



# FANNIN COUNTY

DEVELOPMENT AUTHORITY

*Business Naturally.*



## Table of Contents

<b>Community and Demographics</b>	<b>3</b>
<b>Location</b>	<b>4</b>
<b>Area Labor Draw</b>	<b>5</b>
<b>Top Employers</b>	<b>6</b>
<b>Education</b>	<b>7</b>
<b>Economic Indicators</b>	<b>8</b>
<b>Lodging and Retail Sales Revenues</b>	<b>9</b>
<b>Work Where You Play</b>	<b>10</b>
<b>Summary</b>	<b>11</b>

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## Community and Demographics

Fannin County has three incorporated areas:

- City of Blue Ridge – County Seat (pop. 1,391)
- City of Morganton (population 315)
- City of McCaysville (population 1,391), which shares a downtown with Copperhill, TN
- The land is made up of 40% Chattahoochee National Forest (106,000 acres) and more than 100 miles of trout streams and rivers.



*Projected population growth of 15% from 2010 – 2030*

Fannin County Population Growth					
Year	2010	2015	2020	2025	2030
Population	23,687	24,303	25,421	26,441	27,316
Gender - Male	11,549	11,883	12,460	12,977	13,426
Gender – Female	12,138	12,420	12,961	13,464	13,890
Age (0-18)	4,738	4,480	4,428	4,397	4,397
Age (19-45)	6,196	6,222	6,460	6,763	6,959
Age (46-65)	7,859	7,669	7,457	7,021	6,713
Age (66+)	4,894	5,932	7,076	8,359	9,247

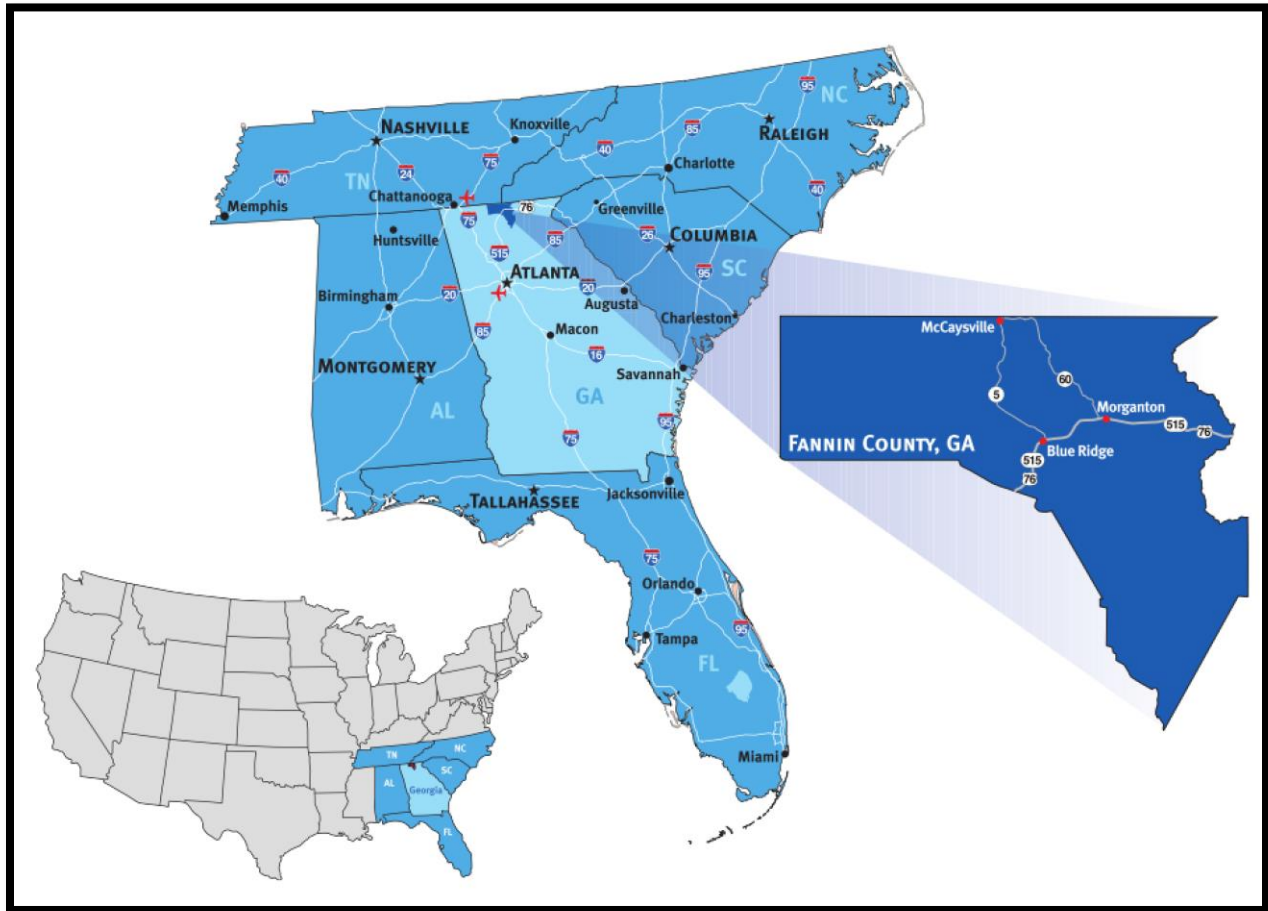
Demographics	Fannin County	Regional Area
Population	24,017	141,501
Median Age	50.3	46.9
Median Household Income	\$39,011	\$41,376
Per Capita Income	\$22,475	\$21,839
Total Housing Units	16,592	81,483
Median House Value	\$169,800	\$151,155

