both tradition and innovation.

Lumpkin County map of popular vineyards:



Key

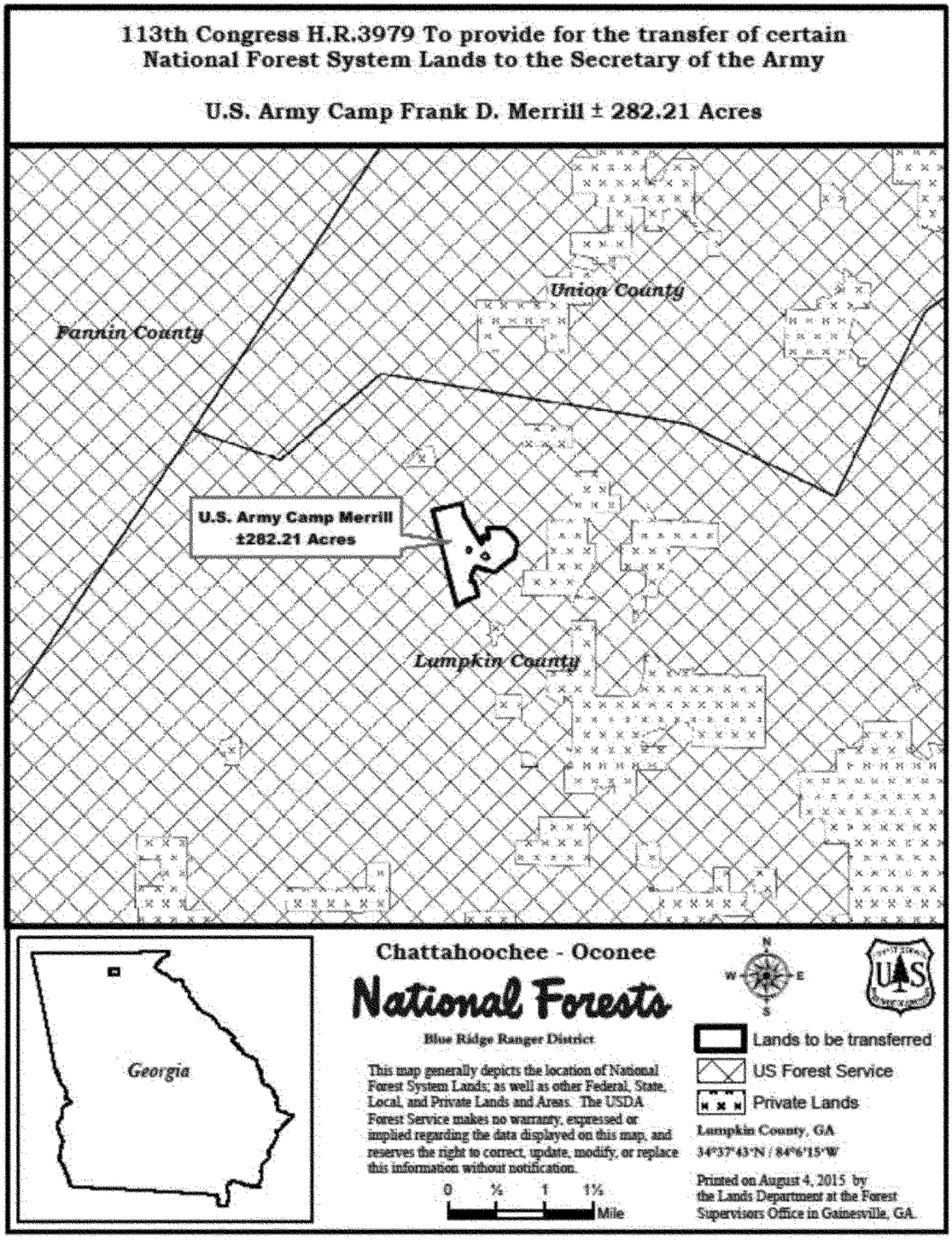
1) Cavender Creek Vineyards and Winery
2) Frogtown Cellars
3) Kaya Vineyard and Winery
4) Wolf Mountain Vineyards and Winery
5) Montaluce Winery and Restaurant
6) Three Sisters Vineyards
7) Accent Cellars
8) Dahlonega Resort and Vineyards

Lumpkin County also hosts an important U.S. Army training facility, Camp Frank D. Merrill. This facility is located about 12 miles north of Dahlonega, Georgia, in the Chattahoochee National Forest. It serves as the mountain phase of Ranger School and is operated by the 5th Ranger Training Battalion.



The camp spans roughly 282 acres and is named in honor of Major General Frank D. Merrill, who led "Merrill's Marauders" during World War II. Ranger training in the rugged mountains around Dahlonega dates back to the early 1950s, and by 1951 the area was already being used to prepare soldiers for combat in difficult terrain. The camp has since become a central location for mountaineering, small-unit tactics, infiltration and exfiltration training, and leadership development under physically and mentally demanding conditions. Facilities include classrooms, barracks, a dining hall, a medical clinic, and a fire station, with housing for soldiers and their families available nearby in Porter Village.

In 2014, legislation transferred control of the land from the U.S. Forest Service to the Army, allowing improvements and expansions to move forward more efficiently. Today, Camp Merrill continues to support Ranger students as well as other military units requiring mountain training.



Today, Lumpkin County and its seat, Dahlonega, remain defined by their layered history. From Cherokee homelands to gold rush boomtown, from federal mint to military college, the area has continually adapted to changing times. What began as a frontier gold camp has grown into a community that honors its past while drawing strength from its educational institutions, tourism, and natural beauty.



Points of Interest

The University of North Georgia (UNG) was established on January 8, 2013, when the University System of Georgia Board of Regents approved the consolidation of North Georgia College & State University and Gainesville State College. The institution traces its origins to the North Georgia Agricultural College, which was built on the historic site of the Dahlonega Mint, one of the nation's first branch mints. Today, UNG operates campuses in Dahlonega, Oakwood (Gainesville), Watkinsville (Oconee), Cumming, and Blue Ridge, making it one of the most accessible institutions in the state. Enrollment has grown steadily, with 19,298 students enrolled in Fall 2024, nearly all of whom are undergraduates, placing UNG among the largest public universities in Georgia. The university is organized into five colleges that collectively offer more than one hundred associate and bachelor's degrees, as well as a range of master's and doctoral programs. UNG also holds a unique position within higher education as both a State Leadership Institution and one of only six federally designated senior military colleges in the nation. Known as The Military College of Georgia, it houses the Corps of Cadets, or Boar's Head Brigade, which currently includes about 640 cadets—roughly four percent of the student body—who train through the Army ROTC program. While maintaining this strong military tradition, the vast majority of UNG's students pursue civilian academic tracks, and the university has earned additional distinction through nationally recognized programs such as its Chinese Language Flagship and its designation as a National Center of Academic Excellence in Cyber Defense Education.



Dahlonega's Downtown District, featuring nationally registered historic streets and the Public Square, along with walking tours and scenic green parks, stands as one of the South's most charming and vibrant town centers. Recognized as an award-winning Main Street City, Downtown Dahlonega offers a lively destination to visit, shop, live, and conduct business.





The Dahlonega gold mines and the Dahlonega Gold Museum (located in the historical courthouse) are popular day trip destinations for schools and families.





Local Events

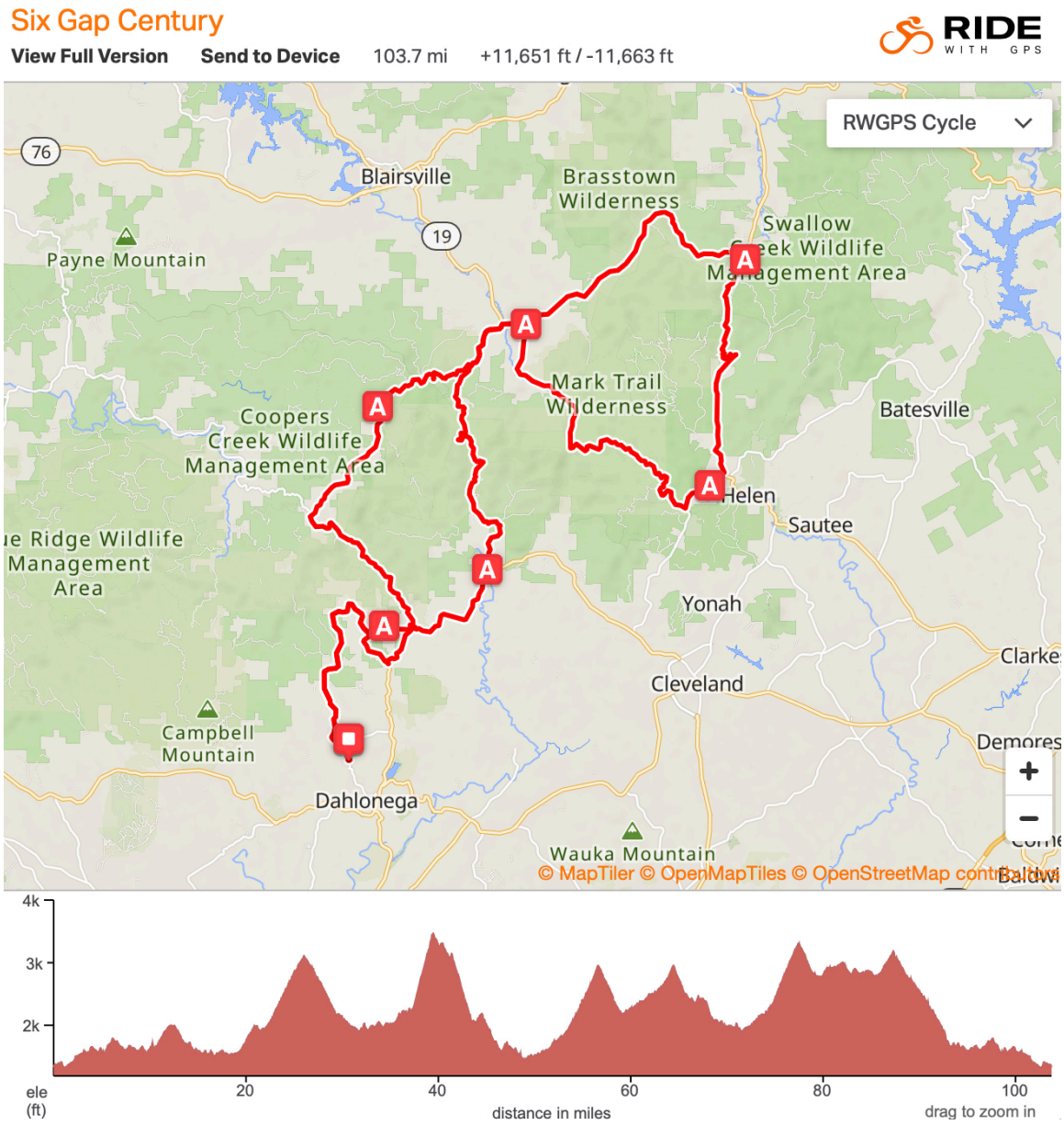
Wine Highway Weekend: Every year the local wineries have a special weekend to tour the wineries, provide tastings and special events. For a fee you receive a passport for free admission to all member wineries for tastings.

Bear on the Square Festival: Held the 4th weekend in April. This is an old time mountain festival. Celebrating mountain music and crafts.



Dahlonega Arts & Wine Festival: Held the 3rd weekend in May. Features artists representing visual arts and fine crafts in all mediums including painting, drawing, weaving, photography, jewelry and others. All works will be offered for sale. Also included is a wildflower awareness area, featuring specimens of native flora and fauna, with local experts to explain the growing conditions, tips for identification associated with native plants. Dahlonega Master Gardeners present wildflower displays, wildflower walks and wildflower tours.

Six Gap Century Bike Ride Across the Mountains: September 26th. A 100-mile bike ride through the mountains.



Gold Rush Festival: Held the 3rd weekend in October. This is Dahlonega's largest festival. Thousands come to celebrate Dahlonega's 1828 discovery of gold. Over 300 art and craft exhibitors gather around the Square and Historic District in support of this annual event. Included are a 5K road race, fashion show, gold panning contest, wheelbarrow race, King and Queen Coronation, hog calling, buck dance contest, gospel singing, wrist wrestling and many other exciting events.



Old Fashioned Christmas: The colorful and beautifully illuminated historic downtown square forms the backdrop for wonderful Christmas activities. One of Southeast Tourism's top 20 seasonal events with caroling, hospitality tables, and activities through the weekends before Christmas.



Chapter 2
Local Natural Hazard, Risk and Vulnerability (HRV) Summary

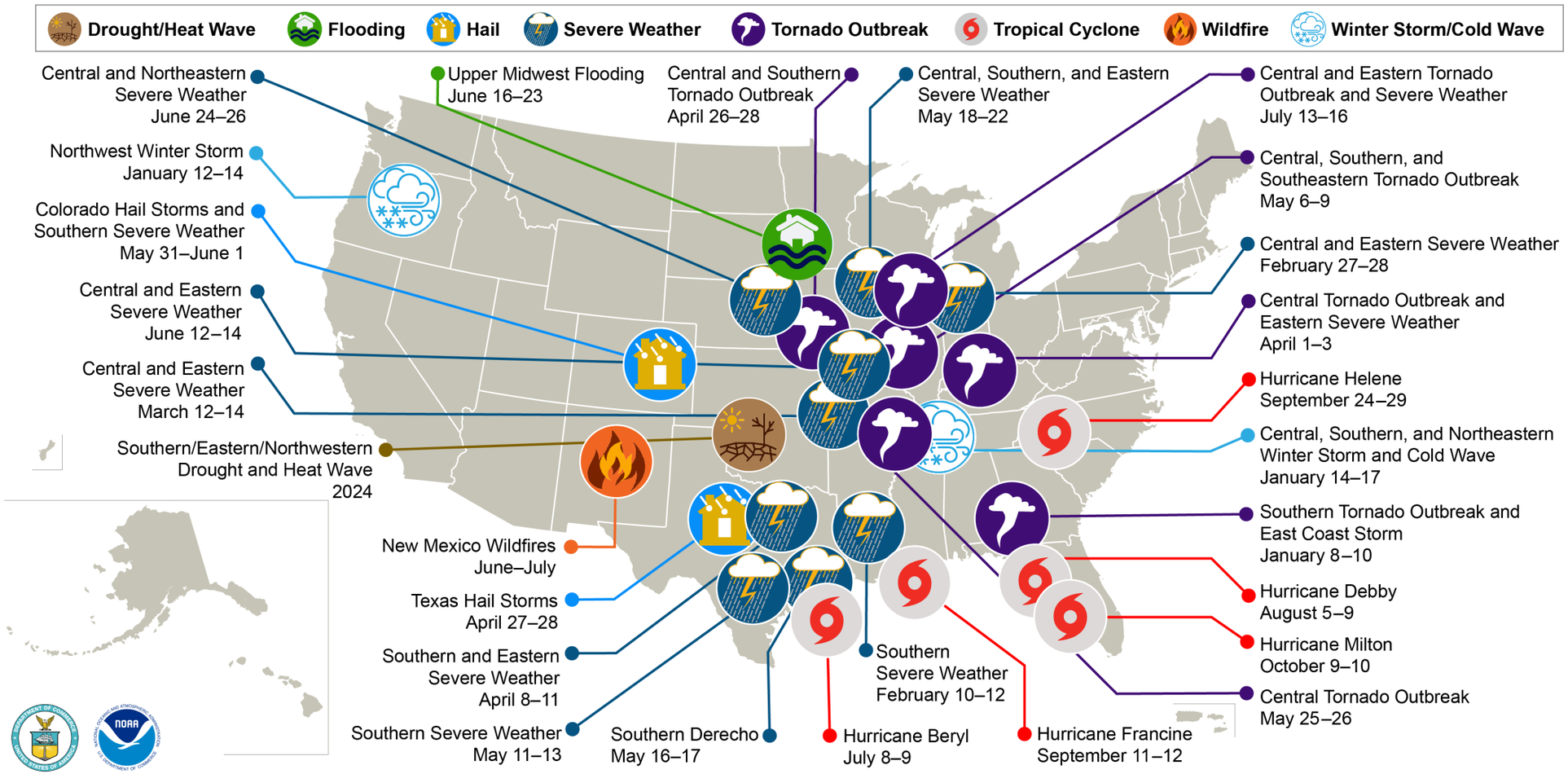
The United States has seen a steady rise in costly natural disasters over the last several decades. In 2024, the nation experienced 27 separate weather and climate events that each caused more than $1 billion in damages, just shy of the record 28 in 2023. These events caused at least 568 deaths and $182.7 billion in losses, making 2024 the fourth-costliest year on record. Since 1980, the U.S. has sustained 403 billion-dollar disasters, with combined costs exceeding $2.9 trillion. (All figures are adjusted for inflation to reflect 2024 dollars.)

The numbers show a clear increase over time. In the 1980s, the U.S. averaged fewer than four billion-dollar disasters per year. By the 2010s, the average was nearly 13 per year. In the 2020s, the pace has risen further, with more than 20 such events each year. These disasters span nearly every type of hazard: hurricanes, tornadoes, floods, droughts, winter storms, wildfires, and severe weather outbreaks. Hurricane Katrina in 2005 remains the single costliest disaster at over $190 billion in today's dollars, while 2017 stands as the costliest year overall, with nearly $396 billion in losses from events such as Hurricanes Harvey, Irma, and Maria.

The human toll has been heavy as well. Tens of thousands of lives have been lost since 1980, and millions of people have been displaced or left with major property losses. Each disaster leaves lasting damage to homes, businesses, and infrastructure, with recovery often stretching for years.

Taken together, these records show that natural disasters in the United States are becoming more frequent and more expensive. The totals for 2024 are not an exception but part of a long-term pattern that continues to reshape communities across the country. The following map demonstrates the extent of "billion dollar" natural disasters in 2024 in the U.S.

U.S. 2024 Billion-Dollar Weather and Climate Disasters



*This map denotes the approximate location for each of the **27 separate billion-dollar weather and climate disasters that impacted the United States in 2024.***

The Lumpkin County Hazard Mitigation Planning Committee (HMPC) identified eight natural hazards the County is most vulnerable to based upon available data including scientific evidence, known past events, and future probability estimates. As a result of this planning process, which included an analysis of the risks associated with probable frequency and impact of each hazard, the HMPC determined that each of these natural hazards pose a threat significant enough to address within this Plan. These include tornados, severe thunderstorms (including hail & lightning), flooding, winter storms, wildfire, drought, earthquakes, and landslides. For this plan update, the HMPC reviewed the natural hazards listed in the 2024-2029 Georgia Hazard Mitigation Strategy Standard and Enhanced Plan to assess the applicability of these hazards to Lumpkin County and the City of Dahlonega (See Table 2.1). Each of these natural hazards is addressed in this chapter of the Plan. An explanation and results of the vulnerability assessment are found in Tables 2-1 and 2-2.

The HMPC also discussed how changes in the climate may in some ways impact the County and City. If this is the case, at this point there is insufficient data to calculate how and to what degree such changes may impact Lumpkin County in the future. However, it seems likely that the impact of any changes in climate would be manifested in the form of the same hazards currently addressed within this Plan, even though frequency, probability and severity of those hazards might change.

Table 2.1 – Hazards Terminology Differences

Hazards Identified in Georgia Hazard Mitigation Strategy Plan (2019-2024)	Equivalent/Associated Hazards identified in the current Lumpkin County Hazard Mitigation Plan	Difference
Tornados	Tornados	Grammatical only.
Wind	Severe Thunderstorms	HMPC views as an associated hazard.
Severe Weather	Severe Thunderstorms	Difference in terminology.
Hailstorm	Severe Thunderstorms	HMPC views as an associated hazard.
Lightning	Severe Thunderstorms	HMPC views as an associated hazard.
Tropical Cyclonic Events	Severe Thunderstorms Flooding	Due to the County's inland location, not directly viewed as a threat. Tropical weather has limited effects within the County and is generally considered in terms of Severe Thunderstorms and Flooding, associated hazards.
Inland Flooding	Flooding	Difference in terminology.
Earthquake	Earthquake	None
Severe Winter Storms	Winter Storms	Difference in terminology.
Wildfire	Wildfire	None
Drought	Drought	None

Table 2.2 – Vulnerability Assessment Survey Results - Natural Hazards

(see Keys A, B, and C below)

Hazard	Lumpkin County	City of Dahlonega
Tornado – Severity	H	H
Tornado – Frequency	H	H
Tornado – Probability	H	H
Severe Thunderstorm (incl. Hail/Lightning) - Severity	H	H
Severe Thunderstorm (incl. Hail/Lightning) – Frequency	H	H
Severe Thunderstorm (incl. Hail/Lightning) - Probability	H	H
Flooding – Severity	H	H
Flooding – Frequency	H	H
Flooding – Probability	H	H
Winter Storm – Severity	H	H
Winter Storm – Frequency	H	H
Winter Storm – Probability	H	H

Hazard	Lumpkin County	City of Dahlonega
Wildfire – Severity	M	L
Wildfire – Frequency	M	L
Wildfire – Probability	M	L
Drought – Severity	M	L
Drought – Frequency	M	L
Drought – Probability	M	L
Earthquake – Severity	H	H
Earthquake – Frequency	M	M
Earthquake – Probability	H	H
Landslide – Severity	M	M
Landslide – Frequency	L	L
Landslide - Probability	M	M

Key A for Table 2.2 – Vulnerability Assessment Severity Definitions

Code	Definitions
L	Low Severity Average hazard event would typically result in relatively low damage. For example, a hazard that significantly affects less than 5% of the jurisdiction typically with no serious injuries. All data is compiled from the most recent vulnerability assessment survey responses.
M	Medium Severity Average hazard event would typically result in moderate damage. For example, a hazard that significantly affects up to 15% of the jurisdiction or results in multiple injuries. All data is compiled from the most recent vulnerability assessment survey responses.
H	High Severity Average hazard event would typically result in significant damage. For example, a hazard that significantly affects 25% of the jurisdiction or results in multiple injuries and/or deaths. All data is compiled from the most recent vulnerability assessment survey responses.

Key B for Table 2.2 – Vulnerability Assessment Frequency Definitions

Code	Definitions
L	Low Frequency The hazard has not occurred or has rarely occurred within the past five years. All data is compiled from the most recent vulnerability assessment survey responses and hazards history data.
M	Medium Frequency The hazard has occurred one or more times within the past five years. All data is compiled from the most recent vulnerability assessment survey responses and hazards history data.
H	High Frequency The hazard has occurred multiple times within the past five years, and at least once within the past year. All data is compiled from the most recent vulnerability assessment survey responses and hazards history data.

Key C for Table 2.2 – Vulnerability Assessment Probability Definitions

Code	Definitions
L	Low Probability The probability for the hazard to occur at least one time within the next five years is estimated to be between 1% and 30%. All data is compiled from the most recent vulnerability assessment survey responses.
M	Medium Probability The probability for the hazard to occur at least one time within the next five years is estimated to be between 31% and 70%. All data is compiled from the most recent vulnerability assessment survey responses.
H	High Probability The probability for the hazard to occur at least one time within the next five years is estimated to be between 71% and 100%. All data is compiled from the most recent vulnerability assessment survey responses.

2.1 Tornados



A. Hazard Identification – A tornado is a dark, funnel-shaped cloud containing violently rotating air that develops below a heavy cumulonimbus cloud mass and extends toward the earth. The funnel twists about, rises and falls, and where it reaches the earth causes great destruction. The diameter of a tornado varies from a few feet to a mile; the rotating winds attain velocities of 200 to 300 mph, and the updraft at the center may reach 200 mph. A tornado is usually accompanied by thunder, lightning, heavy rain, and a loud "freight train" noise. In comparison with a hurricane, a tornado covers a much smaller area but can be just as violent and destructive. The atmospheric conditions required for the formation of a tornado include great thermal instability, high humidity, and the convergence of warm, moist air at low levels with cooler, drier air aloft. A tornado travels in a generally northeasterly direction with a speed of 20 to 40 mph. The length of a tornado's path along the ground varies from less than one mile to several hundred.

The Fujita Scale was the standard scale in the United States for rating the severity of a tornado as measured by the damage it causes from 1971 to 2007 (see table below).

The Fujita Scale of Tornado Intensity			
F-Scale Number	**Intensity Phrase**	**Wind Speed**	**Type of Damage Done**
F0	Gale tornado	40-72 mph	Some damage to chimneys; breaks branches off trees; pushes over shallow-rooted trees; damages sign boards.
F1	Moderate tornado	73-112 mph	The lower limit is the beginning of hurricane wind speed; peels surface off roofs; mobile homes pushed off foundations or overturned; moving autos pushed off the roads; attached garages may be destroyed.
F2	Significant tornado	113-157 mph	Considerable damage. Roofs torn off frame houses; mobile homes demolished; boxcars pushed over; large trees snapped or uprooted; light object missiles generated.
F3	Severe tornado	158-206 mph	Roof and some walls torn off well constructed houses; trains overturned; most trees in forest uprooted
F4	Devastating tornado	207-260 mph	Well-constructed houses leveled; structures with weak foundations blown off some distance; cars thrown and large missiles generated.
F5	Incredible tornado	261-318 mph	Strong frame houses lifted off foundations and carried considerable distances to disintegrate; automobile sized missiles fly through the air in excess of 100 meters; trees debarked; steel reinforced concrete structures badly damaged.

The Enhanced Fujita (EF) Scale for Tornado Damage is an update to the original Fujita Scale by a team of meteorologists and wind engineers that was implemented in the United States in 2007. The EF Scale is still a set of wind estimates (not measurements) based on damage. It uses three-second gusts estimated at the point of damage based on a judgment of 8 levels of damage to 28 indicators. These estimates vary with height and exposure. The three-second gust is not the same wind as in standard surface observations. Standard measurements are taken by weather stations in open exposures, using a directly measured, "one-minute mile" speed.

Levels of the Enhanced Fujita scale

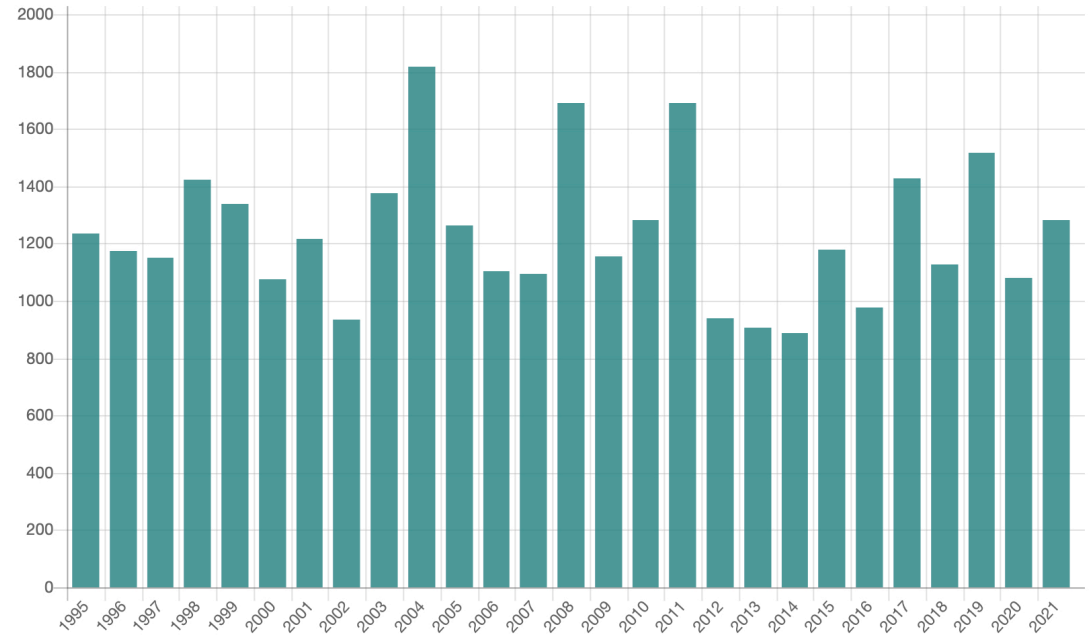
Grade, damage and windspeeds



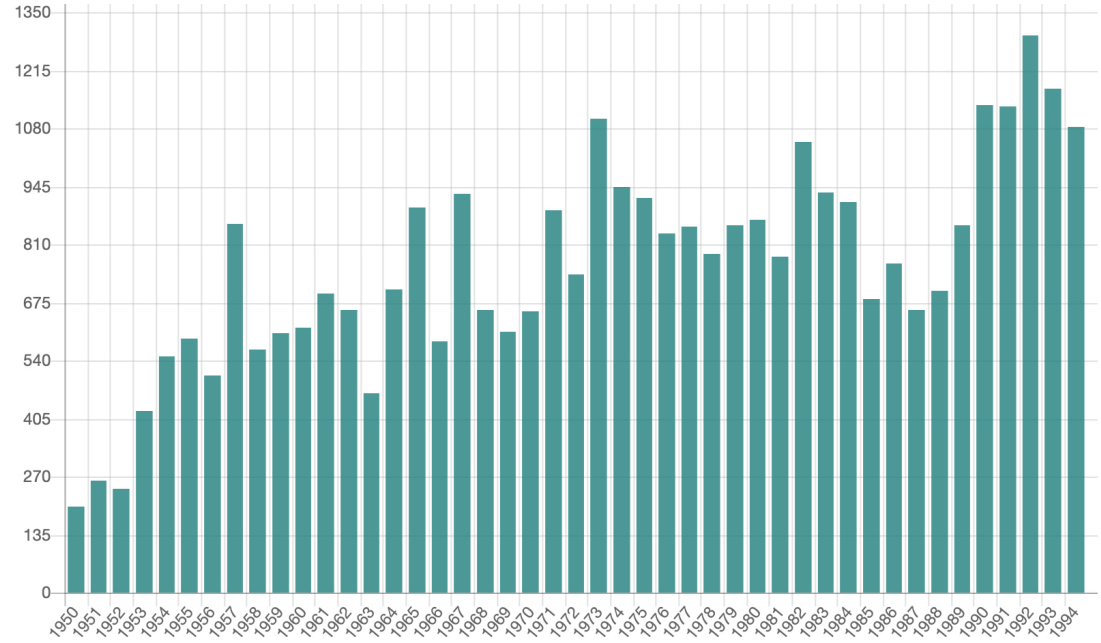
Source: Fema

The adoption of Doppler radar, along with other technical advancements and increased storm observation, has led to the ability to detect weaker and/or short-lived tornados that would often have gone unreported. The increase in annual tornados predates full doppler adoption, but it is again largely tied to observational betterment. In the 1955-1994 period, the average was 813 tornados per year. The 1996-2020 average is 1,233 tornados per year. Compare the Doppler and pre-Doppler charts below. Source: ustornados.com, SPC

Doppler-era tornadoes



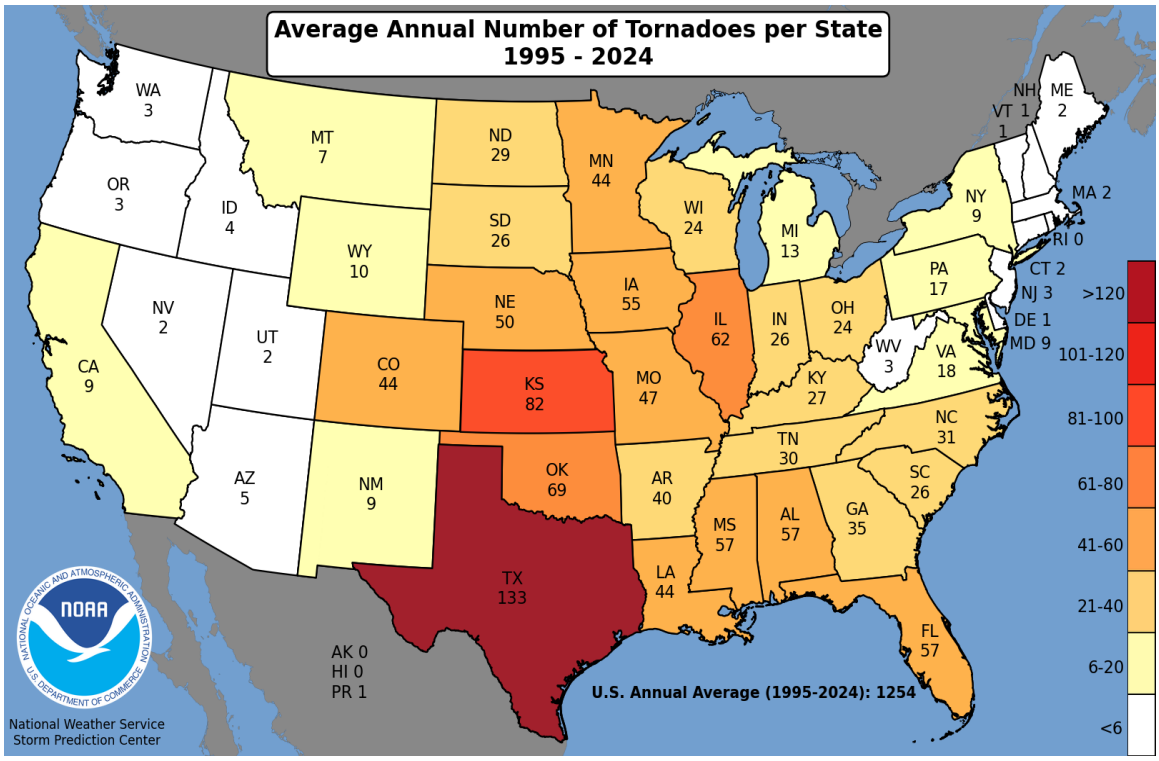
Pre-Doppler tornadoes



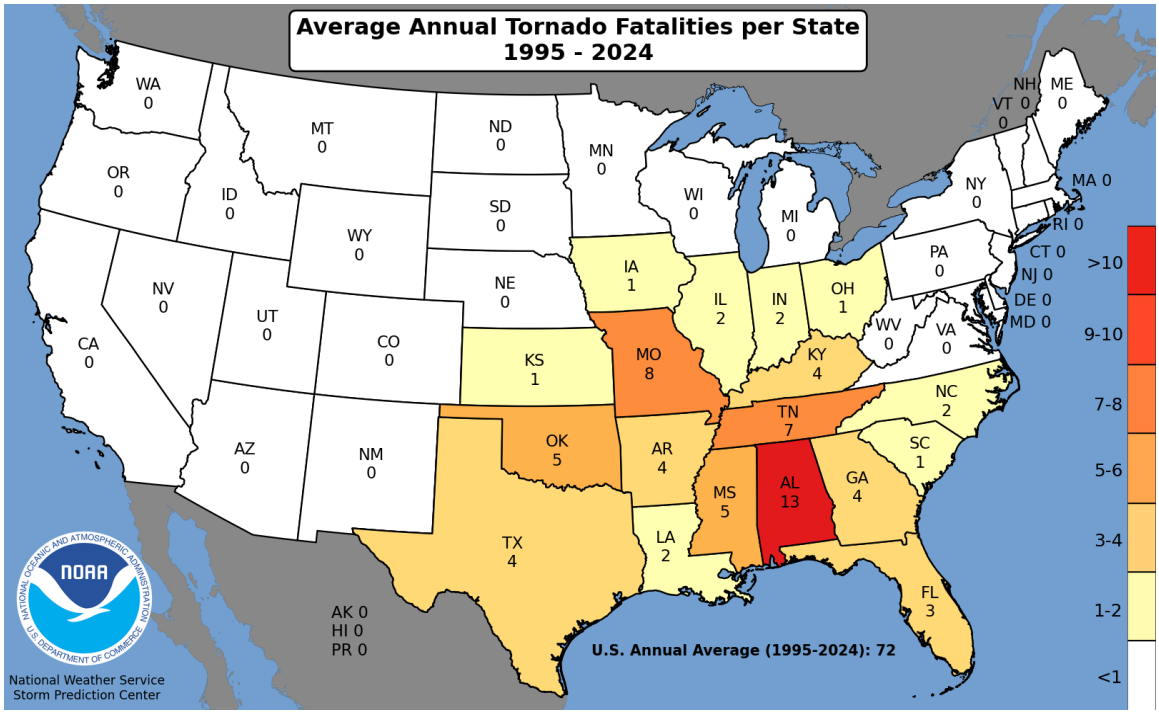
B. Hazard Profile – All areas within Lumpkin County are vulnerable to the threat of a tornado. There is simply no method to determine exactly when or where a tornado will occur. The Lumpkin County Hazard Mitigation Planning Committee (HMPC) reviewed historical data from the Georgia Tornado Database, the National Climatic Data Center, the National Weather Service and various other resources in researching the past effects of tornados within the County. With most of the County's recorded tornado events, only basic information was available. However, many dozens of tornado watches have been recorded during this period, and certainly some tornados go undetected or unreported. Therefore, any conclusions reached based upon available information on tornados within Lumpkin County should be treated as the minimal possible threat. Lumpkin County is located in both a state and a region known for high tornado activity.

National overview:

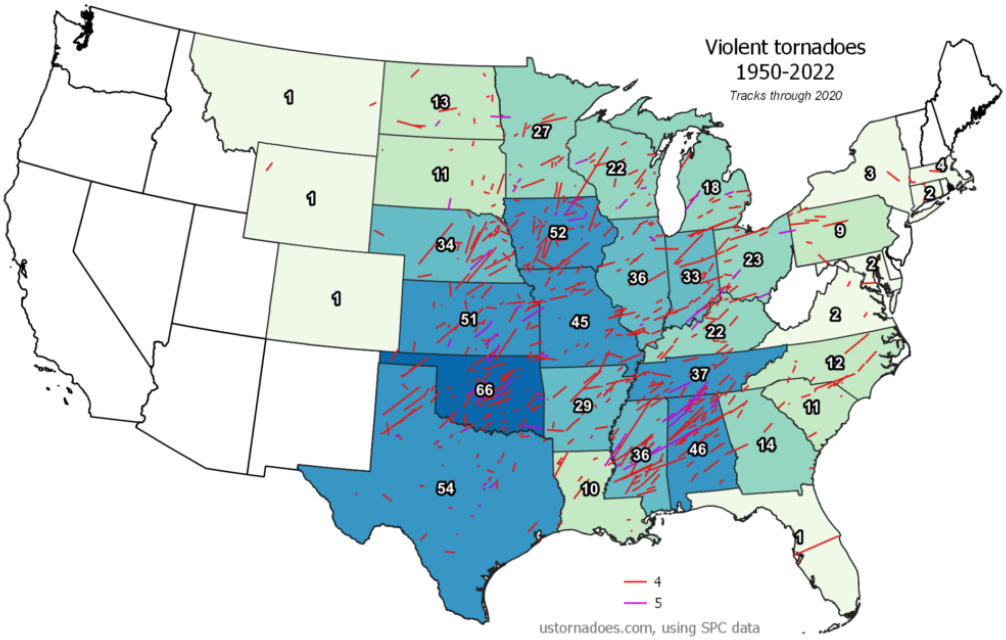
Tornados are among the most violent and unpredictable weather events in the United States, which experiences more of them than any other country. While the central region known as "Tornado Alley" is the most famous hotspot, other active zones such as "Dixie Alley" in the Southeast and "Hoosier Alley" in the Midwest also see frequent and destructive storms. These powerful funnels can strike in nearly every state, often causing catastrophic damage within minutes, making them a major focus of meteorology, emergency preparedness, and public safety efforts nationwide. The following map shows the average annual number of tornado per state from the period 1995 to 2024. Georgia's annual average is 35 touchdowns for this time period. Source: NWS, NOAA



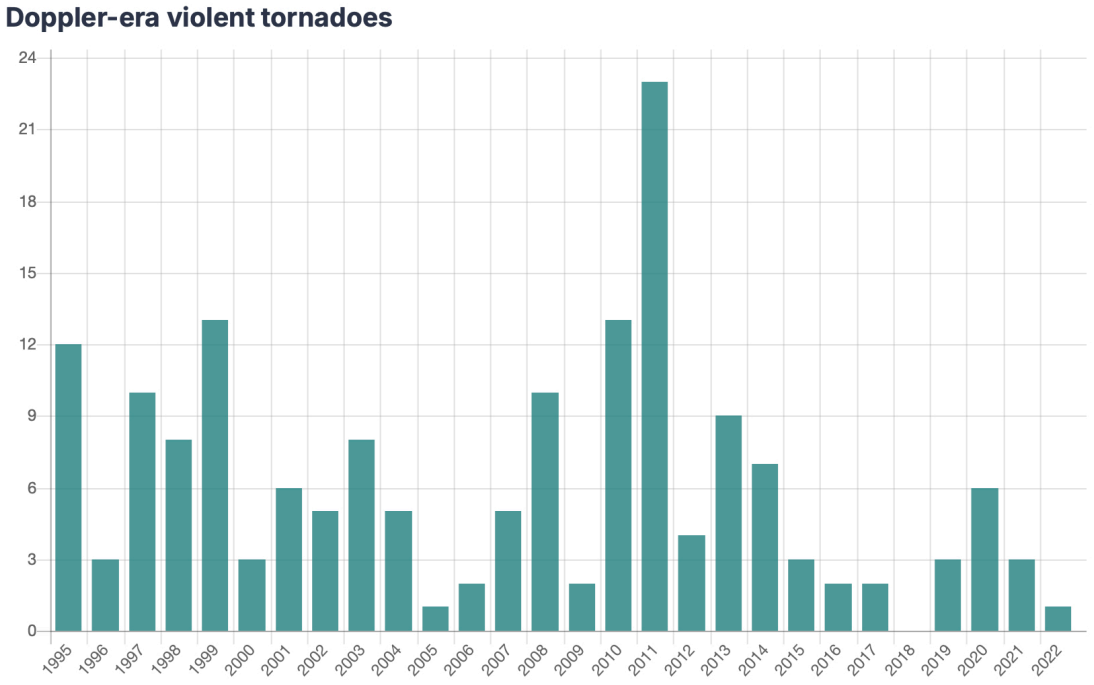
For the same time period of 1995-2024, the following map shows the average annual number of fatalities due to tornados by state. Georgia's average is four. Source: NWS, NOAA



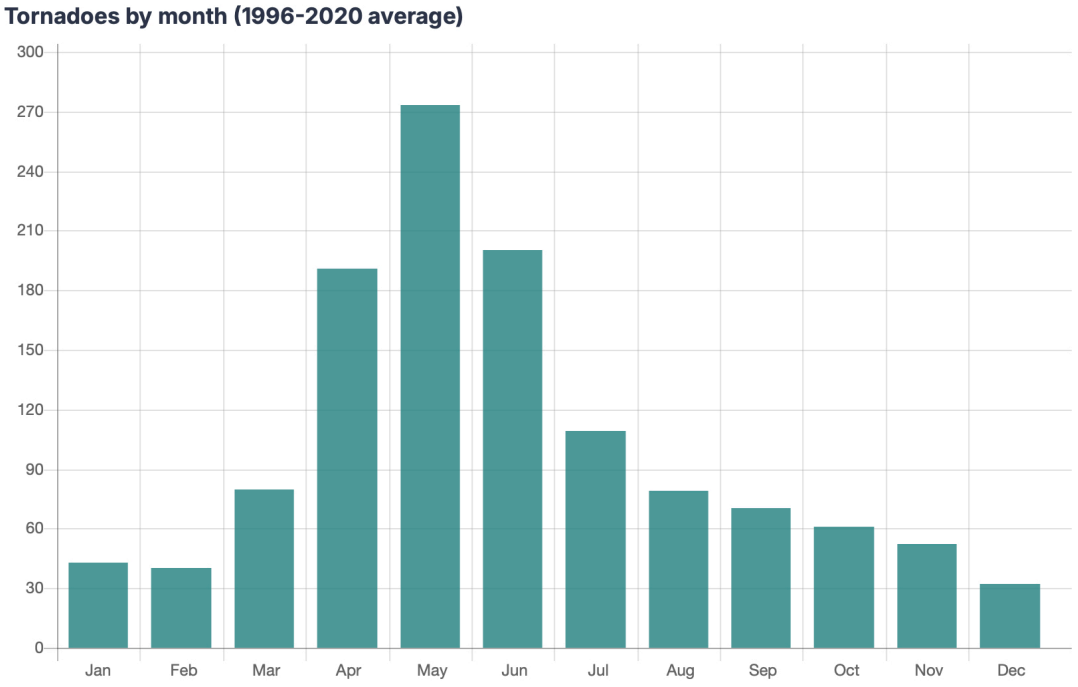
Tornados rated EF4 or EF5, with damage-based wind estimates of 166 mph or higher, are typically considered violent in the United States. Prior to 2007, the ratings are F4 and F5. There have been 638 such tornados rated since 1950. Source: ustornados.com, SPC



From 1995-2022 the average is 6.2 violent tornados per year.



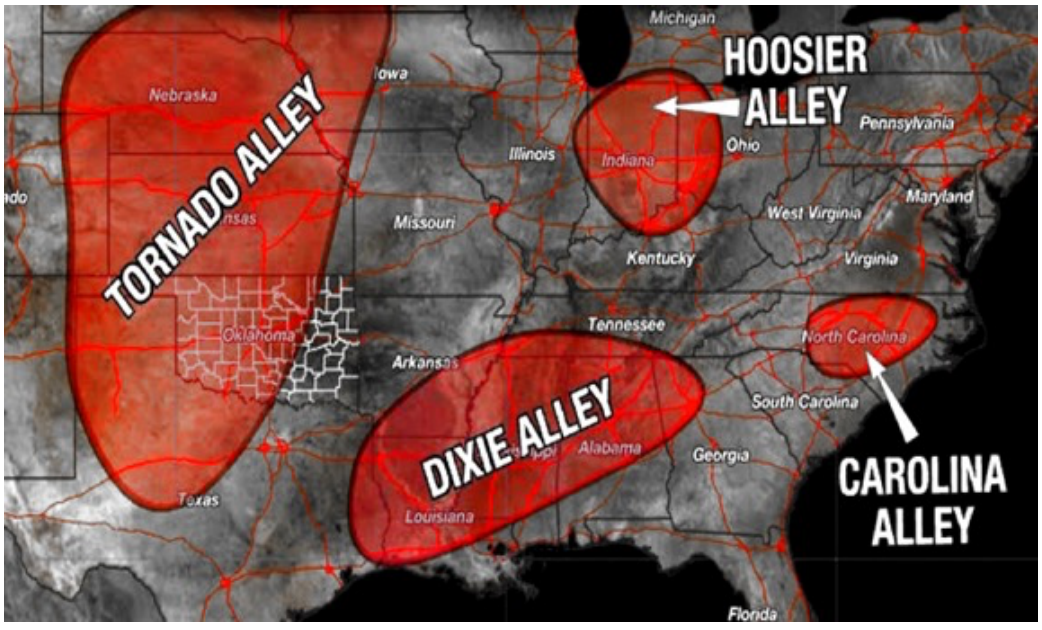
Although tornados can and do happen across the year, the vast majority occur during spring and early summer. If extending the core season from March through July, the period sees 69 percent of tornados on average. Months that currently have an average over 100 tornados are April (191), May (273), June (200), and July (109). The 1996-2020 average is 1,233 tornados per year. Source: ustornados.com, SPC



Tornados are one of the most dangerous natural threats in the United States, capable of leveling communities and claiming lives with little warning. Advances in forecasting and warning systems have improved public safety, but the speed and intensity of these storms ensure they will always carry significant risk. With multiple "alleys" across the country vulnerable to frequent outbreaks, ongoing research, preparation, and community awareness are essential to reducing the toll of these powerful storms.

Regional overview:

Dixie Alley is the nickname given to the areas of the southern United States with a particularly high frequency of strong, long-track and violent tornados. The Dixie Alley region includes areas of the lower Mississippi Valley, and spans from eastern Texas and Arkansas across Louisiana, Mississippi, Tennessee, Alabama, Georgia, and to upstate South Carolina and western North Carolina. The term Dixie Alley was first used in 1971 by Allen Pearson, a director of the Storm Prediction Center after witnessing a violent and deadly tornado outbreak on February 21, 1971. Although tornados are less frequent than in the more well-known Tornado Alley, Dixie Alley experiences more deaths because of relatively higher numbers of strong long tracked tornados and higher population density of this region. New research indicates that Dixie Alley is essentially an extension of Tornado Alley. Tornados in this area are long-tracked and deadly and often occur during the night and early morning. Tornados in the Dixie Alley are often partially or fully wrapped in rain making it hard for storm spotters and chasers, law enforcement, and the public to spot. They often occur in early spring and late autumn, but can continue throughout the winter and into late spring. Some notable tornado outbreaks in the region includes: Great Natchez Tornado, the 1884 Enigma tornado outbreak, the April 1924 tornado outbreak, the 1932 Deep South tornado outbreak, the 1936 Tupelo-Gainesville tornado outbreak, the April 1957 Southeastern tornado outbreak, the 1984 Carolinas tornado outbreak, the November 1992 tornado outbreak, and the April 2011 tornado outbreak. See the map below of Dixie Alley.

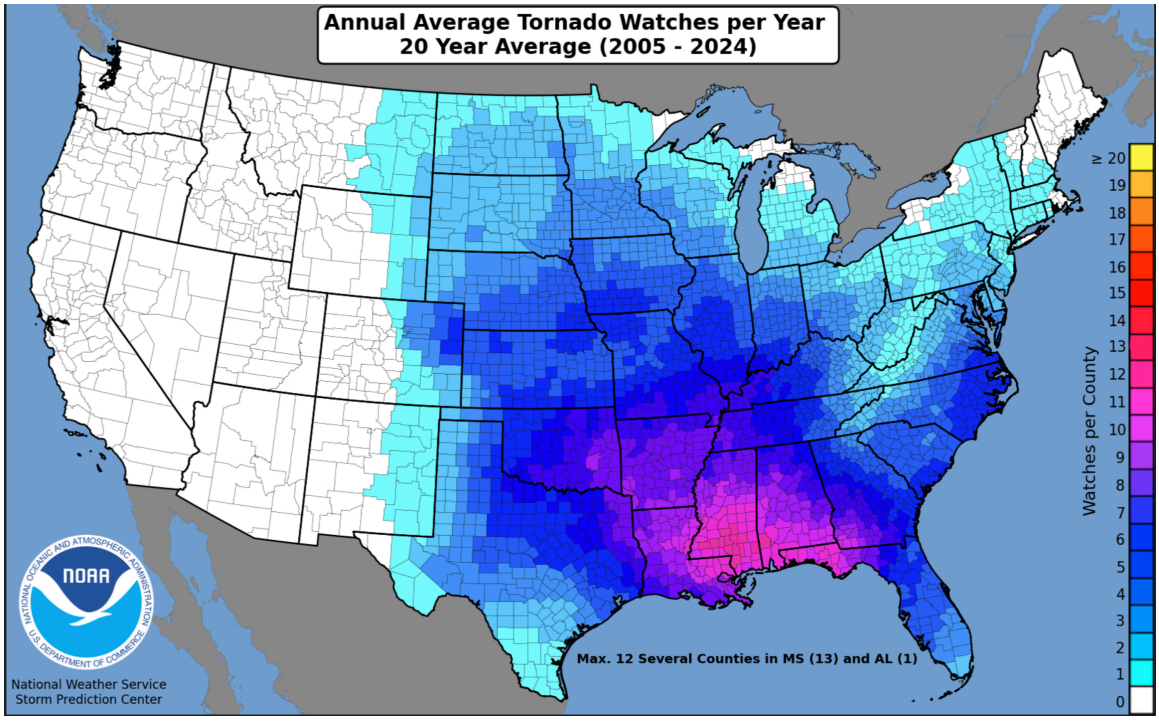


State and local overview:

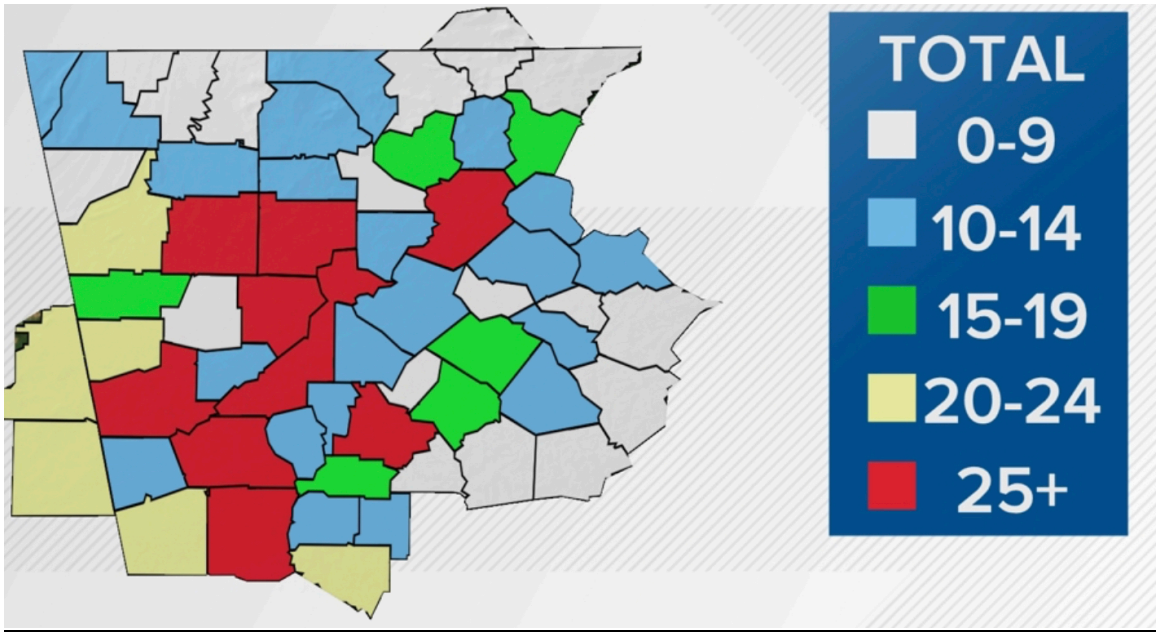
The state of Georgia is also known for its relatively high historical level of tornado activity. Tornados are considered to be the most unpredictable and destructive of weather events in Georgia, even though they are not the most frequently occurring natural hazard within Lumpkin County. Tornado season in Georgia is ordinarily said to run from March through August, with the peak activity being in April. However, tornados can strike at any time of the year when certain atmospheric conditions are met, including during the coldest months of the year.

In the Peachtree City County Warning Area (CWA), which includes Lumpkin County, the average number of tornado days per year is six, according to the National Weather Service. While tornados have been reported in all months of the year, most occur in the months of March, April, and May. During this "tornado season" the most likely time of occurrence is from mid-afternoon through early evening. Tornado intensities of F2 or greater are involved in 37% of the events when the data is broken down into a county-by-county basis. These strong tornados are more likely to occur during the month of April than in any other month.

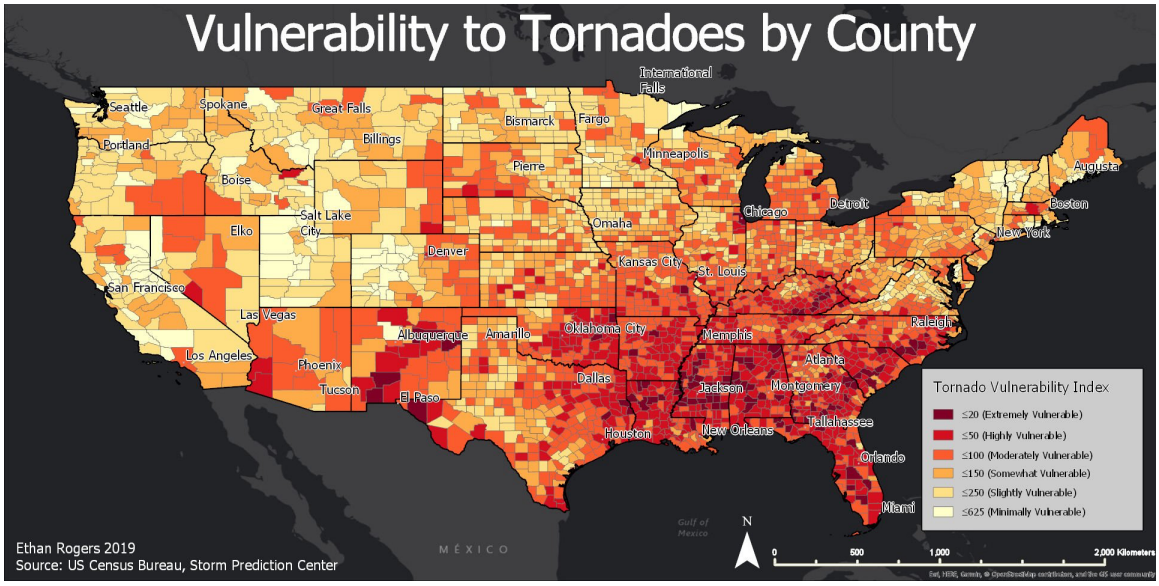
The following map shows the annual average number of tornado watches per year from 2005-2024. Georgia counties range between three and eleven per year during this time period. Lumpkin County averaged four per year. Source National Weather Service/NOAA



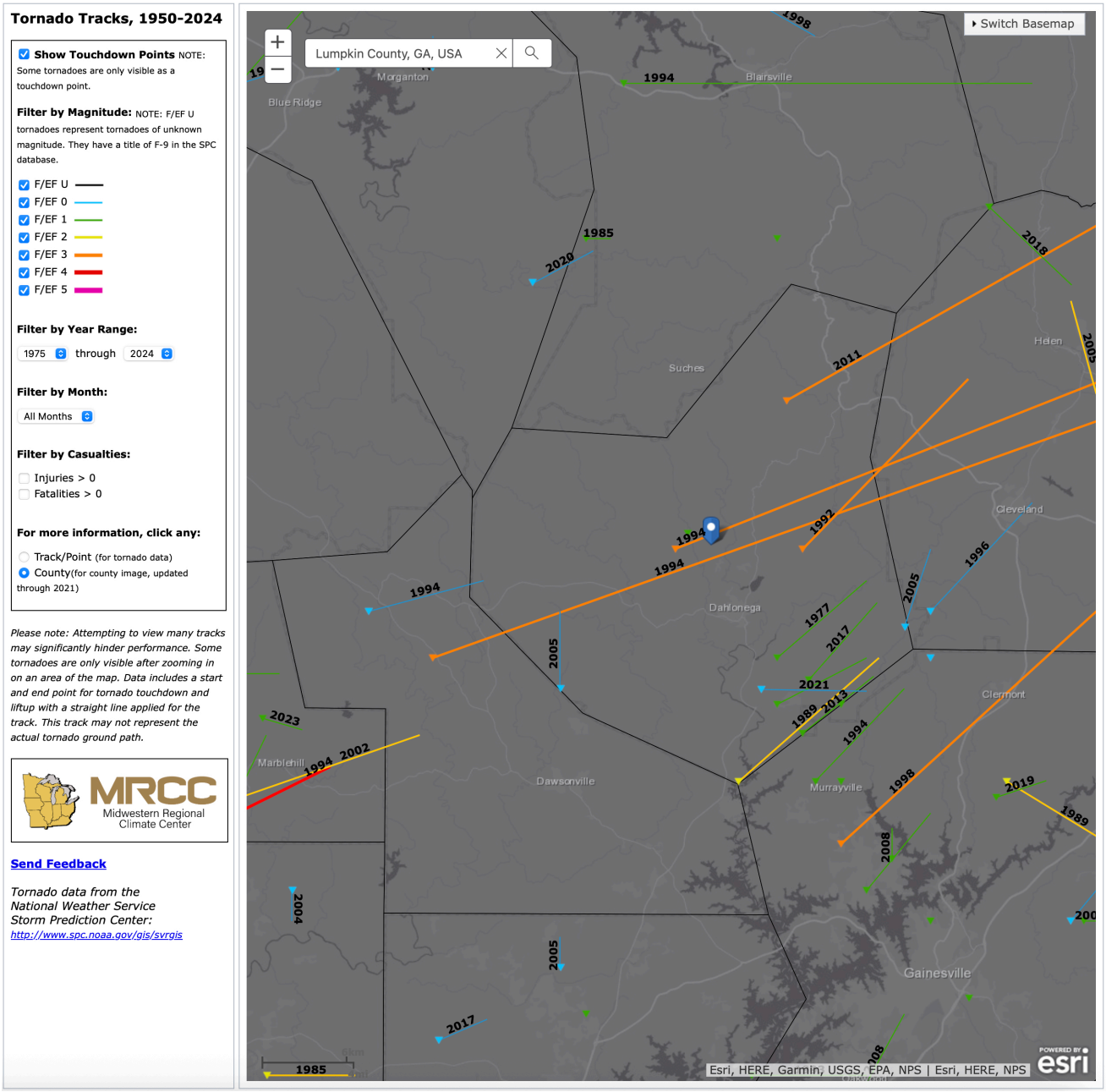
The following map of north Georgia shows the number of tornados on record by County from 1950-2023. This map provides perspective on which Georgia counties have been most or least affected by tornados in the past. Lumpkin County is somewhere in the middle of the pack. Source: NOAA NCEI.



In the Vulnerability to Tornados by County Map below, the vulnerability index includes a mean tornado intensity (with frequency factored in), mobile home %, population density, and income statistics. Dixie Alley, which includes Lumpkin County, is the most vulnerable area. Source: US Census Bureau, Storm Prediction Center, Ethan Rogers

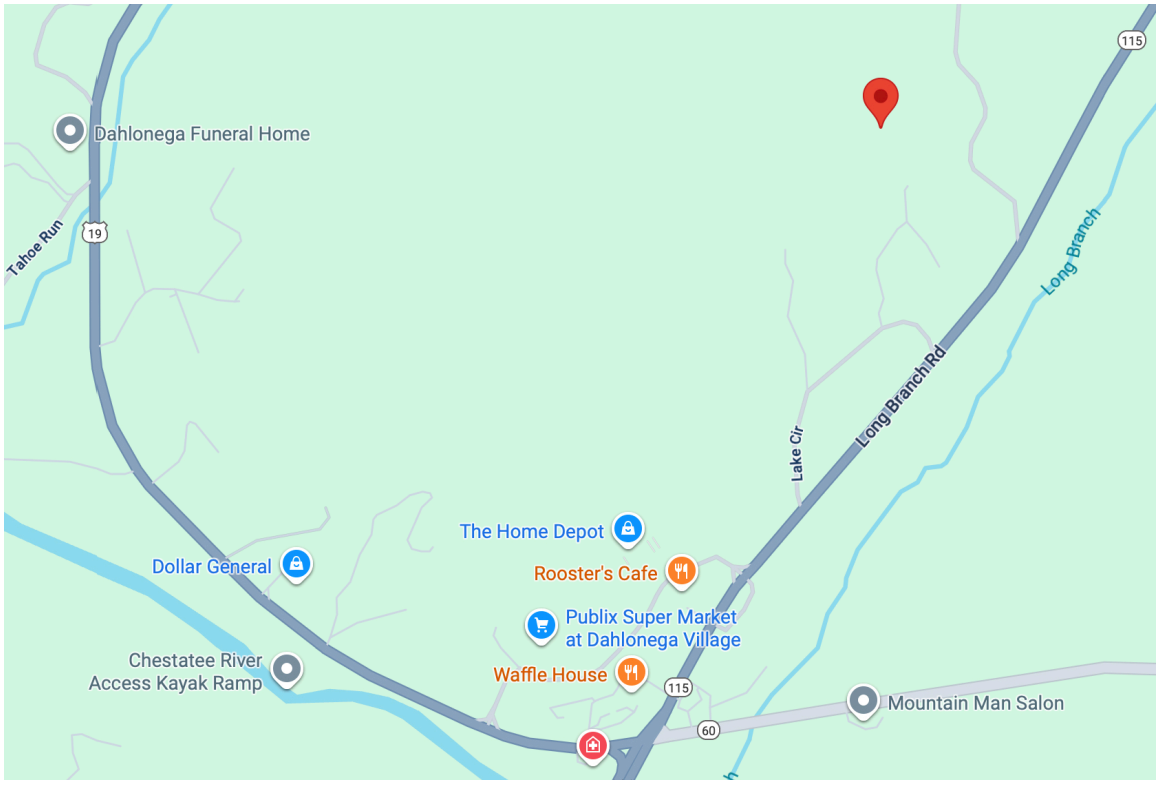


The following map tracks the paths of recorded tornados in Lumpkin County for the 50-year period from 1975 through 2024. The following Midwestern Regional Climate Center (MRCC) map shows the estimated paths and intensities of six of those tornados. Source: MRCC

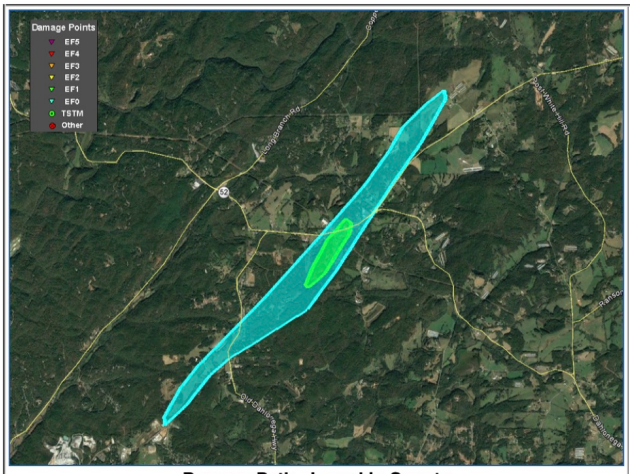


Recent and/or severe tornados:

On May 4, 2021, a National Weather Service survey found that an EF0 tornado with maximum wind speeds of 85 MPH and a maximum path width of 350 yards touched down just northwest of the intersection of Long Branch Road and Robinson Road, snapping several trees. The tornado moved east snapping and uprooting additional large pine trees along Red Oak Flats Road then tracked over mainly rural terrain for about a mile before causing additional damage along Pony Lake Road near Old Leathers Ford Road. More concentrated tree damage was then seen along Meeks Road and Old Dahlonega Highway where a number of larger trees were snapped or uprooted around several residences. Between Meeks Road and Pecks Road, the tornado reached its maximum intensity with wind speeds of 85 MPH. Just off Pecks Road near Brewer Drive, numerous medium to large trees were uprooted. As Pecks Road turns into Parks Road, additional trees were snapped or uprooted around a residence. The tornado ended just west of Claude Parks Road. [5/4/21: Tornado #6, County #1/1, EF-0, Lumpkin, 2021:014].



A brief tornado developed along a line of thunderstorms shortly after noon on April 3, 2017, just east of Highway 19 and Georgia 400 North. EF-0 damage in the form of numerous uprooted trees were found along the majority of Red Oak Flats Road. Shortly thereafter, the tornado strengthened to an EF-1 along a ridgetop northeast of Red Oak Flats Road where significant damage to barns and sheds was found. In addition, damage to a home was found on Dunagan Drive along with numerous large trees uprooted in a local pasture behind the road. The tornado continued along Cleveland Highway for several miles but weakened to an EF-0 at which point it caused damage to numerous trees and the collapse of a large local chicken coop on Francis Smith Road. The tornado lifted quickly after moving east of Francis Smith Road.



Damage Path - Lumpkin County

County	Rating	# of Injuries	KML
Lumpkin	EF-1	0	

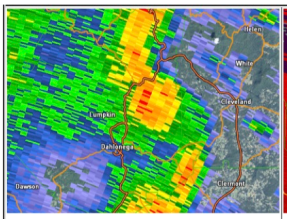
Rating:	**EF-1**
Peak Wind:	**100**
Path Length:	**4.6 miles**
Path Width:	**350 yards**
Fatalities:	**0**
Injuries:	**0**
Start Date:	**Apr. 3, 2017**
Start Time:	**12:18 PM EDT**
Start Lat/Lon:	**34.4858 / -83.9252**
End Date:	**Apr. 3, 2017**
End Time:	**12:26 PM EDT**
End Lat/Lon:	**34.5356 / -83.8714**



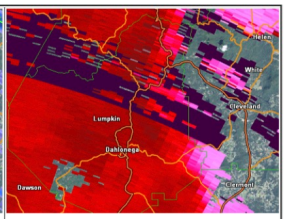
This barn on Dunagan Road suffered significant roof damage.



Numerous trees were uprooted by the tornado in this pasture.

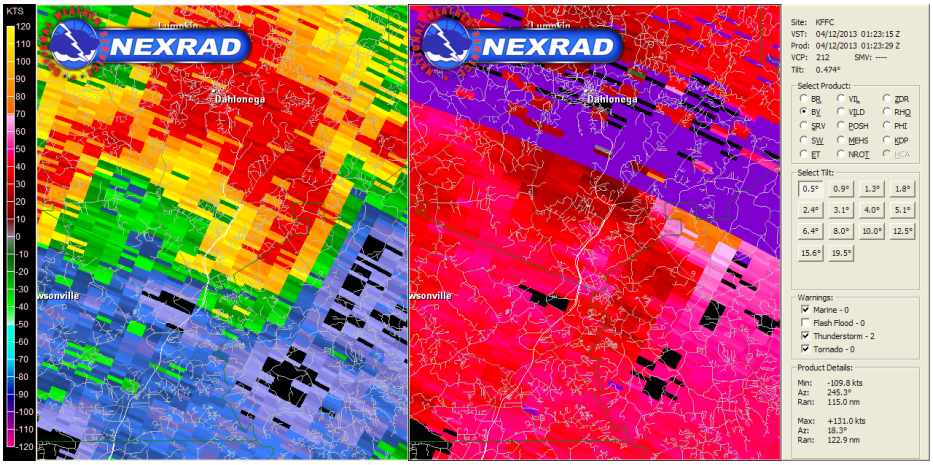


Reflectivity (12:23 PM EDT)



Velocity (12:24 PM EDT)

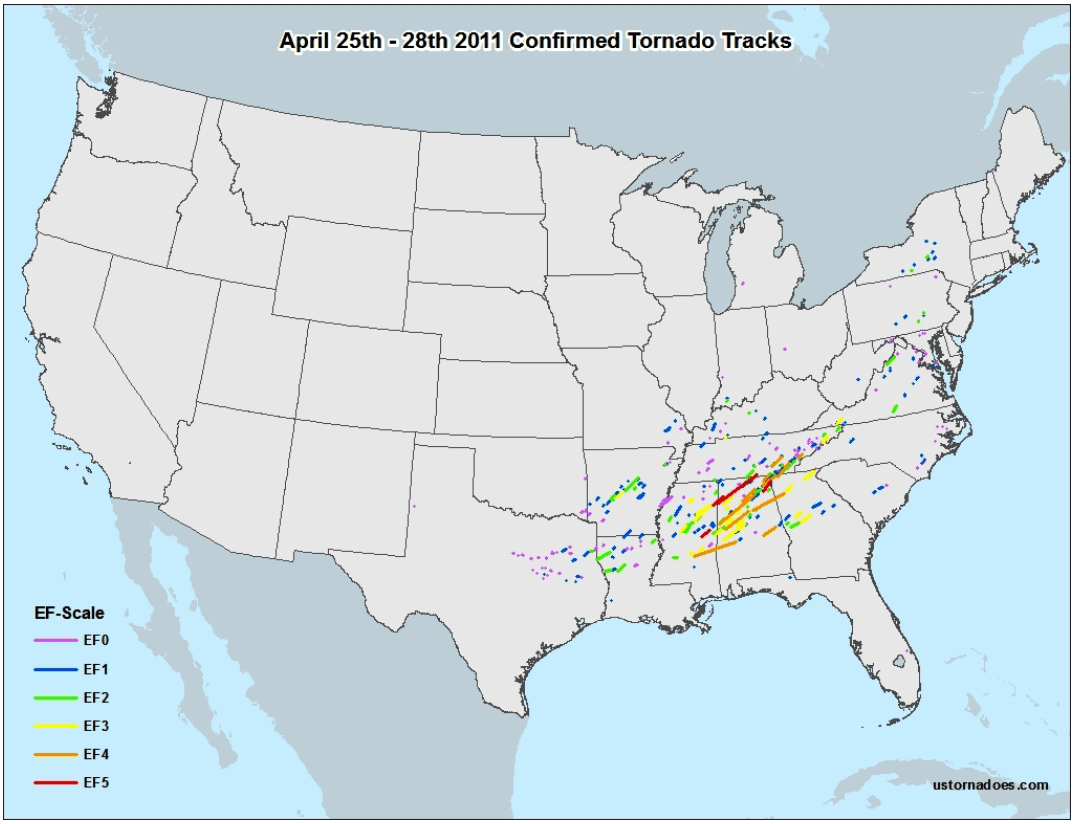
An EF-1 tornado occurred on April 11, 2013 in Lumpkin County. It tracked across the southeastern portion of Lumpkin and far northwestern Hall County just before 9:30pm damaging numerous homes. The radar images below show the strong storm bowing out on the left side of the image and very strong 85-95 MPH winds about 7,000 ft above the ground on the right, associated with the tornado.



Lumpkin-Hall County Tornado
Rating: EF-1
Max wind speed: 105 MPH
Path length: 4.1 miles
Path width: 250 yards
Injuries: 0
Deaths: 0
Start time: 9:23 PM EDT (April 11, 2013)
End time: 9:29 PM EDT (April 11, 2013)
Begin point: 34.4515N / 83.9300W (6.3 miles southeast of Dahlonega)
End point: 34.4879N / 83.8744W (2.5 miles southeast of Garland)

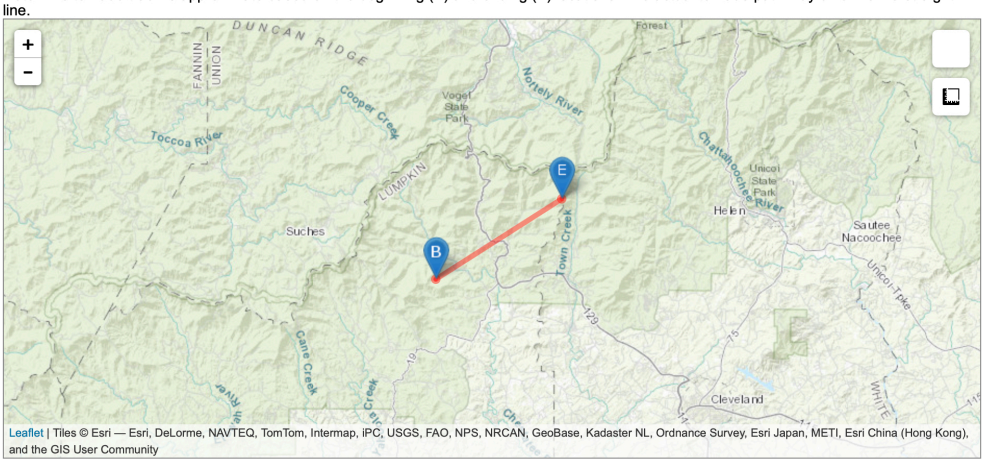
Damage started in Lumpkin County along Gold Ridge Road where numerous trees were snapped or uprooted. One small outbuilding had its roof blown off and two homes sustained minor roof damage. The tornado tracked northeast crossing Evergreen Court where trees were snapped and uprooted. The tornado reached maximum intensity shortly after and along Bridgestone Way where it paralleled the road. Numerous hardwood and softwood trees were snapped and uprooted. Some of the trees fell onto homes. Twelve homes were damaged on Bridgestone Way with two of them destroyed by trees. The tornado tracked northeast into Hall county where it crossed Old Whelchel Road snapping a few trees and downing power lines. Two homes sustained very minor roof damage. The tornado continued northeast crossing back into Lumpkin County crossing Old Dahlonega Highway, damaging a few trees. Falling trees along Mount Olive Church Road damaged two mobile homes, and several power lines were downed. The tornado eventually weakened and lifted just before crossing Claude Perks Road and Starwood Drive. In all, 41 homes were affected, two of which were destroyed, three of which sustained major damage and three of which sustained minor damage.

The following map from ustornados.com shows tornado tracks on a national scale for the period of April 25-28, 2011, which includes the tornado that impacted Lumpkin County.

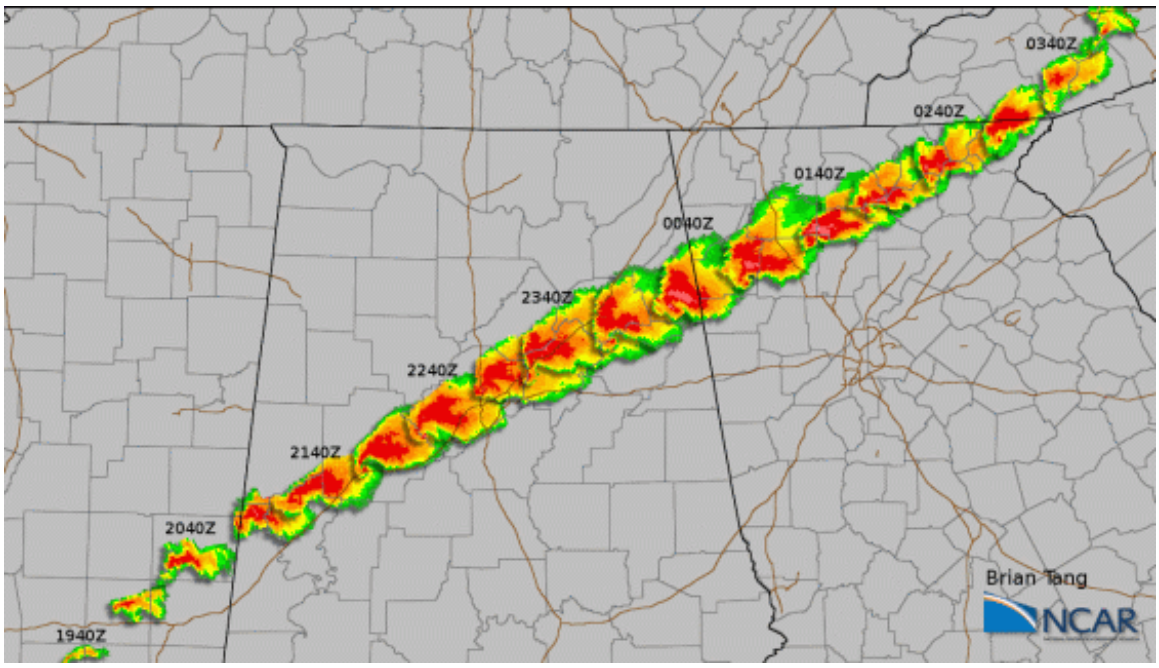


An aerial survey conducted by the National Weather Service Forecast Office in Peachtree City confirmed that the supercell thunderstorm which had already spawned several tornadoes across Alabama and two in northwest and north central Georgia, including Polk, Floyd, Bartow, and Pickens counties, spawned yet a third tornado in the Peachtree City, Georgia county warning area. This tornado was an EF2 and touched down approximately 2.5 miles west of Turners Corner or the junction of U.S. Highways 129 and 19.

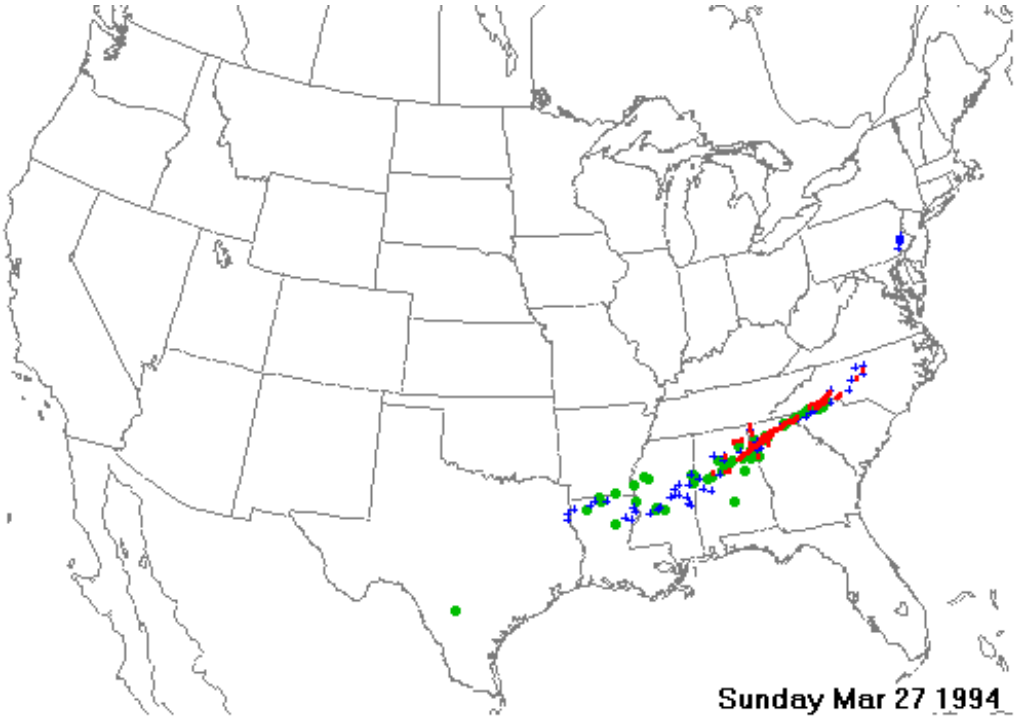
Note: The tornado track is approximate based on the beginning (B) and ending (E) locations. The actual tornado path may differ from a straight line.

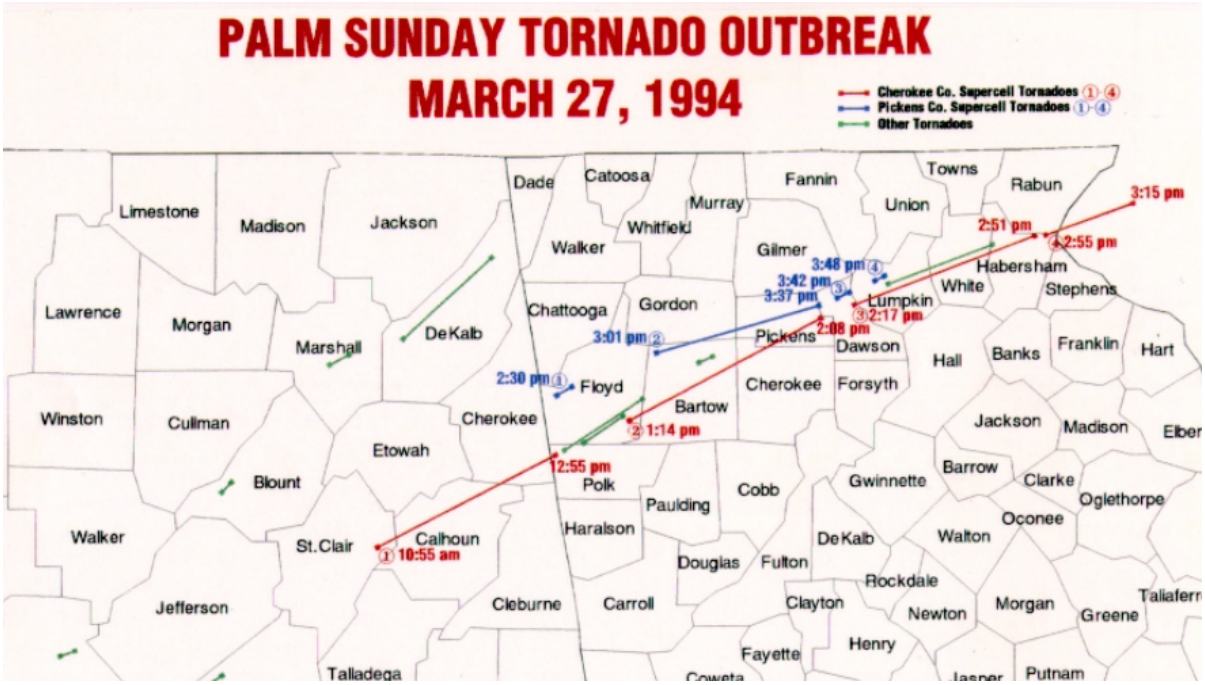


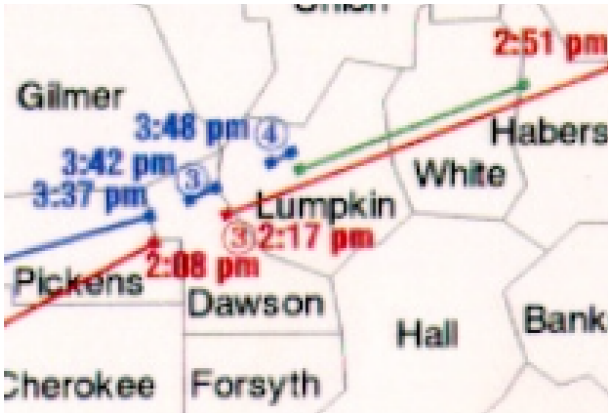
The tornado tracked approximately 5.6 miles across northeast Lumpkin County, crossing U.S. Highways 19/129 approximately 1.6 miles north of Turners Corner and then moving toward Whitley Gap Shelter in extreme northwest White County. The tornado also crossed the Appalachian Trail in this region. The tornado continued across northern White County and then eventually into Habersham and finally Rabun counties of northeast Georgia, both of which are under the jurisdiction of the Greenville-Spartanburg National Weather Service Forecast Office. This tornado caused a death and considerable damage in Rabun County. The total path length of this tornado was 17.5 miles. Within Lumpkin County, the tornado tracked mostly through the Chattahoochee National Forest Region. Thousands of trees were blown down or uprooted along the path of the tornado through the forest and adjacent areas. Trees blocked parts of U.S. Highway 19/129 where it crossed for several hours. A total of 14 homes suffered major damage in northern Lumpkin County from the tornado. Four other structures sustained minor damage. One injury was reported from one of the damaged homes, with no fatalities.



