

# CommunityProfiles

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## ATLANTA

**Maps Inside!**

**Building in Atlanta:  
Spotlight on Three Builders**

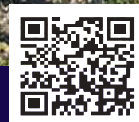
**Paving the Way:  
The Atlanta Beltline**

**The ABCs of Finding  
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# Atlanta ranks high in quality of life



## ATLANTA your new hometown WELCOME HOME!

...to a city where every other street seems to have “Peachtree” in its name, where its citizens are as determined and resilient as Scarlet O’Hara, where a soft drink has become “the Real Thing” the world over, where the courageous leader of America’s civil rights movement called home and where the status of an international city is firmly established by the world’s busiest airport.

The area of Atlanta was originally populated by a Native American mound-building society. Many of Atlanta’s corridors follow the paths created by the Creek and Cherokee Indian nations, who inhabited the area until the early 19th Century. A large Creek settlement was called Standing Pitch Tree after a tall lone tree. Over time, the “pitch tree” became “peach tree.” No matter where you go in Atlanta, you always seem to be driving on Peachtree.

By the time of the American Revolution, the Creek, thought to be descendants of the early inhabitants, had established Standing Peachtree Village near the site of an ancient mound by the confluence of the Chattahoochee River and Peachtree Creek. The village was a hub for several major trails and functioned as an important trading center. A large section of one of the main trails, which ran from the village to present-day Suwannee, was upgraded by local European settlers near Fort Daniel built, during the War of 1812, in what is now Gwinnett County. This led to the building in 1813 of Fort Peachtree on a rise overlooking the Chattahoochee River. The former trail that now connected

the two forts became known as the original Peachtree Road.

In 1821 the Creek ceded the lands surrounding the Atlanta area to the State of Georgia. The first European settler in what is now Atlanta was Hardy Ivy, who in 1833 built a cabin near present day Courtland Street and International Boulevard. In 1836, in an effort to compete for trade, the Georgia legislature approved the construction of a railroad to connect the area near Chattanooga, Tennessee to “... a point on the southeastern bank of the Chattahoochee River.” Army engineer Colonel Stephen Harriman Long was chosen to determine the most practical route for the new Western and Atlantic Railroad line. After exploring half a dozen options he chose a site nine miles south of the river. In 1837, a stake was driven into the red clay on Hardy Ivy’s property and the town that was to become the city of Atlanta became the “end of the line.” Aptly named Terminus by the railroad’s chief engineer, the town boomed. As the town continued to grow and prosper, the name Atlanta was chosen to represent a thriving, progressive community. Today nearly 500K residents call Atlanta home - with an estimated 6M throughout the metro region.

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CommunityProfiles

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**Today**, the Atlanta metropolitan area consistently ranks high in overall quality of life when compared to other cities in the country for numerous reasons. It is home to notable businesses such as Cingular Wireless, CNN, Cox Communications, EarthLink, Equifax, Georgia-Pacific, Home Depot, Mercedes Benz, the Weather Channel and UPS, and continues to function as a major economic hub.

**With a passenger terminal complex equivalent to more than 45 football fields, Hartsfield-Jackson Atlanta International Airport is the world's busiest passenger airport.** Atlanta is an ideal location for carriers like hometown Delta Air Lines, as the city is only a 2-hour flight away from 83 percent of U.S. cities. Every day, nearly 287,000 passengers travel through Hartsfield-Jackson making it the world's busiest passenger airport.

Atlanta offers its residents **distinct seasons and a temperate climate.** The flowering of the dogwood trees in the spring brings a festive air to the city, one of the greenest metro areas in the eastern part of the nation. Summers, which can have extended hot and humid spells, are tempered somewhat by Atlanta's elevation on the edge of north Georgia's Piedmont region. When fall moseys into the Atlanta region, the abundant greenery creates a decidedly more colorful canopy. Winters can be cold but daytime temperatures are usually comfortable enough to enjoy being outdoors.

Due to Atlanta's **ideal location**, recreational activities abound in Georgia. Day trips offer opportunities in hiking, water skiing and whitewater rafting. A four-hour drive from Atlanta can bring you to the charm and grace of Savannah and the Georgia Coast, or the splendor of the North Carolina Mountains.

**With over 8,000 restaurants** in the metro area that range from simple and satisfying to elegant and gourmet, one never needs to go far to find a good meal. With every major U.S. regional cuisine represented as well as offerings from the cuisines of Europe, Latin and South America, Africa and Asia, those in search of outstanding culinary experiences will have an endless adventure.

**Cultural appetites** can also be well sated. The High Museum of Art, The Atlanta Symphony Orchestra, the Atlanta Ballet, the Alliance Theater, and the famous Fox Theater plus art galleries, comedy clubs, live music venues and local festivals are but a few of the host of choices available for a sophisticated night on the town or a weekend of fun. For entertainment the whole family would enjoy Atlanta offers Six Flags Over Georgia, the Presidential Center, the Fernbank Natural History Museum, the Martin Luther King, Jr. Center for Nonviolent Social Change, Zoo Atlanta, the Georgia Aquarium and the World of Coke.

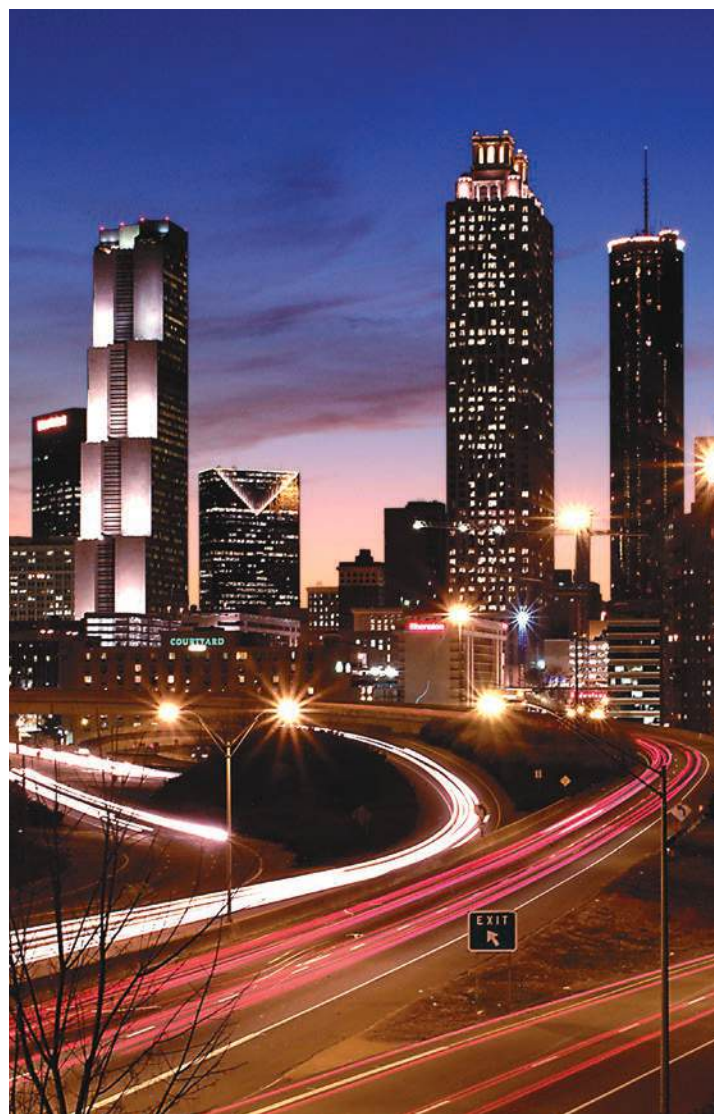
**Pro sporting events** run year-round in Atlanta, which is home to baseball's Atlanta Braves, football's Atlanta Falcons, and basketball's Atlanta Hawks. State-of-the-art facilities such as Philips Arena, the Mercedes-Benz Stadium, and SunTrust Park, have hosted events like the Peach Bowl, the SEC Championship, the NCAA College Football Championship, and others.

**Education** is well served in the Atlanta area with 26 public school systems and over 150 private schools. Atlanta consistently ranks high in the total number of post-secondary degrees conferred

annually. Students from around the world come to Atlanta to attend renowned institutions such as Emory University, the Georgia Institute of Technology and Georgia State University.

**Housing** choices abound in the metro Atlanta area. Because the region covers such a large area there are homes and settings available to match any lifestyle. For those who enjoy in-town living, choices can run the gamut from quaint bungalows, 19th century Victorian homes and amenity-rich condo and apartment communities to trendy urban lofts, posh high-rises and modern, custom-built mansions. Prefer a suburban setting? There are plentiful options that range from family-oriented neighborhoods to upscale golf, equestrian and tennis communities featuring luxurious homes. The rural areas of the metro region offer spacious settings for existing or new homes with a relaxed feel embodying the graciousness of the South. Land is available for people who have plans for building a dream house, while existing homes offer choices sure to satisfy anyone seeking a pastoral repose.

Opportunities are also available for homeowners with exclusive tastes. Numerous choices exist in golf and country club communities offering private memberships and custom homes.





## Only in Atlanta

**Ride your bike from Atlanta to Alabama.** The Silver Comet Trail begins in Smyrna and runs all the way across the Alabama border.

**Participate in the race that runners from around the world descend on Atlanta for each Fourth of July – the Peachtree Road Race.** Approximately 60,000 runners participate each year, making it one of the largest 10K foot races in the world.

**Ask directions from locals and you may hear “ITP” or “OTP.”** These nicknames reference communities that are “Inside the Perimeter” or “Outside the Perimeter” created by Interstate 285, a nearly 63-mile stretch of highway that encircles much of the city of Atlanta.

**View Atlanta from the tallest hotel in the Western Hemisphere and stay for dinner.** The rotating Sun Dial Restaurant Bar and View atop the cylindrical Westin Peachtree Plaza in Downtown Atlanta provides a breathtaking 360-degree view of the city and surrounding area while enjoying delicious cuisine.



**Witness the Eastern Continental Divide, a continental divide in the U.S. that separates the Gulf of Mexico drainage from the watersheds that flow directly into the Atlantic Ocean, runs right through downtown Atlanta and then east and through Decatur.** Rainwater that falls on the south and east side of the divide runs eventually into the Atlantic Ocean while rainwater on the north and west side of the divide runs into the Gulf of Mexico.

**Taste over 60 different coke products from around the globe at the World of Coca-Cola.** Explore the complete story past, present, and future of the world’s best-known brand!

