



# CITY OF DAHLONEGA

## Council Work Session Agenda

February 20, 2023, 4:00 PM

Gary McCullough Council Chambers, Dahlonega City Hall

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

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

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### OPEN MEETING

#### APPROVAL OF AGENDA

#### BOARD & COMMITTEES

1. Cemetery Committee - January 2023  
Chris Worick, Committee Chairman
2. Downtown Dahlonega – January 2023  
Ariel Alexander, Downtown Development Director

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

3. City of Dahlonega Police Department – January 2023  
George Albert, Chief of Police
4. Community Development – January 2023  
Jameson Kinley, Planning and Zoning Administrator
5. Finance and Administration Department – January 2023  
Allison Martin, Finance Director
6. Public Works - January 2023  
Mark Buchanan, PW Director/City Engineer
7. Water & Wastewater Treatment Department Report -January 2023  
John Jarrard, Water/Wastewater Treatment Director

#### APPOINTMENT, PROCLAMATION & RECOGNITION

8. Oaths of Office for new appointees to the DDA  
JoAnne Taylor, Mayor

#### PRESENTATION

9. Housing Needs Assessment  
Tate Davis, Director of Real Estate with KB Advisory Group

#### ORDINANCES & RESOLUTIONS

#### CONTRACTS & AGREEMENTS

10. Asphalt Leveling and Resurfacing City Streets LMIG Project #2023-001  
Vince Hunsinger, Capital Projects Manager
11. TSW Design

Allison Martin, City Manager

[12.](#) Mountain Park Drive Road Acceptance Request

Mark Buchanan, City Engineer & Public Works Director

OTHER ITEMS:

COMMENTS – PLEASE LIMIT TO THREE MINUTES

Clerk Comments

City Manager Comments

City Council Comments

City Attorney Comments

Mayor Comments

ADJOURNMENT



# Department Report

Report Title: Cemetery Committee - January 2023

Report Highlight: There has been little action regarding cemeteries over the month of January. Some of last month's report is repeated below with additional news.

Name and Title: Chris Worick, Committee Chairman

## Recently Completed:

- Charles Courtenay grave repair



- Mt. Hope Fall Cemetery Cleanup November 5th. Ten people attended.
- Replaced flags on veterans' graves in Mt. Hope.
- Ordinance 2022-12 passed by the city council on November 7th general meeting

## Underway:

- Partnering with UNG Appalachian Studies Fall semester class.
- Cemetery-wide grass and stone maintenance throughout Memorial Park by City staff.



## Upcoming:

- City staff and the Cemetery Committee have been researching a multi-year project that will include iron fencing with stone or brick columns that will entirely encircle the unsecured boundary of Mount Hope. The desire is for a fence that provides security and is both aesthetically pleasing and historically accurate. Research, cost-estimating, and budgeting are ongoing.



## Department Report

Report Title: Downtown Dahlonega – January 2023  
Report Highlight: Working towards strategic planning meeting in February.  
Name and Title: Ariel Alexander, Downtown Development Director

### Organization:

- Submitted the Main Street Annual Assessment documents to the Georgia Department of Community Affairs.
- Rescheduled annual retreat for Friday, February 3, 2023, at Dahlonega City Hall.
- Mailing participation letters to property owners not yet participating in our historic bronze plaque program.
- The board reappointed Amy Thraikill as Chair of DDA.
- Mailed second wayfinding sign renewal notices to business owners. Annual maintenance fees will be due on February 28, 2023.
- Attended training for the state Main Street Program's "Six to Six" accreditation system.

### Promotion:

- Designed a Valentine's "Local Love Letters" promotional campaign for local businesses.
- Continuing grand opening planning of the Head House.
- Began confirming performances for 2023 First Friday Concert Series
- Working on adding a digital version of the DDA walking tour to the DDA website.
- Finalized the program sponsorship levels for 2023 and published sponsorship form.
- Continuing joint advertising efforts between the Chamber, UNG, and Lumpkin County School System.
- Met with the Dahlonega Christmas Committee for planning of annual Christmas activities.

### Economic Vitality:

- Maintaining a "downtown database" for available properties, prospective tenants, and current property owners.
- Attended DDBA, Old Fashioned Christmas, and Chamber meetings to provide program updates.
- Worked with City Manager to create a scope of work for the request for proposal to secure a rental management company for the Head House property.

### Design:

- Working to upload all historical images of buildings to the DDA website as a resource for preservation and restoration in future projects.
- Request for Proposal for the downtown outdoor speaker system was published.



# Department Report

Report Title: City of Dahlonega Police Department – January 2023

Report Highlight: RADAR Donation to Georgia State Patrol (GSP)  
Officer commendations (see below)

Name and Title: George Albert, Chief of Police

## Recently Completed

- RADAR donation to Georgia State Patrol.
- Attended Winter Georgia Chief Conference.
- Lumpkin Leadership class.
- Attended annual training at Sheriff's Office.
- Attended Intelligence meeting in Hall County with Officer Weeks.
- Completed GA Chief of Police annual data collection survey.
- After action report for Dahlonega Christmas.
- Police staff assisted with Sycamore tree removal on the square.

## Underway:

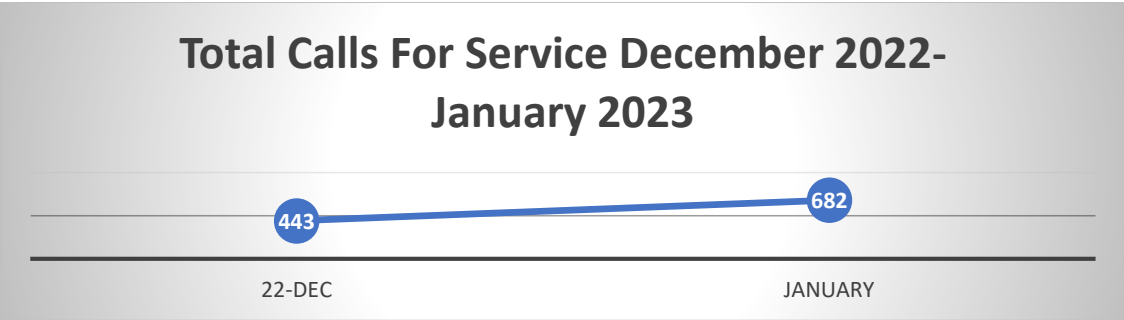
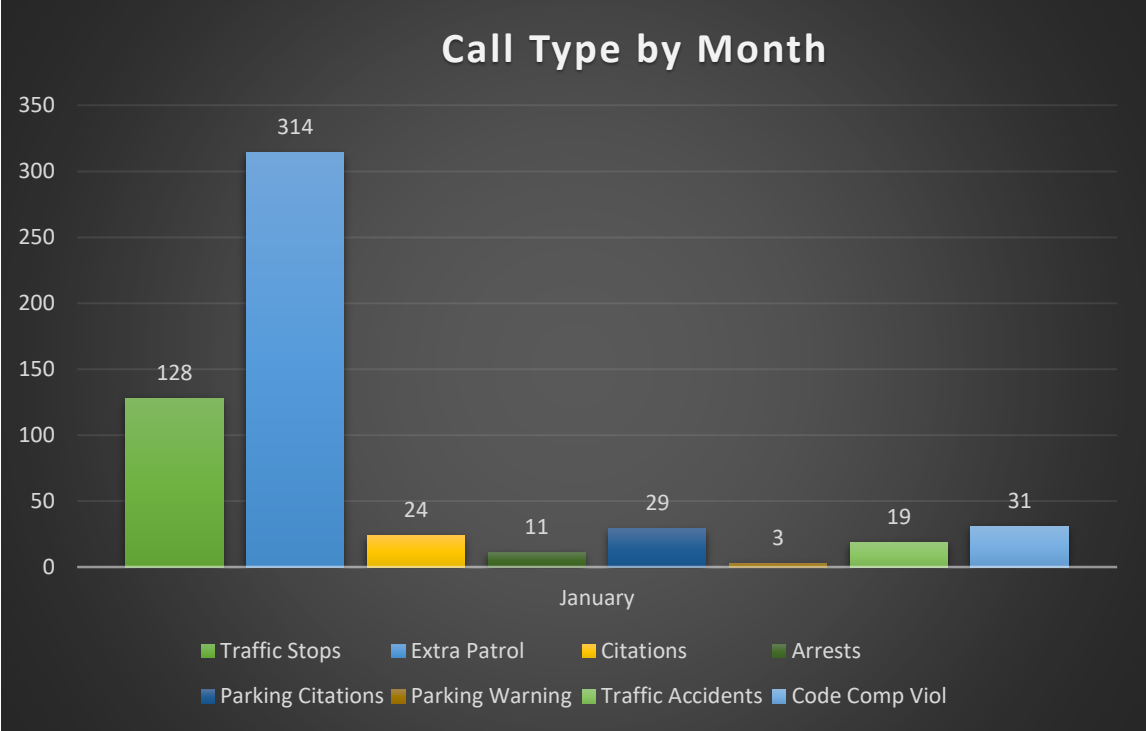
- Speed enforcement in school zones
- Proactive enforcement in areas with multiple reports of traffic violations or wrecks
- Code Officer Grindle is addressing various Code issues in community for compliance.
- Lumpkin Leadership 2023
- Meeting with South Enota Child Advocacy to discuss child abuse protocol.

## Commendations:

- Officer Kupari responded to a residence in the city that was reported to be on fire. He arrived on scene and heavy smoke was coming from the house, he heard a cry for help and went in and got the elderly occupant into a wheel chair and out of the house. I received an email from a victim recognizing Officer Kupari for his diligent work of sharing information with surrounding law enforcement agencies, who made an arrest and recovered his stolen motorcycle.
- Officer Weeks recognized a vehicle several law enforcement agencies were looking for, along with Officer Weathington they were able to assist LCSO with the seizure of over 1 pound of methamphetamine.







### December 2022    January 2023

	22-Dec	January
Traffic Stops	45	128
Extra Patrol	185	314
Citations	11	24
Arrests	4	11
Parking Citations	48	29
Parking Warning	2	3
Traffic Accidents	17	19
Code Comp Viol	11	31
	22-Dec	January
<b>Total CFS</b>	<b>443</b>	<b>682</b>



DPD Monthly Activity Report

**Date:** 02/01/2023

**Number of Calls for Service:** 682

**District:** Dahlongega Police

**Citizen Contacts** 6

**Alcohol Checks** 0

**Traffic Stops** 128

**LPR Patrol Hours** 0

**Traffic Citations Issued** 24

**Traffic Warnings Issued** 19

**LPR Citations Issued** 0

**Stolen Vehicle Recovered** 1

**Parking Citations Issued** 29

**Parking Warnings Issued** 3

**Traffic Fatalities** 0

**Accidents to GSP** 4

**DUI** 2

**DUI to GSP** 0

**Stolen Vehicle:** 2

**Officer Assist LCSO** 10

**Officer Assist Other** 1

**Extra Patrol** 314

**Incident Reports** 36

**Accident Reports** 7

**Juvenile Complaint** 1

**Criminal Trespass** 1

**Drug Arrest:** 0

**Shoplifting** 0

**Disorderly Conduct** 0

**Underage Consump** 0

**Animal Complaint:** 4

**Public Drunk** 0

**Motorist Assist** 18

**Trouble Alarms** 9

**K-9 Assists:** 0

**Arrests** 11

**Road Checks:** 0

**Funeral Assist:** 3

**Other:** 130

2022 Jan		2023 Jan	
<i>Traffic Stops</i>	58	<i>Traffic Stops</i>	128
<i>Extra Patrol</i>	138	<i>Extra Patrol</i>	314
<i>Citations</i>	7	<i>Citations</i>	24
<i>Arrests</i>	2	<i>Arrests</i>	11
<i>Parking Citations</i>	34	<i>Parking Citations</i>	29
<i>Parking Warning</i>	1	<i>Parking Warning</i>	3
<i>Traffic Accidents</i>	5	<i>Traffic Accidents</i>	19
<i>Code Comp Viol</i>		<i>Code Comp Viol</i>	31
Jan		Jan	
<i>Total CFS</i>	405	<i>Total CFS</i>	682



# Department Report

Report Title: Community Development – January 2023  
Report Highlight: Occupation Tax Renewal  
Name and Title: Jameson Kinley, Planning and Zoning Administrator

## Projects Underway:

1. WCW Carwash Center
  - Morrison Moore Parkways (beside Chick-fil-A)
  - Footings Complete
2. The Laurel Phase 2
  - Brook Trout Lane off North Grove Street
  - Near Completion
3. Head House
  - 47 Park Street South
  - Near Completion
4. Anderson Townhomes
  - Miners Way off Morrison Moore south of Summit
  - 70% Complete
5. BGM Dental Group
  - 175 Morrison Moore
  - Site Work Phase
6. Bellamy Housing Apartments
  - 3 Bellamy Drive
  - Site Work Phase

## Through Plan Review – Not Started:

1. The Ridge
  - Summit Drive
2. The Peaks
  - Morrison Moore across from Summit
3. Mr. Clean Car Wash
  - 45 Morrison Moore (Behind Moe's)
4. Sherman Green Phase 3
  - Vickery Drive

## In Plan Review:

1. The Summit Phase 2
  - Summit Drive
2. Mountain Music Park
  - Stoneybrook Drive
3. St. Peter Lutheran Church
  - 3460 South Chestatee

4. Chick-fil-A
  - Remodel Building/Site
  - Current Location
5. WHATABURGER
  - New Restaurant
  - Corner of Riley and Morrison Moore
6. Stephens Street
  - Land Disturbance Review

Active Records:

- Commercial Permits: 24
- Residential Permits: 56
- Land Disturbance Permits: 20

Potential Construction:

- Total: 377
  - Bellamy (44 units)
  - The Ridge (38 detached and 15 townhomes)
  - Summit Phase 2 (24 houses)
  - The Peaks (60 units)
  - Sherman Green Terrace 3 (60 units)
  - Mountain Music Park (124 townhomes)
    - Approved for 164 apartments, 319 townhomes, 62 houses
  - Stephens Street (12 townhomes)

Committee Updates:

- Planning Commission
  - Robert Conaway reappointed Chairman
  - Michael Feagin reappointed Vice-Chair
  - Ordinance 2022-16 Discussed and Recommendation made
- Historic Preservation Committee - January
  - Ellen Mirakovits appointed Chairman
  - Janet Barger appointed Vice Chair
  - Overviewed last 5 years of COA's
  - Discussed rules and procedures
  - Discussed goals for the year
  - Discussed training opportunities

Highlight:

Miki Mullis and Julie Fullwood handled 347 Occupational Tax Renewals resulting in \$42,940.00.

	2022			2023	Total	
	Oct	Nov	Dec	Jan		
Annexation Application					0	
Building Permit - Commercial	4			4	3	11
Building Permit - Residential	8	6		4	5	23
Home Occupation Form						0
Certificate of Appropriateness				1		1
Cemetery/Columbarium -Purchase	4			2	7	13
Demolition Permit	3					3
Final Plat						0
Land Disturbance Permit	2				2	4
Minor Final Plat				2	2	4
Outside Sales and Dining					1	1
Pool/Spa Permit						0
Preliminary Plat						0
Open/Close of Cemetery Lot	3	5		3	7	18
Rezoning Permit		1				1
Short-Term Rental Application		1		3	3	7
Sign Permit	2	1		4	3	10
Tree Removal Permit	2			1	2	5
Variance Application	1					1
Visitation Cemetery Application					1	1
Zoning Verification Letter Request	1					1
<b>Total</b>	<b>30</b>	<b>14</b>	<b>24</b>	<b>36</b>		<b>104</b>
<b>Inspections</b>	<b>140</b>	<b>174</b>	<b>96</b>	<b>34</b>		<b>444</b>
<b>Revenue</b>						
	Oct	Nov	Dec	Jan	Total	
Occupational Tax	\$ 515.87	\$ 3,336.18	\$ 7,930.00	\$42,940.00	\$ 54,722.05	
Permits/Cemetery	\$28,360.16	\$14,513.75	\$512,224.29	\$78,181.58	\$633,279.78	
					\$688,001.83	



# Department Report

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Report Title: Finance and Administration Department – January 2023  
Report Highlight: Completed rate study analysis  
Name and Title: Allison Martin, Finance Director

## Recently Completed:

- Final audit items completed.
- Completed preparation for utility retreat.
- Phase II of Debtbook software implementation discovery completed.
- Cross connection phase I letters mail and software set up to track data
- RFPs for the new website consultant are under review

## Underway:

- Intern completed first phase of city-wide form compilation and modernization
- Internal audit of assets – 95% complete
- Administration of American Rescue Plan (ARP) grant
- Establish and set up Employee Portal on new software; implement and train employees on benefits and use.
- Update employee evaluation forms and document procedures for employee review processes and performance development plans.

## Near Term:

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



# Department Report

Report Title: Public Works - January 2023

Name and Title: Mark Buchanan, PW Director/City Engineer

Recently Completed:

- An LED test streetlight was installed downtown at the Visitors' Center by Georgia Power. Staff has been working with GP representatives to transition remaining city lights to LED. Mayor and Council are welcome to stop by this location after dark to view this example for future conversations regarding LED lighting throughout downtown.
- Choice Street Sidewalk Project. Staff will work with local Master Gardeners to create a native and sustainable vegetation plan for the currently unvegetated areas.



- Stone retaining wall and sod installation at Madeline Anthony. An unfortunate accident will require additional follow-up repairs.



- Installation of sod and decorative cherry tree on Wimpy Mill Road as part of upcoming Arbor Day and Wimpy Mile events.



- Removal of sycamores on north square. At the time of this writing, reconstruction of the area was in the bid phase.







Underway:

- Hancock Park revegetation efforts. The park suffers from a combination of shade, extremely heavy pedestrian traffic and less than ideal drainage, making it a very difficult location to maintain the attractive and resilient stand of grass we expect. Short term efforts have been performed with future heavier, more significant work expected.



- Preparation of bid documents for extensive repairs along East Main between the square and Grove Street following a very large water main break. Repairs will include water main replacement, storm drain work, various sidewalk demolition and replacement and large areas of asphalt overlay.
- Preparation of reservoir restroom site. Activities are being performed by City staff with permitting through GDOT and assistance from GA Power. The completed facility will closely resemble this one recently installed by UNG. Temporary placement is expected at any time.



- North Grove St. sidewalk upgrades between Main Street and North Hall Road. The first phase of these upgrades is currently under review by GDOT.
- Park Street water, sewer and storm design drawings in progress and are at roughly 50%. Meetings with homeowners along route are complete. Topographic surveys and utility locate efforts are complete. Recent public meetings have been completed, although there will be more periodically throughout the duration of the project.
- Design drawings for Mechanicsville curb and gutter project.
- Design drawings for Golden Avenue storm drain.
- Mapping of City utilities by GMRC. This is an ongoing 2-year project.
- Working with Lumpkin County to ensure appropriate upgrades of Pine Tree Way related to elementary school construction.

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

- Selected portions of the Arcadia Street water and sewer main project/Mechanic Street to Morrison Moore sidewalk.
- Memorial Park Cemetery storm drain installation. To be performed by city crews. Materials received...working with owner of adjacent parcel.
- Choice St. parking lot overlay.
- City Hall parking lot overlay.
- Installation of Ryan Quigley plaque at Hancock Park. Currently working with Mr. Quigley and plaque vendor.



# Department Report

Report Title: Water & Wastewater Treatment Department Report -January 2023

Report Highlight: The rehab work to the Barlow Lift Station has finally been given a start date of January 10, 2023. The substantial completion date is October 7, 2023, with the final completion date being November 6, 2023. The contractor finally received the equipment's arrival dates, which allowed us to set the official start date. We do not feel it will take W.L. Griffin the whole 300 calendar days to complete the job. Hopefully, the site work will begin in the spring, and the station will be fully operational by mid-summer or earlier. The water and wastewater fields have been hit very hard with ordering repair/replacement parts. As you have probably noticed, we have many items that have been on the "Underway" list for many months because of backorders. The contractor for this job has been dealing with the same issues as we have for the last three years. This is why we try to incorporate redundancy into our treatment facilities.

Name and Title: John Jarrard, Water/Wastewater Treatment Director

## Recently Completed

- Replaced starter on Pump #2 at the Crown Mountain Pump Station
- Repaired the brine line at the WTP
- Replaced Backwash Pump #1 at the WWTP
- Repaired the level probe at the Barlow Lift Station
- Replaced the phosphate chemical feed line at the WTP
- Replaced ball valve on the barscreen
- Replaced butterfly valve in Filter #1 at the WWTP

## Underway:

- Repairs to the Walmart Tank Altitude Valve
- Repairs to aerator motor #1 in the digester tank
- Repairs to pressure transmitter on reuse system
- Repairs to augur on the barscreen system
- Repairs to Feed Pump #1
- Repairs to Flocc Tank #1 Pressure Probe
- Koyo Lift Station Rehab Engineering and Design (Turnipseed Engineering)
- Replacing both filters and rehabbing backwash piping on both wastewater filters
- Rehab work on Barlow Lift Station (W.L. Griffin Contractors)

## Near Term:

- Annual Safe Dams Report
- Discharge Permit for the WWTP
- Watershed sampling at three locations
- Regular Service on Sludge Dump Truck



# City Council Agenda Memo

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**DATE:** February 7, 2023  
**TITLE:** Oaths of Office for new appointees to the DDA  
**PRESENTED BY:** JoAnne Taylor, Mayor

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**AGENDA ITEM DESCRIPTION:**

Administer the Oaths of Office to the newly appointed DDA board members.

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**HISTORY/PAST ACTION:**

The council selected Deb Rowe and Awtry C. Moore to fill vacant seats at the February 6<sup>th</sup> meeting and directed that the oaths be administered at the next City Council meeting.

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**FINANCIAL IMPACT:**

none

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**RECOMMENDATION:**

n/a

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**SUGGESTED MOTIONS:**

n/a

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**ATTACHMENTS:**

None

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# City Council Agenda Memo

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**DATE:** 2/20/2023  
**TITLE:** Housing Needs Assessment  
**PRESENTED BY:** Tate Davis, Director of Real Estate with KB Advisory Group

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**AGENDA ITEM DESCRIPTION:**

Presentation of Housing Needs Assessment

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**HISTORY/PAST ACTION:**

KB Advisory Group completed a housing needs assessment for the City of Dahlonega. This consisted of analyzing data sets and the supply and demand. The consultant met with staff and stakeholders. A public information-sharing meeting was held on October 17<sup>th</sup> to allow for input. Using that information, perceived gaps were identified and a housing strategy was developed. Now, KB Advisory Group is ready to present its final draft and provide recommendations.

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**FINANCIAL IMPACT:**

Until courses of action are chosen, the financial impacts are unknown.

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**RECOMMENDATION:**

It is suggested that the council choose items from KB Advisory Group's recommendations that they want to see implemented and give direction to staff on the desired timeline for implementation. These tasks can then be assigned to the appropriate staff members for execution.

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**SUGGESTED MOTIONS:**

No suggested motions currently.

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**ATTACHMENTS:**

Needs Assessment Final Draft

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# Citywide Housing Needs Assessment

Prepared for: City of Dahlonega, Georgia



Prepared by: KB Advisory Group



**KB** | ADVISORY GROUP

**January, 2023**

# Overview

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- 51 Development Potential
- 55 Recommendations and Strategies

The City of Dahlonega engaged KB Advisory Group, Inc. (KBA) to conduct a Housing Needs Assessment in the fall of 2022.

The assessment provides the City of Dahlonega with a perspective on how current and future residential market trends will impact the city over the coming years. The research, analysis, and conclusions will provide vital inputs for making future land use, planning, and real estate development policy decisions. The housing assessment has dual purposes: first is the technical analysis, which provides abundant data points and interesting insights into the local residential marketplace, which can inform and enhance decision-making processes for housing locally. The second is the communication aspect, which gives staff and elected officials the tools and information they need to communicate to constituents the rationale for crucial policies related to land use and housing.

The following report highlights the initial analysis of KB Advisory Group’s Dahlonega Housing Needs Assessment including the trends in performance of the housing market and current conditions. This portion of the study serves as a foundation to the future, subsequent analyses which will assess housing needs and market gaps, policy implications to meet future needs, and Dahlonega’s position within the region compared to peer cities.

This report was prepared by KB Advisory Group, Inc. on behalf of the City of Dahlonega, GA. KB Advisory Group President Geoff Koski directed and managed the engagement.

**KB Advisory Group, Inc.**

1447 Peachtree St. NE  
Suite 610  
Atlanta, GA 30309  
404.845.3550

[www.kbagroup.com](http://www.kbagroup.com)

# Executive Summary

The City of Dahlonega has seen steady growth over the last two decades, averaging 2-3% annually. New home construction, however, has not kept pace with population growth. In the past 5-years, the city has added less than 30 new for-sale homes, satisfying 4% of housing demand. Much of new rental product has been student-targeted housing. Looking forward, population growth is forecasted to cool slightly, averaging 1% over the next 5 years. Strong demand exists for new housing to both satisfy pent up demand and accommodate new Dahlonega residents.

Dahlonega's appeal as a tourist destination, attractive retirement community, and college town puts a variety of unique pressures on the housing market. Lack of supply has materialized in increased home prices and incomplete housing options, especially for young professionals, families, and older residents. Both attached and detached resale prices have nearly doubled since 2016 with a significant increase in sales volume beginning in 2020.

Half of housing demand exists in lower-income households which is unlikely to be met by the private market. A portion of this demand is comprised of students, but a significant segment of the demand exists within the local workforce: teachers, UNG employees, and those working in the service and hospitality industry. Demand for attached product, both for-sale and rental, represents 70% of total demand. This is both a component of housing preference as well as price.