On March 27, 1994, a much more severe tornado outbreak occurred known as the Palm Sunday Tornado Outbreak, which caused five fatalities, 40 reported injuries, and damaged 59 and destroyed 32 residences.







A long-tracked tornado touched down about 7 miles north-northwest of Dawsonville at 2:17 p.m. EST. Phil Castleberry, General Manager of WDGR-AM in Dahlonega (this radio station is no longer in business today) said they aired the first EBS warning at 2:30 p.m. and the second at 2:44 p.m. Their EBS transmissions came from WFOX-FM in Atlanta. The local radio station lacked a back-up generator and was off the air for an hour or two after power was knocked out after 2:50 p.m. EST. The tornado initially downed power lines and trees as it produced F0 damage in rural locations, but grew in size and intensity as it entered Lumpkin County. Widening to 0.25 miles wide, the tornado caused widespread F2 damage to hilly terrain as it snapped 60-to-80-foot tall pine trees. Upon reaching an area near Gordon Seabolt Road, about 2.5 miles west-northwest of Dahlonega, an elderly man was killed by flying debris. Soon the tornado passed just 1.5 miles north of Dahlonega and later killed another elderly man in a mobile home 4 miles northeast of Dahlonega. In this area, the tornado destroyed many "brick and wood" homes. Thereafter, the tornado crossed out of Lumpkin County and moved along the northwest slope of Yonah Mountain in White County and then attained its peak intensity of F3 as it broadened to 1.25 miles wide and caused more severe damage and death. Along its path, the tornado caused over $17 million in property damage, killed more than 500,000 chickens, and snapped "hundreds of thousands" of trees. Overall the tornado killed three people, two of whom were located within Lumpkin County.

The second of two F3 tornadoes to hit near Dahlonega that day touched down 3.5 miles northwest of that City at 3:23 p.m. EST. Only a minute later, it intensified to F2 intensity and instantly killed two people in a mobile home that disintegrated. The tornado continued to intensify to F3 intensity as it caused a third and final death in a mobile home while snapping many large pines in rural areas north and northeast of Dahlonega. Then it fluctuated in intensity to F1 strength before passing out of Lumpkin County and north of Cleveland, causing additional significant damages. Overall the tornado killed three people, all located within Lumpkin County.

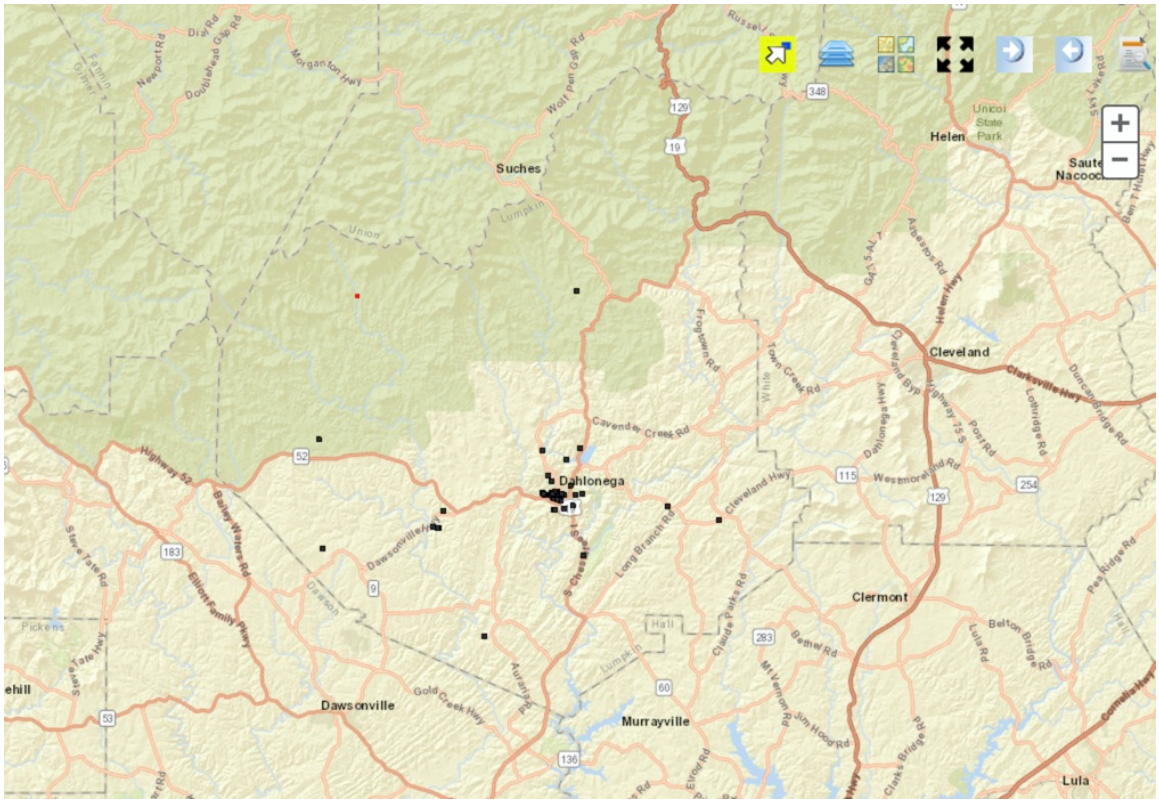
A total of 12 tornados have been recorded to have occurred in Lumpkin County over the past fifty years (1975-2024). The following chart which shows each of these recorded tornados.

Lumpkin County - Recorded tornados 1975 to 2024				
Date	Time	Intensity	Property Damage	Injuries/Deaths
4/4/1977	7:00pm	F1	250K	1/0
9/7/1977	2:30pm	F1	25K	1/0
11/22/1992	12:10pm	F3	2.5m	7/1
3/27/1994	2:17pm	F3	UNK	UNK
3/27/1994	3:23pm	F3	UNK	UNK
11/7/1996	11:50pm	F1	750K	12/0
8/29/2005	5:45pm	F0	45K	0/0
4/27/2011	9:30pm	EF2	15K	1/0
4/11/2013	8:23pm	EF1	300K	0/0
4/11/2013	8:25pm	EF1	15K	0/0
4/3/2017	11:17am	EF1	75K	0/0
5/4/2021	12:21pm	EF0	150K	0/0

National Climatic Data Center (NCDC) and other records show that 12 tornados occurred within the County over the past fifty years, which equates to a 24% annual frequency of reported events. Similarly, in the past five, ten and twenty year periods the County has averaged between a 20% and 30% annual frequency. It would appear that tornado activity has remained relatively constant within the County. The following chart provides annual frequency of reported events over the past five, ten, twenty, and fifty-year periods. The most recent five-year period, covering the span of time since the last update to this Plan, is highlighted in gold.

Lumpkin County – Tornado Frequency (based on Reported Events)				
Time Period	**5yrs (2020-2024)**	**10yrs (2015-2024)**	**20yrs (2005-2024)**	**50yrs (1975-2024)**
Number of Reported Events	**1**	**2**	**6**	**12**
Frequency Average per Year	**0.20**	**0.20**	**0.30**	**0.24**
Frequency Percent per Year	**20%**	**20%**	**30%**	**24%**

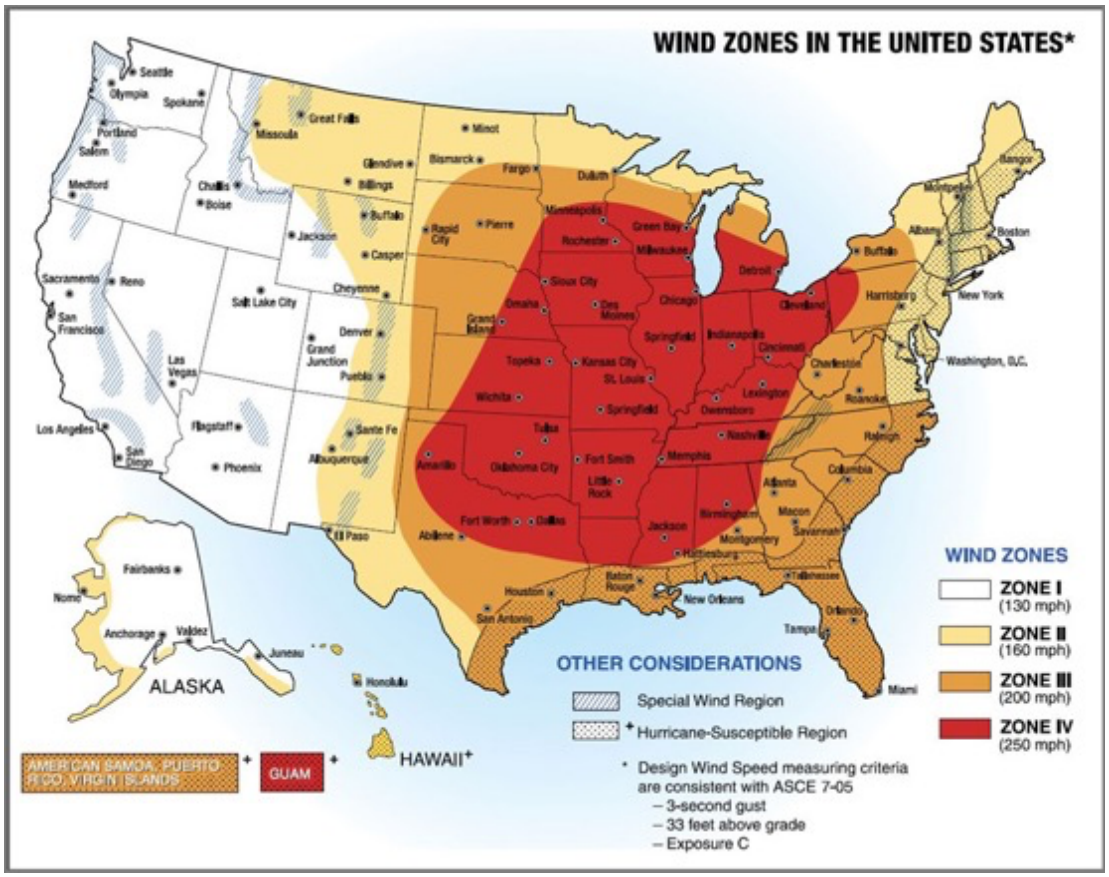
C. Assets Exposed to Hazard - Tornados are unpredictable and are indiscriminate as to when or where they strike. All public and private property including critical facilities are susceptible to tornados since this hazard is not spatially defined. The GEMA map below identifies critical facilities located within the hazard area, which in the case of tornados includes all areas within the County and City.



D. Estimate of Potential Losses – For loss estimate information, please refer to the Critical Facilities Database (Appendix A).

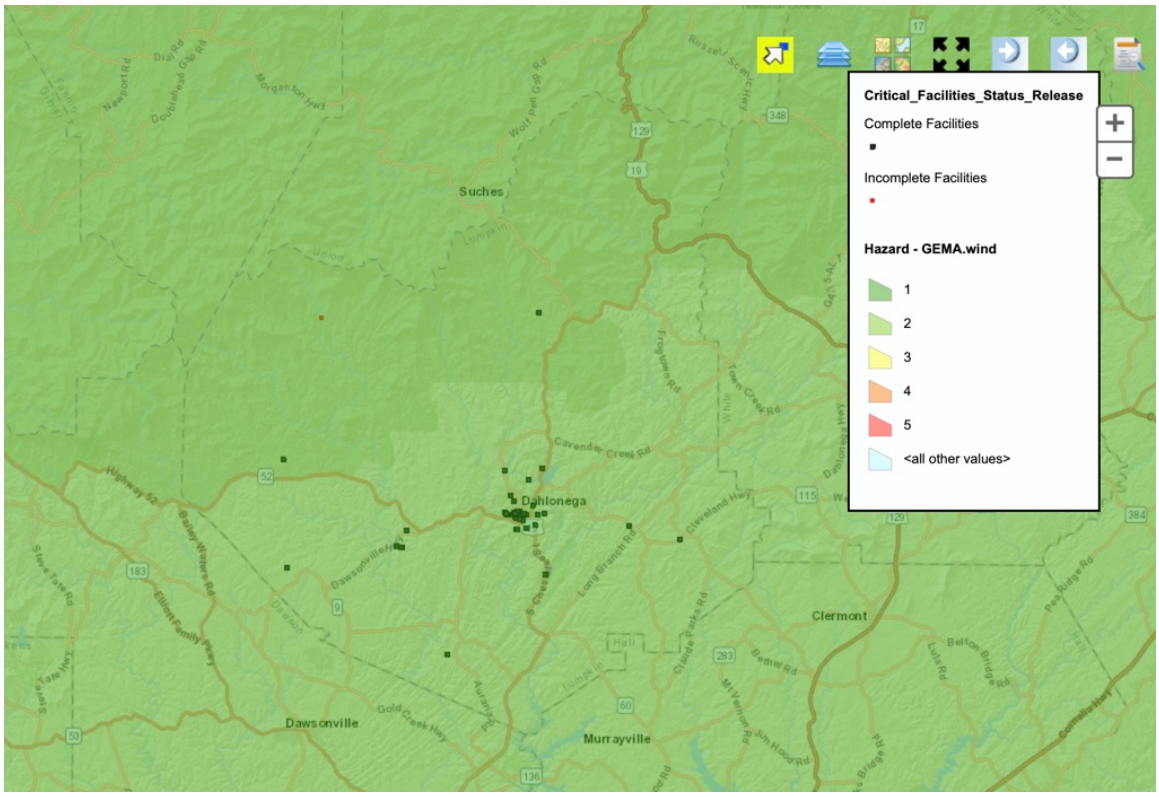
E. Multi-Jurisdictional Concerns - Lumpkin County and the City of Dahlonega have a design wind speed of 200 mph as determined by the American Society of Civil Engineers (ASCE). Since no part of the County is immune from tornados, any mitigation steps taken related to tornados will be undertaken on a countywide basis, including the City of Dahlonega. See the following ASCE design wind speed map, and GMIS wind hazard map.

ASCE Design Wind Speed Map





GMIS Wind Hazard Map



The Wind Hazard Scores are based on the 2000 International Building Code, figure 1609 contours showing 3 second gust wind speeds with a 50-year return interval. The Northwest portion of the state scored an additional point for the 250mph community tornado shelter design zone according to FEMA publications.

Score	Original Value	Description
5	> 120 mph	3 second gust greater than 120 mph
4	110 to 119 mph	
3	100 to 109 mph	
2	90 to 99 mph (or ZONE IV)	This score is also given to an area with Zone IV of the "Design Wind Speed Map for Community Shelters," representing an area exposed to 250 mph winds. This area is the Northwestern corner of the state.
1	< 90 mph	

F. Climate – Climate has always changed over time because of natural reasons like volcanic activity, solar radiation variations, and shifts in Earth's orbit. These changes happen slowly and result in temperature shifts, different rain patterns, and sea level changes. Other things like the makeup of the atmosphere and how continents are arranged also affect climate change over long periods. Lately, there's been a debate about how much human activities, like burning fossil fuels and cutting down forests, affect climate change. Some say natural factors are the main drivers, while others say human actions have a big impact. Most people think the truth is somewhere in the middle. But for this plan, what's causing climate change is largely irrelevant. One county can't modify the Earth's climate. Furthermore, any changes in climate probably won't change which natural hazards occur in Lumpkin County. It is more likely to make the natural hazards we already deal with, such as tornados, occur more frequently or at a greater magnitude. If that does occur, it will become evident in the hazards history and frequency data used in this plan.

G. Vulnerable Populations - Vulnerable populations in Lumpkin County and the City of Dahlonega, each in very similar ways, may experience the impacts of natural hazards, including tornados, differently than the rest of the population due to a variety of factors that increase their susceptibility to harm. These factors can include socioeconomic status, age, disability, race, language barriers, and housing conditions. Here's a brief summary of how these populations might be affected differently:

Elderly and Disabled Populations: Older adults and individuals with physical or cognitive disabilities may have mobility challenges, which can make evacuation during emergencies more difficult. They may also have higher health risks during extreme weather events like heatwaves, floods, or storms, and may not have access to necessary medical care during such events.

Low-Income Communities: Low-income households often lack the resources to prepare for or recover from natural disasters. This includes limited access to flood insurance, poor housing conditions that may not be resilient to storms, and difficulty accessing emergency services. These individuals may also be more likely to live in areas prone to hazards, such as floodplains or areas with inadequate infrastructure.

Racial and Ethnic Minorities: Racial and ethnic minorities may face higher levels of vulnerability due to limited access to healthcare, education, and social services. In some cases, these populations may be more likely to live in high-risk areas (such as floodplains) or in substandard housing that is less resilient to natural hazards.

Non-English Speakers: Individuals who speak limited or no English may face difficulties in understanding emergency warnings, evacuation instructions, or access to resources. Lack of access to multilingual communication can exacerbate their vulnerability during natural hazard events.

Homeless Individuals: Homeless individuals are especially vulnerable during natural hazards, as they may not have access to shelters or safe places to seek refuge during

extreme weather events. They may also lack the ability to store supplies or evacuate to a safe location.

Children: Children are particularly vulnerable to the impacts of natural hazards due to their developmental stage and reliance on caregivers. They may also face challenges in evacuation due to age or disability and may be at higher risk for trauma and health issues in the aftermath of a disaster.

In general, vulnerable populations may experience greater exposure, fewer resources for mitigation and recovery, and more severe consequences from natural hazards compared to the rest of the population. This highlights the need for inclusive disaster planning, preparedness, and response strategies that address the specific needs of these groups.

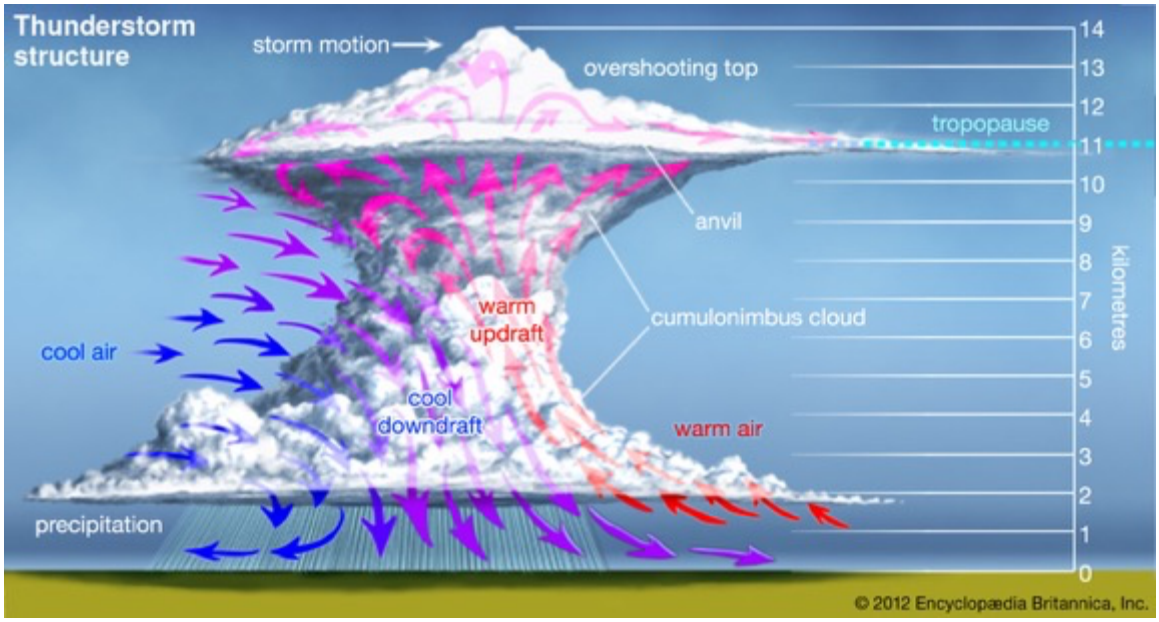
H. Hazard Summary – Lumpkin County's historical record demonstrates a substantial vulnerability to tornado events, placing both residents and infrastructure at significant risk. Tornados striking populated neighborhoods, schools, hospitals, or other critical facilities could result in catastrophic property damage, widespread power outages, and the potential for serious injuries or loss of life. Given the unpredictable nature and extreme destructive force of these storms, it is imperative that the mitigation strategies outlined in this plan be given full consideration. Specific mitigation recommendations related to tornados are identified in *Chapter 5*.

2.2 Severe Thunderstorms (including Hail & Lightning)



A. Hazard Identification – A Severe Thunderstorm is defined as a thunderstorm producing wind at or above 58 mph and/or hail ¾ of an inch in diameter or larger. This threshold is met by approximately 10% of all thunderstorms. These storms can strike any time of year, but similar to tornados, are most frequent in the spring and summer months. They are nature's way of providing badly needed rainfall, dispersing excessive atmospheric heat buildup and cleansing the air of harmful pollutants. Not only can severe thunderstorms produce injury and damage from violent straight-line winds, hail, and lightning, but these storms can produce tornados very rapidly and without warning. Note: For the purposes of this Plan, severe thunderstorms that result from tropical storms and hurricanes are included in this section.

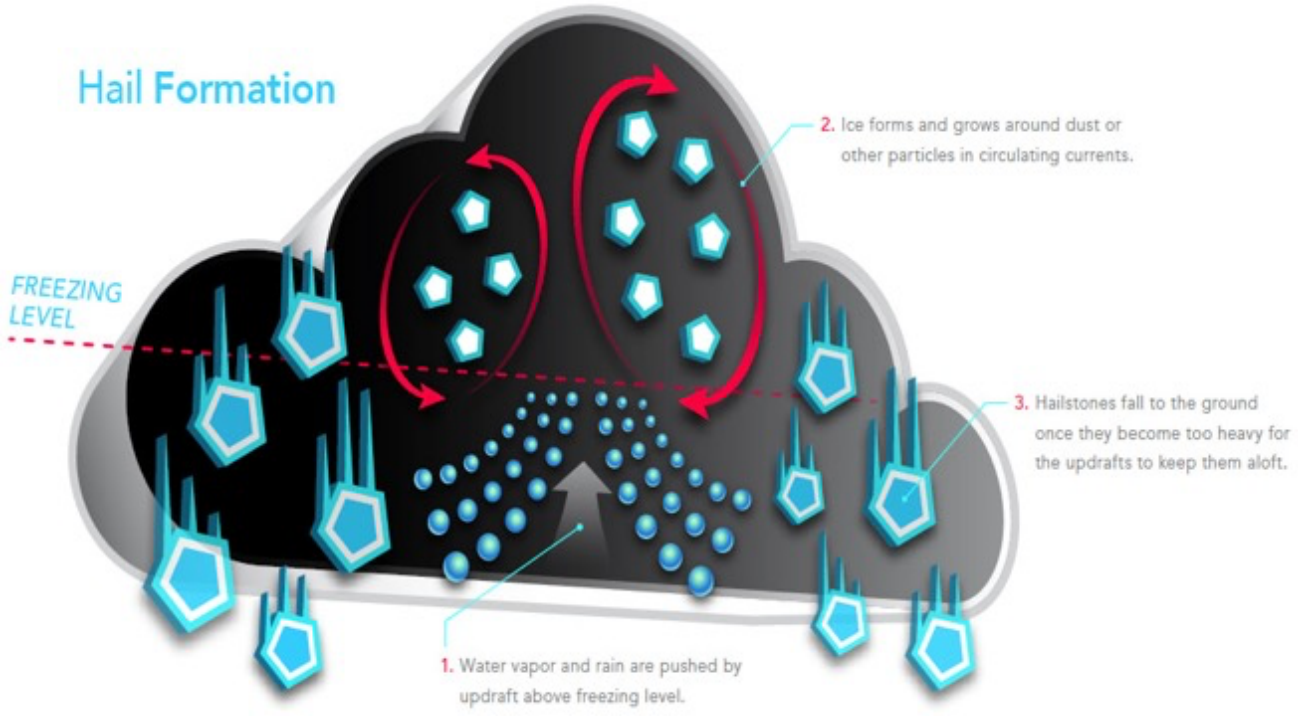
Thunderstorms are violent short-lived weather disturbances that are almost always associated with lightning, thunder, dense clouds, heavy rain or hail, and strong gusty winds. Thunderstorms arise when layers of warm, moist air rise in a large, swift updraft to cooler regions of the atmosphere. There the moisture contained in the updraft condenses to form towering cumulonimbus clouds and eventually precipitation. Columns of cooled air then sink earthward, striking the ground with strong downdrafts and horizontal winds. At the same time, electrical charges accumulate on cloud particles (water droplets and ice). Lightning discharges occur when the accumulated electric charge becomes sufficiently large. Lightning heats the air it passes through so intensely and quickly that shock waves are produced; these shock waves are heard as claps and rolls of thunder. On occasion, severe thunderstorms are accompanied by swirling vortices of air that become concentrated and powerful enough to form tornados. See structure of a thunderstorm in the following diagram. Source: Encyclopedia Britannica



The most damaging phenomena associated with thunderstorms, excluding tornado activity, are thunderstorm winds. These winds are generally short in duration involving straight-line winds and/or gusts in excess of 50 mph. However, these winds can gust to more than 100 miles an hour, overturning trailers, unroofing homes, and toppling trees and power lines. Such winds tend to affect areas of the County with significant tree stands, as well as areas with exposed property, infrastructure, and above-ground utilities. Resulting damage often includes power outages, transportation and economic disruptions, and significant property damage. Severe thunderstorms can ultimately leave a population with injuries and loss of life. Thunderstorms produce two types of wind. Tornados are characterized by rotational winds. The other more predominant winds from a thunderstorm, downbursts, are small areas of rapidly descending air beneath a thunderstorm that strike the ground producing isolated areas of significant damage. Every thunderstorm produces a downburst. The typical downburst consists of only a 25mph gusty breeze, accompanied by a temperature drop of as much as 20 degrees within a few minutes. However, severe downburst winds can reach from 58 to 100 mph, or more, significantly increasing the potential for damage to structures. Downbursts develop quickly with little or no advance warning and come from thunderstorms whose radar signatures appear non-severe. There is no sure method of detecting these events, but atmospheric conditions have been identified which favor the development of downbursts. Severe downburst winds have been measured in excess of 120 miles per hour, or the equivalent of an F2 tornado, on the Fujita Scale. Such winds have the potential to produce both a loud “roaring” sound and the widespread damage typical of a tornado. This is why downbursts are often mistaken for tornados.

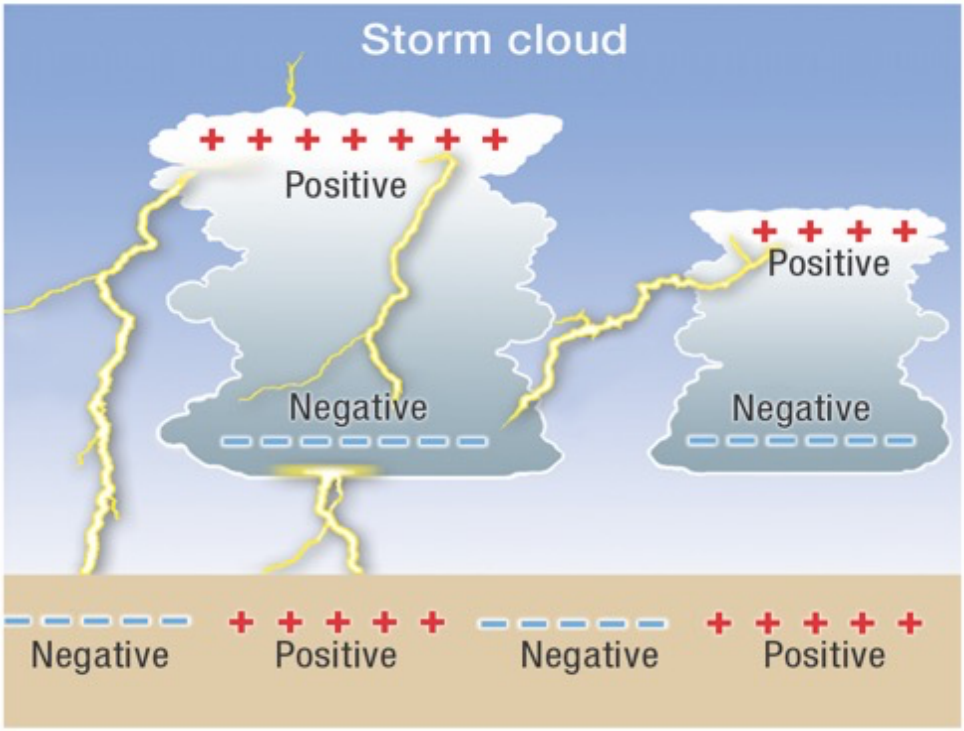
Hail can also be a destructive aspect of severe thunderstorms. Hail causes more monetary loss than any other type of thunderstorm-spawned severe weather. Annually, the United States suffers about one billion dollars in crop damage from hail. Storms that produce

hailstones only the size of a dime can produce dents in the tops of vehicles, damage roofs, break windows and cause significant injury or even death. Unfortunately, hail is often much larger than a dime and can fall at speeds in excess of 100 mph. Hailstones are created when strong rising currents of air called updrafts carry water droplets high into the upper reaches of thunderstorms where they freeze. These frozen water droplets fall back toward the earth in downdrafts. In their descent, these frozen droplets bump into and coalesce with unfrozen water droplets and are then carried back up high within the storm where they refreeze into larger frozen drops. This cycle may repeat itself several times until the frozen water droplets become so large and heavy that the updraft can no longer support their weight. Eventually, the frozen water droplets fall back to earth as hailstones. See the diagram below.



Finally, one of the most frightening aspects of thunderstorms is lightning. Lightning kills nearly one hundred people every year in the United States and injures hundreds of others. A possible contributing reason for this is that lightning victims frequently are struck before or just after the occurrence of precipitation at their location. Many people apparently feel safe from lightning when they are not experiencing rain. Lightning tends to travel the path of least resistance and often seeks out tall or metal objects. With lightning however, it's all relative. A 'tall' object can be an office tower, a home, or a child standing on a soccer field. Lightning can and does strike just about any object in its path. Some of the most dangerous and intense lightning may occur with severe thunderstorms during the summer months, when outdoor activities are at their peak.

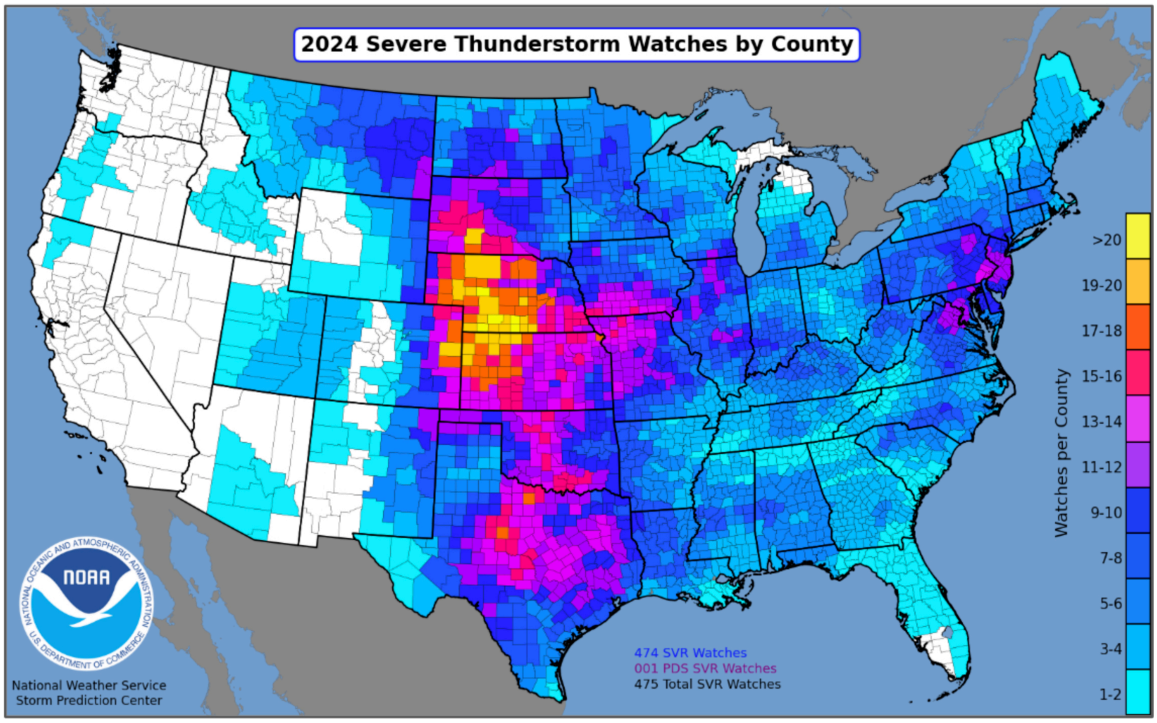
Lightning is produced as a result of charge separation within the atmosphere. Lightning (a spark discharge between centers of positive and negative charge) can occur within clouds, between clouds and between clouds and the ground. See diagram below.



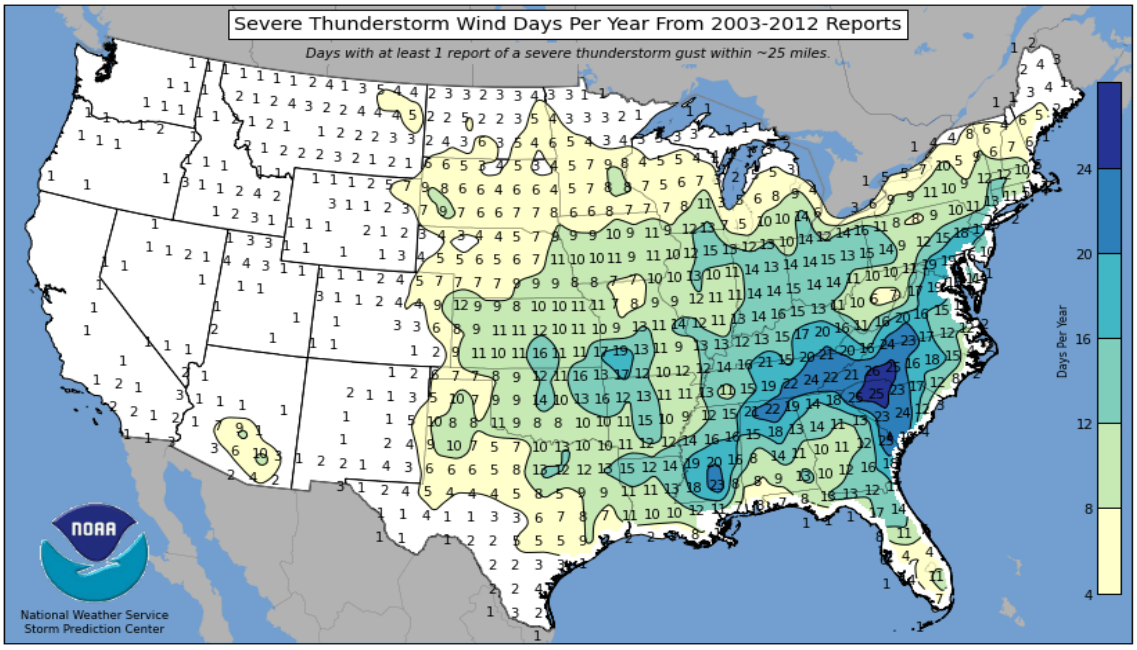
B. Hazard Profile – Severe thunderstorms, hail, and lightning are serious threats to the residents of Lumpkin County. Over the course of a year, the County experiences dozens of thunderstorms, with about one in ten being severe. Severe thunderstorms occur more frequently than any other natural hazard event within Lumpkin County. Many of these storms include lightning and/or hail.

Most of the available information relating to severe thunderstorms, hail, and lightning occurrences within Lumpkin County fails to describe damage estimates in great detail. However, with each thunderstorm event it is likely there are unreported costs related to infrastructure and utilities repair and public safety costs, at a minimum. Severe thunderstorms have occurred in all parts of the day and night within Lumpkin County. They have also taken place in every single month of the year.

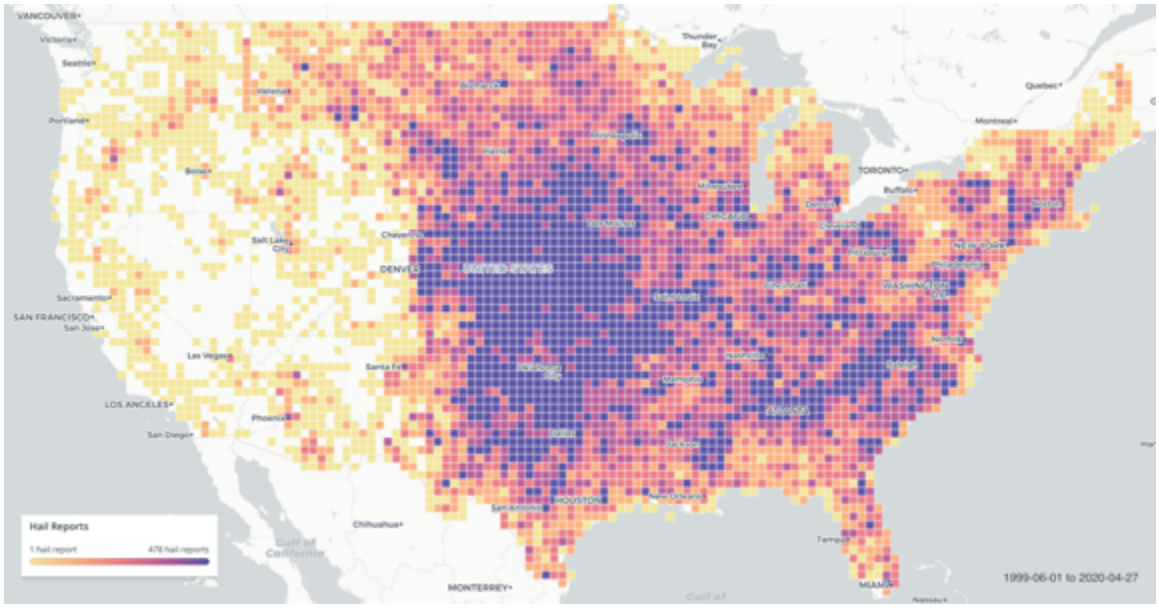
Lumpkin County is located in one of the moderately active areas of the United States as it relates to severe thunderstorms. The following map shows the number of severe thunderstorm watches in the U.S. per county in 2024. Source: NWS/NOAA

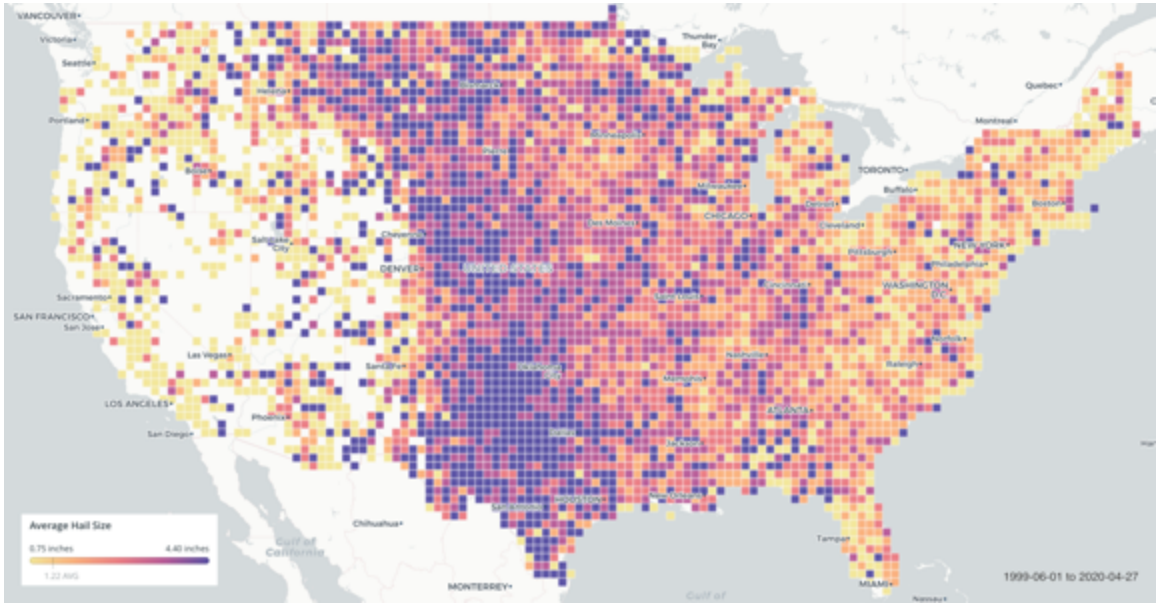


Although a little outdated, the most recent version of the following NOAA map demonstrates the average number of severe thunderstorm wind days per year. For this particular time period, Lumpkin County averaged 14 days per year.

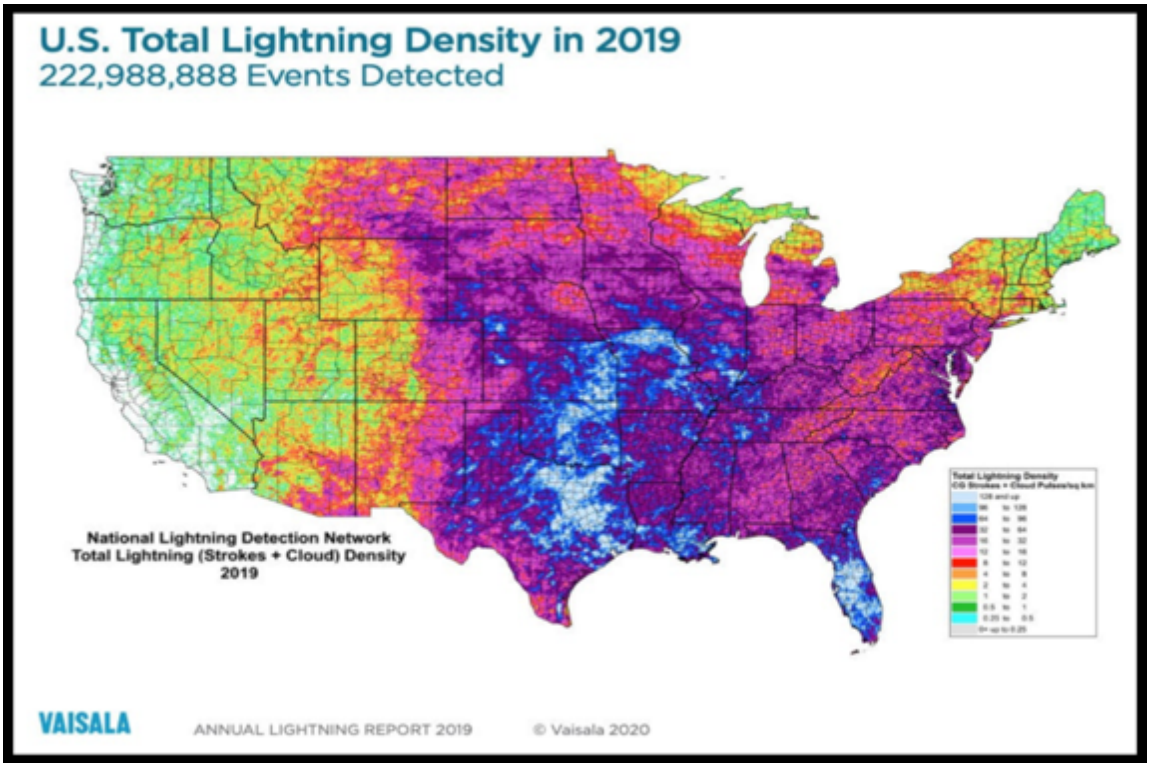


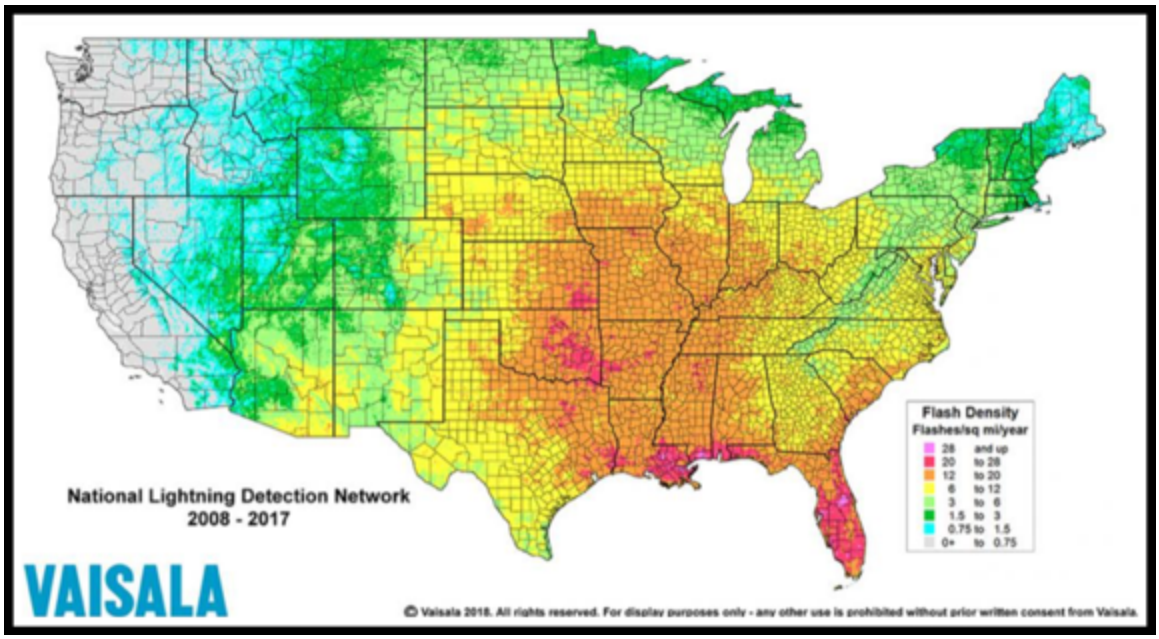
In the two maps below, NOAA Storm Prediction Center data shows both the number of reported hail events and the average hail size for the period 1999 to 2020. According to the data, Lumpkin County is on the high end of the spectrum with regard to number of hail reports (first map) and near mid-range with regard to average hail size (second map).



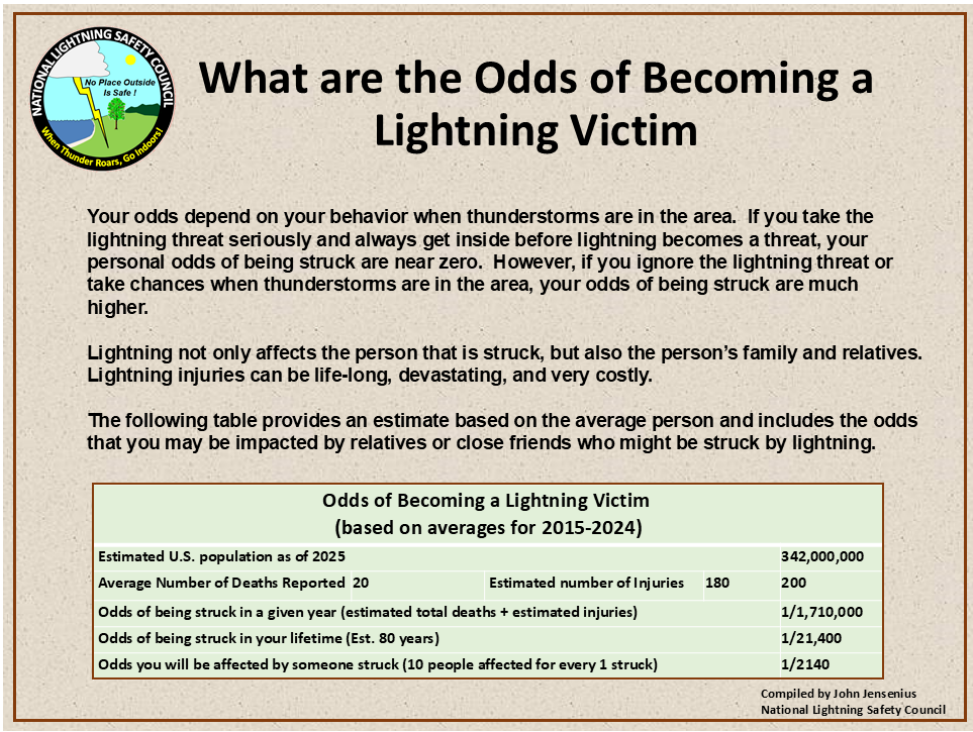


Lightning is another aspect of severe thunderstorms that can cause great devastation. The maps below show lightning activity nationwide. According to the data in the first map, Lumpkin County experienced between 12 and 16 flashes of lightning per square mile in 2019. Similarly, the second map shows between 6 and 20 lightning flashes per square mile for the period 2008-2017 for Lumpkin County. Source: Vaisala





The odds of being struck by lightning, based on averages from 2015-2024, are detailed below in the National Lightning Safety Council chart.



What are the Odds of Becoming a Lightning Victim

Your odds depend on your behavior when thunderstorms are in the area. If you take the lightning threat seriously and always get inside before lightning becomes a threat, your personal odds of being struck are near zero. However, if you ignore the lightning threat or take chances when thunderstorms are in the area, your odds of being struck are much higher.

Lightning not only affects the person that is struck, but also the person's family and relatives. Lightning injuries can be life-long, devastating, and very costly.

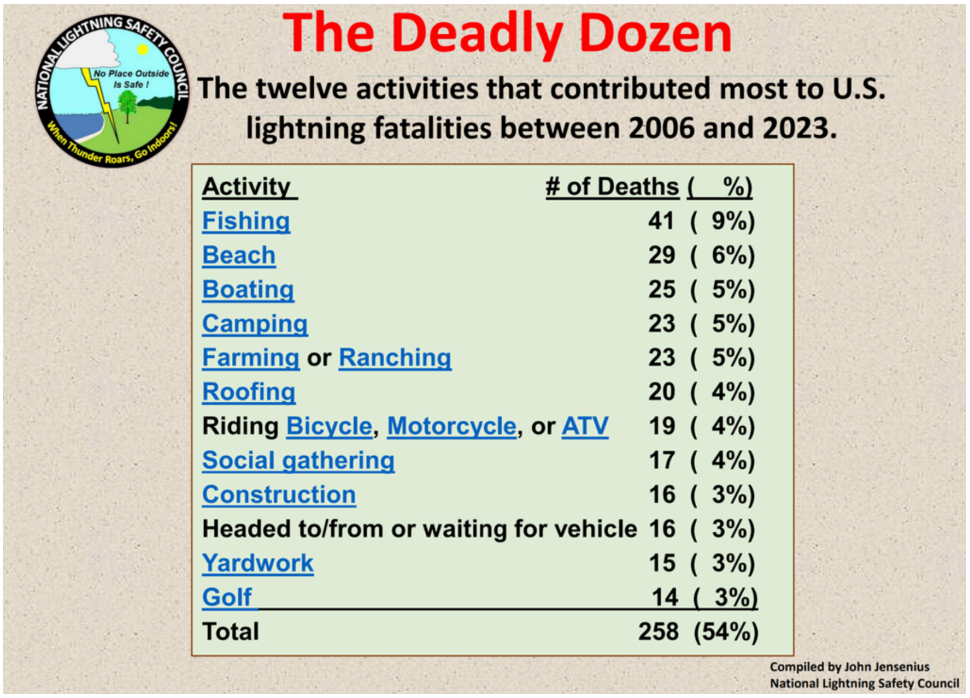
The following table provides an estimate based on the average person and includes the odds that you may be impacted by relatives or close friends who might be struck by lightning.

Odds of Becoming a Lightning Victim (based on averages for 2015-2024)

Estimated U.S. population as of 2025			342,000,000
Average Number of Deaths Reported 20	Estimated number of Injuries	180	200
Odds of being struck in a given year (estimated total deaths + estimated injuries)			1/1,710,000
Odds of being struck in your lifetime (Est. 80 years)			1/21,400
Odds you will be affected by someone struck (10 people affected for every 1 struck)			1/2140

Compiled by John Jensenius
National Lightning Safety Council

According to the National Lightning Safety Council, these are the riskiest activities when it comes to lightning fatalities.



The Deadly Dozen

The twelve activities that contributed most to U.S. lightning fatalities between 2006 and 2023.

Activity	# of Deaths	(%)
Fishing	41	(9%)
Beach	29	(6%)
Boating	25	(5%)
Camping	23	(5%)
Farming or Ranching	23	(5%)
Roofing	20	(4%)
Riding Bicycle, Motorcycle, or ATV	19	(4%)
Social gathering	17	(4%)
Construction	16	(3%)
Headed to/from or waiting for vehicle	16	(3%)
Yardwork	15	(3%)
Golf	14	(3%)
Total	258	(54%)

Compiled by John Jensenius
National Lightning Safety Council

The table below shows the frequency of lightning fatalities by month nationwide from 2013-2022. It is clear that the months of June through September are considerably more dangerous than the first half with regard to lightning fatalities. Source: National Lightning Safety Council

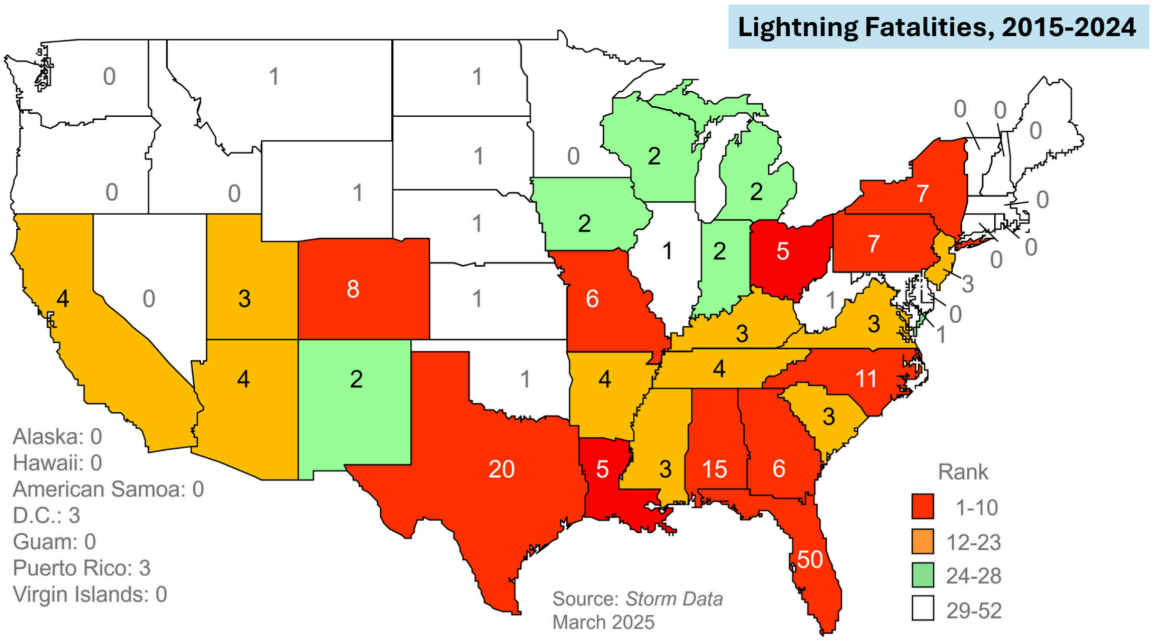
Average Number of Lightning Fatalities Through Each Day of the Year

10-Year Average (2013-2022)

Day	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
1	0	0	0	0	1	4	8	15	20	22	22	22
2	0	0	0	0	1	4	8	15	20	22	22	22
3	0	0	0	0	1	4	8	15	20	22	22	22
4	0	0	0	0	1	4	9	16	20	22	22	22
5	0	0	0	0	1	4	9	16	20	22	22	22
6	0	0	0	0	1	4	9	16	21	22	22	22
7	0	0	0	0	1	4	9	16	21	22	22	22
8	0	0	0	0	2	4	9	16	21	22	22	22
9	0	0	0	1	2	4	10	16	21	22	22	22
10	0	0	0	1	2	4	10	16	21	22	22	22
11	0	0	0	1	2	4	10	16	21	22	22	22
12	0	0	0	1	2	4	10	17	21	22	22	22
13	0	0	0	1	2	5	10	17	21	22	22	22
14	0	0	0	1	2	5	11	17	21	22	22	22
15	0	0	0	1	2	5	11	17	21	22	22	22
16	0	0	0	1	2	5	11	17	21	22	22	22
17	0	0	0	1	2	5	12	17	21	22	22	22
18	0	0	0	1	2	5	12	17	21	22	22	22
19	0	0	0	1	2	5	12	17	21	22	22	22
20	0	0	0	1	2	5	13	18	22	22	22	22
21	0	0	0	1	3	5	13	18	22	22	22	22
22	0	0	0	1	3	5	13	18	22	22	22	22
23	0	0	0	1	3	6	13	18	22	22	22	22
24	0	0	0	1	3	6	13	18	22	22	22	22
25	0	0	0	1	3	6	14	18	22	22	22	22
26	0	0	0	1	3	6	14	19	22	22	22	22
27	0	0	0	1	3	7	14	19	22	22	22	22
28	0	0	0	1	3	7	14	19	22	22	22	22
29	0	0	0	1	3	7	14	19	22	22	22	22
30	0		0	1	4	8	14	19	22	22	22	22
31	0		0		4		15	19		22		22

Compiled by John Jensenius
National Lightning Safety Council

Lightning can be a deadly phenomenon. As shown in the map below, Georgia has experienced six reported lightning fatalities from 2015-2024. Source: Storm Data, June 2024



The specific list of lightning fatalities in Georgia from 2006-2020 is shown below. While none of these specific reported events occurred in Lumpkin County, several occurred in neighboring communities. Source: National Lightning Safety Council

Georgia Lightning Fatalities
2006-2020

Date	Day of Week	State	City	Age	Sex	Location	Activity	Name
7/3/2020	Friday	GA	Moultrie	9	F	Wooden shelter near tree	Walking	Nicol Mateo Pedro
7/4/2018	Wednesday	GA	Dalton	37	M	Pond	Fishing	Egan Stanley
9/7/2014	Sunday	GA	Lowndes County	57	M	Under pole barn	Sheltering from storm	Larry Dasher
7/11/2014	Friday	GA	Dawsonville	48	F	Back yard	Trimming hedges	Mary Jo Fortune Kinney
7/22/2013	Monday	GA	Bainbridge	21	M	Road	Had been working on farm	Mauselio Gomes
8/9/2012	Thursday	GA	Atlanta	35	M	Outside under roof of building	Building Maintenance	
7/13/2012	Friday	GA	Peachtree City	52	M	Under tree by boat ramp	Fishing	Burnette Hayes
7/13/2010	Tuesday	GA	Austell	16	F	Under tree	Walking home	Chaquille Hunter
7/13/2010	Tuesday	GA	Austell	14	F	Under tree	Walking home	Theresa Seabrum
6/29/2010	Tuesday	GA	McDonough	14	M	Outside home	Sheltering under tree	Eric Jarrell West
8/26/2007	Sunday	GA	Alpharetta	15	M	Parking lot	Riding bicycle	Kevin Avalar
6/30/2007	Saturday	GA	Tifton	23	M	Under tree	Taking shelter	Pablo Figueroa
6/25/2007	Monday	GA	Cummings, Forsyth County	27	M	Unfinished house	Taking shelter	Jose DeJesus-Cruz
6/21/2006	Wednesday	GA	Columbus	24	M	Under Tree	Mowing lawn, riding lawn mower	Adam White
5/13/2006	Saturday	GA	Tifton	31	M	Yard	Getting to Car	Max Hancock

The table below contains information on one of the costliest thunderstorm wind events on record for Lumpkin County. The storm occurred on May 8, 2024 in the vicinity of Turner's Corner. The storm caused estimated property damage of $10,000 and wind gusts of approximately 4 knots.

Search Results / Next

Storm Events Database

Event Details:

Event	**Thunderstorm Wind**
Magnitude	**4 kts.**
State	**GEORGIA**
County/Area	**LUMPKIN**
WFO	**FFC**
Report Source	**Emergency Manager**
NCEI Data Source	**CSV**
Begin Date	**2024-05-08 23:33 EST-5**
Begin Location	**1NNW TURNERS CORNER**
Begin Lat/Lon	**34.6803/-83.9074**
End Date	**2024-05-08 23:35 EST-5**
End Location	**1NNW TURNERS CORNER**
End Lat/Lon	**34.6803/-83.9074**
Deaths Direct/Indirect	**0/0** (fatality details below, when available...)
Injuries Direct/Indirect	**0/0**
Property Damage	**10.00K**
Crop Damage	
Episode Narrative	**Several waves of severe thunderstorms moved through the area from the evening hours of the 8th through the early afternoon hours of the 9th. Initial convection ahead of the first line was able to tap into ample shear to produce tornadic thunderstorms in Northwest GA. This threat transitioned more into a wind event as the first line moved through the morning of the 9th. This line continued southward into the metro causing sporadic wind damage. Thunderstorms weakened as they moved south of I20, however another line of severe made its way out of AL/TN, producing further wind damage in the North. The initial line slowly moved into the southern portion of the CWA where conditions were not as worked over and shear was stronger. Storms re-strengthened, with several producing brief tornados.**
Event Narrative	**Multiple trees that fell on the residence off Triple R Trail, damaging the roof, skylights, Trusses and interior.**

The table below contains information on one of the costliest hail events on record for Lumpkin County. It occurred April 10, 2009 and had estimated property damage of $200,000. Hail was reported to have been as large as 1.75 inches in diameter.

Prev / Search Results / Next

Storm Events Database

Event Details:

Event	**Hail**
Magnitude	**1.75 in.**
State	**GEORGIA**
County/Area	**LUMPKIN**
WFO	**FFC**
Report Source	**Public**
NCEI Data Source	**CSV**
Begin Date	**2009-04-10 17:18 EST-5**
Begin Location	**4NW AURARIA**
Begin Lat/Lon	**34.5109/-84.0797**
End Date	**2009-04-10 17:25 EST-5**
End Location	**1W DAHLONEGA**
End Lat/Lon	**34.53/-83.9976**
Deaths Direct/Indirect	**0/0** (fatality details below, when available...)
Injuries Direct/Indirect	**0/0**
Property Damage	**200.00K**
Crop Damage	**0.00K**
Episode Narrative	**A vigorous upper closed low was moving from the mid-south and Mississippi valley region into the mid-Atlantic and southeast U.S. A strong cold front accompanied the upper system. A strong low-level jet in advance of these weather systems transported warm, moist Gulf air northward into the region. With strong dynamics, hence shear, combined with an unusually moist, unstable atmosphere, the atmosphere was primed for a major weather outbreak. One round of thunderstorms passed through north Georgia during the early morning hours. A few minor severe weather events accompanied this system in northwest Georgia. Partial clearing followed the morning convection, allowing temperatures to soar into the mid 70s across much of north and central Georgia in advance of the main weather system. Scattered to numerous discrete supercell thunderstorms developed during mid-afternoon in northwest Georgia and progressed east and southeast across the remaining portions of the county warning area during the evening hours. Severe thunderstorms and tornadoes lingered into the early morning hours of the 11th across the southern counties of central Georgia. During the eight hour period from 5 pm EDT on April 10th to 1 am EDT on April 11th, a total of 14 tornadoes were confirmed to have touched down in north and central Georgia causing millions in damages. While some injuries were observed, no deaths were observed.**
Event Narrative	**The public observed golf ball-sized hail west of Dahlonega and penny to quarter-sized hail west of Georgia Highway 9 in the Mill Creek Station Subdivision near the Dawson county line.**

The table below contains information on one of the costliest lightning events on record for Lumpkin County. The storm occurred on August 15, 2003 and had estimated property damage at $175,000 due largely to the loss of a home and shed on fire near the White County line.

Storm Events Database

Prev / Search Results / Next

Event Details:

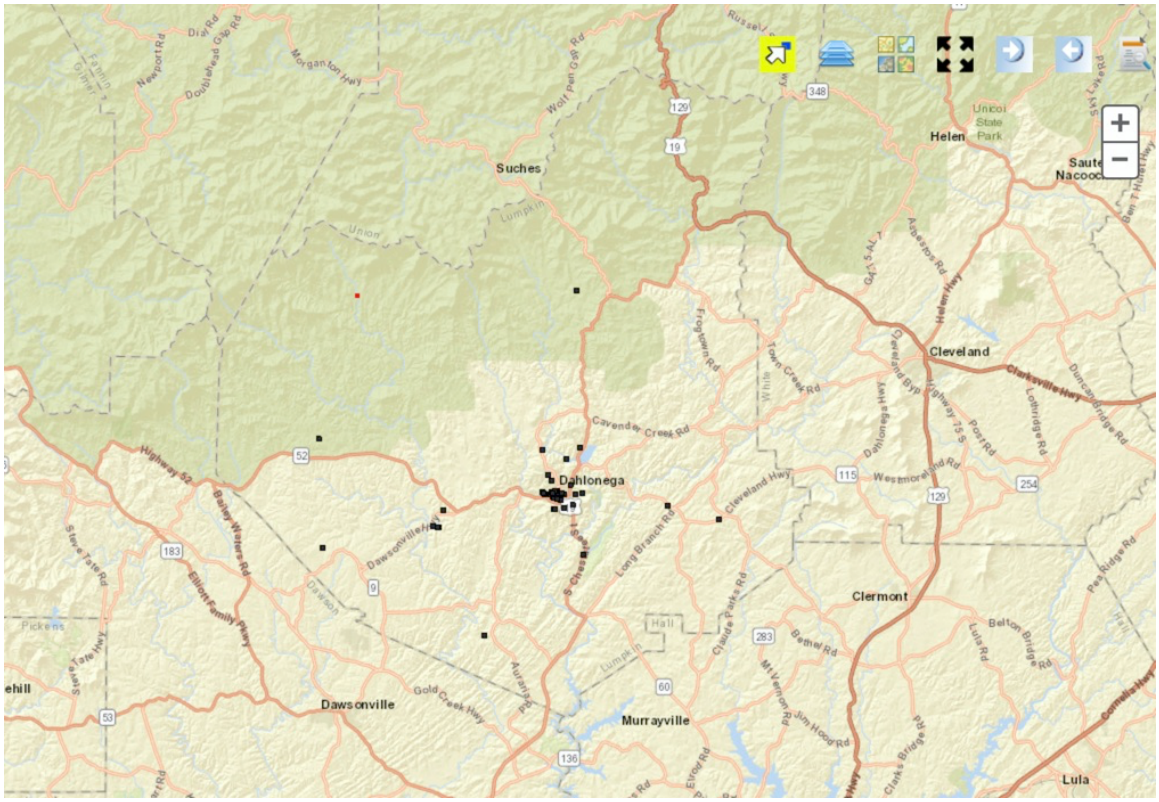
Event	**Lightning**
State	**GEORGIA**
County/Area	**LUMPKIN**
WFO	**FFC**
Report Source	**NEWSPAPER**
NCEI Data Source	**PDS**
Begin Date	**2003-08-15 20:00 EST**
Begin Location	**3ESE PORTER SPGS**
End Date	**2003-08-15 21:00 EST**
End Location	**3ESE PORTER SPGS**
Deaths Direct/Indirect	**0/0** (fatality details below, when available...)
Injuries Direct/Indirect	**0/0**
Property Damage	**175K**
Crop Damage	
Event Narrative	**The Dahlonega Nugget reported that lightning struck a Poplar tree near a home on Ridge Point Road, setting an adjacent shed and the home on fire. The home was in the Frogtown area of extreme eastern Lumpkin county near the White county line. The home was a total loss. Another lightning strike struck and killed a bull in a nearby pasture.**

The Lumpkin County HMPC utilized data from the National Climatic Data Center, the National Weather Service, numerous weather-related news articles and various online resources, and the Lumpkin County Emergency Operations Plan in researching severe thunderstorms and their impact on the County. With most of the County's recorded severe thunderstorm events, only basic information was available. It is also likely that some severe thunderstorm events have gone unrecorded. Therefore, any conclusions reached based upon available information on severe thunderstorms within Lumpkin County should be treated as the minimal possible threat.

NCDC records show that 140 severe thunderstorms occurred within the County over the past fifty years, which equates to a 280% annual frequency based upon reported events. Over the past twenty years that frequency has increased to 440%. Perhaps severe thunderstorm activity has increased somewhat over time within the County. This may be the case or it may simply be that record keeping and technology have improved significantly over the course of time, reflecting the higher numbers. It may also be a combination of these two factors. The following chart provides annual frequency of reported events over the past five, ten, twenty, and fifty-year periods. The most recent five-year period, covering the span of time since the last update to this Plan, is highlighted in gold.

Lumpkin County – Severe Thunderstorm Frequency including Hail & Lightning (based on Reported Events)				
Time Period	**5yrs (2020-2024)**	**10yrs (2015-2024)**	**20yrs (2005-2024)**	**50yrs (1975-2024)**
Number of Reported Events	**22**	**31**	**76**	**140**
Frequency Average per Year	**4.40**	**3.10**	**3.80**	**2.80**
Frequency Percent per Year	**440%**	**310%**	**380%**	**280%**

C. Assets Exposed to Hazard – All public and private property including critical facilities are susceptible to severe thunderstorms, hail, and lightning since this hazard is not spatially defined. The GEMA map below identifies critical facilities located within the hazard area, which in the case of severe thunderstorms includes all areas within the County and City.



D. Estimate of Potential Losses – For loss estimate information, please refer to the Critical Facilities Database (Appendix A).

E. Multi-Jurisdictional Concerns – Any portion of Lumpkin County can be negatively impacted by severe thunderstorms, hail, and lightning. Therefore, any mitigation steps taken related to these weather events will be pursued on a countywide basis and include the City of Dahlonega.

F. Climate – Climate has always changed over time because of natural reasons like volcanic activity, solar radiation variations, and shifts in Earth's orbit. These changes happen slowly and result in temperature shifts, different rain patterns, and sea level changes. Other things like the makeup of the atmosphere and how continents are arranged also affect climate change over long periods. Lately, there's been a debate about how much human activities, like burning fossil fuels and cutting down forests, affect climate change. Some say natural factors are the main drivers, while others say human actions have a big impact. Most people think the truth is somewhere in the middle. But for this plan, what's

causing climate change is largely irrelevant. One county can't modify the Earth's climate. Furthermore, any changes in climate probably won't change which natural hazards occur in Lumpkin County. It is more likely to make the natural hazards we already deal with, such as severe thunderstorms, occur more frequently or at a greater magnitude. If that does occur, it will become evident in the hazards history and frequency data used in this plan.

G. Vulnerable Populations - Vulnerable populations in Lumpkin County and the City of Dahlonega, each in very similar ways, may experience the impacts of natural hazards, including severe thunderstorms, differently than the rest of the population due to a variety of factors that increase their susceptibility to harm. These factors can include socioeconomic status, age, disability, race, language barriers, and housing conditions. Here's a brief summary of how these populations might be affected differently:

Elderly and Disabled Populations: Older adults and individuals with physical or cognitive disabilities may have mobility challenges, which can make evacuation during emergencies more difficult. They may also have higher health risks during extreme weather events like heatwaves, floods, or storms, and may not have access to necessary medical care during such events.

Low-Income Communities: Low-income households often lack the resources to prepare for or recover from natural disasters. This includes limited access to flood insurance, poor housing conditions that may not be resilient to storms, and difficulty accessing emergency services. These individuals may also be more likely to live in areas prone to hazards, such as floodplains or areas with inadequate infrastructure.

Racial and Ethnic Minorities: Racial and ethnic minorities may face higher levels of vulnerability due to limited access to healthcare, education, and social services. In some cases, these populations may be more likely to live in high-risk areas (such as floodplains) or in substandard housing that is less resilient to natural hazards.

Non-English Speakers: Individuals who speak limited or no English may face difficulties in understanding emergency warnings, evacuation instructions, or access to resources. Lack of access to multilingual communication can exacerbate their vulnerability during natural hazard events.

Homeless Individuals: Homeless individuals are especially vulnerable during natural hazards, as they may not have access to shelters or safe places to seek refuge during extreme weather events. They may also lack the ability to store supplies or evacuate to a safe location.

Children: Children are particularly vulnerable to the impacts of natural hazards due to their developmental stage and reliance on caregivers. They may also face challenges in evacuation due to age or disability and may be at higher risk for trauma and health issues in the aftermath of a disaster.

In general, vulnerable populations may experience greater exposure, fewer resources for mitigation and recovery, and more severe consequences from natural hazards compared to the rest of the population. This highlights the need for inclusive disaster planning, preparedness, and response strategies that address the specific needs of these groups.

H. Hazard Summary – Overall, severe thunderstorm, hail, and lightning events pose one of the greatest threats to Lumpkin County in terms of property damage, injuries and loss of life. These weather events represent the most frequently occurring natural hazard within Lumpkin County and have a great potential to negatively impact the County each year. Based on the frequency of this hazard, as well as its ability to negatively impact any part of the County, the HMPC recommends that the mitigation measures identified in this plan for severe thunderstorm, hail, and lightning be aggressively pursued. Specific mitigation actions related to these weather events are identified in *Chapter 5*.

2.3 Flooding



A. Hazard Identification: The vulnerability of a river or stream to flooding depends upon several variables. Among these are topography, ground saturation, rainfall intensity and duration, soil types, drainage, drainage patterns of streams, and vegetative cover. A large amount of rainfall over a short time span can result in flash flood conditions. Nationally, the total number of flash flood deaths has exceeded tornado fatalities during the last several decades. Two factors seem to be responsible for this: public apathy regarding the flash flood threat and increased urbanization. A small amount of rain can also result in floods in locations where the soil is saturated from a previous wet period or if the rain is concentrated in an area of impermeable surfaces such as large parking lots, paved roadways, etc. Topography and ground cover are also contributing factors for floods in that water runoff is greater in areas with steep slopes and little or no vegetation.

B. Hazard Profile: Over the past fifty years, flood events on record in Lumpkin County have usually been associated with areas in the vicinity of the County's many creeks and lakes. The areas most affected or potentially most affected include locations in the vicinity of the Chestatee River, Etowah River, Yahoola Creek (which forms Ted Taft Copeland Dam), Cane Creek, Clay Creek, Hurricane Creek, Ward Creek, and other tributaries that empty into the Chestatee and Etowah Rivers. Other areas affected by flooding were associated with storm drain systems within the City of Dahlonega. Relatively little information on flooding damage estimates, in terms of dollars, is available. However, with each of these events there were certainly significant costs related to road repair, infrastructure repair, and public safety, at a minimum. Most of the flood damage that has occurred historically within the County appears to be "public" flood damage. More specifically, roads and culverts washing out have been the most common flooding problem.

The extent of flooding within the City of Dahlonega:

According to the City of Dahlonega, the areas of primary concern with regard to flooding are identified are as follows:

1. Golden Avenue. This road has been flooded on multiple occasions with several feet of water from the low spot in the road just off of Hwy 60 to the turn up the hill. This area has not only been submerged at the road but everything between the road and the Chestatee River as well. The Water Rescue Team has had to perform rescue operations recently due to the flooding of this specific area.
2. West Circle. This road has been flooded on multiple occasions with 2 to 3 feet of water at the creek crossing.
3. Barlow Road. This road has been flooded on multiple occasions with one foot or more of water, however recent improvements may possibly have corrected the problem.
4. Wimpy Mill Road. The Wimpy Mill Picnic Area on Wimpy Mill Rd has flooded by approximately two feet of water on multiple occasions.
5. Martin Street. This road has flooded on multiple occasions with depths of up to two feet above the streets. Like Park Street, this is primarily due to the inability of the existing storm drain system to handle the volume of rainwater.
6. State Route 60. SR60 along the Chestatee River is another major flood concern. The primary concern is road collapse, which has happened recently due to the high water levels between Golden Avenue and Achasta Golf Club.

The extent of flooding within Lumpkin County:

According to the Lumpkin County Planning Dept, the County has dozens of flood prone areas. The areas of primary concern he has identified are as follows:

Within Lumpkin County, the most flood prone areas are located in the vicinity of Buffington Rd, Cain Bridge Rd, Empire Dr, Col. Farrow Rd, Fox Hollow Rd, SR60 at SR400, SR60 in front of the Dollar General store, Little Mountain Rd at Woods Dr, Reid Chapman Rd, Wahoo Creek Rd, Horton Rd, Jay Bridge Rd, Johnny Collins Rd, Lumpkin County Pkwy, Pecks Mill Creek Rd, Rider Mill Rd, Roy Grindle Rd, Walnut Valley Dr, Walter Caldwell Rd, Willow Pond Rd, and Winters Mountain Rd.

See related maps on the following pages.



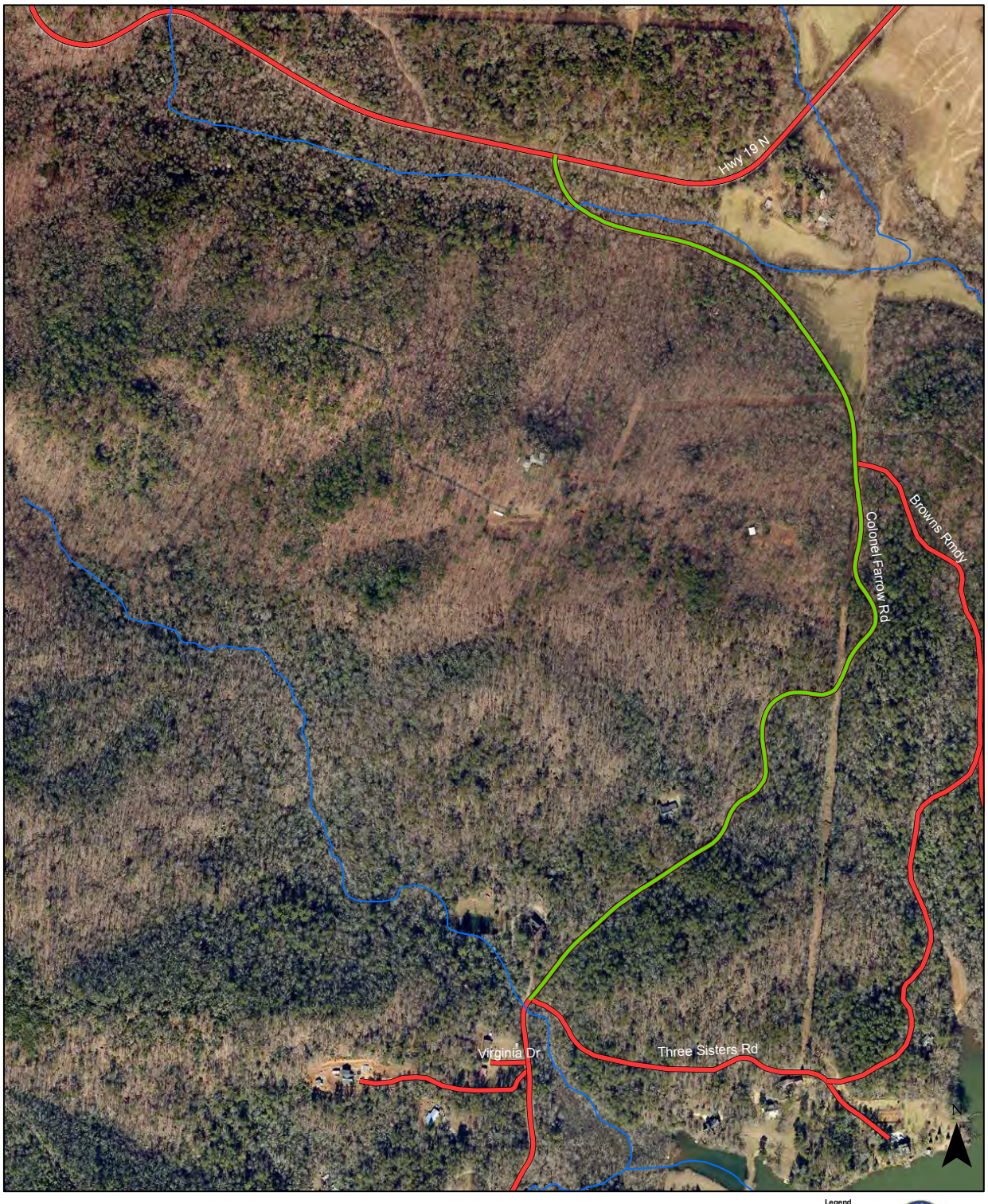
Flooding Concerns
12" over Buffington Rd.



Flooding Concerns
12" over Cain Bridge Rd.



Flooding Concerns 12" over Empire Dr.



Flooding Concerns 12" over
Col. Farrow Rd.