**Let your imagination run wild with LEGO fans young and old at LEGOLAND Discovery Center** - made up of a series of interactive features with creative inspiration at every turn.

**Sit at the center of a panorama of the Battle of Atlanta** and take a stirring journey through time in Atlanta’s Cyclorama & Civil War Museum, which showcases large circular paintings depicting the



Smith Plantation, Roswell, GA

1864 Battle of Atlanta, and the APEX Museum, which includes depictions of African American history of Georgia.

Dive into a one-of-a-kind aquatic experience at the **Georgia Aquarium** -- the world’s largest aquarium, where you’ll discover beluga whales, whale sharks, penguins and aquatic animals from around the globe.



Sandy Springs, GA

Other notable attractions are The National Center for Civil and Human Rights, The Georgia State Museum of Science and Industry, Spelman College Museum of Fine Art, and Braves Museum & Hall of Fame. The city also offers easy access to other historical sites such as the Tullie Smith Farm, Wren’s Nest, and Martin Luther King Jr. National Historical Site. The Stone Mountain Park has nature trails, a tennis center, and amenities for swimming and fishing. Visitors to this park can also see the figures of Confederacy President Jefferson Davis, Lt. Gen. Thomas “Stonewall” Jackson, and Gen. Robert E. Lee that are carved in the granite of the mountain. Other popular attractions include the Atlanta Botanical Garden, Yellow River Game Ranch, Zoo Atlanta, and the Atlanta Farmers Market. Additionally, three of Atlanta’s more prestigious universities are located close to the downtown area Georgia State University, Morehouse College, and Clark Atlanta University.

Atlanta offers tons of fun for adults and children alike. There are so many things to do in Atlanta - from top attractions and history, to outdoor adventures and award-winning culture - you’re sure to find seasonal sensations year-round.





# Welcome to the Peach State

By Brian Kemp,  
Governor, Georgia

Georgia truly is one of the best places to live, work and do business. As we look to the future of this great state, we see thriving businesses, growing families, and a diverse population.

Georgia's economy is dynamic, with many growing industry sectors from agriculture, aerospace, automotive, film, technology, tourism and beyond. Our low cost of living and quality of life are just two of the reasons that Georgia stands out to businesses and families across the country and around the world.

We pride ourselves on being able to offer Georgia businesses access to a highly skilled workforce. Our educational opportunities are endless with robust programs and degrees available through the University System of Georgia and Technical College System of Georgia, and top-notch workforce training programs that are second to none.

Our economic development successes lead to a stronger economy through job creation and investment opportunities. Our pro-business environment not only attracts new business, but also allows our existing industries to continue investing through job growth and expansion.

Recent job announcements in Savannah, Augusta, Buford, Cartersville, Valdosta, and Douglasville proves that every corner of our state is ready to welcome job creators to their communities.

Small businesses are the backbone of our economy, comprising over 99% of all businesses in Georgia. In fact, small business owners recently awarded Georgia an A+ for our business-friendly licensing requirements, tax regulations, and labor and hiring regulations.

Through initiatives like the Georgians First Commission, Georgia will continue to make sure small businesses not only thrive in our state, but their products and services impact people around the world.

From world-renowned cities to welcoming rural communities, we are delighted to share our state with the millions of visitors who explore Georgia every year.

I am honored to be at the helm of this great state. I am committed to job creation, access to healthcare and educational opportunities for all Georgians. Working together, I know Georgia's best days are ahead.



## First MLS Embraces Change to Serve the Real Estate Needs of Southeast Homebuyers and Sellers

By Jeremy Crawford,  
President and Chief Executive Officer  
First Multiple Listing Service

It's no secret that the real estate market has changed dramatically since the pandemic, yet Georgia and the surrounding states have held up remarkably well. Georgia has been named the best state to do business for ten years, and of course, that impacts the economic vitality of everyone in the region.

With interest rates forecasted to soften in the coming years, this should open up more home-buying opportunities. Real estate has always been considered one of the best long-term investments, and with new technology tools, an FMLS member can help turn this opportunity into reality for their buyers.

Jeremy Crawford leads FMLS as the President and CEO of the largest MLS in the state and one of the largest MLSs in the nation. It's also one of a handful of MLSs that are broker-owned and operated, which offers many advantages.

"In the past 5 years, FMLS has worked hard to increase your access to listing data and exposure of your listings to other professionals like no other MLS in the nation. With FMLS, you can access listings from over 350,000 real estate professionals nationwide, and your listings are exposed to more agents than any other MLS nation!"

We constantly are adding great tools to our technology suite, which helps to make real estate more accessible," according to Crawford.

"For example, to help those who are visually impaired, we've introduced Finding Homes by Lundy, which reads information about a property, such as descriptions, via voice. Not only does Finding Homes help Agents & Brokers, but their clients can use it anytime and for free. Its underlying technology is voice-to-text, which makes it an excellent tool for anyone who needs to focus on the road while driving," Crawford continues.

"FMLS members can also leverage the power of AI to real estate with Restb. AI. This saves time and provides better accuracy when inputting listing

data, as it creates editable automated captions for ALT-text tags for photos in seconds, helping ensure ADA compliance. It also creates generative property descriptions in FMLS-member websites.

Our members and their buyers can access Down Payment Resource, a platform that helps brokers and agents identify down payment assistance throughout the region. It's straightforward to use, costs nothing, and doesn't slow the closing process. It's a valuable tool for those who qualify for a home but may not be able to come up with the more traditional twenty percent down payment.

FMLS also provides members with RatePlug, which estimates the total payment of a property, including their mortgage payment, based upon real-time interest rates, taxes, and insurance, to provide homebuyers with a complete financial picture of the property they're interested in.

For the safety of our members and partners, FMLS now provides FOREWARN as a complimentary member benefit. FOREWARN is a safety app that allows Agents to verify risks before meeting an individual, such as before showing a listing, including verifying identities and viewing criminal history. In addition, we also provide integrated safety features within the ShowingTime+ and Supra eKEY apps. Agent and broker safety and security is one of FMLS' very highest priorities.

To stay on top of the required continuing education credits, we offer our members a wide range of free classes through the FMLS Training Institute, with in-person, on-demand, and Zoom classes. Members can now earn CE in Georgia, Alabama, Tennessee, and South Carolina.

We're committed to providing the best service and experience for consumers and our members in one of the most collaborative and transparent environments. That's what people have come to expect from FMLS, and it drives us every day to deliver those promises," Crawford concludes.



# Getting Around Atlanta



Atlanta serves as a significant hub of commerce and hospitality not only locally, but also nationally and internationally. As such, the metro area's transportation system is a complex infrastructure of several systems, including 47.6 miles of heavy rail, 91 bus transit routes, 1,600 licensed taxis, a comprehensive network of freeways, a bustling international airport and over 45 miles of bike paths.

## Gateway to the World

Known as the world's busiest airport, Hartsfield-Jackson Atlanta International Airport is located just seven miles south of the city of Atlanta. Each year, more than 95 million passengers—an average of about 250,000 each day—walk the halls of the airport's seven concourses and board flights to more than 200 destinations served from its 207 gates. Twenty different regional, national and international carriers operate flights from Hartsfield.

But Hartsfield-Jackson is more than just a way to get from point A to point B or a stopover for people on their way to other destinations; it is a major cog in the city's economic wheel, with an estimated economic impact of \$32.5 billion. In many ways, the airport is a city unto itself, employing more than 58,000 people, from those outside, who run airport operations like air traffic controllers and ground crew, to those inside, like vendors and security staff, who make traveling through Atlanta comfortable and safe for thousands of passengers each day.

For passengers who choose to drive to the airport, the domestic terminal is easily accessible from I-85 south of downtown, while the new international terminal is accessible via I-75. Parking at the airport is easy, with more than 33,000 available spaces. For those who prefer to make use of the city's public transportation system, the airport is the terminus of the Red and Gold lines on MARTA.

## PCIDs: Improving Transportation in Georgia

Self-taxing districts that use additional property taxes to accelerate needed transportation and infrastructure improvement projects, the Perimeter Community Improvement Districts (PCIDs) have led efforts to hasten improvements at the crossroads of I-285 and GA 400. The PCIDs, with their partners at state agencies and local municipalities, have invested in public improvements that continue to transform the once suburban, auto-centric commercial district into one of the fastest growing and most dynamic mixed-use, transit-oriented activity centers in the Southeast United States.

The PCIDs' comprehensive Consolidated Plan is focused on three areas:

- **Access:** to maintain and enhance access into and out of the district via vehicular and transit; support and plan access points, interchanges, ramps and potential transit options as the Top End I-285 and GA 400 Managed Lanes projects unfold;
- **Mobility:** enhance mobility within the district for a variety of modes (transit, vehicles, bicycles, pedestrians, and emerging technologies); further develop extensive trail projects, corridor improvements, and Traffic Officer programs;
- **Sense of place:** create value within the district through continued maintenance, landscaping, lighting, and other investments, such as bridge enhancements, that reinforce Perimeter as a premiere destination for business, tiered living accommodations and social gatherings.

Three criteria will guide and impact the ability of the PCIDs to successfully implement priority projects and initiatives over the next 5-10 years: time, funding and partnership. To learn more about the

PCIDs' Consolidated Plan and Project Prioritization List, visit [www.perimetercid.org](http://www.perimetercid.org).

## Catch a Ride on MARTA

For 45 years, the Metropolitan Atlanta Rapid Transit Authority — known as MARTA — has moved more than 3.5 billion people throughout Atlanta and surrounding cities. The service is a transportation staple in the community and an economic driver for the city of Atlanta. Today, MARTA is one of the top 10 transportation agencies in the U.S., providing access to some of the metro area's largest businesses and busiest tourist attractions.

From Hartsfield-Jackson Atlanta International Airport and Centennial Olympic Park to bustling shopping districts like Buckhead and Perimeter Mall, MARTA offers commuters many ways to get to their destinations. With route expansions, station renovations and technology integrations underway, the transit system and its leadership continuously work hard to ensure that Atlanta — and its residents and visitors — keep moving forward.

As the metro area continues to expand and the importance of accessible transit grows, MARTA is actively seeking ways to make itself more accessible to more residents. MARTA is also investigating the possibilities of future projects, such as extending its Red Line past Mansell Rd. in Roswell, a light rail transit (LRT) project that would connect Atlanta with the Clifton Corridor, thereby linking the Lindbergh and Avondale Stations, and a high-capacity transit project along I-20 East. These projects would exponentially increase the region's transit access and connect thousands of residents and visitors to more employment centers and neighborhoods.