*Fannin Area Cost of Living is 8.1% lower than the U.S average.*

Cost of Living Index				
	Fannin County	Regional Area	Georgia	USA
Annual Average Salary	\$31,937	\$33,081	\$50,437	\$53,893
Cost of Living Index (base US)	91.9	93.2	95.2	100
US Purchasing Power	\$34,748	\$35,481	\$52,963	\$53,893

\*Source: JobsEQ – US Census, June 2018

## Location

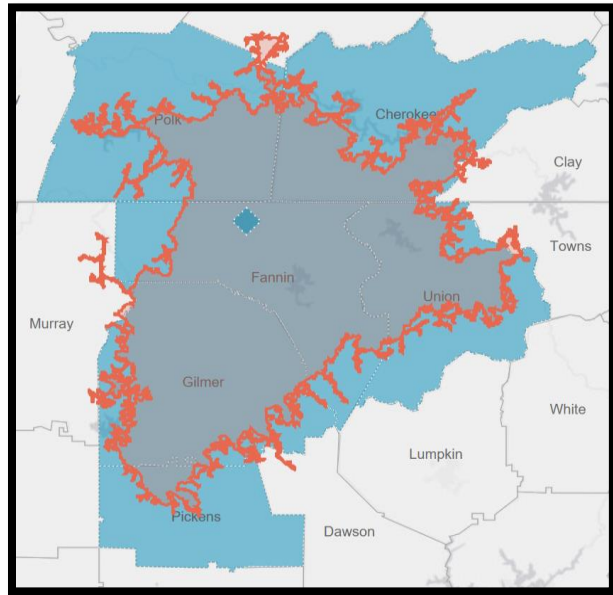


- Located approximately 90 miles north of Atlanta via I-575 and Highway 515 (1 ½ hours from Midtown and less than 2 hours from Hartsfield-Jackson Airport)
- Located 1 ½ hours from Chattanooga, TN and 2 ½ hours from Asheville, NC
- Local Airports include Blairsville Regional Airport (20 mi.) and Andrews/Murphy, North Carolina Airport (35 mi.)

## Fannin Area Labor Draw

- **Fannin’s Labor Draw** pulls from three states (Georgia, Tennessee, and North Carolina) and primarily five counties (Fannin, Gilmer, Union, GA, Cherokee, NC and Polk TN with small portions coming from Clay, NC, Dawson and Pickens, GA).
- The image to the right shows a 45-minute drive time radius (indicated by the orange ring). A close estimate of actual labor force within the drive time is **59,379**.