Demand for higher-end homes remains strong, and is an important component of the housing market in attracting and retaining high earning households. Housing at every price point contributes to a sustainable housing ecosystem by providing entry-level housing, move-up opportunities, and the ability of older households to remain in the Dahlonega community.

Source: KB Advisory



# Executive Summary

Moving forward, the City of Dahlonega should consider a variety of strategies and tools to help foster a healthy housing market. Satisfying off-campus student housing demand by allowing 200-300 units within the next 5 years will help alleviate market pressure on housing throughout the city. Identifying strategic locations for housing and reducing regulatory barriers for more diverse housing products can motivate and attract developers to provide the right housing at the right price. Additionally, the city should consider existing entities and partners to provide affordable and workforce housing solutions by utilizing publicly owned land, identifying redevelopment opportunities, and recognizing funding sources. With 66% of the existing housing stock built over two decades ago, consider rehabilitation programs for existing residents to remain in the community.

Finally, Downtown Dahlonega has the potential to infuse appropriate and complementary housing within the downtown core, a pivotal aspect to the vitality of a Main Street destination. Consider mixed-use, residential opportunities to further activate the walkable core, expand lifestyle amenities, and catalyze a diverse retail and commercial offering.

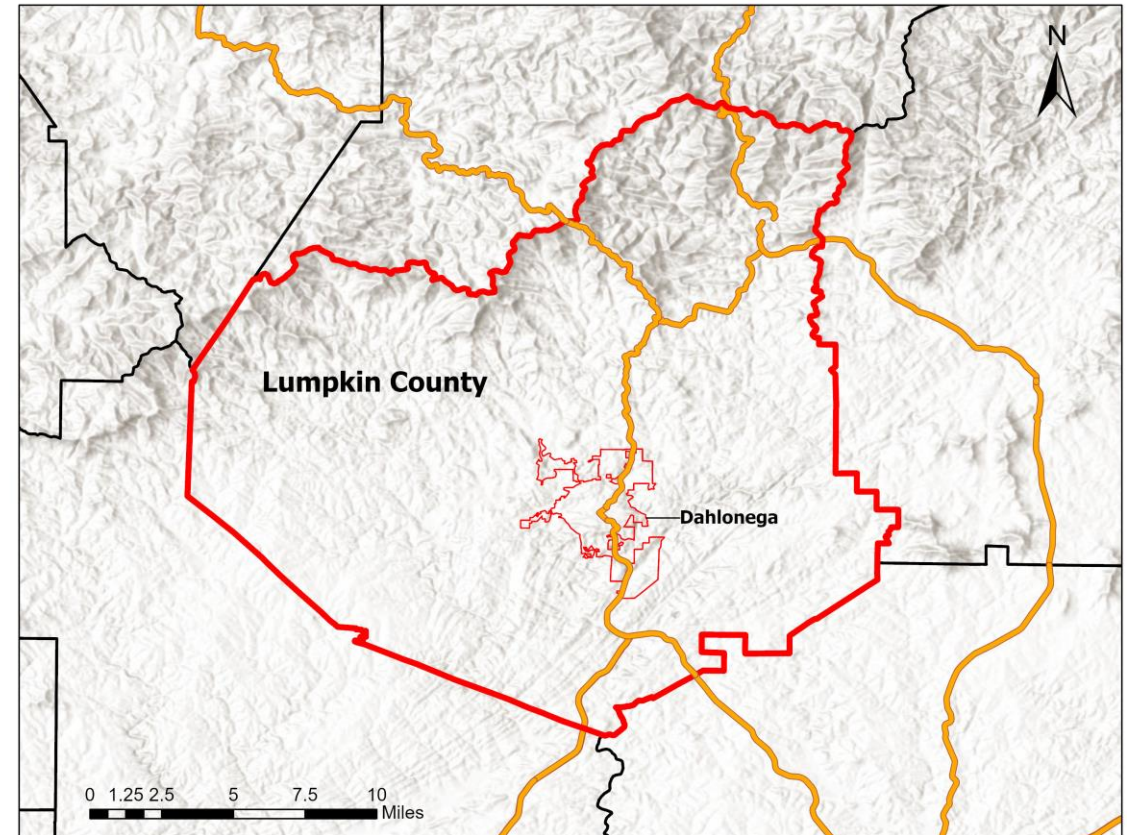
Source: KB Advisory



# Study Area Context

## Geographic

The city of Dahlonega is situated in the North Georgia mountains in Lumpkin County, an area recognized for its scenic beauty as well as a local magnet for college students attending the University of North Georgia. State Routes 19, 60 and 129 are the major routes that service Dahlonega and the surrounding county.



Source: KB Advisory, City of Dahlonega GIS, Lumpkin County GIS

# Demographic Trends Analysis

# Demographic Assessment

## Population

The city of Dahlonega’s population is estimated at 7,322 people.

Dahlonega’s population accounts for 20% of the total population of Lumpkin County, which is estimated to have 34,971 residents

Dahlonega’s population has grown at a steady rate between 2%-3% annually over the last 20 years. The city’s growth rate is projected to slow in the next five years while the county’s growth rate is expected to accelerate slightly. Dahlonega’s student population may not be accurately accounted for due to Census methodologies in counting students.

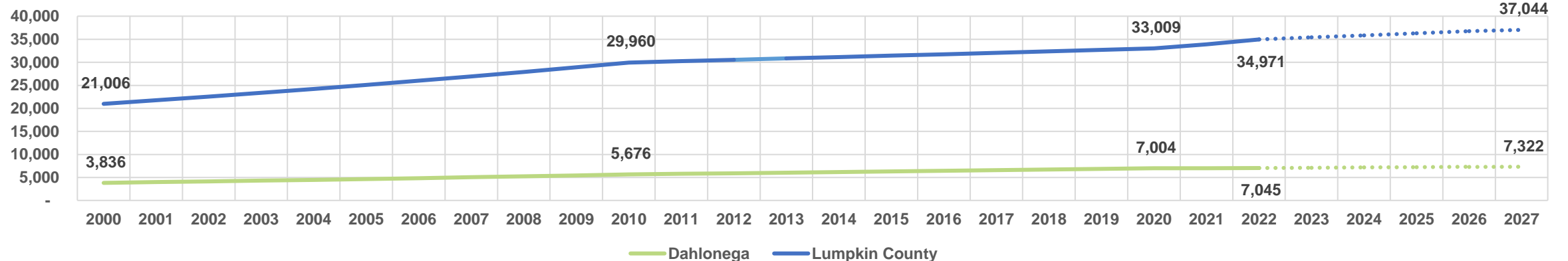
### Population

Year	Dahlonega	Lumpkin County
2000 Census	3,836	21,006
2010 Census	5,676	29,960
2020 Census	7,004	33,009
2022 Estimate	7,045	34,971
2027 Forecast	7,322	37,044

### Population Growth

Interval	Dahlonega	Lumpkin County
Growth Rate 2000-2022	2.8%	2.3%
Average Annual Growth 2010-2020	2.1%	1.0%
Average Annual Growth (fcst) 2022 - 2027	0.77%	1.16%

Population Growth, 2000-2027



Source: KB Advisory, based on data from Claritas, ACS 2020 5-yr Estimates, Lumpkin County GIS

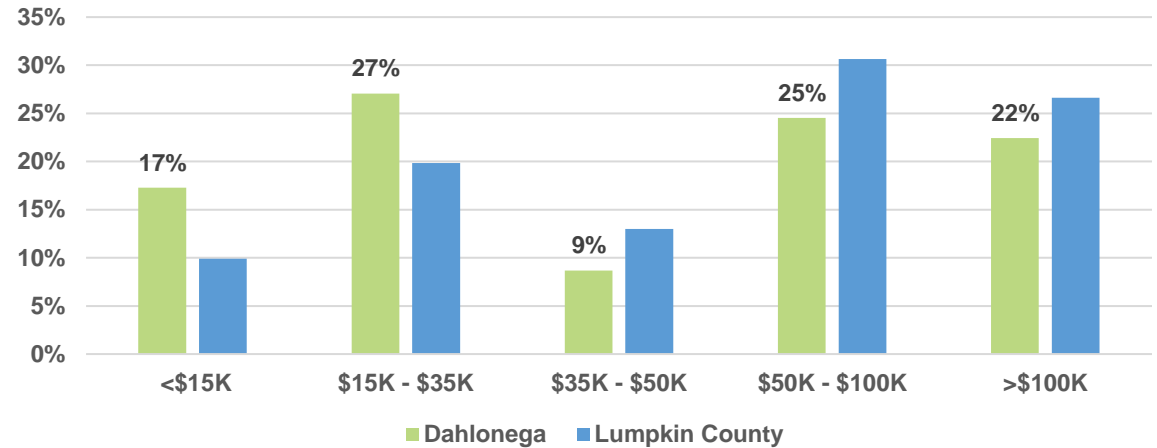
# Demographic Assessment

## Household Income

The median household income in the city of Dahlonega is **\$43,848**. The median household income in Lumpkin County is \$59,950, nearly \$17,000 higher.

The income distribution of households in Dahlonega are bifurcated, with **44% of households earning \$35,000 or less and 47% of households earning \$50,000 or more**. The income distribution across Lumpkin County contains a higher proportion of households that earn more than \$50,000, representing nearly 60% of the county's households

Household Income Distribution, 2022



Income	Dahlonega	Lumpkin County
2022 Est. Median Household Income	\$43,848	\$59,950
<\$15K	17%	10%
\$15K - \$35K	27%	20%
\$35K - \$50K	9%	13%
\$50K - \$100K	25%	31%
>\$100K	22%	27%

Source: KB Advisory, based on data from Claritas

# Demographic Assessment

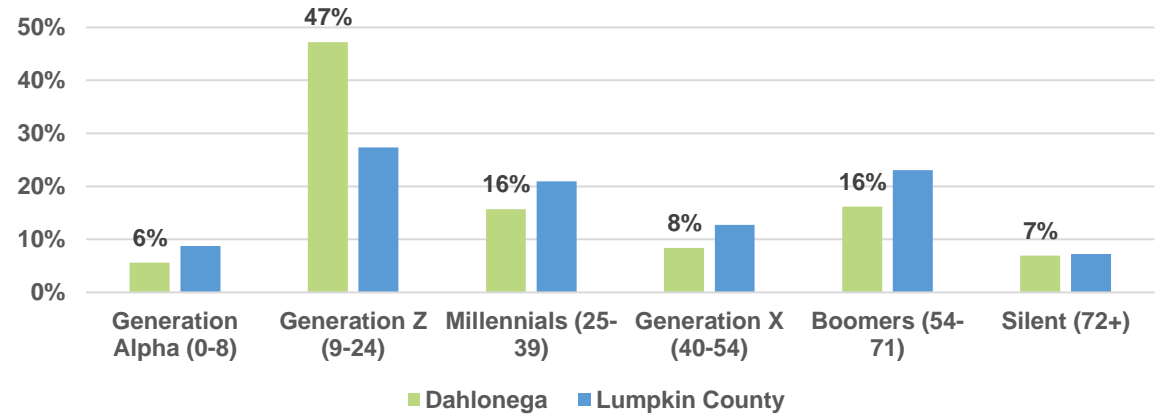
## Residents by Generation

**Over half of the residents of Dahlonega are under the age of 24.** Both the city of Dahlonega and Lumpkin County have a large segment of their population that is between 9 and 24 years old. Lumpkin County's median age is more than 10 years older than the city of Dahlonega's, as Lumpkin County has more residents that are over 40 than the city of Dahlonega

2022 Estimated Age Cohort Distribution			
Age & Generational Cohort	Dahlonega	Lumpkin County	
Generation Alpha (0-8)		6%	9%
Generation Z (9-24)		47%	27%
Millennials (25-39)		16%	21%
Generation X (40-54)		8%	13%
Boomers (54-71)		16%	23%
Silent (72+)		7%	7%

Children and Seniors			
Age & Generational Cohort	Dahlonega	Lumpkin County	
Children (0-17)		12.4%	17.3%
Seniors (65+)		15.2%	18.9%
Median Age		24.2	36.7

Age Distribution, 2022



Source: KB Advisory, based on data from Claritas

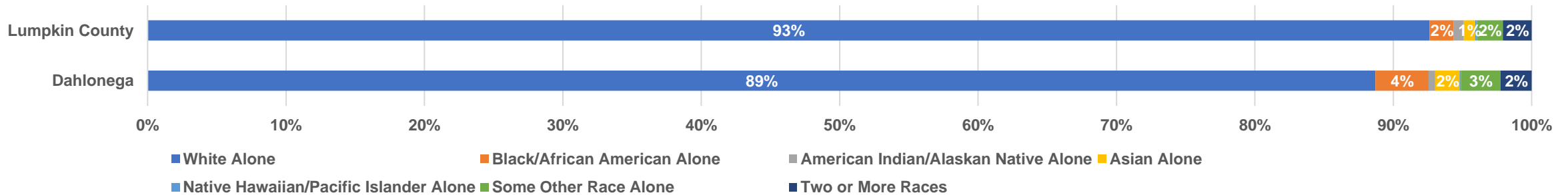
# Demographic Assessment

## Race & Ethnicity

**Over 90% of Dahlonega’s population is white.** The racial composition reflects similar trends in Lumpkin County. Under 10% of the populations of both Dahlonega and Lumpkin County is Hispanic/Latino

	Dahlonega	Lumpkin County
<b>2022 Est. Population by Single-Classification Race</b>		
White Alone	89%	93%
Black/African American Alone	4%	2%
American Indian/Alaskan Native Alone	0%	1%
Asian Alone	2%	1%
Native Hawaiian/Pacific Islander Alone	0%	0%
Some Other Race Alone	3%	2%
Two or More Races	2%	2%
<b>2022 Est. Population by Ethnicity (Hispanic or Latino)</b>		
Hispanic / Latino	7%	5%
Not Hispanic / Latino	93%	95%

2022 Est. Population by Race



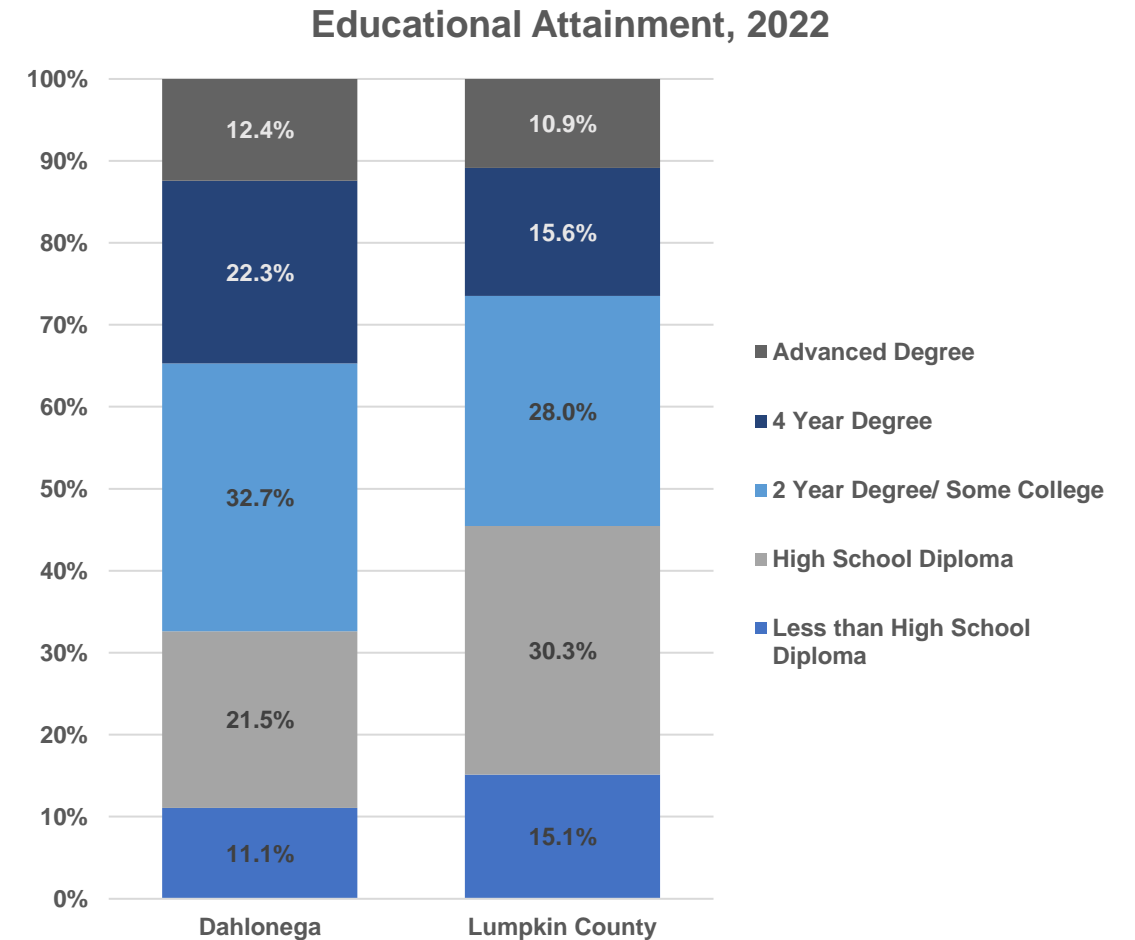
Source: KB Advisory, based on data from Claritas

# Demographic Assessment

## Educational Attainment

Dahlonega is home to a population with a wide variety of educational attainment. Just over a third of Dahlonega’s population holds a bachelor’s degree or higher. Dahlonega’s residents are slightly more educated than the residents of surrounding Lumpkin County.

Educational Attainment	Dahlonega	Lumpkin County
Less than High School Diploma	11.07%	15.15%
High School Diploma	21.54%	30.32%
2 Year Degree/ Some College	32.67%	28.04%
4 Year Degree	22.29%	15.61%
Advanced Degree	12.42%	10.88%



Source: KB Advisory, based on data from Claritas

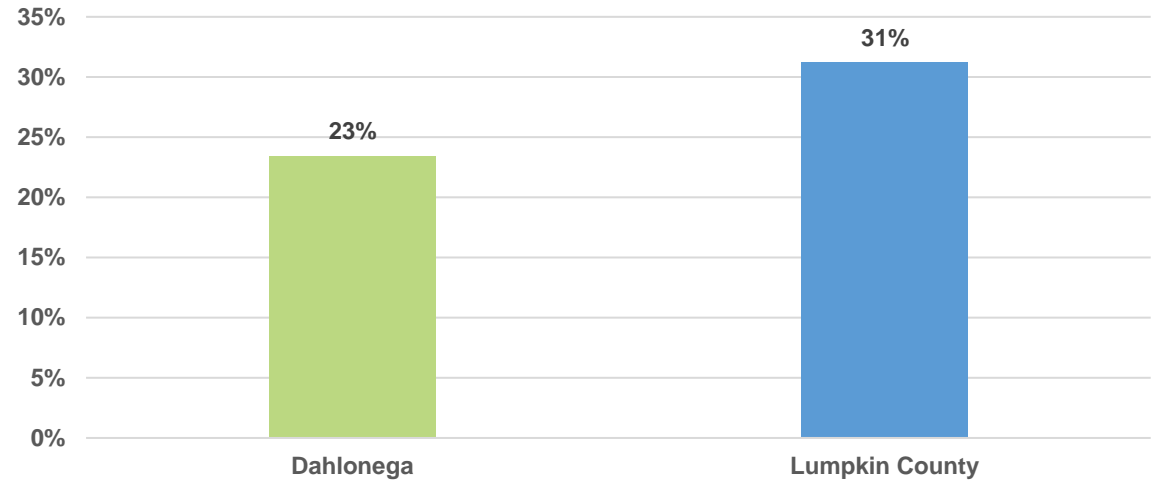


# Demographic Assessment

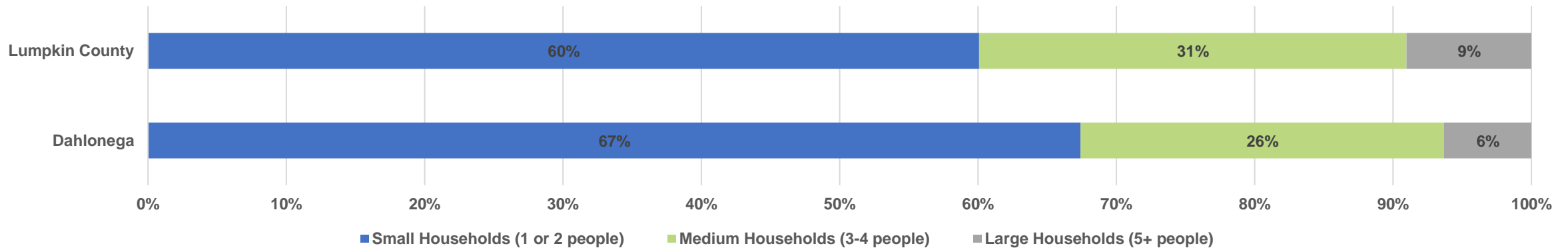
## Household Size

Most households in Dahlonega are “small” (1 or 2 people) and without children. Additionally, the city has a smaller share of medium and large households and households with children when compared with Lumpkin County.

### Households with Children, 2022



### Households by Size, 2022



Source: KB Advisory, based on data from Claritas

# Demographic Assessment

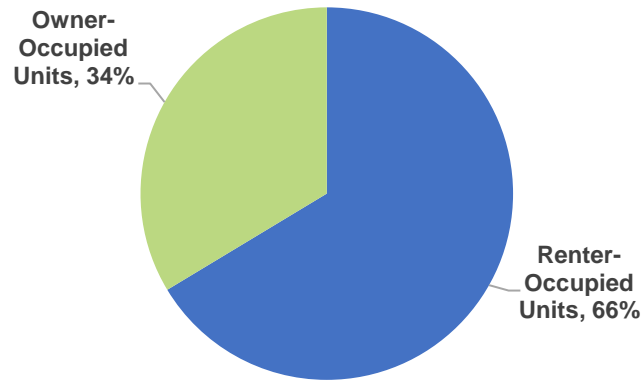
## Household Tenure Preferences

Two-thirds of Dahlonega’s occupied housing units are occupied by renters. This area represents a significantly larger share of renters when compared with Lumpkin County. This disparity is largely explained by Dahlonega’s large student population. Median home values are higher in the city of Dahlonega than in Lumpkin County. The median housing age in Dahlonega is slightly older than the median housing age of Lumpkin County.

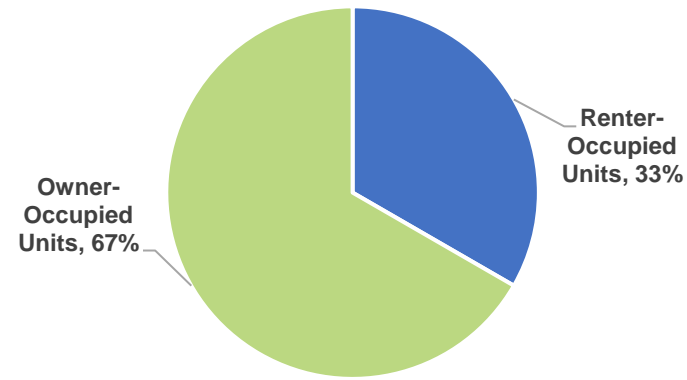
### 2022 Est. Housing Tenure, Value, & Age

Housing Characteristics	Dahlonega	Lumpkin County
Owner-Occupied	856	8,918
Renter-Occupied	1,689	4,458
Percent Owner-Occupied	34%	67%
Median Home Value	\$275,198	\$242,197
Median Age of Housing (Years)	23	20

Dahlonega Housing Tenure



Lumpkin County Housing Tenure



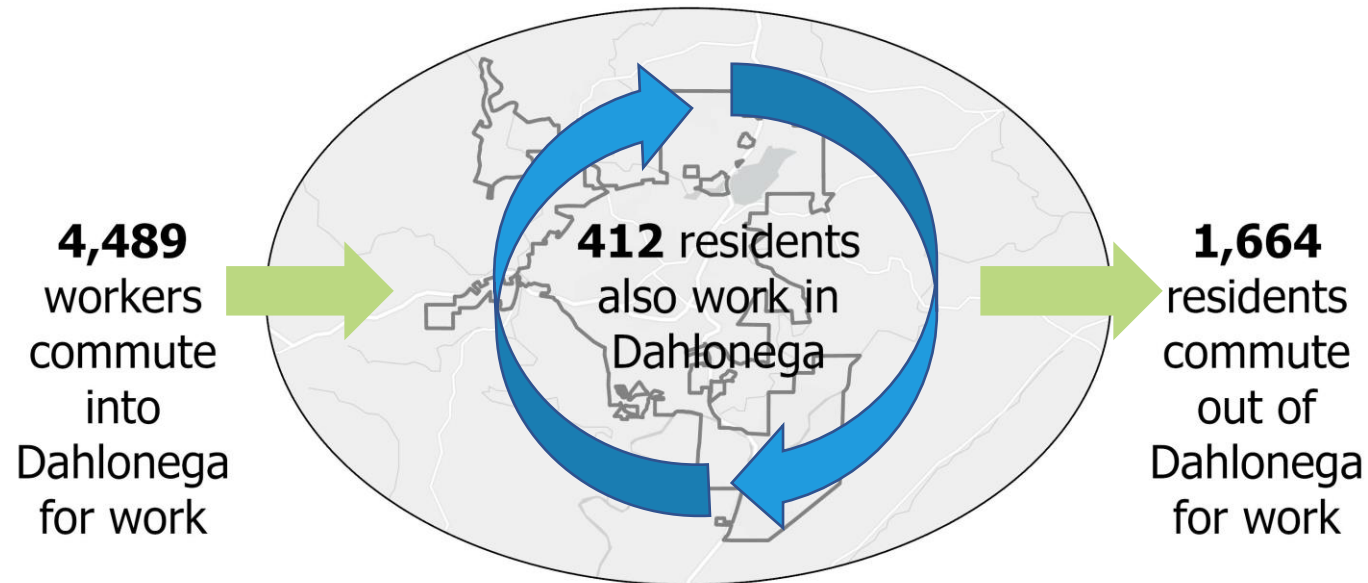
Source: KB Advisory, based on data from Claritas

# Employment & Workforce

# Employment & Workforce

## Inflow/Outflow

In Dahlonega, a substantial population of people who work in Dahlonega live in surrounding communities. There is an opportunity to unlock additional housing demand by offering housing products for those who commute into Dahlonega for work. Approximately 4,489 people who work in Dahlonega commute into the city for their jobs, or put another way, of the total jobs in Dahlonega, over 90% of them are held by workers who commute into the city. Dahlonega has approximately 2,076 working residents, with 1,664 of them commuting out of the city for their jobs.