# Large and in Charge

## Atlanta's 25 Top Employers

If you're looking for a new employment opportunity, this list of Atlanta's Top 25 Public Employers (in terms of revenue) is a great place to start...

**1. The Home Depot (HD)** - homedepot.com - With an annual revenue of \$157,403,000,000, this Atlanta-born and based company easily tops the list. Founded in 1978, it has grown to become the world's largest home improvement retailer, with more than 2,300 stores across the U.S.

**2. United Parcel Service Inc. (UPS)** - ups.com - Known as "Big Brown," the largest parcel delivery company in the world boasts revenues of \$100,338,000,000. It serves over 200 countries and territories, delivering an estimated 24.3M packages per day.

**3. Delta Air Lines Inc. (DAL)** - delta.com - Founded in Macon in 1925, this global airline transports nearly 200M travelers to up to 275 destinations in 50 countries, with up to 4,000 departures every day. That volume has led to \$50,582,000,000 in annual revenue.

**4. The Coca-Cola Co. (KO)** - coca-cola.com - This Atlanta-born beverage company boasts 137 years of refreshing people everywhere. Its products are sold in over 200 countries and territories globally for an annual revenue of \$43,004,000,000.

**5. Southern Co. (SO)** - southerncompany.com - This Fortune 500® company is one of the largest energy providers in the U.S. - supporting 9 million customers and businesses nationwide. Founded in 1945, its annual revenue is \$29,279,000,000.

**6. Genuine Parts Co. (GPC)** - genpt.com - This leading global distributor of automotive and industrial replacement parts was founded in 1928. With more than 10,000 locations in 17 countries, its annual revenue is \$22,095,973,000.

**7. Westrock Co. (WRK)** - westrock.com - This global provider of consumer and corrugated packaging solutions boasts roughly 275 operating and business facilities worldwide and an annual revenue of \$21,256,500,000.

**8. AFLAC Inc. (AFL)** - aflac.com - Providing financial protection to millions of policyholders and customers, this Columbus, GA-based Fortune 500® company boasts an annual revenue of \$19,502,000,000.

**9. PulteGroup Inc. (PHM)** - pulte.com - The nation's third-largest homebuilder with a presence in over 40 major cities and an annual revenue of \$16,228,995,000, PulteGroup has delivered roughly 750,000 homes since its founding in 1950.

**10. Asbury Automotive Group Inc. (ABG)** - asburyauto.com - One of the largest automotive retailers in the United States, Duluth, GA-based Asbury Automotive Group represents 138 dealerships in 14 states for an annual revenue of \$15,443,800,000. In 2023, Newsweek designated it

as one of America's Greatest Workplaces.

**11. Norfolk Southern Corp. (NSC)** - nscorp.com - Its subsidiary - Norfolk Southern Railway Company - operates approximately 19,300 route miles in 22 states and the District of Columbia while serving every major port on the East Coast between New York City and Jacksonville, Fla.; multiple private terminals; and numerous river ports. Its annual revenue is \$12,745,000,000.

**12. AGCO Corp. (AGCO)** - agcocorp.com - A global leader in the design, manufacture, and distribution of agricultural solutions, Duluth, GA-based AGCO boasts 1,821 dealers in North America, with a presence in South America, Europe, the Middle East, Asia-Pacific, and Africa. Its annual revenue is \$12,651,400,000.

**13. Mohawk Industries Inc. (MHK)** - mohawkind.com - With \$11,737,065,000 in global sales, this Calhoun, GA-based company is the world's largest flooring company. Its product portfolio for homes and commercial spaces includes ceramic tile, carpet, rugs, laminate, luxury vinyl tile, sheet vinyl, and wood.

**14. Intercontinental Exchange Inc. (ICE)** - theice.com - A Fortune 500® company that "designs, builds, and operates digital networks to connect people to opportunity," ICE operates exchanges and clearing houses that help people invest, raise capital, and manage risk across multiple asset classes. Generated \$9,636,000,000 in annual revenue in 2022.

**15. Newell Brands Inc. (NWL)** - newellbrands.com - With an annual revenue of \$9,459,000,000, this leading global consumer goods company boasts a portfolio of over 80 iconic brands. Included among them are Graco®, Coleman®, Oster®, Rubbermaid®, Sharpie®, and more. It all began with metal curtain rods in 1903.

**16. Graphic Packaging Holding Co. (GPK)** - graphicpkg.com - This leading producer and provider of sustainable fiber-based packaging solutions serves the world's most widely-recognized food and beverage brands. It boasts an annual revenue of \$9,440,000,000

**17. Global Payments Inc. (GPN)** - globalpaymentsinc.com - With an annual revenue of \$8,975,515,000, this Fortune 500® company is a leading payments technology company delivering innovative software and payment solutions services to customers worldwide.

**18. NCR Corp. (NCR)** - ncr.com - Launched in 1884, National Cash Register Corporation - or NCR - has grown to become a leader in transforming, connecting, and running technology platforms for banking, stores, and restaurants for \$7,844,000,000 in annual revenue.

**19. Veritiv Corp. (VRTV)** - veritivcorp.com - Serving a wide range of industries globally with

an annual revenue of \$7,146,300,000, Veritiv is a leading full-service provider of print and publishing products, packaging, JanSan and hygiene solutions.

**20. Invesco Ltd. (IVZ)** - invesco.com - A global independent investment management firm dedicated to delivering an investment experience that "helps people get more out of life," Invesco boasts offices in more than 20 countries and an annual revenue of \$6,048,900,000.

**21. GMS Inc. (GMS)** - gms.com - A leading distributor of interior building products with an annual revenue of \$5,329,252,000, the product portfolio at Tucker, GA-based Gypsum Management & Supply (GMS) includes drywall, insulation, acoustical ceiling tile, metal, power tools, and more.

**22. Equifax Inc. (EFX)** - equifax.com - Dedicated to "helping people live their financial best," Equifax is a global data, analytics, and technology company with an annual revenue of \$5,122,200,000. Established in 1899, it now has a presence in 24 countries.

**23. Flowers Foods Inc. (FLO)** - flowersfoods.com - Based in Thomasville, GA, Flowers Foods is the second-largest producer and marketer of packaged bakery foods in the U.S. with 2022 sales of \$4,805,822,000. Its family of brands includes Nature's Own, Wonder, Tastykake, and Sunbeam Bread, among others.

**24. Bluelinx Holdings Inc. (BXC)** - bluelinxco.com - Marietta, GA-based Bluelinx Holdings is the leading U.S. wholesale distributor of residential and commercial building products 2022 annual revenue was \$4,450,214,000.

**25. Floor & Décor Holdings Inc. (FND)** - flooranddecor.com - Founded in 2000, Floor & Décor is one of Fortune's 100 fastest-growing companies. With an annual revenue of \$4,264,473,000, it is a leading specialty retailer of hard surface flooring "at everyday low prices."

### Atlanta's Top 5 Largest Employers in Terms of Staff Size

- 1) Delta Air Lines: 42,300 Employees in Metro Atlanta
- 2) Emory University/Healthcare: 33,497 Employees
- 3) Piedmont Healthcare: 26,981 Employees
- 4) Northside Hospital, Inc.: 25,052 Employees
- 5) Gwinnett County Public Schools: 24,209 Employees

Source: Atlanta Business Chronicle - Georgia's Top 50 Public Companies - July 2023



# Don't Forget to have Fun!

## Top 10 Attractions in Atlanta



**1. Center for Human Rights;** The Center for Civil and Human Rights in downtown Atlanta is an engaging cultural attraction that connects the American Civil Rights Movement to today's Global Human Rights Movements.

**2. High Museum;** With its renowned collection of classic and contemporary art and award-winning architecture by Richard Meier and Renzo Piano, the High Museum of Art has grown from its origins in a stately home on Peachtree Street to become the leading art museum in the southeastern United States.

**3. Georgia Aquarium;** Georgia Aquarium is the world's most inspiring aquarium with over 11 million gallons of water the top Atlanta attraction, right in the heart of downtown.

**4. The College Football Hall of Fame;** The College Football Hall of Fame and Chick-fil-A Fan Experience provides visitors with a highly-immersive, interactive, and engaging experience using a blend of historic college football artifacts and state-of-the-art, interactive multimedia exhibits.

**5. Stone Mountain Park;** Located on 3,200 acres of natural beauty, Stone Mountain Park features a wide variety of fun family activities and things to do such as dozens of fun annual events. Stone Mountain activities are suitable for all ages

**6. World of Coke;** The World of Coca-Cola is the only place where you can experience the fascinating story of the world's best-known beverage brand in a dynamic, multimedia attraction.

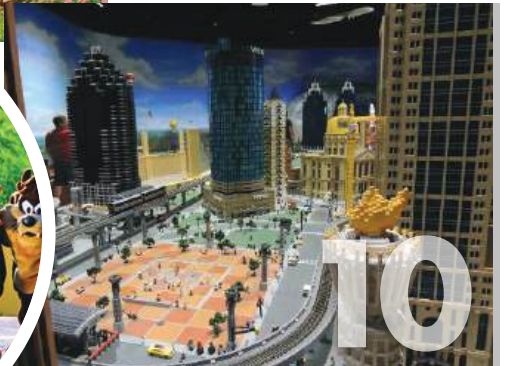


**7. Fernbank Museum of Natural History;** Only at Fernbank Museum can you come face-to-face with the world's largest dinosaurs, explore the development of life on Earth through the landscapes of present-day Georgia, connect with cultures from around the globe, engage in a variety of hands-on and special exhibitions including an incredible 5-story experience of an IMAX® film.



**8. Atlanta Botanical Garden;** The Atlanta Botanical Garden is a 30 acres botanical garden located Midtown, incorporated in 1976, the garden's mission is to "develop and maintain plant collections for the purposes of display, education, conservation, research and enjoyment."

**9. Six Flags Over Georgia;** The park boasts 13 heart-pounding roller coasters headlined by the hyper-coaster Goliath, ranked as one of the top coasters in the world and Dare Devil Dive, a beyond-vertical coaster that sends you soaring through three inversions. Cool off on Thunder River, a wild rafting adventure or splash around at Paradise Island, a towering water play structure with hundreds of water elements.