Flooding Concerns 8" over Fox Hollow Road



Flooding Concerns 8" over
Hwy 60 and Hwy 400



Flooding Concerns
12" over Hwy 60 in front of the Dollar General
5019 S Chestatee St, Dahlonega, GA 30533



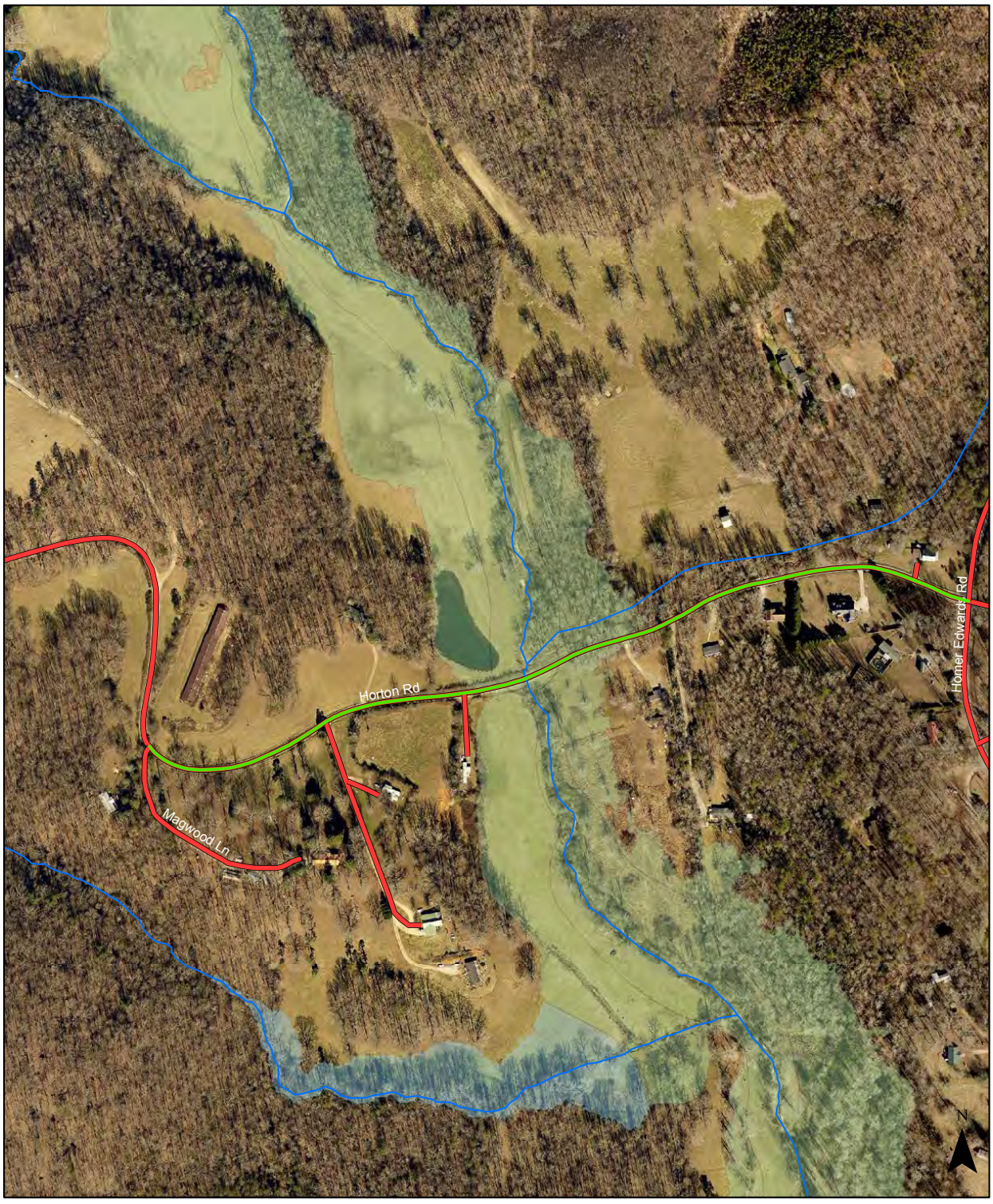
Flooding Concerns
8" over
Little Mountain Road at Woods Drive



Flooding Concerns 12" over
Reid Chapman Road



Flooding Concerns 12"
over Wahoo Creek Road



Flooding Concerns
18" over Horton Rd.



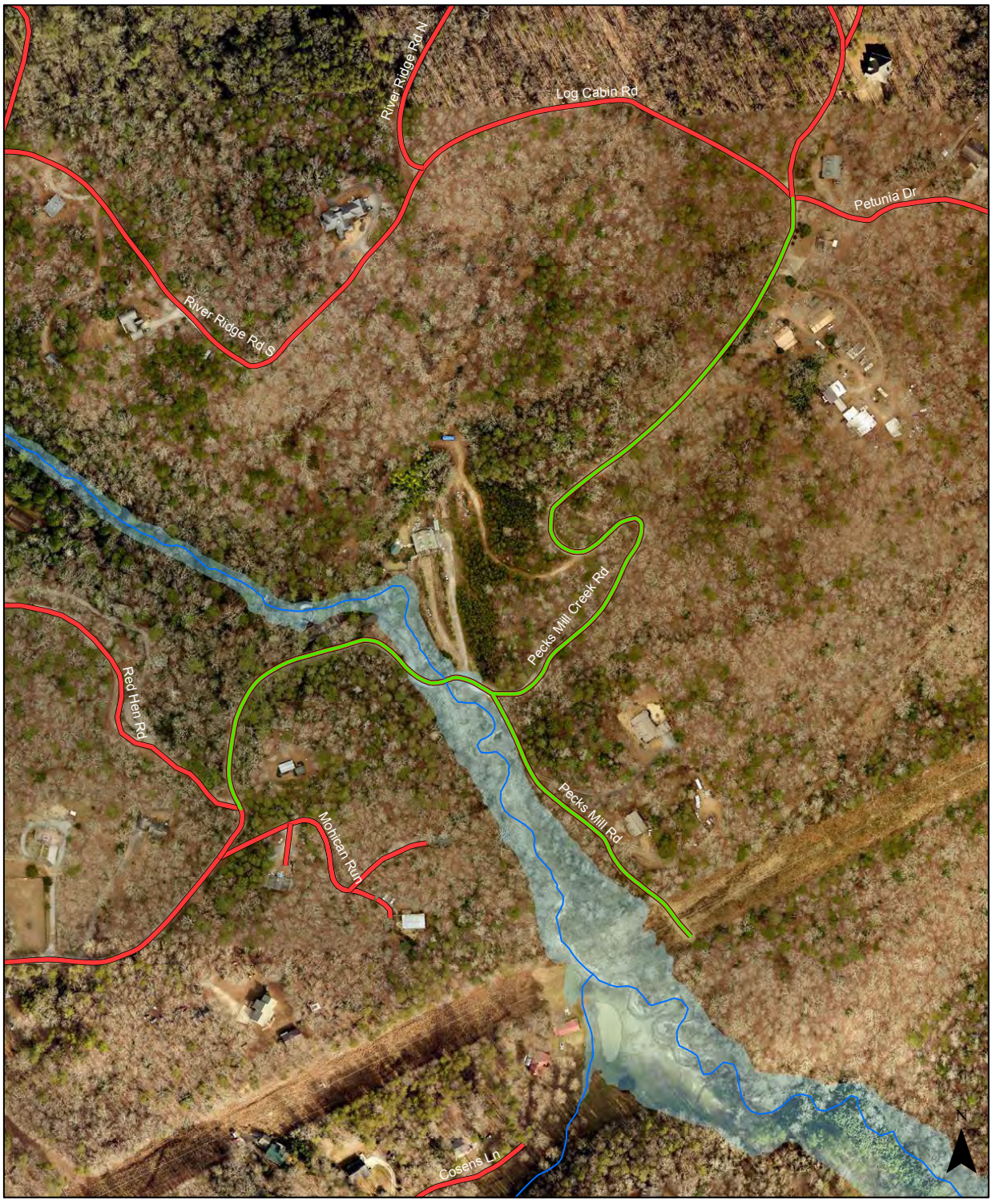
Flooding Concerns 12"
over Jay Bridge Rd.



Flooding Concerns
12" over Johnny Collins Rd.



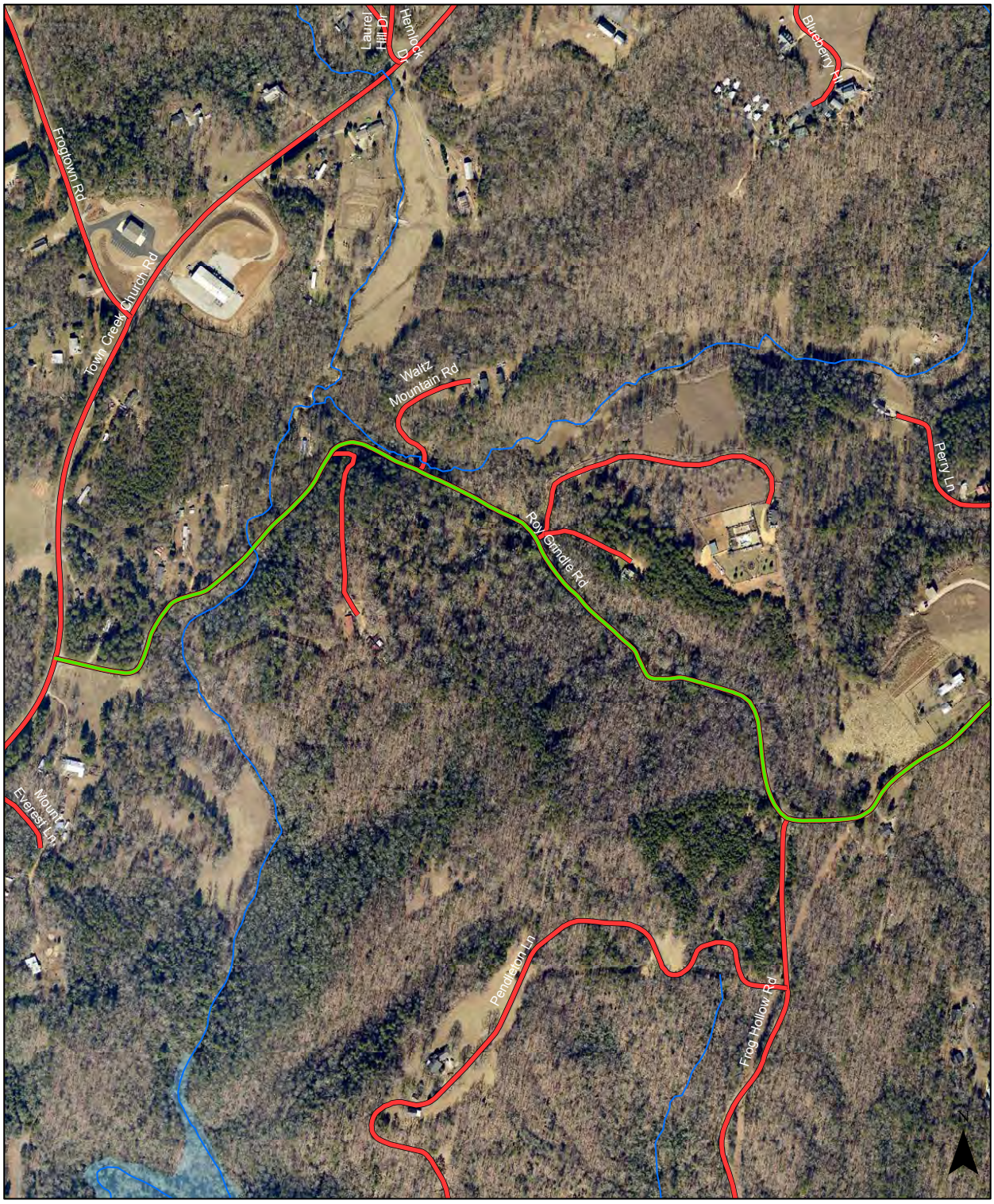
Flooding Concerns
12" over Lumpkin
County Pkwy.



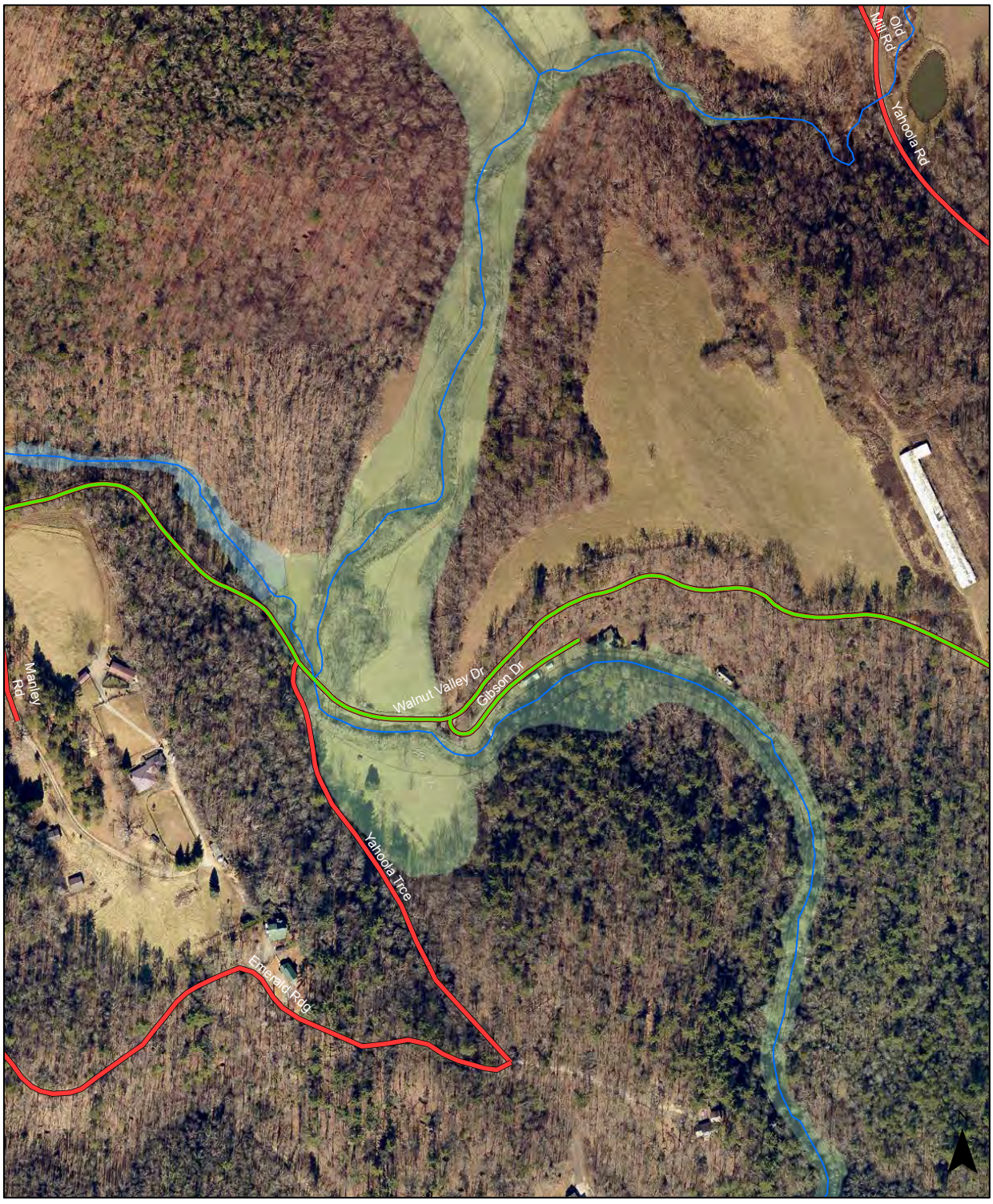
Flooding Concerns
12" over Pecks Mill
Creek Rd.



Flooding Concerns
12" over Rider Mill Rd.



Flooding Concerns12" overRoy Grindle Rd.



Flooding Concerns
12" over Walnut Valley Dr.



Flooding Concerns
12" over Walter Caldwell

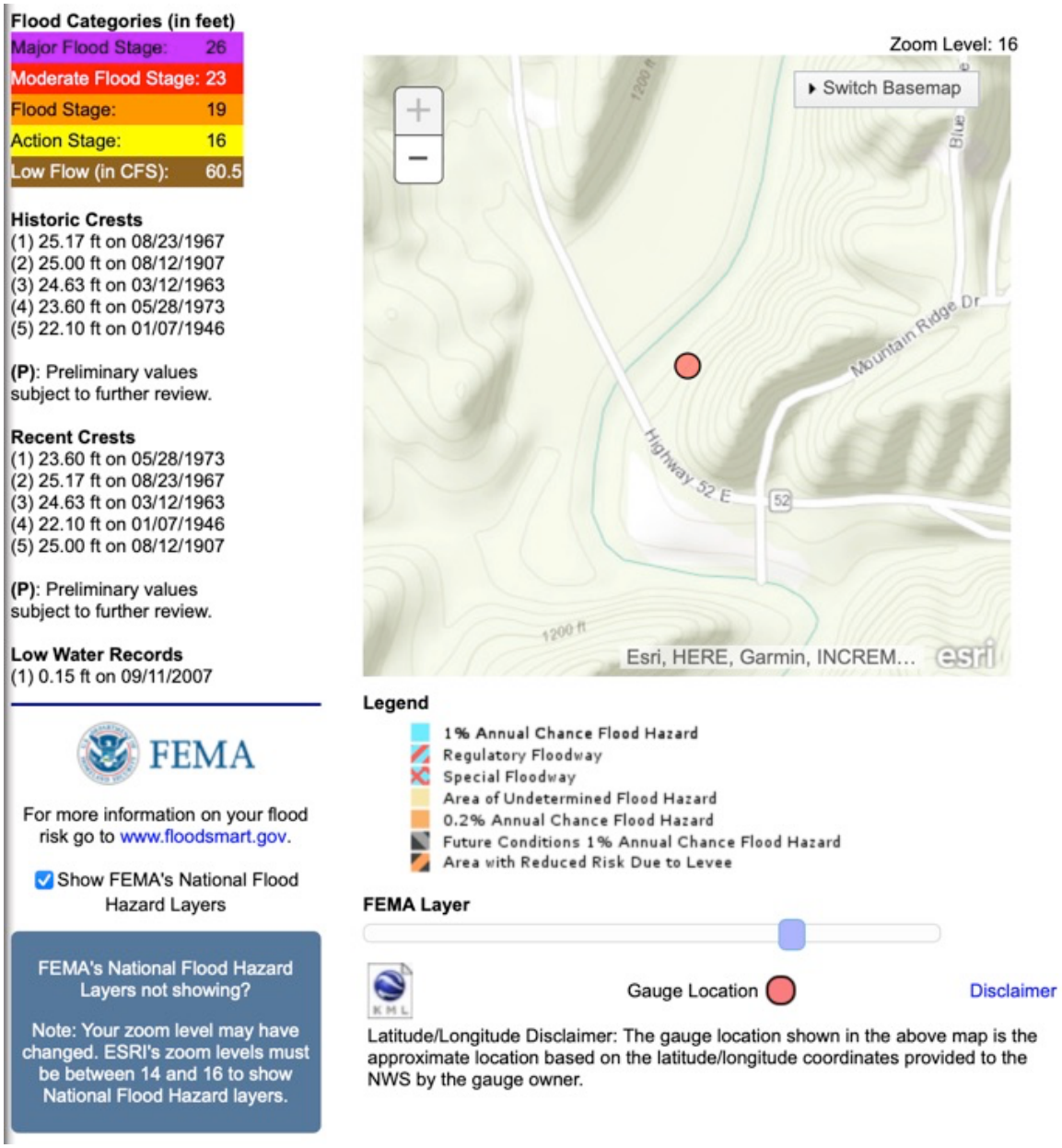


Flooding Concerns 12" over Willow Pond.



Flooding Concerns
12" over Winters Mountain Rd.

Below is a National Weather Service graphic illustrating both the historical and recent crests of the Chestatee River near Dahlonega, GA, as well as flood categories (in feet). The record historic crest was 25.17ft on August 23, 1967. This fell within the category of "Moderate Flood Stage". Other noteworthy crests are listed below.



The First Street Foundation and Risk Factor/Flood Factor

Homes across the country are at risk from multiple perils and that risk is only growing with each passing year. First Street Foundation is a non-profit research and technology group dedicated to quantifying and communicating those risks by incorporating world class modeling techniques and analysis with the most up to date science available in order to simply, and effectively, inform Americans of their risk today and into the future from all environmental changes. Risk Factor is a free tool created by First Street Foundation to make it easy to understand risks from a changing environment.

Some of the things that make First Street Foundation research unique are:

- Custom built models to calculate property-level climate risk statistics
- Transparent, peer-reviewed methodology that's proven against real environmental events
- Validated by millions of users every day who continuously improve the data and science
- Easy-to-understand experience that's trusted by industry leaders
- Building details and structure characteristics are used to customize information each specific property

Institutional real estate investors and insurers have long had access to environmental risk data from for-profit oligopolies who use non-transparent methodologies that do not advance science and which limit access to risk information for the country. Because of this, the majority of Americans have relied on sources such as the Federal Emergency Management Agency (FEMA), the United States Forest Service, and other public agencies to understand their risk. However, these agencies are not tasked with defining risk for individual properties, do not consider how environmental changes impact that risk in the near-term future, and are often unable to incorporate the latest science due to the bureaucratic and regulatory restrictions within which they operate, leaving millions of households and property owners unaware of their true risk.

There has long been an urgent need for accurate, property-level, publicly available environmental risk information in the United States based on open source, peer reviewed science. In a mission to fill that need, First Street Foundation has built a team of leading modelers, researchers, and data scientists to develop the first comprehensive, publicly available risk models in the United States. Beginning with flood, moving on to wildfire, and now extreme heat, First Street works to correct the asymmetry of information in the market, empowering Americans to protect their most valuable asset–their home while working with industry and government entities to inform them of their risk.

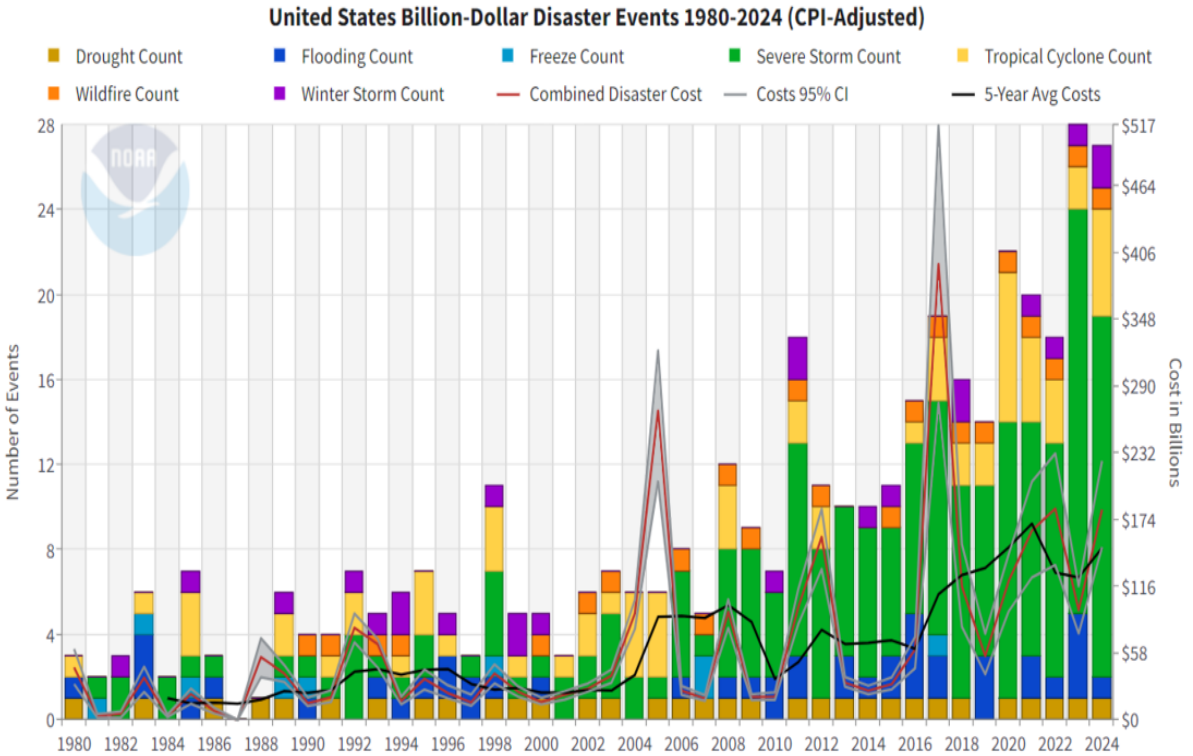
People can freely access property-specific flood, wildfire, and extreme heat risk information for 145 million US properties at Risk Factor. The Foundation's data is also leveraged by industry and governments and used for critical analysis of the potential impact of these climate perils on infrastructure; mortgage and housing market inefficiencies; government spending and taxes; and vulnerable communities. Roughly 200 of the world's

top academic researchers from 45 of the country's leading universities, including Harvard, Wharton, Johns Hopkins, and MIT, have partnered with the First Street Foundation Research Lab to analyze the data.

First Street Foundation Mission

First Street Foundation's mission is to make climate risk accessible, easy to understand and actionable for individuals, governments, and industry.

A changing climate is impacting the risks facing American properties, communities, and businesses as perils like flood, fire, heat, and drought become more common, and more severe. Currently the best science highlighting the issue is complex, happening in silos, and left in peer review journals, and there is no accurate way for individuals to understand how environmental changes will impact them personally. First Street Foundation initially looked only at flooding with the Flood Factor project. However, the scope of the Foundation has since expanded to focus on other threats as well under the scope of the Risk Factor project. Homes across the country are at risk from multiple perils and that risk is only growing with each passing year. There were 20 events in 2021 that each caused more than a billion dollars in damage.



The First Street Foundation Flood Model

The First Street Foundation Flood Model is a nationwide probabilistic flood model that shows the risk of flooding at any location in the contiguous 48 states due to rainfall (pluvial), riverine flooding (fluvial), and coastal surge flooding. In collaboration with more than 80 scientists, technologists, and experts, the First Street Foundation has built on decades of peer-reviewed research and models from climatology, hydrology, and statistics to create an unprecedented flood model of the entire United States.

While other hydraulic and hydrologic models show refined risks of flooding in certain areas, this model provides complete coverage across the United States at 3-meter resolution. Existing flood models are built for individual municipalities and can rely on widely varying assumptions. The First Street Foundation Flood Model provides a consistent and unified methodology across the entire country with continuous outputs. This extends into areas that have no previous flood modeling and even areas that do not have recorded hydrologic data. As a result, there is increased visibility into new regions of the entire country. Additionally, flood models are typically only produced under existing conditions using historic environmental data as a representation for current risk. The First Street Foundation Flood Model takes changing environmental factors into account by applying global climate model projections to forecast how flood risk will change over the next 30 years.

Fluvial Flooding

The First Street Foundation Flood Model relies on the Fathom-US model, a peer-reviewed hydraulic model that employs several key characteristics that allows it to create flood hazards for the entire United States. The hydraulic model represents river and stream channels using a one-dimensional representation that enables river width to be decoupled from model grid scale and therefore allows any river size to be represented within the model. This allows for hydraulic calculations to occur for rivers either wider or narrower than this native resolution, while still making computation over large areas more manageable and practical, thereby allowing for computation of the entire United States. Decoupling river width from the hydraulic calculations also simplifies the model complexity as the model does not need to have detailed river cross sections every few hundred feet along a river, instead relying on assumptions around when flow would leave the banks of the river. Once flow exceeds the carrying capacity within the river's banks, the hydraulic model simulates the flow of water over a high-precision digital elevation model. Another major aspect of the Fathom-US model that allows for calculation of flood risk throughout the country is the regionalized flood-frequency analysis. Conceptually, the Fathom framework is different from many earlier large-scale flood models because it does not employ a rainfall-driven hydrological model to create river flow rates at the border of one catchment to pass to another. The alternative to this rainfall-driven approach is to use flood-frequency analysis of river gauge records to characterize extreme river flows and generate boundary conditions of the hydraulic model. Flood-frequency analysis involves the fitting of a curve to the observed tail of a flow distribution from a river gauge. Once the curve is fitted, it is possible to estimate the flow associated with any return period. Of

course, this is not possible to implement directly in ungauged catchments. To solve the problem of ungauged catchments, flow characteristics are assigned to ungauged catchments based on the similarity of their characteristics to those of gauged catchments. Essentially, by characterizing the similarity of catchments across features such as contributing area, precipitation patterns, land cover, and topography, the flow data in an ungauged catchment can be estimated based on those of highly similar gauged catchments.

Pluvial Flooding

While the hydraulic model is not a rainfall-runoff model, pluvial flooding is measured by applying rainfall directly on the elevation model surface and modeling surface runoff, accounting for things like land cover and impervious surfaces. Current rainfall data comes from NOAA's Atlas 14 data. At each return period analyzed, the model simulates events for durations of 1 hour, 6 hours, and 24 hours with rainfall intensities defined by the intensity-duration-frequency curves of the NOAA data. The pluvial hazard layer selected is the maximum inundation depth occurring in any of the three durations simulated for the given return period.

Coastal Flooding

Coastal areas may flood from extreme water levels resulting from high tides alone or the additional uplift caused by surges associated with storms. Extreme high tides can cause flooding in some low-lying coastal areas. When coastal storm systems such as hurricanes cause surges in addition to high tides, flooding is exacerbated in these low-lying areas and extends even further inland. The First Street Foundation Flood Model quantifies coastal flood risk due to surge and extreme high tides. The Model utilizes decades of readings from NOAA's tide gauge stations to identify regular tidal variations, storm surges, and long term sea level rise trends. Untangling these effects allows for the isolation of each element and ultimately reconstituting total water levels based on changes in surge frequency and mean sea level over time. Hurricanes have an outsized effect on the historical record. They are a very low frequency event that has extreme effects on the surge level distributions in the areas where they have occurred. The exact location of landfall greatly affects the historical record and therefore the likelihood of surge levels at those locations. Neighboring areas that may not have experienced the most significant hurricane surge effects will be comparatively under-representing the likelihood of major events within their historical record. The First Street Foundation Flood Model uses hundreds of thousands of realizations of thousands of synthetic hurricane tracks to generate the likelihoods of different water levels occurring at any location along the east and gulf coasts. These simulations were performed under 2020 climate conditions as well as under future climate conditions based on global climate model output. Mean sea level was also adjusted for future flood hazard simulation according to the most recent scientific studies, including the effects of ice sheet physical processes such as the hydrofracturing of ice shelves.

Hazard Coupling

In areas with no surge or tidal hazard, the fluvial and pluvial hazard layers for any given return period are combined by selecting the maximum value of the two layers. The interaction of these hazards is not explicitly accounted for because in inland areas, flooding is typically dominated by one source or the other. Because they are largely independent, a simple approach was selected to represent risk. In areas of coastal hazards, the First Street Foundation Flood Model presents a hazard layer agnostic to the source of flooding. Surge, fluvial, and pluvial hazards were modeled separately, and then modeled together in several different combinations of return periods by source. These were dynamic hydraulic simulations intended to capture the joint effects on flooding based on the varying co-occurrence of different flood hazards. Statistical analysis of the historical records of both tide and stream gauges in each catchment yielded co-occurrence of the different flood hazards, which gives an indication of how likely different surge levels are to occur at the same time as elevated river levels. These rates of co-occurrence then informed the combination of these hazards into an overall joint distribution at each location, generating new inundation depths per return period.

Future Hazards and a Changing Climate

The First Street Foundation Flood Model is also unique in the way it accounts for a changing climate. Typical flood models derive their flows based purely on statistical analyses of historical records of rainfall and stream gauges. The First Street Foundation Flood Model incorporates the output of an ensemble of 21 Global Climate Models (GCM) to account for the uncertainty of future climate scenarios as well as the current climate itself. Because extreme events occur infrequently by their nature, a long record of climate data is needed to attempt to characterize these extreme events. But by creating a long record, analysis would cloud the changes in climate over time. The First Street Foundation Flood Model uses a baseline historical period of 1980-2010, creating a 30-year period of observed data. The Global Climate Model projections for 2020 allow for the creation of not only a new climate that accounts for changes since the historical data was recorded, but also the potential spread of what the true climate actually is right now, as opposed to what a small sample has shown over the last few years. The 21 climate models create different outputs for several environmental factors. First Street has chosen to use the carbon emissions scenario represented by IPCC RCP 4.5. This represents a middle-ground scenario among the four primary emissions scenarios. Additionally, First Street chose to model low and high scenarios corresponding to the 25th and 75th percentiles of the distribution of the representation environmental change values in the 21 GCM outputs. The climate models vary in the way they predict environmental changes, and this distribution is wide enough to encompass the range of change factors from the median representations of the other carbon-emissions scenarios by 2050.

Historical Analyses

The First Street Foundation Flood Model also includes recreations of historic flooding events. The model has been used to recreate both fluvial flooding events as well as the flooding associated with coastal storms like hurricanes and nor'easters. Recreating historic events is challenging given the dynamics of flood events and the lack of data quantifying all of the variables at play during a real event. To create the large catalog of over 100 events, First Street relied on hydrologic models and public data sources detailing the impacts of flooding. Many of these methods were first tested and validated against remotely sensed satellite imagery of existing water after flooding events.

Riverine flooding events are recreated by applying historic USGS stream gauge readings during the identified flood events as the discharge at that point in the Fathom-US model. Because stream gauge levels are often not accurate during the major flood events when the river flow has exceeded the river channel's capacity, the First Street Foundation Flood Model chooses from several realizations based on scaling the gauge readings slightly up or down. Each of these realizations is then evaluated for correlation with other metrics such as high water marks recorded outside of the river floodway and claims of flooding made during the event. The claims include insurance and disaster relief claims on National Flood Insurance Program policies, FEMA Individual Assistance flood claims for those who do not have NFIP policies, and disaster assistance provided by the Small Business Administration. All three of these sources of claims data are available within a zip code, so the realizations are evaluated based on the correlation between number of claims in a zip code and the number of buildings that are modeled to have flooded in each realization. The realization with the highest correlation and lowest error is then chosen as representative, with a bias toward underpredicting flooding.

First Street has also recreated simulations of major coastal flooding events through a combination of ADCIRC+SWAN modeling and geospatial interpolation methods. Hurricane tracks and recorded atmospheric data serve as inputs to ADCIRC+SWAN, processed over the most relevant and accurate official FEMA ADCIRC model surface for each storm's given track. This simulation generates maximum surge levels along the coast for each event. These surge levels are then interpolated over high-resolution elevation models to determine depth of inundation at recorded USGS high-water mark locations. These inundation depths are then used to calibrate model outputs through the creation of a series of correction factors, which are then applied to the remainder of the interpolated depths to correct them against actual observed high water-marks from the storm.

In both inland and coastal events, comparisons against the First Street adaptation database are performed to see if there are any flood control structures in the extents of the model. The return period of the event is evaluated against the return period of the structure to assess whether flooding was likely to have occurred within that area and then checked against claims data (if available) to determine whether model-predicted flooding in these areas was likely or not.

Adaptation and Infrastructure

In order to create a national model with complete coverage of the contiguous United States, the First Street Foundation Flood Model relies on nationally available data that consistently represents the hydrologic conditions of the United States. However, most of this data represents the natural environment better than the modifications made by human activity that impact hydrology and therefore flooding. To make this model as accurate a representation of actual flood risk as possible, First Street has spent considerable time and effort to build a database of "grey" and "green" infrastructure and adaptation projects that affect the flow of water and therefore flooding.

Grey flood control projects include a variety of traditional infrastructure solutions like levees, pump stations, and flood control channels. Many green infrastructure projects also contribute to flood reduction, such as wetland restoration, floodable open space, retention basins, and creek rehabilitation projects. The First Street Foundation Flood Model also records and accounts for climate adaptation projects such as beach renourishment projects that are designed to counteract the effects of rising seas.

This data is collected from state, county, and city agencies across the United States. It is digitized by drawing the area for which a structure is providing flood protection and assigned a level of protection provided. These service areas can range in size from a few residential blocks to a small city. Each feature is associated with one or more sources of flooding for which it provides protection. Estimates of the level of protection are based on the return period to which it will continue to function.

This data is accounted for in the hydraulic and hydrologic model in several different ways. In most places, water is blocked within the model from entering a service area. This is similar to how a levee operates in real life, blocking water from entering a given location and pushing it somewhere else. Importantly, water is not removed from the model. In other cases like various runoff reduction green infrastructure projects, the service area of the project represents a change in the underlying soil classification within the hydrologic model. This replicates the way green infrastructure projects reduce runoff from their service area. In still other projects such as pump stations, the service area represents an adjustment to the flow of water in an area. Just as a pump station has a certain flowrate at which it will continue to be effective, even in an event beyond its design standard, this is represented in the model by removing an amount of flooding from an area equivalent to the modeled flow in the project's service area at the design standard. So a pump station designed for a 5 year event would always remove the equivalent of the 5 year event, even in a 100 year event.

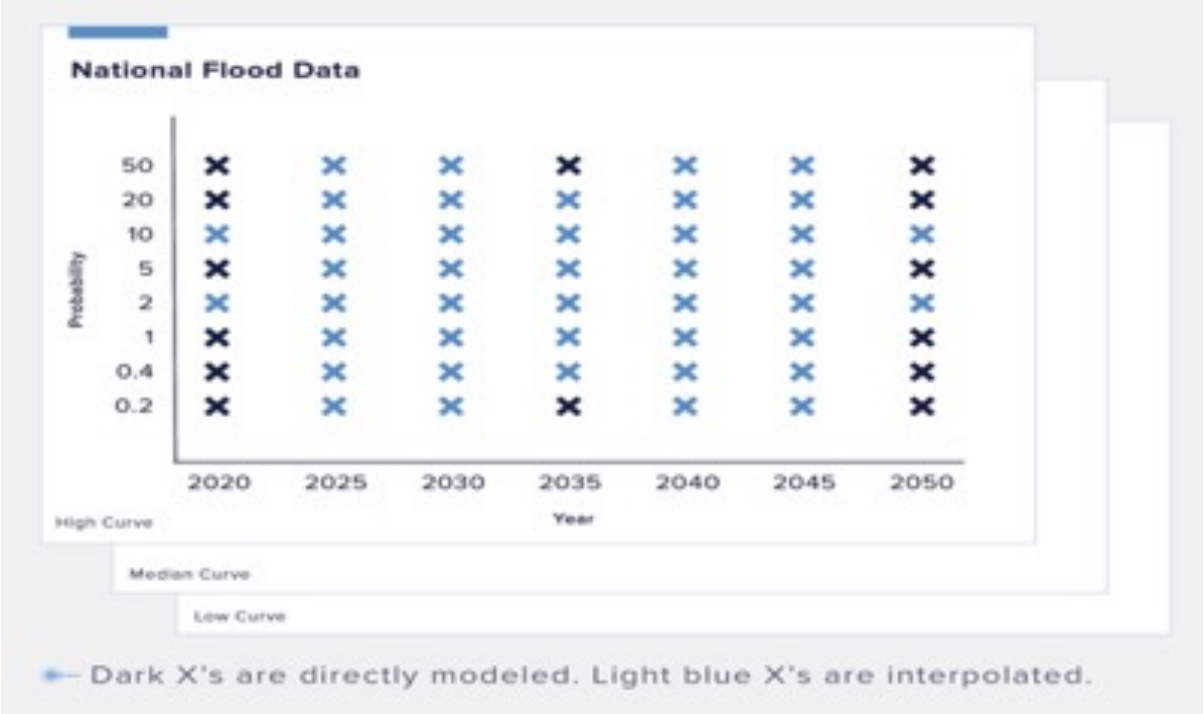
Hazard Layer Validation

In addition to the modeling and methods, the First Street Foundation Flood Model has been validated through a thorough review of the output in all areas and for all hazard layers. Programmatic checks highlight locations for manual review. Comparisons are made against FEMA flood maps to identify where there may be additional flood control structures that would affect the flood output. Hazard layers are both manually and programmatically reviewed for errors and inconsistencies. Other data sources are utilized to gauge flood risk based on past occurrences of flooding. These include the same sources used in validation of the historic models, namely FEMA NFIP claims, Individual Assistance claims, and Small Business Administration flood claims. Additionally, First Street has geolocated instances of flooding from web-based news articles that describe flooding with additional information such as location, source of flooding, and intensity.

Interpolation of Flood Depths

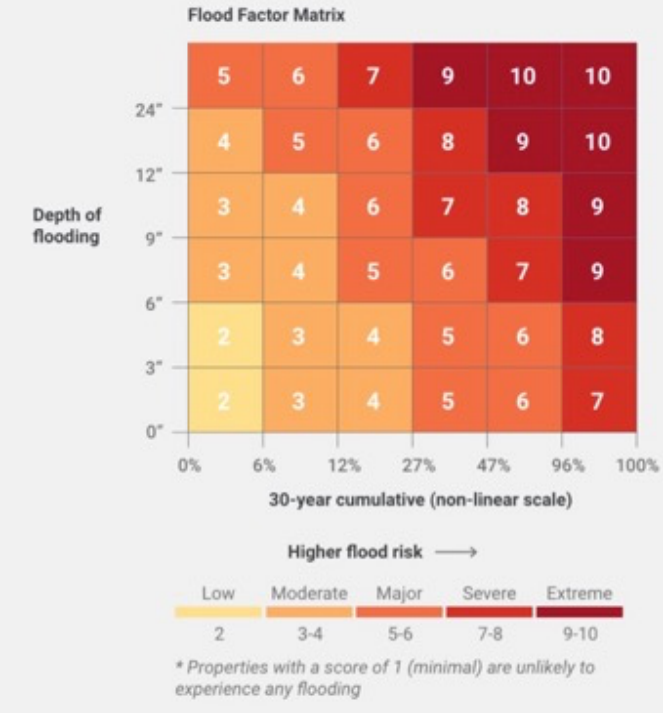
Once all hazard layers are complete and validated, inundation depths are recorded on every property in the country. Building data from Mapbox, sourced from Microsoft and OpenStreetMap, is used on all properties where it is available to show the max inundation depth along the building footprint. For properties without building data, inundation depth is recorded at the centroid of the parcel. The First Street Foundation Flood Model then employs statistical methods to quantify flood risks and depths in scenarios that were not explicitly modeled. First, a non-linear regression of flood depth on the log of probability is employed to fill in the depth of flooding at various return periods of flooding in the years 2020 and 2050. This relationship was validated by explicitly modeling these return period hazard layers and recreating certain return periods that were not shown to the regression model. This proved to be quite accurate, especially in developed areas where buildings were located. This then allows for First Street to create a predicted depth of flooding at any point in the United States for any likelihood of flooding.

With this relationship of depth and probability charted out for both 2020 and 2050, the First Street Foundation Flood Model next employs a linear interpolation to estimate depth of flooding at any return period for any 5-year increment between 2020 and 2050. This interpolation utilizes a weight function to determine how much inundation there should be between the flood depths of 2020 and 2050 in 2030 or 2035. This weight function takes two explicitly modeled scenarios for 2035 to set the relationship the weights should follow at a given point. This linear interpolation across time closely follows the assumptions around changing environmental factors over time, which are driving the changes to flow and therefore depth of flooding.



Probabilistic Statistics

Using the relationship between depth and probability defined in the non-linear regression described above, the First Street Foundation Flood Model determines the likelihood of flooding at several different depth thresholds. So the model yields what the likelihood is to experience any flooding to the building footprint (if building footprint data is available) on a property, as well as the likelihood to experience at least 15cm (6 inches) or at least 30cm (1 foot) of flooding. This is determined in both 2020 and 2050 from the non-linear equations and then interpolated across years to determine the probability of flooding to a given depth in any year. These annual likelihoods are then added up to determine what the likelihood is of flooding to a certain depth at least once over a cumulative 15- or 30-year period. This is what is referred to as the cumulative likelihood of flooding. For instance, if a home is at risk of flooding in the 1% annual likelihood event (commonly referred to as the 1 in 100-year event), that home has a 26% chance of flooding at least once over 30 years. This cumulative likelihood number is different from the annual likelihood and gives people a much better idea of how likely their home is to flood over the course of their residence in that home (and the duration of many standard mortgages). All of these statistics help First Street generate a final, simplified risk score. The risk score is a number between 1 and 10 that encapsulates both the likelihood of flooding and the severity of flooding. A risk score is assigned based on the likelihood of flooding at various depth thresholds. The number increases as the probability increases or as the depth increases. Each property receives a risk rating for several different depths, with the most common of these several risk scores being selected as the overall risk score for the property, thereby representing overall risk at all likelihoods and depths. In this way, a 90% chance of flooding 12" has a higher score than a 20% chance of flooding 12". And a 20% chance of flooding 12" has a higher risk score than a property with a 20% chance of flooding 6".



Review Process

All methods outlined above are going through blind reviews for traditional peer-reviewed scientific publication and have already been through an additional expert panel-review process. The original technical methodology document, from which this document summarizes, was created as an exhaustive explanation of the methods used to create the First Street Foundation Flood Model and was reviewed by an expert panel. The panel review process took place in 4 stages and required the identification of expert scientists to serve as reviewers and the methods with a focus on the identification of model issues, limitations, and improvements. First Street took care to select 3 experts with no prior knowledge or relationship with the organization in order to maintain as objective a review as possible. The panelist selected for the review include world leading experts in: Fluvial/Pluvial (inland) flooding: Witek Krajewski (PhD), Professor of Engineering and Director of the Iowa Flood Center at the University of Iowa; Hydrology and the Built Environment: James Smith (PhD), Professor of Environmental Engineering at Princeton University; Climatology: Adam Scholosser (PhD), Research Scientist and Deputy Director of Science Research at the Massachusetts Institute of Technology's Joint Program on the Science and Policy of Global Change. This expert panel took part in a peer-review process that from December 2019 through March 2020 that was made up of 1) an initial read of the technical document with comments associated with identified weaknesses and limitations, 2) a formal response to all comments by the First Street, and partners, modeling team resulting in a revised technical methodology document, and 3) a formal meeting of the panel to discuss and hash out any requirements from the panel for the final document to be approved. Ultimately, the final document was approved as of February 24th, 2020 after all of the expert panelists agreed on the final set of requirements. In addition to the Panel Review process, additional peer-review was undertaken through a more formal submission of the full model methodology and historic simulation recreations to scientific peer-review journal outlets. The scientific peer-review articles are intended to summarize for a technical audience the methods covered in the technical methodology in a more concise and summarized form than the full technical methodology document that was reviewed by the expert panel. Ultimately, the First Street Foundation undertook both forms of peer-review in order to produce an exhaustive, open and transparent, technical methodology document that would be available to anyone on the First Street website; while also producing more traditional peer-review scientific articles to validate the methodology.

Summary of First Street Foundation Flood Model

The First Street Foundation Flood Model is a nationwide, probabilistic flood model that shows any location's risk of flooding from rain, rivers, tides, and storm surge. It builds off of decades of peer-reviewed research and forecasts how flood risks will change over time due to changes in the environment. To provide a 360˚ view of flood risk, the model has recreated many major U.S. floods and generated full coverage, high-resolution flood maps projecting current and future risks for more than 145 million properties all 50 states, Washington D.C and Puerto Rico. It additionally provides Federal Emergency Management Agency (FEMA) flood zone information for properties, as well as aggregated analyses of neighborhoods, zip codes, cities, counties, and states.

The First Street Foundation Flood Model considers a location's risk of flooding from high intensity rainfall, overflowing rivers and streams, high tides, and coastal storm surge.

- High intensity rainfall causes flooding when an area's sewage system and draining canals lack the necessary capacity to drain away the amount of rain that falls. Urban areas are particularly susceptible because there is little open soil that can store water.

- Overbank flooding of rivers and streams happens when there is an increase of water volume in a river channel, causing it to spill onto and flood the adjacent floodplain. Ongoing riverine floods can intensify and become flash floods when heavy rainfall results in a rapid surge of rising flood waters.

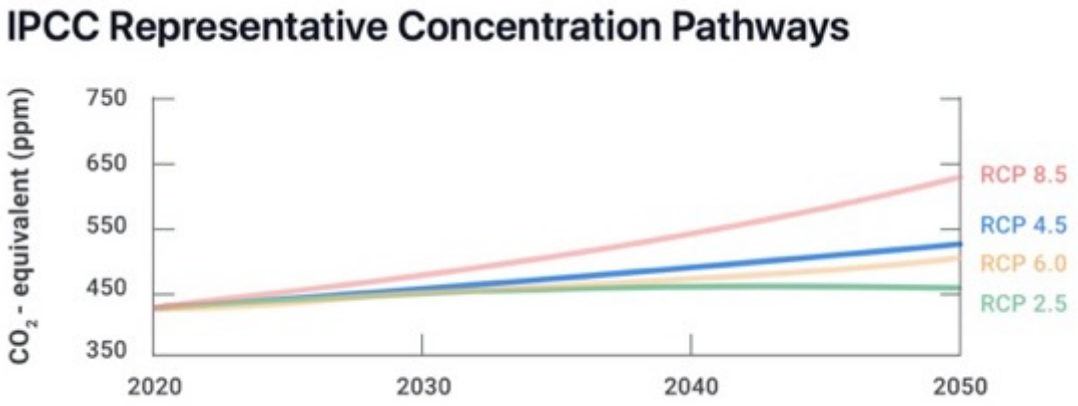
- Tidal flooding, sometimes known as sunny day flooding, king tide flooding, or nuisance flooding, is the temporary flooding of low-lying areas near the coast. It usually occurs during exceptionally high tide events, like full and new moons, and some areas experience this flooding multiple times a year.

- Storm surge refers to the rise of water generated by a storm, over and above predicted water levels. The more severe the hurricane or storm, the greater the storm surge, and the further water can travel. This flooding is often exacerbated by the rainfall that occurs along with the storm.

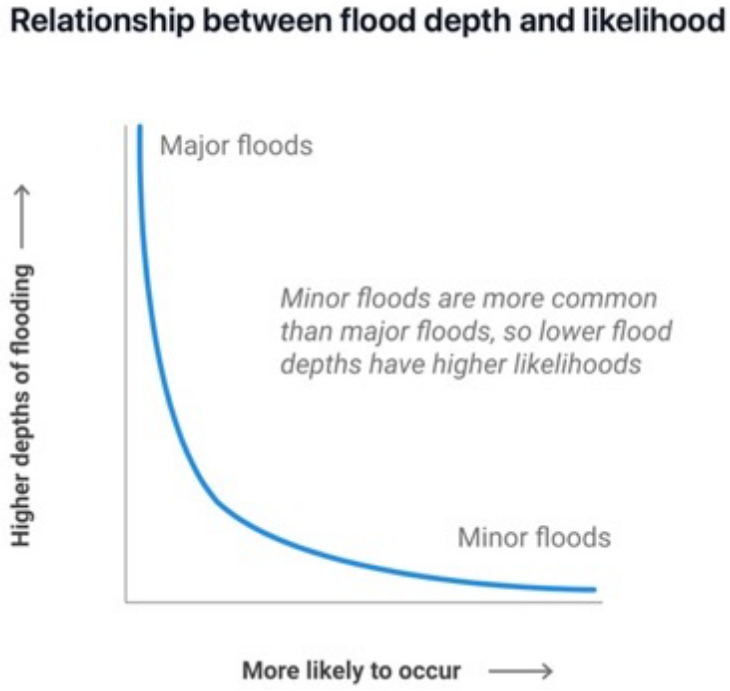
The First Street Foundation Flood Model is a probabilistic flood model, which means it considers uncertainty and outputs a distribution of likelihoods. It first asks the question: "what is the likelihood of a flood occurring within a given year?" Based on a location's history and geographic information (such as elevation, climate, proximity to water, and adaptation measures), the model creates a range of probabilities, known as "return periods."

The model then analyzes select probabilities (0.2%, 1%, 10%, 20%, 50%) to create "hazard layers," which show where and how deep flooding could occur for each probability. This allows First Street Foundation to not only calculate, but actually map flood risks for different probabilities within a given year.

The inclusion of environmental changes that impact flood risks, such as sea level rise and precipitation patterns, is an essential trademark of the First Street Flood Model. Using 1980-2010 as a baseline period, the model analyzes multiple environmental possibilities under the RCP 4.5 carbon emissions scenario with high and low uncertainty bounds. The resulting high, median, and low environmental scenarios are then used as inputs when calculating current and future flood risks to show how flood risks will change in fifteen and in thirty years.



Because the First Street Foundation Flood Model can calculate a flood depth for any probability, it can also determine the likelihood of a flood reaching a minimum depth in a given year, known as an annual flood likelihood. A property's annual flood likelihood for a specific depth in 15 or 30 years may differ from its annual likelihood this year because of changes in the environment.

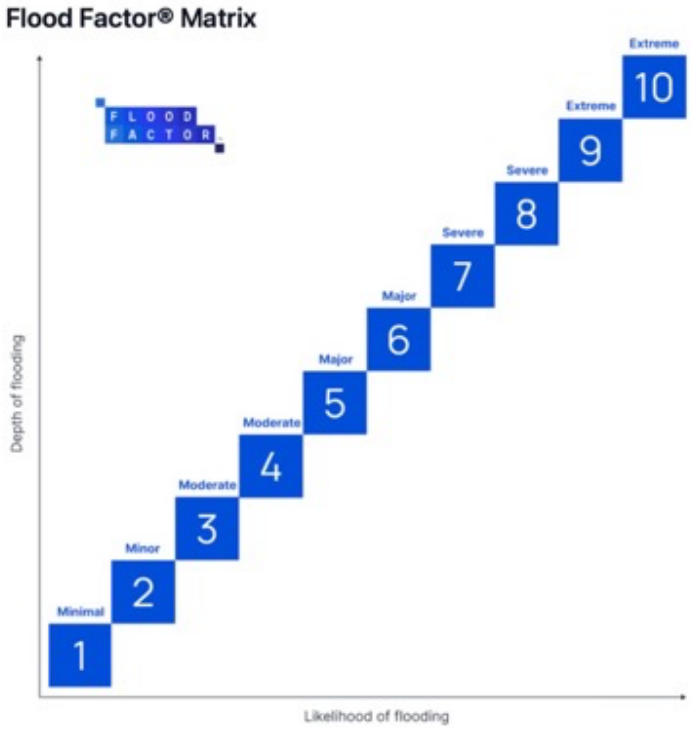


Flood risks do not occur on an annual basis, but rather accumulate over time. To simplify this, the model also calculates a cumulative flood likelihood, which shows the likelihood of flooding to a certain depth at least once over 15 or 30 years. For instance, if a home has a 1% annual flood likelihood (also know as a 100-year flood risk), that home has a 26% chance of flooding at least once over 30 years.

Cumulative Probabilities

Annual Probability	Over 5 years	Over 15 years	Over 30 years
50% (1/2)	97%	100%	100%
20% (1/5)	67%	97%	100%
10% (1/10)	41%	79%	96%

To simplify flood risks even further, the First Street Foundation Flood Model also calculates a property's Flood Factor. Flood Factor scores increase as the 30-year cumulative flood likelihood increases, or as the projected depth of flooding increases. Properties with a higher Flood Factor are either more likely to flood, are more likely to experience high floods, or both.

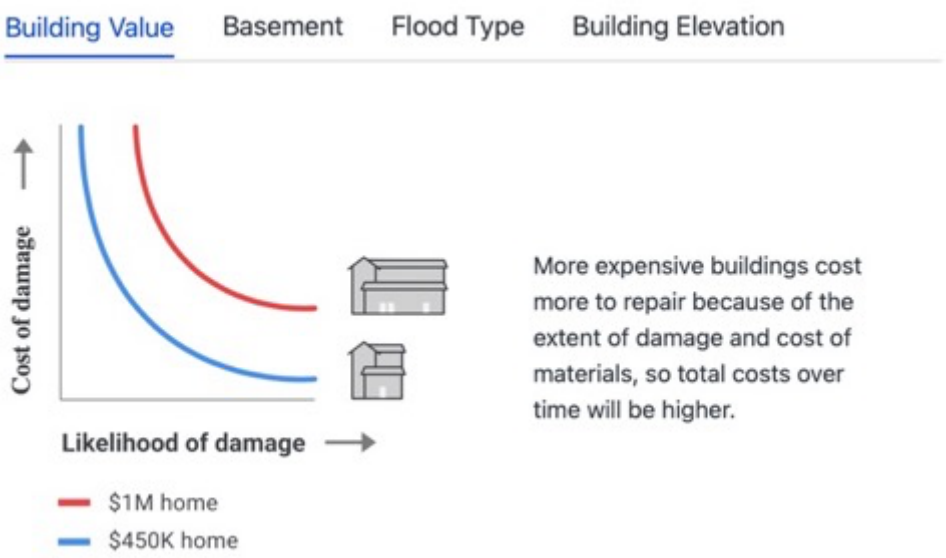


While it is still possible for properties with a Flood Factor® of 1 (minimal) to flood, these properties have a less than 0.2% chance of flood water reaching the building in every analyzed year.

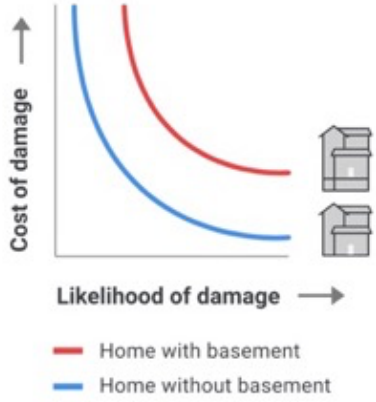
Average annual loss data provides a powerful way to understand flood risk by evaluating it in terms of its potential dollar cost to property owners. The annual flood damage cost estimates refer to how much, on average, a property-owner could expect to pay in repair costs from flood damage to their building in a given year. It is calculated based on a property's flood risks, the likelihoods and depths of flooding projected for a building and building characteristics, such as property type, elevation, materials, and building value. These estimates do not include costs to replace damaged contents, and do not consider inflation. Because the risk of loss changes as environmental conditions change, these costs generally increases over time alongside flood risk to a property.

To assess average annual loss, First Street Foundation applied its comprehensive, property specific flood model to historical data from the United States Army Corps of Engineers, which tracks flooding to properties at various depths and combines this data with records of FEMA insurance claims.

Sample of contributing factors to higher annual flood damage estimates:

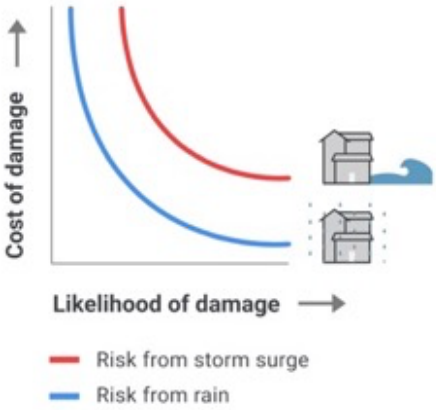


Building Value | Basement | Flood Type | Building Elevation



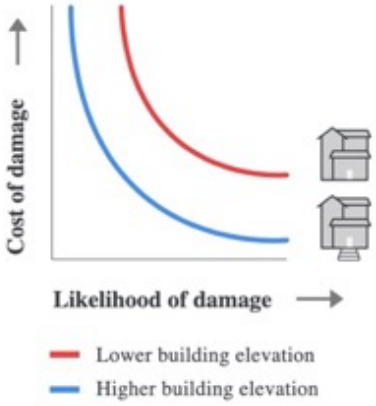
Buildings with basements will suffer more damage in the event of a flood and cost more over time.

Building Value | Basement | Flood Type | Building Elevation



Different types of floods can cause more damage to a building and cost more to repair.

Building Value | Basement | Flood Type | Building Elevation



The higher a building's first floor elevation, the less damage it would experience in the event of a flood, reducing its total annual flood costs.

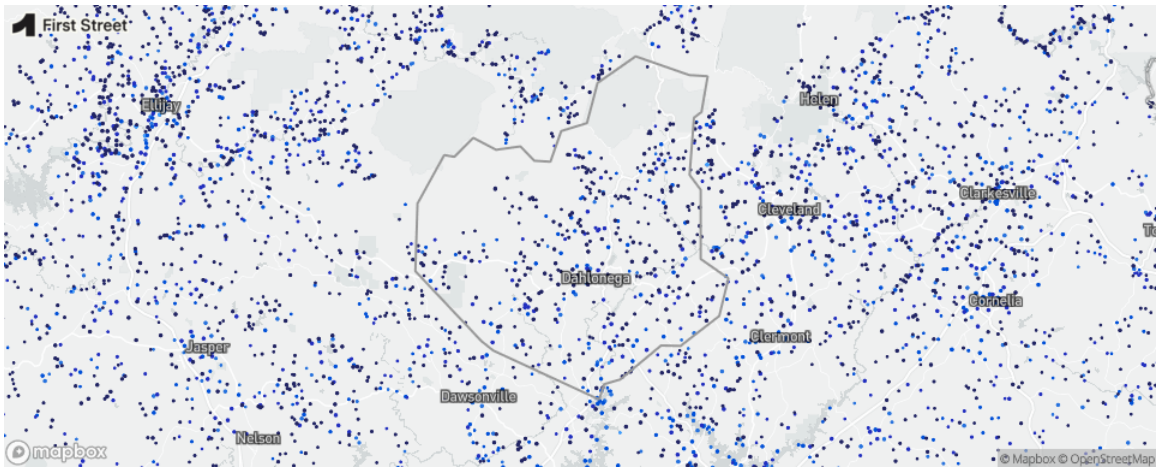
Each assessment is based directly on a property's probability of flooding, so it is relative to each property's unique risk. The damage costs are also relative to a property's value; so homes with higher risks and/or higher values will have higher average annual loss estimates. Other variables, such as ground floor elevation and the presence of a basement can also impact the depth to damage relationship, and can be adjusted on the property-level to provide more precise estimates.

The creation of the First Street Foundation Flood Model required an unprecedented partnership of more than 80 world-renowned scientists, technologists and analysts. The data the model produces undergoes multiple reviews and must pass comprehensive check-points before being made publicly available. Where possible, data has been validated against historic flood reports and government flood claims. In developing its flood model, First Street Foundation created the first national adaptation database, including more than 40 different adaptation types, which is used to both inform and validate flood projections. All methods used by the First Street Foundation Flood Model have undergone an expert academic panel review and have been submitted to scientific peer-review journals.

First Street Foundation has made its flood model's full technical methodology available to the public because it supports scientific collaboration and data transparency. The First Street Foundation Flood Model will continue to incorporate feedback and expand its model over time, including an annual data update. Since its release in June 2020, Flood Factor® has continued to improve its data quality and site experience. As new data and model improvements become available, some properties may see changes in their flood risks. See the Help Center for more information on past updates.

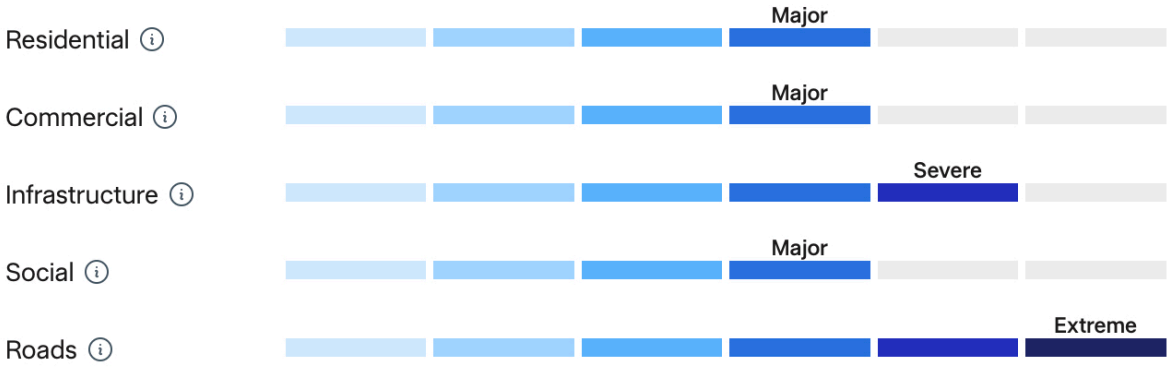
Note: This plan utilizes research from The First Street Foundation and RiskFactor. This information may be reformatted or rearranged for stylistic or other administrative purposes. Licensing and other legal information related to the use of this information can be accessed from the following page: https://creativecommons.org/licenses/by-nc-sa/4.0/#

The Extent of Flooding Risks for Lumpkin County



Community Impact from Flooding in Lumpkin County

In addition to property damage, flooding can cut off access to utilities, emergency services, transportation, and may impact the overall economic well-being of an area. Overall, **Lumpkin County** has a **major** risk from flooding. To determine community impact from flooding, the operational risk for today and in 30 years is calculated for all properties in the community based on the property use and flooding depth. This includes special calculations for **hospitals, power stations, police stations, fire stations, airport, roads**, and other critical infrastructure.



Anticipating Changes in Flood Risk for Lumpkin County

Deeper floods from major events like hurricanes are less likely to occur but affect more properties than more shallow flood events, like heavy rains. As Lumpkin County feels the effects of a changing environment, however, events of all kinds will affect more properties within the community.

If a low-likelihood storm resulting in severe flooding (a 1-in-100 year flood event), occurred today, it could affect **1,754** properties in Lumpkin County. This type of event has a 26% chance of occurring at least once over the life of a 30 year mortgage. 30 years from now, an event of this same likelihood would affect **1,786** properties due to a changing environment.

Depth of flooding (ft.)

This year ⟷ In 30 years



0 | 0.5 | 1 | 2 | 3+

Properties at risk

1,754	1,786
Today	In 30 years

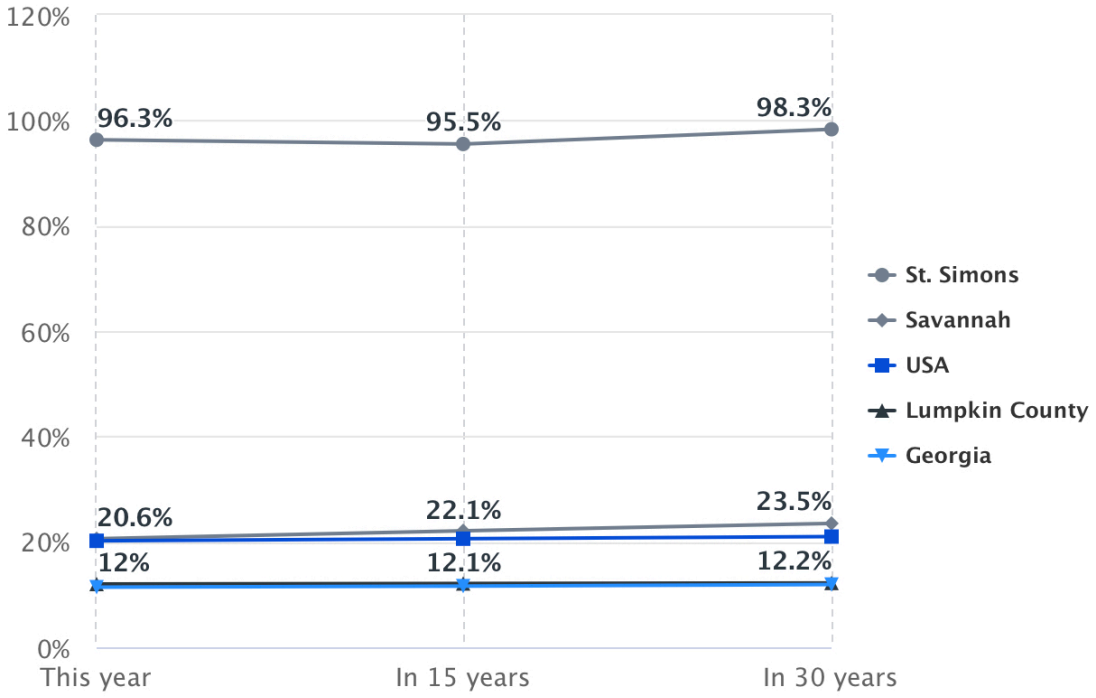
Note: 154 properties in this area are protected by an adaptation. While the above projections take into account this reduction, risks may substantially increase in the event of failure.

Lumpkin County Flood Risk Ranking and Trends

This year **12%** of properties in **Lumpkin County** have risk of flooding. In 30 years **12.2%** of properties in **Lumpkin County** will have risk of flooding.

Climate change is producing higher seas and stronger storms which is increasing flooding across the US. Learn more.

Percent of properties at risk from flooding



Cities in Georgia with high flood risk
St. Simons, Tybee Island, Montgomery

Cities in Georgia with low flood risk
Savannah, Roswell, Warner Robins

Lumpkin County FEMA Zones and Insurance

Flood Factor and FEMA zones are two independent risk assessments. Learn more

Number of Properties at Risk from Flooding

First Street integrates all major flood types (from tides, coastal surges, rains, and rivers) and uses historical flooding events to calculate risk, in addition to considering future environmental changes.

First Street

Major or Higher



1,972 Total: 17,657

In contrast, **FEMA** does not currently map two-thirds of U.S. rivers or account for heavy rainfall or new development away from rivers or in urban areas because it is expensive and labor intensive.

FEMA

Special Flood Hazard Area (Zone A or V)

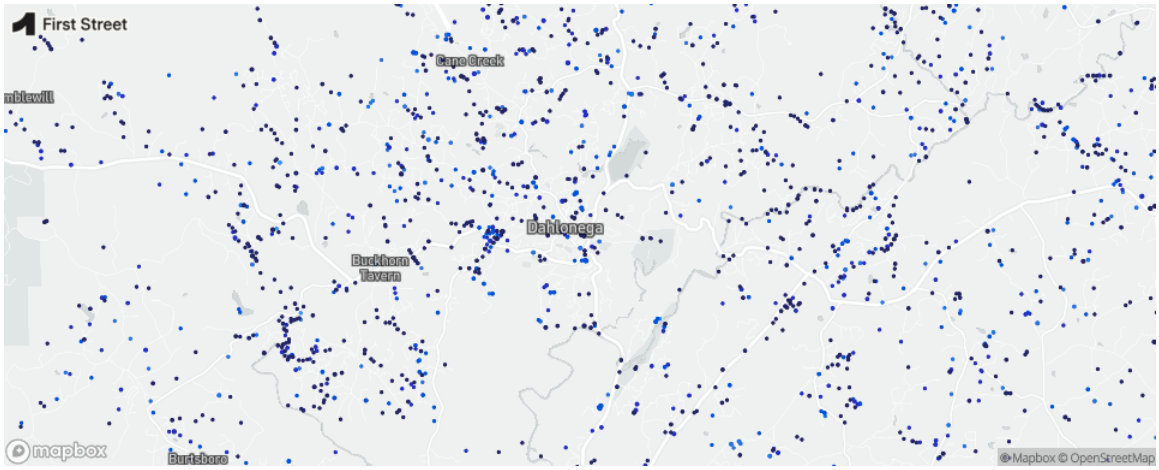


219 Total: 17,657

Lumpkin County Flood Sources

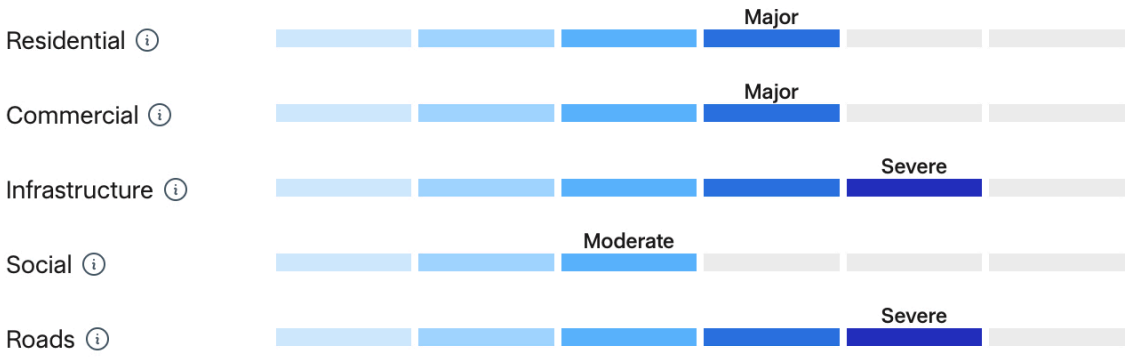
FLOOD TYPE	DESCRIPTION	PROTECTIONS AGAINST FLOOD TYPE
River	Flooding resulting from the overflow of rivers or streams due to heavy rainfall or snowmelt, inundating adjacent land areas.	Floodwall, Levee, Dikes, Dams
Precipitation	Flooding caused by excessive rainfall, leading to surface water accumulation in urban or rural areas.	Floodwall, Levee
Coastal	Flooding occurring when seawater inundates coastal areas, typically due to storm surges, high tides, or sea-level rise.	Seawalls, Living breakwaters

The Extent of Flooding Risks for the City of Dahlonega



Community Impact from Flooding in Dahlonega

In addition to property damage, flooding can cut off access to utilities, emergency services, transportation, and may impact the overall economic well-being of an area. Overall, the city of **Dahlonega** has a **major risk from flooding**. This is based on the level of risk the properties face rather than the proportion of properties with risk. To determine community impact from flooding, the operational risk for today and in 30 years is calculated for all properties in the community based on the property use and flooding depth. This includes special calculations for hospitals, power stations, police stations, fire stations, airport, roads, and other critical infrastructure.



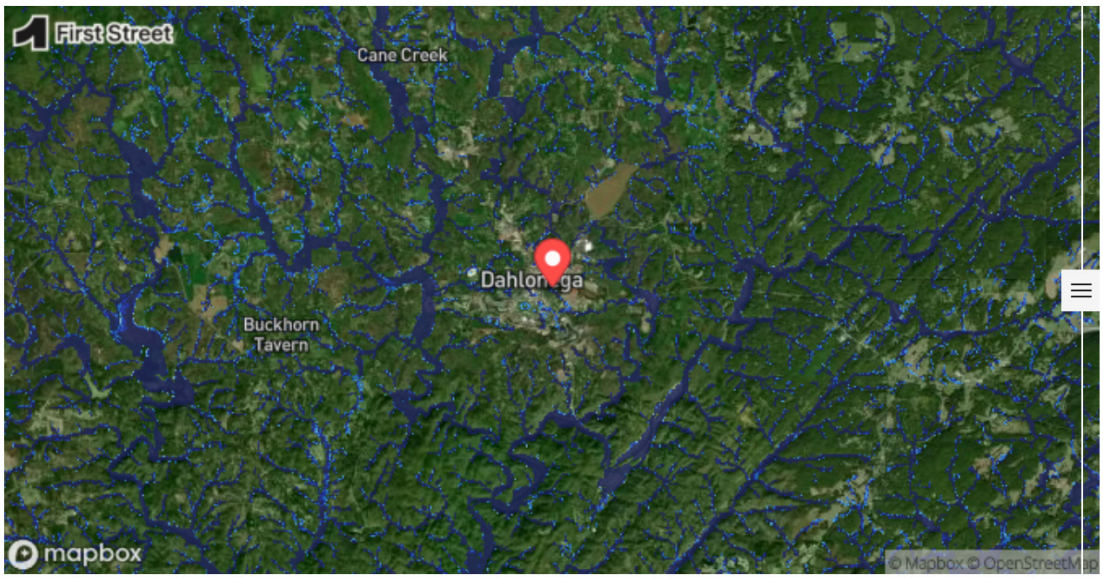
Anticipating Changes in Flood Risk for Dahlonega

Deeper floods from major events like hurricanes are less likely to occur but affect more properties than more shallow flood events, like heavy rains.

While this risk is expected to remain constant over the next 30 years, this type of event has a 26% chance of occurring at least once over the life of a 30 year mortgage.

Depth of flooding (ft.)

This year ⟷ In 30 years



0 | 0.5 | 1 | 2 | 3+

Properties at risk

155	157
Today	In 30 years

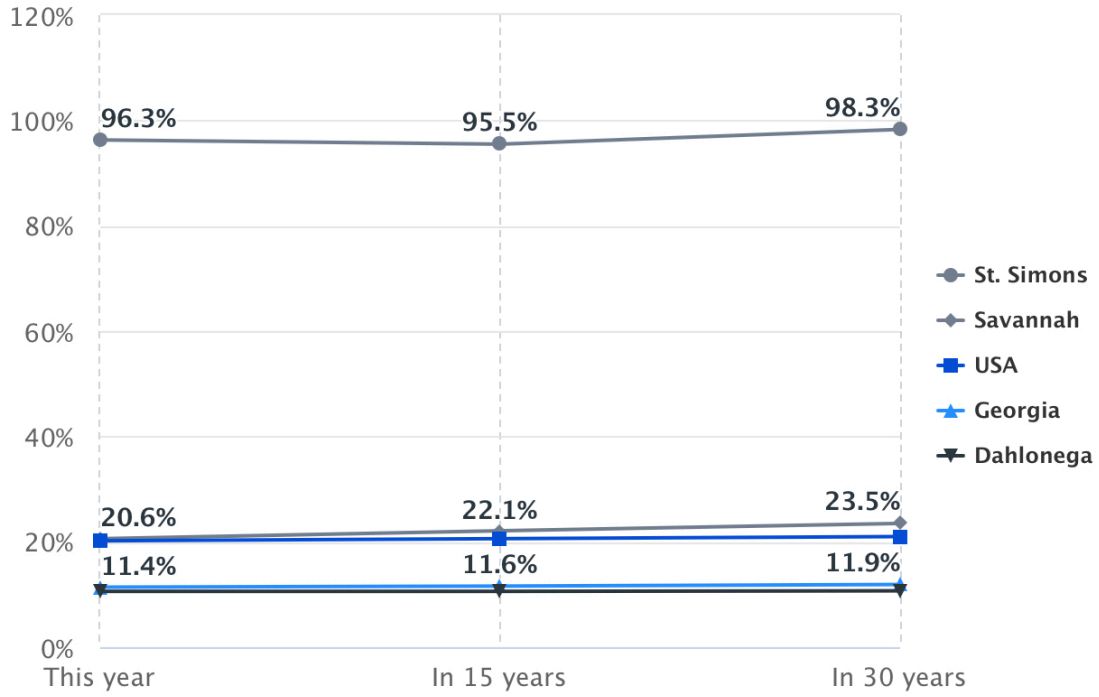
Note: 3 properties in this area are protected by an adaptation. While the above projections take into account this reduction, risks may substantially increase in the event of failure.

Dahlonega Flood Risk Ranking and Trends

This year **10.6%** of properties in **Dahlonega** have risk of flooding. In 30 years **10.7%** of properties in **Dahlonega** will have risk of flooding.

Climate change is producing higher seas and stronger storms which is increasing flooding across the US. Learn more.

Percent of properties at risk from flooding



Cities in Georgia with high flood risk
St. Simons, Tybee Island, Montgomery

Cities in Georgia with low flood risk
Savannah, Roswell, Warner Robins

Dahlonega FEMA Zones and Insurance

Flood Factor and FEMA zones are two independent risk assessments. Learn more

Number of Properties at Risk from Flooding

First Street integrates all major flood types (from tides, coastal surges, rains, and rivers) and uses historical flooding events to calculate risk, in addition to considering future environmental changes.

First Street

Properties with Major or Higher



206 Total: 2,113

In contrast, **FEMA** does not currently map two-thirds of U.S. rivers or account for heavy rainfall or new development away from rivers or in urban areas because it is expensive and labor intensive.

FEMA

Properties in Special Flood Hazard Area (Zone A or V)



24 Total: 2,113

Dahlonega Flood Sources

FLOOD TYPE	DESCRIPTION	PROTECTIONS AGAINST FLOOD TYPE
River	Flooding resulting from the overflow of rivers or streams due to heavy rainfall or snowmelt, inundating adjacent land areas.	Floodwall, Levee, Dikes, Dams
Precipitation	Flooding caused by excessive rainfall, leading to surface water accumulation in urban or rural areas.	Floodwall, Levee
Coastal	Flooding occurring when seawater inundates coastal areas, typically due to storm surges, high tides, or sea-level rise.	Seawalls, Living breakwaters

NCDC records show that 16 flood events occurred within the County over the past fifty years, which equates to a 32% annual frequency based upon reported events. The more recent twenty-year history presents a much more active picture with a 80% annual frequency. In addition, it is clear that NCDC data does not account for what is probably dozens of smaller flood events. There are also no records at the local level for such events, even though members of the HMPC have a general recollection of some of them, albeit without dates or depth data. As a result, the NCDC data is incomplete and cannot be relied upon in any significant way. The following chart provides annual frequency of reported events over the past five, ten, twenty, and fifty-year periods. The most recent five-year period, covering the span of time since the last update to this Plan, is highlighted in gold.

Lumpkin County – Flooding Frequency
(based on Reported Events)

Time Period	5yrs (2020-2024)	10yrs (2015-2024)	20yrs (2005-2024)	50yrs (1975-2024)
Number of Reported Events	3	10	16	16
Frequency Average per Year	0.60	1.00	0.80	0.32
Frequency Percent per Year	60%	100%	80%	32%

Lumpkin County (CID No. 130354) and the City of Dahlonega (CID No. 130129) each participate in the National Flood Insurance Program (NFIP) and follow the Program guidelines to ensure future development is carried out in the best interests of the public. According to NFIP guidelines, each jurisdiction has executed a Flood Damage Prevention Ordinance. The purpose of this ordinance is to minimize the loss of human life and health as well as to minimize public and private property losses due to flood conditions. The ordinance requires that potential flood damage be evaluated at the time of initial construction of structures, facilities and utilities, and that certain uses be restricted or prohibited based on this County evaluation. The ordinance also requires that potential homebuyers be notified that property is located in a flood area. In addition, all construction must adhere to the Georgia State Minimum Standard Codes (Uniform Codes Act). The minimum standards established by these codes provide reasonable protection to persons and property within structures that comply with the regulations for most natural hazards.

A Flood Insurance Rate Map (FIRM) is the official flood hazard map developed by Federal Emergency Management Agency that identifies areas at varying levels of flood risk. FIRM maps delineate flood zones, special flood hazard areas, base flood elevations, and floodways, and are used to support floodplain management, building and development decisions, and the determination of flood insurance requirements and premiums. They provide property owners, lenders, insurers, and local governments with a standardized reference for assessing flood risk. The latest FIRM maps adopted for the jurisdictions covered within this plan are as follows:

- Lumpkin County – April 2nd, 1991.
- City of Dahlonega – September 18th, 1991

As a participating community in the NFIP**,** a local government is required to designate an individual, department, or agency responsible for administering and enforcing the community's floodplain management obligations. This designee serves as the primary point of contact for floodplain-related matters and is responsible for implementing local floodplain regulations, reviewing development proposals within flood hazard areas, maintaining required records, coordinating with state and federal agencies, and ensuring ongoing compliance with NFIP requirements. Designating a responsible official or agency helps ensure that flood risk management commitments are consistently administered and that the community remains eligible for participation in the NFIP and access to federally backed flood insurance. Presently, the designees for the jurisdictions covered within this plan are as follows:

- Lumpkin County: Lumpkin County Planning Department Director
- City of Dahlonega: City of Dahlonega City Manager

Following a flood event, the Floodplain Administrator for each jurisdiction shall perform the duties outlined below in accordance with applicable local ordinances.

Lumpkin County:

Duties of the planning director shall include, but not be limited to:

(1) Review of proposed development to ensure that the permit requirements of this article have been satisfied.
(2) Review of proposed development to ensure that all necessary permits have been received from governmental agencies from which approval is required by federal or state law, including section 404 of the Federal Water Pollution Control Act amendments of 1972, 33 USC 1344. Copies of such permits are required to be provided and maintained on file.
(3) Review all permit applications to determine whether proposed building sites will be reasonably safe from flooding.
(4) When base flood elevation data or floodway data have not been provided in accordance with section 16-25, obtain, review and reasonably utilize any base flood elevation and floodway data available from a federal, state or other sources in order to administer the provisions of division 3 of this article.
(5) Review and record the actual elevation in relation to mean sea level (or highest adjacent grade) of the lowest floor, including basement, of all new or substantially improved structures in accordance with section 16-71(b)(2).
(6) Review and record the actual elevation, in relation to mean sea level to which any new or substantially improved structures have been floodproofed, in accordance with section 16-71(b)(2).
(7) When floodproofing is utilized for a structure, obtain certification of design criteria from a registered professional engineer or architect in accordance with sections 16-71(b)(1)c. and 16-104(2) or 16-106(2).

(8) Make substantial damage determinations following a flood event or any other event that causes damage to structures in flood hazard areas.
(9) Notify adjacent communities and the state department of natural resources prior to any alteration or relocation of a watercourse and submit evidence of such notification to the Federal Emergency Management Agency (FEMA).
(10) For any altered or relocated watercourse, submit engineering data/analysis within six months to the FEMA to ensure accuracy of community flood maps through the letter of map revision process. Ensure flood-carrying capacity of any altered or relocated watercourse is maintained.
(11) Make the necessary interpretation where interpretation is needed as to the exact location of boundaries of the areas of special flood hazard (for example, where there appears to be a conflict between a mapped boundary and actual field conditions). Any person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided in this article.