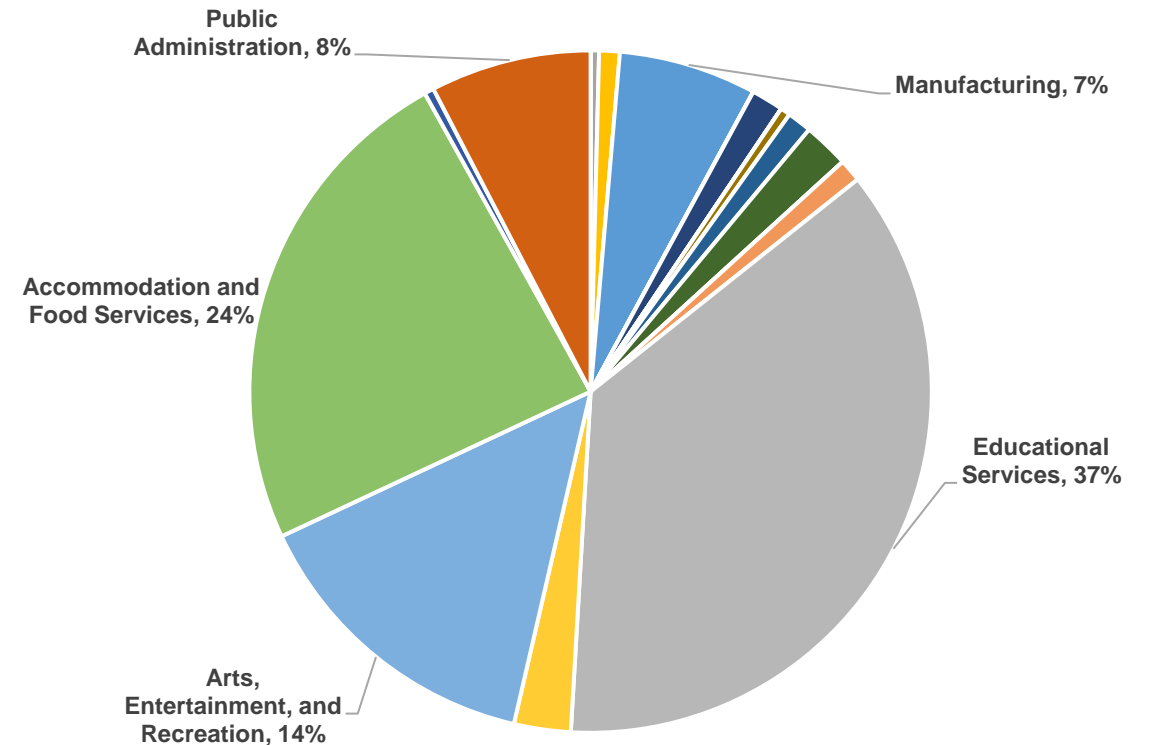
Source: KB Advisory, based on data from US Census

# Employment & Workforce

## Employment Estimate by Sector

Educational Services, Accommodations and Food Services and Arts and Entertainment and Recreation jobs are currently the dominant industries in the city of Dahlonega.

Employment Share by Sector of Current Jobs in the Study Area, 2022



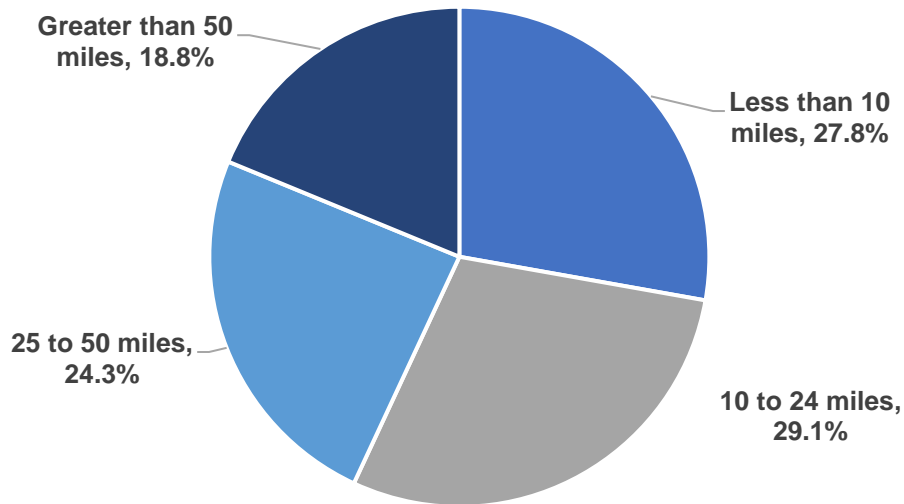
Source: KB Advisory, based on data from US Census

# Employment & Workforce

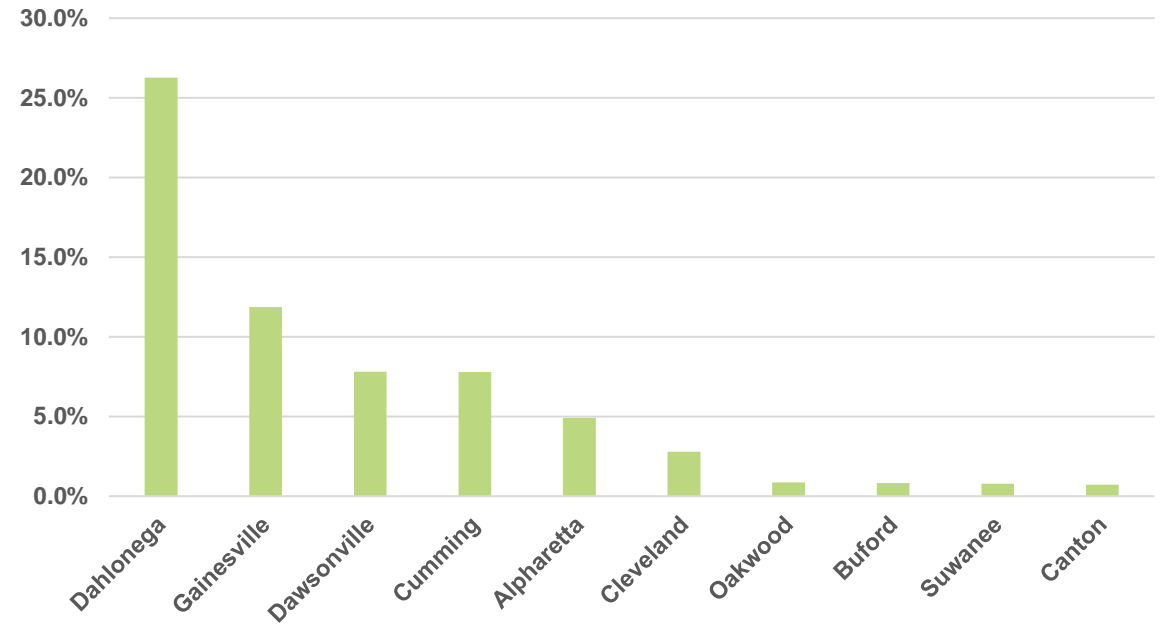
## Where Do Workers Live?

**Most of the workers in Dahlonega live in Dahlonega and surrounding communities.** 28% of workers in Dahlonega live less than 10 miles away, and an additional 29% of workers live less than 25 miles away. Gainesville, Dawsonville, Cumming, and Alpharetta are among the most common communities that Dahlonega workers live in. Encouraging housing production that fits the needs of Dahlonega workers can reduce stress on traffic and infrastructure costs by reducing commutes.

How Far Away Do Workers in Dahlonega Live?



Where Do Workers in Dahlonega Live?



Source: KB Advisory, based on data from US Census

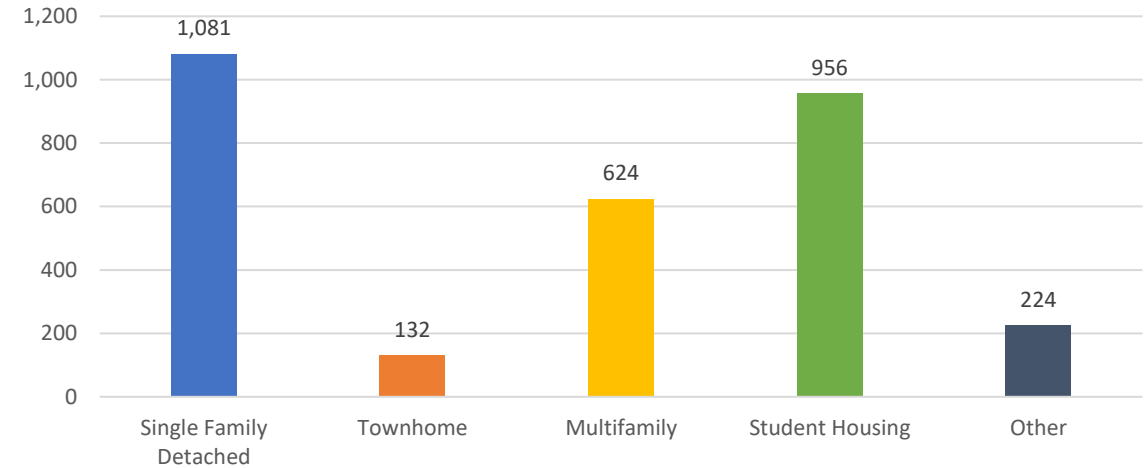
# Housing Supply Analysis

# Housing Supply Analysis

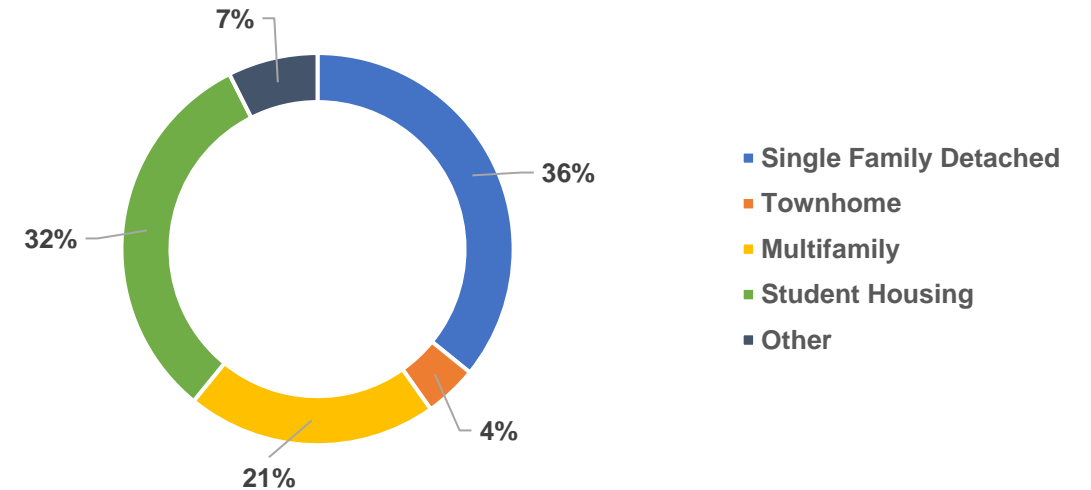
## Housing Inventory

**Most of Dahlonega's housing stock is comprised of single-family detached units.** More than a third of the housing units in Dahlonega are single-family detached units. Another third of the units in Dahlonega are student housing. Another 21% of units are multifamily. A small but significant portion of the city's housing units are categorized as "Other" and include mobile homes and trailers and RVs.

Dahlonega Housing Units by Type, 2022



Dahlonega Distribution of Housing Units by Type, 2022



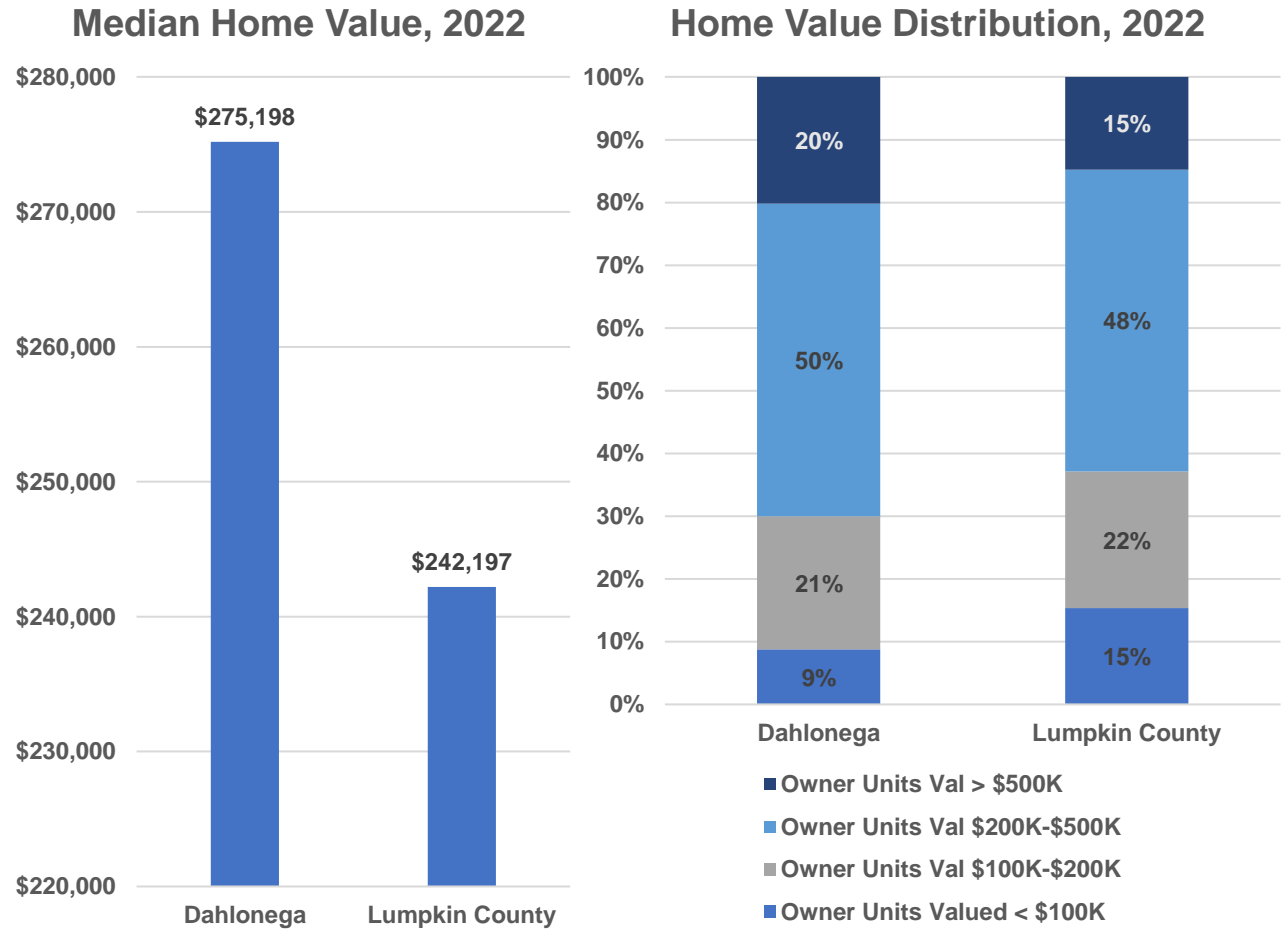
Source: KB Advisory, based on data from Claritas, UNG, Costar



# Housing Supply Analysis

## Value

Home values in Dahlonega and surrounding Lumpkin County span a greater range within the mid-tier level of \$200-\$500k. Compared to surrounding areas, there are less homes valued over \$500k and more homes valued less than \$200k. With the majority of homes valued modestly, the median home value within the Study Area is \$275,198.



Source: KB Advisory, based on data from Claritas

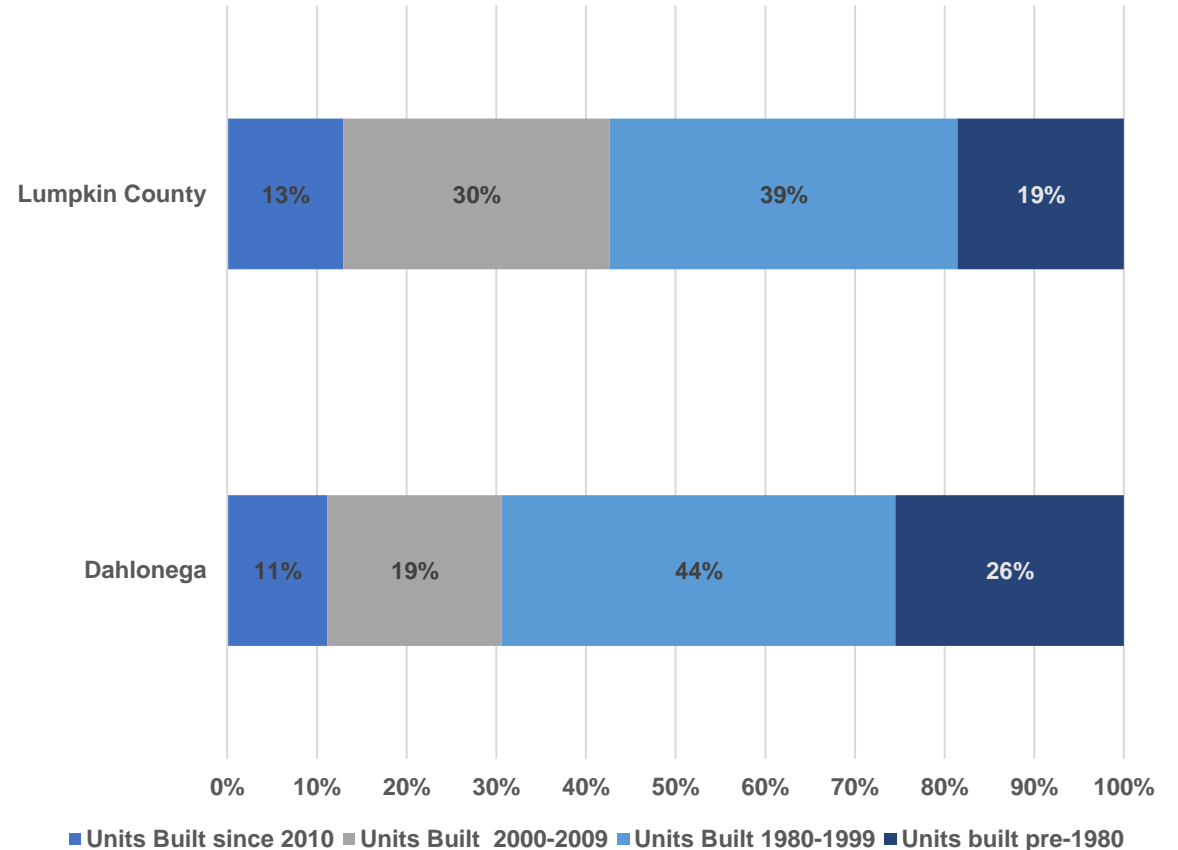
# Housing Supply Analysis

## Housing Age

A large majority of the housing units in Dahlonega were constructed after 1980. Over a fourth of the housing units in the city were constructed between 1980 and 1999. One out of every ten housing units in Dahlonega was built after 2010. A significant portion of Dahlonega's housing units were constructed prior to 1980 – which may indicate that concerns about aging housing stock in the city will require addressing in the coming years.

The rate at which Dahlonega has added new housing units to its supply has largely mirrored the rate at which Lumpkin County has developed new housing. A notable exception to this shared rate of housing unit development occurred between 2000 and 2009, when the rate that Lumpkin County added more housing units to its supply surpassed the rate at which Dahlonega added to its supply by more than 10%.

Unit Age, 2022



Source: KB Advisory, based on data from Claritas

# Housing Supply Analysis

## Existing Housing Stock

### 1. Historic Downtown:

- Mix of large, historic homes, multifamily, and commercial
- \$100-\$800K+ Sales Price



### 2. UNG Campus:

- On-campus and off-campus student housing
- Majority rental with some newer, multifamily product



### 3. Crown Mountain:

- 1970-2010s Established, Single-family neighborhood
- Some developable lots remaining
- \$250-\$600+ Sales Price



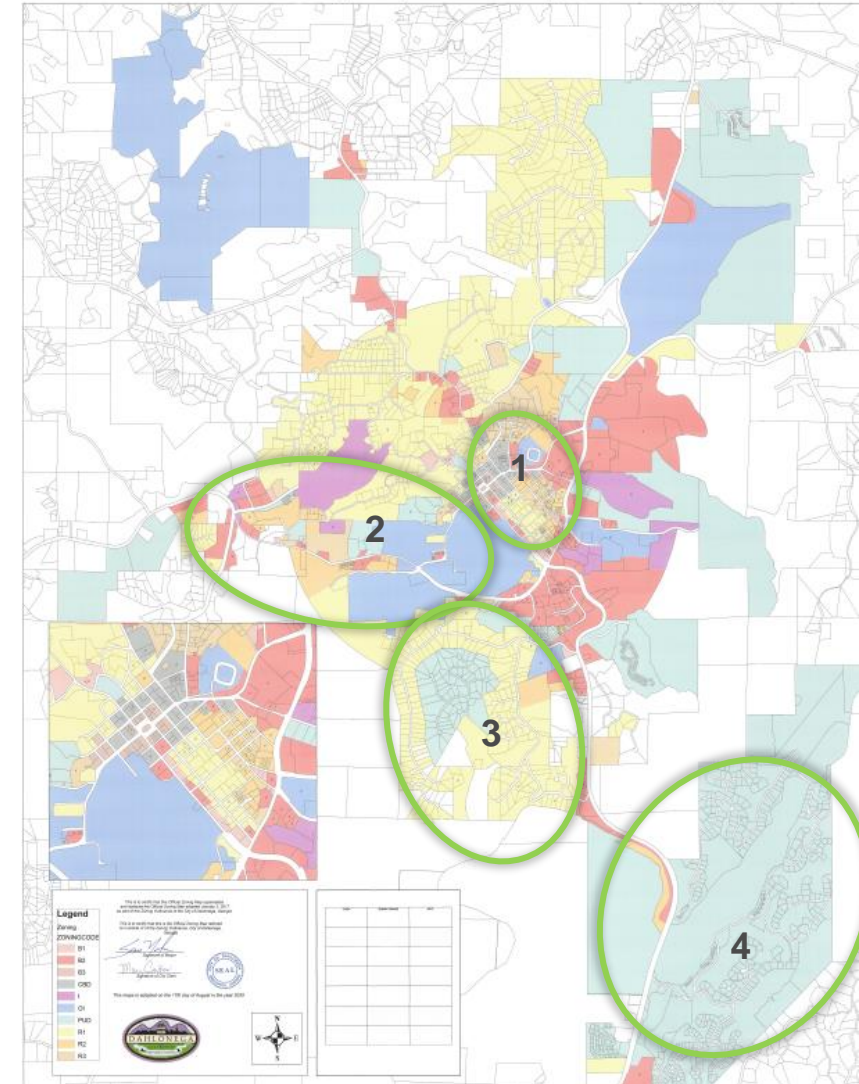
### 4. Achasta:

- 2000+ Planned unit development, large golf community
- Some developable lots remaining
- \$400-\$1M+ Sales Price



Source: City of Dahlonega, KB Advisory

Official Zoning Map of the City of Dahlonega



# Housing Supply Analysis

## Existing Housing Stock

### 5. Mountain Park/Stoneybrook Drive:

- Small, Attached community with potential for growth
- \$200-\$300K Sales Price



### 6. Skyline & surrounding neighborhoods:

- 1950-1970s, Single-family homes
- Some student rentals
- \$200-\$400K Sales Price



### 7. Sky Country:

- 1970-2010s, Single-family homes
- Some remaining lots
- \$300-\$700K Sales Price