**10. Legoland Discovery Center;** There are over a dozen family-friendly epic experiences including Kingdom Quest, a 4D cinema, play parks, build zones, and more.



# Stellar Standouts in Atlanta Education

The quality of local schools often plays a major role in the home-buying process and with good reason. According to the National Association of Realtors 2022 Home Buyers and Sellers Generational Trends Report, 31% of all home buyers had children under the age of 18 living at home. The desire to place school-aged children in highly ranked elementary, middle, and high schools factors into many home searches for parents who wish to provide their children with a strong educational foundation. Of course, school quality is also a consideration for home buyers without children living at home, as it often impacts resale values, or they plan to start a family of their own in the near future. If you're searching for a home in the Atlanta area and accessibility to top-performing schools is a motivating attribute for you, we've compiled some interesting stats and facts about schools throughout the metro area...

**Buford City Schools** leads at #1 among Atlanta area school districts, followed closely behind by Forsyth County Schools – which serves roughly 10x the number of students

**Gwinnett County Public Schools** marks the Atlanta area's largest school district with 139 schools serving 183,878 students

**The Westminster Schools** in Atlanta, Fulton Science Academy in Alpharetta, and Atlanta International School round out the Top Three private k-12 schools in the Atlanta area. Westminster also holds the title of #1 private school in Georgia

In 2022, **Atlanta Public Schools** marked its 150th anniversary

**Big Creek Elementary School** in Cumming ranks # 1 among public elementary schools in the Atlanta area and #2 for all of Georgia

**Buford Middle School** – serving 6-8th grades – ranks #1 among public middle schools in the Atlanta area and all of Georgia

**Gwinnett School of Mathematics, Science, and Technology** in Lawrenceville ranks #1 among public high schools in Georgia and #22 among public high schools in the nation. It boasts a 100% graduation rate

**Buford High School** is considered the #1 public high school

**Blessed Trinity Catholic High School** is the #1 private high school for athletes in Georgia

**Dekalb School of the Arts** is ranked #1 among best high schools for the arts in Georgia

**Atlanta Speech School, The Howard School, and The Schenck School** – all private schools based in Atlanta – are listed among the top three schools for special education in Georgia

The **Wylde Center** cultivates environmental stewardship among Atlanta Public School and Decatur City School students through its Farm to School program

**Georgia Institute of Technology in Atlanta – aka Georgia Tech** – ranks #1 among top-performing public universities in Georgia, followed by University of Georgia in Athens at #2. Georgia Tech also holds an impressive #3 slot among top-performing public universities in the nation

From Accounting to Welding, 22 colleges on 88 campuses deliver more than 600 programs through the **Technical College System of Georgia**

**Georgia State University – Perimeter College** ranks #1 among community colleges in the Atlanta area

**Atlanta Public Schools** (404) 802-3500, atlantapublicschools.us  
Number of schools: 87 learning sites, including 58 neighborhood schools, 5 partner schools, 19 charter schools, 2 citywide single-gender academies, and 3 alternative programs

**Barrow County Public Schools** (770) 867-4527, barrow.k12.ga.us  
Number of schools: 9 elementary schools, 4 middle schools, 3 high schools and 3 innovative programs

**Bartow County Public Schools** (770) 606-5800, bartow.k12.ga.us  
Number of schools: 12 Elementary Schools, 4 Middle Schools, 4 High Schools and 1 Virtual Academy

**Buford City Public Schools** (770) 945-5035, bufordcityschools.org  
Number of schools: 1 Elementary School, 1 Middle School, 1 High School, 1 1st-3rd Academy, and 1 4th-5th Senior Academy

**Cherokee County Public Schools** (770) 479-1871, www.cherokeek12.net  
Number of schools: 23 Elementary Schools, 7 Middle Schools, 6 High Schools, 1 Virtual Academy, and 1 Alternative 6-12 School

**Clayton County Public Schools** (770) 473-2700, clayton.k12.ga.us  
Number of schools: 38 Elementary Schools, 15 Middle Schools, 12 High Schools, 2 Charter Schools, 1 Alternative Education Center, 1 Psychological Education Center, and 1 Multi-Purpose Education Center

**Cobb County Public Schools** (770) 426-3300, www.cobbk12.org  
Number of schools: 66 Elementary Schools, 26 Middle Schools, 17 High Schools, 1 Charter School, 1 Special Education Center, and 1 Adult Education Center

**Dekalb County Public Schools** (678) 676-1200, dekalbschoolsga.org  
Number of schools: 8 Charter Schools, 76 Elementary Schools, 19 Middle Schools, 22 High Schools, and 14 Other Education Programs.

**Douglas County Public Schools** (770) 651-2000, dcsga.org  
Number of schools: 20 Elementary Schools, 8 Middle Schools, 5 High Schools, and 1 Charter School

**Fayette County Public Schools** (770) 460-3990, fcboe.org  
Number of schools: 14 Elementary Schools, 5 Middle Schools, 5 High Schools, 3 Non-Traditional Schools, and 1 Adult Community School

**Forsyth County Public Schools** (770) 887-2461, forsyth.k12.ga.us  
Number of schools: 23 Elementary Schools, 11 Middle Schools, 7 High Schools, and 1 College and Career Prep School

**Fulton County Public Schools** (470) 254-3600, fultonschools.org  
Number of schools: 7 Start-Up Charter Schools, 59 Elementary Schools, 19 Middle Schools, 18 High Schools, and 1 Virtual School.

**Gainesville City Public Schools** (770) 536-5275, gcssk12.net  
Number of schools: 6 Elementary, 1 Middle, 1 High School, and 1 Student Success Center

**Gwinnett County Public Schools** (678) 301-6000, gcpsk12.org  
Number of schools: 20 School Clusters, including 84 Elementary Schools, 34 Middle Schools, 28 High Schools, and 19 Career and Technical Education Programs

**Hall County Public Schools** (770) 534-1080, hallco.org  
Number of schools: 20 Elementary Schools, 8 Middle Schools, 8 High Schools, 1 Alternative School, and 1 Early College

**Marietta City Schools** (770) 422-3500, marietta-city.org  
Number of schools: Charter System offering 1 Early Learning Center, 7 Elementary Schools, 1 3rd-5th Magnet School, 1 Sixth Grade Academy, 1 Middle School, and 1 High School

**Rockdale Public Schools** (770) 483-4713 rockdaleschools.org  
Number of schools: 11 Elementary Schools, 4 Middle Schools, 3 High Schools, 1 Career Academy, 1 STEM Magnet School, and 1 Virtual Campus

**Walton County Public Schools** (770) 266-4520 walton.k12.ga.us  
Number of schools: 9 Elementary Schools, 3 Middle Schools, and 3 High Schools

**Private School Snapshot**

<b>NAME &amp; ENROLLMENT</b>	<b>CONTACT INFORMATION</b>
Atlanta Girls School Grades: 6-12 Enrollment: 198 Est: 2000	404-845-0900 3254 Northside Parkway NW, Atlanta, GA 30327 atlantagirsschool.org
Atlanta International School Grades: 3K-12 Enrollments: 1,314 Est: 1984	404-841-3840 2890 N Fulton Dr NE, Atlanta, GA 30305 aischool.org
Brandon Hall School Grades: 6-12 Enrollment: 120 Est: 1959	770-394-8177 1585 Clifton Rd NE, Atlanta, GA 30329 benfranklinacademy.org
Ben Franklin Academy Grades: 9-12 Enrollment: 140 Est: 1987	404-633-7404 1585 Clifton Rd NE, Atlanta, GA 30329 benfranklinacademy.org
Cherokee Christian School Grades: K-12 Enrollment: 398 Est: 1986	678-494-5464 3075 Trickum Rd, Woodstock, GA 30188 cherokeechristian.org
Fellowship Christian Academy Grades: PK4-12 Enrollment: 1,040 Est: 1986	770-993-1650 10965 Woodstock Road, Roswell, GA 30075 fellowshipchristianschool.org
Fulton Science Academy Private School Grades: PK-12 Enrollment: 540 Est: 2013	678-366-2555 Alpharetta, GA fultonscienceacademy.org
Galloway School Grades: PK3-I 2 Enrollment: 750 Est: 1969	404-252-8389 215 Chastain Park Ave., NW, Atlanta, GA 30342 gallowayschool.org
George Walton Academy Grades: PK3-12 Enrollment: 790 Est: 1969	678-635-3800 1 Bulldog Dr, Monroe, GA 30655 gwa.com
Greater Atlanta Christian School Grades: PK-12 Enrollment: 1,596 Est: 1969	770-243-2000 1575 Indian Trail Rd, Norcross, GA 30093 greateratlantachristian.org
High Meadows School Grades: PK3-8 Enrollment: 343 Est: 1973	770-993-2940 1055 Willeo Rd, Roswell, GA 30075 highmeadows.org
Holy Innocents Episcopal School Grades: PK3-12 Enrollment: 1,392 Est: 1959	404-255-4026 805 Mount Vernon Highway NW, Atlanta, GA 30327 hies.org
Holy Spirit Preparatory School Grades: PK-12 Enrollment: 349 Est: 1996	404-255-0900 Lower School: 4820 Long Island Dr, Atlanta, GA 30342 4449 Northside Dr, Atlanta, GA 30327 holyspiritprep.com
King's Ridge Christian School Grades: PK-12 Enrollment: 787 Est: 2001	770-754-5738 2765 Bethany Bend, Alpharetta, GA 30004 kingsridgecs.org
Lakeview Academy Grades: PK-12 Enrollment: 521 Est: 1970	770-532-4383 796 Lakeview Dr., Gainesville, GA 30501 lakeviewacademy.com
Landmark Christian School Grades: PK-12 Enrollment: 1,038 Est: 1989	770-306-0647 50 SE Broad St, Fairburn, GA 30213 landmarkchristianschool.org
The Lovett School Grades: K-12 Enrollment: 1,627 Est: 1926	404-262-3032 4075 Paces Ferry Rd NW, Atlanta, GA 30327 lovett.org
Marist School Grades: 7-12 Enrollment: 1,100 Est: 1901	770-457-7201 3790 Ashford-Dunwoody Rd NE, Atlanta, GA 30319 marist.com
Mill Springs Academy Grades: K-12 Enrollment: 270 Est: 1981	770-360-1336 13660 New Providence Rd, Alpharetta, GA 30004 millsprings.org
Mt. Bethel Christian Academy Grades: K-12 Enrollment: 689 Est: 1998	770-971-0245 K-8: 4385 Lower Roswell Rd, Marietta, GA 30068 9-12: 2509 Post Oak Tritt Rd, Marietta, GA 30062 mtbethelchristian.org
Mt. Paran Christian School Grades: PK-12 Enrollment: 1,255 Est: 1976	770-578-0182 1275 Stanley Rd, Kennesaw, GA 30152 mtparanschool.com
Mount Pisgah Christian School Grades: PK-12 Enrollment: 670 Est: 1986	678-336-3443 9820 Nesbit Ferry Rd, Alpharetta, GA 30022 experiencepisgah.org
Mt. Vernon School Grades: PK2-12 Enrollment: 1,235 Est: 1972	404-252-3448 PK2-5: 471 Mt. Vernon Hwy NE, Atlanta, GA 30328 6-12: 510 Mt. Vernon Hwy NE, Atlanta, GA 30328 mountvernon-school.com
North Cobb Christian School Grades: PK-12 Enrollment: 1,121 Est: 1983	770-975-0252 4500 Eagle Dr, Kennesaw, GA 30144 ncchristian.org
Our Lady of the Assumption Catholic School Grades: PK-8 Enrollment: 524 Est: 1952	404-364-1902 1320 Hearst Dr NE, Atlanta, GA 30319 olaschool.org
Pace Academy Grades: K-12 Enrollment: 1,120 Est: 1958	404-262-1345 966 West Paces Ferry Rd, Atlanta, GA 30327 paceacademy.org
The Paideia School Grades: PK-12th Enrollment: 1,016 Est: 1971	404-377-3491 1509 Ponce de Leon Ave NE, Atlanta, GA 30307 paideiaschool.org
Providence Christian Academy Grades: K-12 Enrollment: 700 Est: 1991	770-279-7200 4575 Lawrenceville Hwy, Lilburn, GA 30047 providencechristianacademy.org
St. Joseph Catholic School Grades: PK4-8 Enrollment: 424 Est: 1953	770-428-3328 81 Lacy St, Marietta, GA 30060 stjosephschool.org
St. Martin's Episcopal School Grades: PK-8 Enrollment: 656 Est: 1959	404-237-4260 3110-A Ashford-Dunwoody Rd, Atlanta, GA 30319 stmartinschool.org
Trinity School Grades: PK3-6 Enrollment: 594 Est: 1951	404-231-8100 4301 Northside Parkway, Atlanta, GA 30327 trinityatl.org
The Walker School Grades: PK3-12 Enrollment: 940 Est: 1957	770-427-2689 Main Campus: 700 Cobb Parkway N, Marietta, GA 30062 Primary School: 830 Damar Rd, Marietta, GA 30062 thewalkerschool.org
Wesleyan School Grades: K-12 Enrollment: 1,207 Est: 1963	770-448-7640 5405 Spalding Dr, Peachtree Corners, GA 30092 wesleyanschool.org
The Westminster Schools Grades: PK-12 Enrollment: 1,900 Est: 1951	770-355-8673 1424 West Paces Ferry Rd, Atlanta, GA 30327 westminster.net
Whitefield Academy Grades: PK-12 Enrollment: 897 Est: 1997	678-305-3000 1 Whitefield Dr. SE, Smyrna, GA 30126 whitefieldacademy.com
Woodward Academy Grades: PK-12 Enrollment: 2,525 Est: 1900	404-765-4001 1662 Rugby Ave, College Park, GA 30337 N. Campus (PreK-6): 6565 Boles Rd Johns Creek GA 30097 woodward.edu