City of Dahlonega:

Duties of the city manager or his designee shall include, but shall not be limited to:

(1) Review proposed development to ensure that the permit requirements of this article have been satisfied.
(2) Review proposed development to ensure that all necessary permits have been received from governmental agencies from which approval is required by federal or state law, including section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 USC 1334. Require that copies of such permits be provided and maintained on file.
(3) Review all permit applications to determine whether proposed building sites will be reasonably safe from flooding.
(4) When base flood elevation data or floodway data have not been provided in accordance with section 107-32, then the city manager or his designee shall obtain, review and reasonably utilize any base flood elevation and floodway data available from a federal, state or other sources in order to administer the provisions of division 3 of this article.
(5) Review and record the actual elevation in relation to mean sea level (or highest adjacent grade) of the lowest floor, including basement, of all new or substantially improved structures in accordance with section 107-65(b)(2).
(6) Review and record the actual elevation in relation to mean sea level to which any new or substantially improved structures have been floodproofed, in accordance with section 107-65(b)(2).
(7) When floodproofing is utilized for a structure, the city manager or his designee shall obtain certification of design criteria from a registered professional engineer or architect in accordance with section 107-65(b)(1)(c) and section 107-117(2) or 107-119.
(8) Make substantial damage determinations following a flood event or any other event that causes damage to structures in flood hazard areas.
(9) Notify adjacent communities and the state department of natural resources prior to any alteration or relocation of a watercourse and submit evidence of such notification to the Federal Emergency Management Agency (FEMA).

(10) For any altered or relocated watercourse, submit engineering data/analysis within six months to FEMA to ensure accuracy of community flood maps through the letter of map revision process. Assure flood carrying capacity of any altered or relocated watercourse is maintained.
(11) Where interpretation is needed as to the exact location of boundaries of the areas of special flood hazard (for example, where there appears to be a conflict between a mapped boundary and actual field conditions), the city manager or his designee shall make the necessary interpretation. Any person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided in this article.
(12) All records pertaining to the provisions of this article shall be maintained in the office of the city manager or his designee and shall be open for public inspection.

According to the National Flood Insurance Reform Act, a repetitive loss structure is defined as "…a building covered by a contract for flood insurance that has incurred flood-related damages on two occasions during a 10-year period ending on the date of the event for which a second claim is made, in which the cost of repairing the flood damage, on the average, equaled or exceeded 25 percent of the market value of the building at the time of each such flood event." **As of September 2025, there are <u>two</u> official residential Repetitive Loss Structures on file for Lumpkin County and the City of Dahlonega, one within each jurisdiction.** A**t this time there are no Severe Repetitive Loss structures on file.**

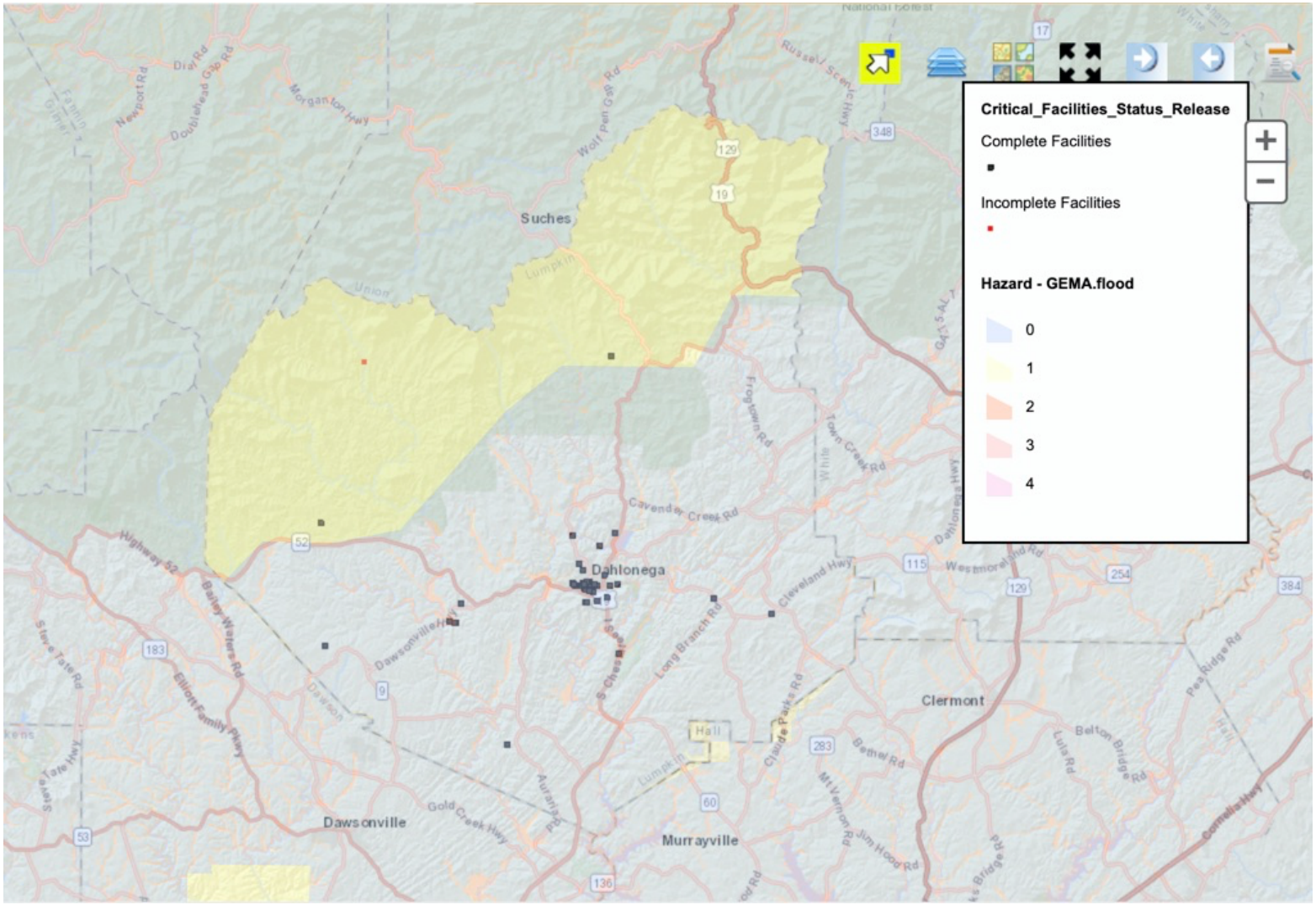
IMPORTANT NOTICE: *The information contained in GMIS records related to repetitive loss structures is legally privileged and confidential. Its use is protected under the Privacy Act of 1974, 5 U.S.C. section 552(1). Use of the information is restricted to applicable Routine Use(s) cited in the Systems Notice published at 67 FR 3193, January 23, 2003. The information should be used consistent with the purpose for which the records were released as stated in the applicable Routine Use(s) cited herein. As such, we are unable to divulge the following information to anyone other than as specifically indicated by the applicable Routine Use authorizing the release of the information: Property Address, Loss Dates or Amounts. We do provide some summarization of the information below, which is absolutely sufficient for the purposes of this plan.*

Community Name	CID No.	Number of repetitive loss locations
Lumpkin County	130354	1
City of Dahlonega	130129	1

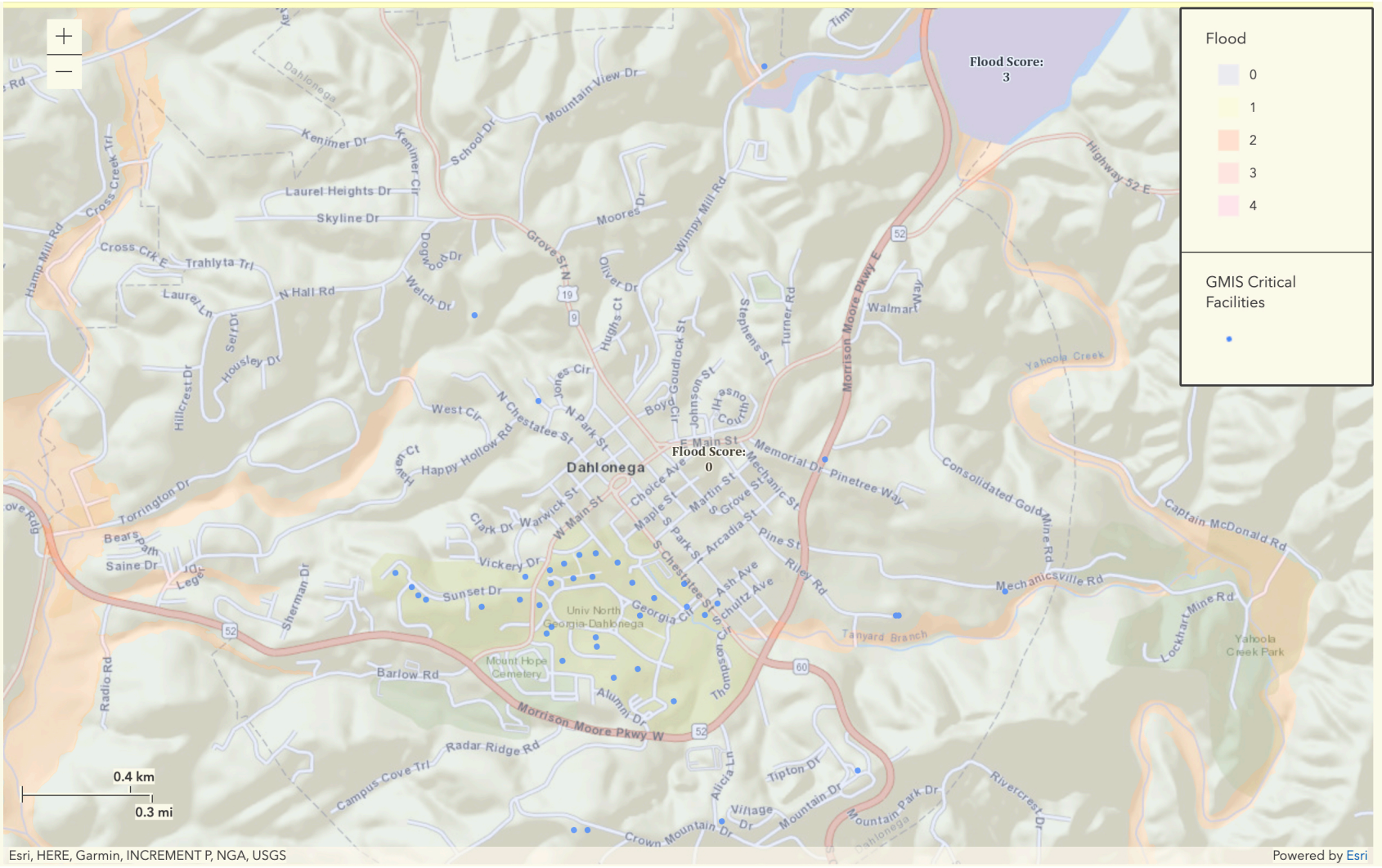
C. Assets Exposed to Hazard – In evaluating assets that may potentially be impacted by the effects of flooding, the HMPC determined that, although all critical facilities, public and private property are potentially susceptible to flooding, structures most susceptible are generally located within the vicinity of the Chestatee River, Etowah River, Yahoola Creek and Ward Creek (both of which flow into the reservoir which includes Ted Taft Copeland Dam), Cane Creek, Clay Creek, Hurricane Creek, and other tributaries that empty into the Chestatee and Etowah Rivers Other areas affected by flooding were associated with storm drain systems within Lumpkin County and the City of Dahlonega.

The GEMA maps that follow identify the locations of critical facilities in relationship to the known flooding hazard areas located within the County and each City. Flood hazard score legend is located at the end of the maps sequence.

Lumpkin County



City of Dahlonega



Flood hazard score legend

The flood hazard scores are derived from the FEMA Q3 "Zone" values. The Q3 layer is derived from the FEMA paper flood insurance rate maps. Although the resolution is 1:24,000, which has an allowable error of 40 feet, FEMA recommends using 250 feet as the potential error. This layer cannot be used for a legal flood determination.

Score	Original Value	Description
4	Floodway	Floodway (within zone AE)
	V	1% with Velocity no Base Flood Elevation (BFE)
	VE	1% with Velocity BFE
3	A	1% Annual Chance no BFE
	A99	1% Federal flood protection system
	AE	1% has BFE
	AH	1% Ponding has BFE
	AO	1% Sheet Flow has depths
	AR	1% Federal flood protection system
2	X500	0.2% Annual Chance
1	ANI	Area not included in survey
	D	Undetermined but possible
0	UNDES	Undesignated
	X	Outside Flood Zones

D. Estimate of Potential Losses – For loss estimate information, please refer to the Critical Facilities Database (Appendix A).

E. Multi-Jurisdictional Concerns – Any portion of Lumpkin County including the City of Dahlonega can potentially be impacted by flooding. According to GMIS flood maps and other data within this Plan, the County and City each have significant flood-prone areas within their jurisdictions.

Within Lumpkin County, the most flood prone areas are located in the vicinity of Buffington Rd, Cain Bridge Rd, Empire Dr, Col. Farrow Rd, Fox Hollow Rd, SR60 at SR400, SR60 in front of the Dollar General store, Little Mountain Rd at Woods Dr, Reid Chapman Rd, Wahoo Creek Rd, Horton Rd, Jay Bridge Rd, Johnny Collins Rd, Lumpkin County Pkwy, Pecks Mill Creek Rd, Rider Mill Rd, Roy Grindle Rd, Walnut Valley Dr, Walter Caldwell Rd, Willow Pond Rd, and Winters Mountain Rd.

Within the City of Dahlonega, the most flood prone areas are located in the vicinity of Golden Ave, West Circle, Barlow Rd, Wimpy Mill Picnic Area on Wimpy Rd, Park St, Martin St, and SR60 at the Chestatee River. Two of the City's main concerns are the Chestatee River and localized flooding due to a clogged or undersized storm drain system.

Any mitigation steps taken related to flooding will be pursued on a countywide basis and include the City of Dahlonega. Over time, various funding sources, including local and CDBG funding, have been utilized to mitigate potential flood damage in Lumpkin County and the City of Dahlonega. This includes improvements to drainage systems and storm sewer systems. Historical records and recommendations from engineering sources are used during updates to the Hazard Mitigation Plan to help develop or update mitigation actions related to flooding.

Article IX, Section II of the Constitution of the State of Georgia and Section 36-1-20(a) of the Official Code of Georgia Annotated have delegated the responsibility to local governmental units to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry. The following is a description of how participants in the NFIP implement floodplain management regulations both before and after an event including any substantial improvement/substantial damage provisions.

Each community appoints a representative to serve as the designee that enforces the National Flood Insurance Program requirements and flood prevention within it's jurisdiction. Each entity reviews all permit applications or zoning complaints for their respective jurisdictions. Permits are not approved until signed off as compliant with all building codes and NFIP requirements. As the agencies that implement the addressed commitments and requirements of the NFIP, they also administer and oversee the process of substantial improvement/substantial damage regulations post-disaster. Assessment of damages after a disaster helps in community resiliency and future mitigation strategies. Implementing existing guidelines and local regulations such as building codes, zoning ordinances, and disaster management plans continues to help these communities recover from natural disasters.

F. Climate – Climate has always changed over time because of natural reasons like volcanic activity, solar radiation variations, and shifts in Earth's orbit. These changes happen slowly and result in temperature shifts, different rain patterns, and sea level changes. Other things like the makeup of the atmosphere and how continents are arranged also affect climate change over long periods. Lately, there's been a debate about how much human activities, like burning fossil fuels and cutting down forests, affect climate change. Some say natural factors are the main drivers, while others say human actions have a big impact. Most people think the truth is somewhere in the middle. But for this plan, what's causing climate change is largely irrelevant. One county can't modify the Earth's climate. Furthermore, any changes in climate probably won't change which natural hazards occur in Lumpkin County. It is more likely to make the natural hazards we already deal with, such as flooding, occur more frequently or at a greater magnitude. If that does occur, it will become evident in the hazards history and frequency data used in this plan.

G. Vulnerable Populations - Vulnerable populations in Lumpkin County and the City of Dahlonega, each in very similar ways, may experience the impacts of natural hazards, including flooding, differently than the rest of the population due to a variety of factors that increase their susceptibility to harm. These factors can include socioeconomic status, age, disability, race, language barriers, and housing conditions. Here's a brief summary of how these populations might be affected differently:

Elderly and Disabled Populations: Older adults and individuals with physical or cognitive disabilities may have mobility challenges, which can make evacuation during emergencies more difficult. They may also have higher health risks during extreme weather events like heatwaves, floods, or storms, and may not have access to necessary medical care during such events.

Low-Income Communities: Low-income households often lack the resources to prepare for or recover from natural disasters. This includes limited access to flood insurance, poor housing conditions that may not be resilient to storms, and difficulty accessing emergency services. These individuals may also be more likely to live in areas prone to hazards, such as floodplains or areas with inadequate infrastructure.

Racial and Ethnic Minorities: Racial and ethnic minorities may face higher levels of vulnerability due to limited access to healthcare, education, and social services. In some cases, these populations may be more likely to live in high-risk areas (such as floodplains) or in substandard housing that is less resilient to natural hazards.

Non-English Speakers: Individuals who speak limited or no English may face difficulties in understanding emergency warnings, evacuation instructions, or access to resources. Lack of access to multilingual communication can exacerbate their vulnerability during natural hazard events.

Homeless Individuals: Homeless individuals are especially vulnerable during natural hazards, as they may not have access to shelters or safe places to seek refuge during

extreme weather events. They may also lack the ability to store supplies or evacuate to a safe location.

Children: Children are particularly vulnerable to the impacts of natural hazards due to their developmental stage and reliance on caregivers. They may also face challenges in evacuation due to age or disability and may be at higher risk for trauma and health issues in the aftermath of a disaster.

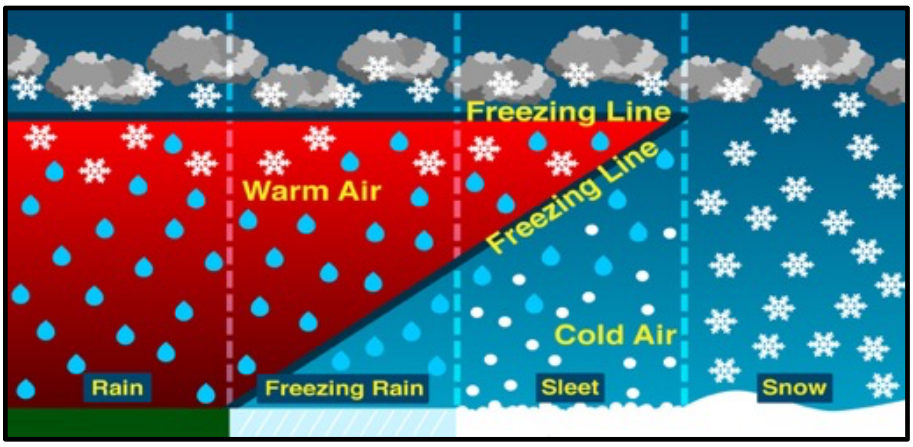
In general, vulnerable populations may experience greater exposure, fewer resources for mitigation and recovery, and more severe consequences from natural hazards compared to the rest of the population. This highlights the need for inclusive disaster planning, preparedness, and response strategies that address the specific needs of these groups.

H. Hazard Summary – Severe flooding has the potential to inflict significant damage within Lumpkin County. Mitigation of flood damage requires the community to have knowledge of flood-prone areas, including roads, bridges, bodies of water, and critical facilities, as well as the location of the County's designated shelters. The Lumpkin County HMPC identified flooding as a hazard requiring mitigation measures and identified specific mitigation goals, objectives and action items they deemed necessary to lessen the impact of flooding. These findings are found in *Chapter 5*.

2.4 Winter Storms



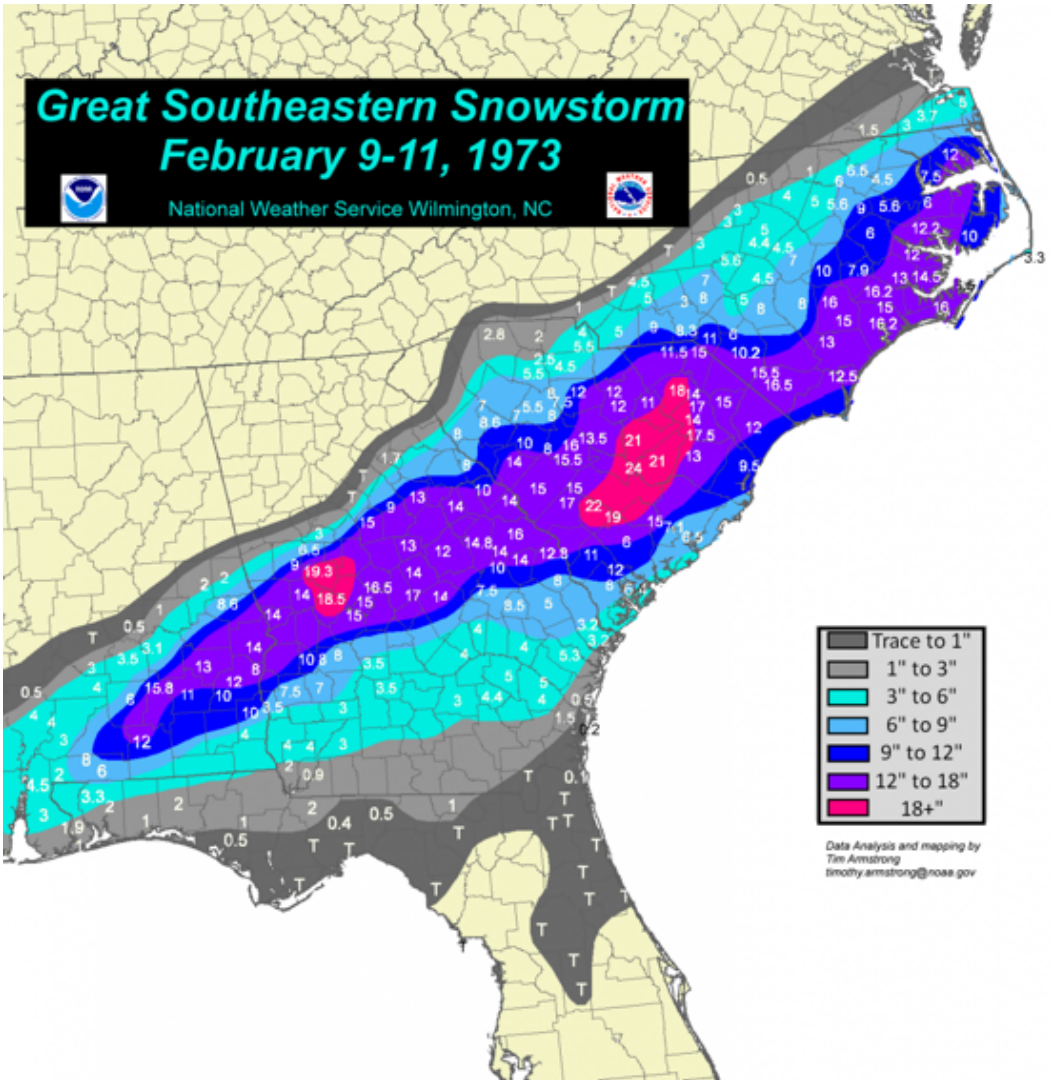
A. Hazard Identification – The Lumpkin County HMPC researched historical data from the National Climatic Data Center, The National Weather Service, as well as information from past newspaper articles and various online resources relating to winter storms in Lumpkin County. Winter storms bring the threat of freezing rain, ice, sleet, snow and the associated dangers. A heavy accumulation of ice, especially when accompanied by high winds, devastates trees and power lines. Such storms make highway travel or any outdoor activity extremely hazardous due to falling trees, ice, and other debris. The diagram below demonstrates the formation of these different forms of precipitation.



B. Hazard Profile – Although winter storms occur relatively infrequently, they have the potential to wreak havoc on the community when they do strike. Winter storms within Lumpkin County typically cause damage to power lines, trees, buildings, structures, and bridges, to varying degrees. Portions of the County with higher elevations have highways with steep grades, resulting in very hazardous travel conditions when they are covered with frozen precipitation. Another hazard exists due to the large tree population. Trees and branches weighed down by snow and ice become very dangerous to person and property.

February 9-11, 1973 Great Southeastern Snowstorm

One of the greatest snowstorms in Southeastern United States history occurred February 9-11, 1973. This storm dropped one to two feet of snow across a region that typically sees only an inch or two of snow per year. New all-time snowfall records were established in a number of locations in Georgia, North Carolina and South Carolina. Measurable snow fell along the Gulf Coast from Texas to Florida.



Deep South of Nation Is Knee-Deep in Snow

ATLANTA (UPI)—A "once-in-a-hundred-years" snowstorm whipped across the Deep South today, blanketing the Mississippi Gulf Coast and dumping nearly a foot of snow on the midsection of Georgia.

The storm, rolling rapidly out of Louisiana, was blamed for three traffic deaths as it whipped through Mississippi and Alabama and spawned a line of squalls in Florida that damaged half a dozen homes near Stuart.

Eleven inches of snow was on the ground at Macon and the city was practically snowbound. The mayor there declared a state of emergency.

The National Guard was called out to rescue stranded motorists in central and south Georgia. It was the heaviest snowfall in a decade on the Mississippi Gulf Coast

Sleet and freezing rain hit the Carolinas' coastland early today and Wilmington, N.C., was blanketed with six inches of snow.

The storm followed a beltline pattern, and except for frigid temperatures, missed Atlanta and North Georgia completely.

"This is probably what you would call a once-in-a-hundred years snow," said Columbus Mayor J. R. Allen. "And certainly the city is not equipped with snowplows and equipment for this situation."

The city measured nine inches of snow by early today.

Hazardous travel warnings were issued for northwest Florida and winds of from 25 to 30 miles an hour brought rough seas and high tides to Tampa.

South Carolina braced against sleet and freezing rain along the coastal areas and in the vicinity of Charleston and up to five inches of snow was expected today in the Aiken and Orangeburg areas.

The snow on the Mississippi Gulf Coast was the heaviest in a decade.

In Mississippi, the National Weather Service reported accumulations of two to four inches of snow along the coast and the state's highway patrol said most major bridges in the area were impassable.

Mississippi Power & Light Co. said electric service was interrupted in some areas north of the coastal region when ice accumulations snapped tree limbs and knocked down wires.

In Georgia, Columbus, Macon and Augusta reported seven inches of snow on the ground by Friday night, the heaviest ever recorded by the National Weather Service since recordkeeping was first started in 1947.

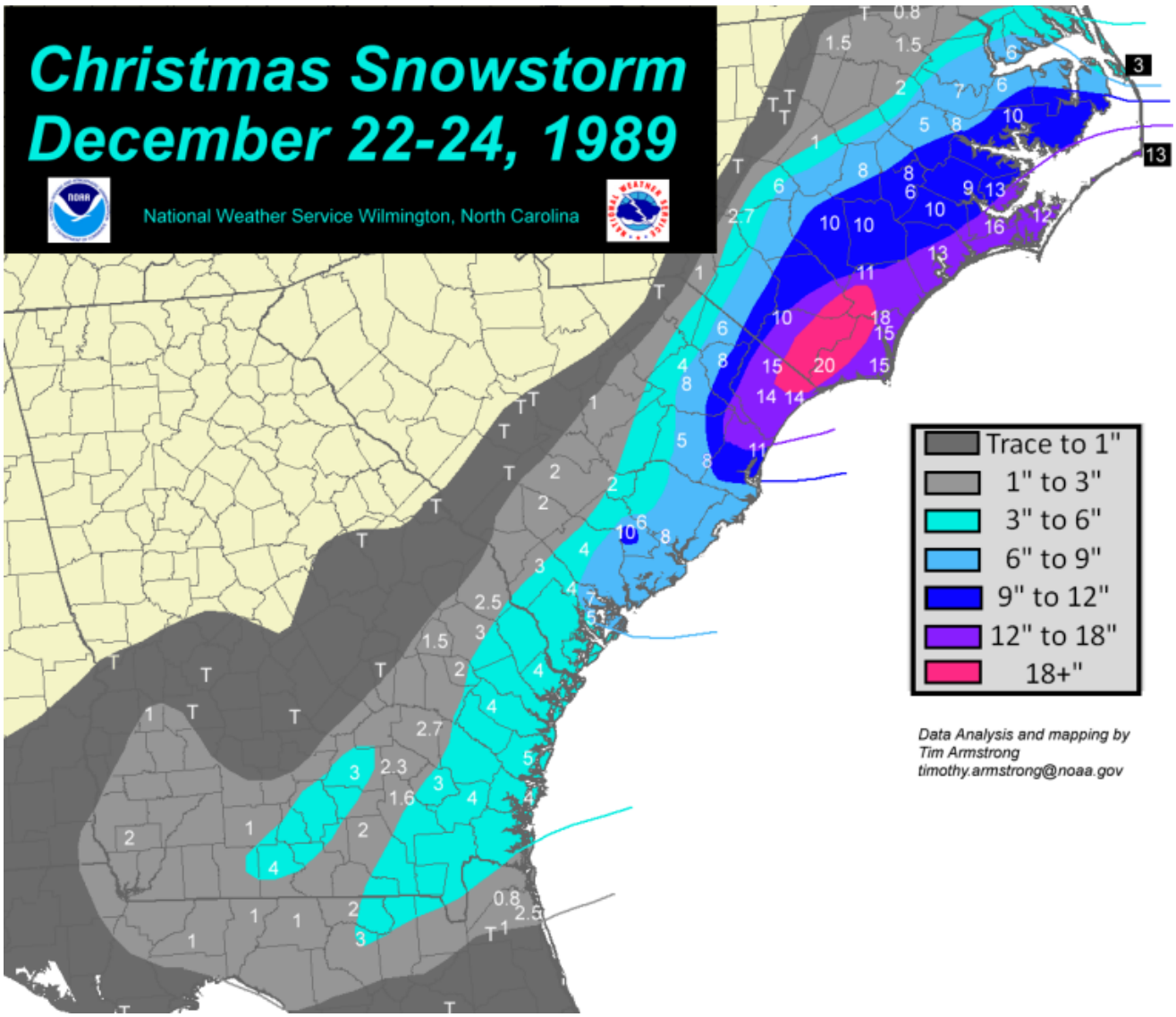
"Please get off the streets and go home for your own safety," said Columbus Mayor J. R. Allen in a special bulletin. City offices, schools and businesses shut down at noon Friday as the snow began to mount.

Georgia Gov. Jimmy Carter ordered the National Guard into rescue work on U.S. Highway 80 below Thomaston, where some 20 vehicles, including a Greyhound bus, were snowed in. The rescue teams evacuated occupants of the vehicles, sending them to a special disaster shelter for the night.

National Guard generators also provided emergency power for the hospital at Preston, in Webster County.

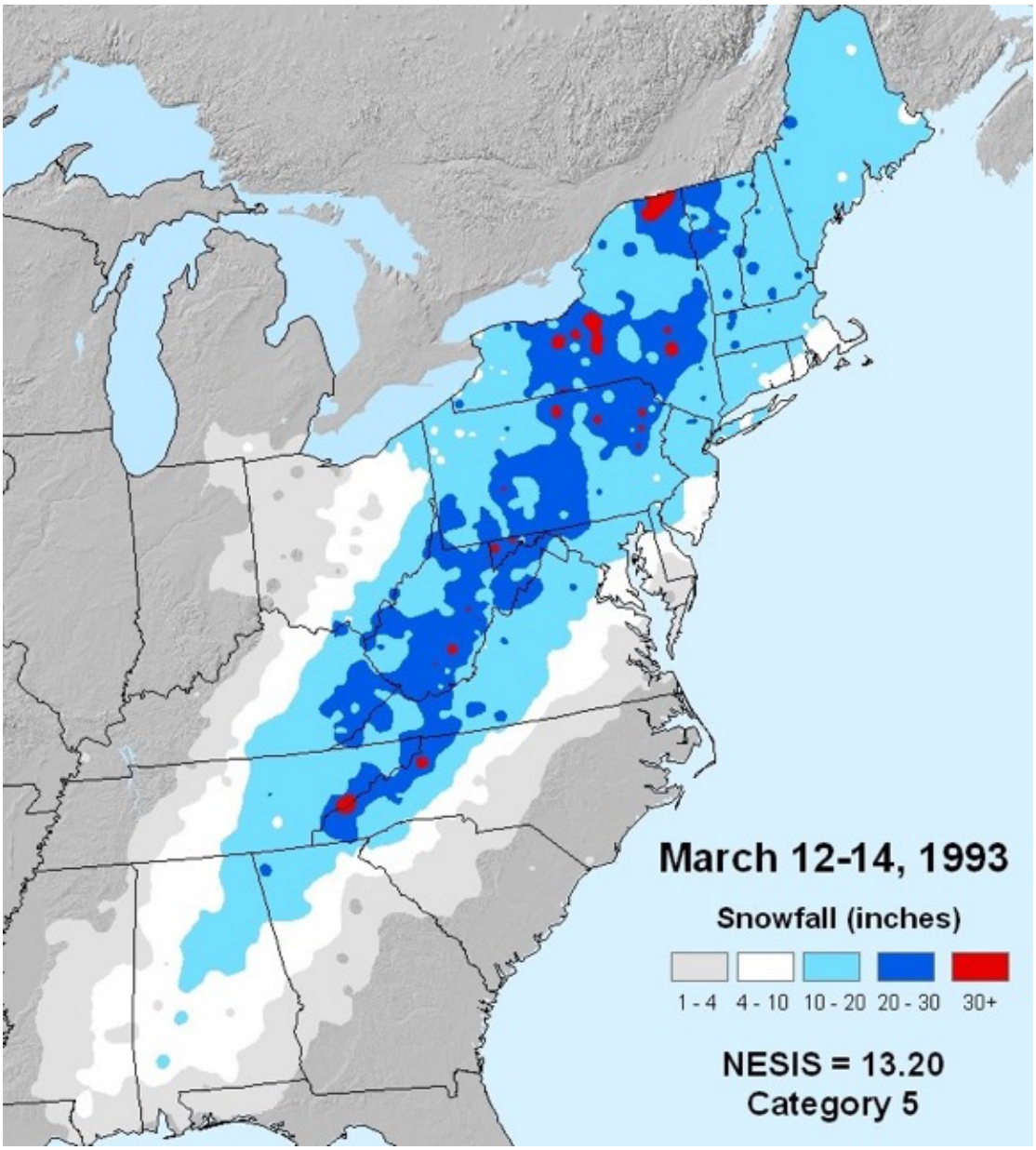
December 22-24, 1989 Christmas Snowstorm

The largest snowstorm in history for the Southeast U.S. coast occurred just before Christmas 1989. This storm broke all-time snowfall records in Wilmington (15.3 inches), Cape Hatteras (13.3 inches), Charleston (8 inches), and Savannah (3.6 inches). Measurable snow fell as far south as Jacksonville and Tallahassee, Florida, and snow flurries were reported in Tampa and near Sarasota. In addition to record amounts of snow unprecedentedly cold temperatures accompanied the storm. All-time record lows were smashed across coastal North Carolina. Arctic air flooded south into Florida as well with record lows observed all across the peninsula. Even Key West, FL reached 44 degrees tying the coldest December temperature ever seen. The Florida citrus industry suffered severe injury with newspaper reports indicating "nearly total destruction". This particular storm had little effect on Lumpkin County specifically, but shows the potential threat to the area.



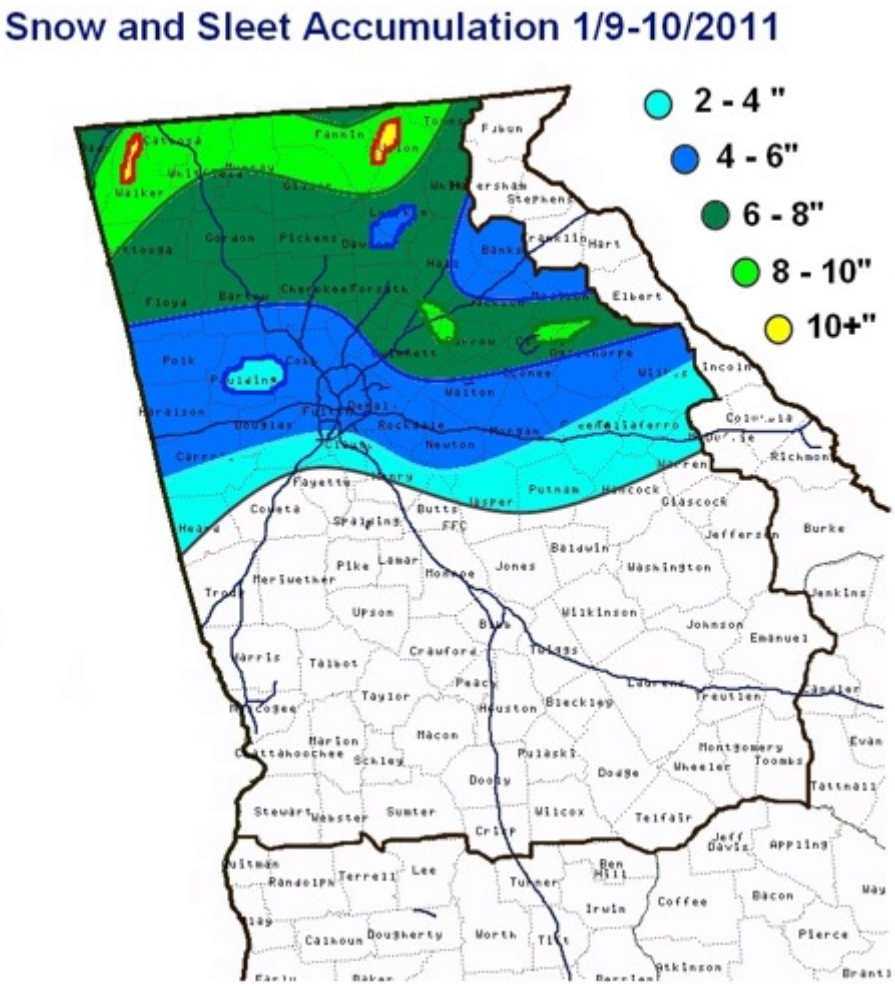
March 12-14, 1993 Storm of the Century

The Superstorm of 1993 (also called the Storm of the Century) was one of the most intense mid-latitude cyclones ever observed over the Eastern United States. The storm will be remembered for its tremendous snowfall totals from Alabama through Maine, high winds all along the East coast, extreme coastal flooding along the Florida west coast, incredibly low barometric pressures across the Southeast and Mid-Atlantic, and for the unseasonably cold air that followed behind the storm. In terms of human impact the Superstorm of 1993 was more significant than most landfalling hurricanes or tornado outbreaks and ranks among the deadliest and most costly weather events of the 20th century. Lumpkin County accumulation was between 10 and 30 inches.



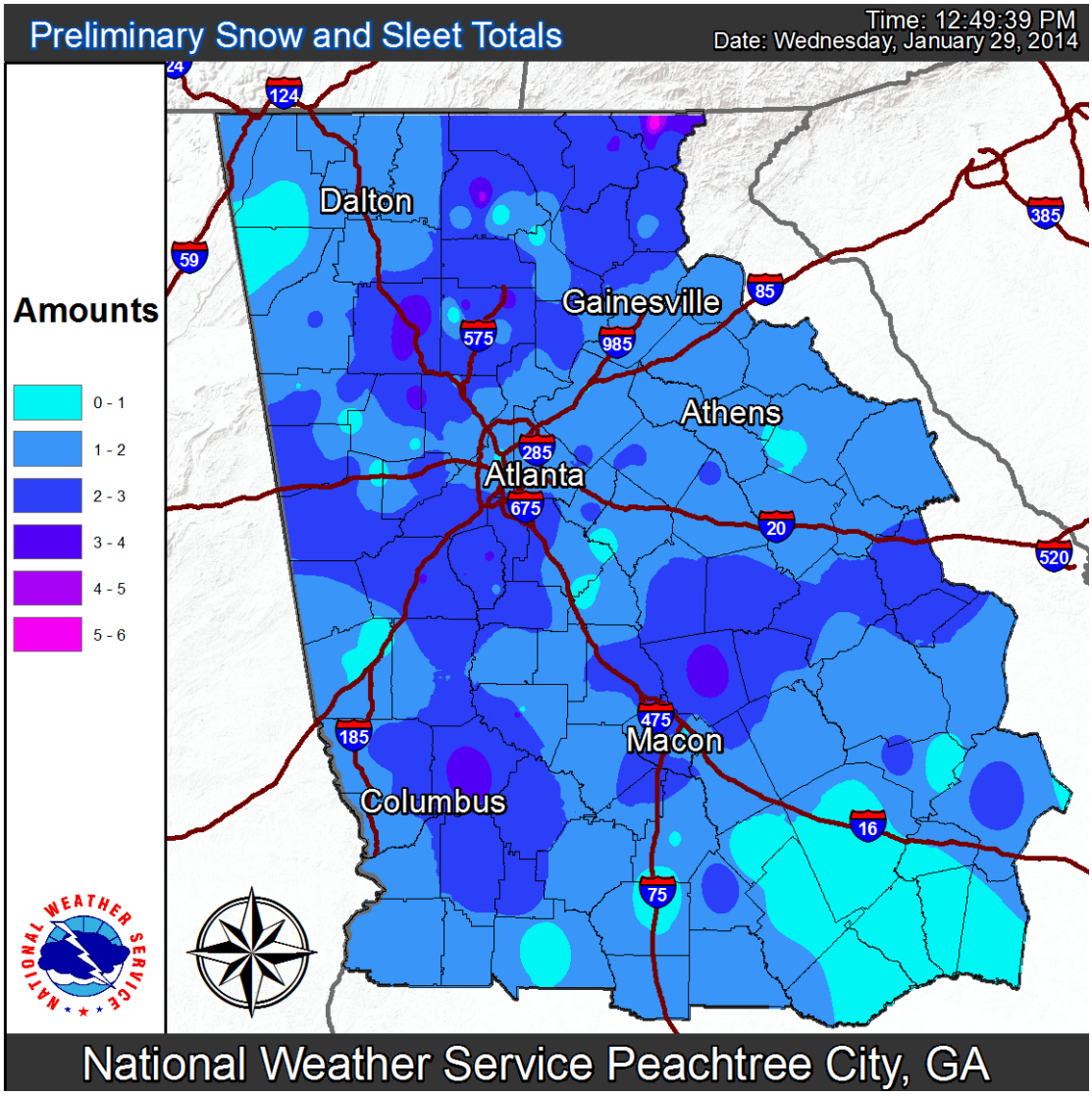
January 9-10, 2011 Winter Storm

Beginning Sunday, January 9, 2011, a mix of rain, sleet and snow fell across central Georgia, with accumulations of up to two inches. In north Georgia, where the cold air was deeper, precipitation fell in the form of mostly snow with some sleet. Between 10 p.m. and midnight on Sunday, an area of intense snow developed along and just north of the I-20 corridor, contributing to a narrow band of 6-8.5 inches total snowfall amounts in Eastern Georgia. To the north of I-20, the airmass was sufficiently cold and moist to produce widespread snowfall amounts greater than 6 inches. In the northernmost counties of Georgia, and especially at higher elevations, snowfall amounts of 8-10 inches were common. The heavier snow and sleet accumulations began tapering off by mid-day Monday, but temperatures hovered at or below freezing throughout the day. Persistent freezing drizzle and light freezing rain across much of central and northern Georgia on Monday helped extend the winter event into the afternoon. Reports of ice accumulations from 0.1- 0.5 inches were received on Monday – mainly across central Georgia. Lumpkin County averaged 6-10 inches.



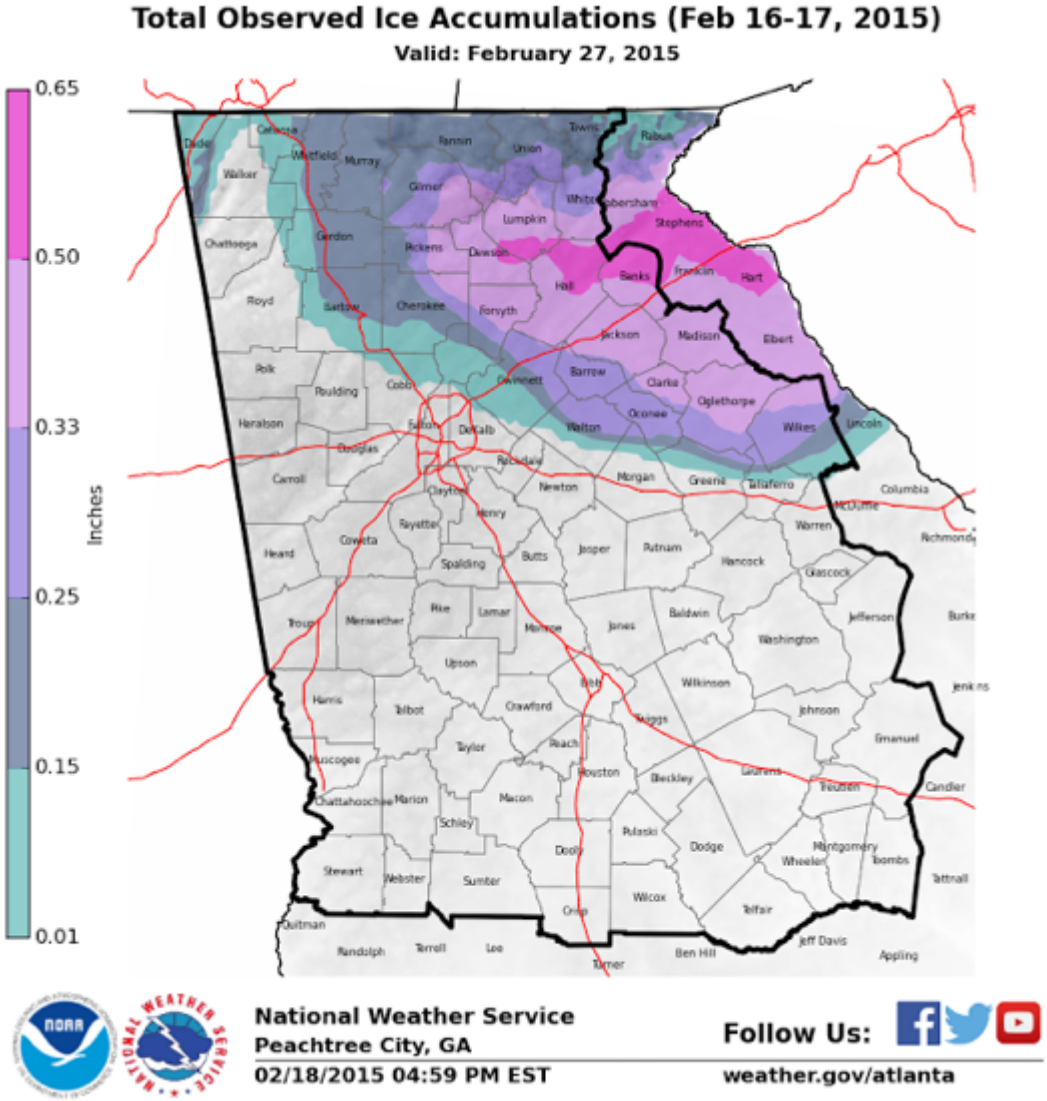
January 28, 2014 Winter Storm

A cold arctic airmass that originated over northern Canada moved rapidly across the central United States on Monday, January 27, 2014. The advancing cold front moved rapidly out of the midwest and across north and central Georgia Monday night. By Tuesday morning, January 28, 2014, temperatures were already below freezing across northwest Georgia, and by afternoon, north and west Georgia temperatures were below freezing. By Tuesday night freezing temperatures were reported across the entire area. During this time, a 500 millibar (mb) short wave was moving out of the southwest United States and into the western Gulf of Mexico. By Tuesday this disturbance was spreading moisture out of the Gulf and across the Southeast. This resulted in a mix of winter precipitation across north and central Georgia with mostly snow across north Georgia, and a mix of freezing rain, sleet and snow across much of central Georgia. Lumpkin County accumulation totals were between 1 and 3 inches.



February 16-17, 2015 Winter Storm

A significant winter storm to affect Lumpkin County occurred in mid-February of 2015. A strong cold front pushed across Georgia by the morning of February 15th, bringing in plenty of below freezing temperatures to north Georgia. As a low-pressure system approached the area from the west on February 16th, warmer temperatures surged northward, bringing much of the area above freezing. However, temperatures at the surface across parts of north and northeast Georgia hovered at or below freezing as the rainfall increased, thanks to a wedge of cold air. Freezing rain continued for these areas into the early morning hours of February 17th before coming to an end. Freezing rain totals reached from 1/4" to 1/2" in some areas, leading to widespread tree and power line damage. By the morning of February 17th, more than 200,000 customers were without power, generally for the northeast Atlanta metro area and points north and east. The following map shows ice accumulations of up to 0.65 inches and snowfall totals of less than an inch in Lumpkin County.



National Weather Service
Peachtree City, GA
02/18/2015 04:59 PM EST

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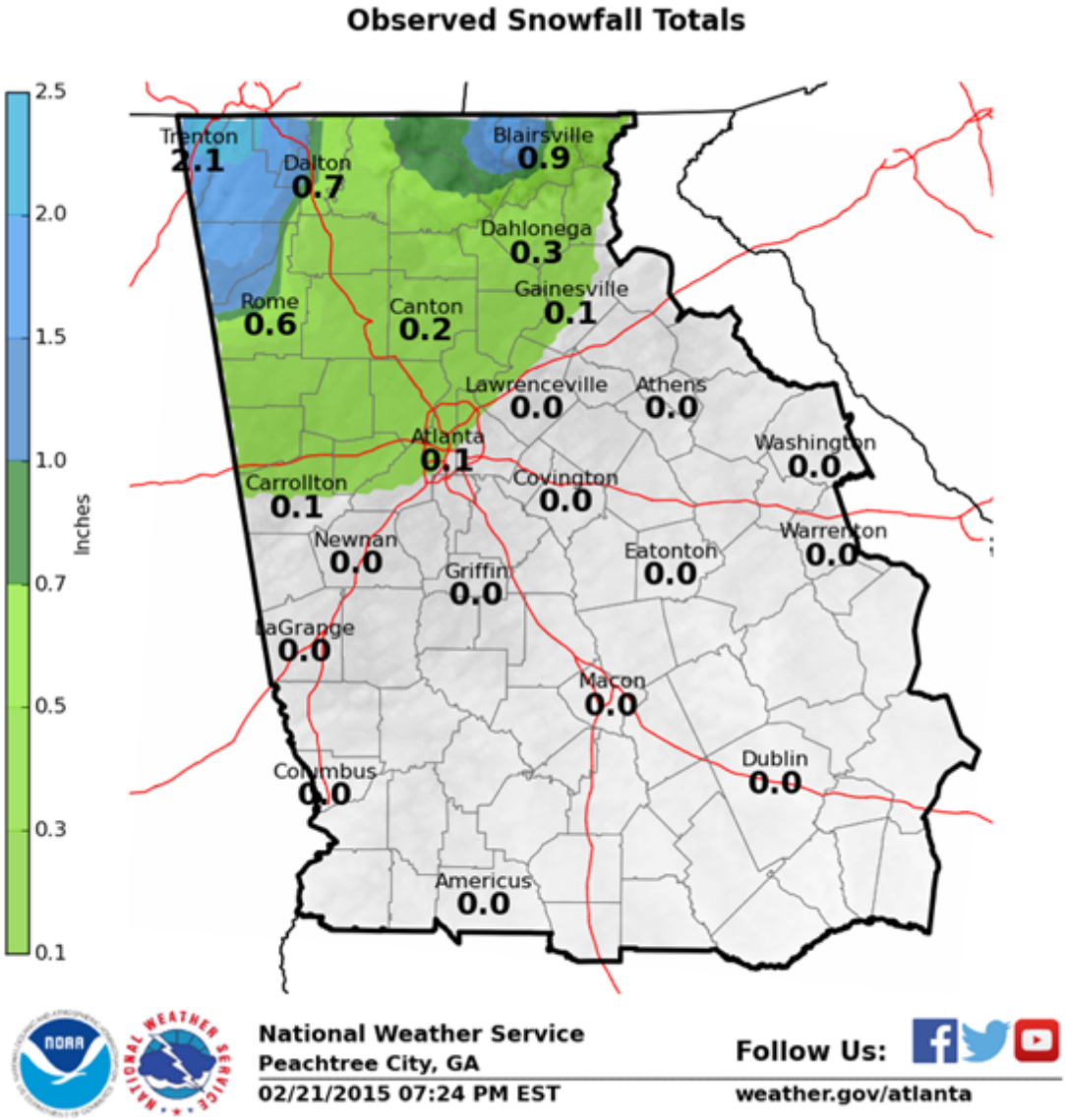
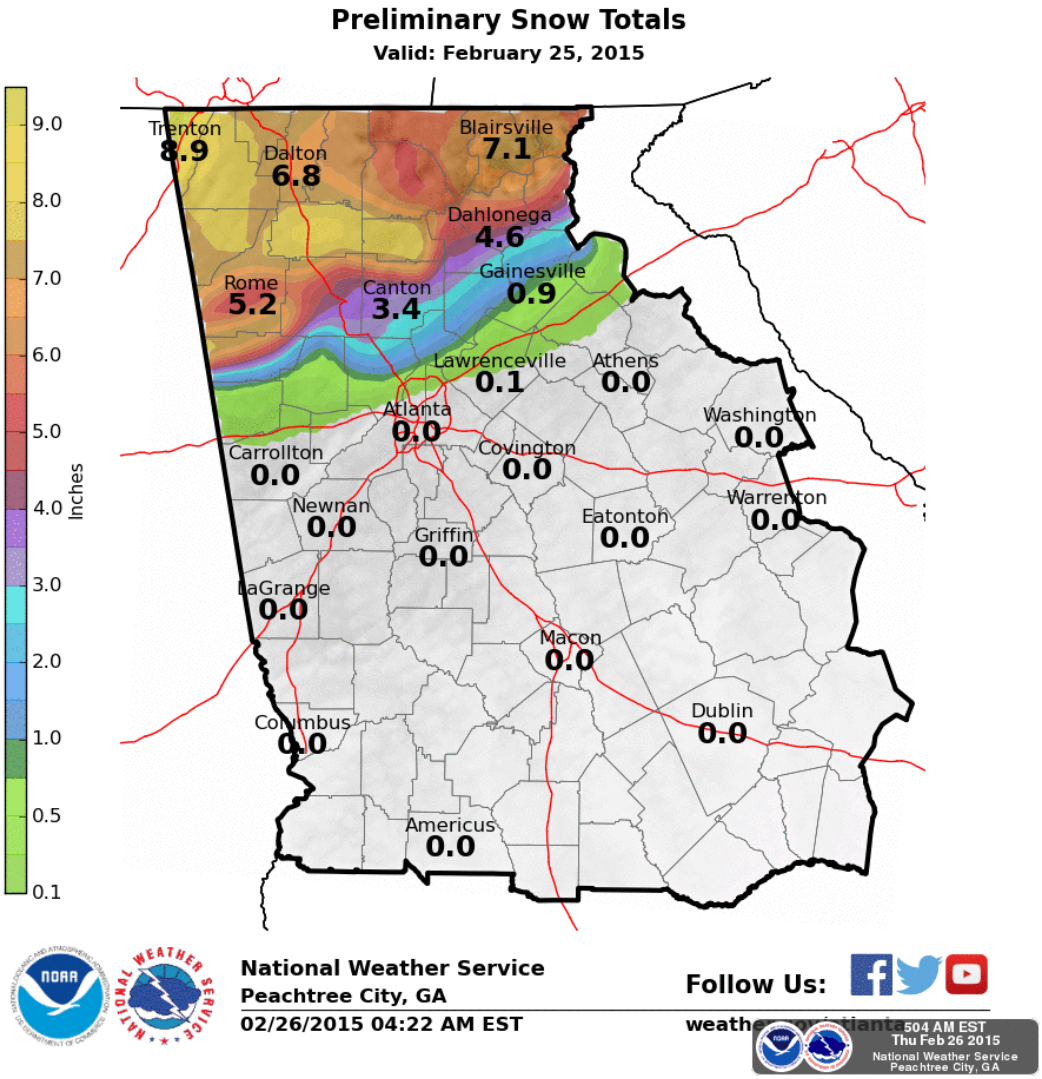


On April 6, 2015, Governor Nathan Deal requested a major disaster declaration due to the severe winter storm during the period of February 15-17, 2015. On April 20, 2015, President Obama declared that a major disaster exists in the State of Georgia. This declaration made Public Assistance requested by the Governor available to state and eligible local governments and certain private nonprofit organizations on a cost-sharing basis for emergency work and the repair or replacement of facilities damaged by the severe winter storm in Banks, Barrow, Dawson, Elbert, Forsyth, Franklin, Habersham, Hall, Jackson, Lumpkin, Madison, Oglethorpe, Pickens, Stephens, and White Counties. This declaration also made Hazard Mitigation Grant Program assistance requested by the Governor available for hazard mitigation measures statewide. Lumpkin County experienced snowfall totals of up to 2.5 inches.

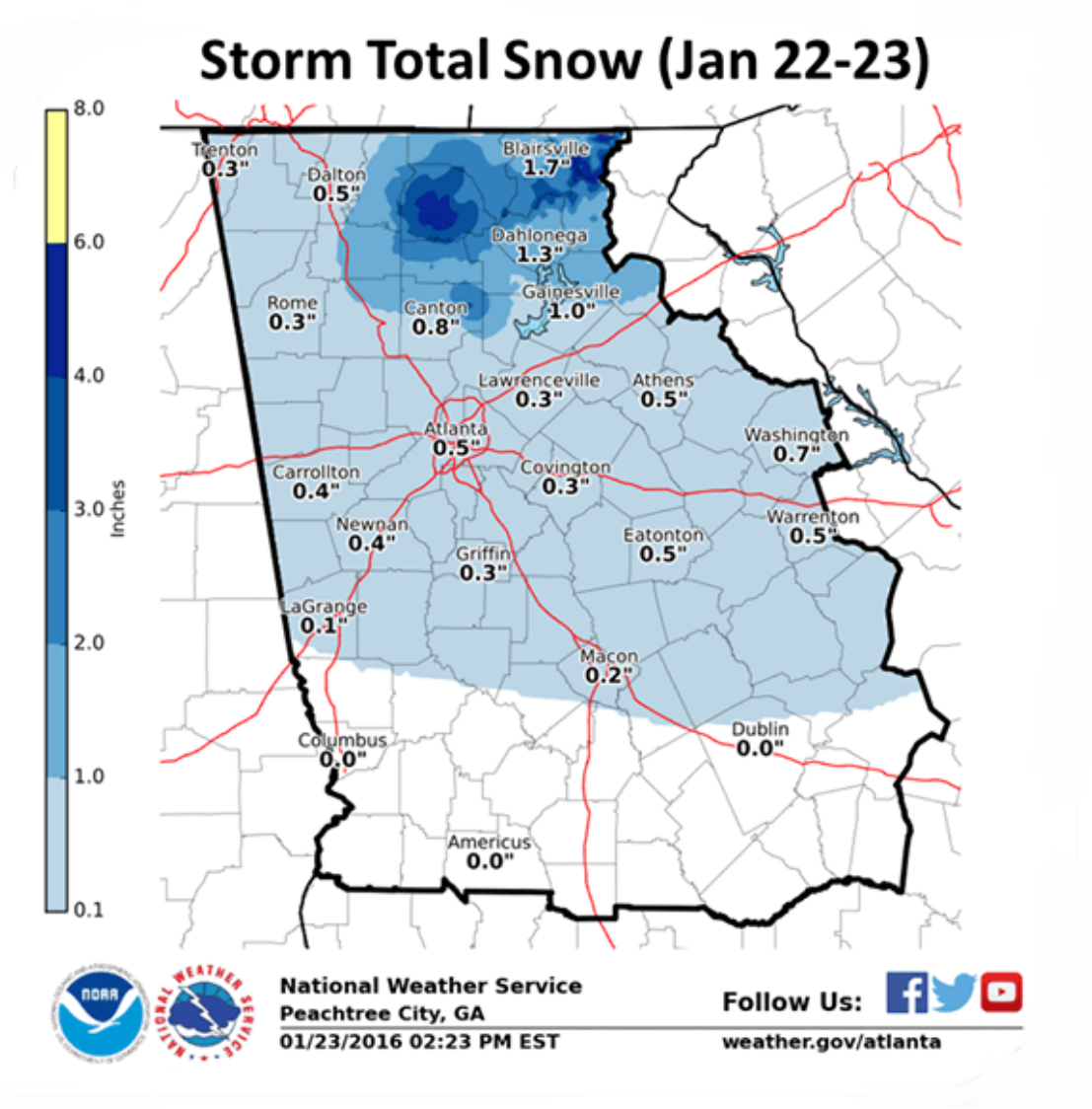
February 25, 2015 Winter Storm

Winter continued to let its presence be known across north Georgia on February 25, 2015. Moisture across the southeast spread over-top of dry, cold surface air already in place across north Georgia, causing temperatures to rapidly cool to near or just below freezing. Rain changed to a heavy, wet snow, generally across the Atlanta metro and areas northward. Towards evening, the surface low advected warmer air from the Gulf as far north as the Atlanta metro, changing snow to a rain/freezing rain mix. Areas north of the metro continued to experience snow, heavy at times, as low-level cold air remained in place. Most areas across far north Georgia received between 7-10 inches of snow, with a tight snow gradient setting up just north of the metro. Travel impacts were significant and widespread, as the heavy, wet snow stuck to roadways and accumulated quickly. This system rapidly exited the area overnight and into the morning hours of February 26, 2015. Lumpkin County accumulation varied between approximately 3 and 7 inches.

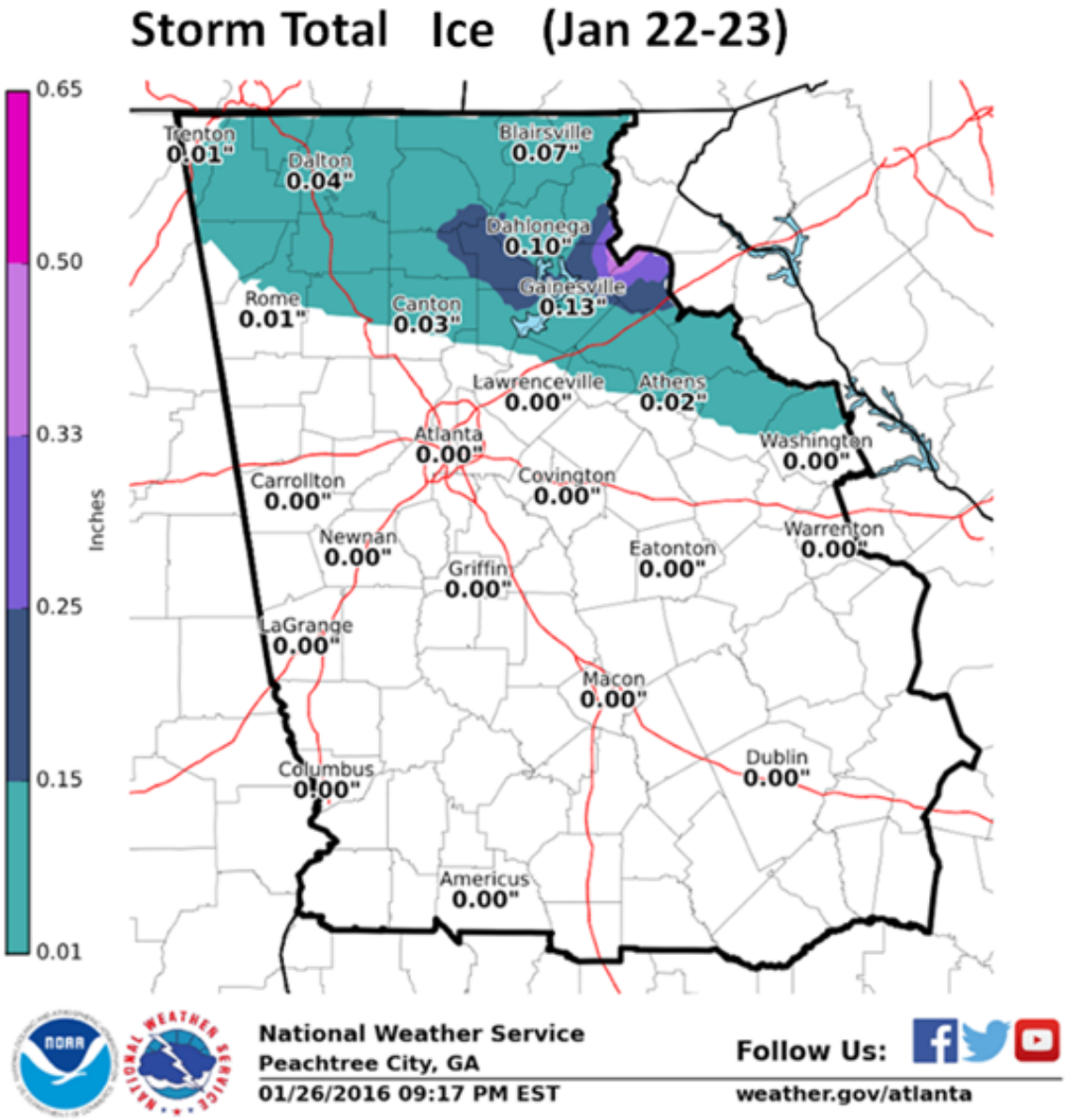


January 22-23, 2016 Winter Storm

A winter weather event impacted most of north Georgia from Friday, January 22nd through the morning of Saturday, January 23rd. This event resulted in light snowfall accumulations as far south as central Georgia, with more significant snow and ice accumulations in the north Georgia mountains. Snow totals ranged as high as 6+" in far north Georgia. This snow and ice was in association with a low pressure system moving into Georgia. Rain changed to frozen precipitation as cold air filtered in, which led to bands of light snow across a large portion of the area. The rain initially changed to freezing rain and snow in northeast Georgia as a wedge of cold air advected into these locations. By midnight Saturday morning, most of the remaining precipitation had transitioned into snow. This is the same system that led to blizzard conditions across the mid-Atlantic and parts of the northeastern United States. Lumpkin County received one to four inches of snow.

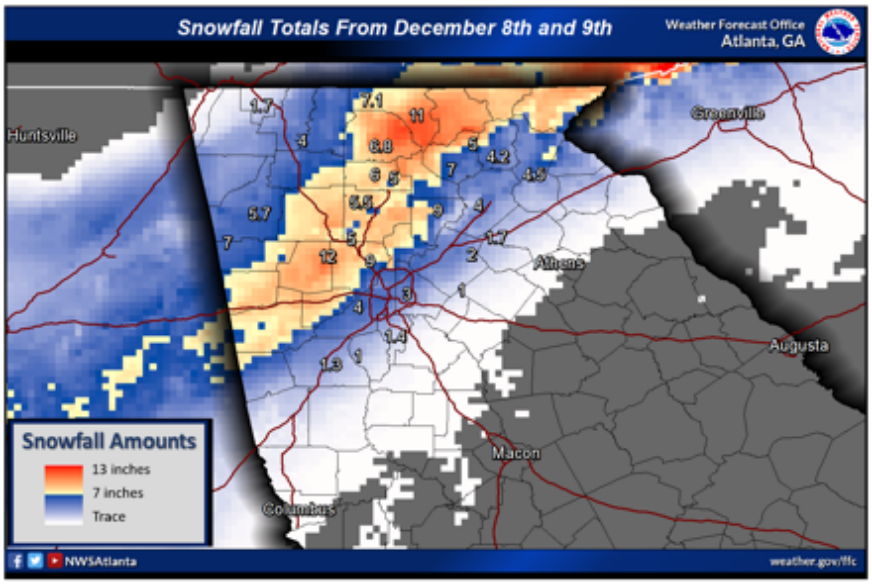


Some accumulations of freezing rain also occurred prior to the onset of most of the snow. Accumulations were light across portions of north Georgia, though a few northeastern locations did see accumulations up a half an inch. Lumpkin County saw accumulations of up to a quarter inch.



December 8, 2017 Winter Storm

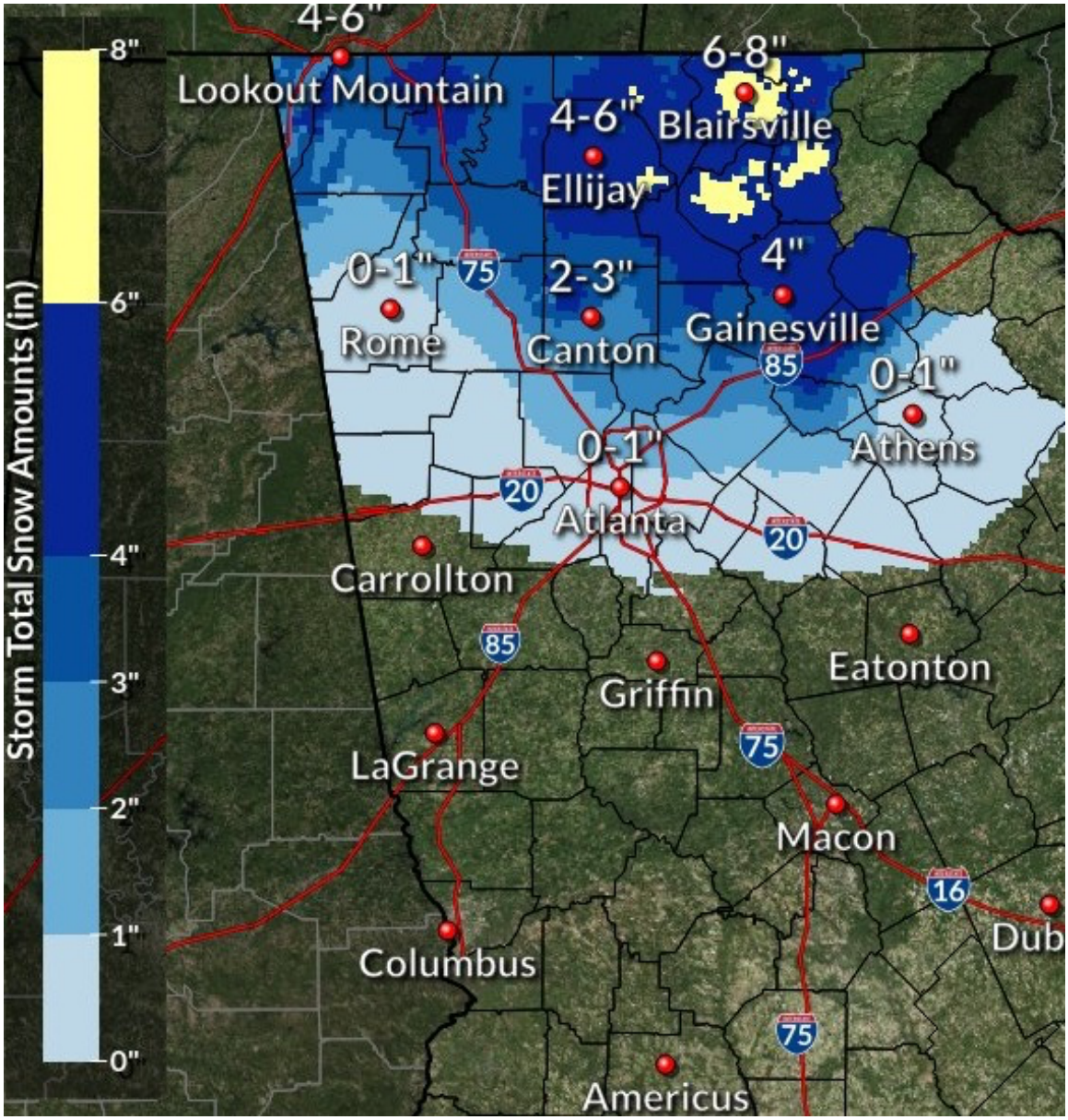
A major early-season heavy snowfall affected north Georgia from Friday, December 8th into the morning of Saturday, December 9th. Many locations recorded up to a foot of snowfall, which is exceptionally rare for Georgia, especially in early December. This heavy snowfall also led to numerous power outages. At the height of the storm over 200,000 customers in north Georgia were in the dark. There was a sharp northwest to southeast gradient of accumulating snow through metro Atlanta. Areas southeast of Atlanta did not receive much accumulating snow, while areas north and west of the city received very significant totals. Lumpkin County received up to 13 inches of snow in the northern portions of the County.





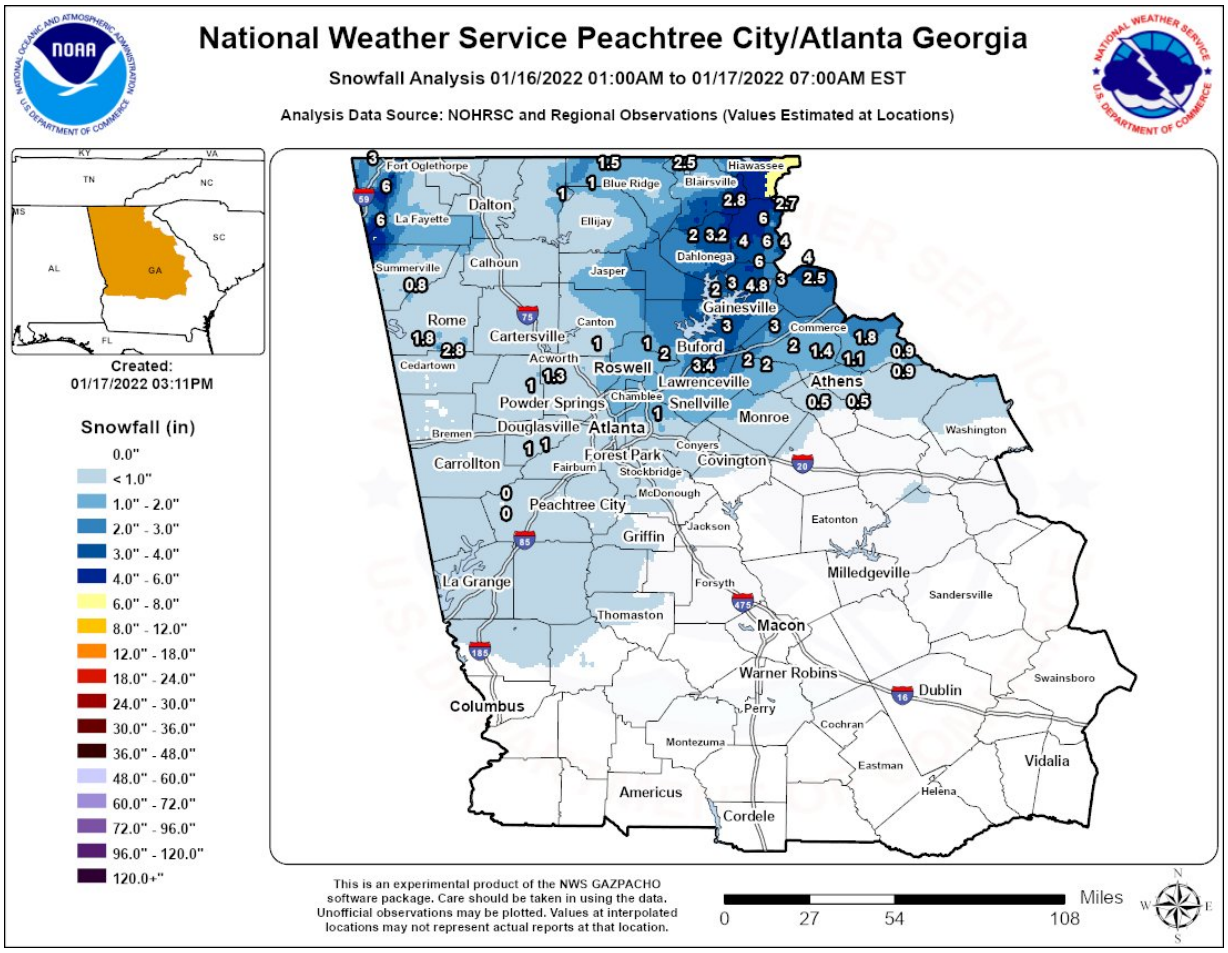
February 8, 2020 Winter Storm

In a break from an otherwise very mild winter season, a brief bout of snow fell across much of north Georgia on the morning of Saturday, February 8th. Sufficient moisture remained in place such that a quick-moving upper disturbance produced precipitation during the morning. Snowfall totals ranged from a dusting up to around eight inches in parts of the north Georgia mountains. Lumpkin County totals were on the high end of that range. Temperatures rebounded fairly quickly, and the snow only lasted for a day or less before melting.



January 15-16, 2022 Winter Storm

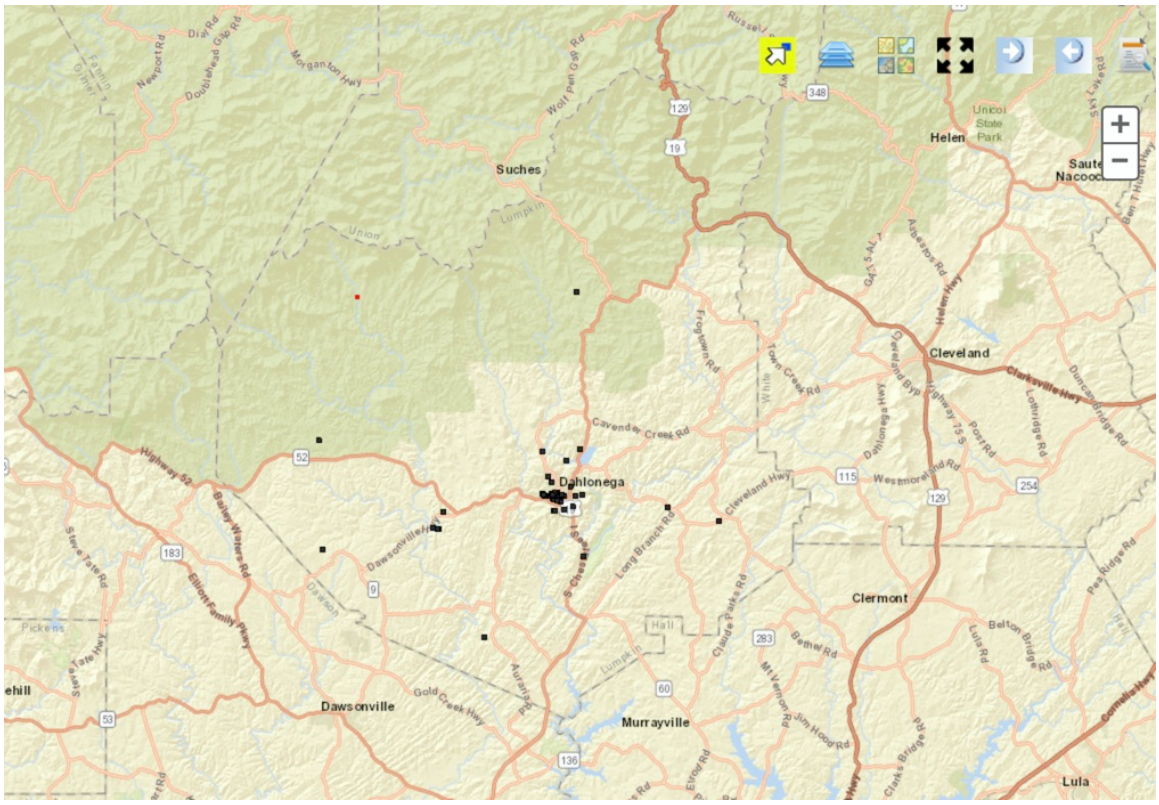
A wedge of cold air was in place across portions of north Georgia from the night of January 15th into the day on January 16th as a low pressure system pushed into the area. The result was an initial wintry mix transitioning to snow across much of north Georgia. Snowfall totals were highest in northeast Georgia where temperatures were coldest. Localized snow totals over six inches were recorded in these areas, with lesser amounts farther west and south. Additionally, very strong wind gusts over 50 mph accompanied this system late on the night of January 15th into the morning of January 16th. These strong wind gusts led to numerous reports of downed trees and power lines and left thousands of north Georgia homes and businesses without power. Lumpkin County snowfall totals reached four inches in some locations.



NCDC records show that 75 winter storms occurred within the County over the past fifty years, which equates to a 150% annual frequency based upon reported events. Winter storm events for the twenty-year history equals 47, equating to a higher 235% annual frequency. It would appear that winter storm activity has increased over time within the County. This may be the case or it may simply be that record keeping and technology have improved significantly over the course of time, reflecting the higher numbers. It may also be a combination of these two factors. The following chart provides annual frequency of reported events over the past five, ten, twenty, and fifty-year periods. The most recent five-year period, covering the span of time since the last update to this Plan, is highlighted in gold.

Lumpkin County – Winter Storm Frequency (based on Reported Events)				
Time Period	**5yrs (2020-2024)**	**10yrs (2015-2024)**	**20yrs (2005-2024)**	**50yrs (1975-2024)**
Number of Reported Events	**7**	**20**	**47**	**75**
Frequency Average per Year	**1.40**	**2.00**	**2.35**	**1.50**
Frequency Percent per Year	**140%**	**200%**	**235%**	**150%**

C. Assets Exposed to Hazard - All public and private property including critical facilities are susceptible to winter storms since this hazard is not spatially defined. The GEMA map below identifies critical facilities located within the hazard area, which in the case of winter storms includes all areas within the County and City.



D. Estimate of Potential Losses - For loss estimate information, please refer to the Critical Facilities Database (Appendix A).

E. Multi-Jurisdictional Concerns – Any portion of Lumpkin County can be negatively impacted by winter storms. Therefore, any mitigation steps taken related to winter storms will be pursued on a countywide basis and include the City of Dahlonega.

F. Climate – Climate has always changed over time because of natural reasons like volcanic activity, solar radiation variations, and shifts in Earth's orbit. These changes happen slowly and result in temperature shifts, different rain patterns, and sea level changes. Other things like the makeup of the atmosphere and how continents are arranged also affect climate change over long periods. Lately, there's been a debate about how much human activities, like burning fossil fuels and cutting down forests, affect climate change. Some say natural factors are the main drivers, while others say human actions have a big impact. Most people think the truth is somewhere in the middle. But for this plan, what's causing climate change is largely irrelevant. One county can't modify the Earth's climate. Furthermore, any changes in climate probably won't change which natural hazards occur in Lumpkin County. It is more likely to make the natural hazards we already deal with, such as winter storms, occur more frequently or at a greater magnitude. If that does occur, it will become evident in the hazards history and frequency data used in this plan.

G. Vulnerable Populations - Vulnerable populations in Lumpkin County and the City of Dahlonega, each in very similar ways, may experience the impacts of natural hazards, including winter storms, differently than the rest of the population due to a variety of factors that increase their susceptibility to harm. These factors can include socioeconomic status, age, disability, race, language barriers, and housing conditions. Here's a brief summary of how these populations might be affected differently:

Elderly and Disabled Populations: Older adults and individuals with physical or cognitive disabilities may have mobility challenges, which can make evacuation during emergencies more difficult. They may also have higher health risks during extreme weather events like heatwaves, floods, or storms, and may not have access to necessary medical care during such events.

Low-Income Communities: Low-income households often lack the resources to prepare for or recover from natural disasters. This includes limited access to flood insurance, poor housing conditions that may not be resilient to storms, and difficulty accessing emergency services. These individuals may also be more likely to live in areas prone to hazards, such as floodplains or areas with inadequate infrastructure.

Racial and Ethnic Minorities: Racial and ethnic minorities may face higher levels of vulnerability due to limited access to healthcare, education, and social services. In some cases, these populations may be more likely to live in high-risk areas (such as floodplains) or in substandard housing that is less resilient to natural hazards.

Non-English Speakers: Individuals who speak limited or no English may face difficulties in understanding emergency warnings, evacuation instructions, or access to resources. Lack of access to multilingual communication can exacerbate their vulnerability during natural hazard events.