\*Source: JobsEQ – Bureau of Labor Statistics (June 2018)



### Area Labor Force of 59,379

*Below are total county labor numbers for the primary five counties in the Labor Draw area. The above number (59,379) differs because it includes some of the labor from additional counties and focuses on the actual 45 minute drive area. The above number is a more accurate indication of total labor draw for Fannin County.*

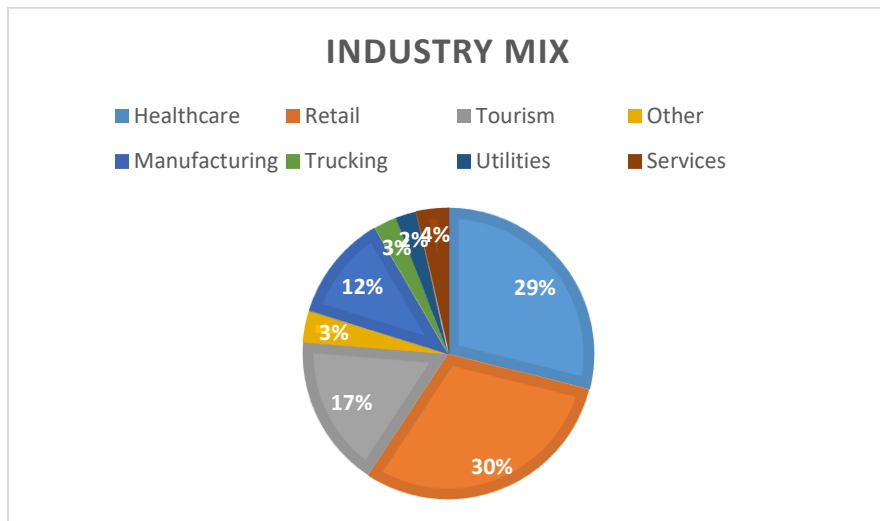
County	Labor Force	Employed	Rate
Fannin (GA)	9,948	7,658	4.10%
Union (GA)	8,257	7,732	3.80%
Gilmer (GA)	12,851	8,165	4.20%
Polk (TN)	7,117	2,997	3.80%
Cherokee (NC)	10,245	9,276	4.50%
TOTAL	48,418	35,828	4.08%

\*JobsEQ (June 2018)

# Fannin Top Employers

\*Not listed is Fannin County School System (450 employees) and Government (230 employees)

Employer	Industry	Number Employees
Fannin Regional Hospital	Healthcare	251
Walmart	Retail	220
Ingles Markets, Inc.	Grocery	210
Pruitt Health Blue Ridge	Healthcare	125
Mercier Orchards, Inc.	Agriculture	110
The Home Depot	Retail	100
Lit'l Pond Hospitality	Hospitality	100
Riverstone Medical	Healthcare	96
Serenity in the Mountains	Services	67
Blue Ridge Manufacturing	Manufacturing	65
Mountain Laurel Cabin Rentals	Hospitality	65
Blue Ridge Assisted Living	Healthcare	50
Lance Trucking Company	Trucking	50
TJ Maxx	Retail	50
Escape to Blue Ridge	Hospitality	50
Tri-State EMC	Utilities	44
Whitepath Fab Tech	Manufacturing	40
United Community Bank	Banking	38
Assist Homecare Services	Healthcare	30
Kismet Rubber Products	Manufacturing	30
Pulse Medical, Inc.	Manufacturing	30
Dacorp	Manufacturing	30
Robinson Stave	Manufacturing	30



# Fannin Area Education Summary

## Public School System:

There is one public school system in the County, consisting of a High School, Middle School, and three elementary schools. With a population of approximately 2,900 students in grades K-12, the resulting student to teacher ratio of 14 to 1 ensures that Fannin County students get plenty of teacher time and attention.

## Local Technical Colleges and Universities:

Fannin County is conveniently located to several Technical Colleges and Universities. Each support employers in the area and continue to grow campuses and enrollment.

\*University of North Georgia started a campus in Blue Ridge in 2015 and continues to grow.