\*Enrollment Source: Niche Rankings



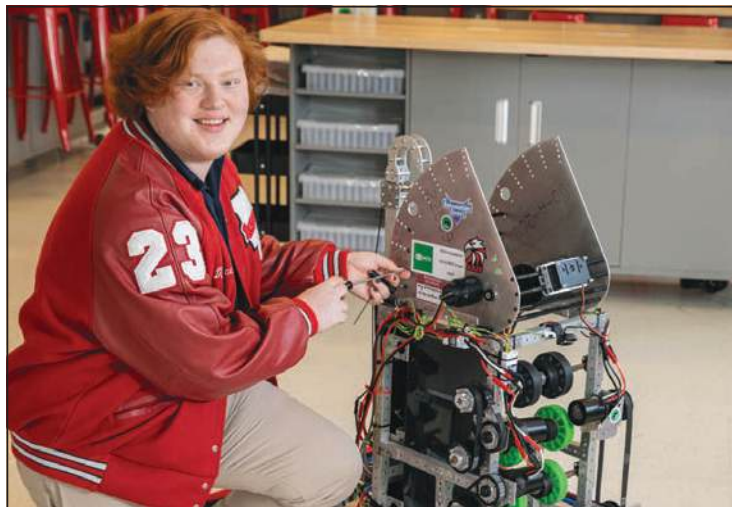
# PRIVATE SCHOOL PROFILES

## Atlanta International School aischool.org | (404) 841-3840 2890 North Fulton Drive in Atlanta

Founded in 1984, Atlanta International School takes pride in being different by design. With a mission to develop courageous leaders who shape their world for the better, this private, non-profit, international school for students in 3K - Grade 12 places language learning at its center. Known for its academic rigor, the International Baccalaureate (IB) curriculum provides the foundation for learning at Atlanta International School. The school endeavors to create a welcoming and inclusive environment that respects and celebrates different cultures, languages, and family structures. Beyond Language Learning, academics comprise Arts, Computer Science, Design, Experimental Sciences, Humanities and Literature, Mathematics, and Physical Education. There are also a number of global and experiential learning opportunities that extend beyond the classroom at every grade level. Trips to local and international destinations give students a broader perspective of culture and society by connecting their classroom learning to the outside world.

## Woodward Academy woodward.edu | (404) 765-4000 Main Campus: 1662 Rugby Avenue in College Park North Campus: 6565 Boles Road in Johns Creek

Touting the tagline “Your Way into the World,” Woodward Academy has fostered excellence, character, and opportunity since 1900. Today, it boasts a 7:1 student-teacher ratio and offers 25 AP classes, 100+ co-curriculars, and 18 varsity sports. Its students take part in 75 yearly art performances and have secured \$25+ million in college scholarships. With four sister schools worldwide, Woodward Academy students have an opportunity to participate in more than ten international trips each year. With two campuses in College Park and Johns Creek, the families it serves come from 20 counties and 100 zip codes throughout the metro Atlanta area. The main campus serves pre-K through 12th-grade students, while the North campus – set on 33 wooded acres in Johns Creek – serves pre-K through 6th-grade students. Campus tours can be scheduled online.



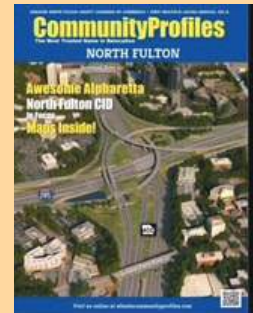
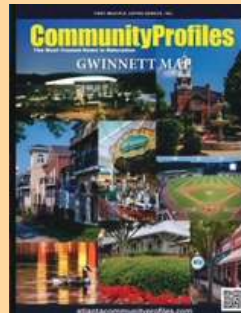
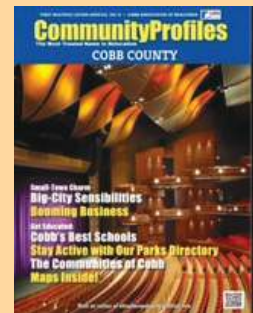
An Academy-wide  
STEAM program is  
**THE WOODWARD WAY**  
**WOODWARD**  
**ACADEMY**  
woodward.edu/visit

## Fulton Science Academy fultonscienceacademy.org | (678) 366-2555 3035 Fanfare Way in Alpharetta

Serving gifted and advanced students in preschool through high school, as the name might suggest, Fulton Science Academy is based on innovation. Founded in 2012, its mission is to deliver an educational framework designed to achieve the highest academic results and instill enduring strength of character by leveraging innovation and STEAM curriculums for college preparedness and lifelong student success. This Cognia-accredited school is one of the fastest-growing private schools in the region. Known to celebrate diversity and individuality both in the classroom and beyond, in 2022, it was designated a National School of Character. In 2023, Niche recognized Fulton Science Academy as the #2 best K-12 private school in Georgia, with the #1 best high school for STEM education in the state. In addition to a robust and rigorous academic program, Fulton Science Academy boasts a rich Arts program and community of student-athletes through its Athletics program. Its core “I CARE” values include Integrity, Curiosity, Advocacy, Resilience, and Empathy.

## The Walker School thewalkerschool.org | (770) 427-2689 Main Campus: 700 Cobb Parkway North in Marietta Primary School: 830 Damar Road in Marietta

Established in 1957, The Walker School is a private, co-ed day school offering opportunities in academics, arts, and athletics for preschool, elementary, middle, and high school students in Metro Atlanta. It strives to provide an engaging educational experience within an intimately scaled, caring, and diverse community where opportunities abound and meaningful relationships inspire transformative learning. In 2023, Niche named The Walker School the Best Private School in Cobb County for the sixth year in a row. 70% of its faculty hold advanced degrees, and 100% of its students are accepted into college. That’s due in large part to the fact that The Walker School offers 27 AP courses, 18 science and robotics labs, and three international exchange programs. With 16 sports offered on campus, 72% of its 6-12th grade students play at least one sport. In the last six years, 60 of its students have signed on to play at the college level. Arts is also essential to the student body, with five art studios on campus and eight theatrical productions each year.



Atlanta Community Profiles has been serving the needs of the real estate industry and home buyers for decades. Over that time, we’ve seen a great need of homeowners to find contractors to help with everything from landscaping to heating and air. With our deep knowledge of the Atlanta community, we researched vendors and made a list of credible, customer service focused companies to help people find new businesses when they move into a new community. Check out our Preferred Partners if you need help with a new products and services. Please let us know about your experience with these providers. <https://atlantacommunityprofiles.com/preferred-partners/>

# HIGHER Education At A Glance

Boasting the largest concentration of colleges and universities in the Southern United States, the City of Atlanta and its surrounding metro area is home to nearly 50 universities, graduate schools, community colleges, and technical schools. Serving over 227,000 students in Metro Atlanta with more than 45,000 degrees awarded annually at its 19 member colleges and universities, the Atlanta Regional Council for Higher Education credits the area's diversity of programs and collective resources with its positioning as a major educational hub. Depending on where they are in the city or metro area, in addition to a top-notch education, many students benefit from solid social scenes, active Greek communities, big-city lifestyles, small-town atmospheres, and storied collegiate rivalries.