Homeless Individuals: Homeless individuals are especially vulnerable during natural hazards, as they may not have access to shelters or safe places to seek refuge during extreme weather events. They may also lack the ability to store supplies or evacuate to a safe location.

Children: Children are particularly vulnerable to the impacts of natural hazards due to their developmental stage and reliance on caregivers. They may also face challenges in evacuation due to age or disability and may be at higher risk for trauma and health issues in the aftermath of a disaster.

In general, vulnerable populations may experience greater exposure, fewer resources for mitigation and recovery, and more severe consequences from natural hazards compared to the rest of the population. This highlights the need for inclusive disaster planning, preparedness, and response strategies that address the specific needs of these groups.

H. Hazard Summary – Winter storms, unlike other natural hazards, typically afford communities some advance warning. The National Weather Service issues winter storm warnings and advisories as these storms approach. Unfortunately, even with advance warning, some of the most destructive winter storms have occurred in the Southern United States, where buildings, infrastructure, crops, and livestock are not well-equipped for severe winter conditions. Motorists, not accustomed to driving in snow and icy conditions, pose an additional danger on roads and highways. The Lumpkin County HMPC recognized the potential threats of winter storms and identified specific mitigation actions. These can be found in *Chapter 5*.

2.5 Wildfire

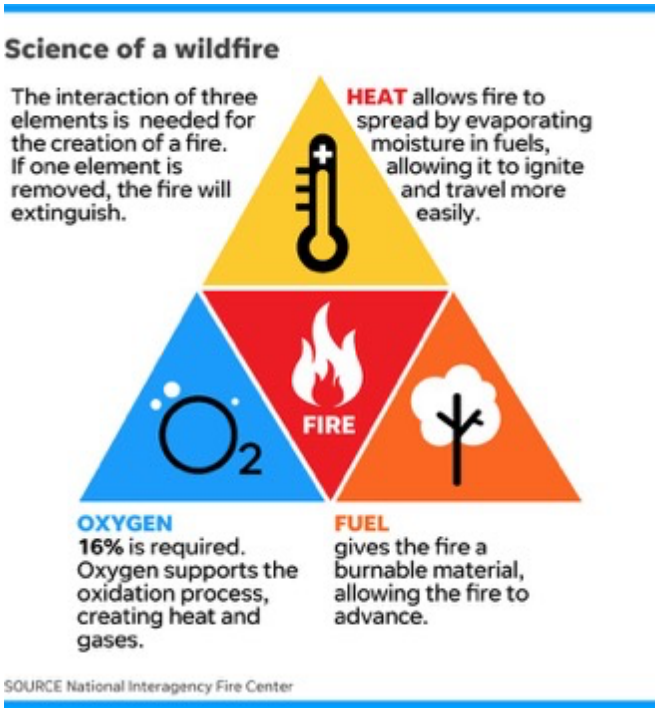


A. Hazard Identification – The Lumpkin County HMPC utilized data from Georgia Forestry Commission (GFC) and the Community Wildfire Protection Plan (CWPP) in researching wildfires and their impact on the County.

A wildfire is defined as an uncontrolled fire occurring in any natural vegetation. For a wildfire to occur, there must be available oxygen, a supply of fuel, and enough heat to kindle the fuel. Often, these fires are begun by combustion and heat from surface and ground fires and can quickly develop into a major conflagration. A large wildfire may crown, which means it may spread rapidly through the topmost branches of the trees before involving undergrowth or the forest floor. As a result, violent blowups are common in forest fires, and on rare occasion they may assume the characteristics of a firestorm. A firestorm is a violent convection caused by a continuous area of intense fire and characterized by destructively violent surface indrafts. Sometimes it is accompanied by tornado-like whirls that develop as hot air from the burning fuel rises. Such a fire is beyond human intervention and subsides only upon the consumption of everything combustible in the locality. No records were found of such an event ever occurring within Lumpkin County, but this potential danger will be considered when planning mitigation efforts.

The threat of wildfire varies with weather conditions: drought, heat, and wind participate in drying out the timber or other fuel, making it easier to ignite. Once a fire is burning, drought, heat, and wind all increase its intensity. Topography also affects wildfire, which spreads quickly uphill and slowly downhill. Dried grass, leaves, and light branches are considered flash fuels; they ignite readily, and fire spreads quickly in them, often

generating enough heat to ignite heavier fuels such as tree trunks, heavy limbs, and the matted duff of the forest floor. Such fuels, ordinarily slow to kindle, are difficult to extinguish. Green fuels (growing vegetation) are not considered flammable, but an intense fire can dry out leaves and needles quickly enough to allow ready ignition. Green fuels sometimes carry a special danger: evergreens, such as pine, cedar, fir, and spruce, contain flammable oils that burst into flames when heated sufficiently by the searing drafts of a wildfire.

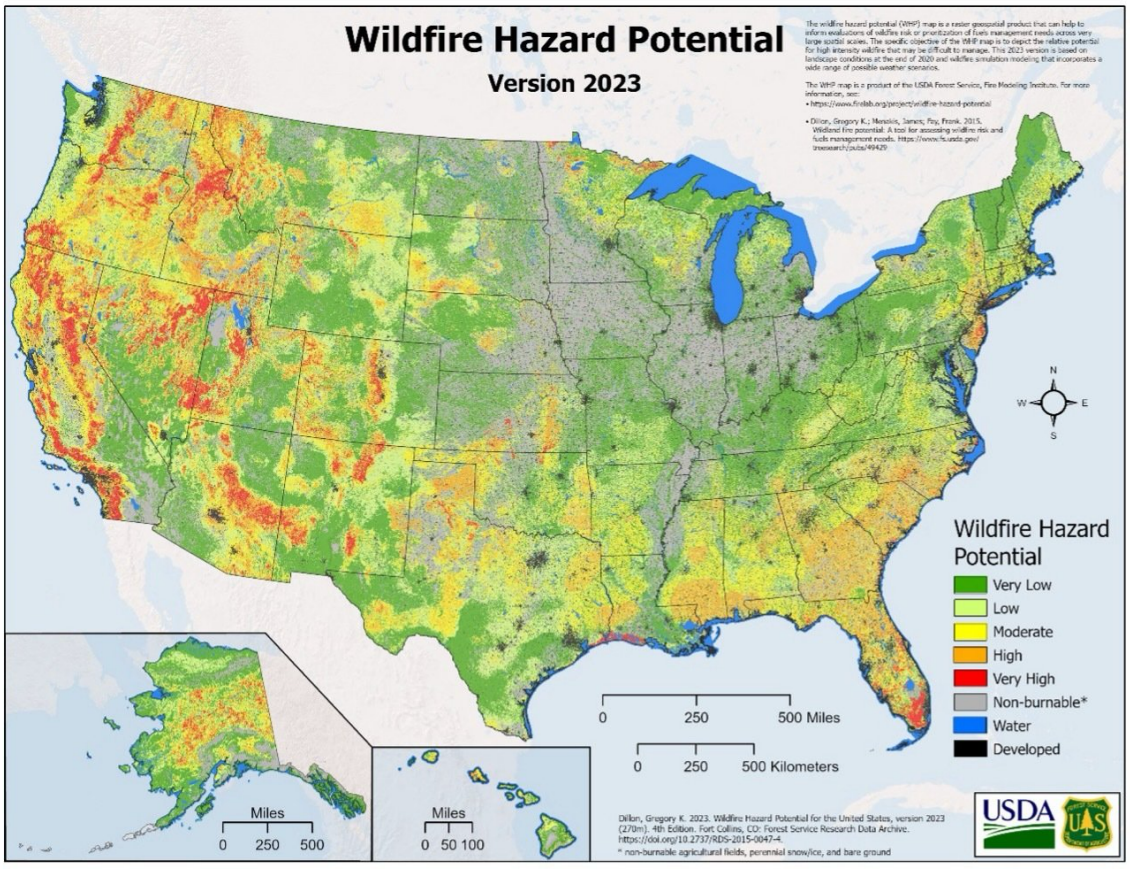


Tools for fighting wildfires range from the standard equipment of fire departments to portable pumps, tank trucks, and earth-moving equipment. Firefighting forces specially trained to deal with wildfire are maintained by local, state and federal entities including the Lumpkin County Fire Department, Georgia Forestry, and U.S. Forest Service. These trained firefighters may attack a fire directly by spraying water, beating out flames, and removing vegetation at the edge of the fire to contain it behind a fire line. When the very edge is too hot to approach, a fire line is built at a safe distance, sometimes using strip burning or backfire to eliminate fuel in the path of the uncontrolled fire or to change the fire's direction or slow its progress. Backfiring is used only as a last resort.

The control of wildfires has developed into an independent and complex science costing hundreds of millions of dollars annually in the United States. Because of the extremely rapid spreading and customary inaccessibility of fires once started, the chief aim of this work is prevention. However, despite the use of modern techniques (e.g., radio communications, rapid helicopter transport, and new types of chemical firefighting apparatus) more than 10 million acres of forest are still burned annually. Of these fires, about two thirds are started accidentally by people, almost one quarter are of incendiary origin, and more than 10% are due to lightning.

B. Hazard Profile – Wildfires are a serious threat to Lumpkin County.

The South is one of the fastest growing regions in the nation. This region also consistently has the highest number of wildfires per year. Population growth is pushing housing developments further into natural and forested areas where most of these wildfires occur. This situation puts many lives and communities at risk each year. In particular, the expansion of residential development from urban centers out into rural landscapes, increases the potential for wildland fire threat to public safety and the potential for damage to forest resources and dependent industries. This increase in population across the region will impact counties and communities that are located within the Wildland Urban Interface (WUI). The WUI is described as the area where structures and other human improvements meet and intermingle with undeveloped wildland or vegetative fuels. Population growth within the WUI substantially increases the risk from wildfire. The Wildfire Hazard Potential Map below demonstrates differences in wildfire potential across the US. Source: USDA, US Forest Service



Region	High Risk	% High Risk	Med-High Risk	% Med-High Risk	Total Structures
SNR	1,895	24.11%	4,702	59.81%	7,861
DSW	1,510	8.12%	4,022	21.63%	18,594
RMR	1,281	3.18%	4,777	11.87%	40,229
UGP	846	1.73%	2,914	5.95%	49,014
WAPA Total	5,532	4.78%	16,415	14.19%	115,698

The costliest wildfire reported to have impacted Lumpkin County in the past 50 years was the Strawberry Mountain Fire that began on November 10, 2008 in the Three Forks and Dry Branch areas of the Chattahoochee National Forest. The fire is believed to have occurred due to persistent drought conditions. Damages of $70K were reported within Lumpkin County. That total rises to $130K when the entire four-day period of fires is taken into consideration. These estimates are likely low. See the NCDC information below.

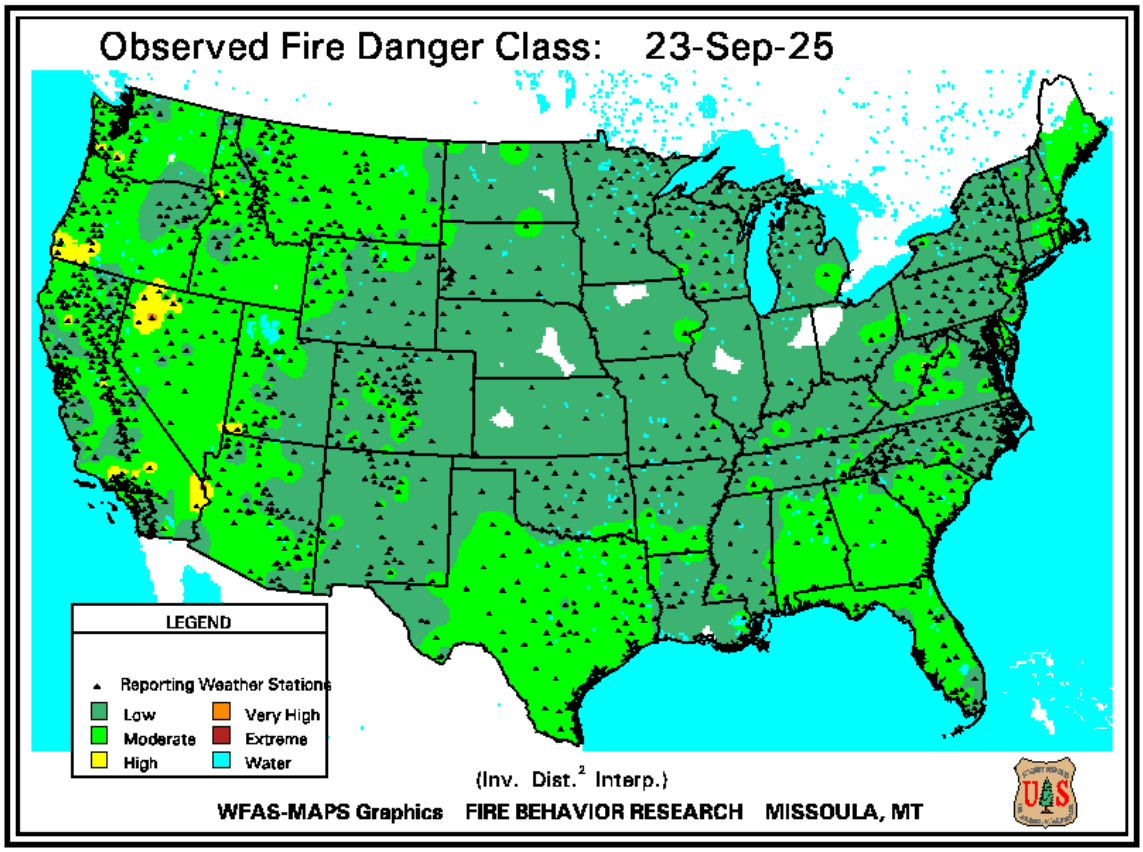
Storm Events Database

Search Results / Next

Event Details:

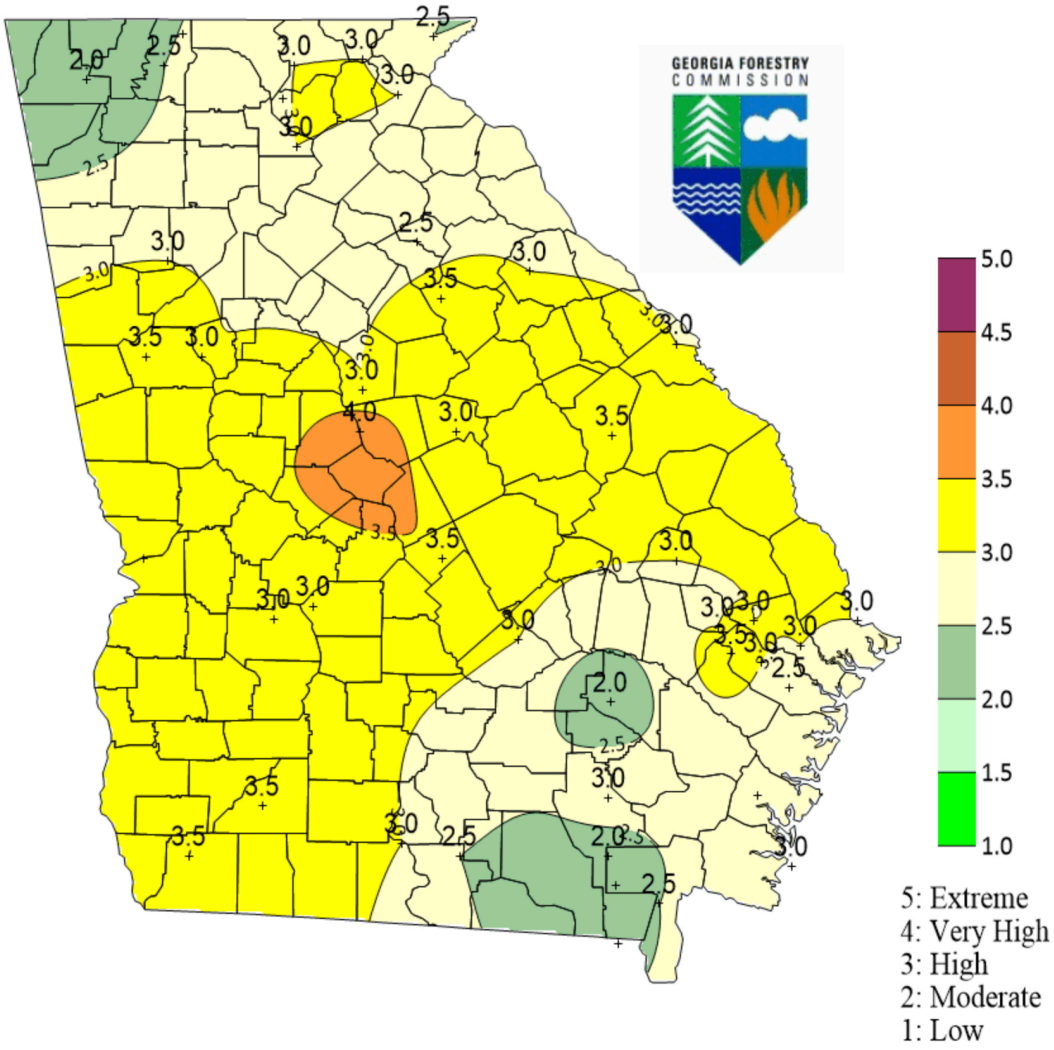
Event	**Wildfire**
State	**GEORGIA**
County/Area	**LUMPKIN**
WFO	**FFC**
Report Source	**Park/Forest Service**
NCEI Data Source	**CSV**
Begin Date	**2008-11-10 14:30 EST-5**
End Date	**2008-11-13 16:30 EST-5**
Deaths Direct/Indirect	**0/0** (fatality details below, when available...)
Injuries Direct/Indirect	**0/0**
Property Damage	**70.00K**
Crop Damage	**0.00K**
Episode Narrative	**A long term persistent drought across north and central Georgia, along with an extended period of dry, cold weather from late October through mid-November resulted in an increased fire danger across the state. Several wildfires were reported during mid-month by the U.S. Forest Service in the Chattahoochee National Forecast in far northeast Georgia. Wildfires were observed in Fannin, Lumpkin, and Rabun counties. Wildfires broke out in the Three Forks and Dry Branch area of the forest in Fannin county and the Woody Creek area of Lumpkin county. The Three Forks and Woody Creek fires spanned a period of three and four days, respectively. Damages from the three fires was estimated at $130,000.**
Event Narrative	**The U.S. Forest Service reported that there was a wildfire in the Woody Creek area of the Chattahoochee National Forecast. The wildfire took three days to contain.**

As of September 23, 2025, Lumpkin County's "Observed Fire Danger Class" was classified as "moderate" by the U.S. Forest Service. However, this status can change from week to week. See the following map.



As of September 23, 2025, Lumpkin County's "Fire Danger" forecast level is classified as "high".

Forecast Fire Danger for Tomorrow
Produced at September 23, 2025 130pm EST



Alternatively to the two prior regional fire danger maps, the Current Fire Danger Ratings for the Camp Merrill located near Dahlonega, GA based on the Georgia Automated Environmental Monitoring Network from the College of Agriculture and Environmental Sciences of the University of Georgia at Griffin shows a fire danger rating of 3, which equates to "high" as of September 8, 2025. Estimates of fire danger can vary considerably among agencies and depending upon specific location.

Camp Merrill, Ga			Forecast NFDRS-88 Valid at 1300 EST Sep 30 2025					
RH (%)	**IC**	**BI**	**Class Day**	**KBDI**	**Wind (mph)**	**Mx_Wind (mph)**	**Rn24 (inch)**	**Dur (Hr)**
67	2	10	3 High	362	NE 4	NE 9	0.03	0
Sow	**Temp (°F)**	**Td (°F)**	**Tmax (°F)**	**Tmin (°F)**	**RHMax (%)**	**RHMin (%)**	**HrbGF**	**WdyGF**
8	76	64	78	63	96	66	7	7
1-Hour	**10-Hour**	**100-Hour**	**1000-Hour**	**X1000**	**Herbaceous**	**Woody**	**SC**	**EC**
15.1	15.1	9.0	19.5	19.5	51.9	98.4	3	5

Legend:

RH(%): Relative Humidity in percent
IC: The Ignition Component (IC) is an index within 1988 National Fire Danger Rating System. IC relates the probability that a fire that requires suppression action will result if a firebrand is introduced into a fine fuel complex. Theoretically, on a day when the ignition component registers a 60, approximately 60% of all fire brands that come into contact with wildland fuels will require suppression action.
BI: Dividing Burning Index (BI) by 10 gives a reasonable estimate of flame length in feet at the head of a fire. Burning Index is fuel model dependent. In Georgia Forestry Commission, this is the basis for Class Day.
Class Day: Class day describes the potential for wildland fires. Georgia Forestry Commission uses Burning Index (BI) to determine Class Day. Class Day determination points are station dependent such that it will reflect the potential of wildland fire in the local area. Table 3 shows the determination percentile for all Georgia Forestry Commission weather stations and some of our cooperator's weather station. If a station is not found in the list, its BI is likely to be determined by the Fuel Model determination points. Definitions of the various fuel models are included in Appendix A located at the following web link: https://weather.gfc.state.ga.us/Info/NFDRSexp2011.aspx Note: The listed values are the minimum value for each Class day. For example, when Watkinsville has BI of 19-21, it has Class 4 Day.

KBDI: Keetch-Byram Drough Index (KBDI) measures moisture in deep duffs or upper soil layers. The relative dryness of soil is important in fire suppression. KBDI varies from 0 (Wet) to 800 (Dry).
Wind (mph): 10-minute averaged wind speed in mile per hour and wind direction in 8 point compass, i.e. N, NE, E, SE, S, SW, W, NW and calm.
Mx_Wind(mph): Wind gust in mile per hour and wind direction in 8 point compass, i.e. N, NE, E, SE, S, SW, W, NW and calm. Mx_Wind has to be at least as strong as Wind and they should be in the same direction.
Rn24(inch): Rainfall amount in the last 24 hours in inches.
Dur(Hr): Duration of rainfall in hours if there is any.

Sow: State of weather

Code	Description
0	Clear, less than 1/10 cloud cover
1	Scattered clouds, 1/10-5/10 cloud cover
2	Broken clouds, 6/10-9/10 cloud cover
3	Overcast, 10/10 cloud cover
4	Fog
5	Drizzle
6	Rain
7	Snow or Sleet
8	Showers
9	Thunderstorms

Temp(°F): Temperature in Fahrenheit
Td(°F): Dew point temperature in Fahrenheit
Tmax(°F): Maximum temperature in the last 24 hours in Fahrenheit
Tmin(°F): Minimum temperature in the last 24 hours in Fahrenheit
RHMax(%): Maximum relative humidity in the last 24 hours in percent
RHMin(%): Minimum relative humidity in the last 24 hours in percent
HrbGF: Herbaceous greenup factor (HrbGF) expresses the actual greening and curing of live herbaceous vegetation. HrbGF varies from 0 (completely cured) to 20 (completely green).

In Georgia Forestry Commission, we changed greenup factors automatically by the time of the year and KBDI. In Winter, greenup factors are set to zero. From Spring to Autumn, greenup factors will change gradually, from 0 to 20 and then from 20 to 0. Georgia Forestry Commission defined winter as from December 21 through March 20 each year. The default greenup factors by the time of a year are listed in the Table 2 at the following link: https://weather.gfc.state.ga.us/Info/NFDRSexp2011.aspx.

In order to account for dry periods, drought adjusted greenup factor based on KBDI is adopted from Burgan (1988) (Table 3). If the default greenup factor exceeds the drought adjusted greenup factor, greenup factor will be reduced to the drought adjusted greenup factor. If not, green up factors are used as is. For example, if KBDI is 395 on August 4, when the default greenup factor is 20, the greenup factor will adjusted to 10 due to drought. If KBDI is 395 on December 23, when the default green up factor is 0, the greenup factor will still stay at 0. Table 3 is located at the following link:
https://weather.gfc.state.ga.us/Info/NFDRSexp2011.aspx

WdyGF: Woody greenup factor (WdyGF) expresses the actual greening and curing of live woody vegetation. WdyGF varies from 0 (completely cured) to 20 (completely green). Please refer to HrbGF for details.
1-Hour/10-Hour/100-Hour/1000-Hour: Dead fuel moisture content in fuel that takes 1 hour/10 hours/100 hour/1000 hour to lose or gain 63% of the difference between the dead fuel itself and the surrounding atmosphere. Fuel moisture percent is computed by dividing the weight of "water" in the fuel by the oven-dried weight of the fuel and then, multiplying by 100 to get to percent.
X1000: Predictor value for 1000-Hour
Herbaceous: Fuel moisture in live herbaceous vegetation. Please refer to "1-Hour" on fuel moisture computation.
Woody: Fuel moisture in live woody vegetation. Please refer to "1-Hour" on fuel moisture computation.
SC: Spread Component (SC) is the forward rate of spread at the head of the fire in feet per minute. Since 1 chain=66 feet and there are 60 minutes in an hour, so 1 feet per minute is 0.9 chain per hour. Thus, multiply the value of SC by 0.9 gives the spread rate in chain per hour.
EC: Energy Release Component (EC) is the potential available energy per square foot at the head of the fire in BTUs per square foot.

GFC records show that 2,591 wildfires occurred within the County over the past fifty years, which equates to a 5,182% annual frequency based upon reported events. Over the course of the entire 50-year period that frequency has steadily declined. It would appear that wildfire activity has decreased over time within the County. The following chart provides annual frequency of reported events over the past five, ten, twenty, and fifty-year periods. The most recent five-year period, covering the span of time since the last update to this Plan, is highlighted in gold.

Lumpkin County – Wildfire (based on Reported Events)				
Time Period	5yrs (2020-2024)	10yrs (2015-2024)	20yrs (2005-2024)	50yrs (1975-2024)
Number of Reported Events	68	201	703	2591
Frequency Average per Year	13.60	20.10	35.15	51.82
Frequency Percent per Year	1360%	2010%	3515%	5182%

C. Assets Exposed to Hazard – In evaluating assets that are susceptible to wildfire, the committee determined that all public and private property is susceptible to wildfire, including all critical facilities. The maps on the following pages display the wildfire risk potential for Lumpkin County and the City of Dahlonega, including locations of critical facilities within the hazard areas.

Southern Wildfire Risk Assessment (SWRA)

The Southern Wildfire Risk Assessment (SWRA) Summary, generated in November 2023 for Lumpkin County by the Southern Group of State Foresters, is a valuable tool for analyzing the characteristics of wildfire risks within any given area. Although we utilize three main maps in this plan from their risk assessment: the Wildland Urban Interface Risk Map, the Burn Probability Map and the Fire Intensity Scale Map, the risk assessment includes several other maps and a great deal of additional information related to Lumpkin County wildfires that can be very beneficial. The assessment is referenced by this plan and available to any interested parties.

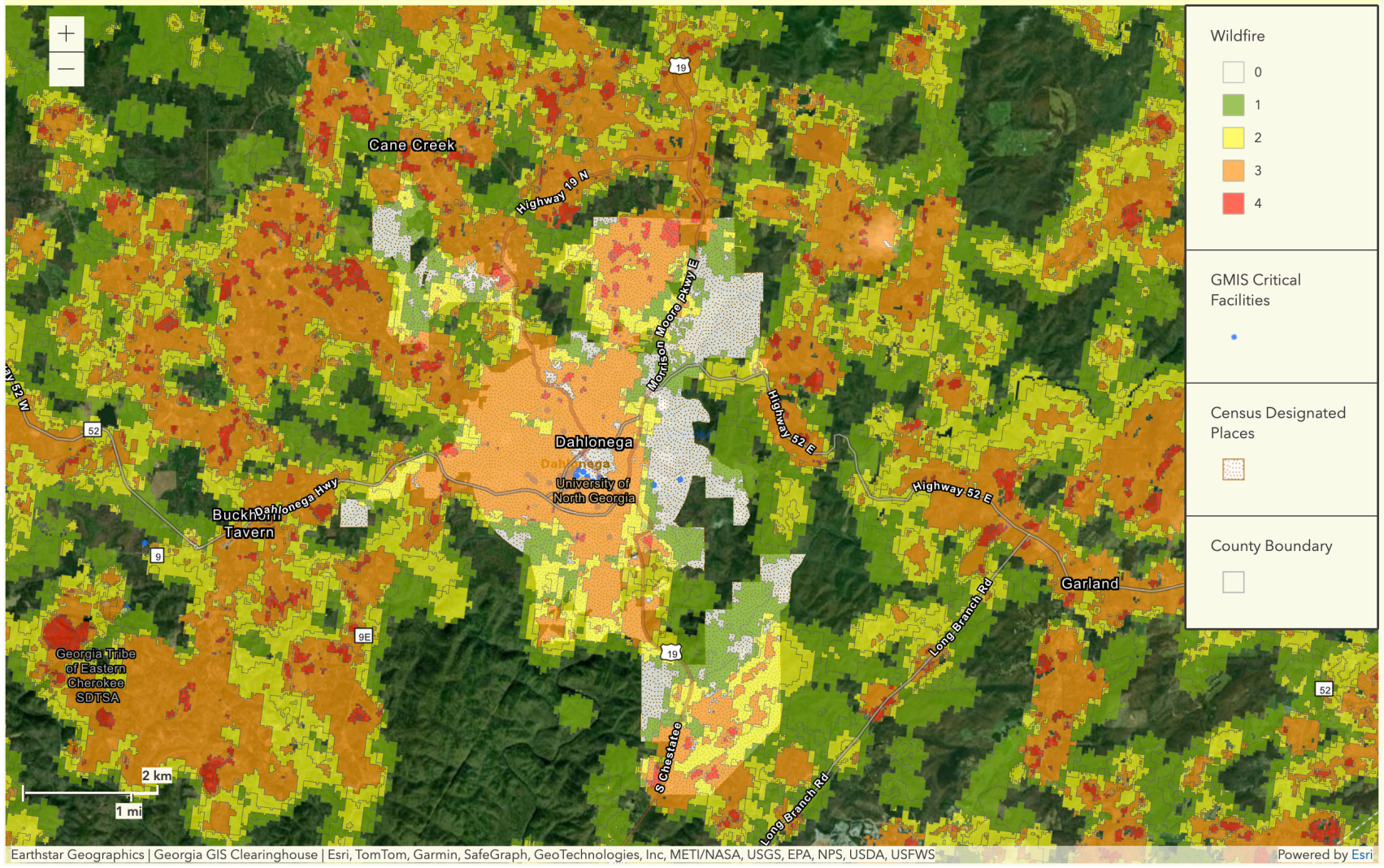
The Wildland Urban Interface (WUI) Risk Index layer is a rating of the potential impact of a wildfire on people and their homes. The key input, WUI, reflects housing density (houses per acre) consistent with Federal Register National standards. The location of people living in the Wildland Urban Interface and rural areas is key information for defining potential wildfire impacts to people and homes. The WUI Risk Rating is derived using a Response Function modeling approach. Response functions are a method of assigning a net change in the value to a resource or asset based on susceptibility to fire at different intensity levels, such as flame length. The range of values is from -1 to -9, with -1 representing the least negative impact and -9 representing the most negative impact. For example, areas with high housing density and high flame lengths are rated -9 while areas with low housing density and low flame lengths are rated -1. To calculate the WUI Risk Rating, the WUI housing density data was combined with Flame Length data and response functions were defined to represent potential impacts. The response functions were defined by a team of experts based on values defined by the SWRA Update Project technical team. By combining flame length with the WUI housing density data, you can determine where the greatest potential impact to homes and people is likely to occur. Fire intensity data is modeled to incorporate penetration into urban fringe areas so that outputs better reflect real world conditions for fire spread and impact in fringe urban interface areas. With this enhancement, houses in urban areas adjacent to wildland fuels are incorporated into the WUI risk modeling. All areas in the South have the WUI Risk Index calculated consistently, which allows for comparison and ordination of areas across the entire region. Data is modeled at a 30-meter cell resolution, which is consistent with other SWRA layers.

GEMA's WUI Risk Map for the County and City (separately) are located on the following pages, followed by SouthWRAP maps.

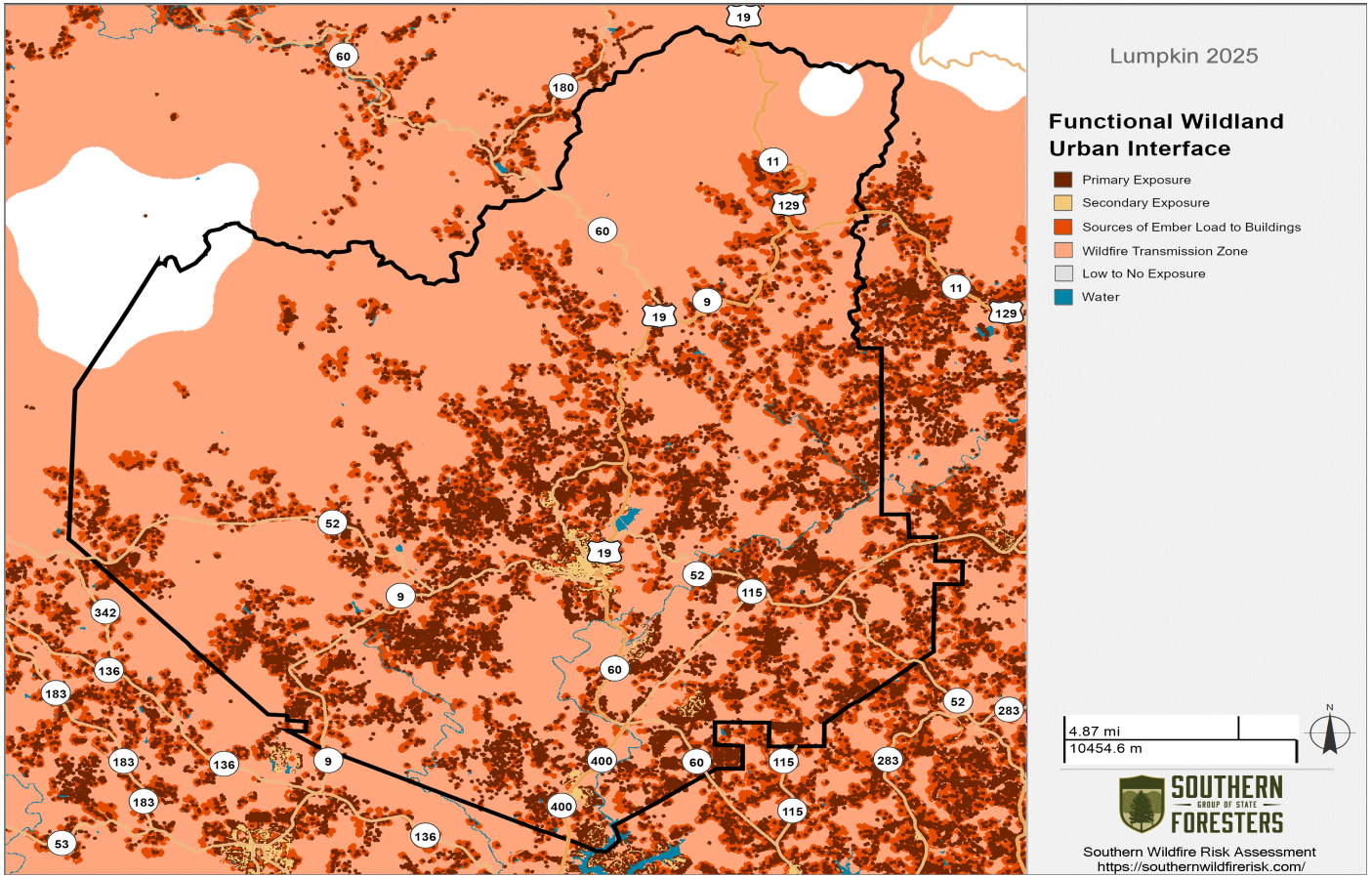
Lumpkin County WUI Risk Map



City of Dahlonega WUI Risk Map



Lumpkin County Functional Wildland Urban Interface (WUI) Risk Map 2025



When considering the Functional WUI Risk map above, the largest portions of the County and City have been classified under the Functional WUI Categories of "sources of ember load to buildings" and "wildfire transmission zone" which are the two moderate risk categories. However, there are also locations within the County and City categorized as "primary exposure" and "secondary exposure" which represent to two highest threat categories. There are no areas designated as "low to no exposure" within Lumpkin County.

Functional Wildland Urban Interface

Functional WUI represents a classification of the land near buildings* into zones that generally describe wildfire exposure to structures and risk mitigation activities appropriate for each.

Primary Exposure — The Primary Exposure zone identifies where structures are immediately nearby (within 75m of) burnable land cover. Reducing fire intensity and ember production in this zone would reduce the exposure of nearby buildings to heat and embers. Buildings in this zone also require hardening of the structure to resist ignition.

Secondary Exposure — The Secondary Exposure zone identifies land where structures are within 1500 m of burnable land cover, meaning homes in this zone could be impacted by lofted embers or by home-to-home spread even though they are not immediately located with vegetation types classified as burnable. Structures in this zone would benefit from the hardening of the structure to resist ignition from embers and nearby structures, but defensible space is usually not required due to the heavily developed nature of the zone.

Sources of Ember Load to Buildings — These are areas of burnable land cover that produces embers capable of reaching nearby buildings. Ember production is a function of fire type and intensity, and ember travel is a function of wind speed and direction. Fuel treatment in this zone is a priority for reducing ember load to the nearby buildings.

Wildfire Transmission Zone — The Wildfire Transmission Zone is the unpopulated land within about 2.4 km of a group of structures. Fires that originate within or spread to the Wildfire Transmission Zone have an immediate threat of reaching the nearby structures; fuel treatments that slow fire spread in this zone can reduce risk to these structures.

Low-to-No Exposure — The Low-to-No Exposure zone identifies where structures beyond 1500m from a large (500 ha) contiguous blocks of burnable land cover. Flames—even from home-to-home spread—and embers have a relatively low likelihood of reaching structures in this zone zone, but smoke and evacuations could still impact this area.

Water — Classified as Non-burnable Water (NB8) in the Surface Fuel Map.

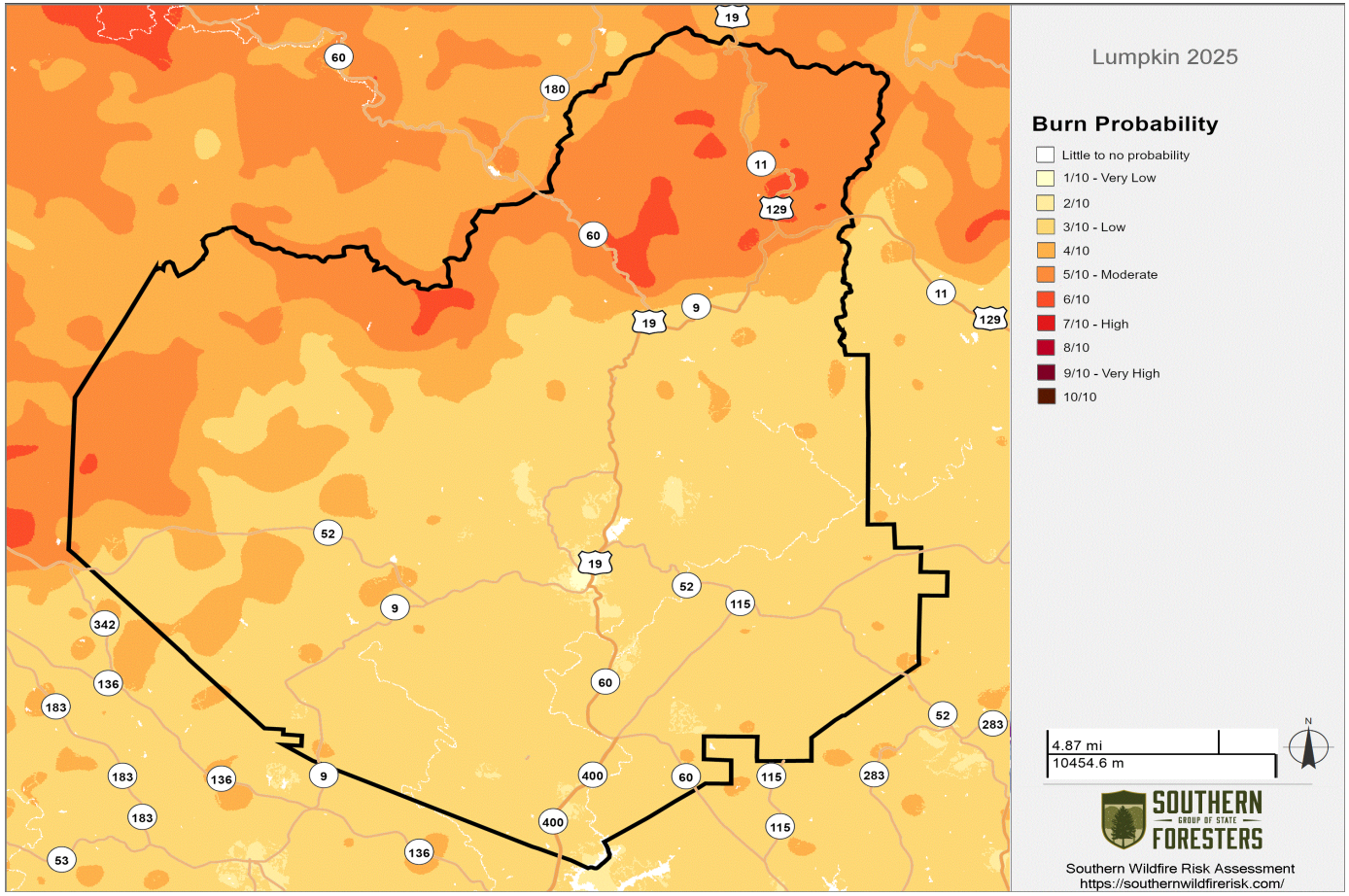
*Buildings used in producing Functional WUI are defined as greater than 40 m2

Data Source: Southern Wildfire Risk Assessment, Pyrologix 2023 (includes fuel disturbances through 2022)

	Functional Wildland Urban Interface Category	Acres	Percent
	Primary Exposure	53,822	19 %
	Secondary Exposure	6,883	2 %
	Sources of Ember Load to Buildings	159,569	56 %
	Wildfire Transmission Zone	64,436	23 %
	Low to No Exposure	0	0 %
	Water	1,393	0 %
	Total	**286,102**	**100 %**

Another useful tool in determining wildfire threat is the Burn Probability (BP) layer. The BP layer depicts the probability of an area burning given current landscape conditions, percentile weather, historical ignition patterns and historical fire prevention and suppression efforts. Described in more detail, it is the tendency of any given pixel to burn, given the static landscape conditions depicted by the LANDFIRE Refresh 2008 dataset (as resampled by FPA), contemporary weather and ignition patterns, as well as contemporary fire management policies (entailing considerable fire prevention and suppression efforts). The BP data does not, and is not intended to, depict fire-return intervals of any vintage, nor do they indicate likely fire footprints or routes of travel. Nothing about the expected shape or size of any actual fire incident can be interpreted from the burn probabilities. Instead, the BP data, in conjunction with the Fire Program Analysts FIL layers, are intended to support an actuarial approach to quantitative wildfire risk analysis (e.g., see Thompson et al. 2011). Values in the Burn Probability (BP) data layer indicate, for each pixel, the number of times that cell was burned by an FSim-modeled fire, divided by the total number of annual weather scenarios simulated. Burn probability raster data was generated using the large fire simulator - FSim - developed for use in the Fire Program Analysis (FPA) project. FSim uses historical weather data and current landcover data for discrete geographical areas (Fire Planning Units - FPUs) and simulates fires in these FPUs. Using these simulated fires, an overall burn probability and marginal burn probabilities at four fire intensities (flame lengths) are returned by FSim for each 270m pixel in the FPU. The fire growth simulations, when run repeatedly with different ignition locations and weather streams, generate burn probabilities and fire behavior distributions at each landscape location (i.e., cell or pixel). Results are objectively evaluated through comparison with historical fire patterns and statistics, including the mean annual burn probability and fire size distribution, for each FPU. This evaluation is part of the FSim calibration process for each FPU, whereby simulation inputs are adjusted until the slopes of the historical and modeled fire size distributions are similar and the modeled average burn probability falls within an acceptable range of the historical reference value (i.e., the 95% confidence interval for the mean).

Lumpkin County Burn Probability Map 2025



According to the Burn Probability map above, most of the County and the City have a low to moderate burn probability. The highest probability areas are located in the northernmost and western portions of the County. The areas with the lowest burn probability are located in the central and southern portions of the County including the City of Dahlonega.

Characteristic Fire Intensity Scale (FIS) is yet another way to gauge wildfire risk. FIS specifically identifies areas where significant fuel hazards and associated dangerous fire behavior potential exist based on a weighted average of four percentile weather categories. Similar to the Richter scale for earthquakes, FIS provides a standard scale to measure potential wildfire intensity. FIS consist of 5 classes where the order of magnitude between classes is ten-fold. The minimum class, Class 1, represents very low wildfire intensities and the maximum class, Class 5, represents very high wildfire intensities. Refer to descriptions below.

Class 1, Very Low
Very small, discontinuous flames, usually less than 1 foot in length; very low rate of spread; no spotting. Fires are typically easy to suppress by firefighters with basic training and non-specialized equipment.

Class 2, Low
Small flames, usually less than two feet long; small amount of very short range spotting possible. Fires are easy to suppress by trained firefighters with protective equipment and specialized tools.

Class 3, Moderate
Flames up to 8 feet in length; short-range spotting is possible. Trained firefighters will find these fires difficult to suppress without support from aircraft or engines, but dozer and plows are generally effective. Increasing potential for harm or damage to life and property.

Class 4, High
Large Flames, up to 30 feet in length; short-range spotting common; medium range spotting possible. Direct attack by trained firefighters, engines, and dozers is generally ineffective, indirect attack may be effective. Significant potential for harm or damage to life and property.

Class 5, Very High
Very large flames up to 150 feet in length; profuse short-range spotting, frequent long-range spotting; strong fire-induced winds. Indirect attack marginally effective at the head of the fire. Great potential for harm or damage to life and property.

This dataset was derived from updated fuels and canopy data as part of the 2010 SWRA Update Project recently completed in May 2014. Since all areas in the South have fire intensity scale calculated consistently, it allows for comparison and ordination of areas across the entire region.

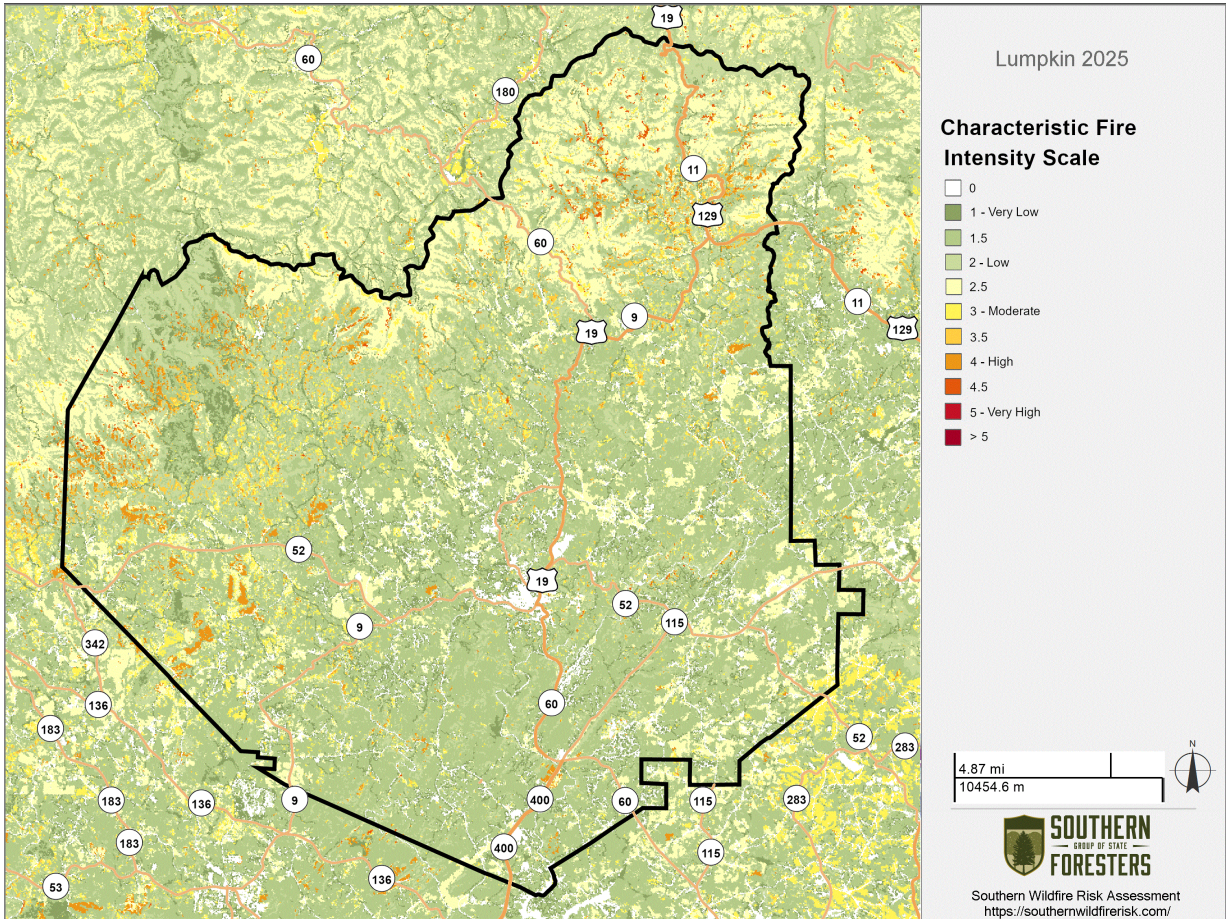
Fire intensity scale is a fire behavior output, which is influenced by three environmental factors - fuels, weather, and topography.



Weather is by far the most dynamic variable as it changes frequently. To account for this variability, four percentile weather categories were created from historical weather observations to represent low, moderate, high, and extreme weather days for each weather influence zone in the South. A weather influence zone is an area where, for analysis purposes, the weather on any given day is considered uniform.

The Fire Intensity Scale Map is derived at a 30-meter resolution. This scale of data was chosen to be consistent with the accuracy of the primary surface fuels dataset used in the assessment. While not appropriate for site specific analysis, it is appropriate for regional, county or local planning efforts. See the map on the following page.

Lumpkin County Fire Intensity Scale Map 2025



A review of the Fire Intensity Scale map above shows that, generally speaking, the highest fire intensities would tend to occur in the northern and western portions of the County. No portion of the County can truly be overlooked when considering fire intensities.

D. Estimate of Potential Losses – In most of the documented cases of wildfire within Lumpkin County, relatively little information on damages, in terms of dollars, was available. The potential commercial value of the land lost to wildfire cannot be accurately calculated, other than replacement costs of structures and infrastructure. With regard to the land itself, aside from the loss of timber and recreation, the damage is inestimable in terms of land rendered useless by ensuing soil erosion, elimination of wildlife cover and forage, and the loss of water reserves collected by a healthy forest. For available loss estimate information, please refer to the Critical Facilities Database (Appendix A).

E. Multi-Jurisdictional Concerns – As shown in the current WUI Risk map, not only does the County have a serious risk of wildfire, but the City as well. Any steps taken to mitigate the effects of wildfire should be undertaken on a countywide basis and include the City of Dahlonega. For Lumpkin County, it is estimated that 98.8 % percent of the total project area population live within the WUI.

F. Climate – Climate has always changed over time because of natural reasons like volcanic activity, solar radiation variations, and shifts in Earth's orbit. These changes happen slowly and result in temperature shifts, different rain patterns, and sea level changes. Other things like the makeup of the atmosphere and how continents are arranged also affect climate change over long periods. Lately, there's been a debate about how much human activities, like burning fossil fuels and cutting down forests, affect climate change. Some say natural factors are the main drivers, while others say human actions have a big impact. Most people think the truth is somewhere in the middle. But for this plan, what's causing climate change is largely irrelevant. One county can't modify the Earth's climate. Furthermore, any changes in climate probably won't change which natural hazards occur in Lumpkin County. It is more likely to make the natural hazards we already deal with, such as wildfire, occur more frequently or at a greater magnitude. If that does occur, it will become evident in the hazards history and frequency data used in this plan.

G. Vulnerable Populations - Vulnerable populations in Lumpkin County and the City of Dahlonega, each in very similar ways, may experience the impacts of natural hazards, including wildfire, differently than the rest of the population due to a variety of factors that increase their susceptibility to harm. These factors can include socioeconomic status, age, disability, race, language barriers, and housing conditions. Here’s a brief summary of how these populations might be affected differently:

Elderly and Disabled Populations: Older adults and individuals with physical or cognitive disabilities may have mobility challenges, which can make evacuation during emergencies more difficult. They may also have higher health risks during extreme weather events like heatwaves, floods, or storms, and may not have access to necessary medical care during such events.

Low-Income Communities: Low-income households often lack the resources to prepare for or recover from natural disasters. This includes limited access to flood insurance, poor housing conditions that may not be resilient to storms, and difficulty accessing emergency

services. These individuals may also be more likely to live in areas prone to hazards, such as floodplains or areas with inadequate infrastructure.

Racial and Ethnic Minorities: Racial and ethnic minorities may face higher levels of vulnerability due to limited access to healthcare, education, and social services. In some cases, these populations may be more likely to live in high-risk areas (such as floodplains) or in substandard housing that is less resilient to natural hazards.

Non-English Speakers: Individuals who speak limited or no English may face difficulties in understanding emergency warnings, evacuation instructions, or access to resources. Lack of access to multilingual communication can exacerbate their vulnerability during natural hazard events.

Homeless Individuals: Homeless individuals are especially vulnerable during natural hazards, as they may not have access to shelters or safe places to seek refuge during extreme weather events. They may also lack the ability to store supplies or evacuate to a safe location.

Children: Children are particularly vulnerable to the impacts of natural hazards due to their developmental stage and reliance on caregivers. They may also face challenges in evacuation due to age or disability and may be at higher risk for trauma and health issues in the aftermath of a disaster.

In general, vulnerable populations may experience greater exposure, fewer resources for mitigation and recovery, and more severe consequences from natural hazards compared to the rest of the population. This highlights the need for inclusive disaster planning, preparedness, and response strategies that address the specific needs of these groups.

H. Hazard Summary – Wildfires pose a serious threat to Lumpkin County in terms of property damage, as well as injuries and loss of life. Wildfires are one of the most frequently occurring natural hazards within the County each year. Based on the frequency of this hazard, as well as its ability to inflict devastation most anywhere in the County, the mitigation measures identified in this plan will be thoroughly pursued. Specific mitigation actions related to wildfire are identified in *Chapter 5*.

2.6 Drought



A. Hazard Identification –The term "drought" has various meanings, depending upon context. To a farmer, a drought is a period of moisture deficiency that affects the crops under cultivation (even two weeks without rainfall can stress many crops during certain periods of the growing cycle). To a water manager, a drought is a deficiency in water supply that affects water availability and water quality. To a meteorologist, a drought is a prolonged period when precipitation is less than normal. To a hydrologist, a drought is an extended period of decreased precipitation and streamflow.

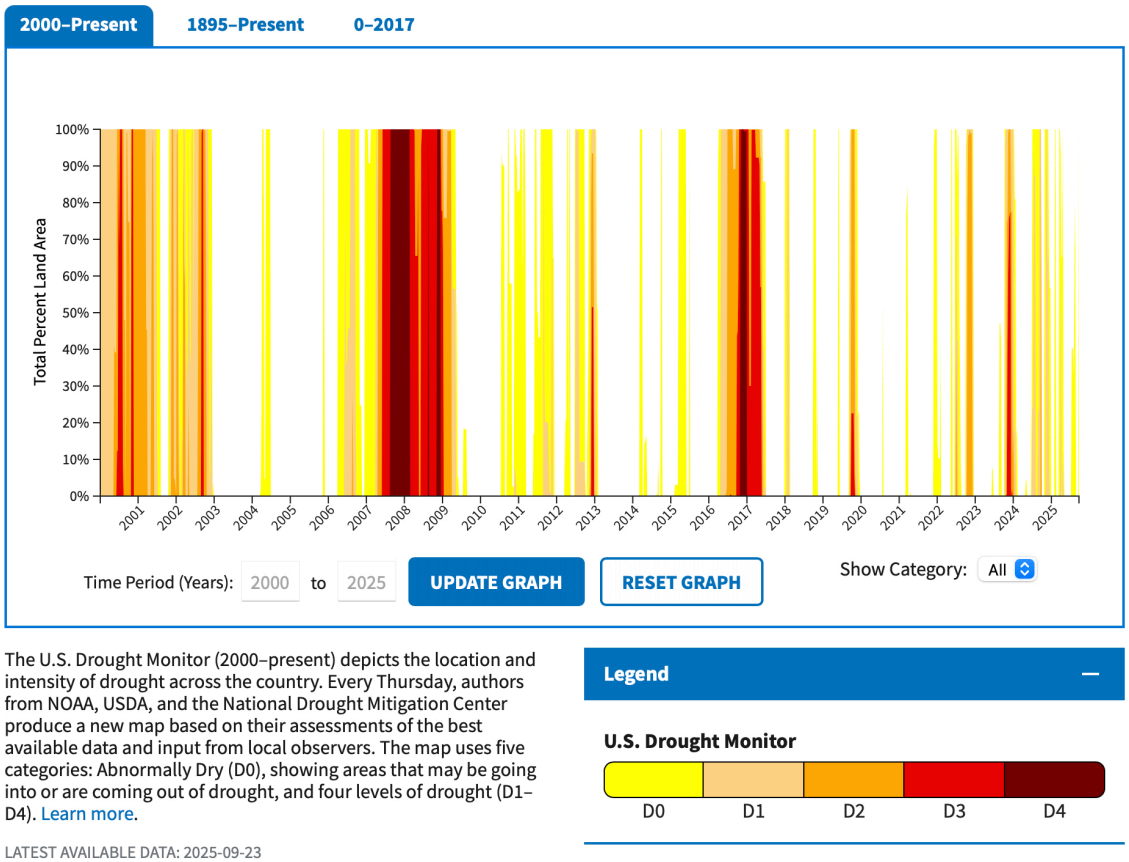
Drought is a normal, recurrent feature of climate. It occurs almost everywhere, although its features vary from region to region. Droughts in Georgia historically have severely affected municipal and industrial water supplies, agriculture (including both livestock and crops), stream water quality, recreation at major reservoirs, hydropower generation, navigation, and forest resources. Drought is also a key factor in wildfire development by making natural fuels (grass, brush, trees, dead vegetation) more fire prone.

In Georgia, droughts have been documented at U.S. Geological Survey (USGS) streamflow gaging stations since the 1890's. From 1910 to 1940, about 20 streamflow gaging stations were in operation. Since the early 1950's through the late 1980's, about 100 streamflow gaging stations were in operation. Currently, the USGS streamflow gaging network consists of more than 135 continuous-recording gages. Groundwater levels are currently monitored at 165 wells equipped with continuous recorders.

B. Hazard Profile – The Lumpkin County HMPC reviewed historical data from the National Oceanic and Atmospheric Administration (NOAA), the National Climatic Data Center (NCDC), the U.S. Geological Survey (USGS), the Georgia Department of Natural Resources (GA DNR) and the Georgia Forestry Commission (GFC) in researching drought events of the County and the State. Most historical information related to drought within this Plan has been derived from USGS streamflow data and NOAA precipitation data. Due to the nature of drought to affect large areas of the State simultaneously and the availability of only very limited County-specific drought information, the threat of drought is looked at within this Plan from a statewide perspective. Similarly, due to limited month-by-month information on drought, this hazard will be quantified on an annual basis (either there was a drought or there was not for any given year within the State). These guidelines are also used in Appendix B and Appendix C with regard to historical hazard information.

In the State of Georgia drought conditions, identified by USDA, NDMC, NOAA, USGS, and other sources, occurred in 24 of the past 50 years. Lumpkin County was likewise affected during those same periods.

The U.S. Drought Monitor chart below shows historical drought conditions from 2000 through 2024.



Some of the more significant droughts to affect the State of Georgia include the following:

1903-1905: According to the USGS, the 1903 to 1905 drought is "the earliest recorded severe drought in Georgia." In 1904, the U.S. Weather Bureau (today's National Weather Service) reported, "Levels in streams and wells were the lowest in several years. Many localities had to conserve water for stock and machinery and many factories were forced to close or operate at half capacity." When the 1903 drought struck, farm jobs dried up as quickly as the fields. The cities attracted many of these workers who migrated to Atlanta.

1924-1927: The drought that struck from 1924 to 1927 affected a wider area than simply north Georgia, affecting the Coosa River and Altamaha Basin as well at the Chattahoochee River. The U.S. Weather Bureau reported the lowest stream levels ever recorded in north Georgia in July-September of 1925, stating that the drought not only affected agricultural operations, but industrial operations as well. The scarcity of water had a profound influence on industrial and agricultural conditions in Georgia. This may have been the first time Georgia media used the term "Drought of the Century". Combined with the ongoing devastation from the boll weevil and technological advances in agriculture that increased efficiency and thereby reduced the number of farm jobs, migration from rural Georgia to urban Georgia increased significantly. The impact of this drought, plus other natural events, helped send the Georgia economy into a depression well before the rest of the United States.

1930-1935: Although the drought of 1930-1935 had little long-term impact on north Georgia, it contributed to the ongoing economic problems throughout the state and the United States as a whole. The USGS reports that the severity of this drought "exceeded a 25-year recurrence interval" in central and southwestern Georgia and affected much of the Country. In extreme northern and southeastern Georgia, the recurrence interval was 10–25 years. This period was also referred to as the "Drought of the Century."



1938-1944: Many of the same areas that suffered during the 1930 to 1935 drought endured severe drought again from 1938 to 1944. The drought of 1938-1944 struck the upper Coosa River basin and the Chattahoochee River basin. According to USGS the recurrence interval exceeded 50 years in those areas. In extreme northern and southwestern Georgia, the drought had recurrence intervals of 10–25 years. It was this drought that convinced politicians to move towards massive hydroelectric projects that would supply power and keep water available to constituents throughout long dry spells. One of the key supporters of hydroelectric power in the United States was Senator Richard B. Russell, member of the Senate Appropriations Committee. The first such dam in the State, Allatoona, was begun in 1941 and completed after World War II.

1950-1957: A large statewide drought lasted from 1950 to 1957. Most streamflows had recurrence intervals exceeding 25 years according to USGS. The catastrophic drought devastated crops by 1954. This event also earned the title as "Drought of the Century." This drought was most severe in southern Georgia, with most streamflows having recurrence intervals exceeding 25 years. In northeastern Georgia, the drought severity also exceeded the 25-year recurrence interval. The low rainfall affected the length of time it took to fill Lake Lanier for the first time since its creation in 1950 and completion in 1956. In northwestern Georgia, the recurrence interval of the drought was between 10 and 25 years.

1976-1978: According to USGS, beginning in 1976, the weather over southwest Georgia turned towards a persistent pattern of late-summer drought including parts of the Chattahoochee Valley.

1980-1982: The 1980 to 1982 drought resulted in the lowest streamflows since 1954 in most areas, and the lowest streamflows since 1925 in others. Recurrence intervals of 10–25 years were common in most of Georgia. Pool levels at four major reservoirs receded to the lowest levels since first filling. Groundwater levels in many observation wells were lower than previously observed. Nearly continuous declines were recorded in some wells for as long as 20 consecutive months, and water levels remained below previous record lows for as long as nine consecutive months.

1985-1989: Many North Georgia residents remember the drought of 1985 to 1989 that saw Lake Lanier reach its lowest levels since it was filled in 1950. Streamflows touched the lows reached during the 1925 drought. Water-supply shortages occurred in Georgia in 1986. Shortages first occurred in a few Atlanta metropolitan systems, primarily because of large demand and small reservoir storage. As the drought continued, other systems in the southern part of the metropolitan area also had water-supply problems, as did several municipalities in northern and central Georgia. During 1986, the U.S. Army Corps of Engineers significantly decreased the release of water from Lake Lanier, but reservoir levels continued to recede to about 2 feet above the record minimum lake level. Ground-water levels in northern Georgia were significantly less than normal during the 1985 to 1989 drought, and shortages in ground-water supplies from domestic wells occurred in the northern one-third of the State.

1998-2002: From 1998 through 2002, with a brief respite in 2000-2001, North Georgia suffered through a historic drought. The term "historic," in this instance, is used by weathermen to describe a drought of unusually long duration, one of the three measures of a drought. While the regional impact of a long-term drought is massive, in North Georgia's case, the drought's effect was mitigated, simply because of technology, mostly the dams built by the Corps of Engineers and others. Earlier droughts, however, did not have the benefit of these dams and had a "historic" impact on North Georgia. Shortages of surface-water supplies similar to those during 1986 occurred in the 1998 to 2002 drought. Water shortages during the summer of 2000 prompted the Georgia Department of Natural Resources to institute statewide restrictions on outdoor water use.



2006-2009: Beginning in late 2006 another drought struck north Georgia, on the heels of the earlier 5-year drought. River levels plummeted, causing lakes to fill up more slowly when water was released. Georgia politicians battled against the Army Corps of Engineers' continuous flow requirement for Lake Lanier due to the looming water shortages. The Georgia Environmental Protection Division (EPD) declared a level four drought response across the northern third of Georgia, including Lumpkin County, which prohibits most types of outdoor residential water use effective immediately.

Lake Lanier and Lake Allatoona 2007 (L to R)



2011-2012: For two years beginning in 2011, the County was impacted once again by a relatively short, but severe drought.

2016-2017: A severe drought was experienced between 2016 and 2017.

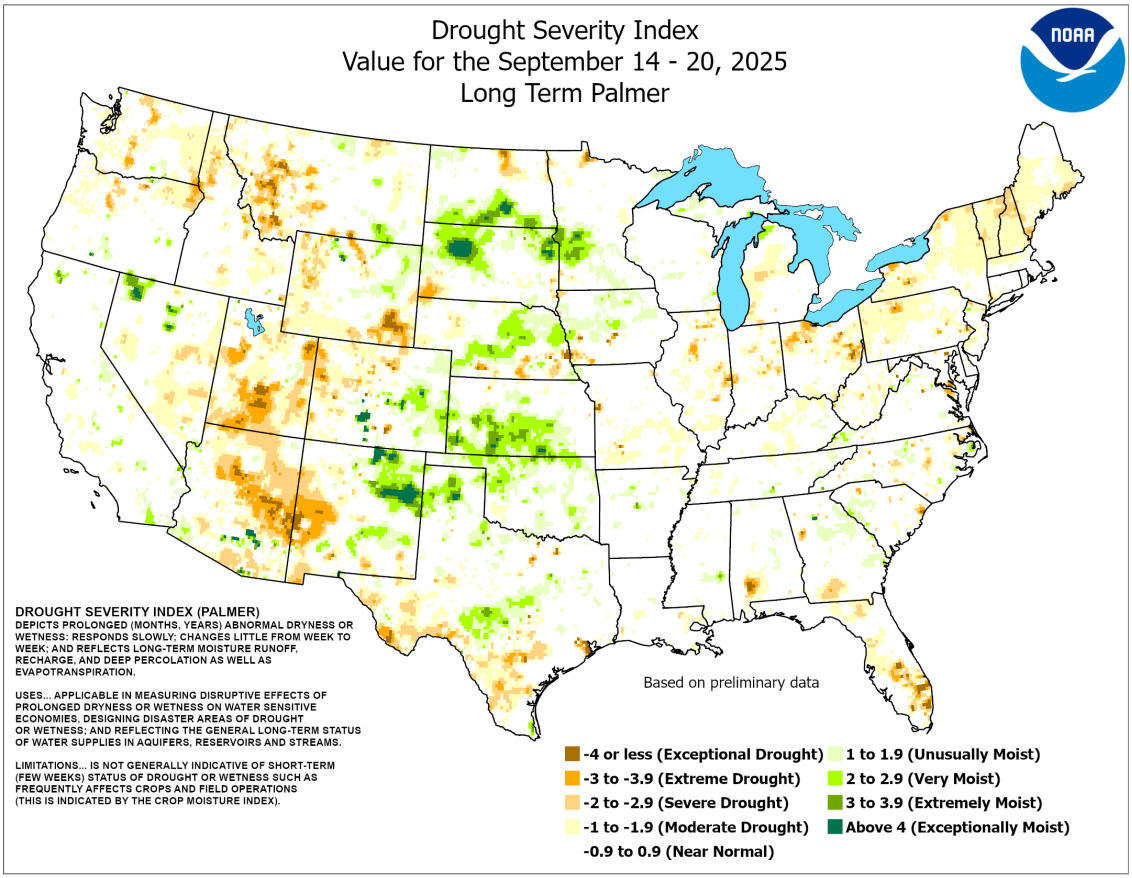


2023: More recently in 2023, the County experienced moderate drought conditions.

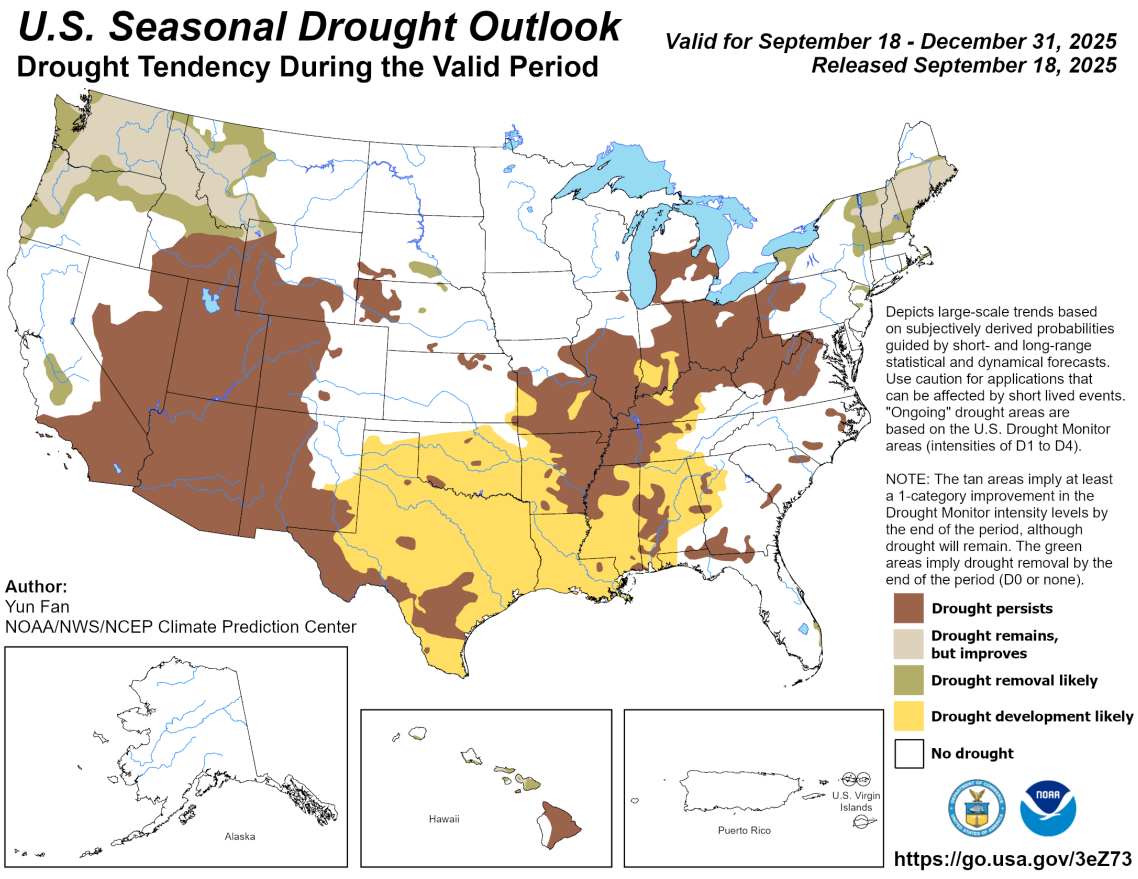
Agricultural crop damage during periods of drought is difficult to estimate. Water supplies, industries, power generation, agriculture, forests, wetlands, stream water quality, navigation, and recreation for the State of Georgia have been severely impacted over time. Because of the extremely unpredictable nature of drought (to include duration), reliably calculating a recurrence interval is difficult. The Hazard Frequency Table in Appendix C analyzes historical data from the past fifty years to provide a general idea of the frequency of drought within the State.

The Palmer Drought Severity Index (PDSI) is updated weekly by the Climate Prediction Center. It is based on rainfall, temperature and historic data, and is computed based on a complex formula devised by W.C. Palmer in 1965. One advantage of the PDSI is that as a strictly numeric product, PDSI values can be computed back to the beginning of the historic record. Disadvantages of the PDSI are that it is slow to detect quick-onset droughts, and does not reflect snowpack, an important component of water supply in the western United States. The Palmer was the main drought index in the United States before the U.S. Drought Monitor, which is also included in this section.

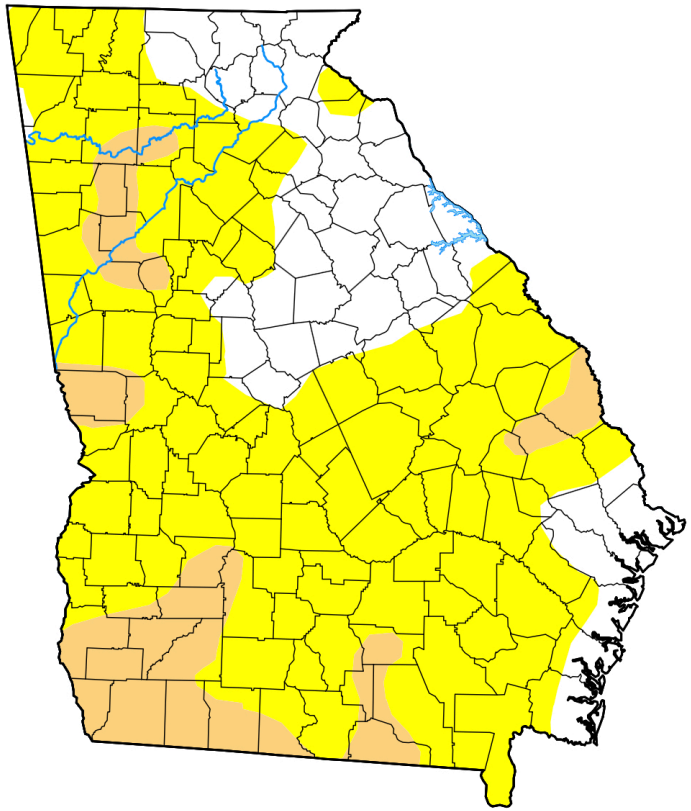
The PDSI map below shows current drought conditions nationwide and is updated weekly. According to the map, the County's current drought status, as of September 14-20, 2025, is "near normal".



As of September 9, 2025, the US Drought Monitor (USDM) indicated that 36% of the contiguous United States (CONUS) was experiencing moderate to exceptional drought (D1 to D4), with an additional 24% classified as abnormally dry. Extensive long-term drought conditions were primarily concentrated in the western CONUS. Conversely, abnormally dry conditions and drought (D0 to D3) have rapidly emerged across portions of the Middle Mississippi Valley, Ohio Valleys, and the Northeast, attributed to significant rainfall deficits since early August. The preceding week maintained a similar arid pattern across the eastern half of the CONUS, suggesting anticipated drought expansion and degradation in this region. The western CONUS presented a mixed scenario, observing both one-to-two class improvements and degradations within the past 30 days. For the October-November-December (OND) season, drought improvement is projected for parts of the Pacific Northwest and Northeast, supported by forecasts of near to above-normal precipitation and a favorable period for soil moisture replenishment. Persistence or improvement is also probable for existing drought in parts of the Southeast, given predicted near to above-normal precipitation for the OND season. Persistence is forecast for the remaining existing drought across much of the western half of the CONUS, portions of the Great Plains, Middle and Lower Mississippi Valleys, Tennessee Valley and Ohio Valley. Furthermore, potential drought development is anticipated across much of the Southern Region and much of Alabama, parts of northwestern Georgia and central Tennessee as the Climate Prediction Center (CPC) monthly and seasonal outlooks favor near to below-normal precipitation and above-normal temperatures in these areas.



The U.S. Drought Monitor is a weekly product that synthesizes climatic, hydrologic, and soil data with expert analysis to classify drought intensity across the United States. It integrates information from federal and state entities, research institutions, and field observations to provide a consistent national depiction of drought severity. The product is used to inform resource allocation, policy decisions, and drought response programs. The U.S. Drought Monitor map for the State of Georgia indicates that as of September 18, 2025, Lumpkin County is experiencing no drought conditions. *Source: U.S. Drought Monitor, University of Nebraska–Lincoln, USDA, NOAA.*



Map released: Thurs. September 18, 2025

Data valid: September 16, 2025 at 8 a.m. EDT

Intensity

- None
- D0 (Abnormally Dry)
- D1 (Moderate Drought)
- D2 (Severe Drought)
- D3 (Extreme Drought)
- D4 (Exceptional Drought)
- No Data

Authors

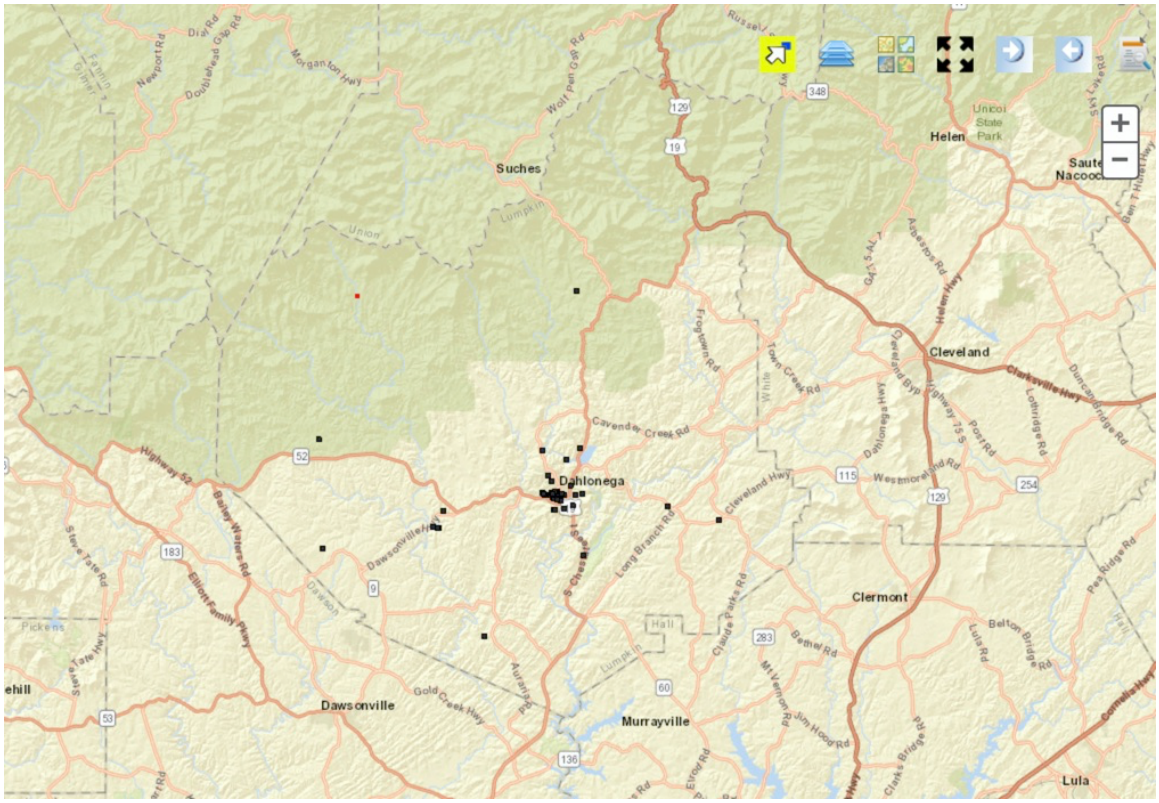
United States and Puerto Rico Author(s):

Adam Allgood, NOAA/NWS/NCEP/CPC

Pacific Islands and Virgin Islands Author(s):

Brad Rippey, U.S. Department of Agriculture

C. Assets Exposed to Hazard – All public and private property including critical facilities are susceptible to drought since this hazard is not spatially defined. The danger of drought is compounded due to the fact that drought conditions create a heightened risk for wildfire. The GEMA map below identifies critical facilities located within the hazard area, which in the case of drought includes all areas within the County and City.



D. Estimate of Potential Losses – No damage to facilities is anticipated as a result of drought conditions, aside from the threat of wildfire. Crop damage cannot be accurately quantified due to several unknown variables: duration of the drought, temperatures during the drought, severity of the drought, rainfall requirements for specific crops and livestock, and the different growing seasons. There may also be financial losses related to water system shortages. For loss estimate information, please refer to Appendix A, the Critical Facilities Database, and Appendix D, Worksheet 3a, for each jurisdiction.

E. Multi-Jurisdictional Concerns – Agricultural losses associated with drought are more likely to occur in the rural, less concentrated areas of the County. Although the City of Dahlonega may be slightly less likely to experience agricultural-related drought losses than the County, they can be financially impacted by water resource-related drought losses.

F. Climate – Climate has always changed over time because of natural reasons like volcanic activity, solar radiation variations, and shifts in Earth's orbit. These changes happen slowly and result in temperature shifts, different rain patterns, and sea level changes. Other things like the makeup of the atmosphere and how continents are arranged also affect climate change over long periods. Lately, there's been a debate about how much human activities, like burning fossil fuels and cutting down forests, affect climate change. Some say natural factors are the main drivers, while others say human actions have a big impact. Most people think the truth is somewhere in the middle. But for this plan, what's causing climate change is largely irrelevant. One county can't modify the Earth's climate. Furthermore, any changes in climate probably won't change which natural hazards occur in Lumpkin County. It is more likely to make the natural hazards we already deal with, such as drought, occur more frequently or at a greater magnitude. If that does occur, it will become evident in the hazards history and frequency data used in this plan.

G. Vulnerable Populations - Vulnerable populations in Lumpkin County and the City of Dahlonega, each in very similar ways, may experience the impacts of natural hazards, including drought, differently than the rest of the population due to a variety of factors that increase their susceptibility to harm. These factors can include socioeconomic status, age, disability, race, language barriers, and housing conditions. Here's a brief summary of how these populations might be affected differently:

Elderly and Disabled Populations: Older adults and individuals with physical or cognitive disabilities may have mobility challenges, which can make evacuation during emergencies more difficult. They may also have higher health risks during extreme weather events like heatwaves, floods, or storms, and may not have access to necessary medical care during such events.

Low-Income Communities: Low-income households often lack the resources to prepare for or recover from natural disasters. This includes limited access to flood insurance, poor housing conditions that may not be resilient to storms, and difficulty accessing emergency services. These individuals may also be more likely to live in areas prone to hazards, such as floodplains or areas with inadequate infrastructure.

Racial and Ethnic Minorities: Racial and ethnic minorities may face higher levels of vulnerability due to limited access to healthcare, education, and social services. In some cases, these populations may be more likely to live in high-risk areas (such as floodplains) or in substandard housing that is less resilient to natural hazards.

Non-English Speakers: Individuals who speak limited or no English may face difficulties in understanding emergency warnings, evacuation instructions, or access to resources. Lack of access to multilingual communication can exacerbate their vulnerability during natural hazard events.