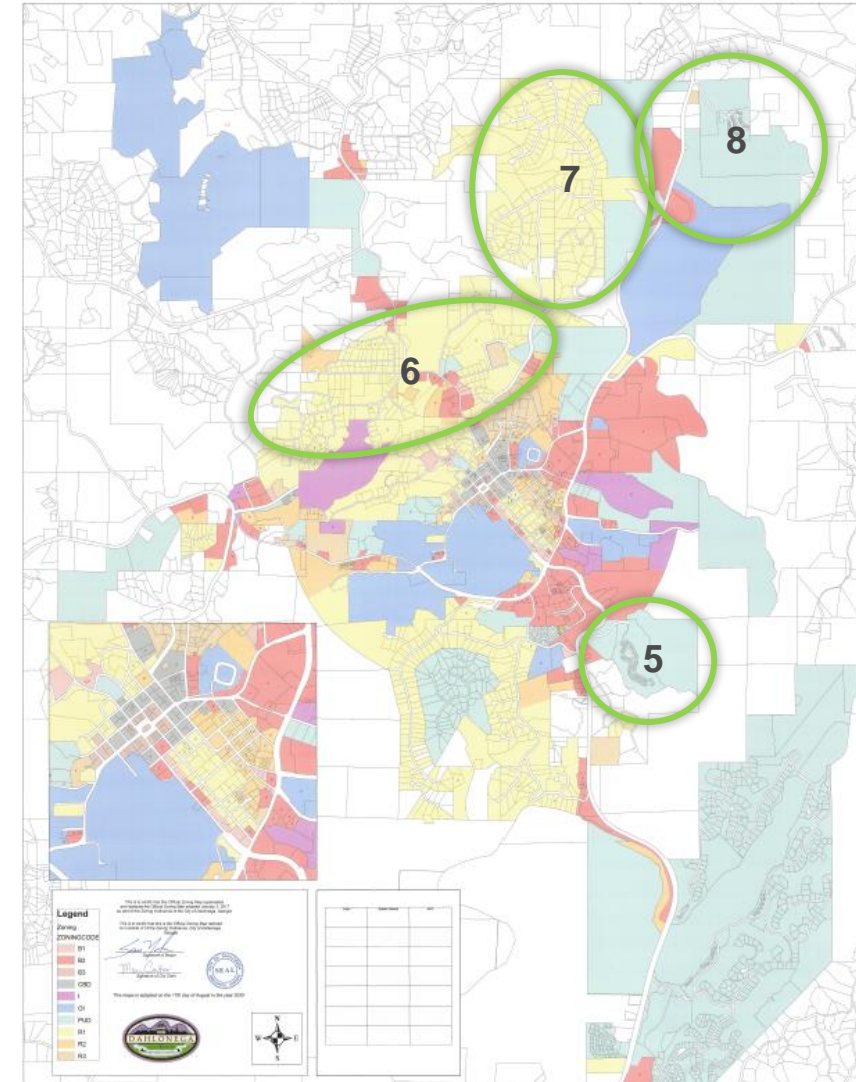
### 8. The Summit:

- 2010s, attached homes
- Planned expansion to include attached and detached homes
- \$300-\$400K Sales Price



Source: City of Dahlonega, KB Advisory

Official Zoning Map of the City of Dahlonega

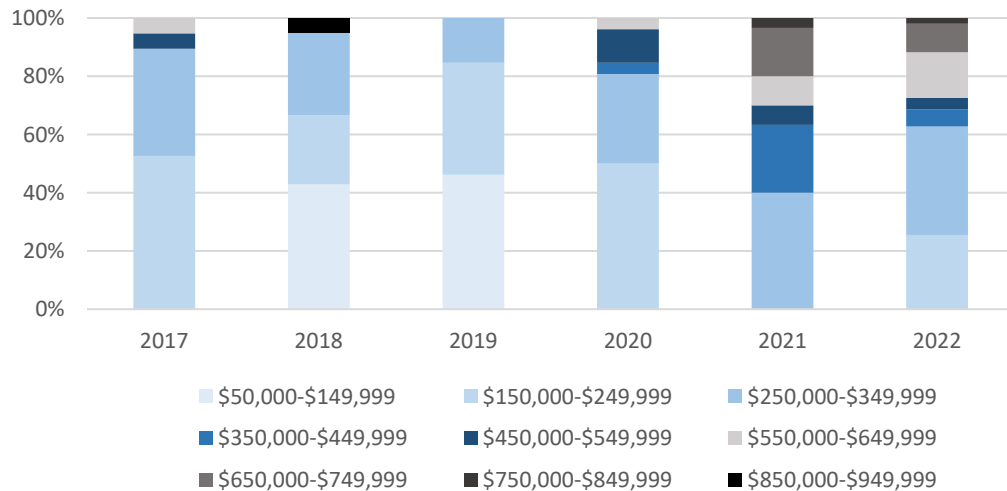


# Housing Supply Analysis

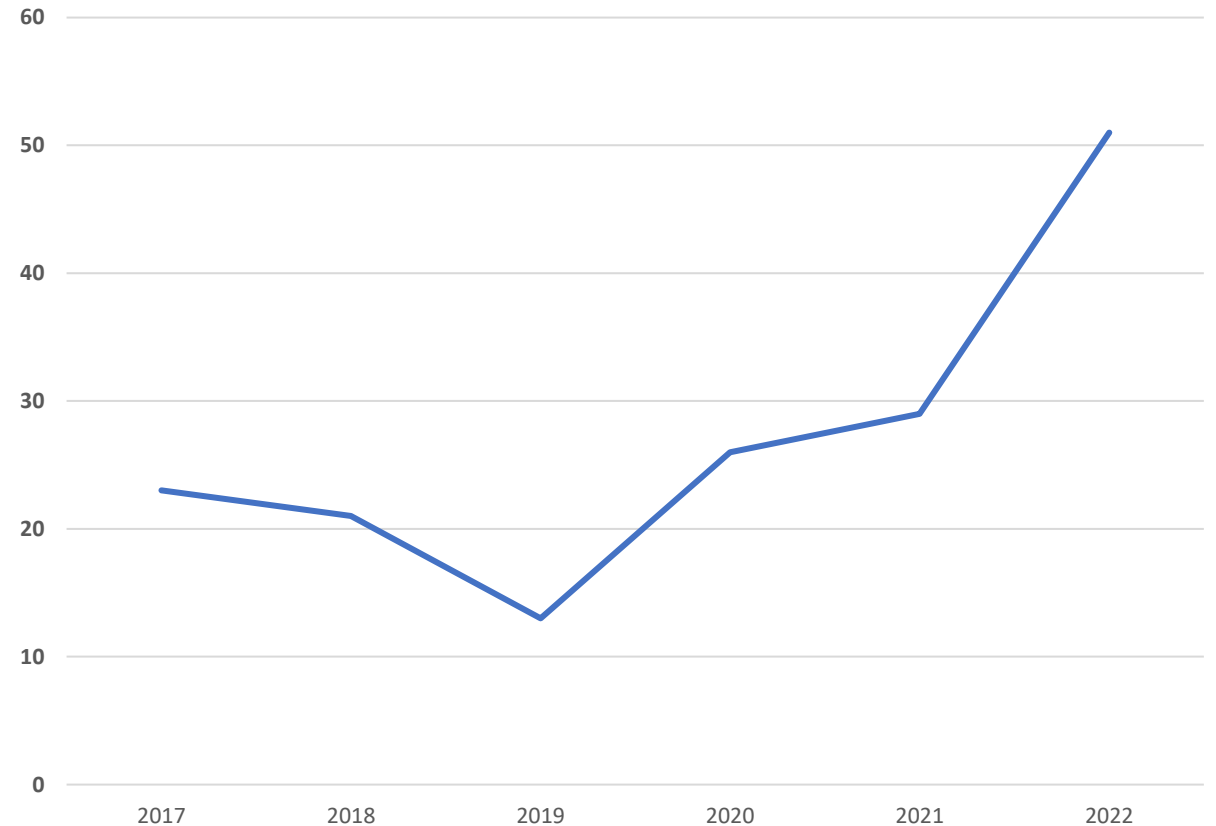
## Housing Permits

On average, less than 20 residential permits were issued by the City of Dahlonega annually prior to 2020. During this time, the estimated sales price of over 85% of permitted homes was below \$350,000. From 2020 to 2022 YTD, average annual residential permits increased 84%, averaging 35 permits annually. This increase was accompanied with an increase in estimated sales price. Within the last three years, there has been a greater share of homes estimated to sell above \$350,000.

Residential Permits by Estimated Sales Price, 2017-2022



Residential Permits, 2017-2022 YTD



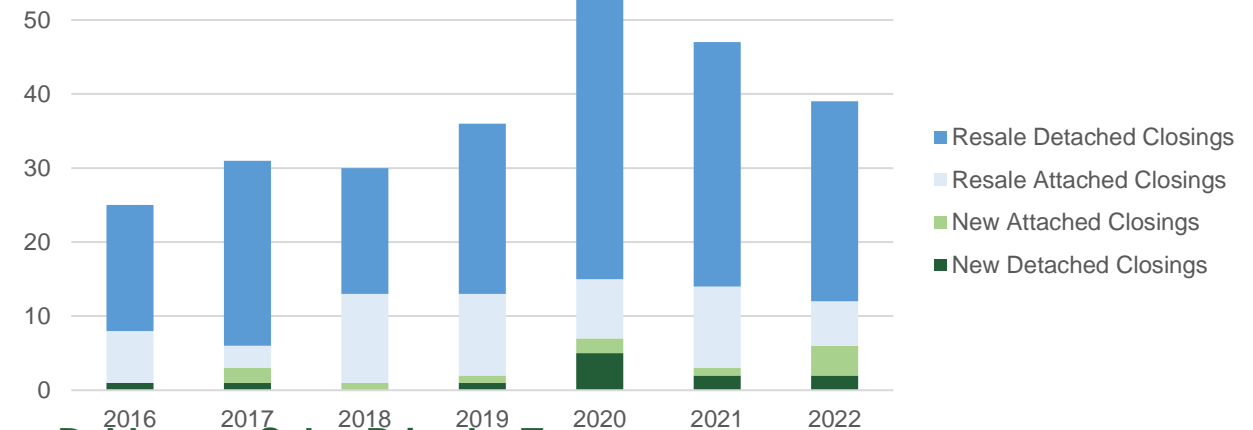
Source: KB Advisory, based on data from the City of Dahlonega

# Housing Supply Analysis

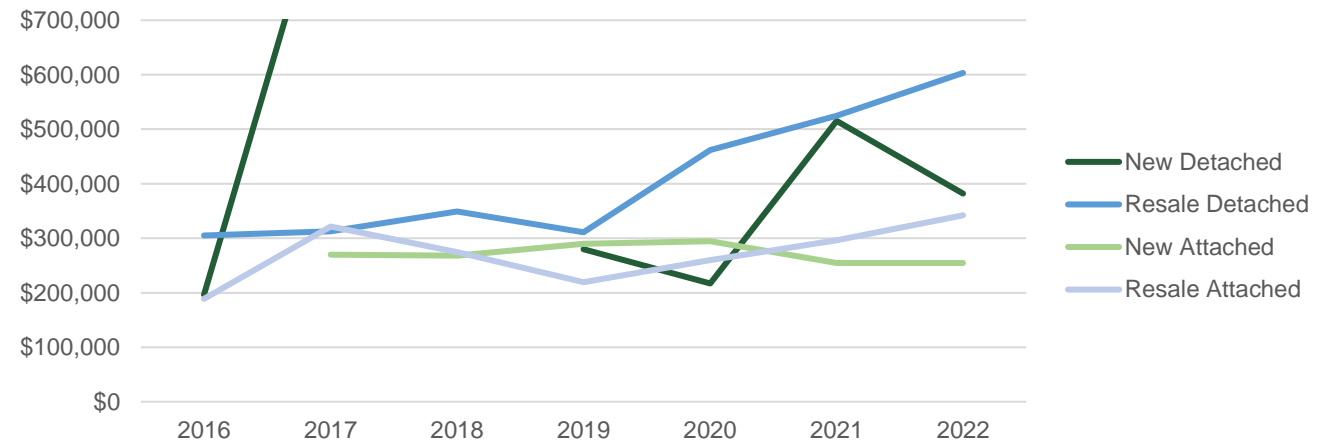
## Dahlonega Home Sales

Since 2016, the City of Dahlonega has seen very few new construction home sales. Similar to demonstrated increases in housing permits, sales volume of new homes has increased since 2020. More notably, detached resale closings nearly double in 2020 compared to the previous year. Resale prices also grew over this same period. While attached and detached sales have declined slightly from a 2020 peak, sales prices continued to increase.

Dahlonega Home Sales by Type



Dahlonega Sales Price by Type



Source: KB Advisory, based on data from SmartRE data

# Housing Supply Analysis

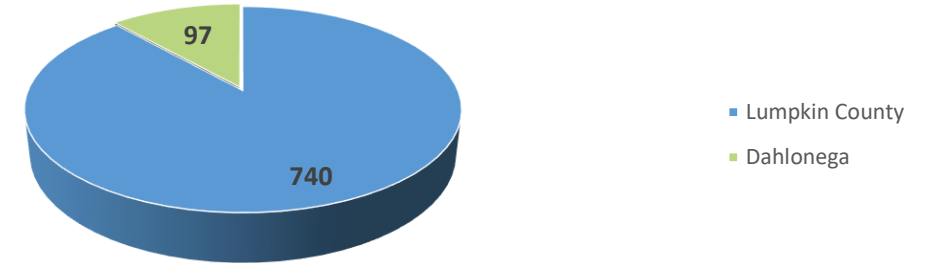
## Second Homes

Second homes in Dahlonega are estimated to make up 3.2% of the city's housing stock if they were occupied by full-time residents. According to the 2020 US Census, 97 homes within Dahlonega were used for seasonal, recreational, or occasional use or otherwise not a permanent resident.

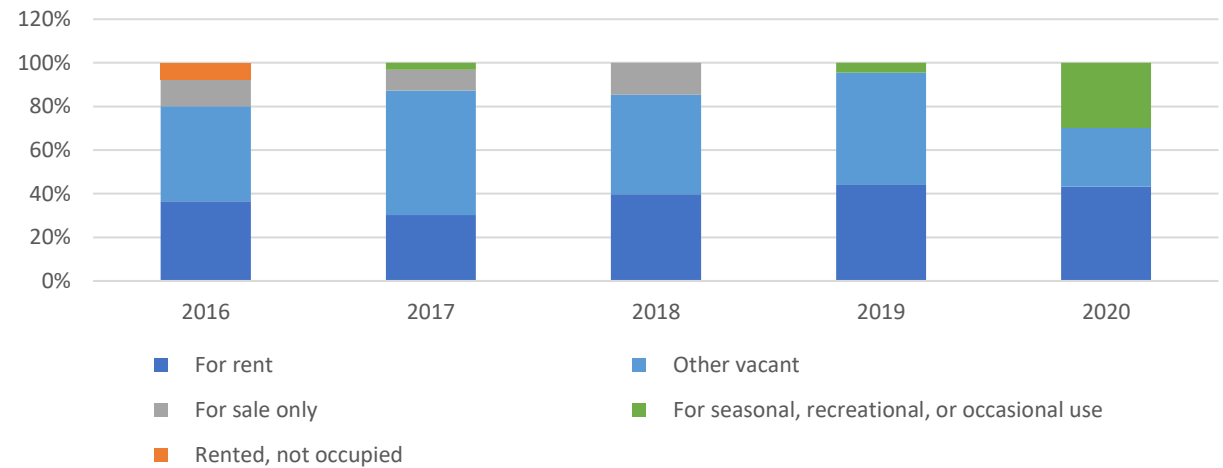
Generally, the second home market is not putting significant pricing pressure on the housing market, but data indicates a growing number of homes are being used as second homes increasing from less than 20 homes in 2017 and 2019 to 97 homes in 2020.

Compared with Lumpkin County, second homes in Dahlonega represent 13% of the county total.

Housing for Seasonal, Recreational, or Occasional Use, 2020



Vacant Housing Units by Use, 2016-2020



Source: KB Advisory Group, Data from US Census

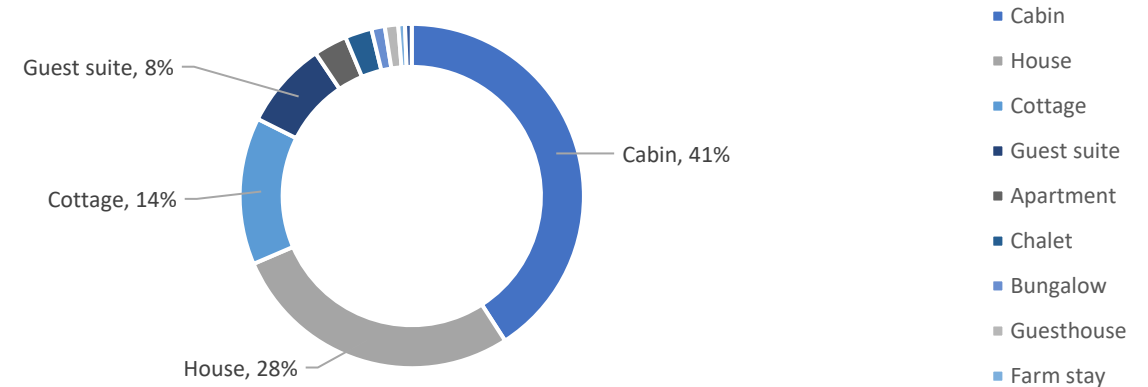
# Housing Supply Analysis

## Short-term Rentals

Not all second homes are used as short-term rentals (STRs), and some primary homes may be STRs. The graph and chart to the right categorize current 2022 listings within Dahlonega, with the vast majority being single-family detached homes with an average annual occupancy of 39%. 82% of STR listings on Airbnb are one to three bedroom units.

Of note, the city implemented a city-wide regulation on STRs allowing only STR properties operating with R-1 zoning districts prior to 2020 to apply for a STR license (Ordinance No. 2020-09).

Dahlonega Short-term Rental by Type, 2022



Unit Size	Distribution by		
	Unit Size	Median Nightly Rate	Median Occupancy
Studio	1%	\$116	24%
1-bedroom	21%	\$126	32%
2-bedroom	30%	\$192	44%
3-bedroom	31%	\$234	34%
4-bedroom	12%	\$291	50%
5-bedroom	4%	\$410	55%
6-bedroom	1%	\$482	21%
	<b>100%</b>		<b>39%</b>

Source: KB Advisory Group, Data from Airbnb



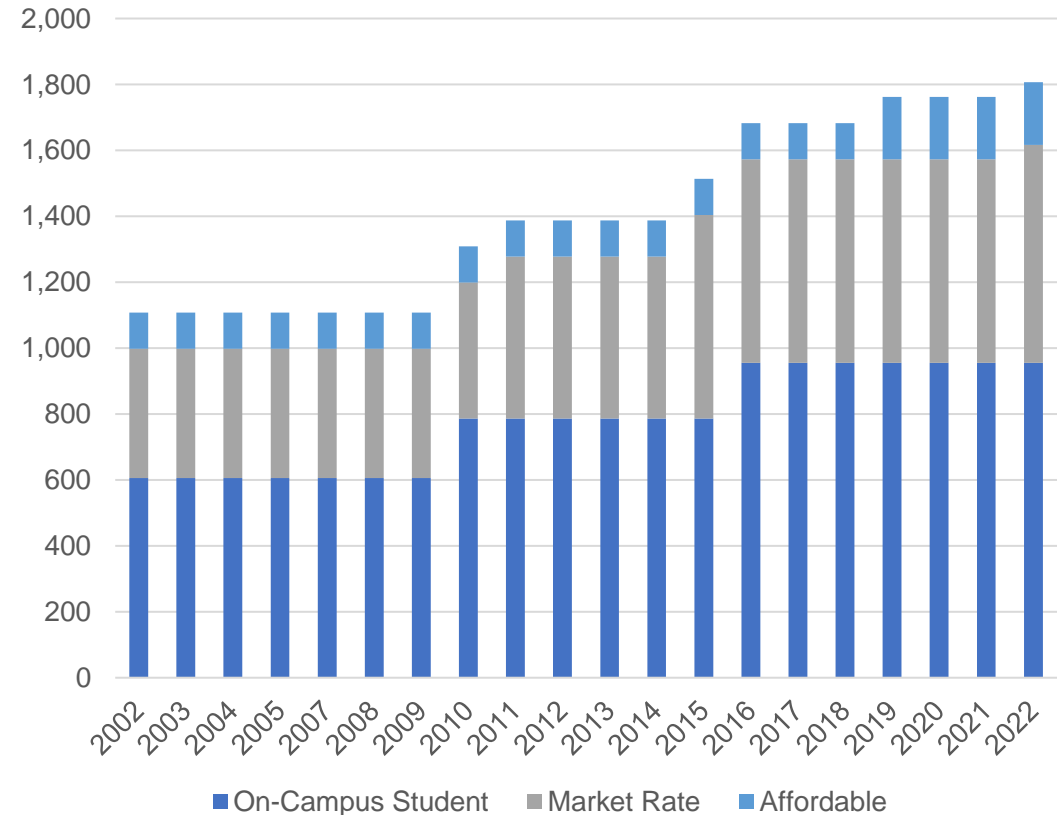
# Housing Supply Analysis

## Multifamily Rental Inventory

The multifamily market in Dahlonega has undergone periods of growth followed by periods of inactivity. Between 2002 and 2022, multifamily units increased by 699 units from 1,108 units in 2002 to 1,807 units in 2022. Since 2000, the number of new multifamily units delivered would equate to an average of 35 new units every year.

Since 2010, 498 multifamily apartment units have been delivered in the market. The majority of units are on-campus student-housing. Of the market-rate units, most of these units are student targeted.

Dahlonega Multifamily Unit Inventory, 2002-2022



Source: CoStar

# Housing Supply Analysis

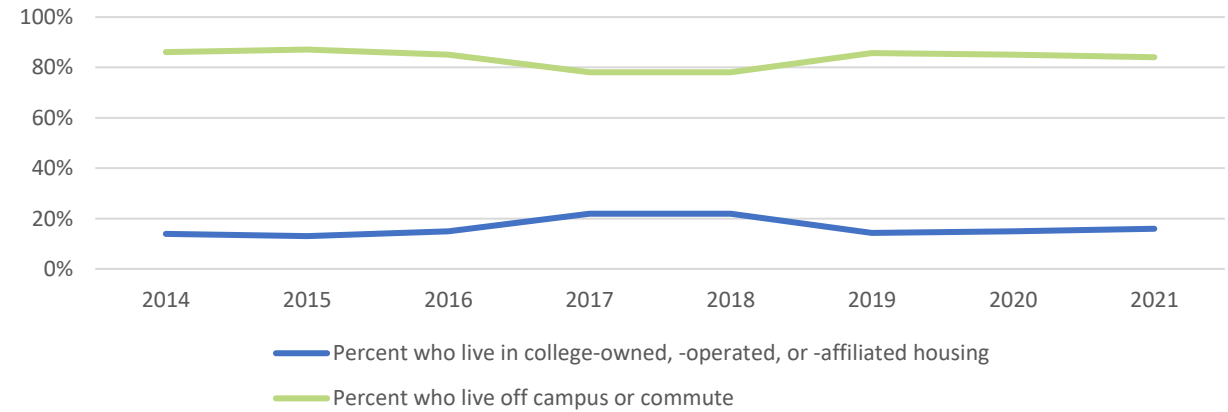
## On-Campus Student Housing

Since 2014, the vast majority UNG students live in off-campus housing.

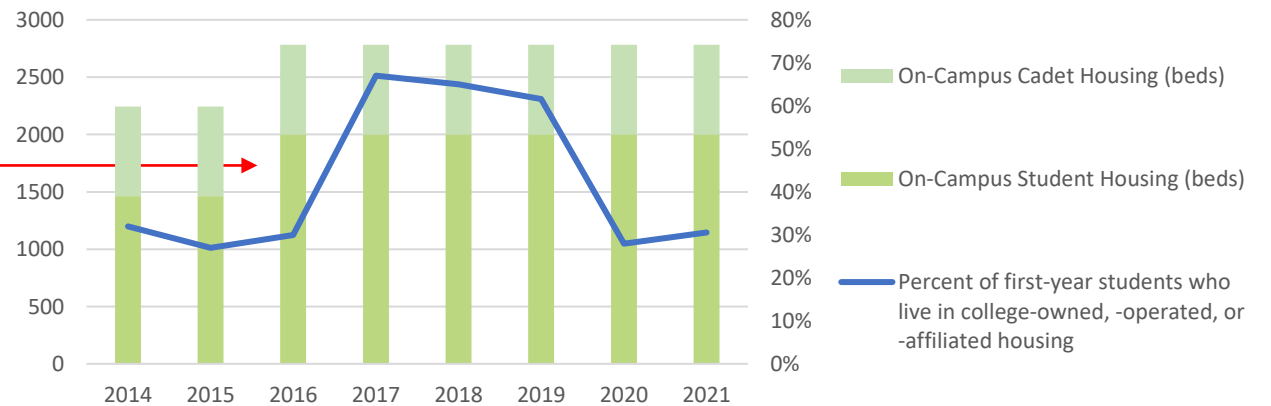
- The addition of The Commons in 2016 added 538 beds. This addition shifted the on-campus housing trends for first-year students peaking at 67% in 2017.
- Of note, UNG requires freshmen and sophomores to live on-campus.
- The Covid pandemic in 2020 resulted in a dramatic drop in first-year students living in on-campus housing and carried trough to 2021.