**Agnes Scott College** (agnesscott.edu): Situated on 100 acres in downtown Decatur – six miles from the center of Atlanta, Agnes Scott College was founded in 1889. The picturesque campus of this independent national liberal arts college includes some of the state's oldest trees. For an unprecedented fifth year in a row, Agnes Scott College has been recognized as the nation's #1 most innovative liberal arts college according to the 2022-2023 U.S. News & World Report Best Colleges rankings. With an 11:1 student-to-faculty ratio and an average class size of 18, it offers 34 undergraduate majors and nine graduate/post-baccalaureate programs to 1,115 students from 12 countries.

**Clayton State University** (clayton.edu): Offering more than 100 degrees, majors, and certificates, this four-year public university in Morrow is set on 214 parklike acres roughly 15 miles southeast of downtown Atlanta. Founded in 1969, its student body has grown to 3,435 full-time undergraduate students and 2,710 part-time undergrads from 34 states and 32 countries. Beyond studies that include everything from Accounting to Supply Chain Management, CSU offers more than 45 student organizations where attendees can become more immersed in campus life.

**Emory University** (emory.edu): An internationally recognized private research university distinguished by its outstanding undergraduate, graduate, and professional programs, Emory University boasts two academic campuses. The Atlanta campus showcases 614 acres of sprawling green space and Italian Renaissance-style architecture, while Oxford is the site of Emory's original 354-acre campus. Founded in 1836, its latest incoming class represented 5,445 students from all 50 states in the U.S. and 77 countries. As home to the largest and most comprehensive health care program in Georgia, Emory now lays claim to Georgia's largest health sciences research building.

**Georgia Gwinnett College** (ggc.edu): Established in 2005 as the nation's first four-year public college founded in the 21st century and the first four-year public institution created in Georgia in more than 100 years, GGC boasts small classes, student engagement, faculty-student mentoring, high-tech classrooms, and flexible scheduling. It is proud of its distinction as the most ethnically diverse Southern regional college, public or private, according to U.S. News & World Report magazine. Its more than 11,000 students come from 29 states and 112 nations. GGC offers 21 majors, with more than 60 programs of study.

**Georgia Institute of Technology (aka Georgia Tech)** (gatech.edu): Located on 450 scenic acres in the heart of Atlanta, Georgia Tech is #1 on Niche Rankings Best Colleges in Georgia and #3 among Top Public Universities in America. It boasts a full-time undergraduate enrollment of 15,252 and a part-time undergrad enrollment of 2,209. In addition to its unique mix of beautiful historic buildings and state-of-the-art research facilities, Georgia Tech is distinguished by world-class academics emphasizing science and technology with real-world applications. Its 36 undergraduate and 96 graduate degrees are offered from its six colleges: architecture, computing, engineering, liberal arts, management, and sciences.

**Georgia State University** (gsu.edu): An enterprising public research institution in the heart of Atlanta, Georgia State University has blended academic rigor with a rich college experience since 1913. In addition to its downtown campus, GSU offers five satellite campuses, serving more than 52,000 students from all 50 U.S. states and 150 countries. In 2023, U.S. News & World Report designated it a Top-10 University for Campus Ethnic Diversity in the Nation. Georgia State offers its students 250+ bachelor's degree programs in 100 fields of study and 150+ graduate degree programs.

**Kennesaw State University (KSU)** (kennesaw.edu): With two suburban campuses in Kennesaw and Marietta, KSU offers over 180 undergraduate, graduate, and doctoral degrees and programs. As the third largest university in Georgia, it boasts a student body of more than 42,000 from over 100 countries around the globe. In addition to its 11 colleges, KSU is proud of its distinction as a Carnegie-designated doctoral research institution, placing it among an elite group of only 6 percent of U.S. colleges. Its main campus is nestled on 240 beautifully landscaped, pedestrian-friendly acres just northwest of Atlanta. In 2015, it became home to The Southern Polytechnic College of Engineering and Engineering Technology.

**Life University** (life.edu): Established with 22 students in 1975 as Life Chiropractic College, Life University now serves over 900 full and part-time undergrads. Set on over 100 acres with 19 buildings and 5+ miles of walking trails in Marietta, the private university is home to the largest single-campus chiropractic college in the world. In addition to its chiropractic program, Life offers 15 undergraduate programs and four graduate programs, along with 70 student clubs and organizations, 11 Men's and Women's Varsity Sports, 1 Co-ed Varsity Sport, and 19 intramural sports.

**Mercer University** (mercerc.edu): Founded in 1833, Mercer is a private research university and one of America's oldest institutions of higher learning. It serves nearly 5,000 full and part-time undergrads at its Macon, Atlanta, Savannah, and Columbus campuses and regional academic centers in Douglas and Henry Counties. Mercer's 12 schools and colleges offer rigorous programs that run the gamut from undergraduate liberal arts to doctoral-level degrees. According to Niche Rankings, it ranks #2 among Top Private Universities in Georgia.

**Morehouse College** (morehouse.edu): A private, historically black men's liberal arts college (HBCU), Morehouse College was first established in 1867 in a church basement in Augusta. Since then, it has found its home in Atlanta's historic West End community and grown to establish a legacy of excellence, boasting such iconic alums as Martin Luther King, Jr., Spike Lee, Samuel L. Jackson, and more.

**Oglethorpe University** (oglethorpe.edu): Self-described as a "small school in the middle of everywhere," Oglethorpe is visually stunning for its Gothic Revival architecture and beautifully landscaped grounds on Peachtree Road in Atlanta. Founded in 1835 and listed on Georgia's Registry of Historic Places, Oglethorpe is surprisingly forward-looking. With an enrollment of nearly 1,500 students, representing more than 35 states and ten countries, it offers more than 60 areas of study in majors that span from Art to Sociology.

**Savannah College of Art and Design (SCAD)** (scad.edu): Offering degrees for creative careers at its campuses in Atlanta and Savannah, the online campus at SCADnow, and abroad in LaCoste, France, SCAD considers itself "one university with limitless global opportunities." Founded in 1978, this private, non-profit, accredited institution offers more than 100 degree programs and serves over 15,000 students from all 50 states and over 100 countries worldwide. Its location among dozens of Fortune 500 companies that often ally with SCAD provides a wealth of educational and real-world experiences.

**Spelman College** (spelman.edu): Marking the nation's oldest institution of higher education for Black women, Spelman was initially founded in 1881 as the Atlanta Baptist Female Seminary before receiving its current moniker in 1924. A global leader in educating women of African descent, it offers 32 majors and 36 minors to an enrollment of roughly 2,350 students from 44 states and six countries. Arming its students with "A Choice to Change the World," it empowers women to engage the many global cultures and inspires a commitment to positive social change through service. In addition to its Atlanta campus, Spelman offers a virtual campus.

**University of Georgia** (uga.edu): Founded January 27, 1785, by the Georgia General Assembly, UGA is the state's oldest public institution of higher education. In addition to its renowned Athens campus, it offers campuses in Buckhead, Griffin, Gwinnett, and Tifton. Its study abroad program includes Cortona, Italy, and Oxford, England. It also offers a semester program in Washington, D.C. With a #10 ranking among Top Public Universities in the U.S. from Niche, UGA is home to 465 buildings on 762 acres, offering 24 Baccalaureate degrees in more than 142 fields, 32 Master's degrees in 135 fields, and professional degrees in law, pharmacy, and veterinary medicine. It serves 40,118 students, offers 800+ student organizations, and has won two national championships in football in the last two years.



# Award-Winning Health Care

## A Guide to Metro Atlanta Hospital Systems



A shining reflection of Atlanta’s growth, leadership in innovation, and dedication to excellence, the metro area’s medical sector is not only alive and well but THRIVING. The quality of our healthcare proves a draw to individuals and families, as well as corporations considering locating to Atlanta. Boasting a steady stream of accolades, many of our hospitals offer industry-leading specialists, state-of-the-art facilities, the latest technology, and an extensive menu of services that run the gamut from ambulatory surgery to X-rays – and everything in between.

Comprised of three hospitals, eight urgent cares, and 57 neighborhood facilities, Children’s Healthcare of Atlanta is nationally ranked in 10 pediatric specialties by U.S. News & World Report. It is also regionally ranked as the #1 Children’s Hospital in Georgia and the Southeast. Representing the largest clinically integrated network in Georgia, Emory Healthcare is made up of 11 hospitals, the Emory Clinic, and more than 425 provider locations. Its flagship Emory University Hospital has held the title of #1 Hospital in metro Atlanta and Georgia for the last 12 years. A landmark in downtown Atlanta since 1892, Grady Memorial Hospital and Health System was the site of the state’s first open-heart surgery. It serves the city’s critical care needs as an ACS-verified Level I trauma center, ABA-verified burn center, and advanced comprehensive stroke center. Last but not far from least, Shepherd Center is renowned for its work in spinal cord and brain injuries, ranking #12 in the nation among rehabilitation hospitals.

### Atlanta VA Medical Center | [atlanta.va.gov](http://atlanta.va.gov)

**1670 Clairmont Rd, Decatur | (404) 321-6111**

Dedicated to improving the lives of Veterans and their families every day, Atlanta VA Medical Center (VAMC) offers a 466-inpatient-bed facility on 26 acres in Decatur, including a 120-bed Community Living Center, a 40-bed domiciliary, and a 21-bed residential treatment program. With services that comprise primary care, mental health, specialties like cardiology and neurology, and social programs, the Atlanta VA provides health care to more than 130,000 enrolled Veterans at 22 facilities, including its main campus and community-based outpatient clinics throughout Northeast Georgia. The Atlanta VA is a teaching hospital affiliated with Emory University and Morehouse School of Medicine, providing professional training in most major medical and surgical specialties.