Homeless Individuals: Homeless individuals are especially vulnerable during natural hazards, as they may not have access to shelters or safe places to seek refuge during

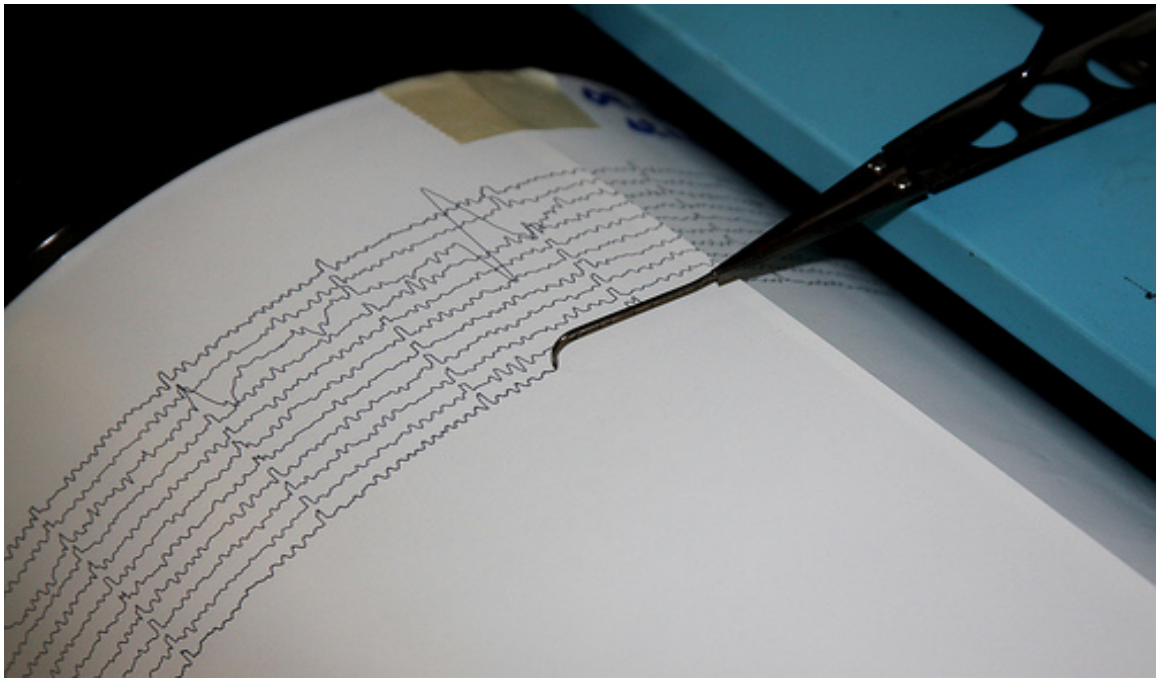
extreme weather events. They may also lack the ability to store supplies or evacuate to a safe location.

Children: Children are particularly vulnerable to the impacts of natural hazards due to their developmental stage and reliance on caregivers. They may also face challenges in evacuation due to age or disability and may be at higher risk for trauma and health issues in the aftermath of a disaster.

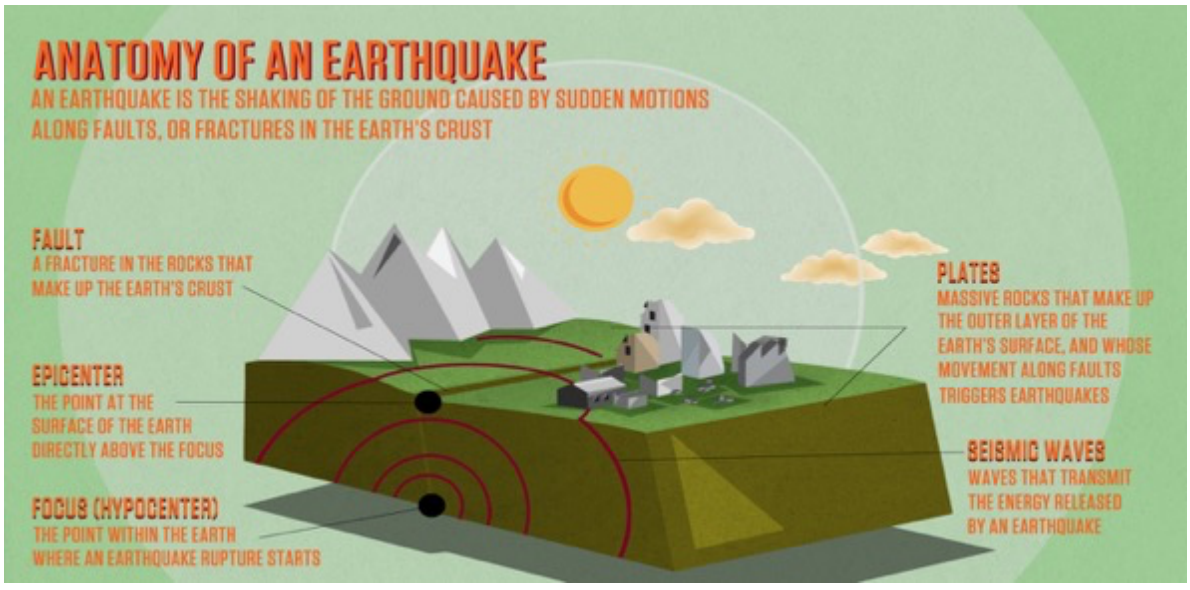
In general, vulnerable populations may experience greater exposure, fewer resources for mitigation and recovery, and more severe consequences from natural hazards compared to the rest of the population. This highlights the need for inclusive disaster planning, preparedness, and response strategies that address the specific needs of these groups.

H. Hazard Summary – Unlike other hazard events, drought causes damage slowly. A sustained drought can cause severe economic stress to the agricultural interests of the County and even the entire State or Region. The potential negative effects of sustained drought are numerous. In addition to an increased threat of wildfires, drought can affect water supplies, stream-water quality, water recreation facilities, hydropower generation, as well as agricultural and forest resources. The HMPC realized the limitations associated with mitigation actions for drought, but did identify some basic mitigation measures in *Chapter 5*.

2.7 Earthquakes

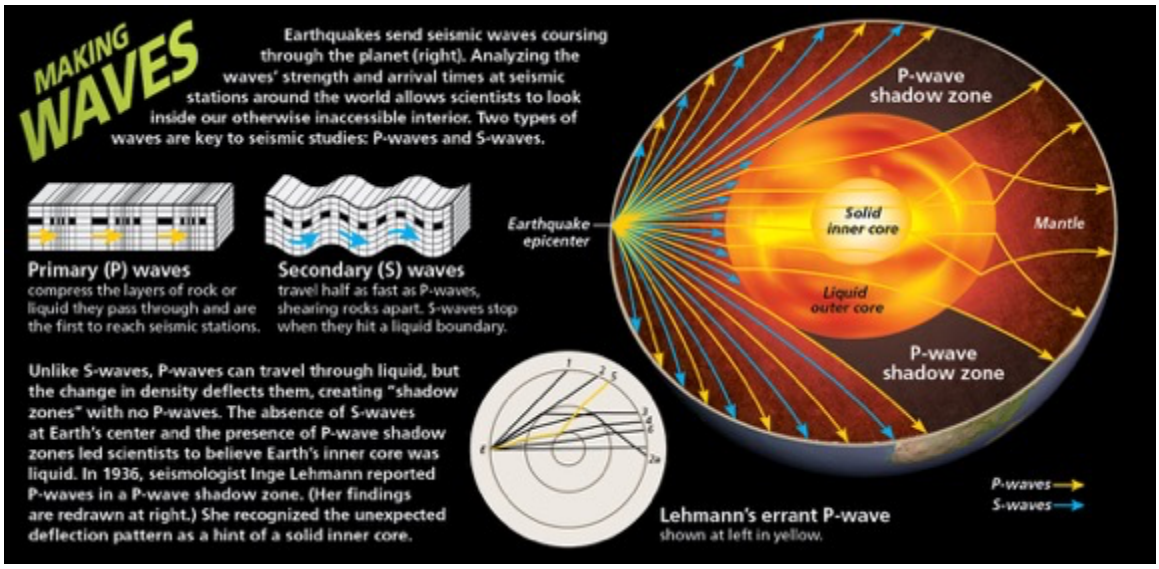


A. Hazard Identification – One of the most frightening and destructive natural hazards is a severe earthquake. An earthquake is a sudden movement of the Earth, caused by the abrupt release of strain that has accumulated over a long time. The forces of plate tectonics shape the Earth as the huge plates that form the Earth's surface slowly move over, under, and past each other. Sometimes the movement is gradual. At other times, the plates are locked together, unable to release the accumulating energy. When the accumulated energy grows strong enough, the plates break free. If the earthquake occurs in a populated area, it may cause many deaths, injuries and extensive property damage.



The goal of earthquake prediction is to give warning of potentially damaging earthquakes early enough to allow appropriate response to the disaster, enabling people to minimize loss of life and property. The U.S. Geological Survey conducts and supports research on the likelihood of future earthquakes. This research includes field, laboratory, and theoretical investigations of earthquake mechanisms and fault zones. A primary goal of earthquake research is to increase the reliability of earthquake probability estimates. Ultimately, scientists would like to be able to specify a high probability for a specific earthquake on a particular fault within a particular year. Scientists estimate earthquake probabilities in two ways: by studying the history of large earthquakes in a specific area and the rate at which strain accumulates in the rock.

Scientists study the past frequency of large earthquakes in order to determine the future likelihood of similar large shocks. For example, if a region has experienced four magnitude 7 or larger earthquakes during 200 years of recorded history, and if these shocks occurred randomly in time, then scientists would assign a 50 percent probability (that is, just as likely to happen as not to happen) to the occurrence of another magnitude 7 or larger quake in the region during the next 50 years. But in many places, the assumption of random occurrence with time may not be true, because when strain is released along one part of the fault system, it may actually increase on another part.

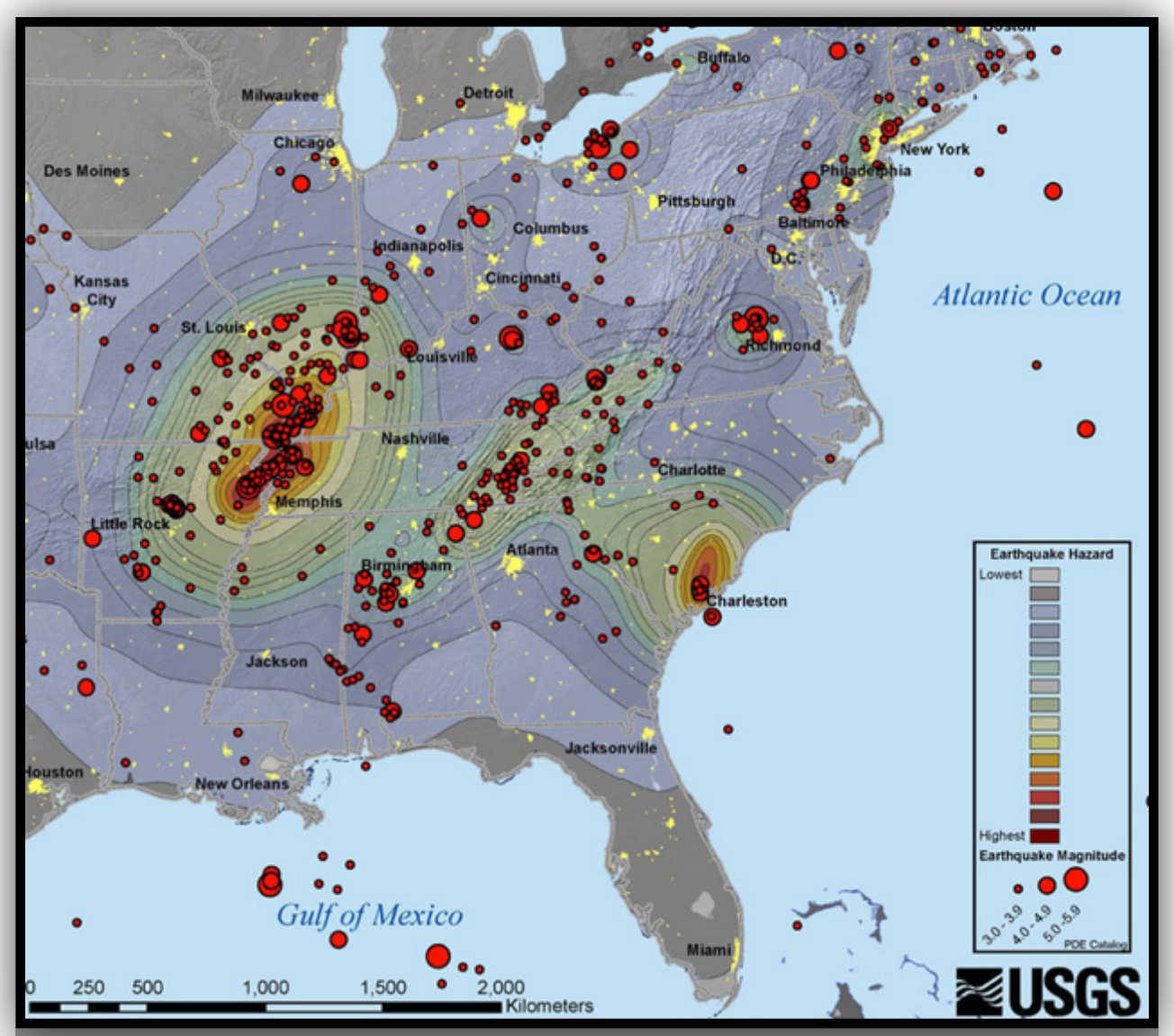


Another way to estimate the likelihood of future earthquakes is to study how fast strain accumulates. When plate movements build the strain in rocks to a critical level, like pulling a rubber band too tight, the rocks will suddenly break and slip to a new position. Scientists measure how much strain accumulates along a fault segment each year, how much time has passed since the last earthquake along the segment, and how much strain was released in the last earthquake. This information is then used to calculate the time required for the accumulating strain to build to the levels that result in an earthquake. This simple model is complicated by the fact that such detailed information about faults is rare. In the United States, only the San Andreas Fault system has adequate records for using this prediction method.

Magnitude and intensity measure different characteristics of earthquakes. Magnitude measures the energy released at the source of the earthquake and is determined from measurements on seismographs. Intensity measures the strength of shaking produced by the earthquake at a certain location and is determined from effects on people, human structures, and the natural environment. The following table compares the Richter Scale and the Modified Mercalli Intensity Scale, and describes intensities that are typically observed at locations near the epicenter of earthquakes of different magnitudes.

Richter Magnitude Scale (M)	Modified Mercalli Intensity Scale (MMI)	Magnitude/Intensity felt near an earthquake epicenter
1.0- 1.9	I	An M=1 is roughly equivalent to a quarry blast and can be generated by non-earthquake related events (such as a rock fall). Earthquakes of this intensity are generally not felt.
2.0-2.9	II	Felt by only a few people at rest, especially on the upper floors of buildings.
3.0-3.9	III	Felt noticeably by people indoors or on upper floors of buildings, but may not be recognized as an earthquake (similar to shaking by a passing truck, typically very short in duration).
4.0-4.9	IV-V	Felt noticeably by people both indoors and outdoors. Will wake some sleeping people. Walls will make cracking noises, and dishes, doors, and windows will rattle or move. Motor vehicles will rock noticeably. MMI=5 will cause unstable objects to fall or overturn; pendulum clocks may stop.
5	VI-VII	An M=5 earthquake is roughly equivalent to the force of a 10 kiloton nuclear blast (like Hiroshima). Earthquakes of this magnitude are felt by practically everyone. Damage is negligible in well-constructed buildings. Plaster may crack and fall; some chimneys may be broken.
6	V11-IX	Damage negligible in well-designed buildings. Slight to great damage to buildings and infrastructure of poor design.
7	VIII and higher	Well designed buildings may experience some damage. Building and bridges may shift off their foundations or partially collapse.
8	X and higher	Wooden building may be destroyed. Few masonry structures remain standing. Bridges destroyed; rail lines are bent.
9	XII	Damage total. The ground is distorted. Objects are thrown into the air.

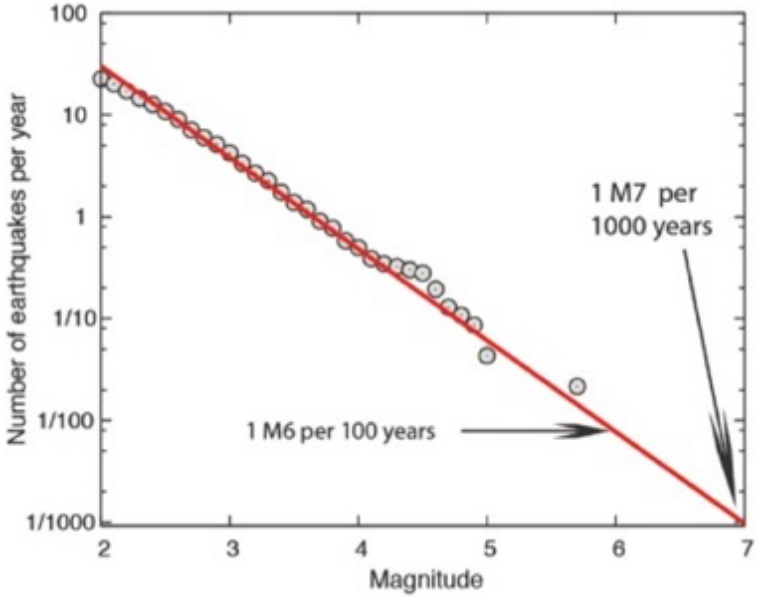
The following USGS map provides a historical overview of earthquakes in the Southeastern United States.



B. Hazard Profile – Today, earthquakes are much more common and severe on the West Coast than they are on the East Coast. Significant earthquakes in Georgia are uncommon, which often leads to complacency over these potentially devastating events. Earthquakes that occur in the eastern U.S. are quite efficient at transmitting seismic energy over large distances. So the destruction and damage of these earthquake may be more significant than their magnitude would indicate.

Any portion of Georgia can feel the effects of an earthquake from time to time. The northern half of Georgia is the most seismically active, particularly in the most northwestern counties. Seismic activity in northwest Georgia is frequent by the standards of the State, but damage from this activity is usually minor or moderate at worst. The area usually experiences one magnitude 4.0 earthquake about every 5 to 10 years. This typically involves a startling vibration what may rock objects off shelves or crack some plaster, but does not involve devastating destruction.

The greatest earthquake threat to the State of Georgia is most likely a repeat of a major earthquake outside of its borders. Both the great Charleston earthquake of 1886 and the New Madrid earthquakes of 1811-1812 caused the greatest damage within Georgia of any other known earthquakes on record. Damages included toppled chimneys, broken windows, cracked plaster, and other similar damage. Due to population growth, a similar earthquake today would have the potential to be much more devastating. On average, these major earthquakes have the potential to occur about once every 100 years in the eastern U.S.

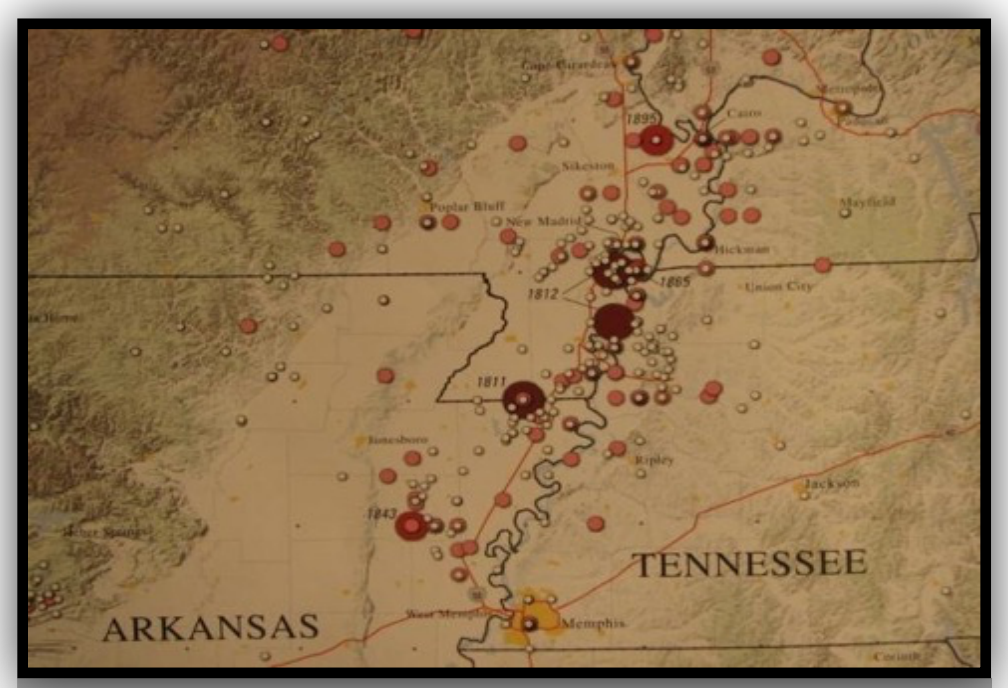


Using the earthquakes recorded in and around Georgia since 1962 the long-term estimated return period of larger earthquakes can be estimated. A magnitude 6 is expected about every 100 years and a magnitude 7 about every 1000 years. See graph above.

Significant and/or recent earthquakes that impacted Georgia

1811-1812: The first earthquakes recorded as being felt in Georgia were the great New Madrid earthquakes of 1811-1812 (also known as the Mississippi River Valley earthquakes) centered in northeast Arkansas and New Madrid, Missouri. There were hundreds of earthquakes during the two month period between December 16, 1811 and February 7, 1812. On the basis of the large area of damage (600,000 square kilometers), the widespread area of perceptibility (5,000,000 square kilometers), and the complex physiographic changes that occurred, this series of earthquakes rank as some of the largest in the United States since its settlement by Europeans. The area of strong shaking associated with these shocks is two to three times larger than that of the 1964 Alaska earthquake and 10 times larger than that of the 1906 San Francisco earthquake. The first three major earthquakes occurred in northeast Arkansas on December 16, 1811 (three shocks - Mfa 7.2/MSn 8.5; Mfa 7.0/MSn 8.0; and MSn 8.0). There were six aftershocks on December 16th and 17th alone in the range of M5.5 to M6.3 (Note: aftershocks actually *are* earthquakes). The fourth earthquake occurred in Missouri on January 23, 1812 (Mfa 7.1/MSn 8.4). The fifth earthquake occurred in New Madrid, Missouri on February 7, 1812 (Mfa 7.4/ MSn 8.8). This is the earthquake that created Reelfoot Lake, located in northwest Tennessee. It was reported to have been formed as the Mississippi River flowed backward for 10–24 hours to fill the lake. As a result of this earthquake, the original town of New Madrid now lies under the Mississippi River.

This accounted for a total of five earthquakes of magnitude MSn 8.0 or higher occurring in a period of 54 days. The first earthquake caused only slight damage to man-made



structures, mainly because the region was so sparsely populated. However, as the earthquakes continued, they began to open deep cracks in the ground, created landslides on the steeper bluffs and hillsides, large areas of land were uplifted, and sizable sink areas were created. These five main earthquakes, and several aftershocks, were felt over almost all of the eastern United States including the State of Georgia. In Georgia this series of earthquakes was strong enough to have shaken bricks from chimneys and other minor damage.

August 31, 1886: The great Charleston, South Carolina, earthquake of 1886 killed approximately 60 people. The magnitude 7.3 earthquake is the most damaging earthquake on record to occur in the southeastern U.S. and one of the largest historic shocks in the eastern U.S. It damaged or destroyed many buildings in the old city of Charleston. Property damage was estimated at $5-$6 million. Structural damage was reported several



hundred kilometers from Charleston including in the State of Georgia. On August 31, 1886 at 9:25 pm, preceded by a low rumble, the shock waves reached Savannah. People had difficulty remaining standing. One woman died of fright as the shaking cracked walls, felled chimneys, and broke windows. Panic at a revival service left two injured and two more were injured in leaping from upper story windows. Several more were injured by falling bricks. Ten buildings in Savannah were damaged beyond repair and at least 240 chimneys damaged. People spent the night outside. At Tybee Island light station the 134 foot lighthouse was cracked near the middle where the walls were six feet thick, and the one-ton lens moved an inch and a half to the northeast. In Augusta, the shaking was the

most severe (VIII on the Modified Mercalli scale) in the State. An estimated 1,000 chimneys and many buildings were damaged. The business and social life was paralyzed for two days. Brunswick and Darien were affected as well.

June 17, 1872: An earthquake on June 17, 1872 in Milledgeville, GA and had an intensity of at least V on the Modified Mercalli scale, the lowest intensity in which some damage may occur. It was reported as a sharp shock, jarring brick buildings and rattling windows.

November 1, 1875: On November 1, 1875, at 9:55 in the evening, an intensity VI earthquake occurred near the South Carolina border. It was felt from Spartanburg and Columbia, South Carolina, to Atlanta and Macon, Georgia, from Gainesville to Augusta, and generally over an area of 25,000 square miles.

October 18, 1902: A more local event occurred on October 18, 1902, with a sharp shock felt along the east face of Rocky Face Mountain near Dalton, GA with intensity VI and at LaFayette, GA with intensity V. The earthquake was felt over an area of about 1500 square miles including Chattanooga, Tennessee.

January 23, 1903: The Savannah, GA area was shaken with an intensity VI earthquake on January 23, 1903. Centering near Tybee Island, it was felt over an area of 10,000 square miles including Savannah (intensity VI), Augusta (intensity III), Charleston (intensity IV-V), and Columbia (intensity III-IV). Houses were strongly shaken.

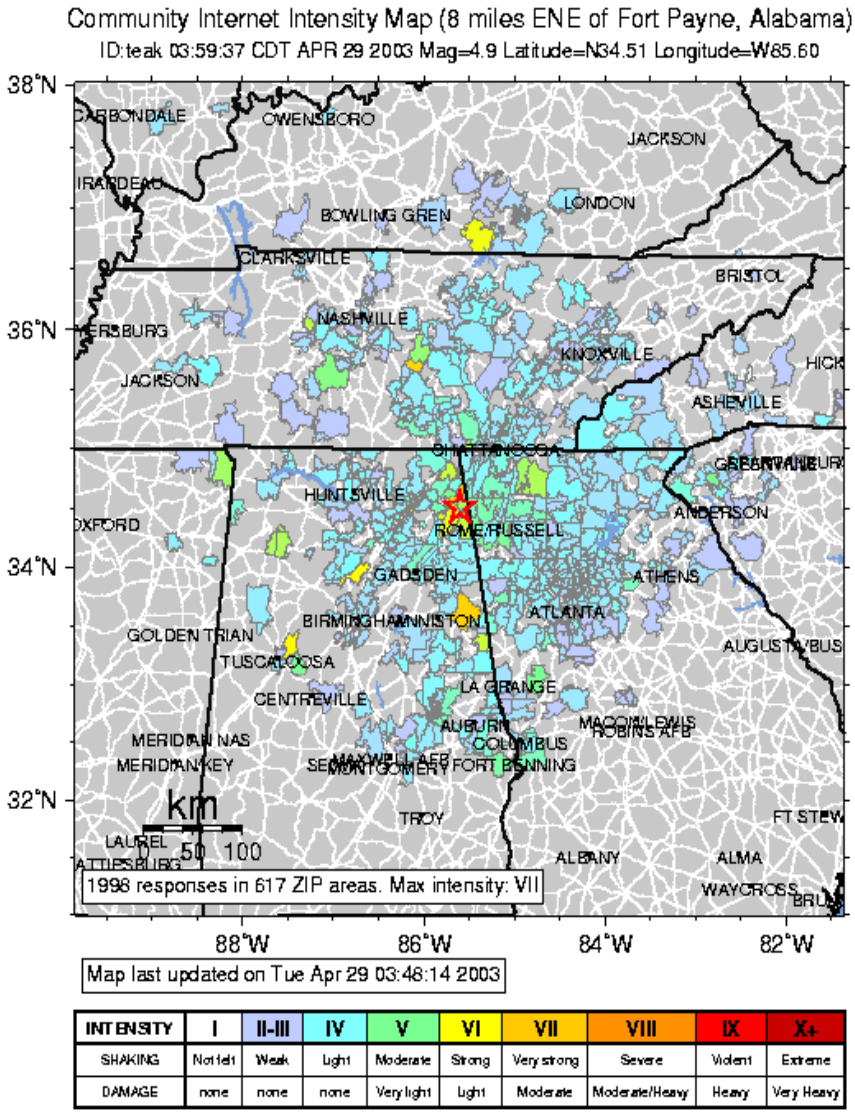
June 20, 1912: Another shock was felt on June 20, 1912, at Savannah with intensity V.

March 5, 1914: According to USGS, Georgia experienced another earthquake on March 5, 1914. Magnitude 4.5.

March 5, 1916: On March 5, 1916, an earthquake centered 30 miles southeast of Atlanta was felt over an area of 50,000 square miles, as far as Cherokee County, North Carolina, by several people in Raleigh, and in parts of Alabama and Tennessee.

March 12, 1964: An earthquake of intensity V or over occurred on March 12, 1964, centered near Haddock, GA less than 20 miles northeast of Macon. Intensity V was recorded at Haddock while shaking was felt in four counties over a 400-square-mile area.

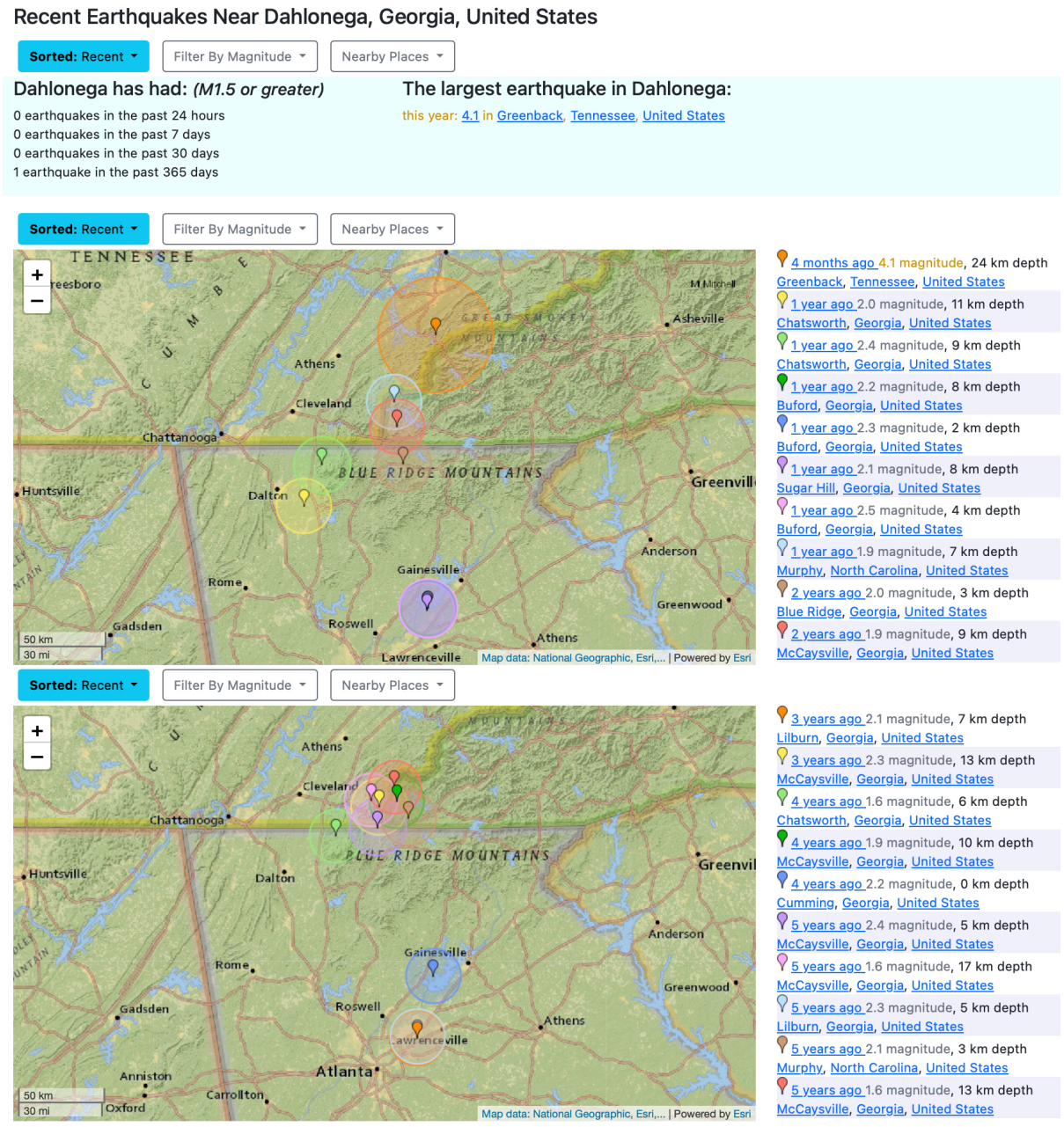
April 29, 2003: On April 29, 2003 just before 5:00 a.m. a moderate earthquake, rated 4.9 on the Richter Scale, shook most of the northwest corner of Georgia, south to Atlanta. The epicenter was located in Menlo, GA, about 37 miles south of Chattanooga. See map to right.



August 23, 2011: On August 23, 2011 at 1:51pm, a 5.8 magnitude earthquake originated near Louisa and Mineral, Virginia. It struck Washington DC (about 100 miles away from epicenter) causing moderate shaking and potentially significant damage. The earthquake was recorded all along the Appalachians, from Georgia to New England. The earthquake was felt so widely because it was a shallow earthquake, and geologic conditions in the eastern U.S. allow the effects of earthquakes to propagate and spread much more efficiently than in the western United States. Lumpkin County experienced mild movement and damage.

The following Earthquake Track maps were created using USGS data in order to make understanding earthquakes simpler. It contains information on earthquakes since the year 1900. Source: earthquaketrack.com

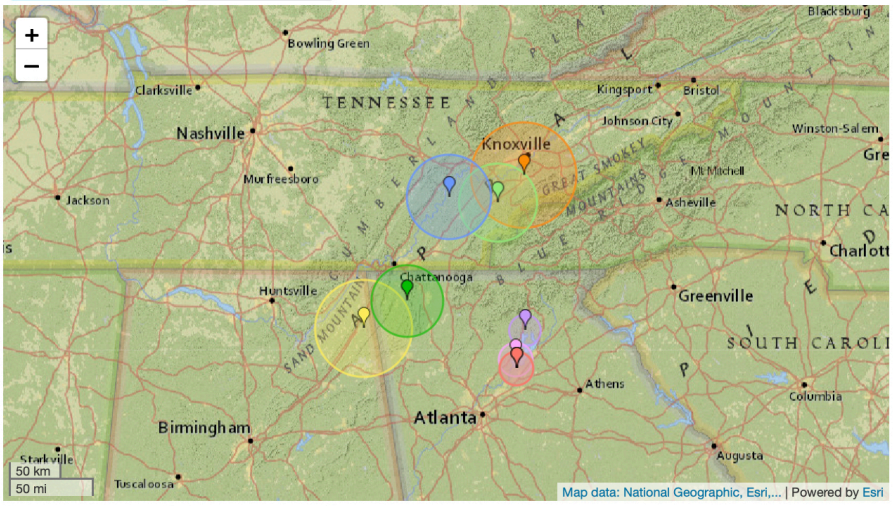
The "Recent Earthquake Track Map" below shows the most recent earthquakes of M1.5 or greater with an epicenter near Dahlonega, GA. The most recent earthquake located near Lumpkin County was an M4.1 located 21km SE of Greenback, TN on 5/10/2025 at 9:04am. This quake was reviewed by a USGS seismologist.



The “Biggest Earthquake Track Map” below shows the largest earthquakes on record back about a half century with an epicenter near Dahlonega, GA. Five earthquakes of M4.0 or greater are on record as having occurred over the past 51 years. Of these four, the one with an epicenter nearest Lumpkin County was an M4.2 located 11km ENE of LaFayette, GA on 10/9/1984 at 7:54am. A weaker M1.8 earthquake with an epicenter 7km SSE of Dahlonega, GA occurred on 12/21/2018 at 12:34pm. Both quakes were reviewed by a USGS seismologist.

Biggest Earthquakes Near Dahlonega, Georgia, United States

Sorted: Biggest | Nearby Places



51 years ago 4.7 magnitude, 3 km depth
Alcoa, Tennessee, United States

22 years ago 4.6 magnitude, 19 km depth
Fort Payne, Alabama, United States

38 years ago 4.3 magnitude, 18 km depth
Vonore, Tennessee, United States

41 years ago 4.2 magnitude, 5 km depth
LaFayette, Georgia, United States

6 years ago 4.4 magnitude, 8 km depth
Decatur, Tennessee, United States

6 years ago 1.8 magnitude, 5 km depth
Dahlonega, Georgia, United States

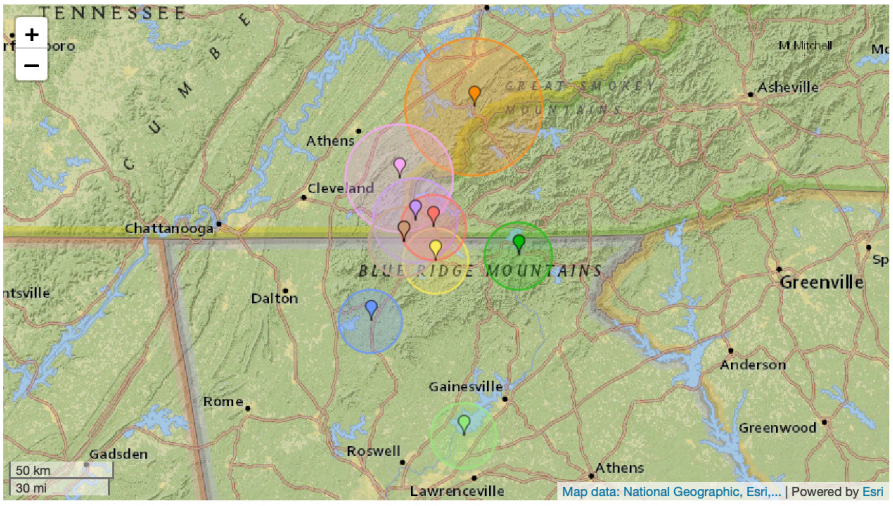
4 years ago 2.2 magnitude, 0 km depth
Cumming, Georgia, United States

1 year ago 2.5 magnitude, 4 km depth
Buford, Georgia, United States

1 year ago 2.2 magnitude, 8 km depth
Buford, Georgia, United States

1 year ago 2.3 magnitude, 2 km depth
Buford, Georgia, United States

Sorted: Biggest | Nearby Places



4 months ago 4.1 magnitude, 24 km depth
Greenback, Tennessee, United States

2 years ago 2.0 magnitude, 3 km depth
Blue Ridge, Georgia, United States

1 year ago 2.1 magnitude, 8 km depth
Sugar Hill, Georgia, United States

10 years ago 2.3 magnitude, 0 km depth
Hiawassee, Georgia, United States

7 years ago 1.6 magnitude, 2 km depth
Ellijay, Georgia, United States

16 years ago 3.2 magnitude, 4 km depth
McCaysville, Georgia, United States

46 years ago 3.7 magnitude, 5 km depth
Etowah, Tennessee, United States

12 years ago 2.5 magnitude, 7 km depth
McCaysville, Georgia, United States

12 years ago 2.5 magnitude, 8 km depth
McCaysville, Georgia, United States

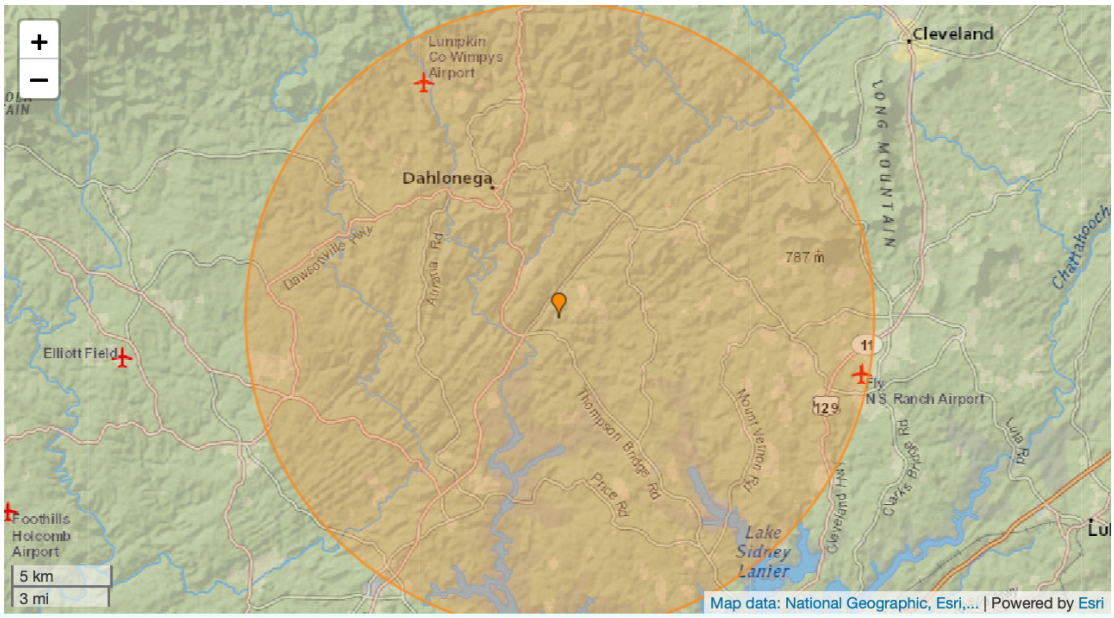
5 years ago 2.1 magnitude, 3 km depth
Murphy, North Carolina, United States

The following map shows a more precise location of the epicenter of the M1.8 earthquake that occurred just south-southeast of Dahlonega on 12/21/2018.

1.8 magnitude earthquake 7 km from Dahlonega, Georgia, United States

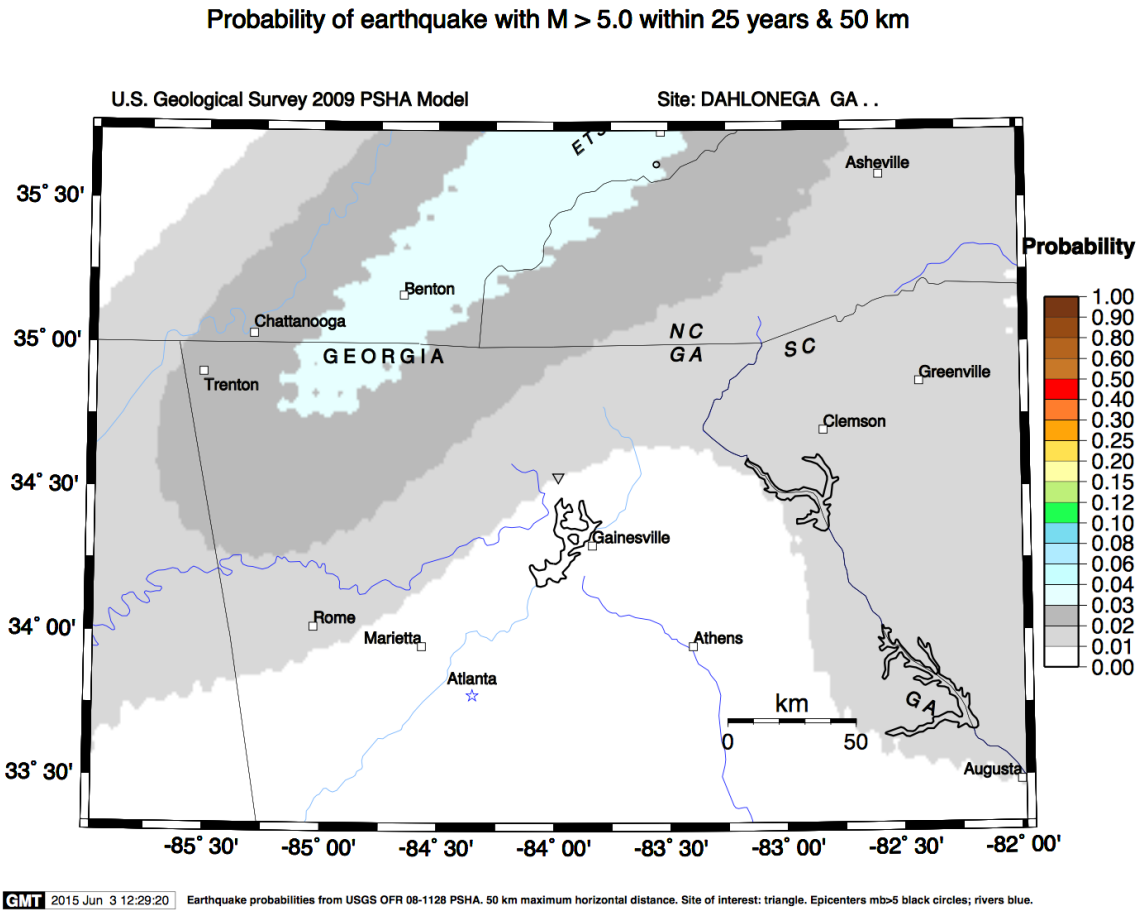
6 years ago

UTC time: Friday, December 21, 2018 17:34 PM
Your time: Friday, December 21, 2018 at 12:34 PM EST
Magnitude Type: ml
USGS page: M 1.8 - 7km SSE of Dahlonega, Georgia
USGS status: Reviewed by a seismologist
Reports from the public: 1 person

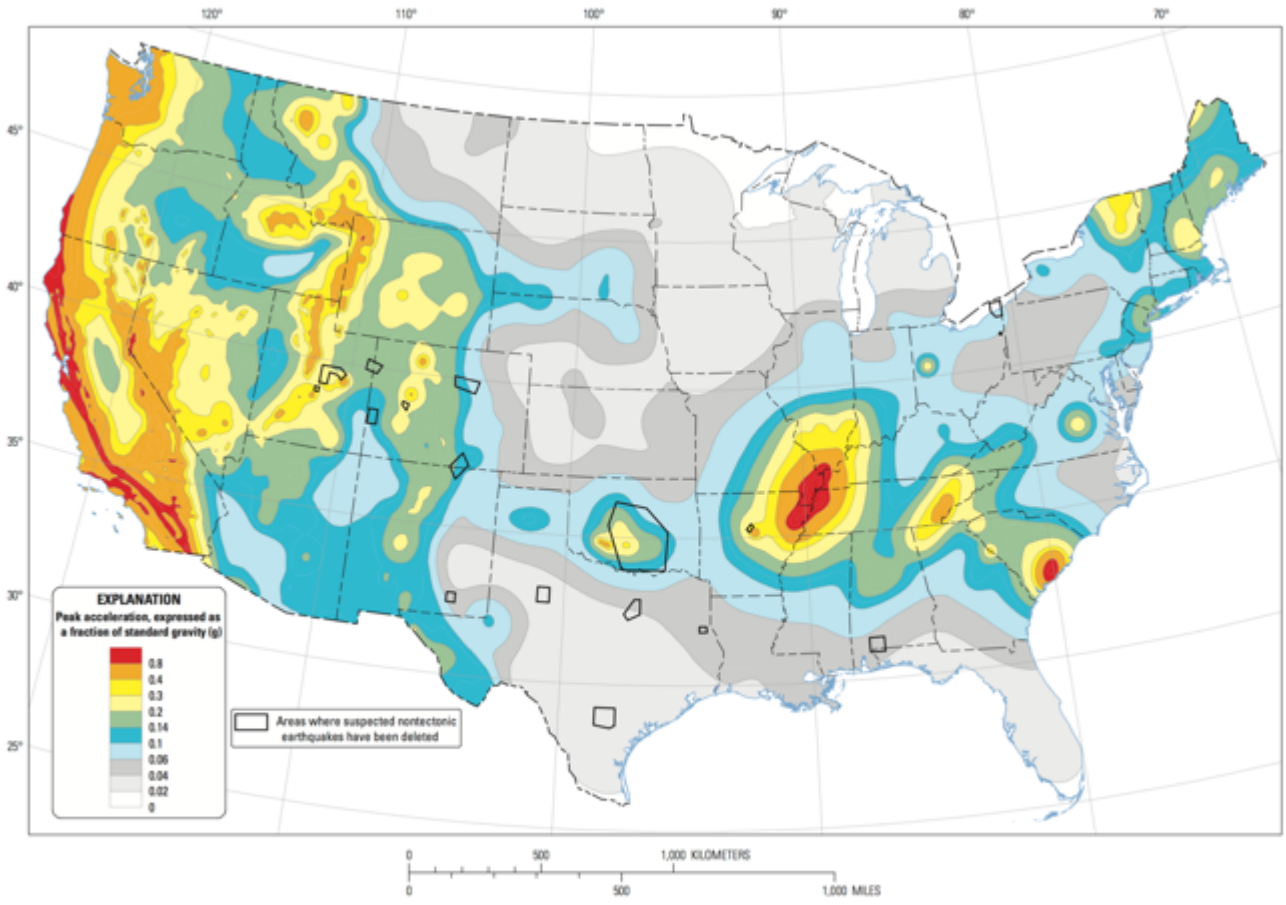


In researching earthquake history for this Plan, two problems have greatly limited the ability to develop concise technical data regarding the number of and magnitude of earthquakes that would have impacted Lumpkin County. The first is that beyond the past couple of decades, record keeping for minor earthquakes in this area was quite limited. The second is the difficulty in determining which earthquakes should be counted. Earthquakes from many states away that are "felt" but cause no damage sometimes merit mention, but are not truly a hazard event for the County. Likewise, very minor earthquakes nearby that are inconsequential and cause very little or no damage are also not truly considered hazard events by the County. For the purposes of this plan many of these types of unimpactful earthquakes might be compared to snow flurries (vs. winter storm) or minor thunderstorm (vs. severe thunderstorm). Sure, they demonstrate that the potential for a true hazard exists, but the events themselves are not hazards. In summary, the HMPC has concluded that, while many minor or distant earthquakes may be felt in the County, the true earthquake threat is probably more straightforward. It is likely that a major earthquake will occur within the County at some point in the future. With that in mind, the examples of earthquakes shown on previous pages do not represent an all-inclusive list. They simply represent some of the more historic and/or recent earthquakes that had an impact, however minor, on Lumpkin County.

Based on U.S. Geological Survey estimations using the earthquake frequency method described in the section above, the probability of an earthquake of a magnitude over 5.0 within Lumpkin County over the next 25 years is roughly between 1% and 3% (see map below). As discussed above, such predictions are based on limited information, and cannot necessarily be relied upon for their precision. However, they do help demonstrate that the threat of earthquakes cannot be overlooked especially in the northwestern portions of Georgia.



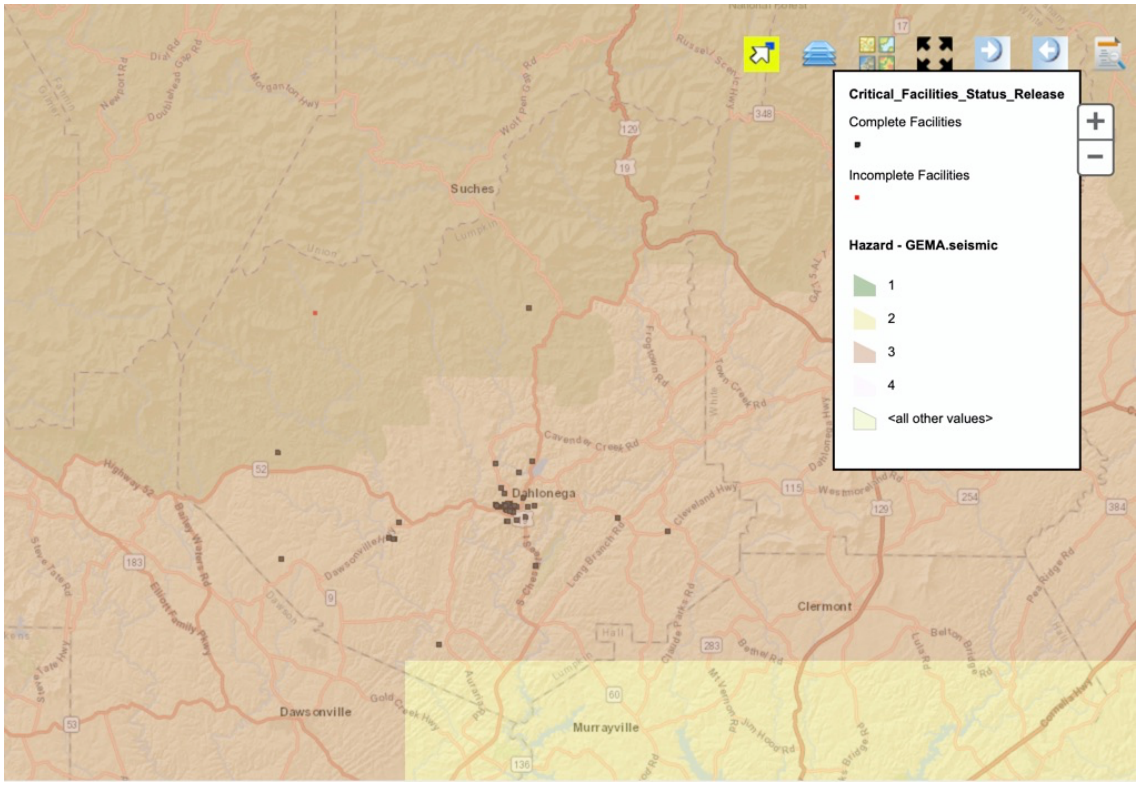
The U.S. Geological Survey (USGS) National Seismic Hazard Maps, including the one below, display earthquake ground motions for various probability levels across the United States and are applied in seismic provisions of building codes, insurance rate structures, risk assessments, and other public policy. The updated maps represent an assessment of the best available science in earthquake hazards and incorporate new findings on earthquake ground shaking, faults, seismicity, and geodesy. The USGS National Seismic Hazard Mapping Project developed these maps by incorporating information on potential earthquakes and associated ground shaking obtained from interaction in science and engineering workshops involving hundreds of participants, review by several science organizations and State surveys, and advice from expert panels and a Steering Committee. The new probabilistic hazard maps represent an update of the seismic hazard maps; previous versions were developed by Petersen and others (2008) and Frankel and others (2002), using the methodology developed Frankel and others (1996). Algermissen and Perkins (1976) published the first probabilistic seismic hazard map of the United States which was updated in Algermissen and others (1990).



Two-percent probability of exceedance in 50 years map of peak ground acceleration

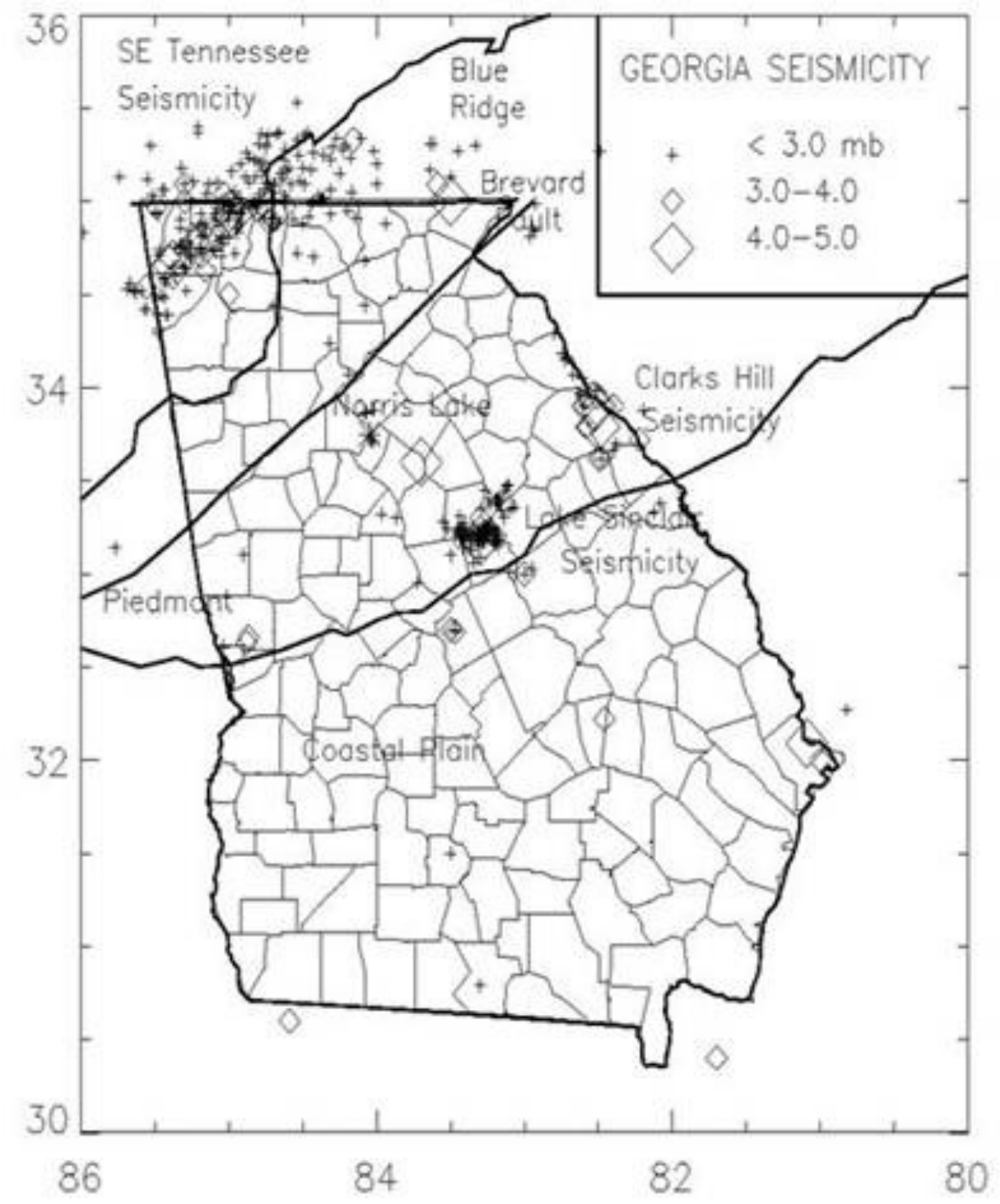
C. Assets Exposed to Hazard - All structures and facilities within Lumpkin County are susceptible to earthquake damage since they can occur in any portion of the County or City. The likelihood of an earthquake in Lumpkin County and the City of Dahlonega ranges from moderate to high.

The seismic hazard layer used in the map that follows is based on the USGS Probabilistic Seismic Hazard Map, showing the percentage of gravity that the area has a 2 percent probability of exceedance in 50 years. The score classification reflects that used by the IRC Seismic Design Categories. The horizontal positional accuracy is unknown for this layer. Most areas within the County, and all areas within the City of Dahlonega are located within Seismic Threat Category 3, "moderate to high threat." The very southern portion of the County is located within Seismic Threat Category 2, low to moderate threat."



	Seismic Threat Category	Original Value	Description
	1	A	0-17% gravity (lowest threat)
	2	B	17-33% gravity (low to moderate threat)
	3	C	33-50% gravity (moderate to high threat)
	4	D1	50-83% gravity (highest threat)
	*	Not applicable	All other values

Georgia has a few large faults. The Blue Ridge fault extends from Alabama through Georgia and into Tennessee. The Brevard Fault extends from Alabama through Georgia and into South Carolina. Lumpkin County is located near one of the most seismically active regions of Georgia.



D. Estimate of Potential Losses – For loss estimate information, please refer to Appendix A, the Critical Facilities Database, and Appendix D, Worksheet 3a, for each jurisdiction.

E. Multi-Jurisdictional Concerns – All of Lumpkin County has the potential to be affected by earthquakes. The threat appears to be moderate and fairly uniform throughout the County and City. Any steps taken to mitigate the effects of earthquake will be undertaken on a countywide basis and include the City of Dahlonega.

F. Climate – Climate has always changed over time because of natural reasons like volcanic activity, solar radiation variations, and shifts in Earth's orbit. These changes happen slowly and result in temperature shifts, different rain patterns, and sea level changes. Other things like the makeup of the atmosphere and how continents are arranged also affect climate change over long periods. Lately, there's been a debate about how much human activities, like burning fossil fuels and cutting down forests, affect climate change. Some say natural factors are the main drivers, while others say human actions have a big impact. Most people think the truth is somewhere in the middle. But for this plan, what's causing climate change is largely irrelevant. One county can't modify the Earth's climate. Furthermore, any changes in climate probably won't change which natural hazards occur in Lumpkin County. It is more likely to make the natural hazards we already deal with, such as earthquakes, occur more frequently or at a greater magnitude. If that does occur, it will become evident in the hazards history and frequency data used in this plan.

G. Vulnerable Populations - Vulnerable populations in Lumpkin County and the City of Dahlonega, each in very similar ways, may experience the impacts of natural hazards, including earthquakes, differently than the rest of the population due to a variety of factors that increase their susceptibility to harm. These factors can include socioeconomic status, age, disability, race, language barriers, and housing conditions. Here’s a brief summary of how these populations might be affected differently:

Elderly and Disabled Populations: Older adults and individuals with physical or cognitive disabilities may have mobility challenges, which can make evacuation during emergencies more difficult. They may also have higher health risks during extreme weather events like heatwaves, floods, or storms, and may not have access to necessary medical care during such events.

Low-Income Communities: Low-income households often lack the resources to prepare for or recover from natural disasters. This includes limited access to flood insurance, poor housing conditions that may not be resilient to storms, and difficulty accessing emergency services. These individuals may also be more likely to live in areas prone to hazards, such as floodplains or areas with inadequate infrastructure.

Racial and Ethnic Minorities: Racial and ethnic minorities may face higher levels of vulnerability due to limited access to healthcare, education, and social services. In some cases, these populations may be more likely to live in high-risk areas (such as floodplains) or in substandard housing that is less resilient to natural hazards.

Non-English Speakers: Individuals who speak limited or no English may face difficulties in understanding emergency warnings, evacuation instructions, or access to resources. Lack of access to multilingual communication can exacerbate their vulnerability during natural hazard events.

Homeless Individuals: Homeless individuals are especially vulnerable during natural hazards, as they may not have access to shelters or safe places to seek refuge during extreme weather events. They may also lack the ability to store supplies or evacuate to a safe location.

Children: Children are particularly vulnerable to the impacts of natural hazards due to their developmental stage and reliance on caregivers. They may also face challenges in evacuation due to age or disability and may be at higher risk for trauma and health issues in the aftermath of a disaster.

In general, vulnerable populations may experience greater exposure, fewer resources for mitigation and recovery, and more severe consequences from natural hazards compared to the rest of the population. This highlights the need for inclusive disaster planning, preparedness, and response strategies that address the specific needs of these groups.

H. Hazard Summary – Scientific understanding of earthquakes is of vital importance to the Nation. As the population increases, expanding urban development and construction works encroach upon areas susceptible to earthquakes. With a greater understanding of the causes and effects of earthquakes, we may be able to reduce damage and loss of life from this destructive phenomenon. The HMPC was limited in its ability to develop mitigation measures associated with earthquakes, but did provide some guidance in *Chapter 5*.

2.8 Landslides



A. Hazard Identification – Landslides occur in every U.S. state and territory. In a landslide, masses of rock, earth, or debris move down a slope. Landslides can be small, large, slow or rapid. They can be activated by storms, earthquakes, volcanic eruptions, fires, freeze/thaw cycles, and steep-slope erosion. Landslides are often more damaging and deadly than the triggering event. The dangerous conditions may be high even as emergency personnel are providing rescue and recovery services. Landslide problems can be caused by land mismanagement, particularly in mountain, canyon and coastal regions. In areas burned by forest and brush fires a lower threshold of precipitation may initiate landslides. Land-use zoning, professional inspections, and proper design can minimize many landslide, mudflow, and debris flow problems.

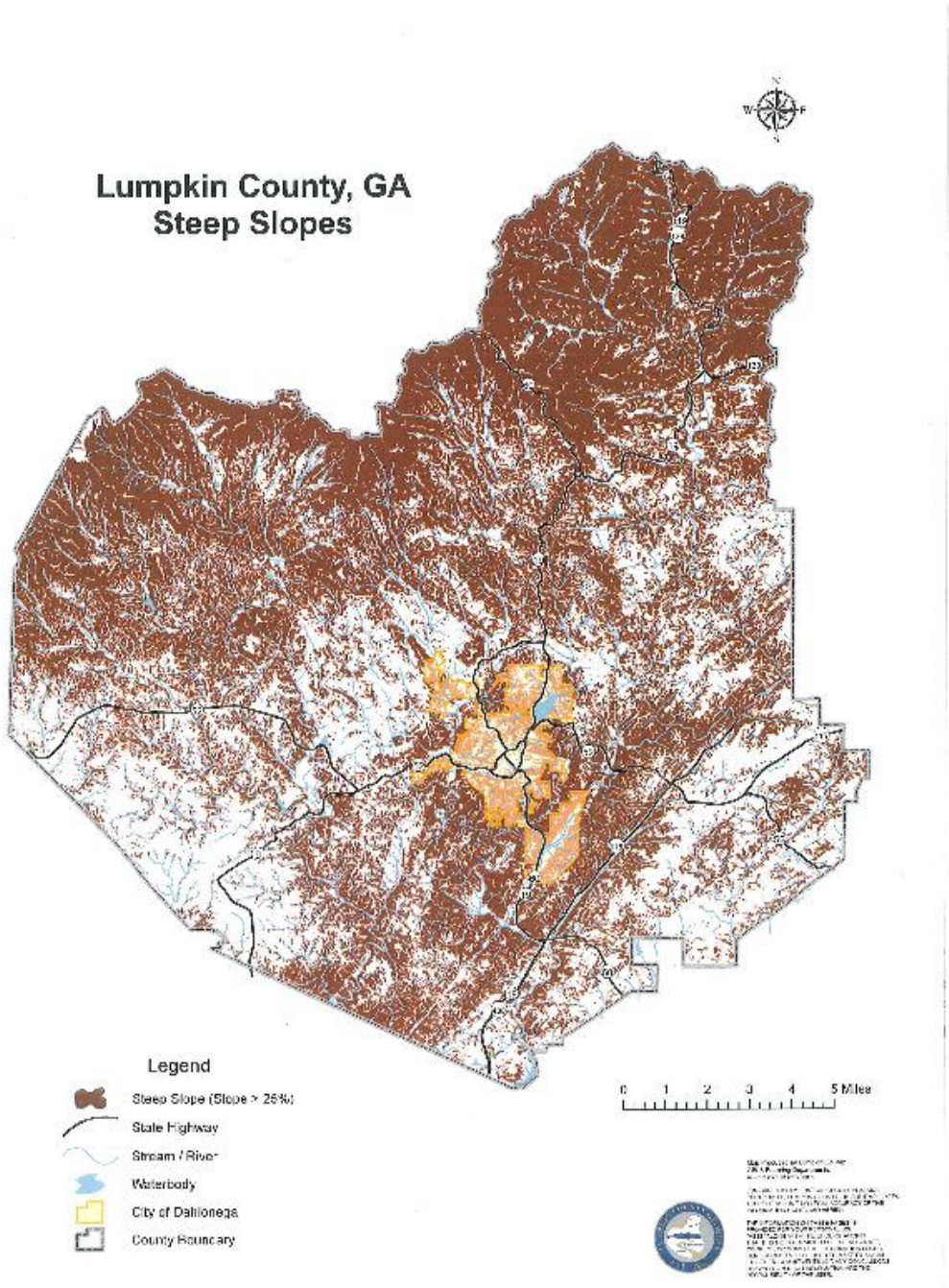
B. Hazard Profile – Landslides are a threat to Lumpkin County. Steep slopes, combined with the potential for wildfires increase the probability of a landslide occurring in Lumpkin County within any given year. Though the HMPC found only a few specific records detailing landslides within the County, it was determined that this threat should be included in the risk assessment.

Two relatively recent landslide events have affected portions of Lumpkin County. Both of these events were preceded by heavy rain events.

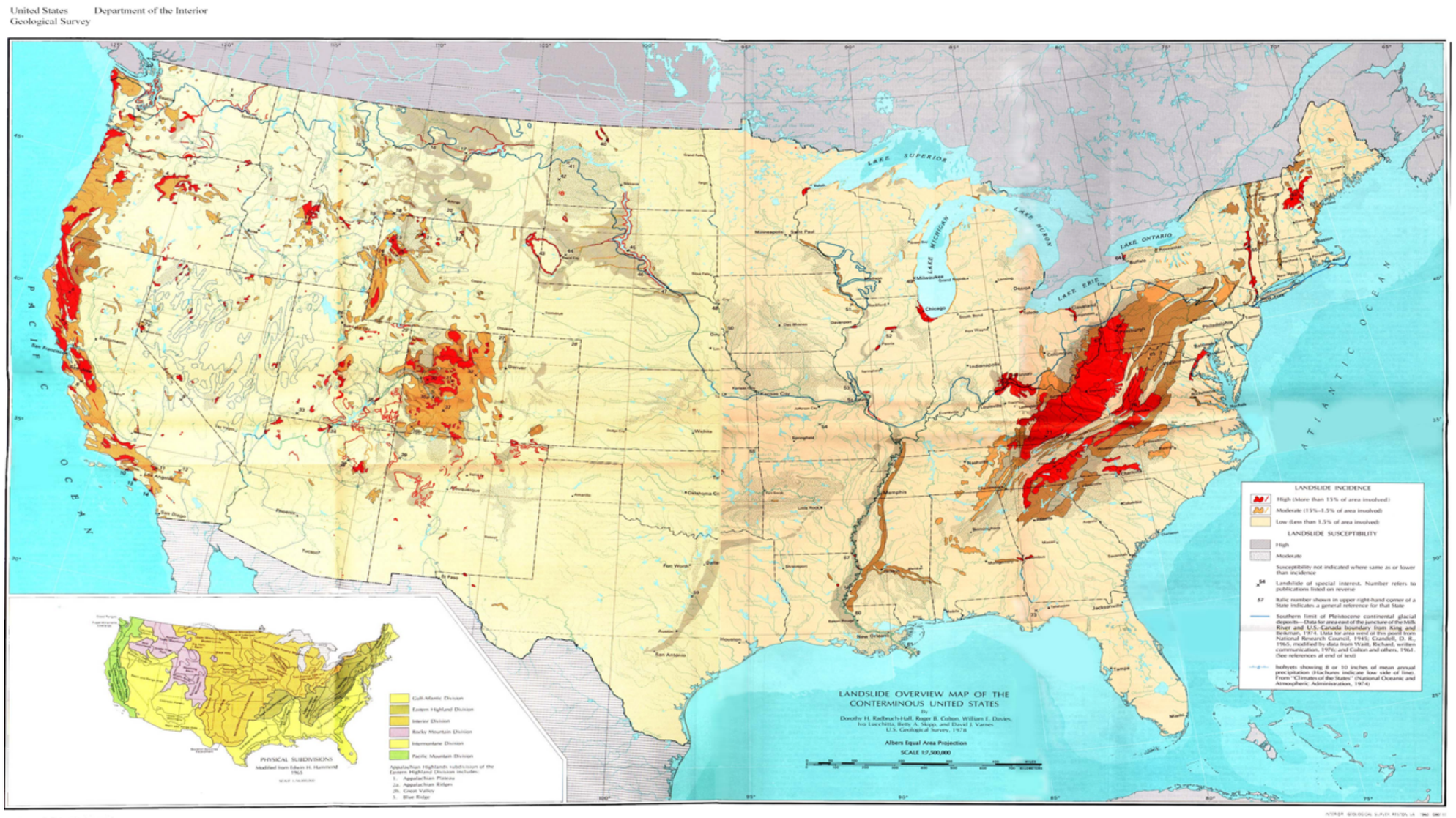
On August 26, 2008 the remnants of tropical storm Fay continued to move northeast into central and northern Alabama then finally into eastern Tennessee on the following day. This was the day when north and central Georgia experienced the maximum effects from tropical storm Fay. The Lumpkin County Emergency Management Director confirmed that flash flooding had occurred at several locations in eastern Lumpkin County as a result of very heavy rainfall caused by the remnants of tropical storm Fay. Five-day total rainfall for the eastern portion of the county was in the six to eight inch range, but three to four inches of this fell on August 26th alone, resulting in flash flooding. A mudslide was observed on Corporate Road upstream from the Chestatee River Bridge approximately 5.4 miles east-northeast of Dahlonega. This resulted in the temporary closure of Corporate Road in this area. The mudslide was 20 feet by 60 feet tall.

Approximately one year later, in early September 2009, north Georgia experienced a period of heavy rains. This rainfall resulted in a small landslide near the campus of North Georgia College & State University in Dahlonega. The slide caused a portion of a local road to be closed for a short period of time. Higher than normal rainfall throughout the summer of 2009 led to ground saturation, adding to the instability of the slopes in Lumpkin County and throughout northern Georgia.

Lumpkin County does have a high number of steep slopes throughout, with the most extreme slopes being in the northern portions of the County.

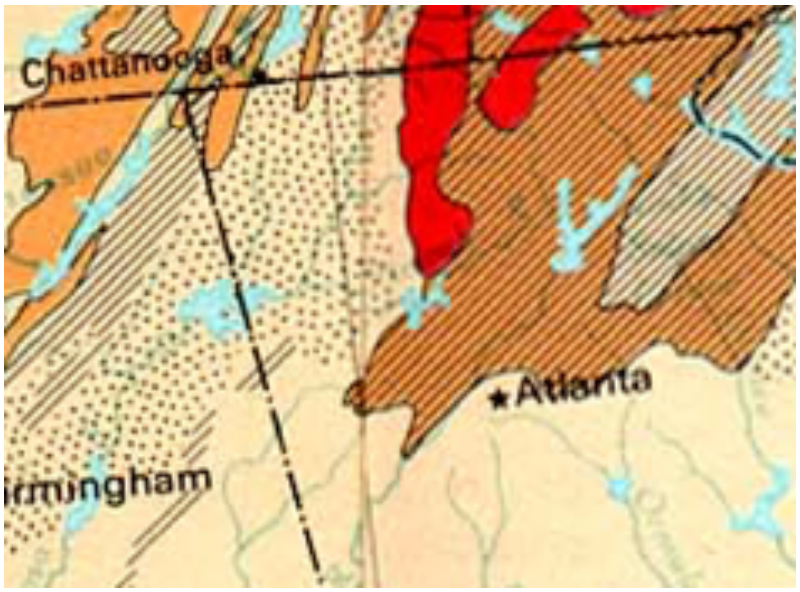


Landslide Overview Map of the Conterminous United States

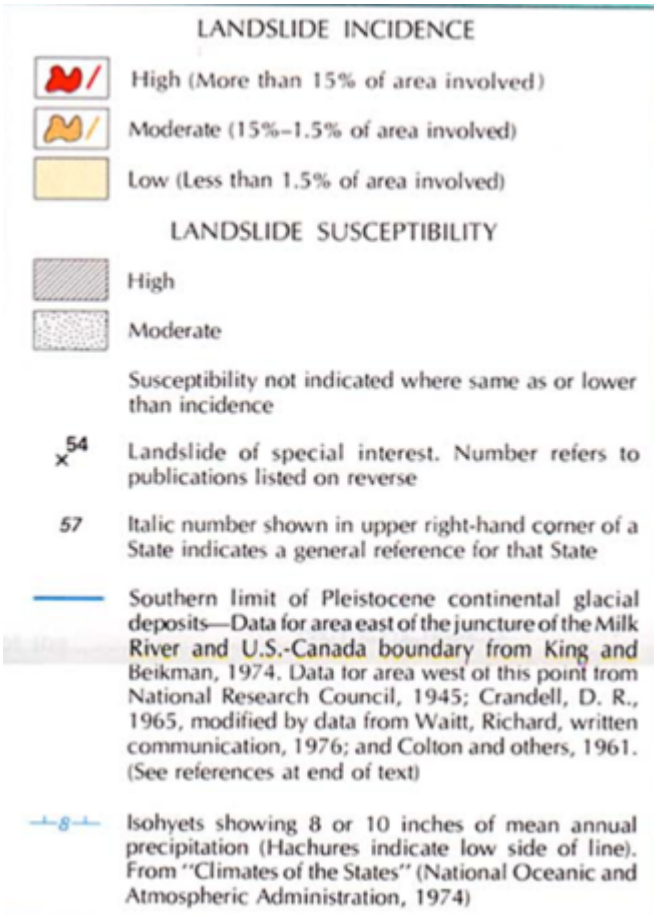


Professional Paper 1183, Landslide Overview Map of the Conterminous United States, by Dorothy H. Radbruch-Hall, Roger B. Colton, William E. Davies, Ivo Lucchitta, Betty A. Skipp, and David J. Varnes, 1982. This map and the original delineate areas where large numbers of landslides have occurred and areas which are susceptible to landsliding in the conterminous United States. There is no updated version of this USGS map as of the date of this plan and it is believed to be the best available information at this time.

Closer view of Northwest Georgia section of map:



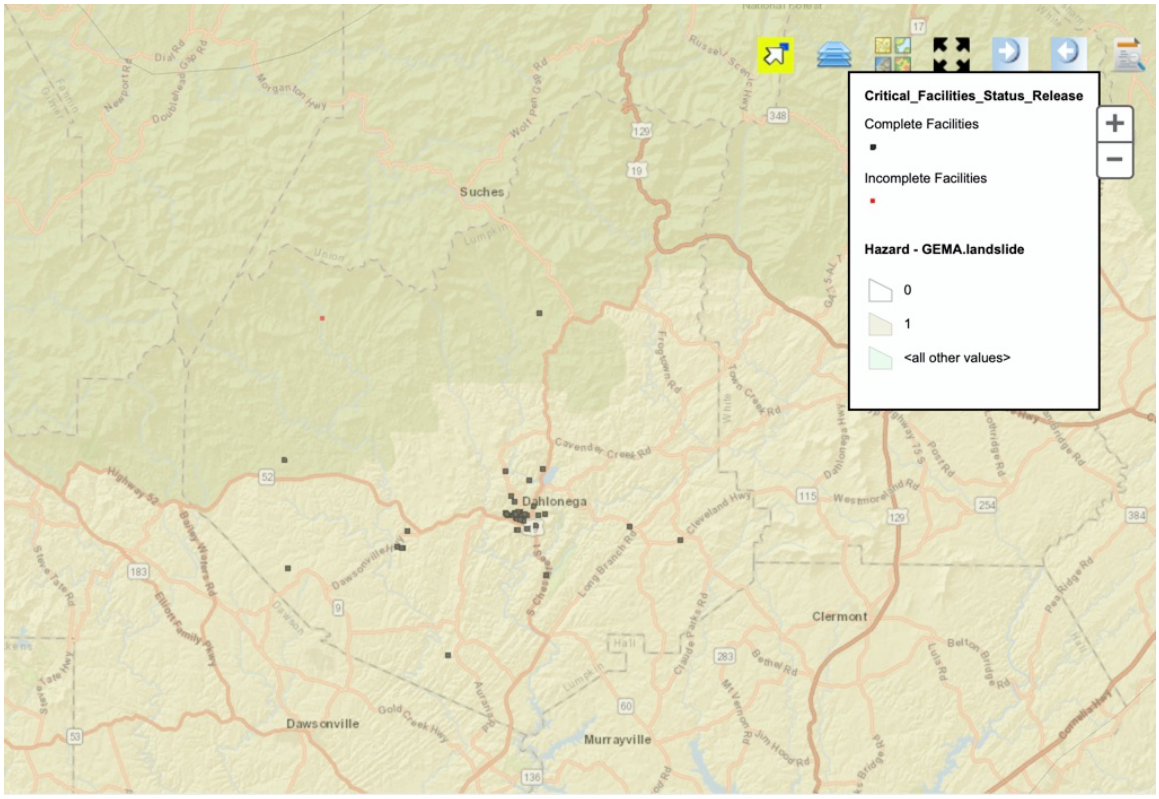
Legend



Notes on the methods used to compile map:

In compiling the original map, the authors considered landslides to be any downward and outward movement of earth materials on a slope. Not included in the compilation were talus deposits, deposits resulting from ancient landslides not related to present slopes, large gravitational thrust sheets, solifluction deposits, snow avalanches, and debris deposited by flows that contribute to alluvial fans in arid regions. Individual landslides could not be shown at this scale. The map was prepared by evaluating formations or groups of formations shown on the geologic map of the United States (King and Beikman, 1974) as being of high, medium, or low susceptibility to landsliding and classified the formations as having high, medium, or low landslide incidence (number of landslides). Susceptibility to landsliding was defined as the probable degree of response of the areal rocks and soils to natural or artificial cutting or loading of slopes or to anomalously high precipitation. High, medium, and low susceptibility are delimited by the percentages given below for classifying the incidence of landsliding. Susceptibility is not indicated where lower than incidence. The effect on slope stability caused by earthquakes was not evaluated, although many catastrophic landslides have been generated by ground shaking during earthquakes. Areas susceptible to ground failure under static conditions would probably also be susceptible to failure during earthquakes. In areas of continental glaciation, additional data were used to identify surficial deposits that are susceptible to slope movement The map units were classified into three incidence categories according to the percentage of the area involved in landslide processes. Area involved in landsliding Incidence >15% High 1.5-15% Medium <1.5% Low. Published data were used whenever possible for the original map. In many places, the percentage of a formation involved in landsliding, as shown on large-scale published maps, was determined by counting squares of a superimposed grid. Formations shown on the large-scale maps were then correlated with geologic units on the geologic map of the United States. Aerial photography, newspaper accounts, fieldwork, and other published data were used in other areas. For many parts of the country, however, particularly for parts of the Western United States, information on landslides and their relation to geologic conditions is sparse. Data from the relatively small number of geologic maps and reports that give detailed information on slope stability in scattered places, were therefore extrapolated as accurately as possible into adjacent areas. Although both slope angle and precipitation influence slope stability, full weight was not given to these factors in preparing the original map. At that time no slope map or detailed precipitation map existed at a suitable scale for the entire United States. The susceptibility categories are largely subjective because insufficient data were available for precise determinations. Where source maps show slope movement for one part of a geologic unit but not for others, it is generally unknown whether the absence of recorded landslides indicates a difference in natural conditions or simply a scarcity of information on landslides for those parts of the unit. Generally, the authors assumed that anomalous precipitation or changes in existing conditions can initiate landslide movement in rocks and soils that have numerous landslides in parts of their outcrop areas. Because the map is highly generalized, owing to the small scale and the scarcity of precise landslide information for much of the country, it is unsuitable for local planning or actual site selection.

C. Assets Exposed to Hazard – In evaluating assets that are susceptible to landslides, the HMPC determined that any public and private property located in the vicinity of Lumpkin County's steep slopes is susceptible to landslides, including critical facilities. In addition, any portion of the County and City can be negatively impacted in the event a landslide blocks a road or highway preventing public safety response.



D. Estimate of Potential Losses – Landslide losses are difficult to estimate due to their unpredictable nature. For available loss estimate information, please refer to the Critical Facilities Database (Appendix A).

E. Multi-Jurisdictional Concerns – Due to topography, many portions of Lumpkin County and the City of Dahlonega can be negatively impacted by landslides. There are also many portions of the County and City that are located within "high incidence" and "high susceptibility" zones for landslides. Therefore, any mitigation steps taken related to these weather events will be pursued on a countywide basis and include all jurisdictions.

F. Climate – Climate has always changed over time because of natural reasons like volcanic activity, solar radiation variations, and shifts in Earth's orbit. These changes happen slowly and result in temperature shifts, different rain patterns, and sea level changes. Other things like the makeup of the atmosphere and how continents are arranged also affect climate change over long periods. Lately, there's been a debate about how much human activities, like burning fossil fuels and cutting down forests, affect climate change. Some say natural factors are the main drivers, while others say human actions have a big impact. Most people think the truth is somewhere in the middle. But for this plan, what's causing climate change is largely irrelevant. One county can't modify the Earth's climate. Furthermore, any changes in climate probably won't change which natural hazards occur in Lumpkin County. It is more likely to make the natural hazards we already deal with, such as landslides, occur more frequently or at a greater magnitude. If that does occur, it will become evident in the hazards history and frequency data used in this plan.