### On-Campus and Off-Campus Students (%), 2014-2021



### First-year Students Housing Trends and On-Campus Housing by Beds



Source: KB Advisory, based on data from UNG Data Set

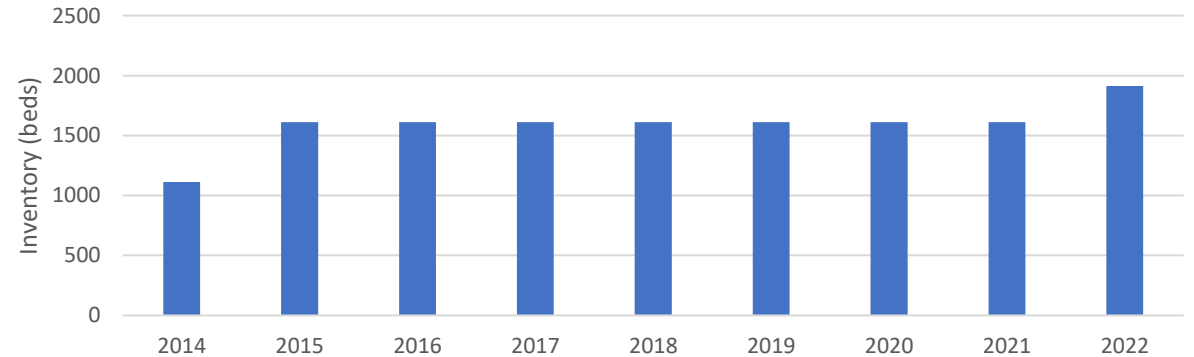
# Housing Supply Analysis

## Off-Campus Student Housing

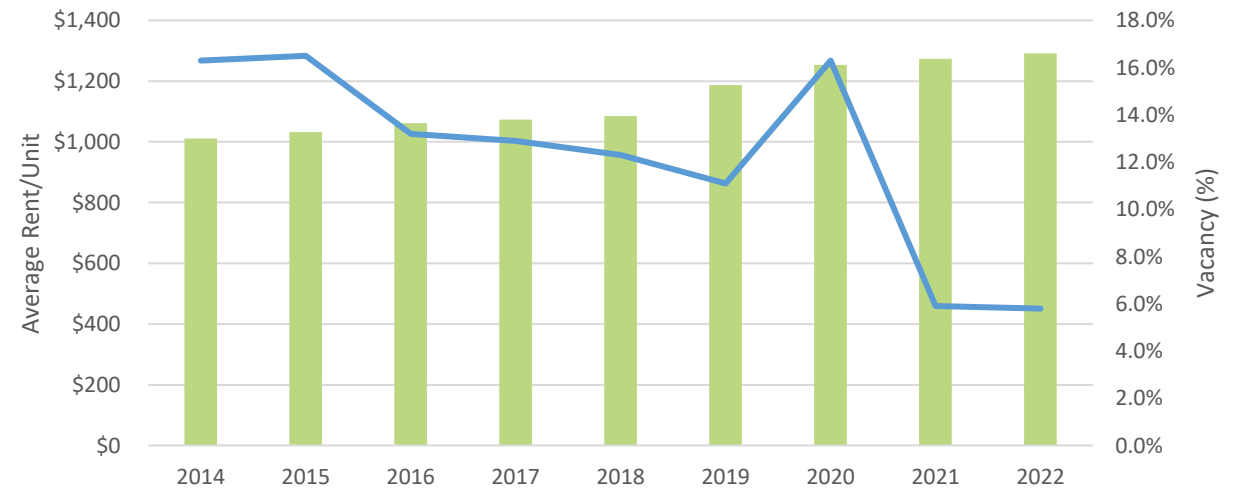
Since 2014, there has been limited off-campus, student targeted housing deliveries.

- The addition of Bellamy in 2016 and The Laurel in 2022 added 720 beds. Combined, these recent deliveries represents a third of the total off-campus housing inventory.
- Off-campus student rents have averaged 3% annual growth since 2014.
- 2019 and 2020 saw 9% and 6% average annual rent growth, respectively. Following 2020, the off-campus student housing market saw a sharp decline in vacancy.

Off-campus Student Targeted Housing, 2014-2022



Off-campus Student Targeted Housing Rent & Vacancy, 2014-2022



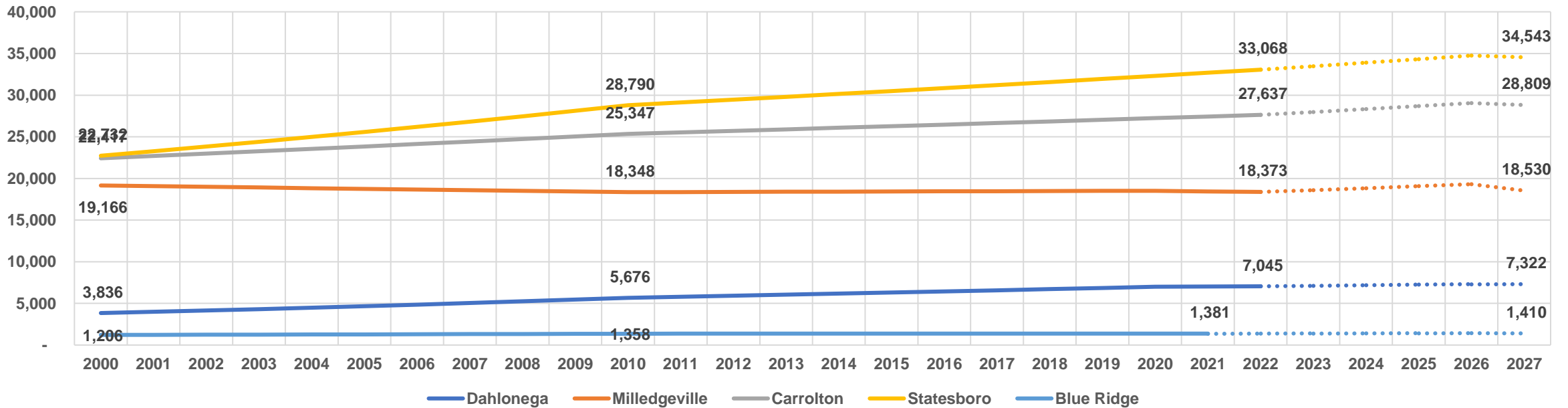
Source: KB Advisory, based on data from CoStar

# Peer Cities Assessment

## Population

The populations of all but one of the cities in our comparison saw increases in population between 2000 and 2022 and are projected to continue to grow in the next five years. Milledgeville was the exception to this trend, witnessing a gradual loss in population since 2000, but the city is projected to add residents in the next five years

Population Growth, 2000-2027



Source: KB Advisory, based on data from Claritas

# Peer Cities Assessment

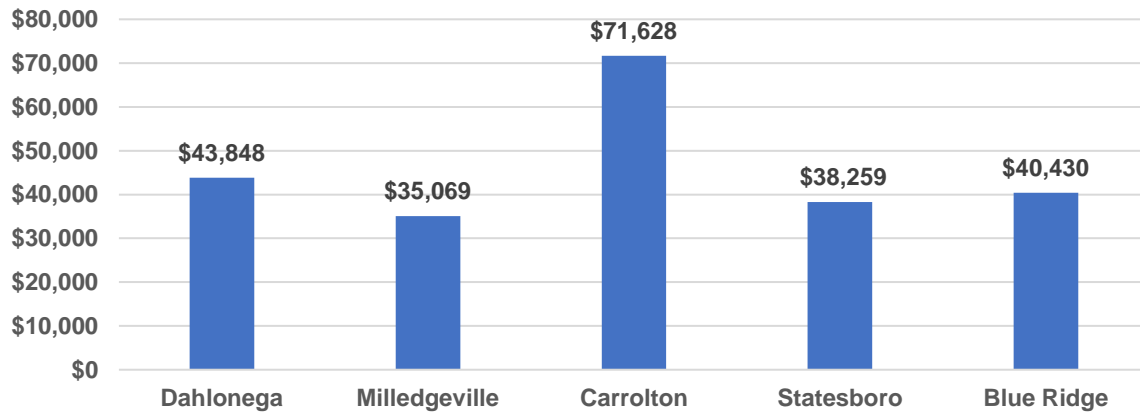
# Peer Cities Assessment

## Household Income

Carrollton's median household income is the highest of the peer cities in this comparison, exceeding that of Dahlonega by nearly \$30,000. Milledgeville and Statesboro both have lower median household incomes than the city of Dahlonega.

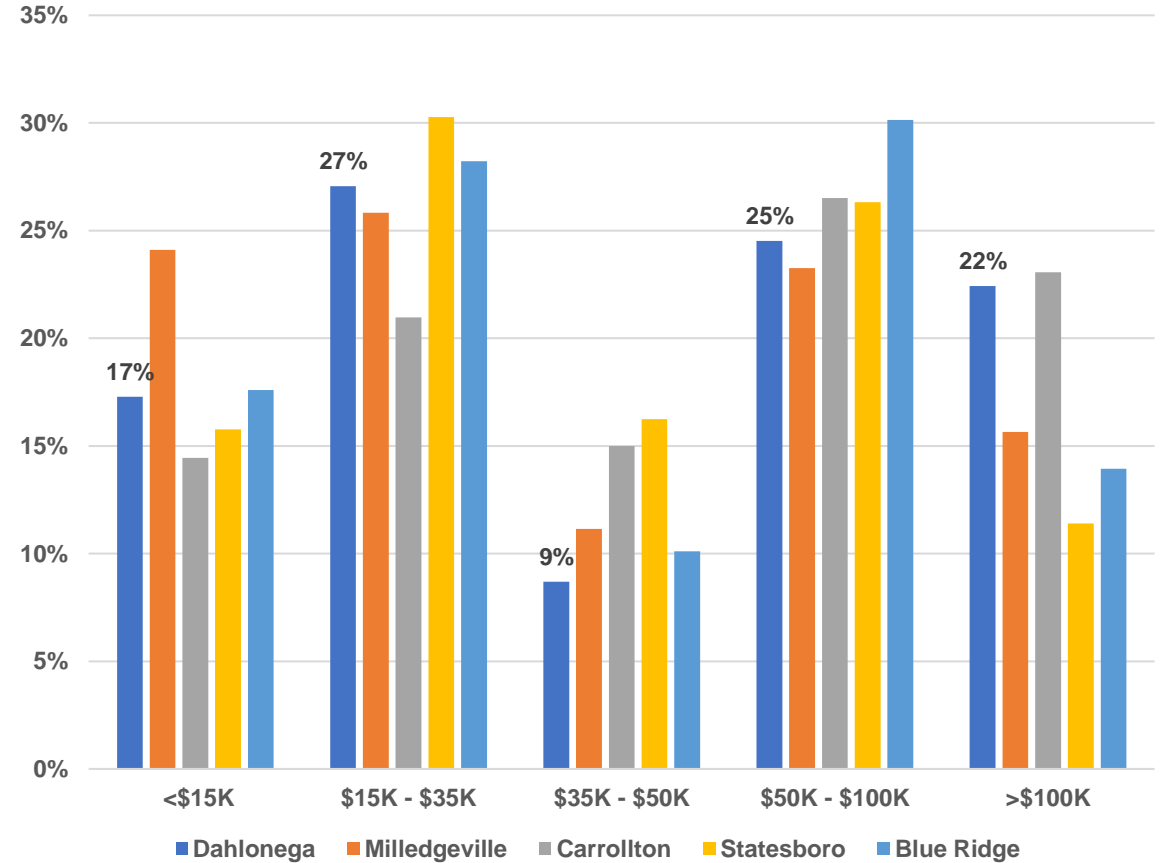
All of the cities in this comparison show a bifurcation of household incomes, with relatively few households earning between \$35,000 and \$50,000 and even distributions above and below that income cohort.

Median Household Income, 2022



Source: KB Advisory, based on data from Claritas

Household Income Distribution, 2022



# Peer Cities Assessment

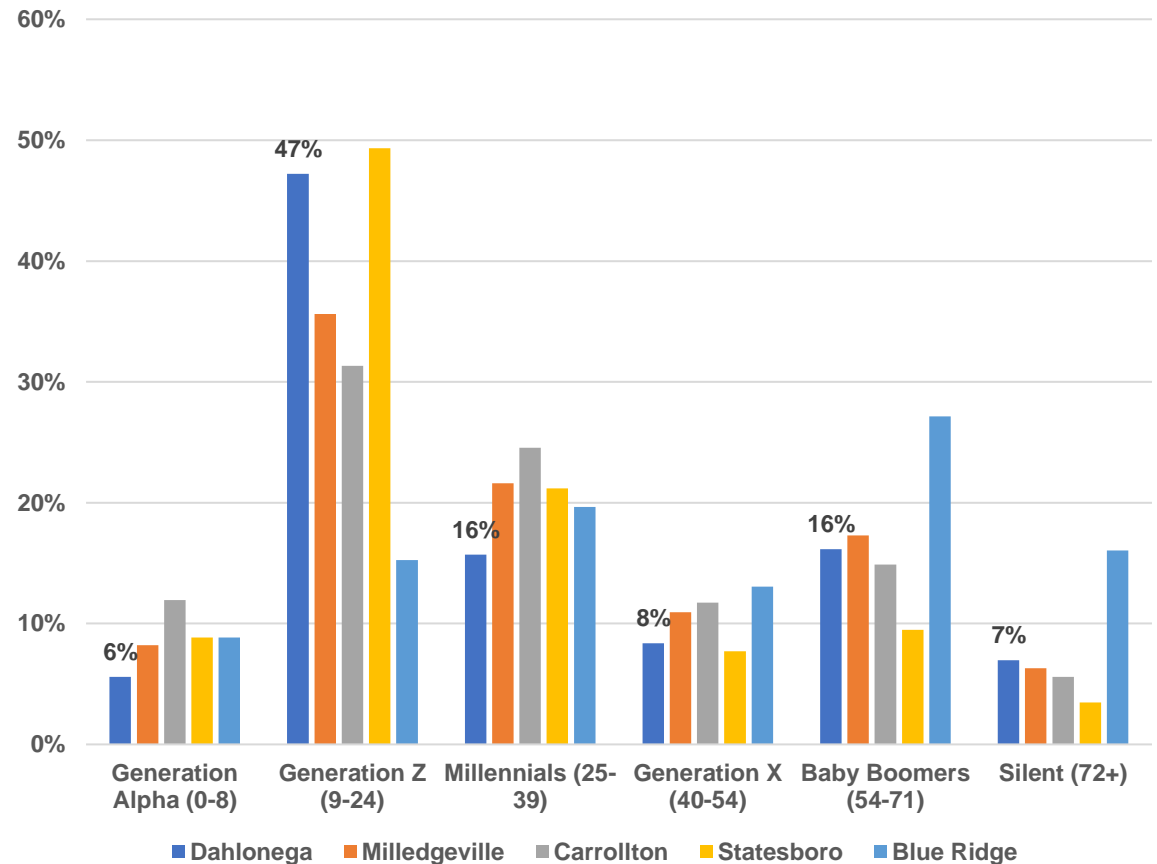
## Residents by Generation

The age distribution of Statesboro most closely resembles that of Dahlonega, likely attributable to their shared character as college towns.

Milledgeville and Carrollton also resemble Dahlonega's age distribution, as both cities are also college towns where large populations of university students reside.

The age distribution of the city of Blue Ridge deviates from the overall trend among our comparison cities, with large concentrations of residents over the age of 54.

Age Distribution, 2022



Source: KB Advisory, based on data from Claritas

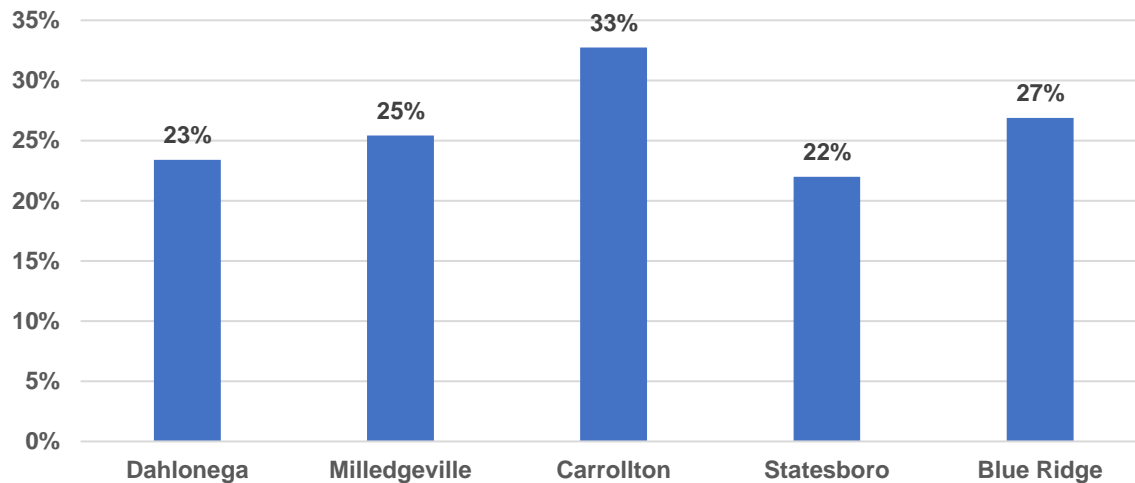
# Peer Cities Assessment

## Household Size

Carrollton and Statesboro both have higher proportions of medium and large households than the other cities in this comparison.

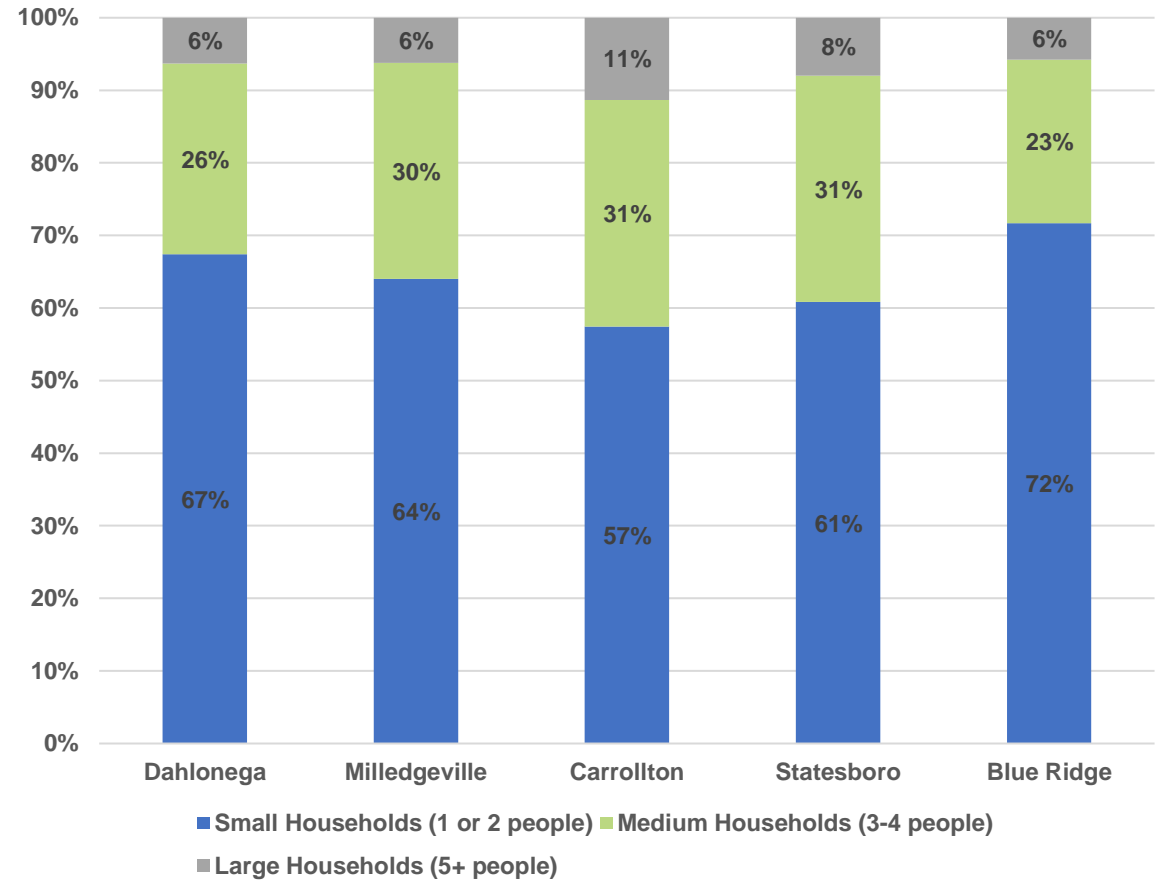
A third of Carrollton's households are households with children, higher than the other cities in this comparison where only a quarter of households have children.

Households with Children, 2022



Source: KB Advisory, based on data from Claritas

Households by Size, 2022





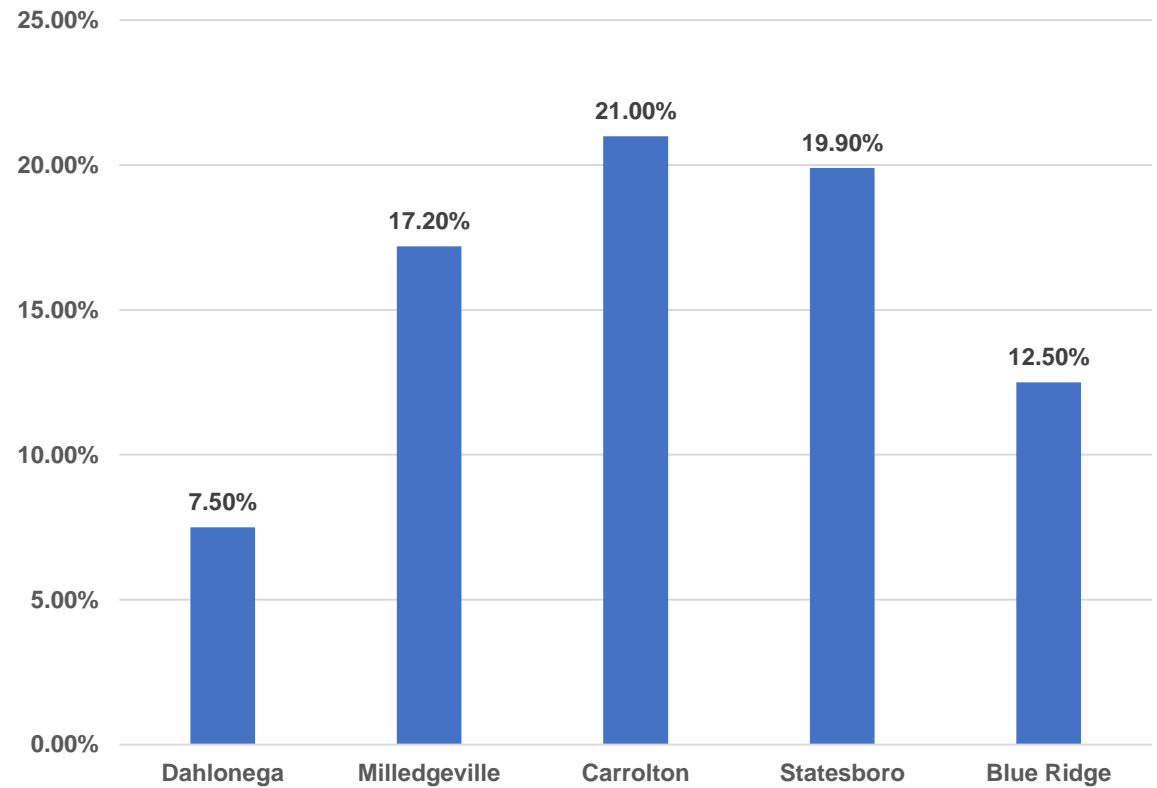
# Peer Cities Assessment

## Female Head of Households

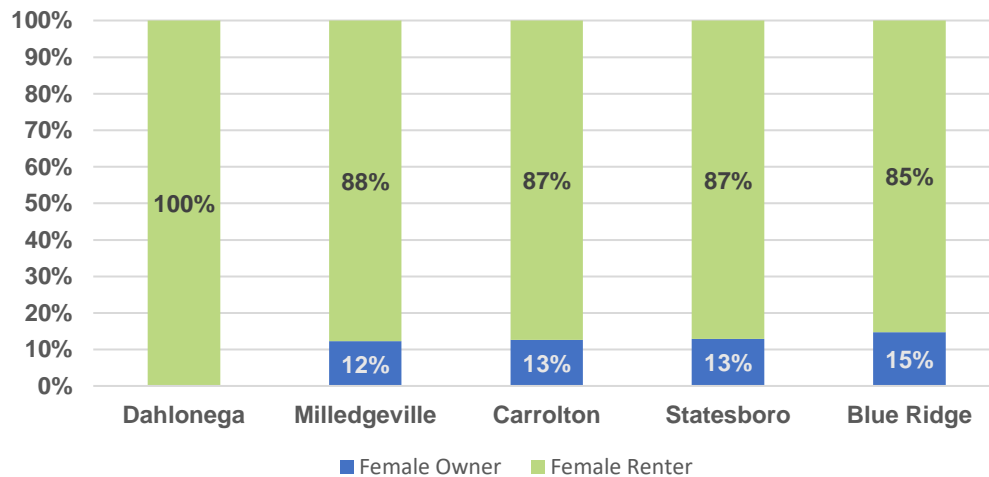
Dahlonega has the lowest share of female head of households.

Compared to other cities, Dahlonega's female householders are 100% renters. The share of renters and owners across the remaining cities is consistent averaging 87% renter and 13% owner.