### Children’s Healthcare of Atlanta | [choa.org](http://choa.org)

#### Children’s Egleston Hospital

**1405 Clifton Rd NE, Atlanta | 404-785-KIDS (5437)**

#### Children’s Hughes Spalding Hospital

**35 Jesse Hill Jr Dr. SE, Atlanta | 404-785-KIDS (5437)**

#### Children’s Scottish Rite Hospital

**1001 Johnson Ferry Rd NE, Atlanta | 404-785-KIDS (5437)**

Children’s Healthcare of Atlanta is ranked among the nation’s top pediatric hospitals for 2023-2024 on the U.S. News & World Report Best Children’s Hospitals list. Four of its specialties ranked in the top 10, eight in the top 20, and Children’s was also ranked the #1 pediatric hospital in Georgia for the 4th year in a row. As Georgia’s only freestanding pediatric healthcare system, Children’s Healthcare of Atlanta is the trusted leader in caring for kids. The not-for-profit organization’s mission is to make kids better today and healthier tomorrow through more than 60 pediatric specialties and programs, top healthcare professionals, and leading research and technology. Children’s is also one of the country’s largest pediatric clinical care providers, managing over one million patient visits annually at three hospitals, Marcus Autism Center, the Center for Advanced Pediatrics, urgent care centers, and neighborhood locations. It has impacted kids’ lives in Georgia, across the United States, and worldwide for more than 100 years, thanks to generous support from the community. On Sept 29, 2024, Children’s will open Children’s Healthcare of Atlanta Arthur M. Blank Hospital and simultaneously close Egleston Hospital

### Emory Healthcare | [emoryhealthcare.org](http://emoryhealthcare.org)

#### Emory Decatur Hospital

**2701 N Decatur Rd, Decatur | (404) 501-1000**

#### Emory Hillandale Hospital

**2801 DeKalb Medical Pkwy, Lithonia | (404) 501-800**

#### Emory Long-Term Acute Care

**450 N Candler St, Decatur | (404) 501-6226**

#### Emory Johns Creek Hospital

**6325 Hospital Parkway, Johns Creek | (678) 474-7000**

**Emory Saint Joseph’s Hospital of Atlanta | (678) 843-7001**

**5665 Peachtree Dunwoody Rd, Atlanta**

## **Emory University Hospital**

**1364 Clifton Rd, Atlanta | (404) 712-2000**

## **Emory University Hospital Midtown**

**550 Peachtree St NE, Atlanta | (404) 686-4411**

With more than 3,450 physicians concentrating in 70 different subspecialties at 11 hospitals, the Emory Clinic, and more than 425 provider locations, Emory Healthcare is Georgia's largest comprehensive academic health system. With a goal of setting the gold standard for healthcare in metro Atlanta, its hospitals and providers are regularly recognized for excellence. More Emory providers made Atlanta magazine's 2023 Top Doctors list than any other health system, and two of its hospitals – Emory University Hospital and Emory University Hospital Midtown – are nationally ranked in a number of specialties by U.S. News & World Report for 2023-2024. Its Emory University Hospital is the #1 regionally ranked hospital in Atlanta and Georgia, and its Emory St. Joseph Hospital is #2, with two others – in Midtown and Johns Creek – falling in the Top 10. Both Emory University Hospital and Emory St. Joseph's Hospital made Newsweek's coveted list of the World's Best Specialized Hospitals in 2023. Its many specialties include brain health, cardiology, infectious diseases, obstetrics, orthopedics, solid organ transplants, and more. Set on transforming cancer care, its Winship Cancer Institute is Georgia's first comprehensive National Cancer Institute-designated cancer center where innovation and compassion come together. Emory Healthcare employs more than 24,000 people and has been recognized by Forbes Magazine as one of America's Best Employers for Women for six years in a row. With its sight firmly focused on the future, Emory Healthcare also holds a place in the city's rich history. Founded in 1880, the 410-bed acute-care Emory St. Joseph's Hospital is Atlanta's longest-serving hospital.

## **Grady Memorial Hospital | [gradyhealth.org](http://gradyhealth.org)**

**80 Jesse Hill Jr Dr SE, Atlanta | (404) 616-1000**

Since its launch in 1892, Grady Health System has raised the bar on healthcare. Not only is its flagship Grady Memorial Hospital in downtown Atlanta a nationally recognized, nationally verified Level 1 trauma center with Georgia's only verified Burn Center for adult and pediatric patients, but it also boasts:

- A state-of-the-art Cardiac Center with an award-winning heart failure program
- The world's first 24/7 sickle cell center
- One of the nation's top HIV/AIDS centers
- Georgia's first cancer center for excellence
- One of the nation's leading stroke centers – Marcus Stroke and Neuroscience Center

As Atlanta's largest general hospital, it has 953 beds and served 646,759 patients in 2022 – 113,741 were emergency room visits. It also witnessed the birth of 2,566 babies, performed 14,355 surgical procedures, and employed 6,756

people that same year. In addition to the main campus, Grady Health System is home to more than 60 specialty care clinics with six (soon to be eight) neighborhood-based health centers around Atlanta.

## **Northside Hospital Health Care System | [northside.com](http://northside.com)**

### **Northside Hospital Atlanta**

**1000 Johnson Ferry Rd NE, Atlanta | (404) 851-8000**

### **Northside Hospital Cherokee | (770) 224-1000**

**450 Northside Cherokee Boulevard, Canton**

### **Northside Hospital Duluth | (678) 312-6800**

**3620 Howell Ferry Road, Duluth**

### **Northside Hospital Forsyth | (770) 844-3200**

**1200 Northside Forsyth Drive, Cumming**

### **Northside Hospital Gwinnett | (678) 312-1000**

**1000 Medical Center Boulevard, Lawrenceville**

The Northside Hospital health care system is one of Georgia's leading providers – serving nearly 5.2 million patients from 25 counties with five acute-care hospitals, more than 275 outpatient facilities, 3,700 providers (staff and private practitioners), and 25,000 employees. Its hospitals are located in Atlanta, Canton, Cumming, Duluth and Lawrenceville. Northside Hospital leads the nation in newborn deliveries – delivering more babies a year than any other community hospital in the U.S. Offering an entire system of care dedicated to clinical excellence and research innovation, it is also among the state's top providers of cancer care, sports medicine, cardiovascular and surgical services. Northside Hospital Atlanta is ranked #4 among hospitals in both Atlanta and Georgia by U.S. News & World Report for 2023-2024, with the Cherokee, Forsyth, and Gwinnett Hospitals making the Top 10.

## **Piedmont Healthcare | [piedmont.org](http://piedmont.org)**

### **Piedmont Atlanta Hospital | (404) 605-5000**

**1968 Peachtree Rd NW, Atlanta**

Supported by a workforce of more than 37,000 who care for 3.4 million patients across 1,400 locations, the Piedmont Healthcare system serves communities that comprise 80 percent of Georgia's population. The system includes 22 hospitals, 66 Piedmont Urgent Care centers, 25 QuickCare locations, 1,875 Piedmont Clinic physician practices, and more than 2,800 Piedmont Clinic members. Its flagship hospital, the 643-bed Piedmont Atlanta Hospital has served the city with high-quality patient-centered healthcare for over a century. This acute-care community hospital offers all major medical, surgical, and diagnostic services, including 24-hour emergency services, transplantation, and comprehensive care. As a not-for-profit organization, hospital earnings maintain and enhance services and facilities and support education, outreach, and research activities. This allows Piedmont Hospital to offer the most



advanced, specialized care possible. The system also offers hospitals in Athens, Augusta, Cartersville, Columbus, Eastside/Gwinnett/Snellville, Fayette, Henry, Macon/Macon North, McDuffie, Mountainside/Jasper/Ellijay, Newnan, Newton, Rockdale, and Walton.

**Shepherd Center | [shepherd.org](http://shepherd.org)**

**2020 Peachtree Rd NW, Atlanta | (404) 352-2020**

Shepherd Center is a private, not-for-profit hospital that provides world-class clinical care, research, rehabilitation, and family support for people experiencing the most complex conditions, including spinal cord and brain injuries, multi-trauma, traumatic amputations, stroke, multiple sclerosis, chronic pain, and other neurological conditions. Founded in 1975, the 152-bed hospital consistently ranks among the nation’s Top rehabilitation hospitals – hitting #12 in 2023-2024, according to U.S. News & World Report. An elite center recognized as both Spinal Cord Injury and Traumatic Brain Injury Model Systems, Shepherd Center treats thousands of patients annually with unmatched expertise and unwavering compassion to help them begin again.

**Wellstar | [wellstar.org](http://wellstar.org)**

**Wellstar Kennestone Regional Medical Center | (770) 793-5000**

**677 Church Street NE, Marietta**

**Wellstar North Fulton Medical Center | (770) 751-2500**

**3000 Hospital Boulevard, Roswell**

**Wellstar Windy Hill Hospital | (770) 644-1000**

**2540 Windy Hill Road SE, Marietta**

Wellstar is one of the largest health systems in Georgia, boasting ten hospitals, nine emergency departments, more than 300 medical office locations, nine cancer centers, over 80 rehabilitation centers, three hospice facilities, four senior living centers, 21 imaging centers, 18 urgent care locations, and five health parks. With the purpose of enhancing the health and well-being of every patient it serves, all of its hospitals have received the Gold Seal of Approval accreditation from The Joint Commission. It is the only health system with a network of Level 1, Level 2, and Level 3 trauma centers in metro Atlanta. Its more than 24,000 team members—including 6,000 nurses and over 3,000 physicians and advanced practitioners— are dedicated to providing compassionate, high-quality care. In addition to its two hospitals in Marietta and one in Roswell, Wellstar has hospitals in Austell, Douglasville, Hiram, Griffin, Jackson, and LaGrange. Wellstar Kennestone Hospital is regionally ranked by U.S. News & World Report for 2023-2024 at #6 in Atlanta and #7 in Georgia.

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# The ABC's of Finding the Right Childcare Provider to Fit Your Family's Needs

For many families, childcare is simply a fact of life – and it should be no surprise. The U.S. Census Bureau estimates that there were 10.9 million single-parent households in 2022, and the Bureau of Labor Statistics indicates that dual-income parents lead 65% of married-couple families with children. As a result, an estimated 58% of working parents with children five years old and younger — or about 6.38 million parents across the country — rely upon center-based childcare options, according to the National Household Education Survey.

Necessity or not, the decision to send your child to childcare is rarely an easy one. But that doesn't mean finding the right childcare provider has to be equally difficult. Still, while searching for the ideal childcare facility, the factors that weigh in should extend beyond convenience to work or home and hours of operation. We look to several experts to help us spell out the "ABCs" of finding the right childcare provider to fit your family's needs.