G. Vulnerable Populations - Vulnerable populations in Lumpkin County and the City of Dahlonega, each in very similar ways, may experience the impacts of natural hazards, including landslides, differently than the rest of the population due to a variety of factors that increase their susceptibility to harm. These factors can include socioeconomic status, age, disability, race, language barriers, and housing conditions. Here's a brief summary of how these populations might be affected differently:

Elderly and Disabled Populations: Older adults and individuals with physical or cognitive disabilities may have mobility challenges, which can make evacuation during emergencies more difficult. They may also have higher health risks during extreme weather events like heatwaves, floods, or storms, and may not have access to necessary medical care during such events.

Low-Income Communities: Low-income households often lack the resources to prepare for or recover from natural disasters. This includes limited access to flood insurance, poor housing conditions that may not be resilient to storms, and difficulty accessing emergency services. These individuals may also be more likely to live in areas prone to hazards, such as floodplains or areas with inadequate infrastructure.

Racial and Ethnic Minorities: Racial and ethnic minorities may face higher levels of vulnerability due to limited access to healthcare, education, and social services. In some cases, these populations may be more likely to live in high-risk areas (such as floodplains) or in substandard housing that is less resilient to natural hazards.

Non-English Speakers: Individuals who speak limited or no English may face difficulties in understanding emergency warnings, evacuation instructions, or access to resources. Lack of access to multilingual communication can exacerbate their vulnerability during natural hazard events.

Homeless Individuals: Homeless individuals are especially vulnerable during natural hazards, as they may not have access to shelters or safe places to seek refuge during

extreme weather events. They may also lack the ability to store supplies or evacuate to a safe location.

Children: Children are particularly vulnerable to the impacts of natural hazards due to their developmental stage and reliance on caregivers. They may also face challenges in evacuation due to age or disability and may be at higher risk for trauma and health issues in the aftermath of a disaster.

In general, vulnerable populations may experience greater exposure, fewer resources for mitigation and recovery, and more severe consequences from natural hazards compared to the rest of the population. This highlights the need for inclusive disaster planning, preparedness, and response strategies that address the specific needs of these groups.

H. Hazard Summary – Though not very common, landslide events do pose a threat to Lumpkin County in terms of property damage, injuries and loss of life. Specific mitigation actions related to these weather events are identified in *Chapter 5*.

Chapter 3
Local Technological/Biological Hazard, Risk and Vulnerability (HRV) Summary

The Lumpkin County Hazard Mitigation Planning Committee (HMPC) has also included information relating to technological/biological hazards into this plan. The term, "technological hazard" refers to incidents resulting from human activities such as the manufacture, transportation, storage, and use of hazardous materials, or perhaps the failure of a manmade structure. The term, "biological hazard", also known as a biohazard, is an organism or a by-product from an organism that is harmful or potentially harmful to other living things, primarily human beings. Common types of biological hazards include bacteria, viruses, medical waste and toxins that were produced by organisms. This would include pandemics.

Unfortunately, the information relating to technological/biological hazards is much more limited, due largely to the very limited historical data available. This causes a greater level of uncertainty with regard to mitigation measures. However, enough information has been gathered to provide a basic look at technological/biological hazards within Lumpkin County.

The Lumpkin County Hazard Mitigation Planning Committee (HMPC) identified technological/biological hazards that the County is vulnerable to based upon available data including scientific evidence, known past events, and future probability estimates. As a result of this planning process, which included an analysis of the risks associated with probable frequency and impact of each hazard, the HMPC determined that each of the technological/biological hazards included in this chapter pose a threat significant enough to address within this Plan. An explanation and results of the vulnerability assessment are found in Tables 3-1 and 3-2.

Table 3.1 – Hazards Terminology Differences

Hazards Identified in Georgia Hazard Mitigation Strategy Plan (2019-2024)	Equivalent/Associated Hazards identified in the current Lumpkin County Plan	Difference
Hazards Identified in Georgia Hazard Mitigation Strategy Plan (2019-2024)	Equivalent/Associated Hazards identified in the current Lumpkin County Plan	Difference

Table 3.2 – Vulnerability Assessment - Technological Hazards

(see Keys A, B, C below)

Hazard	Lumpkin County	City of Dahlonega
Hazardous Materials Release - Severity	L	L
Hazardous Materials Release – Frequency	H	H
Hazardous Materials Release - Probability	H	H
Dam Failure – Severity	H	H
Dam Failure – Frequency	L	L
Dam Failure – Probability	M	M
Pandemic – Severity	H	H
Pandemic – Frequency	L	L
Pandemic – Probability	M	M

Key A for Table 3.2 – Vulnerability Assessment Severity Definitions

Code	Definitions
L	Low Severity Average hazard event would typically result in relatively low damage. For example, a hazard that significantly affects less than 5% of the jurisdiction typically with no serious injuries. All data is compiled from the most recent vulnerability assessment survey responses.
M	Medium Severity Average hazard event would typically result in moderate damage. For example, a hazard that significantly affects up to 15% of the jurisdiction or results in multiple injuries. All data is compiled from the most recent vulnerability assessment survey responses.
H	High Severity Average hazard event would typically result in significant damage. For example, a hazard that significantly affects 25% of the jurisdiction or results in multiple injuries and/or deaths. All data is compiled from the most recent vulnerability assessment survey responses.

Key B for Table 3.2 – Vulnerability Assessment Frequency Definitions

Code	Definitions
L	Low Frequency The hazard has not occurred or has rarely occurred within the past five years. All data is compiled from the most recent vulnerability assessment survey responses and hazards history data.
M	Medium Frequency The hazard has occurred one or more times within the past five years. All data is compiled from the most recent vulnerability assessment survey responses and hazards history data.
H	High Frequency The hazard has occurred multiple times within the past five years, and at least once within the past year. All data is compiled from the most recent vulnerability assessment survey responses and hazards history data.

Key C for Table 3.2 – Vulnerability Assessment Probability Definitions

Code	Definitions
L	Low Probability The probability for the hazard to occur at least one time within the next five years is estimated to be between 1% and 30%. All data is compiled from the most recent vulnerability assessment survey responses.
M	Medium Probability The probability for the hazard to occur at least one time within the next five years is estimated to be between 31% and 70%. All data is compiled from the most recent vulnerability assessment survey responses.
H	High Probability The probability for the hazard to occur at least one time within the next five years is estimated to be between 71% and 100%. All data is compiled from the most recent vulnerability assessment survey responses.

3.1 Hazardous Materials Release



A. Hazard Identification – Hazardous materials (hazmat) refers to any material that, because of its quantity, concentration, or physical or chemical characteristics, may pose a real hazard to human health or the environment if it is released. Hazmat includes flammable and combustible materials, toxic materials, corrosive materials, oxidizers, aerosols, and compressed gases. Specific examples of hazmat are gasoline, bulk fuels, propane, propellants, mercury, asbestos, ammunition, medical waste, sewage, and chemical, biological, radiological, nuclear, and explosive (CBRNE) threat agents. Specific federal and state guidelines exist on transport and shipping hazardous materials. Research institutes, industrial plants, individual households, and government agencies all generate chemical waste. Approximately one percent is classified as hazardous.

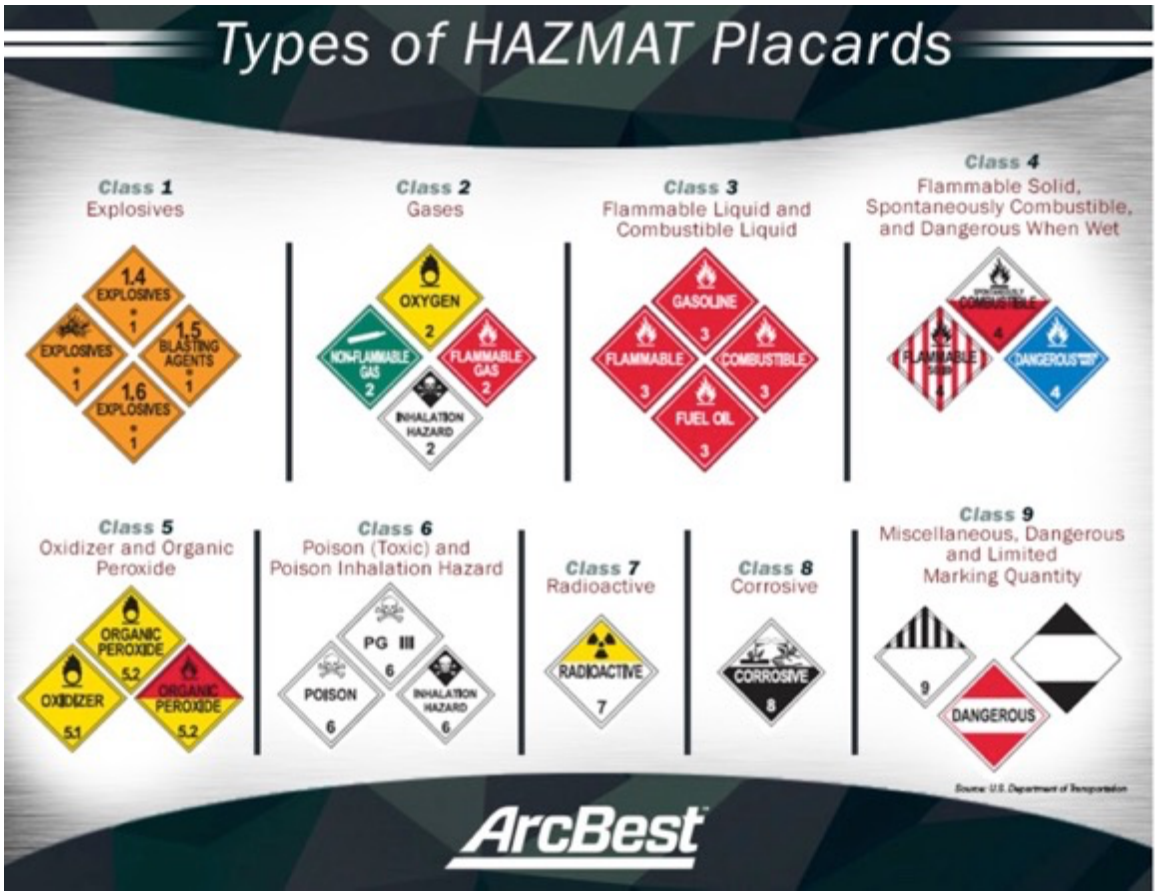
A hazmat spill or release occurs when hazardous material or waste gets into the environment in an uncontrolled fashion. Many manufacturing processes use hazardous materials or generate hazardous waste, but a hazardous spill doesn't always come from a chemical plant or a factory. Any substance in the wrong place at the wrong time in too large an amount can cause harm to the environment. The response to a spill depends on the situation. When the emergency response team is notified of a spill, it must quickly decide what sort of danger is likely. Members of the team collect appropriate clothing and

equipment and travel to the scene. There they try to contain the spill, sometimes testing a sample to identify it. If necessary, they decontaminate themselves before leaving the area. Once material has been identified, other personnel arrive to remove it.
When transporting hazardous materials, hazmat placards provide details about the kind of cargo a truck is carrying. The United States Department of Transportation (DOT) requires carriers to display these signs when moving hazardous goods because they inform emergency responders of what substances are involved in case of an accident. More than two dozen truck placards are used to represent dangerous goods, and you can determine what a truck is carrying by the specific details on the sign.

A hazmat placard has six main parts (though not every sign includes all six):

Hazard class number
UN/NA number
Compatibility letters
Color
Words
Graphics

See hazmat placard chart below. Source: ArcBest.



Hazard class numbers

Numbers 1-9 represent the different hazardous classes and their divisions (class numbers are located at the bottom of the sign and division numbers are in the middle):

Class 1 — Explosives
1.1: Products with the potential to create a mass explosion
1.2: Products with the potential to create a projectile hazard
1.3: Products with the potential to create a fire or minor blast
1.4: Products with no significant risk of creating a blast
1.5: Products considered very insensitive that are used as blasting agents
1.6: Products considered extremely insensitive with no risk to create a mass explosion

Class 2 — Gases
2.1: Flammable gases
2.2: Nonflammable gases
2.3: Toxic gases

Class 3 — Flammable and combustible liquids

Class 4 — Flammable materials
4.1: Flammable solids
4.2: Spontaneously combustible
4.3: Dangerous when wet

Class 5 — Oxidizer and organic peroxide
5.1: Oxidizing substances
5.2: Organic peroxides

Class 6 — Poisons
6.1: Toxic substances
6.2: Infectious substances

Class 7 — Radioactive
Class 8 — Corrosive
Class 9 — Miscellaneous

United Nations/North American numbers

Four-digit numbers ranging from 0004-3534 are called United Nations (UN) numbers. They help identify hazardous international cargo traveling in the United States. Goods that aren't classified or regulated by the United Nations receive North American (NA) numbers. These four-digit numbers range from 8000-9279 and are assigned by the DOT. All UN and NA placards come with an identifier that helps shippers determine the cargo's class, division and compatibility group.

Compatibility letters

On some placards, you may see the letters A-S. These compatibility letters help shippers and carriers know which explosives can be loaded together onto a trailer.

Colors, words and graphics

One of the easiest ways to identify hazmat placards, other than the class numbers, is by the color (along with the words and graphics on each sign):

Orange

Orange represents explosive materials which can include products like dynamite, fireworks and ammunition. These signs typically have the words explosives or blasting agents on them and a graphic indicating something blowing up. They'll also have the number 1 to indicate the class.



Red

Red is for flammable goods like gasoline, rubbing alcohol, paint and acetone, which can fall into Classes 2 or 3. These placards feature a flame image and usually have the words flammable, gasoline, combustible or fuel oil.



Green

If the truck has a green sign, it's transporting nonflammable substances like compressed and liquefied gases. You'll see the word nonflammable gas, an image of a gas canister and the number 2.



Yellow

Yellow indicates oxidizers — substances, that when mixed with oxygen, are likely to combust (Classes 2 or 5). Common oxidizers include ammonium nitrate, potassium nitrate, halogens and nitric acid. These signs have oxygen written on them and a graphic of an "O" with flames.



White

White indicates poisonous and biohazardous substances like dyes, acids, aerosols and medical waste. For toxic materials, the sign will be labeled poison, PG III (PG = packing group) or inhalation hazard with a skull-and-crossbones image. For biohazards, the placard will say infectious substance and have a biohazard symbol (three circles overlapping one center circle). These types of materials can fall into Classes 2 or 6.



Blue

Blue represents goods that are dangerous when wet — meaning when these materials meet water, they can become flammable. Examples include sodium, calcium and potassium. You'll see dangerous when wet, an image of a flame and the number 4 on these placards.



Red and white

If you see a sign that's half red and half white with spontaneously combustible written on it, a flame graphic and the number 4, that means there are substances present that may ignite when exposed to air. This can include things like aluminum and lithium alkyls or white phosphorous.



Red and white stripes

Signs that have red and white vertical stripes with the number 4 represent flammable solids such as matches and magnesium. These placards are labeled flammable solid and have a fire graphic.



Red and yellow

Red and yellow indicate organic peroxides which have the potential to ignite or explode (these fall under the division 5.2). Common examples are methyl ethyl ketone peroxide and benzoyl peroxide. These signs say organic peroxide and will either have the graphic of "O" with flames or just a normal fire graphic.



Yellow and white

Yellow and white represent radioactive substances that are often found in medical equipment. You'll see the word radioactive, the radiation symbol of three blades surrounding a small circle, and the number 7.



White and black

Half white and half black signifies corrosive materials that can irritate and harm the skin. Examples include batteries, hydrochloric acid, sulfuric acid and sodium hydroxide. These signs say corrosive, show substances spilling onto hands, and have the number 8.



White with black stripes

A white sign with black vertical stripes at the top and the number 9 at the bottom signals miscellaneous dangerous goods. This includes environmentally hazardous substances that don't fall into a specific class like asbestos and dry ice.

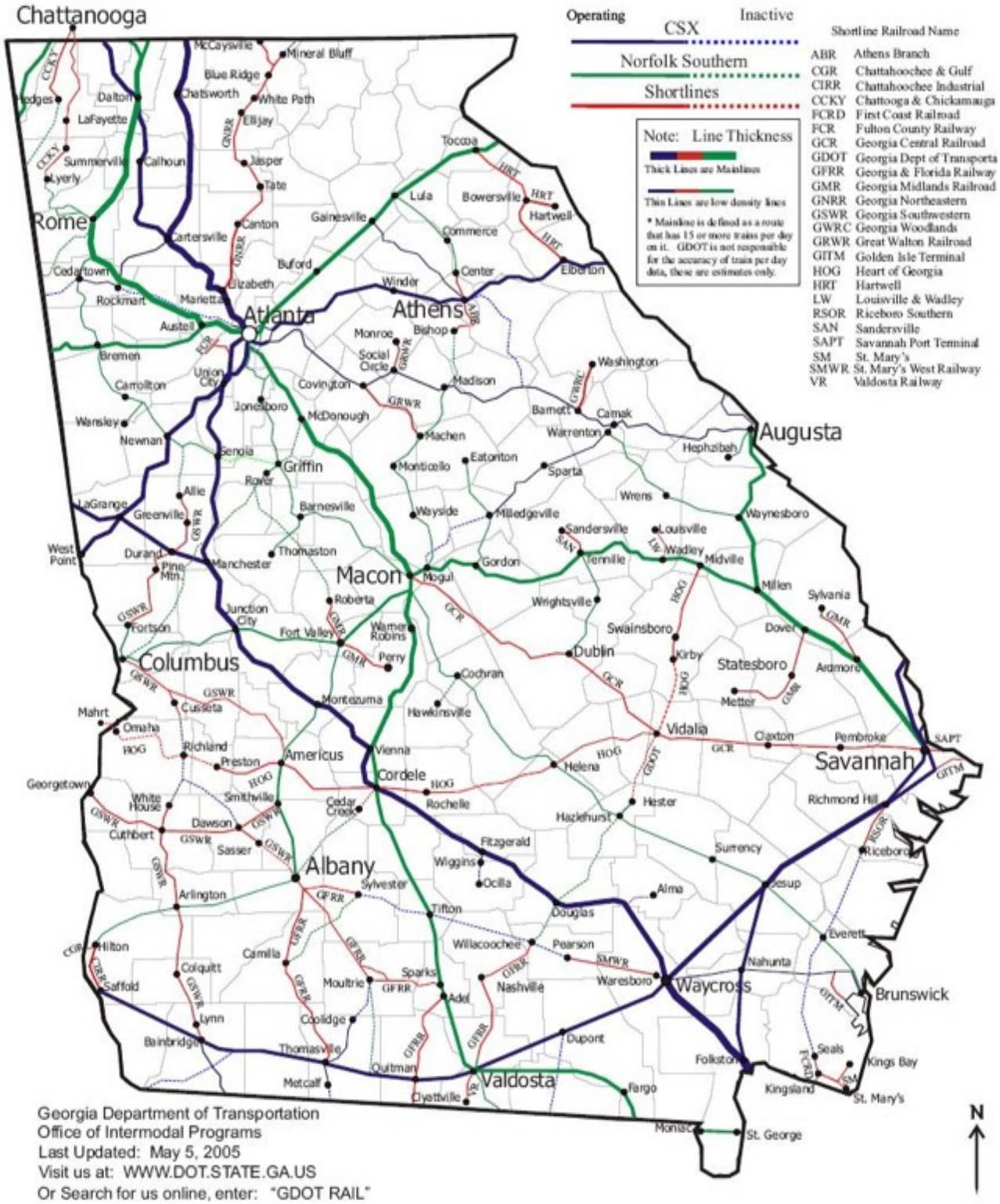


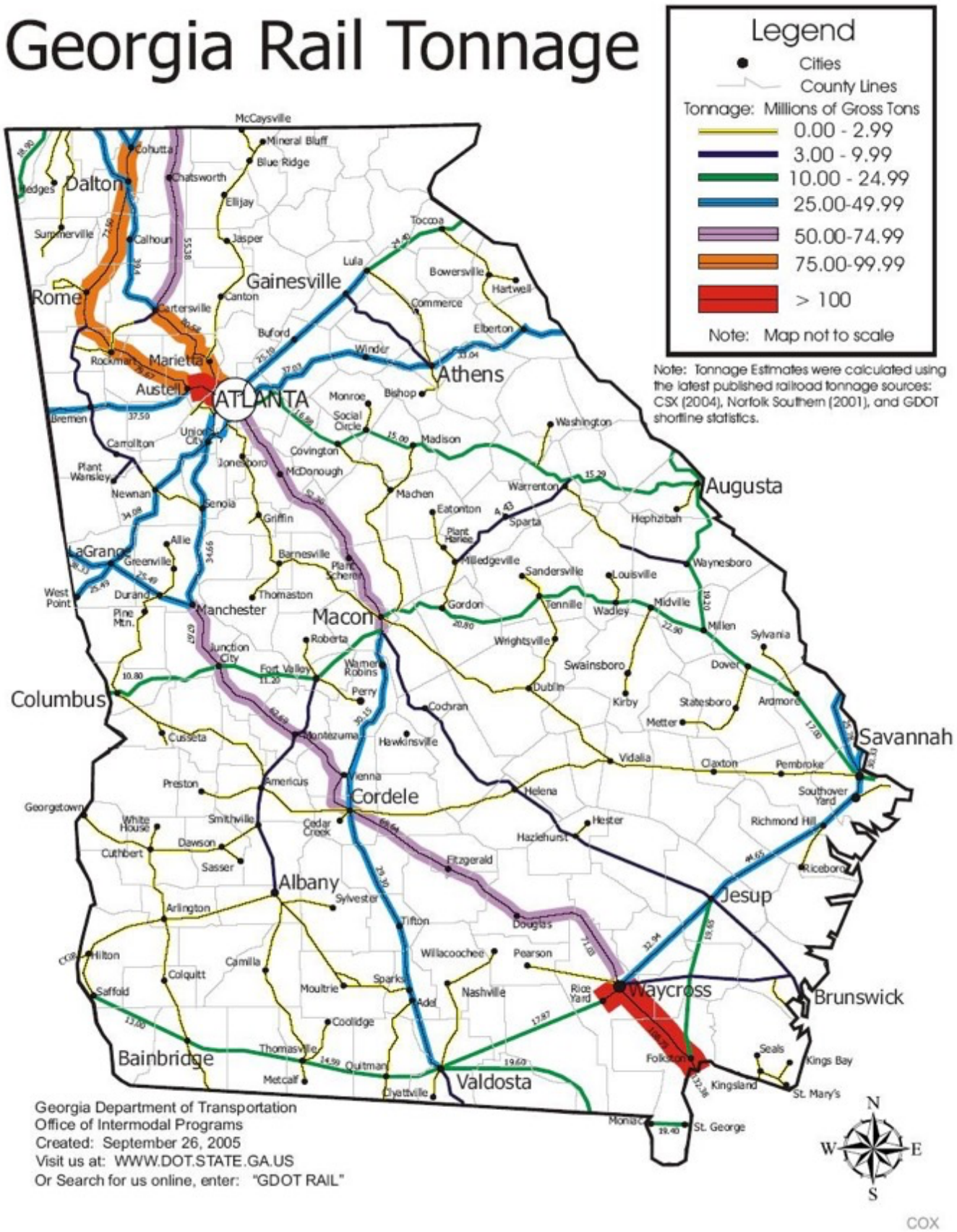
B. Hazard Profile – Hazmat spills are usually categorized as either fixed releases, which occur when hazmat is released on the site of a facility or industry that stores or manufactures hazmat, or transportation-related releases, which occur when hazmat is released during transport from one place to another. Both fixed and transportation-related hazmat spills represent tremendous threats to Lumpkin County. Potential fixed hazmat spills within the County would come from local commercial and industrial establishments. Transportation-related hazmat spills could come from commercial traffic on major highways or low density rail lines.

Both fixed and transportation-related hazmat spills represent tremendous threats to Lumpkin County. The County's numerous industries are one of the main threats with regard to fixed hazmat spills. Another serious concern comes from transportation-related hazmat spills. The main corridors of concern are US Routes 19 and 129 and State Routes 9, 11, 52, 60, 115, and 400.

The Georgia Department of Transportation (GDOT) rail maps on the following two pages demonstrate that there are presently no rail lines running through Lumpkin County. This is fortunate in the sense that hazmat spills via rail are not a threat to the County. Nevertheless, the maps are included to provide statewide perspective.

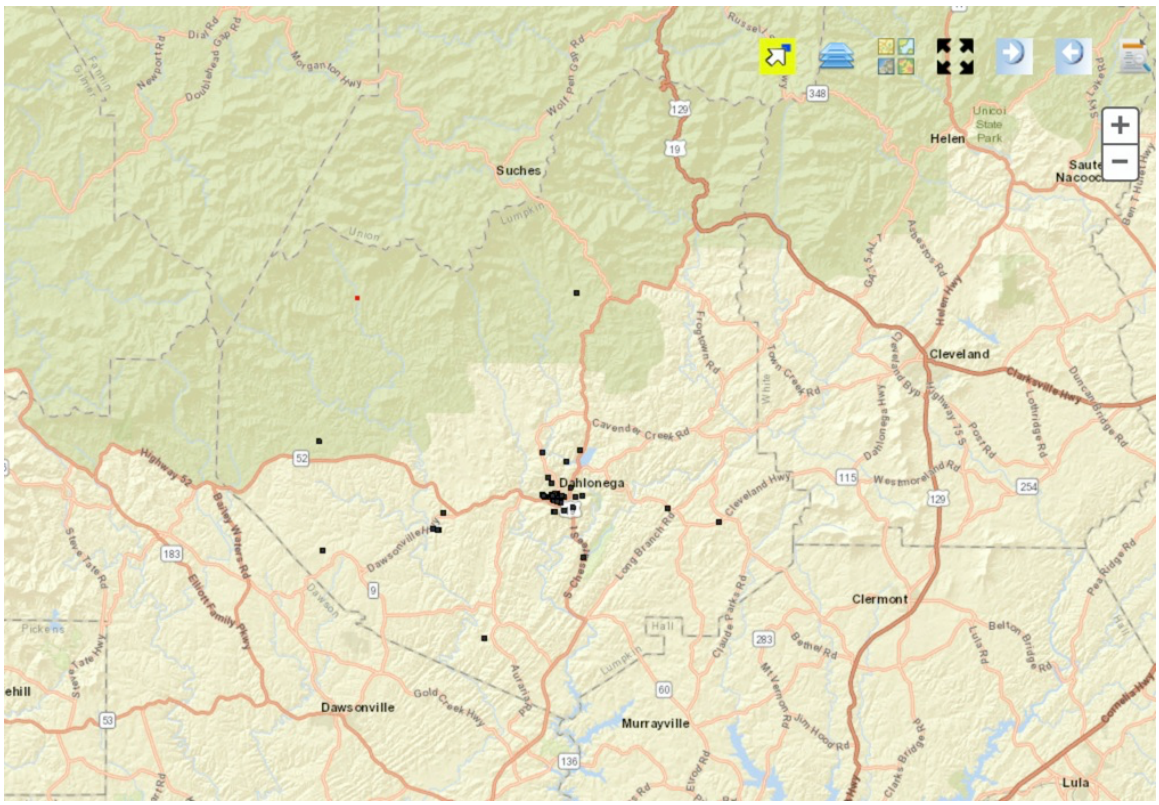
Georgia Rail System




Georgia Rail Tonnage
Legend
Cities
County Lines
Tonnage: Millions of Gross Tons
0.00 - 2.99
3.00 - 9.99
10.00 - 24.99
25.00-49.99
50.00-74.99
75.00-99.99
> 100
Note: Map not to scale
Note: Tonnage Estimates were calculated using the latest published railroad tonnage sources: CSX (2004), Norfolk Southern (2001), and GDOT shortline statistics.
McCaysville
Mineral Bluff
Blue Ridge
Cohutta
Chatsworth
Dalton
Hedges
Ellijay
Summerville
Calhoun
Jasper
Toccoa
Lula
Gainesville
Bowersville
Hartwell
Rome
Canton
Cartersville
Commerce
Buford
Elberton
Rockmart
Marietta
Winder
Athens
Austell
ATLANTA
Monroe
Bishop
Bremen
Social Circle
Washington
Union City
Madison
Carrollton
Covington
Jonesboro
McDonough
Plant Wansley
Machen
Warrenton
Augusta
Newnan
Senoia
Griffin
Eatonton
Sparta
Hephzibah
Plant Harlee
LaGrange
Allie
Barnesville
Milledgeville
Sandersville
Louisville
Waynesboro
Greenville
Plant Scherer
West Point
Durand
Thomaston
Manchester
Macon
Gordon
Tennille
Wadley
Midville
Pine Mtn.
Millen
Sylvania
Roberta
Wrightsville
Junction City
Warner Robins
Fort Valley
Swainsboro
Dover
Dublin
Columbus
Perry
Kirby
Statesboro
Ardmore
Cochran
Metter
Cusseta
Montezuma
Hawkinsville
Savannah
Vidalia
Claxton
Pembroke
Preston
Americus
Vienna
Cordele
Helena
Southover Yard
Georgetown
White House
Smithville
Cedar Creek
Hester
Richmond Hill
Hazlehurst
Cuthbert
Dawson
Sasser
Fitzgerald
Riceboro
Albany
Sylvester
Jesup
Arlington
Tifton
Douglas
Hilton
Willacoochee
Pearson
Camilla
Colquitt
Moultrie
Sparks
Nashville
Rice Yard
Waycross
Brunswick
Saffold
Adel
Coolidge
Seals
Kings Bay
Bainbridge
Thomasville
Folkston
Quitman
Valdosta
Metcalf
Kingsland
St. Mary's
Glyattville
Georgia Department of Transportation
Office of Intermodal Programs
Created: September 26, 2005
Visit us at: WWW.DOT.STATE.GA.US
Or Search for us online, enter: "GDOT RAIL"
N
W
E
S
COX

C. Assets Exposed to Hazard – The environment is especially vulnerable to hazardous materials releases, with waterways being at greatest risk of contamination. Georgia EPD tracks information on waterways within Lumpkin County that have been contaminated to varying degrees due to hazmat spills. These incidents include contamination to creeks, lakes, storm sewers, wells, and drainage ditches. Such releases are also a potential threat to all property and persons within any primary highway corridors or railroad corridors of Lumpkin County since certain hazmat releases can create several square miles of contamination. The same holds true of property and persons located in the vicinity of facilities or industries that produce or handle large amounts of hazardous materials. The most common hazmat releases have generally included diesel, gasoline, oil, and sewage. Unfortunately, Georgia EPD no longer makes specific hazmat spill information available to the public as they once did. If at some point this changes, that data will be considered at the next Plan update.

All public and private property including critical facilities are susceptible to hazardous materials release since this hazard is not spatially defined. The map below identifies critical facilities located within the hazard area, which in the case of drought includes all areas within the County and City.



D. Estimate of Potential Losses - It is difficult to determine potential damage to the environment caused by hazardous materials releases. What can be calculated are the significant response costs incurred once a hazmat release does occur including emergency response, road closings, evacuations, watershed protection, expended man-hours, and cleanup materials and equipment. Corridors for US Routes 19 and 129 and State Routes 9, 11, 52, 60, 115, and 400 are most vulnerable to transportation-related releases. However, such releases can occur in virtually any part of the County accessible by road. Fixed location releases are not as likely to affect the more rural areas of the County. For additional loss estimate information, please refer to the Critical Facilities Database (Appendix A).

E. Multi-Jurisdictional Concerns – All of Lumpkin County, including the City of Dahlonega, is vulnerable to both fixed and transportation-related hazardous materials releases.

F. Climate – Climate does not appear to be a factor in the frequency or magnitude of hazardous materials releases.

G. Vulnerable Populations - Vulnerable populations in Lumpkin County and the City of Dahlonega, each in very similar ways, may experience the impacts of non-natural hazards, including hazardous materials releases, differently than the rest of the population due to a variety of factors that increase their susceptibility to harm. These factors can include socioeconomic status, age, disability, race, language barriers, and housing conditions. Here's a brief summary of how these populations might be affected differently:

Elderly and Disabled Populations: Older adults and individuals with physical or cognitive disabilities may have mobility challenges, which can make evacuation during emergencies more difficult. They may also have higher health risks during extreme weather events like heatwaves, floods, or storms, and may not have access to necessary medical care during such events.

Low-Income Communities: Low-income households often lack the resources to prepare for or recover from non-natural disasters. This includes limited access to flood insurance, poor housing conditions that may not be resilient to storms, and difficulty accessing emergency services. These individuals may also be more likely to live in areas prone to hazards, such as floodplains or areas with inadequate infrastructure.

Racial and Ethnic Minorities: Racial and ethnic minorities may face higher levels of vulnerability due to limited access to healthcare, education, and social services. In some cases, these populations may be more likely to live in high-risk areas (such as floodplains) or in substandard housing that is less resilient to non-natural hazards.

Non-English Speakers: Individuals who speak limited or no English may face difficulties in understanding emergency warnings, evacuation instructions, or access to resources. Lack of access to multilingual communication can exacerbate their vulnerability during non-natural hazard events.

Homeless Individuals: Homeless individuals are especially vulnerable during non-natural hazards, as they may not have access to shelters or safe places to seek refuge during extreme weather events. They may also lack the ability to store supplies or evacuate to a safe location.

Children: Children are particularly vulnerable to the impacts of non-natural hazards due to their developmental stage and reliance on caregivers. They may also face challenges in evacuation due to age or disability and may be at higher risk for trauma and health issues in the aftermath of a disaster.

In general, vulnerable populations may experience greater exposure, fewer resources for mitigation and recovery, and more severe consequences from non-natural hazards compared to the rest of the population. This highlights the need for inclusive disaster planning, preparedness, and response strategies that address the specific needs of these groups.

H. Hazard Summary – Hazardous materials releases are a significant threat to Lumpkin County. Unknown quantities and types of hazmat are transported through the County by trucks on a daily basis. The main corridors of concern are US Routes 19 and 129 and State Routes 9, 11, 52, 60, 115, and 400. These hazmat shipments pose a great potential threat to all of Lumpkin County. The fact that the County is unable to track these shipments seriously limits the mitigation measures that can be put into place. Fixed hazmat releases are also considered to be a major threat to Lumpkin County due to the industries located therein. Therefore, the Lumpkin County HMPC has identified specific mitigation actions for hazardous materials releases in *Chapter 5*.

3.2 Dam Failure



A. Hazard Identification – Georgia law defines a dam as any artificial barrier which impounds or diverts water, is 25 feet or more in height from the natural bed of the stream, or has an impounding capacity at maximum water storage evaluation of 100 acre-feet (equivalent to 100 acres one foot deep) or more. Dams are usually constructed to provide a ready supply of water for drinking, irrigation, recreation and other purposes. They can be made of rock, earth, masonry, or concrete or of combinations of these materials.

Dam failure is a term used to describe the major breach of a dam and subsequent loss of contained water. Dam failure can result in loss of life and damage to structures, roads, utilities, crops, and livestock. Economic losses can also result from a lowered tax base, lack of utility profits, disruption of commerce and governmental services, and extraordinary public expenditures for food relief and protection. National statistics show that overtopping due to inadequate spillway design, debris blockage of spillways, or settlement of the dam crest account for one third of all U.S. dam failures. Foundation defects, including settlement and slope instability, account for another third of all failures. Piping and seepage, and other problems cause the remaining third of national dam failures. This includes internal erosion caused by seepage, seepage and erosion along hydraulic structures, leakage through animal burrows, and cracks in the dam. The increasing age of dams nationwide is a contributing factor to each of the problems above.

B. Hazard Profile – Congress first authorized the US Army Corps of Engineers to inventory dams in the United States with the National Dam Inspection Act (Public Law 92-367) of 1972. The Water Resources Development Act of 1986 (P.L. 99-662) authorized the Corps to maintain and periodically publish an updated National Inventory of Dams (NID), with re-authorization and a dedicated funding source provided under the Water Resources Development Act of 1996 (P.L. 104-3). The Corps also began close collaboration with the Federal Emergency Management Agency (FEMA) and state regulatory offices to obtain more accurate and complete information. The National Dam Safety and Security Act of 2002 (P.L. 107-310) reauthorized the National Dam Safety Program and included the maintenance and update of the NID by the Corps of Engineers. The most recent Dam Safety Act of 2006 reauthorized the maintenance and update of the NID.

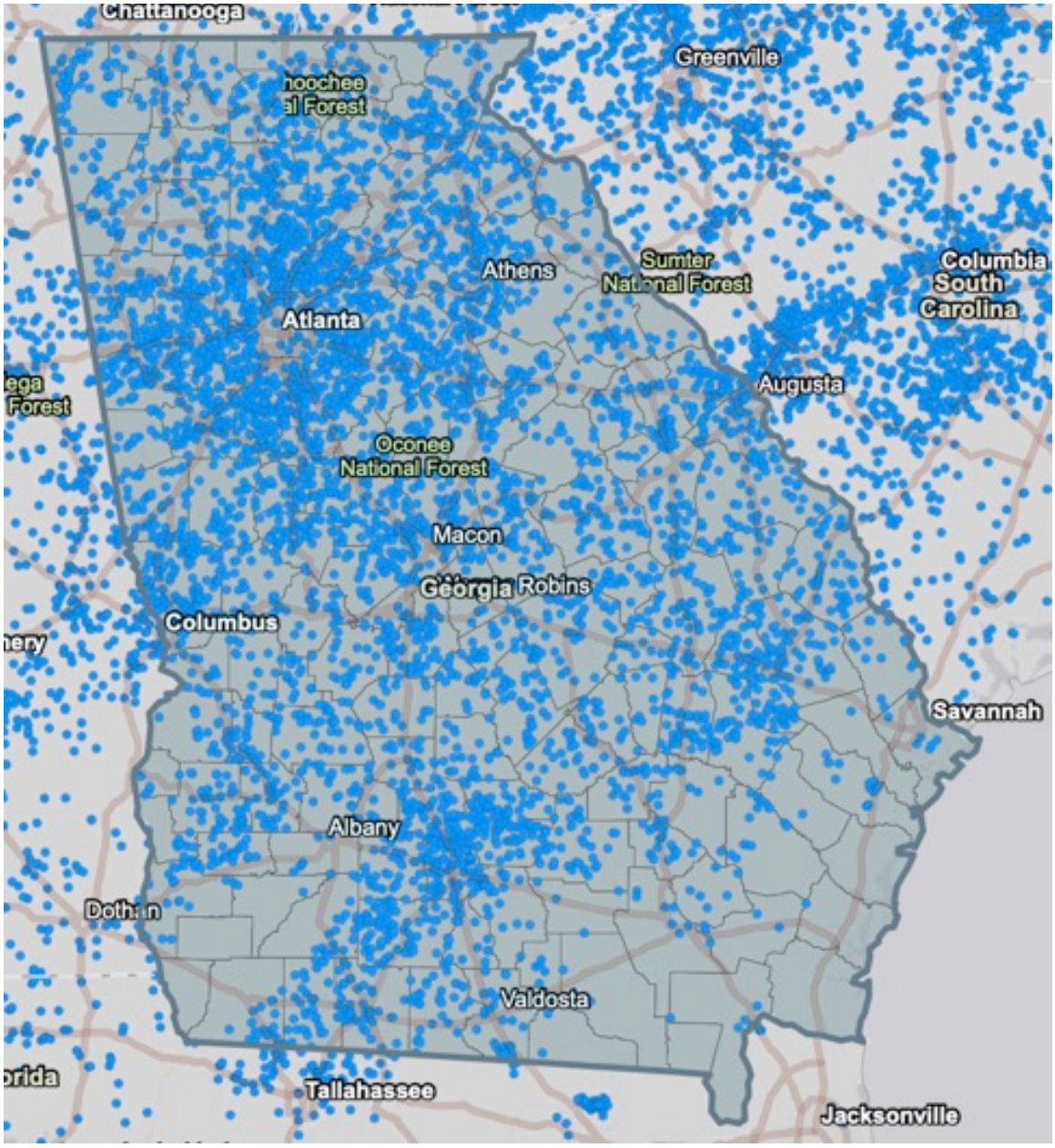
The NID consists of dams meeting at least one of the following criteria:

1) High hazard classification - loss of one human life is likely if the dam fails,
2) Significant hazard classification - possible loss of human life and likely significant property or environmental destruction,
3) Equal or exceed 25 feet in height and exceed 15 acre-feet in storage,
4) Equal or exceed 50 acre-feet storage and exceed 6 feet in height.

The goal of the NID is to include all dams in the U.S. that meet these criteria, yet in reality, is limited to information that can be gathered and properly interpreted with the given funding. The inventory initially consisted of approximately 45,000 dams, which were gathered from extensive record searches and some feature extraction from aerial imagery. Since continued and methodical updates have been conducted, data collection has been focused on the most reliable data sources, which are the various federal and state government dam construction and regulation offices. In most cases, dams within the NID criteria are regulated (construction permit, inspection, and/or enforcement) by federal or state agencies, who have basic information on the dams within their jurisdiction. Therein lies the biggest challenge, and most of the effort to maintain the NID; periodic collection of dam characteristics from states, territories, and 18 federal offices. Database management software is used by most state agencies to compile and export update information for the NID. With source agencies using such software, the Corps of Engineers receives data that can be parsed and has the proper NID codes. The Corps can then resolve duplicative and conflicting data from the many data sources, which helps obtain the more complete, accurate, and updated NID.

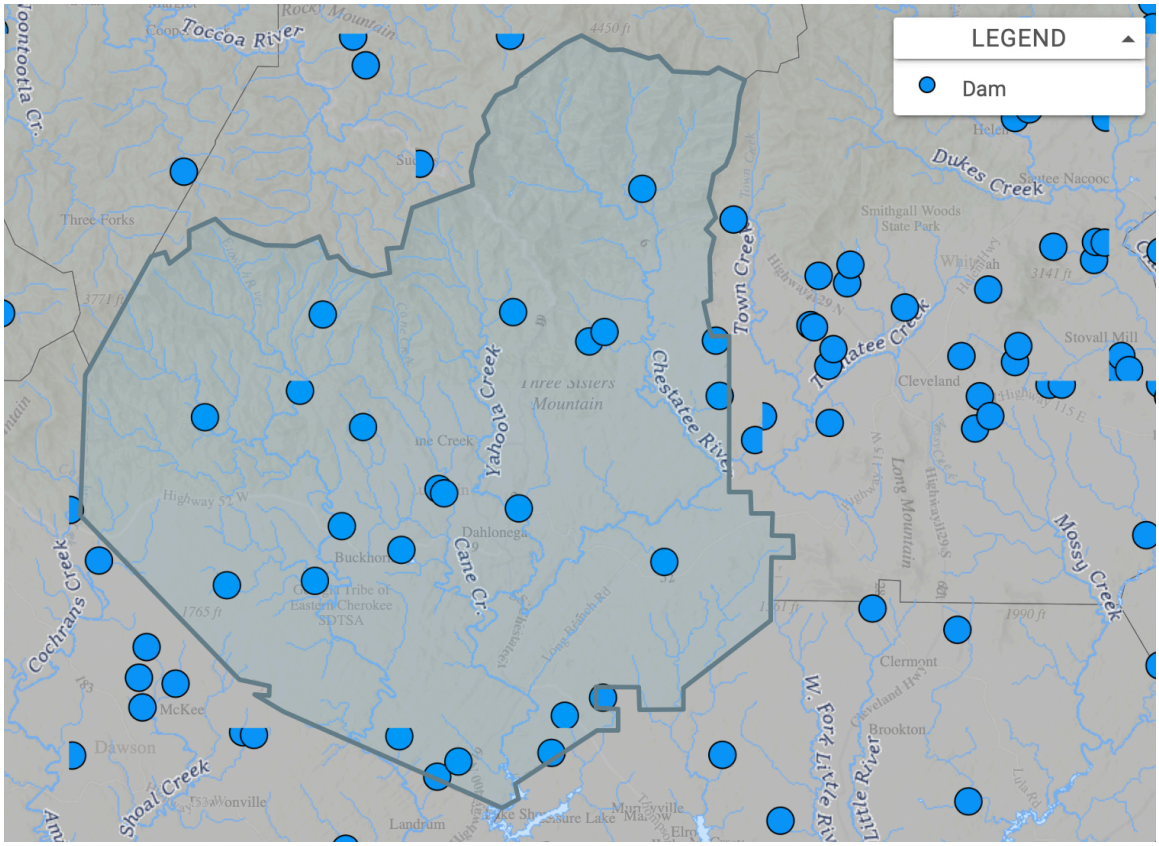
The National Inventory of Dams Map for the State of Georgia is located below and displays a State inventory of 5,412 dams. According to the data, the average age of a dam in Georgia is 61 years. Only 2% of Georgia dams are regulated by a Federal agency and 9% of Georgia dams are regulated by a State agency. 1% of Georgia dams generate hydropower. 79% of Georgia high hazard potential dams have an emergency action plan (EAP).

U.S Army Corps of Engineers National Inventory of Dams



The National Inventory of Dams Map for Lumpkin County is located below and displays a county inventory of 23 dams. According to the data, the average age of a dam in Lumpkin County is 58 years. No Lumpkin County dams are regulated by a Federal agency and 22% of Lumpkin County dams are regulated by a State agency. No Lumpkin County dams generate hydropower. 80% of Lumpkin County high hazard potential dams have an emergency action plan (EAP).

U.S Army Corps of Engineers National Inventory of Dams – Lumpkin Co.



A summary of the dams found in the NID for Lumpkin County is as follows:

Etowah River WS Str # 26
Hazard Potential Classification: High
Emergency Action Plan: Yes
Owner Name: Upper Chattahoochee River SWCD
Primary Purpose: Flood Risk Reduction

Etowah River WS Str # 25
Hazard Potential Classification: High
Emergency Action Plan: Yes
Owner Name: Upper Chattahoochee River SWCD
Primary Purpose: Recreation

Yahoola Creek Reservoir Dam
Hazard Potential Classification: High
Emergency Action Plan: Yes
Owner Name: City of Dahlonega

Roskin Lake Dam
Hazard Potential Classification: High
Emergency Action Plan: No
Owner Name: Kitty Cathey & Larry Carney
Primary Purpose: Recreation

Whitner's Lake Dam
Hazard Potential Classification: High
Emergency Action Plan: Yes
Owner Name: Edenfield, Bruce Oglesby, Richard Brown W. Dennis Dynasty Trust
Primary Purpose: Recreation

Etowah River WS Str # 32
Hazard Potential Classification: Low
Emergency Action Plan: Not Required
Owner Name: Upper Chattahoochee River S & Wcd
Primary Purpose: Flood Risk Reduction

Blackburn State Park Lake Dam
Hazard Potential Classification: Low
Emergency Action Plan: Not Required
Owner Name: Lumpkin County
Primary Purpose: Recreation

Gay Lake Dam
Hazard Potential Classification: Low
Emergency Action Plan: Not Required
Owner Name: Applewood INC.
Primary Purpose: Recreation

Burgess Lake Dam
Hazard Potential Classification: Low
Emergency Action Plan: Not Required
Owner Name: Starbridge Hills Investments LLC
Primary Purpose: Recreation

Garwood Lake Dam
Hazard Potential Classification: Low
Emergency Action Plan: Not Required
Owner Name: The Nature Conservancy
Primary Purpose: Recreation

Hidden Lake Dam
Hazard Potential Classification: Low
Emergency Action Plan: Not Required
Owner Name: Life Teen Inc
Primary Purpose: Recreation

Whelchel # 1 Dam
Hazard Potential Classification: Low
Emergency Action Plan: Not Required
Owner Name: Georgia Welchel LLC
Primary Purpose: Recreation

Butler Lake Dam
Hazard Potential Classification: Low
Emergency Action Plan: Not Required
Owner Name: Lumpkin County Lake Property LLC
Primary Purpose: Recreation

Lake Arthur Dam
Hazard Potential Classification: Low
Emergency Action Plan: Not Required
Owner Name: Turner, Arthur C.
Primary Purpose: Recreation

Camp Glisson Lower Lake Dam
Hazard Potential Classification: Low
Emergency Action Plan: Not Required
Owner Name: Board of Camp Glisson
Primary Purpose: Recreation

Kritzer Lake Dam
Hazard Potential Classification: Low
Emergency Action Plan: Not Required
Owner Name: Kritzer,Craig

Camp Glisson (Water Supply)
Hazard Potential Classification: Low
Emergency Action Plan: Not Required
Owner Name: Board of Camp Glisson
Primary Purpose: Recreation

Poole Lake Dam
Hazard Potential Classification: Low
Emergency Action Plan: Not Required
Owner Name: Wayne Painter & James Self
Primary Purpose: Recreation

Moose Dam
Hazard Potential Classification: Low
Emergency Action Plan: Not Required
Owner Name: Lloyd Bearden
Primary Purpose: Recreation

Whelchel Lake Dam # 2
Hazard Potential Classification: Low
Emergency Action Plan: Not Required
Owner Name: Teresa Vickers
Primary Purpose: Recreation

Dollar Lake Dam
Hazard Potential Classification: Low
Emergency Action Plan: Not Required
Owner Name: Dollar, Franklin
Primary Purpose: Recreation

Rainbow Lake Dam
Hazard Potential Classification: Low
Emergency Action Plan: Not Required
Owner Name: R-Ranch in the Mountains
Primary Purpose: Recreation

Lake Marie Dam
Hazard Potential Classification: Undetermined
Emergency Action Plan: Not Required
Owner Name: Woorly, Rogers H. Sr.
Primary Purpose: Recreation

The Georgia Safe Dams Act of 1978 established Georgia's Safe Dams Program following the November 6, 1977 failure of the Kelly Barnes Dam in Toccoa, GA, in which 39 people lost their lives when the breached dam, which held back a 45-acre lake, sent a 30-foot-high wall of water sweeping through Toccoa Falls College.



The Kelly Barnes Dam failed about 1:30 a.m., on November 6, 1977. The dam went through various stages of development. First as a rock crib dam and then with subsequent stages as an earth dam. The rock crib dam was completed about 1899 to back up water which would be used to power a small hydroelectric plant located near the foot of the Falls. About 1937, the Toccoa Falls Bible Institute was interested in developing a more dependable power source and decided to build an earth dam over the rock crib dam. This construction was performed with equipment provided by a local manufacturer. After World War II, the earth fill was raised to a point where an earth spillway on the left side of the valley could be utilized, and a low point on the rim on the right side away from the dam would serve as a secondary spillway in case high flows occurred. The final height of the dam was approximately 42 feet above the rock foundation. This installation served as a power source until 1957 for the Toccoa Falls Bible Institute, which later became the Toccoa Falls College. At this time, the development of power was stopped but the dam continued to be used as a recreation lake. The Federal Investigative Board could not determine a sole cause of the failure. It does conclude that a combination of factors caused the failure. The most probable causes are a local slide on the steep downstream slope probably associated with piping, an attendant localized breach in the crest followed by progressive erosion, saturation of the downstream embankment, and subsequently a total collapse of the structure.



The Environmental Protection Division (EPD) within the Georgia Department of Natural Resources (DNR) is responsible for administering the Safe Dams Program. The purpose of the Program is to *provide for the inspection and permitting of certain dams in order to protect the health, safety, and welfare of all citizens of the state by reducing the risk of failure of such dams.* The Program has two main functions: (1) to inventory and classify dams and (2) to regulate and permit high hazard dams. Structures below the State minimum height and impoundment requirements (25 feet or more in height or an impounding capacity of 100 acre-feet or more) are exempt from regulation by the Georgia Safe Dams Program. The Program checks the flood plain of the dam to determine its hazard classification. Specialized software is used to build a computer model to simulate a dam breach and establish the height of the flood wave in the downstream plain. If the results of the dam breach analysis, also called a flood routing, indicate that a breach of the dam would result in a probable loss of human life, the dam is classified as Category I (high-hazard). The Safe Dams Program also approves plans and specifications for construction and repair of all Category I dams. In addition, Category I dams are continuously monitored for safety by Georgia EPD.

To date, the Safe Dam Program has identified **six Category I dams** within Lumpkin County. These include Etowah River Watershed Structure No. 25, Etowah River Watershed Structure No. 26, Rainbow Lake Dam, Roskin Lake Dam, Whitner's Lake Dam, and Yahoola Creek Reservoir Dam. The additional 23 classified dams within the County are Category II dams (21) or exempt dams (2). There may be a number of unclassified dams within the County as well. The Program requires all Category II dams to be inventoried at least every five years.

The Lumpkin County HMPC reviewed data from the US Army Corps of Engineers National Inventory of Dams, the Environmental Protection Division (EPD) within the Georgia Department of Natural Resources (Georgia Safe Dams Program), as well as County records in their research involving dam failure within Lumpkin County. Fortunately, Lumpkin County has never experienced a total dam failure with a Category I dam. It is possible that some small private dams have been breached at some point in the past, but no records have been found to indicate any type of emergency response related to such a failure, or even that such a failure has taken place. However, the potential for such a disaster does exist, and the appropriate steps must be taken to minimize such risks. Both the National Inventory of Dams and the Georgia Safe Dams Program help to accomplish that.

C. Assets Exposed to Hazard – Areas most vulnerable to the physical damages associated with dam failure within Lumpkin County, though such a risk appears to be relatively low, are the low-lying and downstream areas associated with each of the dams inventoried by the Safe Dam Program. Although physical damages associated with dam failure would be limited to certain areas, the damage to the local economy and problems associated with delivery of water and other utilities could be felt Countywide and include all areas of the County and City.

D. Estimate of Potential Losses - Loss estimation due to dam failure is an approximate effort, at best. Direct loss to infrastructure, critical facilities and businesses in terms of repair and replacement may be roughly estimated. Most flood inundation studies that would provide additional data related to losses are not available to the public for obvious security reasons and therefore cannot be made a part of this Plan. For additional loss estimate information, please refer to the Critical Facilities Database (Appendix A).

E. Multi-Jurisdictional Concerns – All of Lumpkin County, including the City of Dahlonega, is vulnerable to the negative impact of dam failure.

F. Climate – Climate does not appear to be a factor in the frequency or magnitude of dam failure.

G. Vulnerable Populations - Vulnerable populations in Lumpkin County and the City of Dahlonega, each in very similar ways, may experience the impacts of non-natural hazards, including hazardous materials releases, differently than the rest of the population due to a variety of factors that increase their susceptibility to harm. These factors can include socioeconomic status, age, disability, race, language barriers, and housing conditions. Here's a brief summary of how these populations might be affected differently:

Elderly and Disabled Populations: Older adults and individuals with physical or cognitive disabilities may have mobility challenges, which can make evacuation during emergencies more difficult. They may also have higher health risks during extreme weather events like heatwaves, floods, or storms, and may not have access to necessary medical care during such events.

Low-Income Communities: Low-income households often lack the resources to prepare for or recover from non-natural disasters. This includes limited access to flood insurance, poor housing conditions that may not be resilient to storms, and difficulty accessing emergency services. These individuals may also be more likely to live in areas prone to hazards, such as floodplains or areas with inadequate infrastructure.

Racial and Ethnic Minorities: Racial and ethnic minorities may face higher levels of vulnerability due to limited access to healthcare, education, and social services. In some cases, these populations may be more likely to live in high-risk areas (such as floodplains) or in substandard housing that is less resilient to non-natural hazards.

Non-English Speakers: Individuals who speak limited or no English may face difficulties in understanding emergency warnings, evacuation instructions, or access to resources. Lack of access to multilingual communication can exacerbate their vulnerability during non-natural hazard events.

Homeless Individuals: Homeless individuals are especially vulnerable during non-natural hazards, as they may not have access to shelters or safe places to seek refuge during extreme weather events. They may also lack the ability to store supplies or evacuate to a safe location.

Children: Children are particularly vulnerable to the impacts of non-natural hazards due to their developmental stage and reliance on caregivers. They may also face challenges in evacuation due to age or disability and may be at higher risk for trauma and health issues in the aftermath of a disaster.

In general, vulnerable populations may experience greater exposure, fewer resources for mitigation and recovery, and more severe consequences from non-natural hazards compared to the rest of the population. This highlights the need for inclusive disaster planning, preparedness, and response strategies that address the specific needs of these groups.

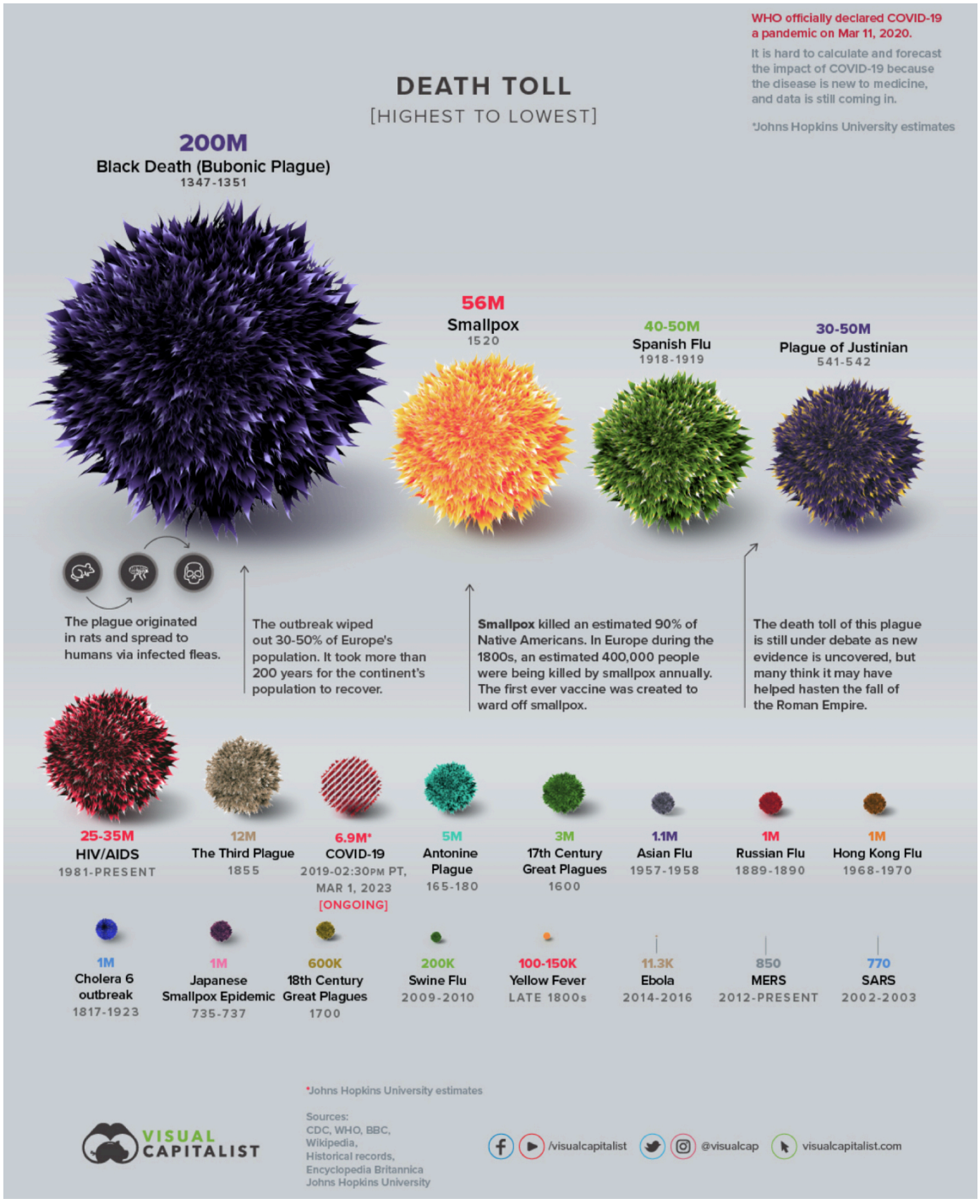
H. Hazard Summary – Although infrequent, dam failure poses a significant threat to Lumpkin County. The Lumpkin County HMPC has identified some specific mitigation actions for dam failure in *Chapter 5*.

3.3 Pandemic



A. Hazard Identification – A pandemic is defined as an outbreak of a disease that occurs over a wide geographic area and affects an exceptionally high proportion of the population. A widespread endemic disease with a stable number of infected people is not a pandemic. Widespread endemic diseases with a stable number of infected people such as recurrences of seasonal influenza are generally excluded as they occur simultaneously in large regions of the globe rather than being spread worldwide. A pandemic is an epidemic occurring on a scale that crosses international boundaries, usually affecting people on a worldwide scale. A disease or condition is not a pandemic merely because it is widespread or kills many people; it must also be infectious. For instance, cancer is responsible for many deaths but is not considered a pandemic because the disease is neither infectious nor contagious.

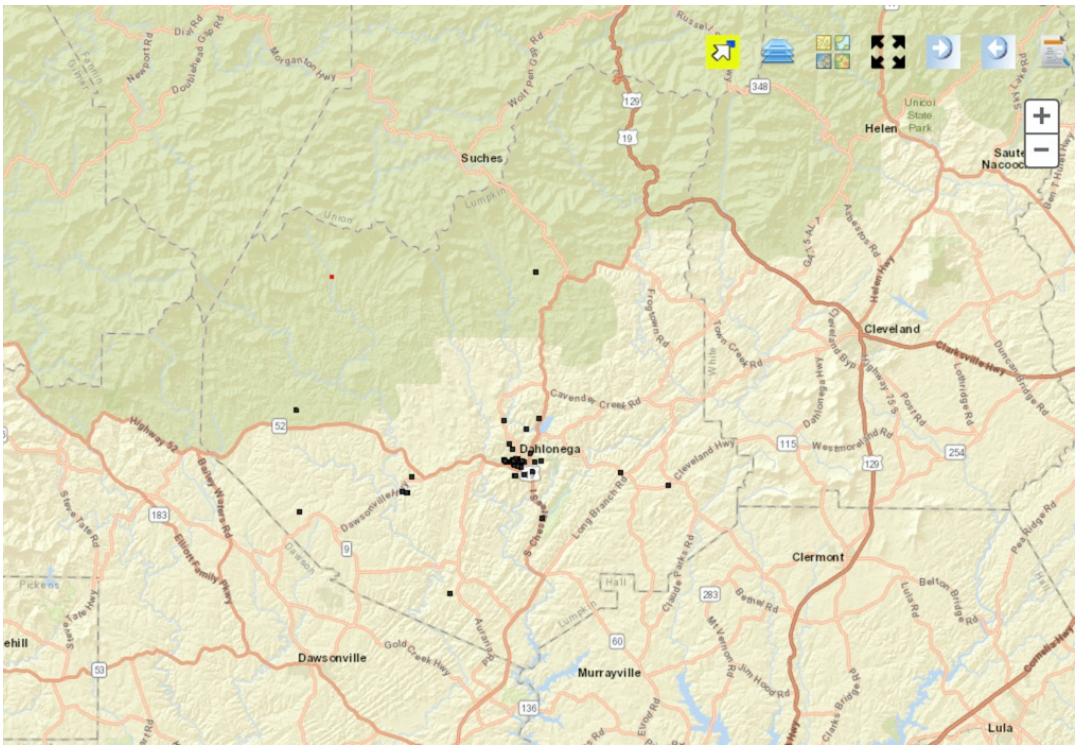
B. Hazard Profile – Throughout history, there have been a number of pandemics of diseases such as smallpox and tuberculosis. The most fatal pandemic recorded in human history was the Black Death (also known as The Plague), which killed an estimated 200 million people in the 14th century. Other notable pandemics include the 6th Century Plague of Justinian and the 1918 influenza pandemic (Spanish flu), each claiming up to 50 million lives. Current pandemics include HIV/AIDS, MERS and of course COVID-19. See the graphic below comparing some of the most significant pandemics in history.



The World Health Organization (WHO) reports that globally, as of September 30, 2025, there have been 777,572,888 confirmed cases of COVID-19, including 7,065,029 deaths, reported to WHO. As of 23 September 2025, a total of 13,996,307,449 vaccine doses have been administered. Regardless of the accuracy of these numbers and causes of death, COVID-19 has negatively impacted lives worldwide over the past several years.

At the same time, vaccines, while overwhelmingly beneficial, have had rare but documented negative side effects. Common side effects include fever, fatigue, headache, muscle ache, chills, diarrhea, and pain or redness at the injection site. Serious adverse events are extremely rare but have been observed: for example, anaphylaxis occurs in about 5 cases per one million vaccine doses administered. Cases of myocarditis and pericarditis (heart inflammations) have been reported, particularly in young males after mRNA vaccines, typically after the second dose, though most recover with minimal treatment. Another rare serious event is Thrombosis with Thrombocytopenia Syndrome (TTS), especially seen with adenovirus-vector vaccines such as Johnson & Johnson and AstraZeneca, occurring at roughly 4 cases per million doses, with higher rates in certain age and sex groups. These risks are continually monitored by health authorities as part of the process of analyzing the risk-benefit balance between COVID-19 and the associated vaccines.

C. Assets Exposed to Hazard –. All areas within Lumpkin County are susceptible to pandemics since they can occur anywhere that people are located. The more densely populated the specific area, the higher the likelihood of transmission. The likelihood of a pandemic in Lumpkin County and the City of Dahlonega is moderate, but the consequences should one occur has the potential to be extremely high.



D. Estimate of Potential Losses - For loss estimate information, please refer to Appendix A, the Critical Facilities Database, and Appendix D, Worksheet 3a, for each jurisdiction.

E. Multi-Jurisdictional Concerns – All of Lumpkin County, including the City of Dahlonega, is vulnerable to the negative impact of pandemics.

F. Climate – Climate does not appear to be a factor in the frequency or magnitude of pandemics.

G. Vulnerable Populations - Vulnerable populations in Lumpkin County and the City of Dahlonega, each in very similar ways, may experience the impacts of non-natural hazards, including hazardous materials releases, differently than the rest of the population due to a variety of factors that increase their susceptibility to harm. These factors can include socioeconomic status, age, disability, race, language barriers, and housing conditions. Here's a brief summary of how these populations might be affected differently:

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Low-Income Communities: Low-income households often lack the resources to prepare for or recover from non-natural disasters. This includes limited access to flood insurance, poor housing conditions that may not be resilient to storms, and difficulty accessing emergency services. These individuals may also be more likely to live in areas prone to hazards, such as floodplains or areas with inadequate infrastructure.

Racial and Ethnic Minorities: Racial and ethnic minorities may face higher levels of vulnerability due to limited access to healthcare, education, and social services. In some cases, these populations may be more likely to live in high-risk areas (such as floodplains) or in substandard housing that is less resilient to non-natural hazards.

Non-English Speakers: Individuals who speak limited or no English may face difficulties in understanding emergency warnings, evacuation instructions, or access to resources. Lack of access to multilingual communication can exacerbate their vulnerability during non-natural hazard events.

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evacuation due to age or disability and may be at higher risk for trauma and health issues in the aftermath of a disaster.

In general, vulnerable populations may experience greater exposure, fewer resources for mitigation and recovery, and more severe consequences from non-natural hazards compared to the rest of the population. This highlights the need for inclusive disaster planning, preparedness, and response strategies that address the specific needs of these groups.

H. Hazard Summary – The Lumpkin County HMPC has identified some specific mitigation actions for pandemic in *Chapter 5*.

Chapter 4
Land Use and Development Trends

Lumpkin County's land use and development patterns are rapidly evolving from a historically rural base toward a diversified mix of residential, commercial, and industrial growth. The County has experienced more than 40 percent population growth in the past decade, driven largely by in-migration, with new residents drawn to its natural beauty, small-town character, and proximity to regional job centers. Much of the new housing is concentrated along State Route 400 and other major corridors, where suburban-style neighborhoods provide easy access to Atlanta while still preserving a foothold in a rural setting. This surge in residential development has created growing pressure on infrastructure, including roads, schools, and public services, requiring significant investment and planning.

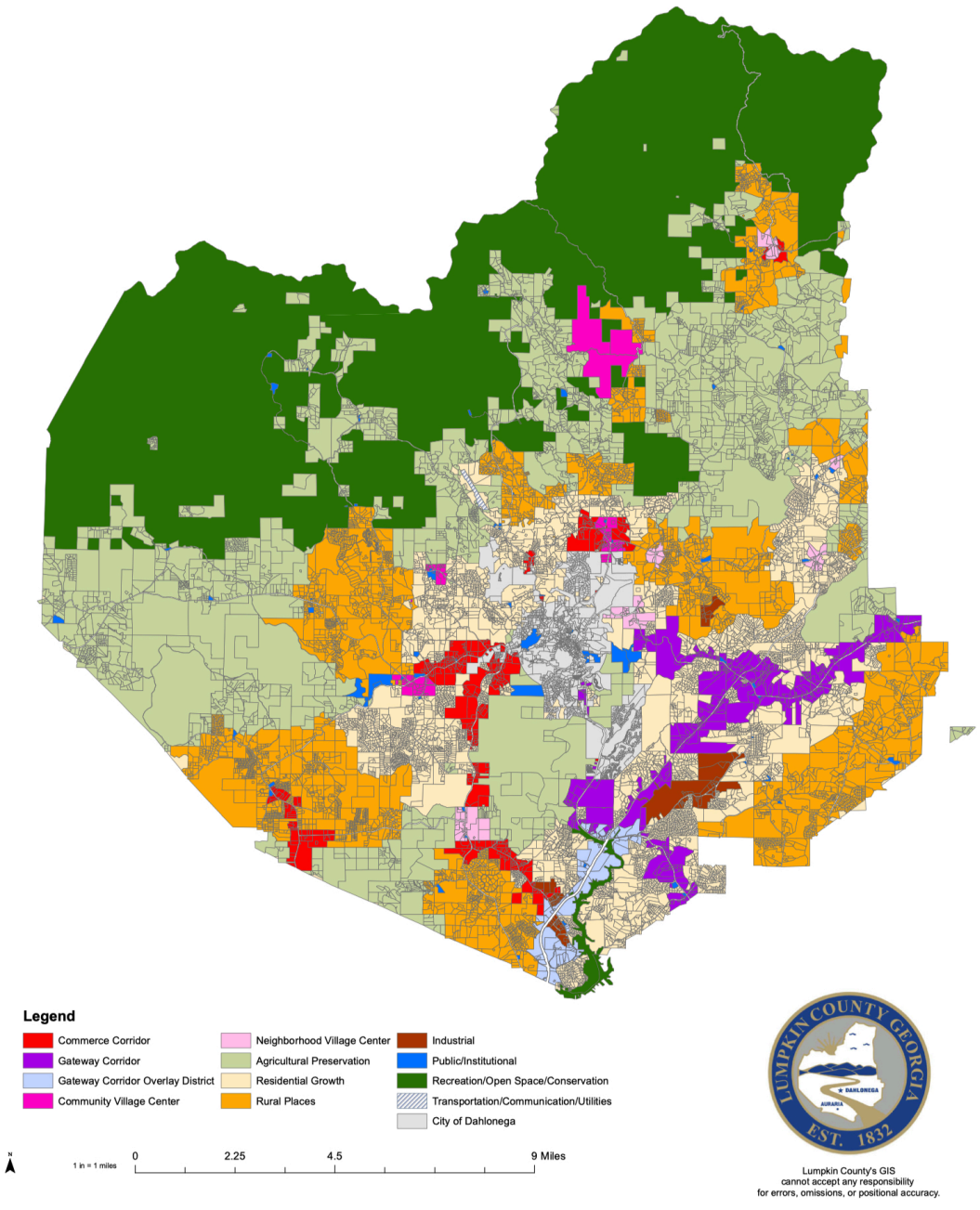
Infrastructure expansion has become a defining priority. High-speed fiber internet is being extended to thousands of previously underserved households and businesses, and major state and federal grants are funding critical water and sewer upgrades. A new wastewater treatment plant in the southern part of the county is scheduled to come online in 2025, supporting both population growth and new commercial activity along the SR-400 corridor. These improvements are closely tied to economic development, particularly the construction of the new Northeast Georgia Medical Center in Lumpkin County, a full-service hospital that will anchor healthcare and related business growth. Alongside the medical center, commercial projects highlight the county's emergence as a regional hub.

Industrial development is also gaining momentum, with certain sites and corridors being positioned for light manufacturing, logistics, and other large-scale employers. While these uses promise job creation and diversification of the local tax base, they also require careful planning to ensure that transportation capacity and utility services can support the growth. In parallel, the county is investing in parks, recreation, and outdoor amenities, using natural assets like Yahoola Creek Reservoir as both quality-of-life features and economic drivers to attract visitors, retirees, and second-home buyers.

Despite these shifts, agriculture and rural character remain important parts of Lumpkin County's identity. Farms, pastures, and wooded tracts still shape the landscape, particularly in valleys and watershed areas, but they are increasingly under pressure from encroaching development. Preserving this heritage while accommodating growth is a central tension in county planning. Looking ahead, Lumpkin County's trajectory points toward concentrated development along existing highways and towns, with SR-400 in particular transforming into a medical, commercial, and residential growth corridor. The ability of the County and City to align infrastructure expansion, strengthen land-use policies, and balance conservation with growth will assist it in sustaining a coordinated and prosperous future.

Although Lumpkin County has experienced significant growth and development pressures over the past five years, the Hazard Mitigation Planning Committee has determined that the overall vulnerabilities for Lumpkin County and the City of Dahlonega remain largely consistent, with no significant changes to the County's primary hazard risks or exposure.

2022 Lumpkin County Character Area Map



Local Capabilities

Local mitigation capabilities are existing authorities, policies, programs and resources that reduce hazard impacts or that could be used to implement hazard mitigation activities. The HMPC reviewed local capabilities and the available information is included in the water and sewer maps and the Local Capabilities Assessment Chart that follows.

Plan, Code/Ordinance, Tool or Funding Method	In place to address hazard mitigation by following jurisdictions (L=Lumpkin, D=Dahlonega)	Adequately utilized or enforced to address hazard mitigation	Updated regularly or as required by law	Notes
Comprehensive Plan	L, D	Y	Y	2022 update
Local Emergency Operations Plan (LEOP)	L	Y	Y	in development
Transportation Plan	L, D	Y	Y	within the Comprehensive Plan
Community Wildfire Protection Plan (CWPP)	L, D	Y	Y	2017
Building Code	L, D	Y	Y	2018 International Building Code w/2020 Georgia State Amendments
Site Plan Review	L, D	Y	Y	process continuously updated
ISO Rating	L	Y	Y	ISO class 4 including County and City
Zoning Ordinance	D	Y	Y	
Land Use Ordinance	L	Y	Y	
Subdivision Ordinance	L, D	Y	Y	
Floodplain Ordinance	L, D	Y	Y	
Planning Commission	L, D	Y	Y	7 members
Hazard Mitigation Planning Committee (HMPC)	L, D	Y	Y	2025 HMP update in progress
Mutual Aid Agreements	L, D	Y	Y	State and local jurisdictions
Mass Notification System	L	Y	Y	
Grant Writing	L, D	Y	NA	in-house grant writers
CERT Team	L	Y	Y	education & training ongoing
Public outreach & education programs	L, D	Y	Y	see mitigation actions chart
GEMA School Safety Plan	L	Y	Y	updated every year
Storm Ready Certification	L	Y	Y	renewed 2021
Capital improvement projects	L, D	Y	NA	see mitigation actions chart and comprehensive plan
Impact fees	NA	NA	NA	
Bonds, taxes, utility fees	L, D	Y	NA	ongoing

Chapter 5
Hazard Mitigation Goals, Objectives, & Actions

When Lumpkin County and the City of Dahlonega begin any large-scale planning effort, it is imperative that the planning process is driven by a clear set of goals and objectives. Goals and objectives are the foundation of an effective Hazard Mitigation Plan. They address the key problems and opportunities to help establish a framework for identifying risks and developing strategies to mitigate those risks. During the planning process, Lumpkin County's multi-jurisdictional Hazard Mitigation Planning Committee (HMPC) reviewed the previous plan and took into consideration community growth and minor changes that were made to infrastructure in order to evaluate to what extent the previously identified hazards had affected the jurisdictions since the last plan revision. While this information was used to review all of the goals, objectives, and action items from the previous plan for relevance and usability, there were no changes in overall priorities identified at the time of this plan update.

In order to fully understand the hazard mitigation goals, objectives, and actions, it is necessary to clearly define the terms **"goal"**, **"objective"**, and **"action"**:

A **goal** is a broad-based statement of intent that establishes the direction for the Lumpkin County Hazard Mitigation Plan. Goals can essentially be thought of as the desired "outcomes" of successful implementation of the Plan.
An **objective** is the stated "means" of achieving each goal, or the tasks to be executed in the process of achieving goals.
An **action** is a project-specific strategy to mitigate a particular hazard event within the context of the overarching goals and objectives.

While specific mitigation actions are listed later in this chapter, it is important to note that the actions were selected and evaluated in relation to the overarching hazard mitigation goals and objectives of this plan, which are as follows:

Goal #1. Protect life and minimize loss of property damage.

Objective 1-1. Implement mitigation actions that will assist in protecting lives and property by making homes, businesses, public facilities, and infrastructure more resistant to vulnerable hazards.
Objective 1-2. Review existing ordinances, building codes, and safety inspection procedures to help ensure that they employ the most recent and generally acceptable standards for the protection of buildings.
Objective 1-3. Ensure that public and private facilities and infrastructure meet established building codes and enforce the codes to address any deficiencies.
Objective 1-4. Implement mitigation actions that encourage the protection of the environment.

Objective 1-5. Integrate the recommendations of this plan into existing land use plans and capital improvement programs.
Objective 1-6. Build upon past databases to ensure that vulnerable hazards' risks are accurate.
Goal #2. Increase Public Awareness.

Objective 2-1. Develop and implement additional education and outreach programs to increase public awareness of the risks associated with hazards and on specific preparedness activities available.
Objective 2-2. Encourage homeowners and businesses to take preventative actions and purchase hazard insurance.

Goal #3. Encourage Partnerships.

Objective 3-1. Strengthen inter-jurisdictional and inter-agency communication, coordination, and partnerships to foster hazard mitigation actions designed to benefit multiple jurisdictions.
Objective 3-2. Identify and implement ways to engage public agencies with individual citizens, nonprofit organizations, business, and industry to implement mitigation activities more effectively.

Goal #4. Provide for Emergency Services.

Objective 4-1. Where appropriate, coordinate and integrate hazard mitigation actions with existing emergency operations plans.
Objective 4-2. Identify the need for, and acquire, any special emergency services and equipment to enhance response capabilities for specific hazards.
Objective 4-3. Encourage the establishment of policies to help ensure the prioritization and implementation of mitigation actions designed to benefit critical facilities, critical services, and emergency traffic routes.

Format Utilized to Develop Mitigation Actions

The HMPC reviewed each jurisdiction's annual budget, multiyear work programs, and comprehensive plans to determine existing mitigation actions that met the goals and objectives of this Plan. The committee then developed a list of tentative mitigation actions based on committee members' personal knowledge, interviews with other officials of each jurisdiction, and knowledge of successful actions implemented in other communities.

The committee members developed a prioritized list of mitigation actions utilizing the GEMA recommended STAPLEE prioritization methodology, with special emphasis on the following:

1. Cost effectiveness (and when potential federal projects are anticipated, cost-benefit reviews will be conducted prior to application);
2. Comprehensiveness, i.e. addresses a specific goal and objective;
3. Addresses reducing effects of hazards on new and existing buildings and infrastructure;
4. Addresses reducing effects of hazards on critical facilities where necessary; and,
5. Identification of future public buildings and infrastructure (Note: recognizing that the Plan may be modified and evaluated during the monitoring and evaluation period, and will definitely be completely updated within the federally mandated five year approval cycle, future development including future buildings will only include the five year period from Plan completion).

Each individual HMPC member, or non-member participant, was provided with information on the STAPLEE method and asked to prioritize the list of mitigation actions according to the criteria, with special emphasis on what they would consider most beneficial to the community. Once this information was received from participating individuals, these individual prioritization rankings of mitigation actions were composited to represent the consensus of the HMPC.

Through this prioritization process, several projects emerged as being a greater priority than others. Some of the projects involved expending considerable amounts of funds to initiate the required actions. Most projects allowed the community to pursue completion of the project using potential grant funding. Still others required no significant financial commitment by the community. All proposed mitigation actions were evaluated to determine the degree to which the County would benefit in relation to the project costs. After a final review by the HMPC, the composited prioritization list of mitigation measures, as presented within this Plan, was determined.

This same method of prioritization was utilized for the prior update to this Plan. Additionally, it was reviewed by the HMPC during the current plan update process and approved for continued use due to its effectiveness. No changes were recommended.

Mitigation Actions

Each mitigation action is presented by jurisdiction, or in the case of joint actions by multiple jurisdictions, or by independent public bodies, or by private nonprofits, in priority order (objective), by best estimate of cost, if applicable, by potential funding source if other than operating budgets, by department or agency that will administer the action, and by timeframe. Timeframes do not begin until funding is obtained for any particular project unless otherwise indicated.

The City of Dahlonega has a relatively small population when compared to that of the County. Due to limited financial and human resources, much support with regard to public safety is provided by Lumpkin County, in coordination with the City of Dahlonega. This includes assistance with emergency management, fire protection, and law enforcement. The City does have some capability, but it is augmented by the County. Therefore, many mitigation actions included on behalf of the County in the Plan are likely to have an indirect benefit for the City of Dahlonega. Other mitigation actions are fully supported and actively engaged by multiple jurisdictions.

Many of the mitigation actions included within this Plan update are carried over from the previous 5-year planning period. Some of these action items were left unchanged while others were revised as needed. This is not uncommon in the more rural counties of North Georgia. It is not a result of failure to review existing mitigation actions carefully or to consider new ones. Rather, it is primarily the result of the unavailability of funding, whether that be general funds, private and private grants, or other sources. The HMPC selects mitigation actions during the planning process based upon perceived benefit, not based upon likelihood of funding opportunities. To do otherwise would result in a very short list of mitigation actions.