Female Householder as a Share of Total Households, 2021



Tenure of Female Householders



Source: KB Advisory, based on data from Claritas

# Peer Cities Assessment

## Housing Type

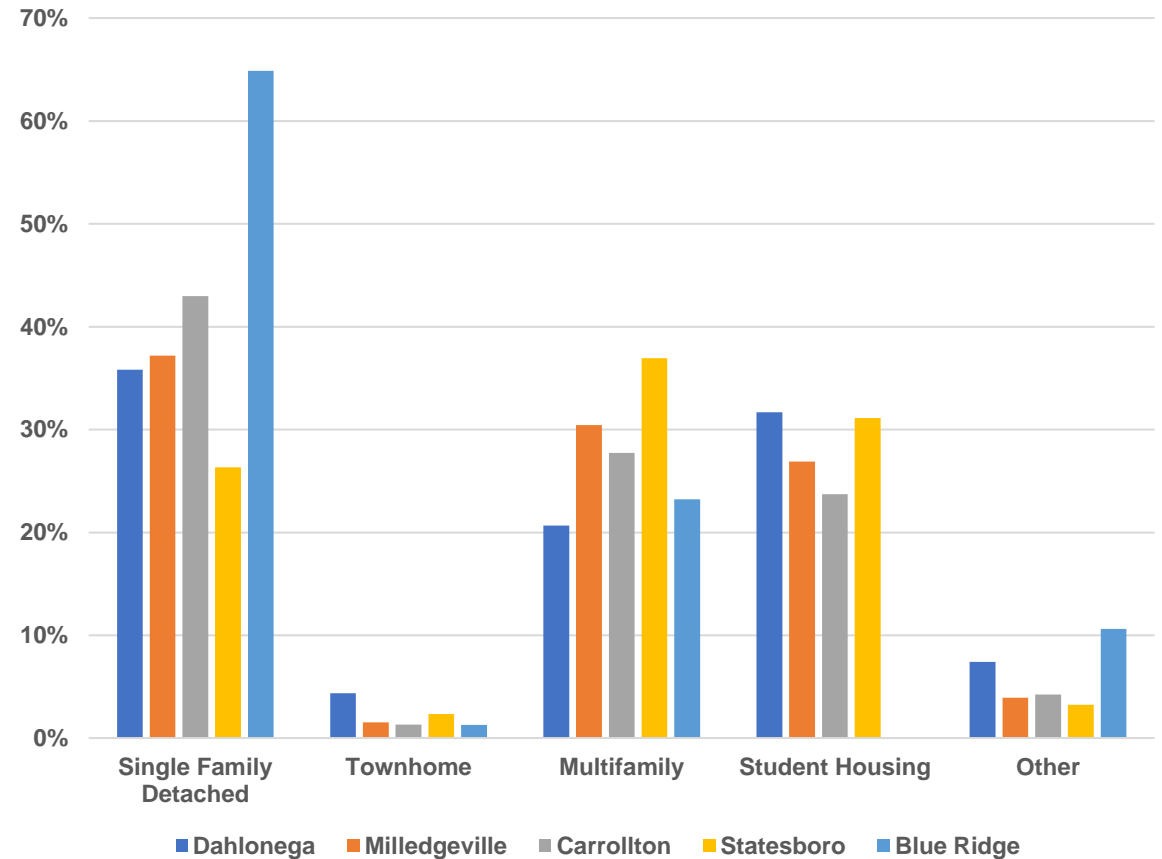
On-campus student housing accounts for a slightly larger portion of Dahlonega’s housing supply than its peer cities, amounting to 32% of the city’s housing units.

Blue Ridge differs from the other cities in that it has a large portion of single-family detached homes and no designated student housing with the absence of a university.

All the cities in this comparison have relatively low proportions of townhomes in their housing stock.

Multifamily units account for over 30% of both Milledgeville and Statesboro’s housing stock. **Of the peer cities, Dahlonega’s multifamily represents the lowest percentage of the total housing stock at 21% .**

Distribution of Housing Units by Type, 2022



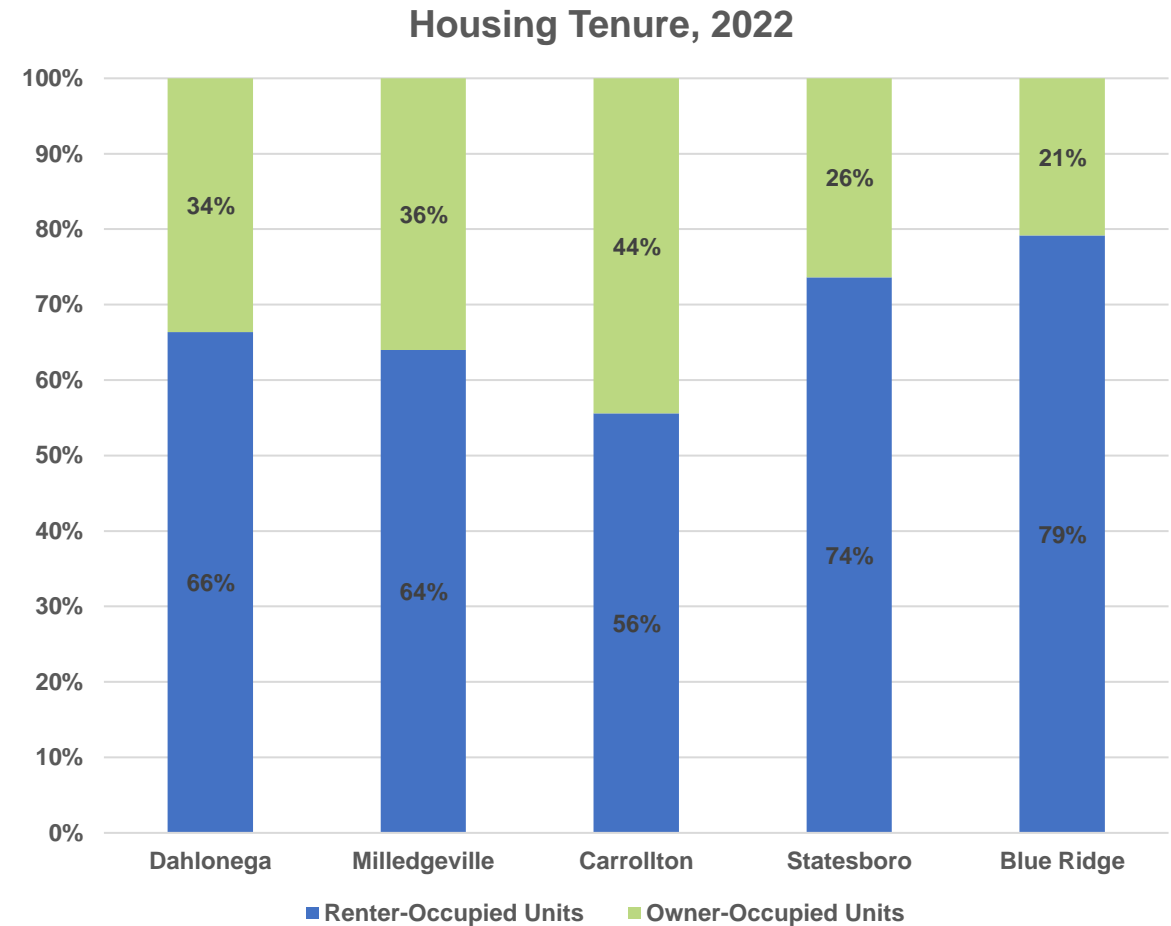
Source: KB Advisory, based on data from Claritas

# Peer Cities Assessment

## Housing Tenure

**Renter-occupied units are the most prevalent form of occupied housing units among all five of the cities in this comparison.** Four of the cities in this comparison are home to large student populations, a population well suited to rentership given the short-term nature of their stay in the cities that they attend school in.

Carrollton has a more even distribution of renter-occupied units and owner-occupied units than the other cities in this comparison, with closer to 50% of its housing units occupied by renters.



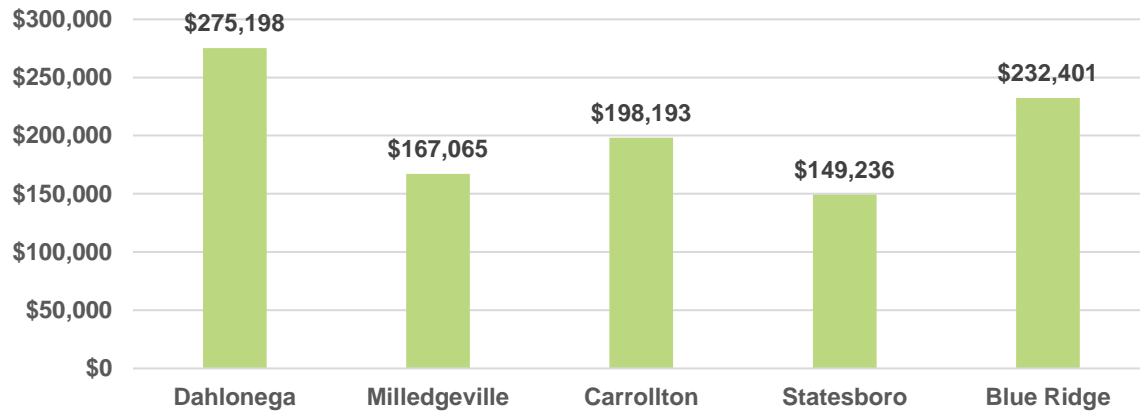
Source: KB Advisory, based on data from Claritas

# Peer Cities Assessment

## Housing Value

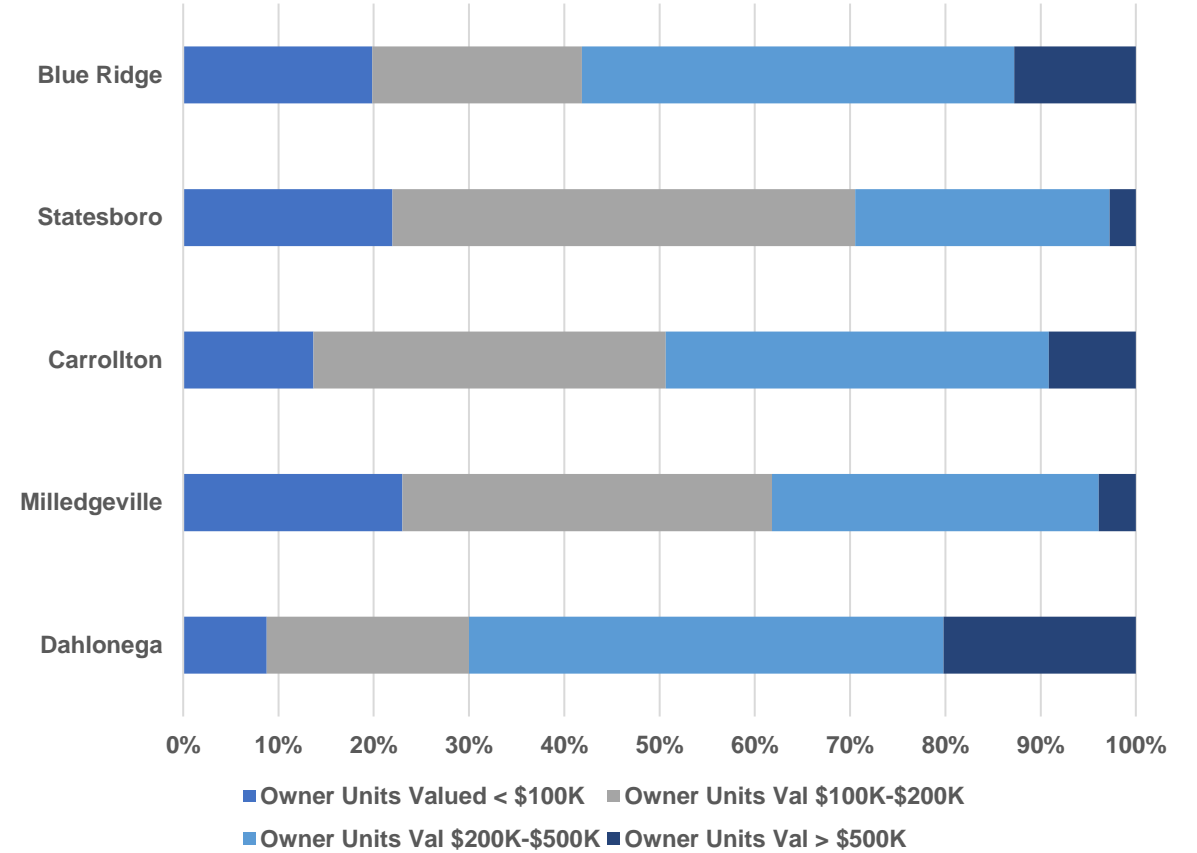
Home values in Dahlonega are generally higher than home values in other cities in this comparison. Statesboro and Milledgeville have greater proportions of units valued below \$100,000 compared with the other cities in this analysis. Milledgeville and Carrollton have higher proportions of homes valued between \$100,000 to \$200,000.

Median Home Value, 2022



Source: KB Advisory, based on data from Claritas

Home Value, 2022



# Housing Demand Analysis

# Housing Demand Analysis

## Demand Methodology

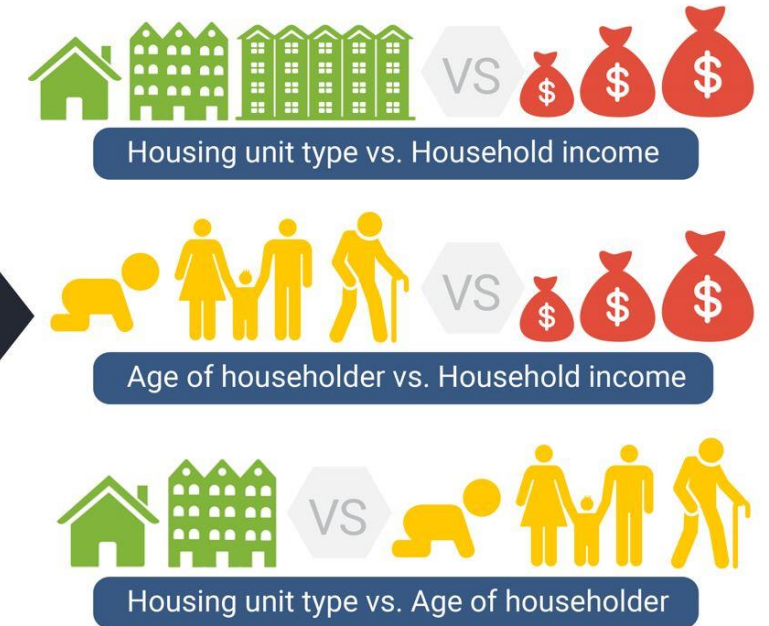
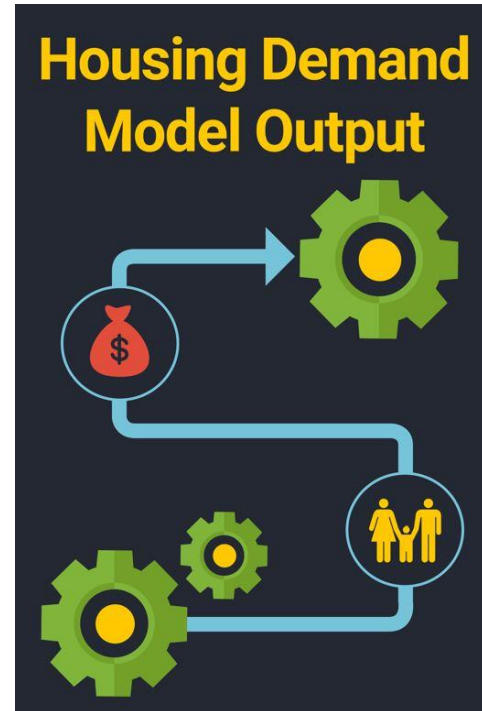
A proprietary analytical model evaluated the potential housing outcomes of three household groups that drive housing demand in Dahlonega:

- Owner households in turnover
- Renter households in turnover
- New households to Dahlonega

For each demand pool, data from numerous sources was used to forecast outcomes that, taken as whole, determine the level of local demand potential for new housing of various types at various price points.

The results provide local-level forecasts of achievable annual new-home production of for-rent and for-sale housing.

The diagram at right illustrates the process undertaken in the housing demand modeling process.



# Housing Demand Analysis

## Total Housing Demand

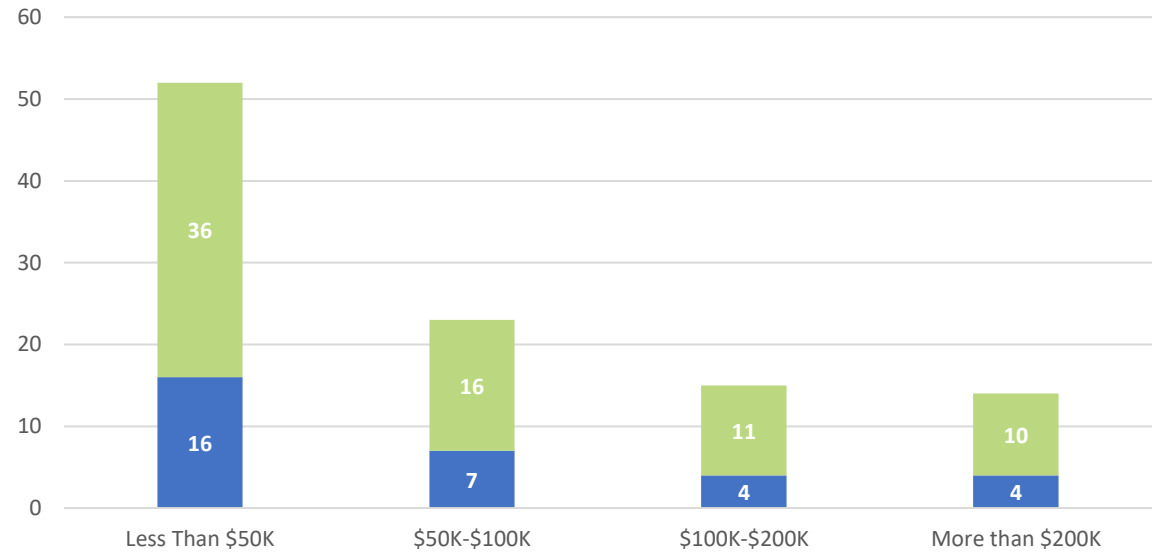
The housing demand analysis concludes that there is demand for an average of 104 new housing units in Dahlonega annually over the next five years.

The demand total of 104 units equates to an approximate demand for 31 single-family detached units and 73 attached units – which include townhomes and multifamily units.

The largest segment of housing demand in Dahlonega is from households earning less than \$50,000 annually. Demand from these households makes up 50% of total housing demand.

The results of this demand analysis are indicative of the local housing production potential if all products and price points are offered. The results of this analysis are not predictive, rather they should be used to identify potential opportunities as housing policies are assessed. Student housing demand is not included with for-sale and rental demand discussed here.

Annual Housing Demand by Type and Income



Income Range	Detached	Attached	TOTAL
Less Than \$50K	16	36	52
\$50K-\$100K	7	16	23
\$100K-\$200K	4	11	15
More than \$200K	4	10	14
<b>TOTAL</b>	<b>31</b>	<b>73</b>	<b>104</b>

Source: KB Advisory Group

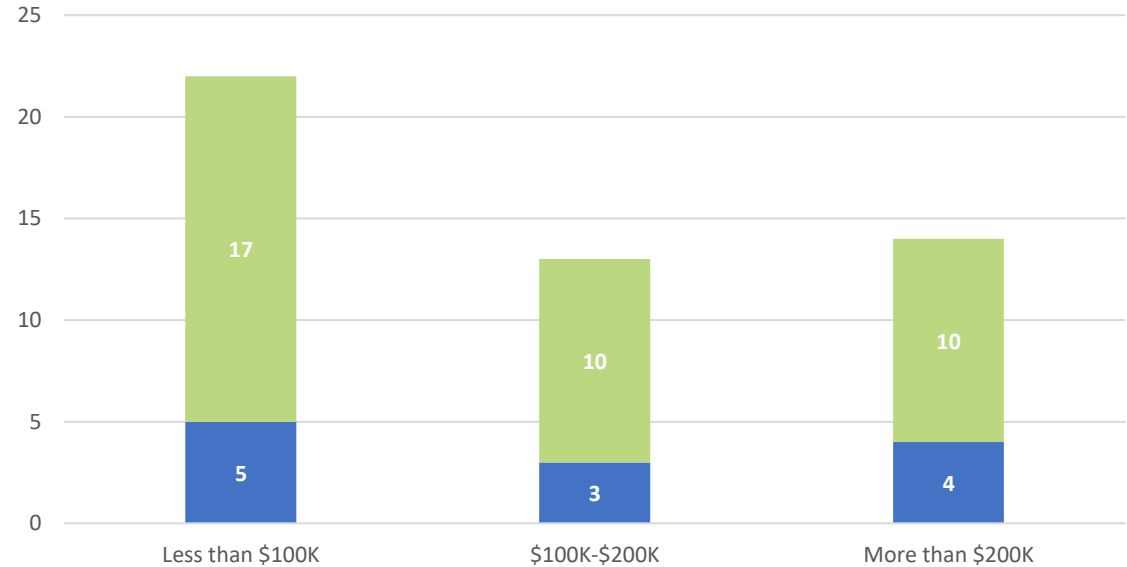
# Housing Demand Analysis

## For-sale Housing

The housing demand analysis concludes that there is demand for an average of 49 new for-sale housing units in Dahlonega annually over the next five years. The need for 49 units equates to an approximate demand for 12 single-family detached units and 37 attached units per year.

Households earning less than \$100,000 make up nearly 45% of for-sale demand. Of which, the majority is in attached homes, townhome, condos, or multifamily units. At higher income levels, there is proportionally more demand for detached homes.

Demand for Owner Housing by Income Range



Income Range	Housing Unit Price Range	Detached	Attached	TOTAL
Less than \$100K	Less than \$300,000	5	17	22
\$100K-\$200K	\$300,001 - \$600,000	3	10	13
More than \$200K	More than \$600,001	4	10	14
<b>TOTAL</b>		<b>12</b>	<b>37</b>	<b>49</b>

Source: KB Advisory Group



# Housing Demand Analysis

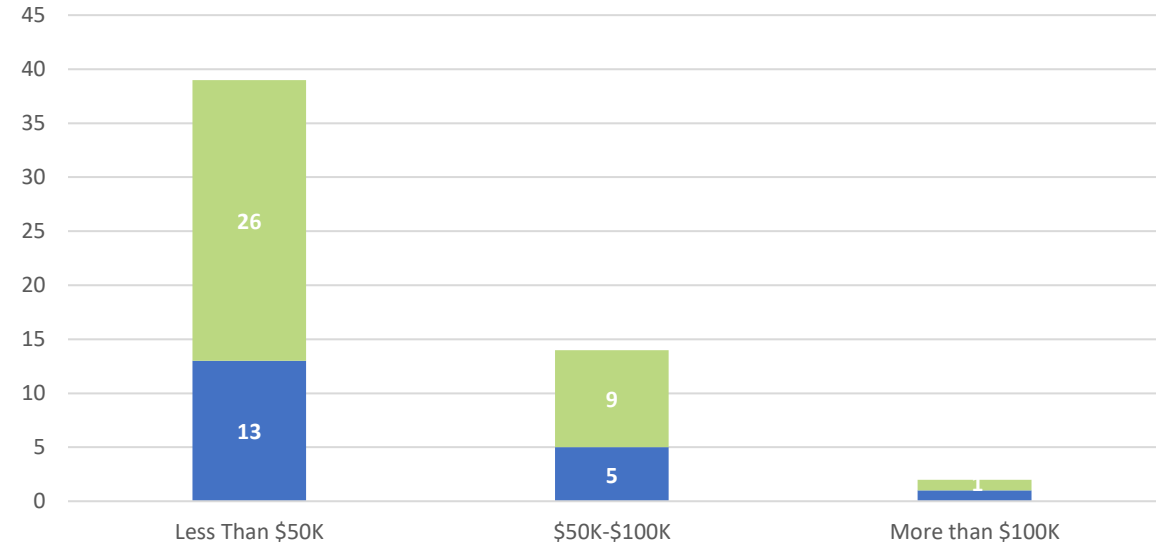
## Rental Housing

The housing demand analysis concludes that there is demand for an average of 55 new rental housing units in Dahlonega annually over the next five years. A demand total of 55 units annually equates to an approximate demand for 19 single-family detached units and 36 attached.

Households earning less than \$50,000 represent 71% of new rental demand. Lower and middle-income earners comprise the largest segment of new demand with those earning over \$100K making up a larger portion of detached rental demand.

- Households earning over \$100,000 will likely seek ownership positions, and there is currently limited demand for high-end rental product within Dahlonega.

Demand for Rental Housing by Income Range



Income Range	Housing Unit Price Range	Detached	Attached	TOTAL
Less Than \$50K	Less than \$1,250	13	26	39
\$50K-\$100K	\$1,251-\$2,500	5	9	14
More than \$100K	More than \$2,500	1	1	2
<b>TOTAL</b>		<b>19</b>	<b>36</b>	<b>55</b>

Source: KB Advisory Group

# Housing Demand Analysis

## Student Housing

Utilizing UNG Fall semester enrollment and demonstrated student living arrangements, our demand model shows unmet demand for about **700 off-campus, student targeted beds or between 200-300 units** in the next 5 years.

UNG's on-campus living requirement for first and second year students captures a majority of freshmen and sophomore students. Undergraduate upperclassmen are much more likely to seek off-campus housing and therefore comprise a larger share of demand. Private, off-campus housing deliveries have been successful in meeting this demand, but have not met pent up demand or kept up with UNG's growth.

Allowing future student housing development in strategic locations just west of UNG's campus will be vital in providing necessary housing and dampening the impact on Dahlonega's existing and future housing stock throughout the city.