School	Local Campus	Distance from Fannin	Annual Graduates
University of North Georgia	Blue Ridge, GA	0 miles	150 - enrolled
North Georgia Technical College	Blairsville, GA	20 miles	119
Chattahoochee Technical College	Jasper, GA	40 miles	219
Tri-County Community College	Murphy, NC	30 miles	145

\*Actual numbers from Colleges/Universities (2017)

*485+ annual graduates from local Colleges/Universities*

## Economic Indicators

Fannin County *growth* is shown in the following table. Much of the growth has stemmed from a steady increase in *tourism* to the area.

	Total Lodging Expenditures	Growth	Retail Sales	Growth	Bldg permits	Millage Rates	Unemployment
1998	2,728,833						
1999	3,014,766						
2000	3,444,067	14%					3.7%
2001	4,336,000	26%	150,038,939				4.4%
2002	4,565,700	5%	130,208,868	15%		19.119	5%
2003	5,267,667	15%	145,322,747	12%	454	20.169	6%
2004	6,170,567	17%	151,840,550	4%	710	20.169	5%
2005	7,125,267	15%	212,001,079	40%	762	20.169	5.7%
2006	9,303,366	31%	427,213,130	200%	621	20.169	4.7%
2007	10,108,266	9%	376,918,360	-12%	417	17.360	4.2%
2008	11,664,934	15%	349,147,223	-7%	177	18.310	6.5%
2009	13,228,866	13%	328,391,076	-6%	118	18.130	10.9%
2010	16,176,021	22%	330,680,826	1%	119	18.310	10.7%
2011	17,136,950	6%	353,419,797	7%	108	18.310	10.4%
2012	19,676,634	15%	375,680,910	6%	139	18.260	9.9%
2013	21,649,617	10%	378,877,613	1%	174	19.210	8.9%
2014	24,184,061	12%	418,015,317	11%	173	17.794	7.8%
2015	30,984,871	25%	463,818,050	11%	207	17.744	6.6%
2016	34,087,177	10%	479,545,459	3%	263	16.984	5.3%
2017	37,847,640	11%	511,755,400	7%	295	15.406	4.1%

\*Fannin County Chamber of Commerce (derived from actual data)

Fannin new home permits in 2017 were at least *100 more* than surrounding counties.

## Fannin County Second Home Ownership

There are *5,950 tax bills* mailed outside of Fannin County.

Residential Property Tax Bills Mailed Outside of Fannin County					
By State			By City		
State	#	% of total	City	# Bills	Median Income
Georgia	3714	62%	Atlanta, GA	576	\$49,398
Florida	1541	26%	Marietta, GA	347	\$48,154
Tennessee	181	3%	Alpharetta, GA	131	\$93,613
Alabama	77	1%	Naples, FL	78	\$84,830
Texas	62	1%	Tampa, FL	53	\$45,874
North Carolina	61	1%			
Other	314	4%			
Total	5950				

\*Source: Fannin County Tax Assessors (2017); US Census



## Lodging

*More than 1,000 vacation home rentals*

Hotels	Number of Rooms
Blue Ridge Inn	6
Comfort Inn	69
Douglas Inn	26
Modern Inn	32
Reid Ridge Lodge	42
Serenity Suites	17
<b>Total Rooms</b>	<b>192</b>
<b>Vacation Rentals and Cabins</b>	<b>1,000+</b>

## Fannin County Quarterly Sales Tax Revenue/Retail Sales

Below is a chart from the Fannin County Board of Education representing season sales tax revenues for the past three years. Please keep in mind that in Georgia, groceries are not taxed.