Each mitigation action listed in the Mitigation Actions Chart on the pages that follow is designed to mitigate one or more hazards discussed in this Plan. Those specific hazards are listed for each mitigation action at the end of each mitigation action description. The term "All" as used in the "Hazards Addressed" section below refers to all hazards discussed in this Plan. Each mitigation action listed may be supported by one or more jurisdictions. Mitigation actions that will be joint projects between all jurisdictions are listed under the "Jurisdictional Participants" section as "All." Each mitigation action that follows mitigates the effects of hazards on existing structures/infrastructure, future structures/infrastructure, or both, as indicated. In addition, the status of each mitigation action that follows is indicated by one of the following three terms:

PRELIMINARY – unfunded projects or projects in planning stages.
IN PROGRESS – funded projects that have begun but aren't completed.
ONGOING – continuous projects that are never truly completed; may be funded or unfunded at any given time but are expected to continue unless removed from Plan.
**Note: fully completed or deleted projects are not found below, but in Appendix D.*

Priority	Mitigation Action	Hazard(s) Addressed	Jurisdictional Participants	Likely Lead Dept, Jurisdiction or Agency	Project Status	Cost Estimate	Potential Funding Source(s) – not all inclusive	Project Completion from start	Goals and Objectives	Structures & Infrastructure Impacted
1	Public Awareness Campaign	All	A	Lumpkin County EMA	Ongoing	$6K/year	Public and private funding; general funds	5 years	2-1, 2-2, 3-2	Existing
2	Civic Ready System	All	A	Lumpkin County EMA	Ongoing	$15K/yr	Public and private funding; general funds	5 years	2-1, 3-1, 4-2, 4-3	Existing
3	Dam Breech Study – separate computer system/plotter	Dam Failure	A	Lumpkin County Planning Dept	In Progress	$27K	Public and private funding; general funds	5 years	1-1, 1-2, 1-3, 1-4, 1-5, 1-6, 2-2, 4-1, 4-3	Existing and Future
4	Obtain Repeater Monitoring System	All	A	Lumpkin County EMA	Preliminary	$48K	SPLOST, Public and private funding; general funds	2 years	1-3, 3-1, 4-2, 4-3	Existing and Future
5	Explore Creation of an LEPC	All	A	Lumpkin County EMA	Preliminary	Staff time	Public and private funding; general funds	2 years	1-1, 1-2, 1-3, 1-4, 1-6, 2-1, 3-1, 3-2, 4-1, 4-2, 4-3	Existing and Future
6	Complete Digital Radio System including repeaters, radios, control stations, antenna, and other components	All	L	Lumpkin County Board of Commissioners	Preliminary	$102,510	SPLOST, Public and private funding; general funds	2 years	1-3, 3-1, 4-2, 4-3	Existing and Future
7	Power line clearing	Winter Storms	A	Power companies	Ongoing	Power company staff time	Private funding by power companies	5 years	1-1, 1-2, 1-3, 1-4, 4-3	Existing
8	Salt barn	Winter Storms	D	City of Dahlonega Public Works	Preliminary	40K	Public and private funding; general funds	1 year	1-1, 1-2, 1-3, 1-4, 1-6, 2-1, 3-1, 3-2, 4-1, 4-2, 4-3	Existing and Future
9	Generators for Critical Facilities (see Appendix D)	All	L	Lumpkin County EMA	Ongoing	$237,454	Public and private funding; general funds	5 years	1-1. 4-1	Existing and Future
10	Two generators for lift stations 200KW for pandemic reasons	Pandemic	D	City of Dahlonega Public Utilities	Preliminary	260K	Public and private funding; general funds	1 year	1-1, 1-2, 1-3, 1-4, 1-6, 2-1, 3-1, 3-2, 4-1, 4-2, 4-3	Existing and Future
11	Generator for Waste Water Treatment Plant – 500 kW	ALL	D	City of Dahlonega Public Utilities	Preliminary	225K	Public and private funding; general funds	2 months	1-1, 1-2, 1-3, 1-4, 1-6, 2-1, 3-1, 3-2, 4-1, 4-2, 4-3	Existing and Future
12	Generator for City Hall – 250 kW	ALL	D	City of Dahlonega Public Works	Preliminary	65K	Public and private funding; general funds	2 months	1-1, 1-2, 1-3, 1-4, 1-6, 2-1, 3-1, 3-2, 4-1, 4-2, 4-3	Existing and Future
13	Generator for the New Shop – 250 kW	ALL	D	City of Dahlonega Public Works	Preliminary	65K	Public and private funding; general funds	2 months	1-1, 1-2, 1-3, 1-4, 1-6, 2-1, 3-1, 3-2, 4-1, 4-2, 4-3	Existing and Future

Priority	Mitigation Action	Hazard(s) Addressed	Jurisdictional Participants	Likely Lead Dept, Jurisdiction or Agency	Project Status	Cost Estimate	Potential Funding Source(s) – not all inclusive	Project Completion from start	Goals and Objectives	Structures & Infrastructure Impacted
14	Generator for the Current Shop – 250 kW	ALL	D	City of Dahlonega Public Works	Preliminary	65K	Public and private funding; general funds	2 months	1-1, 1-2, 1-3, 1-4, 1-6, 2-1, 3-1, 3-2, 4-1, 4-2, 4-3	Existing and Future
15	Community Wildfire Protection Plan (CWPP)	Wildfire	A	Lumpkin County Fire Dept	Ongoing	$6K/year	GFC, Public and private funding; general funds	5 years	1-1, 1-2, 1-3, 1-4, 1-6, 2-1, 3-1, 3-2, 4-1, 4-2, 4-3	Existing and Future
16	Participate in the NFIP Community Rating System (CRS)	Flooding	A	Lumpkin County Planning Dept, City of Dahlonega	Ongoing	Staff time	Public and private funding; general funds	5 years	1-1, 1-2, 1-3, 1-4, 1-5, 1-6, 2-1, 2-2, 3-1, 3-2, 4-1, 4-3	Existing and Future
17	Road Culvert and Ditch Improvements	Flooding	L	Lumpkin County Public Works	Ongoing	$162K for non-emergency maintenance (annually)	Public and private funding; general funds	5 years	1-1, 1-2, 1-3, 4-2	Existing and Future
18	Road Culvert and Ditch Improvements	Flooding	D	City of Dahlonega Public Works	Ongoing	$150K for non-emergency maintenance (annually)	Public and private funding; general funds	5 years	1-1, 1-2, 1-3, 4-2	Existing and Future
19	Storm Drain Upgrade Golden Avenue	Flooding	D	City of Dahlonega Public Works	Preliminary	500K	Public and private funding; general funds	6 months	1-1, 1-2, 1-3, 1-4, 1-6, 2-1, 3-1, 3-2, 4-1, 4-2, 4-3	Existing and Future
20	Storm Drain Upgrade West Circle	Flooding	D	City of Dahlonega Public Works	Preliminary	450K	Public and private funding; general funds	6 months	1-1, 1-2, 1-3, 1-4, 1-6, 2-1, 3-1, 3-2, 4-1, 4-2, 4-3	Existing and Future
21	Storm Drain Upgrade Martin Street	Flooding	D	City of Dahlonega Public Works	Preliminary	400K	Public and private funding; general funds	6 months	1-1, 1-2, 1-3, 1-4, 1-6, 2-1, 3-1, 3-2, 4-1, 4-2, 4-3	Existing and Future
22	Storm Drain Upgrade Martin Street at stream crossing with road redesign	Flooding	D	City of Dahlonega Public Works	Preliminary	220K	Public and private funding; general funds	6 months	1-1, 1-2, 1-3, 1-4, 1-6, 2-1, 3-1, 3-2, 4-1, 4-2, 4-3	Existing and Future
23	Storm Drain Upgrade Stream Crossing Arcadia	Flooding	D	City of Dahlonega Public Works	Preliminary	240K	Public and private funding; general funds	6 months	1-1, 1-2, 1-3, 1-4, 1-6, 2-1, 3-1, 3-2, 4-1, 4-2, 4-3	Existing and Future
24	Storm Drain Upgrade Johnson Street	Flooding	D	City of Dahlonega Public Works	Preliminary	470K	Public and private funding; general funds	6 months	1-1, 1-2, 1-3, 1-4, 1-6, 2-1, 3-1, 3-2, 4-1, 4-2, 4-3	Existing and Future
25	Storm Drain System Upgrade Riley Road	Flooding	D	City of Dahlonega Public Works	Preliminary	160K	Public and private funding; general funds	6 months	1-1, 1-2, 1-3, 1-4, 1-6, 2-1, 3-1, 3-2, 4-1, 4-2, 4-3	Existing and Future

Priority	Mitigation Action	Hazard(s) Addressed	Jurisdictional Participants	Likely Lead Dept, Jurisdiction or Agency	Project Status	Cost Estimate	Potential Funding Source(s) – not all inclusive	Project Completion from start	Goals and Objectives	Structures & Infrastructure Impacted
26	Stockpile of PPE for biological outbreaks	Pandemic	A	Lumpkin County EMA	Ongoing	$120K per year	Public and private funding; general funds	5 years	1-1, 4-2, 4-3	Existing and Future
27	Bridge Maintenance	All	A	Lumpkin County Public Works	Ongoing	$60K-$1.6 million per bridge	Public and private funding; general funds	5 years	1-1, 1-2, 1-3, 4-2	Existing and Future
28	Pipes & Asphalt	Washed out roads	D	City of Dahlonega Public Works	Preliminary	360K	Public and private funding; general funds	Under 1 month	1-1, 1-2, 1-3, 1-4, 1-6, 2-1, 3-1, 3-2, 4-1, 4-2, 4-3	Existing and Future
29	Public Warning System	Tornado, Severe Thunderstorm	A	Lumpkin County EMA, City of Dahlonega	Ongoing	$420K/year	Public and private funding; general funds	5 years	1-3, 3-1, 4-2, 4-3	Existing and Future
30	New EOC	All	A	Lumpkin County EMA	Preliminary	$4.8 million	Public and private funding; general funds	3 years	3-1, 4-2, 4-3	Existing and Future
31	New 911 Facility including equipment	All	A	Lumpkin County 911	Preliminary	$6.6 million	Public and private funding; general funds	3 years	3-1, 4-2, 4-3	Existing and Future
32	Emergency Services Vehicles/Equipment Replacement Program	All	L	Lumpkin County Emergency Services	Ongoing	$1.2 million per year	Public and private funding; general funds	5 years	1-1, 4-2, 4-3	Existing and Future
33	Establishment of health screening stations at government locations	Pandemic	L	Lumpkin County EMA	Preliminary	$120K initial investment	Public and private funding; general funds	2 years	2-1, 3-1, 4-2, 4-3	Existing
34	Interconnection to other water systems	All	A	Lumpkin County Water & Sewerage Dept, City of Dahlonega Public Utilities	Ongoing	$12 million +	Public and private funding; general funds	5 years	1-1, 1-3, 1-4, 1-5, 4-3	Existing and Future
35	Two bypass pumps for 5 lift stations	All	D	City of Dahlonega Public Utilities	Preliminary	500K	Public and private funding; general funds	1 year	1-1, 1-2, 1-3, 1-4, 1-6, 2-1, 3-1, 3-2, 4-1, 4-2, 4-3	Existing and Future
36	USAR Stabilization Kits including multi-hazard accessory kits (4)	All	L	Lumpkin County EMA	Preliminary	$9K x 4 ($36K total)	Public and private funding; general funds	1 year	1-1, 4-2, 4.3	Existing and Future
37	Portable generator for Lumpkin Water Authority	All	L	Lumpkin County Water & Sewerage Dept	Preliminary	$72K	Public and private funding; general funds	1 year	1-1, 4-1	Existing and Future
38	Traffic/Public Safety Portable Message Boards	All	L	Lumpkin County EMA	Preliminary	$48K ($24K each x 2)	Public and private funding; general funds	1 year	1-3, 3-1, 4-2, 4-3	Existing and Future

Priority	Mitigation Action	Hazard(s) Addressed	Jurisdictional Participants	Likely Lead Dept, Jurisdiction or Agency	Project Status	Cost Estimate	Potential Funding Source(s) – not all inclusive	Project Completion from start	Goals and Objectives	Structures & Infrastructure Impacted
39	Web-enabled video equipment and infrastructure necessary for virtual communications	Pandemic	L	Lumpkin County EMA	Preliminary	$600K minimum	Public and private funding; general funds	3 years	1-3, 3-1, 4-2, 4-3	Existing and Future
40	Tornado Shelter for City Employees at each facility	Hazardous weather	D	City of Dahlonega Public Works	Preliminary	200K	Public and private funding; general funds	2 years	1-1, 1-2, 1-3, 1-4, 1-6, 2-1, 3-1, 3-2, 4-1, 4-2, 4-3	Existing and Future
41	Reservoir Dredging after large storm events	Hazardous weather	A	City of Dahlonega Public Works	Preliminary	1.5m per occurance - 51% City, 46% County	Public and private funding; general funds	2 months	1-1, 1-2, 1-3, 1-4, 1-6, 2-1, 3-1, 3-2, 4-1, 4-2, 4-3	Existing and Future
42	Inclement Weather Vehicle - designed for ice and snow, flooding or other bad weather	ALL	A	City of Dahlonega Public Works	Preliminary	200K	Public and private funding; general funds	3 months	1-1, 1-2, 1-3, 1-4, 1-6, 2-1, 3-1, 3-2, 4-1, 4-2, 4-3	Existing and Future
43	Installation of ready-built safety shelters at critical locations	ALL	D	City of Dahlonega Public Works	Preliminary	$20K avg per shelter installed	Public and private funding; general funds	12 months	1-1, 1-2, 1-3, 1-4, 1-6, 2-1, 3-1, 3-2, 4-1, 4-2, 4-3	Existing

Chapter 6

Executing the Plan

6.1 – Action Plan Implementation

The hazard mitigation planning process was overseen by the Lumpkin County Emergency Management Agency. Facilitation of the planning process was conducted by North Georgia Consulting Group, LLC. Once GEMA completes its initial review of this Plan, it will be presented to the Lumpkin County Board of Commissioners for consideration. Once adopted, the Lumpkin County EMA Director shall assume responsibility for the maintenance of the Plan. It shall be the responsibility of the EMA Director to ensure that this Plan is utilized as a guide for initiating the identified mitigation measures within the community. The EMA Director shall be authorized to convene a committee to review and update this Plan annually. The Plan will also have to be updated and resubmitted once every five years. Through this Plan updating process, the EMA Director shall identify projects that have been successfully undertaken in initiating mitigation measures within the community. These projects shall be noted within the planning document to indicate their completion. Additionally, the committee called together by the EMA Director shall help to identify any new mitigation projects that can be undertaken in the community.

Members of the HMPC prioritized the potential mitigation measures identified in this Plan. A list of mitigation goals, objectives and related action items was compiled from the inputs of the HMPC, as well as from others within the community. The subcommittee prioritized the potential mitigation measures based on what they considered most beneficial to the community. Several criteria were established to assist HMPC members in the prioritization of these suggested mitigation actions. Criteria included perceived cost benefit or cost effectiveness, availability of potential funding sources, overall feasibility, measurable milestones, multiple objectives, and both public and political support for the proposed actions. Through this prioritization process, several projects emerged as being a greater priority than others. Some of the projects involved expending considerable amounts of funds to initiate the required actions. Most projects allowed the community to pursue completion of the project using potential grant funding. Still others required no significant financial commitment by the community. All proposed mitigation actions were evaluated to determine the degree to which the County will benefit in relation to the project costs. After review by the HMPC, the prioritized list of mitigation measures, as presented within this Plan, was determined.

6.2 – Evaluation

As previously stated, the Lumpkin County EMA Director will be charged with ensuring that this plan is monitored and updated at least annually or more often if deemed necessary. The method of evaluation will consist of utilizing a checklist to determine what mitigation actions were undertaken, the completion date of these actions, the cost associated with each completed action, and whether actions were deemed to be successful. A committee, perhaps with much of the same membership as the existing HMPC, will convene in order to accomplish the annual plan evaluation. Additionally, the EMA Director is encouraged to maintain a schedule of regular meetings, either quarterly or semiannually to preserve continuity throughout the continuing process. These meetings will provide an opportunity to discuss the progress of the action items and maintain the partnerships that are essential for the sustainability of the HMP. The EMA Director will ensure the results of the evaluation(s) are reported to the Lumpkin County Board of Commissioners, as well as to any agencies or organizations having an interest in the hazard mitigation activities identified in the plan.

6.3 – Multi-Jurisdictional Strategy and Considerations

As set forth by Georgia House Bill 489, the Emergency Management Agency is the overall implementing agency for projects such as hazard mitigation. Lumpkin County will work in the best interests of the County as well as the City of Dahlonega. Both jurisdictions played an active role in the planning process. Participation from each jurisdiction was solicited and received by Lumpkin County EMA. As a result, a truly multi-jurisdictional plan was created for Lumpkin County and the City of Dahlonega, with ideas and viewpoints of all participants included.

6.4 – Plan Update and Maintenance

According to the requirements set forth in the Disaster Mitigation Act of 2000, Lumpkin County is required to update and revise the Hazard Mitigation Plan every five years. However, the Hazard Mitigation Planning Committee will meet on the plan approval anniversary date of every year, or within 30 days of said date as determined and scheduled by the EMA Director, to complete a review of the Hazard Mitigation Plan. At each such meeting, the HMPC will review the main facets of the HMP including the vulnerability assessment, critical facilities inventory, and mitigation goals, objectives, and actions. All revisions will be posted to the County website for public review and comment. Further revisions may take place based upon public comments received.

It is during this review process that the mitigation strategies and other information contained within the Hazard Mitigation Plan are considered for incorporation into other planning mechanisms as appropriate. Opportunities to integrate the requirements of this HMP into other local planning mechanisms will continue to be identified through future meetings of the HMPC on an annual basis.

The HMPC recognizes the need to integrate other plans, codes, regulations, procedures and programs into future Hazard Mitigation Plan (HMP) updates. This plan is multi-jurisdictional; therefore the mechanism for implementation of various mitigation plan items may vary by jurisdiction. This includes reviewing other local planning documents, processes or mechanisms for possible integration with the HMP.

To Be Reviewed in Future Update

Existing planning mechanisms	Method of use in Hazard Mitigation Plan
Comprehensive Plan (multi-jurisdictional)	Development trends
Local Emergency Operations Plan	Identifying hazards; Assessing vulnerabilities
Storm Water Management / Flood Damage Protection Ordinance	Mitigation strategies
Building and Zoning Codes and Ordinances	Development trends; Future growth
Mutual Aid Agreements	Assessing vulnerabilities
State Hazard Mitigation Plan	Risk assessment
Land Use Maps	Assessing vulnerabilities; Development trends; Future growth
Critical Facilities Maps	Locations
Community Wildfire Protection Plan	Mitigation strategies

It will be the responsibility of each participating jurisdiction to determine additional implementation procedures when appropriate.

During the planning process for new and updated local planning documents such as a comprehensive plan or Local Emergency Operations Plan, the EMA Director will provide a copy of the HMP to the appropriate parties. It will be recommended that all goals and strategies of new and updated local planning documents be consistent with, and support the goals of, the HMP and will not contribute to increased hazards in the affected jurisdiction(s).

Although it is recognized that there are many benefits to integrating components of this plan into other local planning mechanisms, and that components are actively integrated into other planning mechanisms when appropriate, the development and maintenance of this stand-alone HMP is deemed by the committee to be the most effective method to ensure implementation of local hazard mitigation actions at this time. Therefore, the review and incorporation efforts made in this update and the last, which consisted of a simple review of the documents listed in the chart above by various members of the HMPC, are considered successful by the HMPC and will likely be utilized in future updates.

The County's EMA is committed to incorporating hazard mitigation planning into its Local Emergency Operations Plan and other public emergency management activities. As the EMA Director becomes aware of updates to other County or City plans, codes, regulations, procedures and programs, the Director will continue to look for opportunities to include hazard mitigation into these mechanisms.

The Lumpkin County HMPC will reconvene not later than the fourth anniversary of the plan approval anniversary date, as determined and scheduled by the EMA Director, to begin planning for the formal Hazard Mitigation Plan revision process. The revision process will include a clear schedule and timeline, and identify any agencies or organizations participating in the plan revision. The committee will review the mitigation goals, objectives and actions to determine their relevance to changing situations within the different jurisdictions, as well as changes in State or Federal policy, and to ensure current and expected conditions are being addressed. The HMPC will also review the prior vulnerability assessments to determine if this information should be updated or modified, given any new available data.

Lumpkin County is dedicated to involving the public directly in reviews and updates of the HMP. During the plan revision process, the committee will conduct, at a minimum, two public hearings during the revision process. These public hearings will provide the public a forum for which they can express their concerns, opinions, or ideas about the Plan. Additionally, if persons from the community express interest in participation in the planning process, they will be provided the opportunity, via meetings, the County website, social media, and/or public forums, to suggest possible mitigation measures for the community. Documentation will be maintained to indicate all efforts at continued public involvement. All relevant information will be forwarded to GEMA and FEMA as a product of the proposed plan revision. Public involvement activities will continue throughout the 5-year planning cycle and will be evaluated for effectiveness by the HMPC next planning cycle.

The EMA Director will ensure the revised plan is presented to the governing body of each jurisdiction for formal adoption. In addition, all holders of the HMP will be notified of affected changes. The EMA Director shall submit a revised Hazard Mitigation Plan not later than the five-year anniversary of the most recently updated HMP to the Georgia Emergency Management Agency for review and subsequent submittal to the Federal Emergency Management Agency for ultimate approval.

Once approved by FEMA, copies of the Lumpkin County Hazard Mitigation Plan will be provided by the EMA Director to the appropriate governmental jurisdictions, agencies, and/or departments for review and possible inclusion into plans and programs. The HMP will be distributed by the EMA Director to the appropriate officials to allow them to review the Plan and determine to what extent the Plan should be integrated into, or referenced by, other plans and programs. Limitations may be placed on certain sensitive information by the EMA Director.

Chapter 7
Conclusion

7.1 – Summary

Lumpkin County has gained a great deal of knowledge relating to the County's disaster history and future potential for disaster as a result of the hazard mitigation planning process. This includes an extensive hazard history of recorded hazard events from the past fifty years, a detailed critical facilities database with valuable information on some of most critical county and city structures, as well as some valuable ideas from the community abroad concerning measures that should be considered for future hazard mitigation. Community involvement has been at the heart of this effort. Not only did the planning process include the creation of a Hazard Mitigation Planning Committee with representatives from all walks of life, but two public hearings were conducted to provide all Lumpkin County citizens with the opportunity to comment on, and offer suggestions concerning potential hazard mitigation measures within the community. Lumpkin County and the City of Dahlonega all worked in concert to ensure a broad range of citizens were represented. Elected officials, local government employees, public safety officials, Red Cross representatives, GA Forestry representatives, businesspersons, media, and other volunteers and interested parties provided important varying viewpoints to create a workable Plan. GEMA and NGCG provided valuable assistance as well. These efforts have all had the effect of better protecting our Community from the threats of nature and technology. While it would be naïve to believe this Plan provides complete protection to Lumpkin County and its residents, it is the hope of all parties involved in this planning process that the recommended mitigation measures contained within the Plan will provide some level of increased preparedness as well as spur further discussion and planning related to the important subject of Hazard Mitigation.

7.2 – References

Publications/Documents:
The Disaster Mitigation Act of 2000
Robert T. Stafford Disaster Relief and Emergency Assistance Act
FEMA Pre-Disaster Mitigation *How-to Guides #1, 2, 3, 7*
GEMA Supplements to FEMA Pre-Disaster Mitigation How-to Guides
Earthquake Information Bulletin, Volume 3, Number 6, November-December 1971
Lumpkin County Hazard Mitigation Plan

Web Sites:
www.fema.gov (FEMA)
www.usfa.fema.gov (USFA)
www.fs.fed.us (USFS Fire Danger Class)
www.cpc.ncep-noaa.gov (Drought Severity Index)
www.ncdc.noaa.gov (National Climatic Data Center)
http://eqint.cr.usgs.gov (USGS Earthquake Probability Maps)
www.tornadoproject.com (Tornado Project Online)
www.disastercenter.com (The Disaster Center)
www.gema.state.ga.us (GEMA)
www.gfc.state.ga.us (GFC)
www.georgiadrought.org (Drought in Georgia)
www.weather.com (The Weather Channel)
www.accuweather.com (AccuWeather)

Other Sources:
American Red Cross
American Society of Civil Engineers
Lumpkin County
City of Dahlonega
Federal Emergency Management Agency
Georgia Department of Natural Resources
Georgia Emergency Management Agency
Georgia Forestry Commission
Georgia Safe Dams Program
National Climatic Data Center
National Oceanic & Atmospheric Administration
National Weather Service
New Georgia Encyclopedia (www.georgiaencyclopedia.org)
U.S. Army Corps of Engineers
U.S. Census Bureau
U.S. Fire Administration
U.S. Forest Service
U.S. Geological Survey
U.S. Forest Service
U.S. Geological Survey

Appendices

Appendix A – Critical Facilities Database

Appendix B – Hazard History Database

Appendix C – Hazard Frequency Table

Appendix D – Worksheet 3a Forms

Appendix E – Hazard Risk Analysis (UGA)

Appendix F – GMIS Reports

Appendix G – Other Planning Documents

Appendix H - Glossary

Ordinances and Resolutions

DATE: 8/17/2026
TITLE: Ordinance 2026-06
PRESENTED BY: Doug Parks, City Attorney
PRIORITY Strategic Priority - Communication

AGENDA ITEM DESCRIPTION

Ordinance 2026-06 amendment to Chapter 103 Buildings and Building Regulations for adoption of the new mandatory minimum codes.

HISTORY/PAST ACTION

None.

FINANCIAL IMPACT

None.

RECOMMENDATION

Approval.

SUGGESTED MOTIONS

Motion to approve.

ATTACHMENTS

Ordinance 2026-06.

ORDINANCE 2026-06

AN ORDINANCE TO AMEND THE CODE OF THE CITY OF DAHLONEGA BY ADOPTION OF AN AMENDMENT TO CHAPTER 103 BUILDINGS AND BUILDING REGULATIONS

WHEREAS, the City Council desires to promote the public health, safety and general welfare of the residents of the city; and

WHEREAS, the City Council further finds that Georgia has adopted several amendments to National and International Codes; and

NOW THEREFORE, be it ordained, and it is so ordained by the authority of the City Council of Dahlonega, that the Code of the City of Dahlonega, Georgia shall be amended, set forth herein. This amendment is adopted with the express authority for Municode to renumber the ordinance sections based on their numbering system and to take other measures necessary for proper codification.

Section 103-19 shall be amended to read as follows:

"Section 103-19. State standards adopted.

(a) The mayor and city council hereby adopt the following state minimum standard codes, as adopted and amended by the state department of community affairs:

(1) International Building Code, 2024 Edition, with Georgia Amendments.
(2) International Mechanical Code, 2024 Edition, with Georgia Amendments.
(3) International Fuel Gas Code, 2024 Edition, with Georgia Amendments.
(4) International Plumbing Code, 2024 Edition, with Georgia Amendments.
(5) National Electrical Code, 2023 Edition, with Georgia Amendments.
(6) International Fire Code, 2024 Edition.
(7) International Residential Code, 2024 Edition, with Georgia Amendments.
(8) International Energy Conservation Code, 2015 Edition, with Georgia Supplements and Amendments.
(9) International Swimming Pool and Spa Code, 2024 Edition, with Georgia Amendments.

(b) The following appendices of said codes, as adopted and amended by the state department of community affairs, are hereby adopted by reference as though they were copied herein fully:

(1) International Building Code: All appendices.
(2) International Mechanical Code: All appendices.
(3) International Fuel Gas Code: All appendices.
(4) International Plumbing Code: All appendices.
(5) National Electrical Code: All appendices.
(6) International Fire Code: All appendices.
(7) International Residential Code: All appendices.
(8) International Energy Conservation Code: All appendices.
(9) International Swimming Pool and Spa Code: All appendices.

(c) The following are adopted by reference as though they were copied herein fully:

(1) International Property Maintenance Code, 2018 Edition.
(2) International Existing Building Code, 2018 Edition."

Except as modified herein, The Code of the City of Dahlonega, Georgia, is hereby reaffirmed and restated. The codifier is hereby granted editorial license to include this amendment in future supplements of said Code by appropriate section, division, article or chapter. The City Attorney is directed and authorized to direct the codifier to make necessary minor, non-substantive corrections to the provisions of this Code, including but not limited to, the misspelling of words, typographical errors, duplicate pages, incorrect references to state or federal laws, statutes, this Code, or other codes or similar legal or technical sources, and other similar amendments, without necessity of passage of a corrective ordinance or other action of the Mayor and Council. The City Clerk shall, upon the written advice or recommendation of the City Attorney and without the necessity of further council action, alter, amend or supplement any non-codified ordinance, resolution or other record filed in his or her office as necessary to effect similar non-substantive changes or revisions and ensure that such public records are correct, complete and accurate.

BE IT ORDAINED by the City Council of Dahlonega, and it is ordained by authority of the same, that if any portion of this Ordinance is for any reason found to be invalid or unconstitutional by the final decision of any tribunal of competent jurisdiction, it is the intention of the City Council of Dahlonega that the remainder of this Ordinance shall be in full force and effect.

So ordained and effective this ____ day of _____ 2026.

_____
Sam Norton, Mayor

_____
Attest: Rhonda Hansard, City Clerk

City Council Agenda Memo

DATE: 8/10/2026
TITLE: Peachtree Recovery Services Renewal
PRESENTED BY: Allison Martin, City Manager
PRIORITY Strategic Priority - Communication

AGENDA ITEM DESCRIPTION

Renewal of agreement with Peachtree Recovery Services

HISTORY/PAST ACTION

The city has utilized Peachtree Recovery Services (PRS) for six years to recoup damages to city road structures, signs, culverts, etc. If a driver is at fault, insurance or not, they are obligated by law to pay for the damages. To date, PRS has recovered $28,170.22 for the city which has reduced operational expenses in replacing items damaged by vehicles. The only change to the renewal is a request to increase their percentage from 19% to 20%. There is no cost to participate in this program nor is there a cancellation fee. Without the use of this service, staff would have to review each incident report in the city and file claims to recoup damages from owners.

FINANCIAL IMPACT

There is no adverse impact on the operating budget for this contract.

RECOMMENDATION

It is the recommendation of the staff to approve this renewal.

SUGGESTED MOTIONS

n/a

ATTACHMENTS

PRS Renewal Contract

Property Damage Recovery Service Agreement

AGREEMENT FOR PROPERTY DAMAGE (THIRD PARTY RESPONSIBLE) RECOVERY SERVICES [19-1026]

This Agreement for Property Damage (Third Party Responsible) Recovery Services ("Agreement") is made and entered into by and between Peachtree Recovery Services, Inc., ("Product or Service Provider" or "PRS") and the City of Dahlonega ("CLIENT") and is effective on the date signed by both of them (the "Effective Date".)

RECITALS

WHEREAS, CLIENT is a municipal government or consolidated municipal/county government of the State of Georgia; and

WHEREAS, CLIENT is eligible to purchase the Services described below ("Services") in accordance with the terms of this Agreement, and

WHEREAS, CLIENT and PRS acknowledge that this Agreement is solely between CLIENT and PRS; and

WHEREAS, PRS warrants that it provides the Services in compliance with all applicable laws and standards applicable to PRS's industry; and

WHEREAS, PRS warrants that it has and will keep in effect at its sole expense all licenses, permits, qualifications, and approvals which are legally required to provide the Services; and

WHEREAS, **Exhibits A.1, A.2, A.3,** and **A.4** are incorporated in this Agreement as if fully restated;

NOW THEREFORE, for and in consideration of the foregoing Recitals and the mutual promises, covenants and agreements contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, CLIENT and PRS (each individually a "Party" and collectively the "Parties") agree to the Recitals above and as follows.

1. Services and Compensation

PRS will perform the services described in the Statement of Work attached as **Exhibit A.1** for the compensation described below. **PRS does not provide any form of legal or tax services pursuant to this Agreement.**

a. PRS shall retain twenty per cent (20%) of all amounts recovered for each claim after deduction of any Paid Administrative Fee, any PRS Reimbursed Expenses, and any CLIENT Litigation Costs (each defined in **Exhibit A.1**). PRS shall forward the remaining eighty percent (80%) for each claim to CLIENT.
b. PRS shall pay CLIENT thirty (30) days in arrears on a monthly basis for damage claims recovered during the previous month. Such payments shall be accompanied by an emailed or other electronic progress report in a form similar to the form included in **Exhibit A.2**. PRS always will include the Agreement number on such reports.

c. PRS shall provide such payments and reports to the primary contact at CLIENT set forth in "Notices" below, and CLIENT shall notify PRS promptly of any change to the primary contact or the primary contact's information.
d. PRS shall not perform services for CLIENT except those listed in **Exhibit A.1**.

2. Performance Standards for Services and Compliance with Laws

PRS shall use its best efforts and work diligently to perform the services. PRS will comply with laws, ordinances, rules, and regulations that directly apply to its rendering of services to CLIENT pursuant to this Agreement. In the event it appears to CLIENT that PRS is failing to substantially comply with the quality of services or the specified completion schedule of its duties under the Agreement, Client shall provide written notice thereof to PRS. The notice must identify specific incidents or circumstances comprising the conditions of the complaint. As soon as possible after receipt of said notice, the appropriate representatives of both parties shall meet to discuss the conditions of the complaint.

3. Confidential Information and Open Records Act Compliance

Confidential Information. PRS will obtain electronic access to non-public information relating to CLIENT and CLIENT's property by providing a copy of this Agreement to the entity that manages electronic databases containing such information. PRS agrees that it will only use the non-public information in these databases in order to perform the Services. PRS reviews the information on the electronic databases and does not download or copy information from the databases into its own information systems or paper files.

PRS affirms that it does not need to create or maintain custody of personally identifiable information that must be safeguarded under applicable law in order to perform the Services. Personally identifiable information includes the following: dates of birth, phone numbers, emails and account numbers of individuals, social security numbers, medical information, or information commonly used in identity theft. To the extent PRS reviews such information in the electronic databases, PRS shall not make any record of such information and shall maintain the confidentiality of such information.

Notwithstanding the above, PRS will maintain contact information, checks, and other banking information from responsible third parties and their insurance carriers. PRS shall safeguard such information as it safeguards its own financial account information and shall keep the information confidential.

PRS will not accept credit card payments from responsible third parties and will not maintain any payment card information as a result of this Agreement.

Open Records Act Compliance. If disclosure of information covered by this Agreement is required pursuant to the Georgia Open Records Act (i.e., O.C.G.A. § 50-18-70, et. seq.) or other state or federal law, the recipient may make the required disclosure provided that the recipient must, if permitted by law, advise the other party promptly of the request for disclosure and cooperate with the other party in responding to it. The parties shall clearly identify any document or types of documents submitted to each other that include trade secrets and submit an affidavit with respect to such documents in accordance with O.C.G.A. § Section 50-18-72(a)(34). The parties will follow the provisions of the O.C.G.A. § 50-18-72(a)(34) with respect to any requests under the Georgia Open Records Act (O.C.G.A. § 50-18-70, et. seq.) for such documents.

4. Term

This Agreement shall be effective on the Effective Date and shall continue for three years unless terminated by either Party in accordance with the Termination provisions of this Agreement. This Agreement shall be renewed automatically under the updated terms and PRS and provided by PRS to Client at least ninety (90) days prior to the end of the three-year term, unless otherwise terminated in accordance with the Termination

provisions or unless either Party notifies the other in writing at least sixty (60) days prior to the end of the term of a desire not to renew.

5. Indemnification

To the extent permitted by Georgia law, CLIENT shall indemnify, defend, and hold harmless PRS and its officers, directors, agents, and employees, from and against any and all third party claims and actions arising from CLIENT's negligent acts, errors and/or omissions or intentional or willful misconduct in the performance of this Agreement.

PRS shall indemnify, defend, and hold harmless CLIENT and its officers, directors, agents, and employees, from and against any and all third party claims and actions arising from PRS's negligent acts, errors and/or omissions or intentional or willful misconduct in the performance of this Agreement.

6. Insurance

PRS shall maintain, throughout the term of this Agreement, at its own expense comprehensive general liability insurance that includes contractual liability, with limits of no less than $1,000,000 per occurrence and $2,000,000 aggregate and professional liability (errors & omissions) insurance with limits of no less than $1,000,000 per claim and $2,000,000 aggregate. If such insurance is written on a claims-made form, it shall continue for three years following termination of this Agreement. Said insurance policies shall cover all activities performed by PRS, its agents, officers, and employees under this Agreement. The coverage shall contain no special limitations on the scope of protection afforded to CLIENT.

During the term of this Agreement, PRS shall fully comply with worker compensation laws. Said compliance shall include, but not be limited to, maintaining in full force and effect one or more policies insuring against any liability PRS may have for worker's compensation if such a policy is required by law.

7. Federal Work Authorization Affidavit

PRS performs services for CLIENT as a result of this Agreement and compensation for services may exceed the minimum set forth in O.C.G.A. Section 13-10-91, as amended from time to time. Pursuant to O.C.G.A. Section 13-10-91, for as long as this Agreement remains in effect, PRS will be registered with and participate in the federal work authorization program to verify the immigration status of newly hired employees ("e-Verify"). PRS shall complete and execute the Service Provider E-Verify Compliance Affidavit attached as **Exhibit A.3** to this Agreement, or a similar affidavit that meets the requirements of the law.

If PRS subcontracts any services described in this Agreement, PRS shall require the subcontractor to attest to its compliance with O.C.G.A. Section 13-10-91, as amended from time to time, and complete and execute the Subcontractor to a Service Provider E-Verify Compliance Affidavit attached as **Exhibit A.4** or a similar subcontractor affidavit that meets the requirements of the law. PRS shall maintain any completed affidavit and make a copy of it available to CLIENT upon request. PRS shall ensure that any subcontractor E-Verify affidavit becomes a part of its agreement with the subcontractor.

8. Notices

All notices under this Agreement shall be in writing and shall be delivered (a) personally, with a copy by email; (b) by overnight courier, with a copy by email; or (c) by United States mail, registered or certified, return receipt requested, postage prepaid, with a copy by email. Notices shall be deemed received on the date of personal delivery, the date of action receipt as indicated on the delivery invoice or return receipt

or the date receipt is refused; whichever is earlier. Notices shall be sent to the parties at the addresses set forth below, or at such other addresses as the parties may provide in writing from time to time.

CLIENT:

C. Allison Martin, City Maanger

465 Riley Road
Dahlonega, GA 30533
amartin@dahlonega.gov

706-482-2706

PRS:

Peachtree Recovery Services, Inc.
Todd Rhoad
CFO
7778 McGinnis Ferry Road #306
Suwanee, GA 30024
(678) 230-7594
todd.rhoad@peachtreers.com

9. Termination

a. Termination by CLIENT.
Termination for Cause. CLIENT shall have the right to terminate this Agreement: if PRS commits a material breach of this Agreement and fails to cure such breach within thirty (30) days after receiving written notice of the breach and CLIENT's intention to terminate the Agreement unless cured.
Termination for Convenience. CLIENT may terminate this Agreement for convenience with thirty (30) days written notice to PRS.

b. Termination by PRS.
PRS may terminate this Agreement for any reason with one hundred twenty (120) days prior written notice to CLIENT.

c. Effect of Termination.

Upon receipt of notification that this Agreement will be terminated, PRS shall notify the primary contact at any governmental entity that manages access to non-public databases of the date of the termination. Then PRS shall take all other necessary steps to terminate the access to such databases that was granted to PRS solely as a result of this Agreement.

Upon receipt of notification that this Agreement will be terminated, PRS will notify all contacts for open claims of the date the Agreement will terminate and provide instructions for the contact to communicate directly with CLIENT about the open claims after that date.

If PRS receives a payment for a claim after the termination date, PRS shall forward the entire payment to CLIENT without deducting any amount from the payment.

No later than one hundred twenty (120) days after the termination date, PRS shall provide CLIENT an electronic copy of all documents PRS developed or maintained on behalf of CLIENT in order to provide the Services.

10. Survival

The terms of the following Sections shall survive any termination of this Agreement:

Ownership and Use of Work Product

Confidential Information

Indemnification

Notices

Effect of Termination

Miscellaneous (Waiver and Severability, Governing Law, Dispute Resolution, No Third Party Beneficiaries, Records Maintenance, Retention and Audit)

11. Miscellaneous

a. Waiver and Severability. The waiver of one breach or default under this Agreement will not constitute the waiver of any subsequent breach or default. Any provision of this Agreement held to be illegal or unenforceable will be deemed amended to conform to applicable laws or regulations, or if it cannot be so amended without materially altering the intention of the parties, it will be stricken and the remainder of this Agreement will continue in full force and effect.

b. Governing Law. This Agreement will be governed in all respects by the laws of the state of Georgia, without regard to any conflict of laws principles, decisional law, or statutory provision which would require or permit application of another jurisdiction's substantive law. The Parties agree that the venue of any legal or equitable action that arises out of or relates to this Agreement shall be a court of competent subject matter jurisdiction in the county in which CLIENT is located and the parties hereby consent to the jurisdiction of such court.

c. Dispute Resolution.

i. The Parties shall attempt in good faith to resolve any dispute arising out of or relating to this Agreement promptly by negotiations between those who have authority to settle the controversy. Within ten (10) business days after receipt of the notice, the receiving Party shall submit to the other a written response. The notice and the response shall include (1) a statement of each Party's position and a summary of arguments supporting that position, and (2) the name and title of the person who will represent that Party and of any other person who will accompany that person. Within ten (10) business days after delivery of the disputing Party's notice, the representatives of both Parties shall meet at a mutually acceptable time and place, and thereafter as often as they reasonably deem necessary, to attempt to resolve the dispute. All reasonable requests for information made by one Party to the other will be honored.

ii. All negotiations pursuant to this clause will be confidential and shall be treated as compromise and settlement negotiations for purposes of the Federal Rules of Evidence and the rules of evidence of any state.

d. No Third Party Beneficiaries. There are no intended third party beneficiaries to this Agreement.

e. Excused Performance. Neither CLIENT nor PRS shall be deemed to be in default of this Agreement or be liable for any delay or failure in performance, resulting directly or indirectly from any act of the elements, civil or military authority, civil disturbance, war, strike, fire, earthquake or other cause beyond its control. The time within which PRS is required to perform in accordance with the terms and conditions of this Agreement shall be extended for any delays caused in whole or in

part by CLIENT, provided however, that CLIENT notifies PRS in writing within ten (10) business days of discovering such delays.

f. Records Maintenance, Retention and Audits. PRS shall maintain all records pertaining to this Agreement until the earlier of the date PRS delivers an electronic copy of such records to CLIENT or five years after termination of this Agreement. PRS's accounting procedures and practices shall conform to generally accepted accounting principles. Upon the request of CLIENT after reasonable notice to PRS, PRS shall make available to CLIENT such records as may be necessary to enable CLIENT to conduct an audit to assure that the appropriate fees have been charged to CLIENT.

   Authorized representatives of CLIENT may at all reasonable times have access to review and inspect the Agreement activities and data collected under the terms of this Agreement and any amendments thereto. If CLIENT desires to conduct an audit of all or a portion of claims filed on behalf of CLIENT and the amounts paid to CLIENT, it may do so after providing thirty (30) days written notice to PRS. All books, documents, plans, papers, records, drawings, studies, specifications, estimates, maps and computations, prepared by or for the PRS under the terms of this Agreement, shall be available to authorized representatives of CLIENT for inspection and review at all reasonable times in the general offices of CLIENT or the office of PRS as determined by CLIENT. PRS shall correct, at its expense, any errors in its work. If any errors result in additional amounts due to CLIENT, PRS shall forward such additional amounts to CLIENT promptly.

g. Subcontracting Performance of Services. PRS may subcontract with engineers, experts and others to provide assistance to PRS in the valuation of claims without first obtaining CLIENT's written consent. PRS may subcontract the performance of other portions of the Services only with CLIENT'S prior written consent.

h. Assignment of Agreement**.** PRS may not assign this Agreement.

i. Binding Agreement. This Agreement shall be binding upon and inure to the benefit of the legal representatives, successors and permitted assigns of the Parties.

j. No other Agreement; Modification. This Agreement sets forth the entire understanding of the Parties with respect to the subject matter and supersedes any prior negotiations, understandings or agreements with respect to the subject matter hereto. Except as expressly set forth herein, neither Party has made any statement, representation or warranty in connection herewith which has been relied upon by the other party or which acted as an inducement for the other Party to enter into this Agreement. This Agreement may only be modified by a writing signed by both Parties.

k. Changes in PRS Organization. PRS shall notify CLIENT in writing within five (5) business days upon PRS taking any action to change its corporate structure, including voluntary or involuntary bankruptcy proceedings, company mergers, company acquisitions, changes in corporate names, changes in corporate officers, changes in governing structure, and similar relevant information. Such notification shall identify how the change in corporate business structure will impact CLIENT, including payments to PRS, and PRS shall identify how these impacts to CLIENT will be mitigated.

l. Drug-Free Workplace. PRS certifies that a drug-free workplace will be provided for PRS's employees during the performance of this Agreement.

m. Execution in Counterparts. This Agreement may be executed in any number of counterparts, each of which when so executed shall be deemed to be an original and all of which counterparts of this Agreement taken together shall constitute one Agreement.

In witness whereof, the Parties have executed this Agreement and it is effective on the Effective Date.

_____(CLIENT)	**Peachtree Recovery Services, Inc. (PRS)**
By:_____	By:_____
Name:_____	Name: _____
Title:_____	Title:_____
Date:_____	Date:_____

I, _____, a Notary Public of _____ County of the State of _____, do hereby certify that _____ personally appeared before me this day and acknowledged the due execution of this Agreement on behalf of said Contractor.

Witness my hand and notarial stamp or seal, this _____ day of _____, 2022.

My commission expires: _____ (SEAL)

EXHIBIT A.1

STATEMENT OF WORK

Peachtree Recovery Services, Inc. (PRS) will identify the potential damaged CLIENT property claims through online review of police reports and referrals, determine through various means the third party responsible for the damage, and invoice and collect from the third party or the third party's insurance carriers on CLIENT property damage claims. PRS will perform the following duties as part of its service.

Duties Performed by PRS

A. Process Development

PRS will develop a process for identification of damaged property, identification of the third party responsible for the damage, identification of the third party's insurance coverage, and development of the cost of damages.

1. PRS shall have and exercise specific methodology authority over the method and manner of damage claim information collection and submission to the responsible party or their insurance carrier.

2. PRS shall monitor all statutes of limitations and make proper notice on all claims submitted, including maintaining a status report of all pending claims that specifies the expiration date of the corresponding statute of limitation. However, PRS shall have no liability for any statute of limitation or notification issues.

3. Retention of Counsel and Legal Expenses. PRS may recommend claims for litigation. The City of Dahlonega ("CLIENT") is responsible for all aspects and expenses of the litigation process on any claim, including but not limited to the engagement of attorneys, filing fees and court costs. PRS shall never engage an attorney or file a legal action on behalf of CLIENT.

4. Non-litigation. Except when CLIENT's insurance carrier is or will be involved with a loss, PRS has complete authority to submit, sign notice of claim forms, compromise, settle and release third parties from claims for property damage owed to CLIENT, so long as the amount of recovery to be paid in settlement will be 75% or more of the base damages (the amount billed minus any charged Administrative Fees and Expenses), and to execute such documents that are necessary to its exercise of this authority. If the amount of recovery to be paid in settlement will be less than 75% of the base damages amount, PRS shall obtain written approval from CLIENT to perform any such tasks. If CLIENT's insurance policy requires the claim to be subrogated to the

insurance carrier or requires the amount received to be returned to the insurance carrier, PRS shall obtain written approval from CLIENT to perform any such tasks.

5. PRS will monitor all statutes of limitations and make proper notice on all claims, including maintaining a status report on all pending claims that specifies the expiration date of the corresponding statute of limitation for each claim. PRS is not liable for any statute of limitation or notification issues.

6. Recovery of claims less than three thousand dollars ($3000) by PRS will be attempted for up to two hundred seventy days. At that time PRS will cease recovery efforts and allow for a potential response from the responsible party and/or their insurance company. If unrecovered after twelve (12) months and no promise of payment has been established, PRS will close the claim as "further efforts not warranted," provided that PRS shall promptly notify CLIENT of any decision to close such claim, and, thereafter, CLIENT shall be entitled to pursue such claim itself or through a third-party without any further or other obligations to PRS hereunder relative to such claim. If a promise of payment is established then the claim will remain open for an additional ninety (90) days.

B. Monitoring and Assessment of Damages

PRS shall monitor electronic databases containing non-public CLIENT information for damage to CLIENT's roads and facilities. PRS generally shall use its own data to estimate costs for all property damage. However, if PRS does not have appropriate data to make an assessment, CLIENT will assist PRS as needed to determine the costs of damage. PRS maintains relevant damage data on the following highway facilities:

1. Signs
2. Guardrail
3. Intelligent Transportation Management System (ITMS) facilities
4. Lighting
5. Signals
6. Paving
7. Bridges
8. Drainage Structures
9. Hazmat incidents
10. CLIENT vehicles and off road equipment except totaled vehicles and equipment

C. Identification and Pursuit

PRS shall to the extent possible:

1. Identify the individual(s) and/or company which caused the damage
2. Identify responsible third parties
3. Identify available insurance coverage maintained by the responsible third party/ies
4. Identify the specific damage to property and potential return
5. File any insurance claims with the third party's insurance carrier and pursue the maximum recovery available for the CLIENT
6. Support queries and inquiries about submitted claims
7. Interact with CLIENT offices of City Manager and City Attorney, as appropriate, to support negotiations with responsible individuals or parties and/or their representatives (such as their insurance companies) regarding:
   a. Payment process for non-insured motorists
   b. Legal actions against responsible parties
   c. Court Appearances

D. Documentation

PRS shall prepare the following:

1. Repair estimates
2. Invoices
3. Cover Letters
4. Other documentation and resources as required

E. Reporting

1. PRS shall provide electronic Monthly Reporting in a form similar to the report attached as Exhibit A.2 to the Agreement, which shall include on a per-claim basis, the total amount requested on behalf of CLIENT, the portion of that amount that was a Charged Administrative Fee, the portion of that amount that was an Expense, a description of the Expense, the amount recovered, the date of receipt, the amount compromised in settlement, the amount retained by PRS as a Paid Administrative Fee or Reimbursed Expense, and the amount forwarded to CLIENT.

F. Administration Fee

PRS may add to the damage claim filed a reasonable fee of no more than five hundred dollars ($500.00) for any claim for which the third party's insurance carrier has additional requirements during negotiations ("Charged Administrative Fee.") A Paid Administrative Fee means an Administrative Fee or a portion of an Administrative Fee that was fully paid by the third party's insurance carrier as part of the damages "on top" of the base damage claim, and therefore may be deducted from the amount recovered and may be retained by PRS. For example, if PRS submits a damage recovery claim in the amount of $4,500.00, which includes a base recovery claim of $4,000.00 plus a Charged Administrative Fee of $500.00, and the responsible third party pays the entire $4,500.00, then the $500.00 is a Paid Administrative

Fee. PRS will deduct the $500.00 from the amount recovered and use $4,000 as the recovery amount when calculating the percentage due to CLIENT. In contrast, if the responsible third party pays only $4,000.00, there is no Paid Administrative Fee and PRS will use the entire amount recovered ($4,000.00) when calculating the percentage of the recovery amount due to CLIENT.

G. Expenses and CLIENT Litigation Costs

a. PRS Charged Expenses. PRS may incur reasonable expenses in performing the Services, such as expenses for structural engineering or technical certified expert reports, and may add the amount of those expenses to the damage claim filed. Such expenses are "PRS Charged Expenses."

b. PRS Reimbursed Expenses are the entire PRS Charged Expense or a portion of the PRS Charged Expense that was paid by the third party as part of the damages "on top" of the base damage claim. PRS will deduct Reimbursed Expenses from the amount recovered and retain them, and will not include the amount of Reimbursed Expenses when calculating the percent of the recovery amount to forward to CLIENT. For example, if PRS incurs an Expense of $50.00 when preparing a $4,000.00 claim, PRS will request $4,050.00 from the responsible third party, with $50.00 being the PRS Charged Expense. If the responsible third party pays $4,050.00, the $50.00 is a Reimbursed Expense. PRS will keep the $50.00 and use $4,000.00 when calculating the percentage of recovery amount due to CLIENT. In contrast, if the third party pays only $4,000.00, PRS will not receive reimbursement for the expense and will calculate the amount due CLIENT on the entire amount received.

c. CLIENT Litigation Costs. CLIENT is responsible for all costs of litigation, including costs related to preparation of documents, depositions and court reported or recorded statements, expert witness fees, and attorneys' fees. CLIENT will include such costs in the litigated claim for damages. When the litigated claim is settled outside of court or resolved in court, the recovery amount first will be reduced by the amount of CLIENT's Litigation Costs before the remainder of the recovery amount is allocated between the Parties. If PRS receives the payment, PRS will forward to CLIENT the entire amount of CLIENT's Litigation Costs and CLIENT's portion of the remaining recovery amount to which CLIENT is entitled. If CLIENT receives the recovery amount directly, CLIENT will retain the entire amount of CLIENT's Litigation Costs and will forward to PRS the portion of the remaining recovery amount to which PRS is entitled.

Duties of CLIENT

A. Required Claims Referral When Damage is not Covered Under CLIENT's Insurance Policy

1. To prevent duplication of efforts, CLIENT shall refer all Property Damage (Third Party Responsible) claims in excess of one hundred dollars ($100) that are not covered under the CLIENT's insurance policies to PRS or notify PRS in writing of its decision to pursue a claim on its own. CLIENT will refer such claims to PRS in an electronic format, whenever reasonably possible. PRS will not be responsible for such claims under one hundred dollars ($100).
2. Claims referred to PRS by CLIENT under this subsection generally cannot be recalled by CLIENT prior to the expiration of 12 months. However, if CLIENT desires to cancel the claim, CLIENT may notify PRS that the claim is cancelled and PRS shall no longer pursue it.

B. Permitted Claims Referral When Damage is Covered Under CLIENT's Insurance Policy

1. CLIENT is solely responsible for filing claims with its own insurance carrier as it desires. Such claims include claims related to property damage caused by a third party that are covered by the insurance policy.
2. CLIENT may, but is not required, to refer Property Damage (Third Party Responsible) claims that are covered under the CLIENT's insurance policies to PRS as an alternative to filing such claims with the CLIENT's insurance policy, or in addition to filing such claims with the CLIENT's insurance policy.
3. Once CLIENT has referred a claim to PRS, the CLIENT generally may not recall the claim prior to the expiration of 12 months. However, if CLIENT has submitted a claim for damages to its insurance carrier and the carrier has not denied coverage for the claim, the CLIENT may recall the claim at any time in order to comply with the requirements of its insurance policy. PRS will have no rights to recoveries or fees for a claim paid by CLIENT's insurance carrier or for which CLIENT's insurance carrier has rights of subrogation.
4. If CLIENT's insurance carrier has paid CLIENT for a loss that includes Property Damage losses for which PRS has obtained a recovery, CLIENT is solely responsible for notifying its insurance carrier of the recovery and complying with the reimbursement provisions of the insurance policy.

C. Cooperation

CLIENT shall appoint a primary contact who will receive monthly reports, provide guidance to PRS about property valuations when necessary, approve or arrange for the approval of settlements as necessary, and otherwise provide reasonable assistance to PRS in the performance of this Agreement.

EXHIBIT A.2

Sample Monthly Report

Date of Accident	Police Report #	PRS File #	Damaged Property	Claim Status	Total Requested	Date Requested	Charged Admin Fee	PRS Charged Expense	Expense Description	Client Litig. Costs	Total Recovered	% Recovered	Date of Receipt	Net Amount Recovered (after deduction of Paid Administrative Fees, Reimbursed Expenses, Client Litig. Costs)	Amount Due to Client	Number of Days to Recover

Exhibit A.3

SERVICE PROVIDER E-VERIFY COMPLIANCE AFFIDAVIT

By executing this affidavit, the undersigned Service Provider named below, which is an individual, firm, or corporation engaged in the physical performance of services in Georgia under a contract with the [Name of CLIENT], affirms that it has registered with, is authorized to use and uses the federal work authorization program commonly known as E-verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in O.C.G.A. §13-10-91. Furthermore, Service Provider will continue to use the federal work authorization program throughout the contract period and will contract for the performance of services in satisfaction of such contract only with subcontractors who present to Service Provider an affidavit containing the information required by O.C.C.A. §13-10-91(b). The undersigned Service Provider attests that its federal work authorization user identification number and date of authorization are as follows:

_____ _____

Federal Work Authorization User Identification Number Date of Authorization

Service Provider: Project:

Peachtree Recovery Services, Inc. **Property Damage (Third Party Responsible) Recovery Services**

I hereby declare under penalty of perjury that the foregoing is true and correct.

Executed on_____, 20___, in_____(city),_____(state).

_____ _____

BY: Service Provider Authorized Officer or Agent Date

_____

Printed Name and Title of Authorized Officer or Agent

SUBSCRIBED AND SWORN
BEFORE ME ON THIS THE
_____DAY OF_____, 20____

_____

Notary Public
My Commission Expires:

Exhibit A.4

SERVICE PROVIDER SUBCONTRACTOR
E-VERIFY COMPLIANCE AFFIDAVIT

By executing this affidavit, the undersigned subcontractor named below, which is an individual, firm, or corporation engaged in the physical performance of services in Georgia under a contract with the **Peachtree Recovery Services, Inc.**, affirms that it has registered with, is authorized to use and uses the federal work authorization program commonly known as E-verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in O.C.G.A. §13-10-91. Furthermore, the undersigned subcontractor will continue to use the federal work authorization program throughout the contract period. The undersigned subcontractor attests that its federal work authorization user identification number and date of authorization are as follows:

_____
Federal Work Authorization User Identification Number Date of Authorization

_____ _____
Name of Subcontractor Name of Project

I hereby declare under penalty of perjury that the foregoing is true and correct.
Executed on_____, 20___, in_____(city), _____ (state).

_____ _____
BY: Subcontractor Authorized Officer or Agent Date

_____
Printed Name and Title of Authorized Officer or Agent

SUBSCRIBED AND SWORN
BEFORE ME ON THIS THE
_____DAY OF_____, 20____

_____
Notary Public
My Commission Expires

City Council Agenda Memo

DATE: 8/10/2026
TITLE: United Collection Firm of Georgia, Inc. Agreement
PRESENTED BY: Allison Martin, City Manager
PRIORITY Strategic Priority - Infrastructure

AGENDA ITEM DESCRIPTION

United Collection Firm of Georgia, Inc. Agreement

HISTORY/PAST ACTION

The city previously used Penn Credit Collection Services for utility billing collections. Penn Credit charged a 16.5% commission for any funds they collected. From September 2015 until December 2023, they collected $7,934.73 for the city with a commission of $1,309.23. The city found that Penn Credit did not always actively work utility accounts for a variety of reasons such as lack of data (SS#/DL/DOB) for older accounts and the small size of some of the bills submitted for collection. United Collection Firm of Georgia, Inc. has worked for many surrounding local governments and has an excellent reputation for working diligently on behalf of their clients to collect funds.

FINANCIAL IMPACT

Collections services are, unfortunately, a necessary part of running a utility. While we put measures in place to reduce the exposure for large bills (locking meters, offering payment plans, accepting utility aid), we do, from time to time, have customers who do not pay their utility bills, which results in a need to escalate payment efforts.

RECOMMENDATION

It is the recommendation of staff that council approve this agreement.

SUGGESTED MOTIONS

n/a

ATTACHMENTS

Proposed Agreement

COLLECTIONS

AGREEMENT

This agreement is entered into by and between United Collection Firm of Georgia, Inc., (hereinafter "Assignee") and City Of Dahlonega (hereinafter "Assignor"). In consideration of this, the mutual agreements and covenants contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. The terms of any Creditor's Assignment of Debt entered between the parties is incorporated herein.

2. Provided: (a) the matter is not in litigation, (b) the matter is not subject to a payment schedule, and (c) at least 180 days have passed since the initial assignment, the Assignee shall, upon written request of the Assignor, reassign any debt which is the subject of a Creditor's Assignment of Debt between the parties back to Assignor. Written notice shall be considered effective under the terms of this Agreement if it is delivered by first class mail to Assignee at 958 McEver Rd. Ext., Suite B-6, Gainesville, GA 30504 or such of other place designated by the Assignee. Any account pulled prior to the 180 days will be subject to be billed at the same rate as stated below.

3. As consideration for the assignment of any debt from Assignor to Assignee which is the subject of a Creditor's Assignment of Debt between the parties, Assignor shall pay Assignee 30% [ ] (Assignor's initials) of the gross amount collected on the subject debt by Assignee.

4. This agreement and the Creditor's Assignment of Debt have been negotiated in Georgia, are to be substantially performed in Georgia, and are to be interpreted under the laws of Georgia. Any matter arising under this Agreement or the Creditor's Assignment of Debt may be litigated in the State or Superior Court of Hall County, Georgia. Jurisdiction and venue of such matters are proper there, and the parties waive all rights to object to this jurisdiction and venue.

5. The invalidity or unenforceability of any provisions of this Agreement will not affect the validity or enforceability of any other provision.

6. No waiver of a breach of any provision of the Agreement shall be construed to be a waiver of any breach or of any other provision. No delay in action on any breach of any provision shall be construed to be waiver of any breach or of any other provision. No delay in action on any breach of any provision shall be construed to be a waiver of such breach.

SO AGREED this _____ day of _____, 20 _____.

United Collection Firm of Georgia, Inc.
By: _____
J. Michael Worley, President

Assignor
By: _____
Title: _____

City Council Agenda Memo

DATE: 8/10/2026
TITLE: Koyo Lift Station Congressionally Directed Spending Update
PRESENTED BY: Allison Martin, City Manager
PRIORITY Strategic Priority - Infrastructure

AGENDA ITEM DESCRIPTION

Koyo Lift Station Congressionally Directed Spending Update

HISTORY/PAST ACTION

The City of Dahlonega's grant writing firm applied for a Congressionally Directed Spending Allocation in 2024 in the amount of $580,000 for a project to rehab the Koyo Lift Station. The project was accepted and submitted to Congress for approval. Staff received notification that the full amount was approved. It was not until we finally got through all the paperwork with the EPA that we learned that our appropriation was cut to $340,000. While less than expected, it is funding that our utility and rate paying customers do not have to cover. This is a much-needed project and design and planning for this project began in 2023. It was bid in 2024 and as part of receiving funding we must use the Buy American program and use the original bidder for this project, Sol Construction, LLC. The total cost of the project is $873,809.80. The amount not covered by CDS will be paid from the Water/Sewer Enterprise Fund. We have a project in the FY26 budget in the amount of $500,000 for Aracadia Street that will not be completed. Staff recommend using those funds to complete this project.

FINANCIAL IMPACT

The CDS funds are supplemental funds which offset a portion of the project cost rather than expending reserve funds or raising rates to cover the cost of projects such as this one.

RECOMMENDATION

Staff recommend approval of the contract when received and presented to the council.

SUGGESTED MOTIONS

n/a

ATTACHMENTS

CDS approval documents

City Council Agenda Memo

DATE: 8/13/2026

TITLE: Mountain Park Drive Street Acceptance Request

PRESENTED BY: Allison Martin, City Manager & Mark Buchanan, City Engineer & Public Works Director

PRIORITY Strategic Priority - Infrastructure

AGENDA ITEM DESCRIPTION

Mountain Park Drive Street Acceptance Request

HISTORY/PAST ACTION

In January 2005, the council approved the rezoning for the development to a PUD with all the streets within the subdivision remaining private. The portion from South Chestatee Street to the subdivision entrance was intended to be adopted into the city's street system. In February 2023, city staff conducted an inspection of the street and noted the following based on a request to accept the street. This item was not resolved as the necessary documents were not provided. The owner has now provided the survey and is willing to post a letter of credit for the estimated cost of the required upgrades plus 30%. The LOC will not be released until the work is completed at the end of heavy construction. The following notes are from a 2023 inspection by city staff:

1. The geometry appears to meet the standard, as well as the construction. Of course, there's no way to be sure, but the width is more than adequate and the storm drainage facilities appear to have been well done using appropriate sizes and materials.
2. There are no sidewalks, but most likely were not required at the time.
3. There is some minor curb & gutter and storm drain maintenance needed.
4. The surface looks pretty good to be 16 years old. There are some areas that need work especially given that we have drawings in the permit stage that indicate a lot of large trucks are going to be using it.
5. It's past due for striping and lacking in some MUTCD signage.

It looks to have a 60' r/w. There is some decorative signage and decorative fencing that may or may not be within that right-of-way. These are not items the city would accept.

FINANCIAL IMPACT

There would be minimal gain by adding such a short segment into the city's road system in the form of LMIG funding. The city would be taking on an additional burden for future maintenance expenses.

RECOMMENDATION

If acceptance is considered, it is recommended that the items noted above (1-5) be satisfied along with any areas that require deep patching in conjunction with some milling and overlay.

SUGGESTED MOTIONS

n/a

ATTACHMENTS

January 3, 2025, minutes, survey, quantity sheet and estimate

REGULAR CITY OF DAHLONEGA COUNCIL MEETING
JANUARY 3, 2005

CALL TO ORDER:
The Dahlonega City Council met in regular session at City Hall on January 3, 2005. Council members present were Bill Northquest, Michael Clemons, Guy LaBoa, Larry Crowel, Terry Peters and Dudley Owens. Mayor Gary McCullough called the meeting to order at 6:00 p.m. Mayor McCullough opened the meeting with prayer and asked that all present repeat the Pledge to the American Flag. A Better Hometown Proclamation was presented to Jane Worley and Francis Patterson.

Edgar Land presented the 2004 Audit Report. Mr. Land complimented the mayor and council for holding a work session prior to the regular meeting to review the details of the report. Mr. Land reported that during the year ending September 30, 2004 the net assets of the government activities increased $465,786 or 11.4% and the net assets of the Enterprise Fund increased by $906,870 or 11.4% He also advised that approximately 18.8% of the city's General Fund Revenues came from property taxes and approximately 64% came from other taxes. Mr. Land stated that there were no instances of noncompliance and the only problem noted was segregation of duties due to a limited number of staff. Mr. Land stated that he appreciated the cooperation of the staff in completing the audit and also complimented Janet Jarrard and Lou Wimpy for an excellent job. Mr. Land recommended that the council change their capitalization policy for infrastructure to $5,000. A motion was made by Terry Peters to approve this recommendation retroactive to October 1, 2004. The motion was seconded by Larry Crowel and approved by all members present.

MINUTE APPROVAL:
A motion was made by Larry Crowel to approve the minutes of the regular council meeting held on December 6, 2005. This motion was seconded by Bill Northquest and approved by all members present. A motion was made by Michael Clemons to approve the minutes of the special council meeting held December 22, 2004. This motion was seconded by Bill Northquest and approved by all members present.

PUBLIC HEARINGS
RYMER HOMES-REZONING
City Attorney Doug Parks opened the public hearings. Mr. Parks asked if anyone was present to represent Rymer Homes. John Rymer advised that he is requesting a rezoning from B2 and R2 to PUD for approximately 113 acres located off South Chestatee Street which is the former Mountain Music Park property. Mr. Rymer explained that the rezoning is needed for better site configuration. The property is currently approved for 349 multifamily units. He is also proposing approximately 15 acres for professional medical space and nursing home facilities. There were no comments from the public. Planning Director Chris Head advised that the Dahlonega Planning and Zoning Commission recommended approved of rezoning the property to PUD. Council Member Dudley Owens stated that he is in favor of the rezoning but there are a lot of questions concerning road profiles, utilities, road right of ways and engineering issues that have

not been addressed. Mr. Rymer stated that it is hard to do a complete set of engineered plans unless the zoning is established. After discussion a motion was made by Larry Crowel to rezone the property conditional upon engineered plans for water, sewer and streets being submitted and approved by city staff. Michael Clemons advised that street plans must conform to the city's standards to avoid future problems but the streets will all remain private streets. The motion was approved by all members present.

WENDY'S RESTAURANT SITE PLAN

City Attorney Doug Parks opened the public hearing for Wendy's Site Plan Approval. Pic Lindsay presented the request and advised that the plan is the standard Wendy's design. The property consists of 1.09 acres located off Pine Tree Way. Mr. Lindsay stated that upon approval of the site plans construction will begin later this month. Mr. Lindsey advised that the handicap parking has been changed as recommended by the planning commission. Mayor McCullough advised that a traffic light is needed at the intersection of Morrison Moore Connector and Pine Tree Way. He recommended that a letter be written to all business and property owners to ask for contributions toward the cost of installation of a traffic light. There were no comments from the public concerning this application. Planning Director Chris Head advised that the Dahlonega Planning and Zoning Commission recommended approval of the site plan. A motion was made by Bill Northquest to approve the recommendations of the commission concerning this request. The motion was seconded by Dudley Owens and approved by all members present. Dudley Owens recommended that the Planning Department look at drainage requirements for all the businesses that are located in this area.

HISTORICAL COMMISSION APPEAL
DISCOVER DAHLONEGA REALTY

City Attorney Doug Parks advised that a public hearing is required for the Discover Dahlonega Sign Appeal from the Dahlonega Historical Preservation Commission. Larry Crowel and Terry Peters asked to be recused. Mr. Parks stated that the City's Historical Business District Sign Ordinance authorizes the Dahlonega City Council to consider applications for variance to the provisions of the ordinance. A reversal of the commission's decision shall only be done by the City Council in cases where it is determined that the commission either abused its discretion in reaching its decision, or it erred in the interpretation of the provision of the ordinance. Larry Crowel advised that three months ago he applied for a new sign for Discover Dahlonega Realty and he came before the commission and received approval for the sign. The artist constructed the sign and added a border around the sign which was not approved by the commission. He then filed an application to amend their sign application to include a border design. This application was heard at the November meeting and the commission did not make a motion concerning the application. Mr. Crowel stated that he is not asking for any special favors and he believes he has lived up to all city regulations. This was a mistake made by the artist that designed the sign and he is simply requesting that the border remain on the sign. Mr. Crowel advised that Historical Commission Chairman Gerald Lewy stated that the sign looks better with the border. Gerald Lewy spoke for the Dahlonega Historical Commission and advised that Ordinance 93-1 , Historical Business District Sign Ordinance, instructs the commission to consider twenty different criteria for

each sign application. To overturn the findings of the commission, the council must find that the commission abused their discretion in reaching a decision. Mr. Lewy stated that there are an equal number of signs with and without a border and he requested that the council keeps the ruling as it now stands not to permit a border on the sign. Mr. Parks asked if anyone wished to speak either for or against the appeal. Sam Norton advised that he is the owner of Dahlonega Dessertery. Discover Dahlonega Realty is located in the same building above his business. Mr. Norton stated that the sign looks good with the border and he believes it was an honest mistake. He also stated that there is no issue here as Mr. Crowel should not be held to a higher standard than other business owners and fifty percent of the signs do have a border. There were no other public comments. Council Member Bill Northquest stated that be believes the commission acted appropriately. A motion was made by Michael Clemons to overturn the decision of the commission and to allow the sign for Discover Dahlonega Realty to have a border. This motion was seconded by Guy LaBoa. The motion was approved by the following vote count: Voting for the motion were LaBoa and Clemons. Owens and Northquest voted against the motion and Mayor Gary McCullough broke the tie vote and voted for the motion.

City Attorney Doug Parks closed the public hearings.

CITIZENS:
The council was informed that Bill Dyer had a question concerning the minutes of the Dahlonega Zoning Board of Appeals in which it stated that he had agreed to intersection improvements for his property development on Riley Road. Council members asked that Mr. Dyer be contacted and requested to appear before the council with any questions. A motion was made by Larry Crowel to approve the minutes of the Dahlonega Zoning Board of Appeals Meeting held December 6, 2004. This motion was seconded by Bill Northquest and approved by all members present.

DEPARTMENT REPORTS:
Mayor McCullough noted that department reports have been received from the Dahlonega Planning and Code Enforcement offices for activities during the month of December, 2004. Mayor McCullough advised that a letter has been received from a Sky Country resident concerning soil erosion problems. Mayor McCullough advised that he personally observed the area and all soil erosions controls have been met.

Gerald Lewy advised that the Dahlonega Historic Preservation Commission approved sign applications for St. Luke's Catholic Church located at 91 Park Street North, Crimson Moon, located at 24 North Park Street, and Dahlonega Dessertery, located at 30 Public Square. Election of new officers will be held at the January meeting.

FIRST READING AMENDMENT 17-ORDINANCE 91-9-PARKING REGULATIONS:
A motion was made by Larry Crowel to approve the first reading of Amendment 17 to Ordinance 91-9-Zoning Ordinance to delete Section 606 concerning parking requirements for the B-3 district. Deleting this section would require new buildings to

provide parking. The Dahlonega Planning and Zoning Commission did not take action to delete Section 606 but recommended that a variance be considered on a case by case basis. This motion was seconded by Bill Northquest and approved by all members present.

FIRST READING AMENDMENT 18-ORDINANCE 91-9-SWIMMING POOL REGULATIONS:
The Dahlonega Planning and Zoning Commission recommended amendment to Ordinance 91-9 to delete sections 712.6. This would bring the city into compliance with the state code concerning swimming pool regulations. A motion was made by Terry Peters to approve the first reading of Amendment 18 to Ordinance 91-9 to delete section 712.6. This motion was seconded by Larry Crowel and approved by all members present.

FIRST READING ORDINANCE 2005-1-ANNEXATION:
The Dahlonega Planning and Zoning Commission recommended approval of annexation of approximately 3.29 acres owned by Rymer Development and located off South Chestatee Street adjacent to property formerly known as Mountain Music Park. The property is to be zoned as PUD. A motion was made by Michael Clemons to approve the recommendations of the commission concerning this request. The motion was seconded by Bill Northquest and approved by all members present.

CITY MANAGER'S COMMENTS:
City Manager Bill Lewis advised that an Ethics Resolution was recently enacted in order for the city to be recognized as a City of Ethics by GMA. GMA has requested that a different format be used and in order to have the reformatted Resolution to GMA to be recognized at Mayor's Day the new format was signed. Mr. Lewis requested that the council ratify the attached Resolution. A motion was made by Bill Northquest to approve this recommendation. The motion was seconded by Michael Clemons and approved by all members present.

MAYOR'S COMMENTS:
Mayor Gary McCullough advised that the council had previously approved a method to appoint the office of Mayor Pro-Tem each year using an alphabetical method. New members of the council would fall to the bottom of the list. Mayor McCullough recommended that Michael Clemons be appointed as Mayor Pro-Tem for 2005. A motion was made by Larry Crowel to approve this recommendation. The motion was seconded by Guy LaBoa and approved by all members present. Mayor McCullough thanked Dudley for his service as Mayor Pro-Tem during the last year.

CITY COUNCIL'S COMMENTS:
Guy LaBoa advised that several merchants and citizens have thanked the council for providing additional deputies to patrol the downtown area. Code Enforcement Officer Pam Teal advised that vandalism is down in the downtown area but there have been several incidents of fighting. The mayor and council thanked city employees for their assistance with Old Fashioned Christmas. Terry Peters expressed his appreciation to city

staff for their work completing the FY 04 Audit. Mayor McCullough also stated that he appreciates the support of the council during this past year.

CITY ATTORNEY'S COMMENTS:
City Attorney Doug Parks recommended that the attached Contract for Probation Services be approved by the council. A motion was made by Michael Clemons to approve this recommendation. The motion was seconded by Guy LaBoa and approved by all members present.

ANNOUNCEMENTS:
Mayor McCullough announced that a public hearing will be held on Thursday, January 6 at 6:00 p.m. concerning the Post System of elections. Citizens were encouraged to attend.

ADJOURNMENT:
A motion was made by Bill Northquest to adjourn the meeting at 7:30 p.m. The motion was seconded by Michael Clemons and approved by all members present.

APPROVED BY ME THIS 7th DAY OF Feb, 2005.

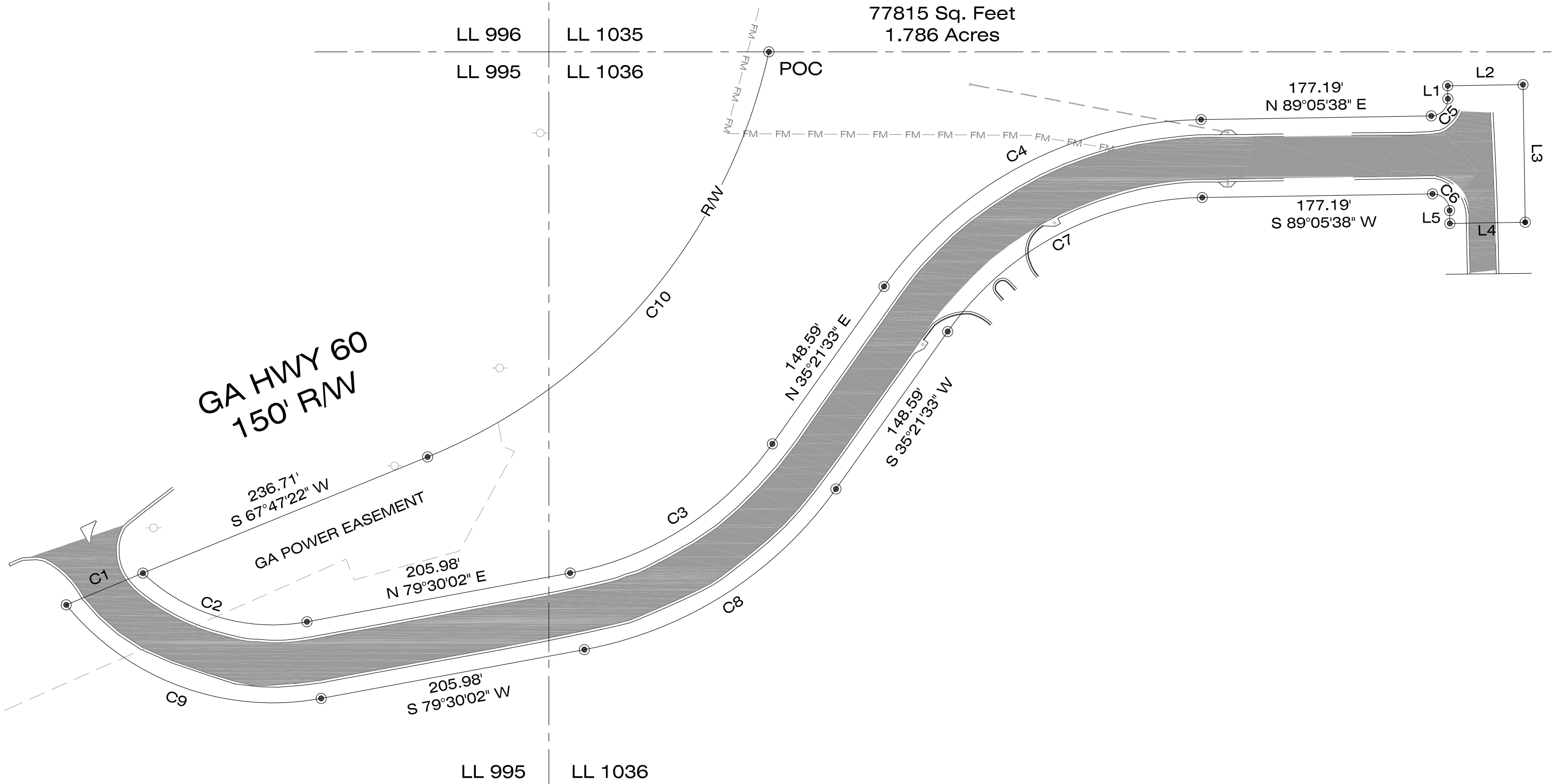
Gary McCullough
MAYOR

Attest:

CITY CLERK

LINE	BEARING	DISTANCE
L1	N 00°54'22" W	10.00'
L2	N 89°05'38" E	58.00'
L3	S 00°54'22" E	106.00'
L4	S 89°05'38" W	58.00'
L5	N 00°54'22" W	10.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	6368.23'	63.86'	63.86'	N 67°30'07" E	0°34'29"
C2	145.00'	136.70'	131.69'	S 73°29'30" E	54°00'57"
C3	245.73'	189.31'	184.67'	N 57°25'48" E	44°08'29"
C4	305.00'	286.04'	275.68'	N 62°13'35" E	53°44'05"
C5	13.00'	20.42'	18.38'	N 44°05'38" E	90°00'00"
C6	13.00'	20.42'	18.38'	N 45°54'22" W	90°00'00"
C7	245.00'	229.77'	221.44'	S 62°13'35" W	53°44'05"
C8	305.73'	235.54'	229.76'	S 57°25'48" W	44°08'29"
C9	205.00'	219.30'	208.99'	N 69°51'14" W	61°17'29"
C10	438.78'	423.95'	407.65'	S 40°06'24" W	55°21'33"



MOUNTAIN PARK DR. QUANTITIES

310-1101 GRADED AGGR. BASE CRS. INCL MATL - 330 TONS

402-3113 RECYCLED ASPHALT CONC 12.5 MM SUPERPAVE, GP 1 OR 2, INCL BITUM MATL & H LIME- 62 TONS

402-3190 RECYCLED ASPHALT CONC 19 MM SUPERPAVE, GP 1 OR 2, INCL BITUM MATL & H LIME- 165 TONS

413-1000 BITUM TACK COAT- 200 GAL

653-1502 THERMOPLASTIC SOLID TRAFFIC STRIPE, 5 INCH, YELLOW- 2400 LF

636-1036 HIGHWAY SIGNS, TP 1 MARL, REFL. SHEETING, TP 9, R2-1, 24 X 30 SPEED LIMIT 25- 10 SF

636-2090 GALV STEEL POST, TP 9- 24 LF

JOHNSON PAVING
BLUE RIDGE, GA

QUOTE

QUOTE NO
9013

TO Cold River Partners

P O BOX 2249
Cumming, GA 30028
Phone (770) 884-0782
Fax (770) 844-5821

VALID THRU	JOB SITE	DATE
12/11/2025	Mountain Park Ph 2	11/12/2025

DESCRIPTION	UNIT PRICE	EXTENDED
Mountian Park Drive, based on quantities provided	0.00	0.00
415 Tons 12.5mm installed	155.00	64,325.00
90 tons leveling installed	165.00	14,850.00
400 gallons tack coat	7.00	2,800.00
1,900 square yards milling at variable depths (1,900 square yards)	14.50	27,550.00
Does not include thermoplastic striping, waiting on quote from striping contractor	0.00	0.00

TOTAL QUOTED PRICE: 109,525.00

* means item is non-taxable

JOHNSON PAVING
BLUE RIDGE, GA

QUOTE

QUOTE NO
9013

TO

Cold River Partners

P O BOX 2249
Cumming, GA 30028
Phone (770) 884-0782
Fax (770) 844-5821

VALID THRU	JOB SITE	DATE
12/11/2025	Mountain Park Ph 2	11/12/2025

The Following Notes Apply:

1. No erosion control costs are included.
2. No materials field testing costs are included.
3. No costs are included for the removal and replacement of any unsuitable or unstable soil materials if possibly encountered within the existing sub-grade area.
4. Johnson Paving, LLC assumes no responsibility for any possible settlement that may occur due to unsuitable or unstable subgrade or base material
5. No costs are included for any pavement edge or curb backfill and/or landscaping.
6. Final billing quantities will be calculated by the completed project measurements.
7. Asphaltic Concrete unit prices are as per current material quotation unit prices and are subject to possible change. Any possible increases would be due primarily to the continued volatility and the rising costs of asphalt bitumen and fuel used in the manufacture of all asphalt products.
8. All quantities quoted are based on averages. Asphalt thickness may vary throughout the project.

We propose to furnish all materials, labor and equipment in complete accordance with the above specifications and payment is to be made as invoiced. Please sign, date, and return within 30 days if the above bid is acceptable. We appreciate the opportunity to furnish this bid to you and look forward to a continued business relationship.

Yours truly,

JOHNSON PAVING, LLC

Earl W. Johnson

DATE OF ACCEPTANCE

_____

PRINTED NAME

_____

AUTHORIZED SIGNATURE

_____

City Council Agenda Memo

DATE: 8/10/2026
TITLE: Set Date for Parking Workshop
PRESENTED BY: Allison Martin, City Manager
PRIORITY Strategic Priority - Communication

AGENDA ITEM DESCRIPTION

Set Date for Parking Workshop

HISTORY/PAST ACTION

When council previously discussed the 2025 parking study, no guidance was provided on a number of items presented by the consultant. Staff need guidance on the items council wish to see implemented to aid with parking concerns in and around the downtown area.

FINANCIAL IMPACT

n/a

RECOMMENDATION

Staff recommend setting a date for a workshop where each item may be discussed using feedback provided and additional input received from those in the community who desire to partner on parking solutions.

SUGGESTED MOTIONS

n/a

ATTACHMENTS

n/a

City Council Agenda Memo

DATE: 8/10/2026
TITLE: Zoning Ordinance Update – August 2026
PRESENTED BY: Allison Martin, City Manager
PRIORITY Strategic Priority - Communication

AGENDA ITEM DESCRIPTION

Zoning Ordinance Update – August 2026

HISTORY/PAST ACTION

The council requested monthly updates on the progress of work to the draft of the proposed zoning ordinance update. Since the last update in July, TSW has continued to make additional updates to the draft based on feedback and discussions with legal and staff. Most recently work was completed on the following sections: short-term rental overlay, hookah/vape, data centers, definitions -refining terms, and shipping containers.

FINANCIAL IMPACT

There is no financial impact.

RECOMMENDATION

There is no recommendation.

SUGGESTED MOTIONS

n/a

ATTACHMENTS

none