	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
<b>Total Enrollment*</b>	<b>7,221</b>	<b>7,296</b>	<b>7,322</b>	<b>7,387</b>	<b>7,525</b>	<b>7,599</b>	<b>7,674</b>	<b>7,750</b>	<b>7,827</b>	<b>7,904</b>
On-Campus Targeted Undergraduate	2,694	2,702	2,599	2,553	2,672	2,763	2,790	2,818	2,846	2,875
On-Campus Housing	2,782	2,782	2,782	2,782	2,782	2,782	2,782	2,782	2,782	2,782
Off-Campus Targeted Undergraduate	2,490	2,527	2,598	2,659	2,669	2,660	2,686	2,713	2,739	2,766
Off-Campus Housing	1,611	1,611	1,611	1,611	1,915	2,043	2,043	2,043	2,043	2,043
<b>Total Net Unmet Demand (beds)</b>	<b>791</b>	<b>836</b>	<b>804</b>	<b>819</b>	<b>644</b>	<b>598</b>	<b>652</b>	<b>706</b>	<b>761</b>	<b>816</b>
Total Units (4-bed suite)	198	209	201	205	161	149	163	176	190	204
Total Units (2-bed suite)	395	418	402	409	322	299	326	353	380	408
<b>Total Net Unmet Demand (units)</b>	<b>297</b>	<b>313</b>	<b>301</b>	<b>307</b>	<b>242</b>	<b>224</b>	<b>244</b>	<b>265</b>	<b>285</b>	<b>306</b>

Source: KB Advisory Group

# Housing Gap Analysis

# Housing Gap Analysis

## Methodology

An opportunity gap analysis was conducted to assess how the housing market in Dahlonega meets the market demand for housing.

This opportunity gap analysis matched historic supply trends with forecasted demand to illustrate the gap between supply and demand in Dahlonega's housing market.

Understanding the gap between supply and demand can identify market inefficiencies and provides data points to inform and guide conversations and policy related to housing.

The opportunity gap analysis uses a 5-year average of different housing products delivered at various price points within the City of Dahlonega. The 5-year average is calculated based on housing delivery between 2017 and 2021.

Housing units delivered are categorized into three groups – Lower, Middle, and Upper – each with accompanying income ranges and reasonable home prices or monthly rent based on shares of income.

Percentages are calculated based on the supply ratio to the demand for each housing type at each price point. Totals are cross-tabulated for each housing type and income class.

Range	Income Bracket	Home Price	Monthly Rent
<b>Lower</b>	Up to \$50,000	Up to \$150,000	Up to \$1,250
<b>Middle</b>	\$50,000 - \$100,000	\$150,000 - \$300,000	\$1,250 - \$2,500
<b>Upper-Middle</b>	\$100,000 - \$200,000	\$300,000 - \$600,000	\$2,500 - \$5,000
<b>Upper</b>	\$200,000 +	\$600,000 +	\$5,000 +

Source: KB Advisory Group

# Housing Gap Analysis

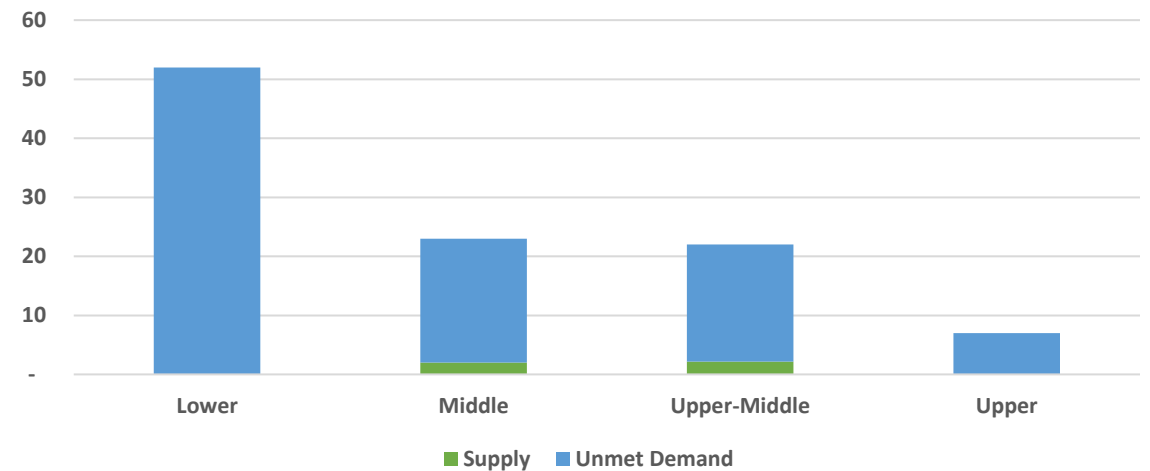
## Gap by Price Range

Over the last five years, the housing market in Dahlonega has supplied an annual average of approximately 4 new housing units across all housing types. This supply was concentrated in the middle and upper-middle end of the market.

This level of new home delivery supplied approximately 4% of the overall estimated housing demand in Dahlonega. In the portions of the market that Dahlonega is delivering units, the units being supplied represent around 10% of the total demand within those portions of the market, indicating that Dahlonega's demand for housing far outpaces the rate at which the supply is growing in the city.

Total	Supply	Unmet Demand	% of Demand Supplied
Lower	-	52	0%
Middle	2	21	9%
Upper-Middle	2	20	10%
Upper	-	7	0%
<b>Total</b>	<b>4</b>	<b>100</b>	<b>4%</b>

Total Gap Analysis



Source: KB Advisory Group

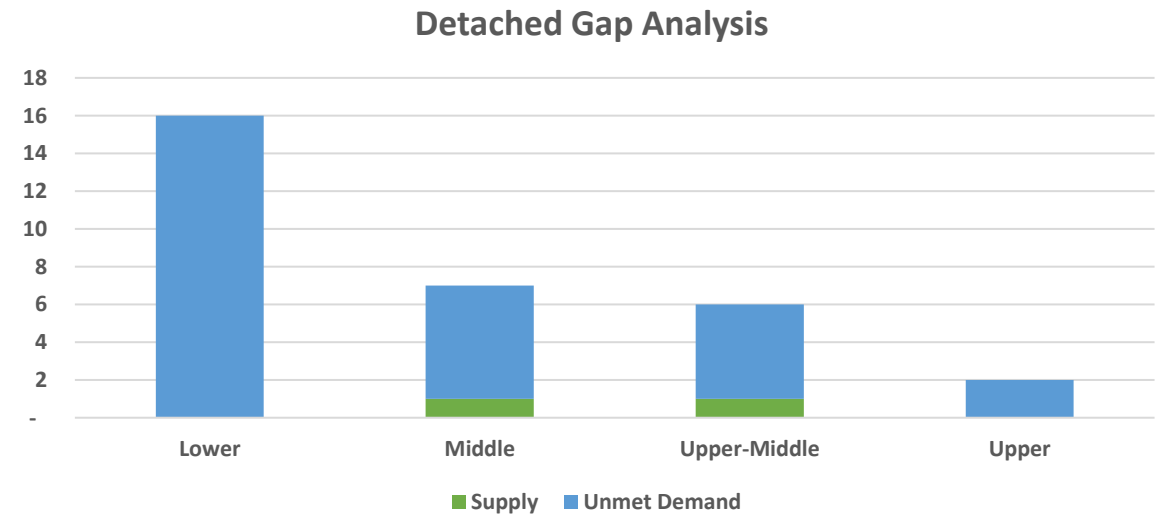
# Housing Gap Analysis

## Single-Family Detached Gap

Over the last five years, the housing market in Dahlonega has supplied an annual average of approximately 2 new single-family detached homes. This supply is concentrated in the middle and upper-middle portions of the market.

This level of new single-family home delivery supplied approximately 6% of the overall estimated demand.

Detached	Supply	Unmet Demand	% of Demand Supplied
Lower	-	16	0%
Middle	1	6	14%
Upper-Middle	1	5	17%
Upper	-	2	0%
<b>Total</b>	<b>2</b>	<b>29</b>	<b>6%</b>



Source: KB Advisory Group

# Housing Gap Analysis

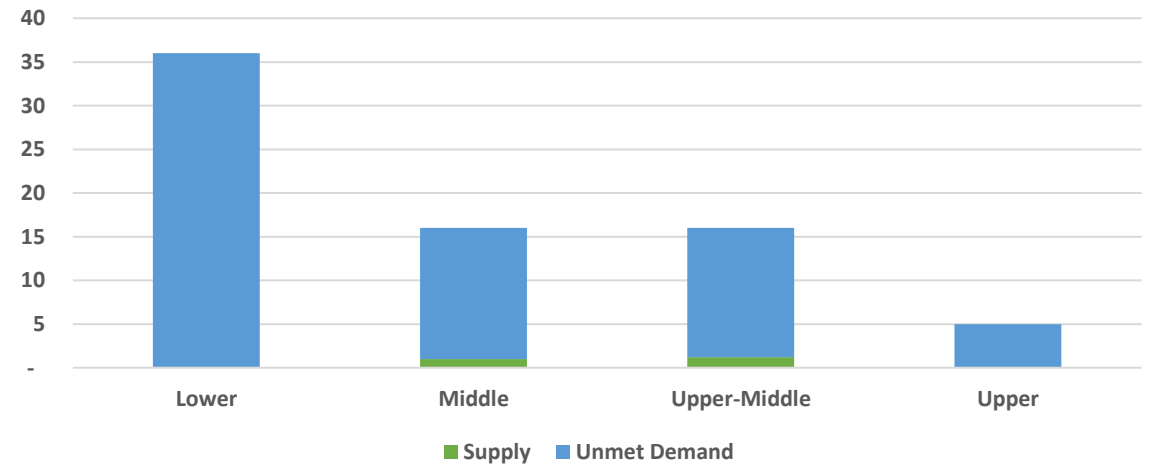
## Attached Gap

Over the last five years, the housing market in Dahlonega has supplied an annual average of approximately 2 new attached units. This supply was concentrated in the middle and upper-middle portions of the market.

This level of new attached home delivery supplied approximately 3% of the overall estimated demand.

Attached	Supply	Unmet Demand	% of Demand Supplied
<b>Lower</b>	-	36	0%
<b>Middle</b>	1	15	6%
<b>Upper-Middle</b>	1	15	8%
<b>Upper</b>	-	5	0%
<b>Total</b>	<b>2</b>	<b>71</b>	<b>3%</b>

Attached Gap Analysis



Source: KB Advisory Group

# Development Potential



# Development Potential Analysis

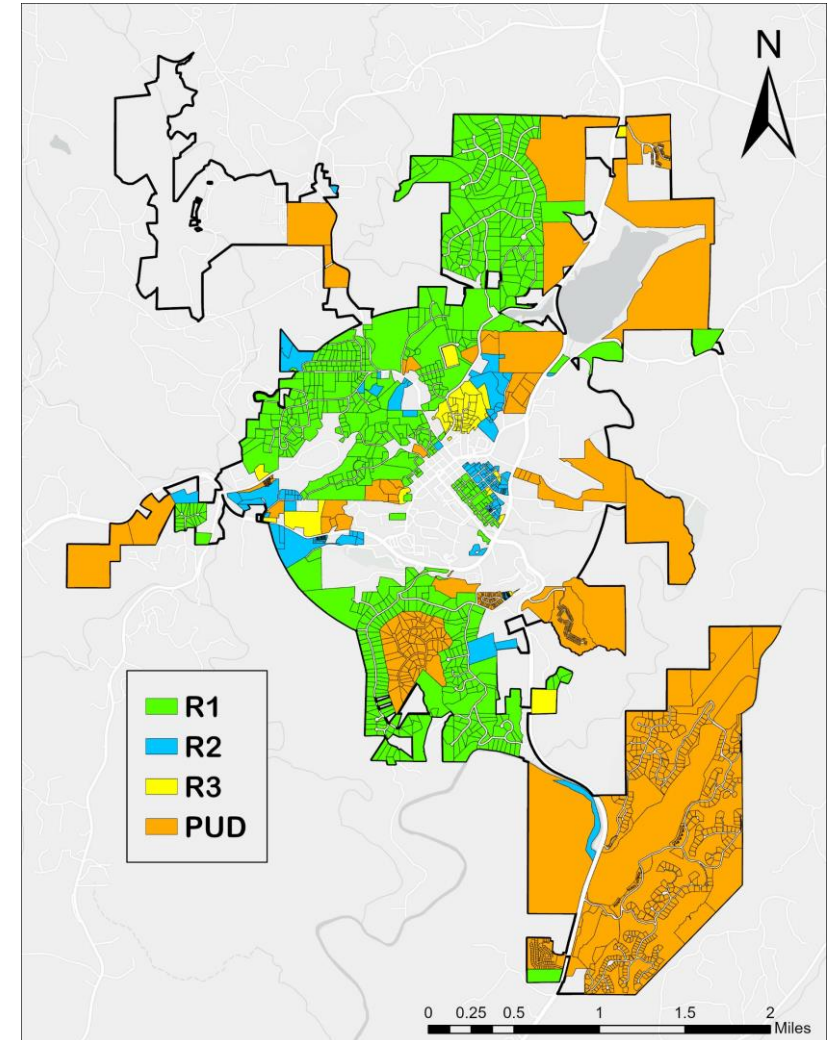
## Residential Spatial Distribution

Most of Dahlonega’s land that is currently zoned for residential uses has been designated as either Single-Family Residential (R1) or Planned Unit Development (PUD), with PUD comprising the largest segment of Dahlonega’s residentially zoned land.

Land that is zoned for Multifamily Residential at different densities (R2 and R3), represents only around 250 acres, or 5% of the total acreage of the city of Dahlonega. While these parcels can be developed more densely, the low amount of acreage zoned for denser uses may inhibit Dahlonega in developing the housing that it requires in the future.

Zoning Code	Acres	% of Total Acres
R1	1,398	26%
R2	164	3%
R3	79	1%
R2&R3	243	5%
PUD	2,123	40%
Remaining	1,592	30%
<b>Total</b>	<b>5,356</b>	<b>100%</b>

Source: KB Advisory Group



# Development Potential Analysis

## Residential Vacant Land

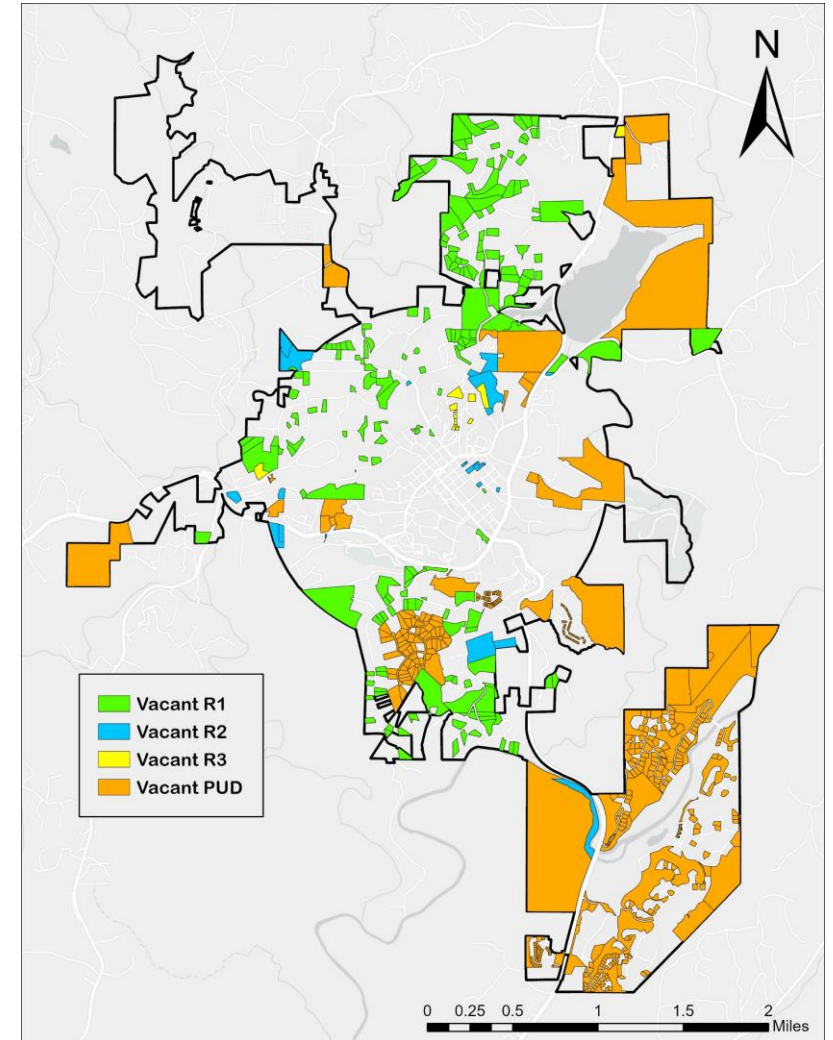
Land zoned for planned unit developments represent nearly 60% of the vacant acreage in the city of Dahlonega. Land zoned for single-family residential makes up another quarter of the city's vacant land.

While the multifamily zoning designations, R2 and R3, represent a small share of the total vacant land, these vacant parcels represent over a third of the land zoned for multifamily.

89% of vacant land exists in residential zones and PUDs, which suggests that land availability alone is not constricting the ability to develop residential units in the city.

Zoning Code	Vacant Acres	% of Total Vacant Acres	% Vacant within Zoning District
R1	543	25%	39%
R2	71	3%	44%
R3	13	1%	17%
R2&R3	85	4%	35%
PUD	1,258	57%	59%
Remaining	318	14%	20%
<b>Total</b>	<b>2,203</b>	<b>100%</b>	<b>41%</b>

Source: KB Advisory Group



# Development Potential Analysis

## Residential Vacant Land and Topography

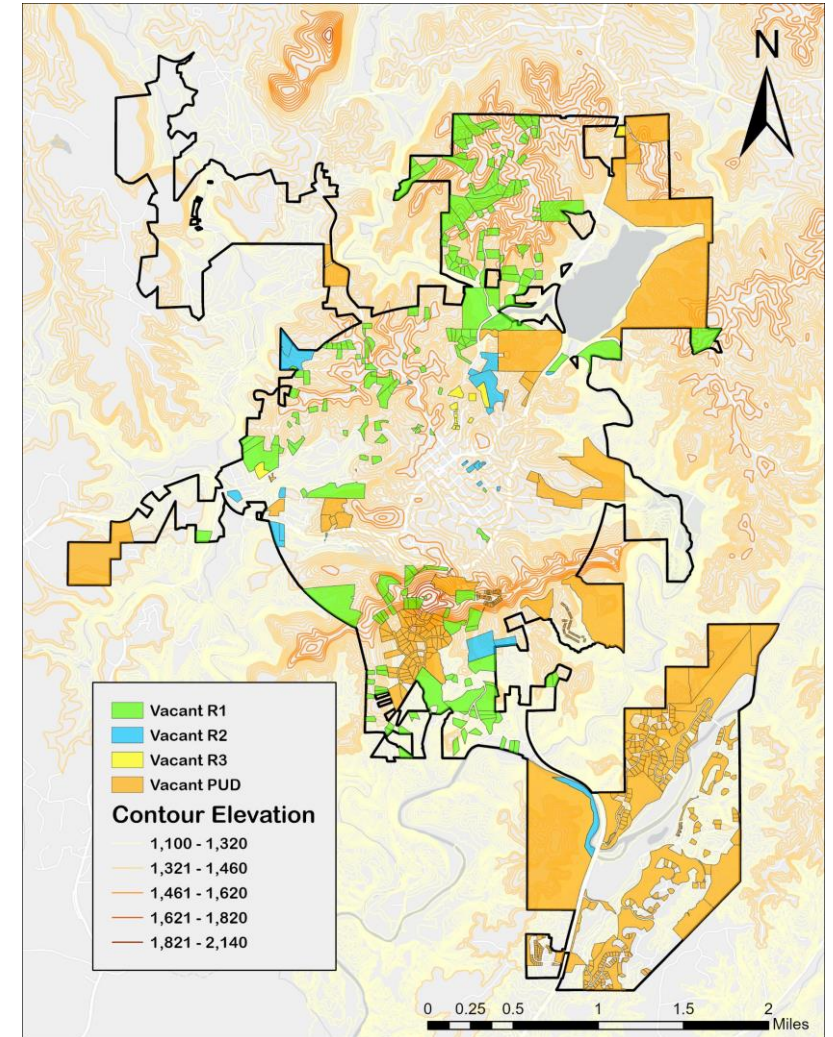
Dahlonega’s location in the North Georgia mountains means that topography should always be a consideration when imagining future development patterns. Most of Dahlonega’s vacant parcels have varying degrees of topographical constraint.

While developing along the ridges may make sense for single-family residential units, multifamily units should be prioritized on parcels that are flatter and require less grading to help reduce construction costs. No matter the type of residential unit being developed, site preparation will always add to the overall cost of construction and threaten affordability.

Developing the available vacant parcels at their maximum available densities could currently yield 814 single family homes, 393 R2 multifamily units and 106 R3 multifamily units.

Zoning Code	Zoning Description	Density Potential	Unit Potential
R1	Single Family Residential	Up to 1.5 Units/Acre	814
R2	Multifamily Residential	Up to 5.5 Units/Acre	393
R3	Multifamily Residential	Up to 8 Units/Acre	106

Source: KB Advisory Group



# Recommendations

# Recommendations

## Overview

Dahlonega's housing market has seen extremely limited new housing supply in recent years. Demand for housing exists across all price ranges for both for-sale and rental housing.

Policy tools and interventions to encourage the development of new housing within the city should be a major focus- this includes housing at all tiers and tenure. Fortifying existing housing and providing supportive programs for existing residents can ensure housing stability while redevelopment efforts focused on underutilized land can aid in meeting the housing needs of lower income households, those least likely to find affordable, market-rate housing options.

Finally, additional off-campus housing strategically located near UNG can satisfy upperclassmen housing demand and alleviate pressures on the housing market city-wide. Allowing more diverse housing within Dahlonega's core will both bolster Dahlonega's economy while providing in demand, walkable, lifestyle rich housing to an audience which Dahlonega is not fully capturing today.

Encourage construction of for-sale and rental housing

Support renovation and redevelopment of existing housing stock

Encourage construction of new, off-campus student housing

Continue to invest in Downtown Dahlonega & incorporate residential density

# Recommendations

## Market Segmentation

As outlined throughout the study, Dahlonge has diverse audiences seeking housing within the city. Meeting this segmentation within the housing stock of the city will require a suite of tools and strategies aimed at meeting the gap in housing, namely a lack of new inventory and limited housing diversity.

	Below-Market Renters	Young Professionals	Young Families	Young Families	Middle-Age Families	Middle-Age Singles and Couples	Empty Nesters & Retirees
Age	All	18-25	22-34	25-35	35-55	35-55	55+
Income	<\$35,000	<\$35,000	\$35,000+	\$50,000+	\$60,000+	\$60,000+	\$70,000+ or retired
Spending constraints	Limited savings	Limited savings/income	College debt	<ul style="list-style-type: none"> <li>College debt</li> <li>Childcare costs</li> </ul>	<ul style="list-style-type: none"> <li>Saving for college</li> </ul>	<ul style="list-style-type: none"> <li>Variable</li> </ul>	<ul style="list-style-type: none"> <li>Saving for retirement</li> </ul>
Household composition	<ul style="list-style-type: none"> <li>Singles</li> <li>Couples</li> <li>Families</li> </ul>	<ul style="list-style-type: none"> <li>Singles</li> <li>Couples</li> <li>Roommates</li> </ul>	<ul style="list-style-type: none"> <li>Singles</li> <li>Couples</li> <li>Roommates</li> </ul>	<ul style="list-style-type: none"> <li>“Pre-families”</li> <li>Singles and couples who just had their first child</li> </ul>	<ul style="list-style-type: none"> <li>Singles and couples with 1+ children</li> </ul>	<ul style="list-style-type: none"> <li>Mostly singles</li> <li>May have kids on part-time basis</li> </ul>	<ul style="list-style-type: none"> <li>Couples</li> </ul>
Housing Preferences							
# of Bedrooms	1+	Studio, 1	Studio, 1, or 2	2-3	3+	1, 1 w/ den, or 2	1 w/ den, 2, or 2 w/ den
Rental							
Apartment	✓	✓	✓			✓	✓
Townhome	✓	✓		✓		✓	✓
Single-Family Detached	✓			✓			
For-Sale							
Condo			✓			✓	✓
Townhome			✓	✓		✓	✓
Small-Lot Detached				✓	✓	✓	✓
Medium- to Large-Lot Detached					✓		

# Recommendations

## Encourage Housing Construction

Encourage construction of for-sale and rental housing

Supply of new homes has not kept up with demand in at least the last five years. New housing is needed in all product types at all price points.

1. Identify priority redevelopment and greenfield sites that can attract small-scale, knowledgeable, local developers familiar with the community. Decide about using Dahlonega’s economic development toolbox to help attract new housing at these locations. Small, local builders are more likely to take risks with more unconventional development and housing styles to fill “missing middle” gaps in the market.
2. Consider applying zoning policies to priority, potential housing sites which allow for a greater diversity of housing types:
  - Increase density – Currently, the highest residential density allowed is 8 units/acre. Typical new townhome developments are 12-18 units/acre.
  - Allow smaller lot sizes and setback variance where appropriate
  - Align zoning to allow Cottage Court product
  - Reconsider PUD zoning in favor of by-right zoning standards. Developers utilizing PUD zoning generally have higher upfront investment costs (master planning efforts, mixed-use, phased development) and may be an unattractive option for some residential developers.
3. 50% of total housing demand is in those earning less than \$50,000. Without subsidy, affordable price points to satisfy this demand is difficult.
  - Develop housing strategies utilizing city or publicly owner land to help address

# Recommendations

## Renovate & Redevelop Existing Housing

Support renovation and redevelopment of existing housing stock

With significant demand for for-sale and rental housing in lower income segments, those earning less than \$50,000, the market is not likely to achieve affordable pricing in new construction.