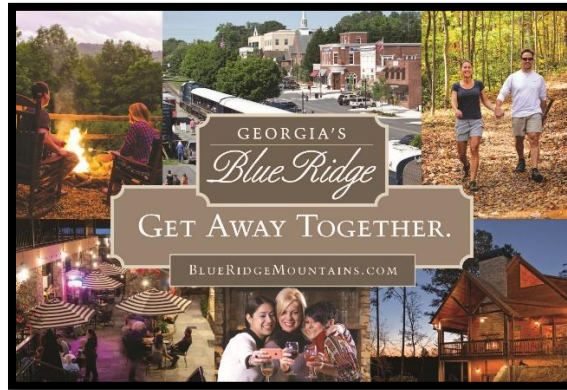
Fannin County, Georgia 2013 – 2017 Sales Tax Receipts - Retail Sales					
Month	2013	2014	2015	2016	2017
January	\$30,507,797	\$29,874,449	\$35,191,190	\$31,995,578	\$33,378,064
February	\$30,017,743	\$28,318,976	\$30,480,885	\$32,396,950	\$34,289,968
March	\$29,444,213	\$31,373,969	\$34,491,328	\$37,403,621	\$39,207,062
April	\$31,952,533	\$32,306,503	\$34,883,840	\$37,269,011	\$39,594,051
May	\$33,048,053	\$34,403,964	\$36,426,053	\$36,015,068	\$40,978,106
June	\$33,383,718	\$37,475,425	\$40,280,149	\$44,975,425	\$44,871,798
July	\$32,739,875	\$41,806,465	\$44,875,896	\$44,753,585	\$48,506,610
August	\$30,343,594	\$37,580,970	\$39,787,107	\$38,764,445	\$42,252,615
September	\$35,250,921	\$34,219,416	\$41,108,817	\$41,183,396	\$47,260,826
October	\$32,365,327	\$38,914,435	\$44,713,826	\$46,055,644	\$47,895,624
November	\$34,559,866	\$37,142,508	\$40,412,506	\$41,689,098	\$46,674,033
December	\$29,874,449	\$42,203,485	\$41,421,653	\$46,846,596	\$47,301,165
<b>Year Total</b>	<b>\$383,488,089</b>	<b>\$425,620,565</b>	<b>\$464,328,450</b>	<b>\$479,547,430</b>	<b>\$512,209,922</b>

*Source: Fannin County School System received 1% in SPLOST revenue*

*Over 33% Retail Sales Tax increase since 2013!*

## Work Where You Play

Fannin County experiences *all four seasons* and offers unique activities for all times of the year. It is a destination that turns into a workplace and home for many.



- **Lake Blue Ridge** – This TVA lake is 3,290 acres with only 25% developed shoreline. It offers campsites, boat ramps, a full-service marina, public swimming and picnic areas.
- **Mercier Orchards** – This is a family owned and operated apple orchard now in its 4<sup>th</sup> generation. Visit for U-Pick events, Bakery & Deli, Market Store, and the Farm Winery.
- **Old Toccoa Farm** – This is Fannin County's first and only golf course that fronts 4,000+ feet of the Toccoa River - one of the most beautiful and challenging courses in the area.
- **Downtown Blue Ridge** - You can walk along Main Street, enjoying the antique and upscale specialty shops, galleries, and restaurants or ride the Blue Ridge Scenic Railway.
- **Toccoa River** – Trout fishing is abundant on the Toccoa River with options to go with a guide. You can also tube or kayak the river.

*A variety of fun activities for people of all ages!*

## Fannin County Summary

Fannin County Development Authority is dedicated to working with businesses large and small considering locating and growing in the area. Living in a place you love makes doing business that much better! Surround yourself with beauty, relaxation, and natural fun in Georgia's Blue Ridge. Business is fun and natural here. Past and current relationships with local businesses prove our desire to assist in your success. We hope to work with you!



Christie Arp, Executive Director  
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706-632-4450 (office)  
706-633-6112 (cell)

### *Ask us about:*

- Small Business Resources
- Gap Financing
- Local and State Incentives
- Building & Land - lease or purchase

## Other Important Contacts

<b>Atlanta Gas Light (Natural Gas)</b>	(770) 994-6105
<b>Building Inspections</b>	(706) 258-5175
<b>Blue Ridge Mountain EMC</b>	(706) 379-3121
<b>City of Blue Ridge</b>	(706) 632-2091
<b>City of McCaysville</b>	(706) 492-4921
<b>Ellijay Telephone Company (ETC)</b>	(706) 946-2271
<b>Fannin County Board of Commissioners</b>	(706) 632-2203
<b>Fannin County Health Department</b>	(706) 632-3024
<b>Fannin County Land Development</b>	(706) 632-8361
<b>Fannin County Water Authority</b>	(706) 258-5160
<b>TDS Telecom</b>	(706) 632-2211
<b>Tri-State EMC</b>	(706) 492-3251