1. Incentivize the redevelopment of aging, obsolete, low-intensity student and multifamily housing. Proactively “up-zone” these sites and consider waiving development fees, fast-tracking permitting processes and paperwork, and offering density bonuses to attract new, higher-intensity housing options to these locations.
2. Utilize the Dahlonga Housing Authority, DDA, and other partners to provide development and redevelopment incentives.
  - Explore a land trade to redevelop and replace affordable housing on Thompson Circle.
  - Develop housing strategies utilizing city or publicly owner land to lower land cost basis and achieve rental rates and home prices attainable for the local workforce and lower-income residents.
3. Preserve naturally occurring affordable housing rehabilitation and renovation programs.
  - Home repair programs can help to maintain an aging housing stock.
  - A Legacy Resident Protection Program could help lower-income households maintain their homes and ensure stable housing for existing residents. Consider property tax implications and possible funding sources to cover



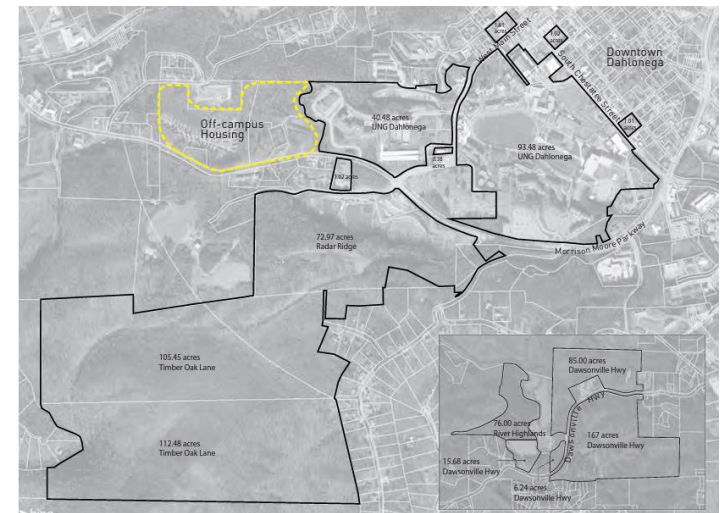
# Recommendations

## Provide Off-campus, Student Housing

Encourage construction of new, off-campus student housing

Meet unmet demand for off-campus, student targeted housing west of UNG's campus to alleviate students seeking housing options throughout the city, particularly in single-family neighborhoods.

1. Create zoning regulations that allow by-right multifamily and mixed use development along Morrison Moore Parkway. The area has developed as an off-campus, student housing core.
2. Concentrating future student housing more strategically can provide walkable access to campus and serve to better manage growth.
1. Plan for the post-graduate population by creating opportunities for new young professionals to live and thrive in Dahlonega. Additionally, encouraging housing oriented towards young professionals is another way to capture post-graduate demand.



Source: KB Advisory Group, Image from 2016 UNG Master Plan, Fig. 4.2

# Recommendations

## Prioritize Housing in Downtown Dahlonega

Continue to  
Invest in  
Downtown  
Dahlonega &  
Incorporate  
Residential  
Product

Having a vibrant downtown is an asset and catalyst for the city-wide housing market, because a majority of home buyers and renters desire downtown amenities nearby, even if they live elsewhere.

1. Create opportunity for the “renters by choice,” often young professionals and couples, whose spending power could grow Dahlonega’s economy. **Supporting professionals in developing ties to Dahlonega will encourage them to buy homes in the city in the future.**
2. Leverage the potential for synergies between multifamily development and retail development by incentivizing multifamily near priority mixed-use retail nodes, particularly downtown, outdated commercial prime for redevelopment, and key nodes in the city.
3. **Downtown Dahlonega has the potential to add higher-end housing within the Downtown core**, but an amenity-rich core is needed to justify
4. Demographic shifts and transitioning households facing limited housing supply and lack of housing diversity within Dahlonega threaten to stunt future growth and ability of current and future residents to participate in the local economy and community.



**KB** | ADVISORY GROUP

## *TERMS and LIMITING CONDITIONS*

- **Accuracy of Report:** Every reasonable effort has been made to ensure that the data developed in this assignment reflect the most accurate and timely information possible and is believed to be reliable. This consulting assignment was based on estimates, assumptions, and other information developed by KB Advisory Group (“KBA”) from its independent research efforts, general industry knowledge, and consultations with the client for this assignment and its representatives. No responsibility is assumed for inaccuracies in reporting by the client, its agents or representatives, or any other data source used in preparing or presenting this study. The research and reports are based on information that is current as of the date of the report. KBA assumes no responsibility to update the information after the date of the report. The research may contain prospective financial information, estimates, or opinions that represent our view of reasonable expectations at a particular point in time, but such information, estimates, or opinions are not offered as predictions or assurances that a particular outcome will occur. Actual results achieved during the period covered by our prospective analysis may vary from those described in our research and report, and variations may be material. Therefore, nor warranty or representation is made by BKA that any of the projected values or results contained in the work product from this assignment will actually be achieved.
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# City Council Agenda Memo

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**DATE:** February 20, 2023  
**TITLE:** Asphalt Leveling and Resurfacing City Streets LMIG Project #2023-001  
**PRESENTED BY:** Vince Hunsinger, Capital Projects Manager

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**AGENDA ITEM DESCRIPTION:**

This item is to inform Council of the result of the bid to complete asphalt leveling and resurfacing of various city streets in Dahlonega identified as LMIG Project #2023-001.

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**HISTORY/PAST ACTION:**

This project is a result of Public Works' annual assessment of city streets and helps achieve resurfacing goals found in our Road Maintenance Plan. The Bid Opening for this project was 1/26/22.

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**FINANCIAL IMPACT:**

The available budget for the project as of 1/26/23 is \$261,321.42 which is a combination of funds from the City's SPLOST fund for LMIG grant match and In-house paving and the GDOT Local Maintenance & Improvement Grant Program. The low bid for this project is \$205,127.60. Since the price is lower than the budgeted amount, we may use some of the remaining budget to resurface some other short roads in that area.

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**RECOMMENDATION:**

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**SUGGESTED MOTIONS:**

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**ATTACHMENTS:**

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# City Council Agenda Memo

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**DATE:** February 14, 2023  
**TITLE:** TSW Design  
**PRESENTED BY:** Allison Martin, City Manager

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**AGENDA ITEM DESCRIPTION:**

TSW Design Consultant

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**HISTORY/PAST ACTION:**

The council approved funds in the operating budget for the revision of city ordinances. Now that the housing needs assessment is completed it is time to bring the work of

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**FINANCIAL IMPACT:**

There are funds in the operating budget to cover the cost of revising ordinances.

---

**RECOMMENDATION:**

It is the recommendation of staff and our legal counsel to retain the services of TSW for the review and revision of city ordinances. This is a firm that is well established and has completed several similar projects for cities. It is important to retain the services of a group that can complete the tasks as directed by the council. The city's purchasing policy allows for direct negotiations.

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**SUGGESTED MOTIONS:**

I make a motion to allow the staff to negotiate an agreement for the services of TSW to review, recommend changes to, and draft changes to city ordinances.

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**ATTACHMENTS:**

None

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MOUNTAIN PARK DAHLONEGA DEVELOPMENT

February 2, 2023

Mark Buchanan, PE  
City Engineer & Public Works Director  
CITY OF DAHLONEGA  
465 Riley Road  
Dahlonega, Georgia 305033

Re: Mountain Park Drive, 1.78785 acre 60 foot wide roadway at entrance to Mountain Park Portion of Tax Parcel #080-143

Dear Mark,

Please accept this letter as a formal request that the subject Mountain Park Drive be added to the Agenda for the upcoming City Council Work Session on February 20, 2023.

As you know, I originally inquired as to the status of Mountain Park Drive last fall when my client, Mountain Park Dahlongega Development, LLC was preparing to purchase the remaining property in the Mountain Park community. My client purchased the property on October 31, 2022. At the time I was conducting the due diligence work in preparation for such closing, and you told me that Mountain Park Drive was not on the list of City maintained streets, indicating that it had not been accepted by the City.

My client wished to complete the dedication process and provide to the City of Dahlonega whatever is required for its acceptance of this 1.78785 acre, 60 foot wide roadway which leads from Georgia Highway #60 to the entrance to the residential community within Mountain Park.

Attached to this letter is a copy of the final plat of Mountain Park Phase I-A, recorded in the Lumpkin County Real Property Records at Plat Book I-149, Page 176, on May 9, 2007. I have highlighted Mountain Park Drive in Green.

The recorded plat contains a dedication block signed on behalf of the property owner which indicates that at the time of final approval it was the owner's intent that this roadway become a public street:

*The owner of the land shown on this plat and whose name is subscribed hereto, in person or through a duly authorized agent, certified that this plat was made from an actual survey and dedicates to the use of the public forever, all streets, parks, drains, easements and public grounds thereon shown, for the purpose therein expressed.*



MOUNTAIN PARK DAHLONEGA DEVELOPMENT

The 1.78785 acre 60 foot right of way of Mountain Park Drive is identified by the surveyor as a public road. See the highlighted surveyor's notes that read:

*Area 34,51793 acres 1,503,601 SqFt (NOT INCLUDING MOUNTAIN PARK DRIVE PUBLIC ROAD ACREA) 1.78785 ACRES.*

The other drives including Stoneybrook Drive and Aspen Court, shown on this recorded plat are not labeled as "public."

This recorded plat also contains the stamp of final approval of this final plat dated May 8, 2007, indicating that all of the subdivision regulations of the city have been met:

*Pursuant to the subdivision regulation of Dahlonega, Georgia the requirements of approval having been fulfilled, this final plat was given final approval by the Dahlonega City Council.*

It would appear that there was agreement between the owner and the City at the time of Final Plat approval that Mountain Park Drive would be a public street, but that the further steps necessary for its acceptance were never taken. If we can clarify what is needed, my client is ready to take those steps now.

Yours very truly,

Gayle Y. Camp

Cc: Chip Pearson

OWNER/DEVELOPER:  
MOUNTAIN PARK DEVELOPMENT, L.L.C. 4405  
Canton Highway, Suite 300 Cumming, GA 30040 M.  
Jeff Gasaska 770-844-0722

ENGINEER:  
VISTA ENGINEERING GROUP, LLC  
4405 Canton Highway, Suite 300  
Cumming, GA 30040  
770 844-8888 Fax 770-844-7567

Surveyor / Engineer Certification  
It is hereby certified that this plat, its use and correct use was prepared from an actual survey of the property by me or under my direct supervision and that all requirements herein are correctly shown and that all relevant requirements of the Subdivision Regulations of Lumpkin County, Georgia, have been fully complied with.

BY *William C. Elford* Number 13574  
Registered Professional Engineer  
BY *William C. Elford* Number 8659  
Registered Professional Land Surveyor

Owner Certification  
The owner of the land shown on this plat and whose name is subscribed hereon, in person or through a duly authorized agent, certified that this plat was made from an actual survey and dedication to the use of the public forever, at all times, parks, roads, easements and public grounds thereon shown, for the purposes therein expressed.

*William C. Elford* 5/3/07  
AGENT DATE

Planning Commission Certificate  
Pursuant to the Subdivision Regulations for Lumpkin County, Georgia, all the requirements of approval having been fulfilled, this document was given final approval by the Lumpkin County Planning Commission.

DATE \_\_\_\_\_  
Chairman, Lumpkin County Planning Commission

PURSUANT TO THE SUBDIVISION REGULATIONS FOR DAHLONEGA, GEORGIA, THE FOLLOWING REVISIONS TO THE PREVIOUS PLAT WERE MADE:  
REVISION NO. 1: PLAT PLAT WAS GIVEN FINAL APPROVAL BY THE DAHLONEGA CITY COUNCIL. 5-8-07  
BUILDING OFFICIAL  
CITY OF DAHLONEGA

### SURVEYOR'S CERTIFICATION

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND SHOWN AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

*William C. Elford*  
W. C. ELFORD  
DATE 5/3/07  
REGISTERED LAND SURVEYOR  
REGISTRATION NUMBER 2659

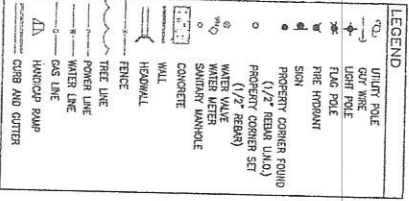
# FINAL PLAT OF MOUNTAIN PARK PHASE I-A

Located in Land Lots 995 & 1036 of the 12th District, 1st Section, City of Dahlonega, Lumpkin County, Georgia

### REFERENCES:

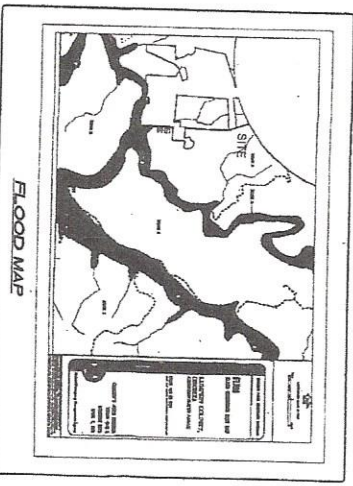
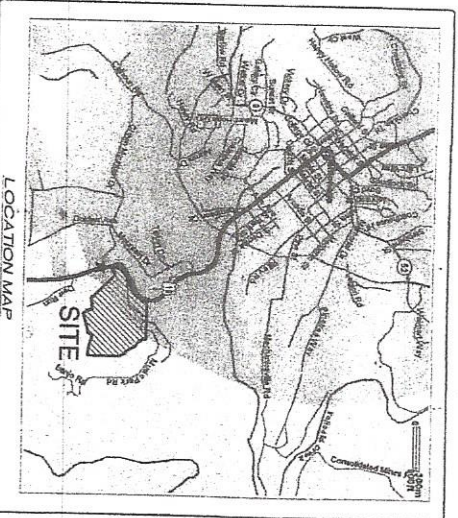
- "SURVEY FOR RYMER HOMES" BY FARLEY-COLLINS-WHIDDEN, GAINESVILLE, GA. DATED 9/03/05.
- PLAT BY FARLEY-COLLINS ASSOCIATES FOR:  
A. JAMES A. ANDERSON - NORMAN ADAMS 109.12 ACRES TOTAL, DATED 7/16/74.  
B. DOVER B. ADAMS 15.58 ACRES DATED 5/30/74.  
C. PHIL FOLGER 31.176 +/- ACRES DATED 7/10/97.  
D. FINDLEY RIDGE GROUP 156.31 ACRES DATED 10/4/1998.  
E. PHIL FOLGER 37.81 ACRES TOTAL DATED 4/23/74.

### LEGEND



### ABBREVIATIONS

RT	ROAD
CT	CHAIN TOP PIPE
BT	IRON PIPE FOUND
CM	GUY WIRE
1	NORTH
2	SOUTH
3	EAST
4	WEST
P.P.	PROPERTY CORNER
T.B.M.	TEMPORARY BENCH MARK
(U.S.)	MEAN SEA LEVEL
P.B.	PLAT BOOK
M.B.	MEAN SEA LEVEL
MI	MEAN SEA LEVEL
MI	MEAN SEA LEVEL
P.O.C.	POINT OF BEGINNING
P.O.C.	POINT OF BEGINNING



### SURVEYOR'S NOTES:

- THIS PLAT IS A CORRECT REPRESENTATION OF THE LANDS PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.
- THE LOCATIONS OF THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON VISIBLE STRUCTURES AND MARKS OR ON THE GROUND MARKS PROVIDED BY THE PLATTEE. THE PLATTEE SHOULD BE ADVISED BY UNDERGROUND UTILITIES WHICH ARE NOT SHOWN HEREON. UNDERGROUND UTILITIES SHOULD BE CONSIDERED BEFORE BEGINNING ANY DESIGN OR CONSTRUCTION.
- THE BASIS OF BEARINGS FOR THIS SURVEY IS GRID NORTH - WEST ZONE.
- THE HORIZONTAL DATUM USED FOR THIS PROJECT IS BASED ON THE GEORGIA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM (NAD 83) 1994.
- THE SUBJECT PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD MAP NUMBER 1302540140 A, DATED 8-18-91.
- THIS PLAT HAS BEEN CALIBRATED FOR CLOSURE AND IS FOUND TO BE ACQUIRABLE WITHIN ONE FOOT IN 1,023,021 FEET.
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PERCENTAGE OF ONE FOOT IN 17,575 FEET AND AN ANGULAR ERROR OF 04 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPOUND RULE.
- EQUIPMENT USED FOR MEASUREMENT: ANGLAR: SOKKA TOTAL STATION; LINEAR: SOKKA TOTAL STATION.
- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY WHOSE NAME IS SHOWN ON THIS PLAT. THE PLAT DOES NOT REPRESENT THE SURVEYOR'S OPINION AS TO THE ACCURACY OF THE SURVEYING DATA, OR THE ACCURACY OF ANY MEASUREMENTS OR HAZARDOUS WASTES IN THE SURVEYED SITE.

## FINAL PLAT OF MOUNTAIN PARK ~ PHASE 1A

LOCATED IN:  
Land Lots 995 & 1036 of the 12th District, 1st Section, City of Dahlonega, Lumpkin County, Georgia



VISTA Engineering Group, L.L.C.

4405 Canton Highway, Suite 300  
Cumming, Georgia 30040  
770-844-8888  
fax 770-844-7567  
www.vistaengineers.com

SCALE: 1"=200'  
**1 OF 3**

12-19-08  
04-320



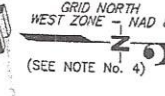


**RIGHT-OF-WAY CURVE TABLE**

LINE	ARC	CHORD	CHORD BEARING	POINTS
C1	14.48	14.47	N67°11'17"	327.03
C2	136.70	131.69	S73°29'22"	142.60
C3	158.26	154.25	N57°25'02"	245.73
C4	256.94	278.69	N62°15'39"	305.00
C5	20.42	18.39	N44°05'38"	13.00
C6	20.42	18.39	N49°54'20"	13.00
C7	229.17	221.44	S82°13'33"	245.00
C8	235.06	229.31	S57°25'07"	305.73
C9	219.30	208.99	N69°51'13"	205.00

**LINE TABLE**

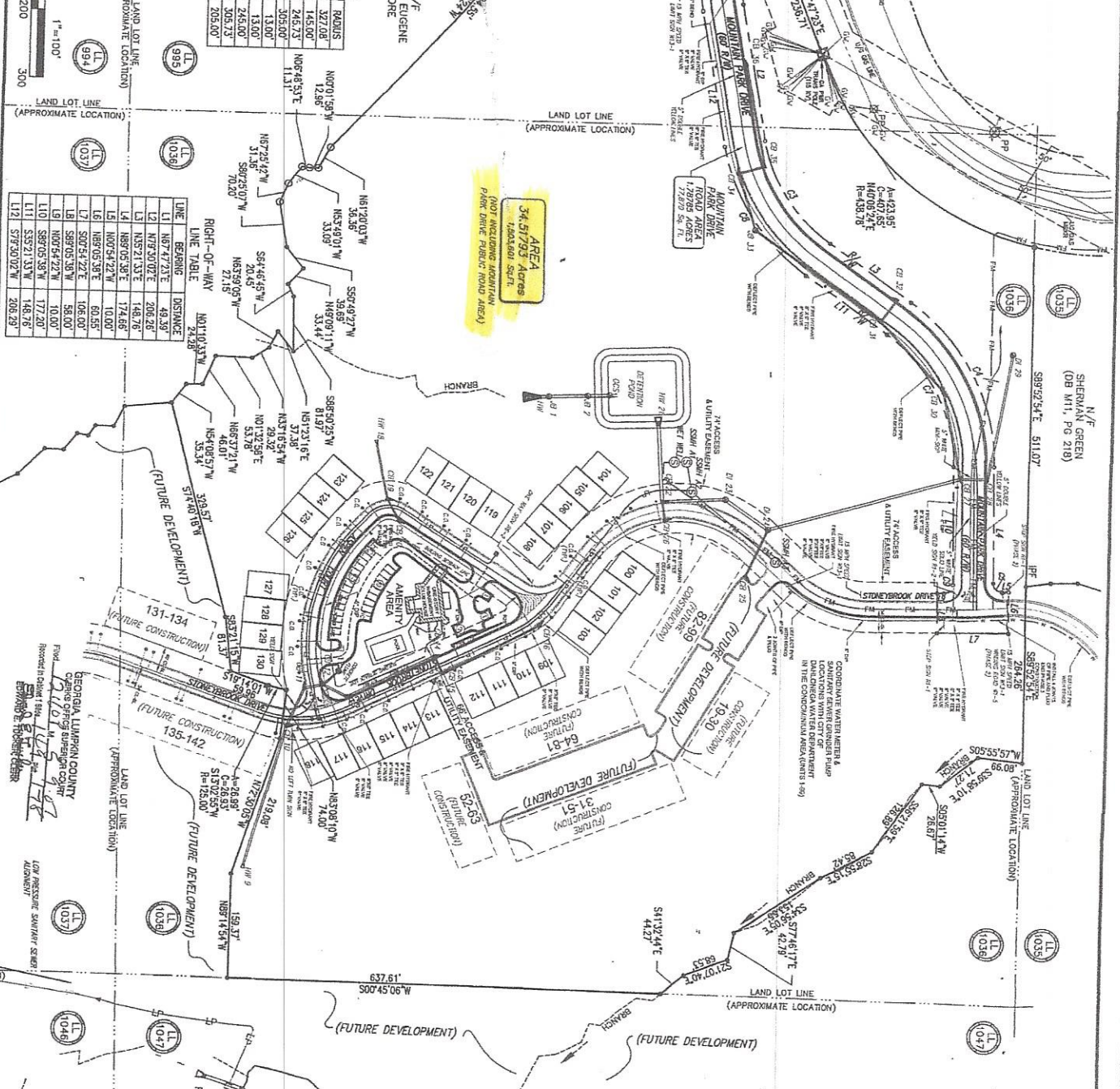
LINE	BEARING	DISTANCE
L1	N67°23'18"	49.39
L2	N70°30'07"	206.26
L3	N57°13'31"	148.76
L4	N69°05'38"	174.66
L5	N67°05'38"	60.55
L6	N69°54'22"	10.00
L7	S07°54'22"	106.00
L8	S89°05'38"	56.00
L9	N09°54'22"	10.00
L10	S67°05'38"	177.20
L11	S55°21'13"	148.76
L12	S73°30'02"	206.29



SEE SHEET No. 2

**LEGEND**

- UNIT POLE
- GUY WIRE
- LIGHT POLE
- FLAG POLE
- FIRE HYDRANT
- SIEN
- PROPERTY CORNER POINT (1/2" NEAR U.L.O.)
- PROPERTY CORNER SET (1/2" NEAR U.L.O.)
- WATER VALVE
- SMOKING BANISHOLE
- CONCRETE
- WALL
- TRUSS
- METALL
- FENCE
- FREE LINE
- POWER LINE
- WATER LINE
- OS LINE
- HANDICAP RAMP
- GRID AND GUTTER



**RIGHT-OF-WAY TABLE**

LINE	BEARING	DISTANCE
L1	N67°23'18"	49.39
L2	N70°30'07"	206.26
L3	N57°13'31"	148.76
L4	N69°05'38"	174.66
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L7	S07°54'22"	106.00
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L9	N09°54'22"	10.00
L10	S67°05'38"	177.20
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L12	S73°30'02"	206.29

**FINAL PLAT OF MOUNTAIN PARK ~ PHASE 1A**  
 LOCATED IN:  
 Land Lots 995 & 1036 of the 12th District, 1st Section,  
 City of Dahlonega, Lumpkin County, Georgia



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**3 OF 3**

REV. 1) QUOTED ADD REAO NAMES PER CITY COMMENTS

SCALE: 1" = 100'

12-19-06  
04-320



# City Council Agenda Memo

---

**DATE:** February 9, 2023  
**TITLE:** Mountain Park Drive Road Acceptance Request  
**PRESENTED BY:** Mark Buchanan, City Engineer & Public Works Director

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## **AGENDA ITEM DESCRIPTION:**

Request by the developer to have Mountain Park Drive accepted into the City's street system.

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## **HISTORY/PAST ACTION:**

In January 2005, the city council chose to not accept this street into the city-maintained system. In February 2023, city staff conducted an inspection of the street and noted the following:

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.
  6. 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.

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## **RECOMMENDATION:**

The recommendation of staff is to not accept the street. If acceptance is considered, do not accept it until those large areas get deep patched in conjunction with some mill and overlay.

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## **SUGGESTED MOTIONS:**

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## **ATTACHMENTS:**

January 3, 2005 minutes and Developer's request

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**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 Dahlenega 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 Dahlenega Sign Appeal from the Dahlenega 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 Dahlenega 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 Dahlenega 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 Dahlenega 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 Dahlonga Dessertery. Discover Dahlonga 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 he 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 Dahlonga 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 Dahlonga 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 Dahlonga 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 Dahlonga 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 Dahlonga 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 Dahlonga 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 Dahlonga 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 Dahlonga 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 Dahlonga 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 7<sup>th</sup> DAY OF Feb., 2005.

Gary McCullough  
MAYOR

Attest:

James J. J...  
CITY CLERK