## It Begins with the Right Environment

With 180 schools across 18 states, the Chief Operating Officer for an award-winning, Atlanta-based childcare company should know a thing or two about the subject. When exploring their childcare options, Kids 'R' Kids Learning Academies' Sasha Vinson suggests several considerations for parents.

"The first – and perhaps most important – consideration is the type of atmosphere they believe will best serve their child's needs," said Vinson. "It is essential that families ask questions and find a desirable balance between the tangible and intangible aspects of the center's environment. This includes teaching philosophy, the curriculum, the classroom's

physical environment, and more. Also, safety and security should be a priority when considering care. It is imperative that families feel comfortable with the provisions and precautions put in place to ensure their child's well-being. The last aspect I would consider is the friendliness and willingness of a center to provide top-notch customer service to all families. This should be apparent from the very first interaction."

Vinson also added the extraordinary value of the relationship between a childcare facility, the families it serves, and the community that surrounds it. "A great center will take a 'whole child' approach and incorporate ways for families and the community to be involved. In early care and learning, many children spend much of their day in our centers, and to provide a seamless transition from home to school, it is fundamental to develop a strong rapport with families. Involvement in the community is a sign of a true educational institution. Childcare facilities that are active in their surrounding areas and take the time to participate in community events complete the circle of care."

Lastly, Vinson recommends that parents seek a





childcare provider that genuinely cares and provides an environment where every child feels safe, loved, and inspired – just as every Kids ‘R’ Kids Learning Academy strives to do.

## A Focus on Social-Emotional Learning Makes a World of Difference

As the CEO and Co-founder of Clay, a platform dedicated to addressing the behavioral health needs of early education centers, Lee Rotenberg recommends prioritizing providers that emphasize social-emotional learning (SEL). She believes SEL is crucial for nurturing emotional intelligence, self-awareness, and relationship skills in children. Clay equips educators with tools and resources to promote positive mental health outcomes for preschoolers, effectively managing disruptive behaviors and encouraging positive peer interactions while preventing teacher burnout.

“Parents should seek childcare providers actively integrating social-emotional learning into their curriculum and practices,” said Rotenberg. “This approach yields better outcomes for children by nurturing their emotional development and equipping them with essential skills. By prioritizing ongoing professional development for staff in behavioral health topics, childcare providers can address concerns, bridge knowledge gaps, prevent teacher burnout, and effectively support children’s social and emotional well-being. A childcare provider that incorporates SEL into their curriculum and practices helps children develop crucial social skills, emotional intelligence, and self-awareness. By prioritizing cooperative play, group activities, and communication strategies that foster empathy and emotional regulation, parents can ensure holistic support for their child’s social development.”

**Rotenberg suggests parents ask the following three questions when interviewing childcare providers for their child:**

- **How do you promote social and emotional development in children?**
- **How do you support teachers in addressing children’s social-emotional needs?**
- **How do you prioritize teacher well-being and prevent teacher burnout to ensure teachers are mentally equipped to support children’s social-emotional development?**

## Don’t Be Afraid to Make a Move in the Face of Red Flags

Finding the right childcare provider for your child can be an arduous task. Sandy Springs residents and dual-income parents – Sam and Lisa Huffman – interviewed five providers before landing on a nationally branded facility for their daughter, Olivia. Since both parents have sales-based roles, they wanted to find a childcare provider that allowed them to pursue their professional goals while providing a high level of care to Olivia. Now four years old, Olivia has been in childcare since she was three months old.

Initially, they had considered hiring a nanny but were concerned about reliability, consistency, and social-emotional development due to the lack of opportunities for their daughter to interact with other children. The top three driving factors in their search were location, cost, and programming. The Huffman family was very happy with their selection of a national brand at first due to the tenure of its teachers and curriculum. Unfortunately, the post-Covid period led to very high turnover, which included their facility’s director. Lisa recalled that virtually every time they picked Olivia up at the end of the day, there would be another red flag. They often found her parked in front of a TV, did not receive additional support on potty training, and heard of other instances of concern from fellow parents.

Since choosing to move her to a local private Christian school, they have been exceedingly pleased with Olivia’s teachers and their tenure, as well as the school’s curriculum, level of structure and routine, and values. Most importantly, Olivia loves it there, has made some impressive developmental strides, and has found many very special friends.

Whether you elect to go with a family member, home-based childcare provider, nationally recognized early education franchise, or private childcare facility, the team at Community Profiles Magazine wishes you the best of luck in your childcare search.

# We're Ready for Our Closeup

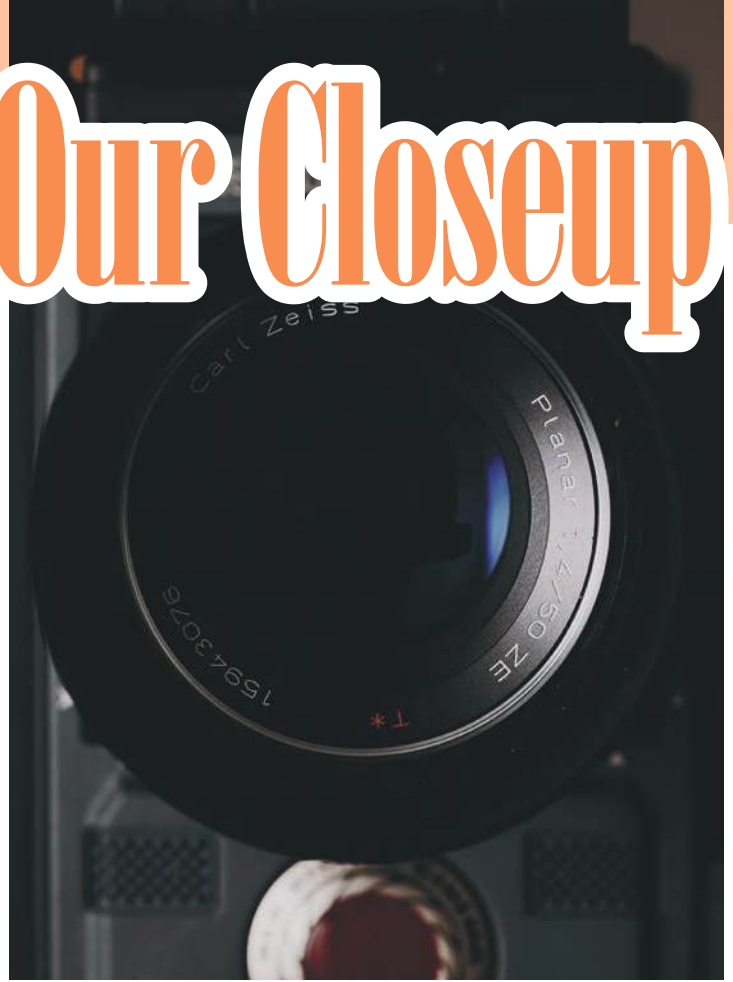
## How Georgia Became a Rising Star in the Film Industry and the Startling Economic Impact That Followed

Even the most epic films start small with a set-up opening shot before growing in scope to fill the screen – and the hearts and minds of its viewers – with sweeping panoramas, stunning close-ups, heart-thumping action, tear-jerking romance, side-splitting comedy, or nail-biting horror. That was the case with the establishment of Georgia as a rising star in the film industry – where over a decade divided the first three movies filmed in the Peach State, a stark contrast to its meteoric rise more than 75 years later. The first major movie on record filmed in Georgia was 1941's *Swamp Water*, starring Walter Brennan. Fifteen years later, Disney filmed *The Great Locomotive Chase* here, followed another dozen years later by *The Green Berets* with iconic actor John Wayne as the lead.

## OPENING CREDITS

By the 1970s, things really began to heat up in this Southern state with films like *The Longest Yard*, *Greased Lightening*, and *Smokey and the Bandit*, thanks largely to Jimmy Carter's vision. In 1973, the then-Georgia Governor was prompted by the filming of *Deliverance* in Rabun to launch a film commission – which would later become an invaluable element of the Georgia Department of Industry, Trade & Tourism. In 2023, the Georgia Film Office celebrated its 50th Anniversary with many exciting milestones to its credit.

Jimmy Carter wasn't the only Georgia Governor to throw his support behind the growth of the film industry in Georgia. Former Governor Nathan Deal created the High Demand Career Initiative to address workforce needs and train Georgians for industry opportunities. The film industry was part of that push. With input from major players such as Warner, NBC, and more, that initiative gave birth to the Georgia Film Academy, which regularly partners with state and tech schools to fast-track students into the industry. By the students' final semester, they can be paid interns before leaping into a lucrative career. And under Governor Brian Kemp's administration, film productions in Georgia set new records for direct spend – reaching as high as \$4.4 billion in FY2022 after the state was the first to safely reopen after working with the industry to craft measures that allowed filming to resume when productions and talent were ready.



## LOCATION, LOCATION, LOCATION... SHOOT

Although over 2,000 miles separate Hollywood and Atlanta, production companies won't hesitate to head to the Peach State. While the Georgia film tax credit holds a great deal of allure, there are other aspects of the state that TV showrunners and filmmakers find appealing. The county-based Georgia Camera Ready program – created in 2010 to support production companies by providing local liaisons to help find filming locations, secure permits, and connect them with local talent and service providers – had grown to include all 159 counties in the state, just three years after its launch. That's a clear indication that Georgia's penchant for the provision of Southern Hospitality extends to the film industry. According to Georgia Film Office Deputy Commissioner, Lee Thomas, production companies will bring roughly 15% of their crew and hire the rest locally. Thanks to the groundwork laid by Georgia's governors, talent and infrastructure are in high supply. But Thomas believes that one of the leading reasons production companies are drawn to Georgia is its scenic backdrop.

"The great thing about Georgia is that we can duplicate many areas of the world with our landscape, aside from an arctic tundra," said Thomas. "From our coastline and mountains to our major metropolitan cities and small towns, Georgia's topography is very diverse, and more and more production



companies are learning that they can pretty much shoot anything here.”

Production companies aren't the only ones drawn to the great state of Georgia. Members of the Hollywood elite – including Burt Reynolds, Clint Eastwood, Robert Redford, Jason Bateman, Dwayne Johnson, Adam Sandler, and members of the ever-expanding Marvel Universe - have become starstruck with Georgia. While not naming any names, Thomas indicated that a lot of talent and producers have purchased first or second homes here.

## SETTING THE SCENE

Offering a slight twist on the famous Field of Dreams quote, “If you build it, they will come.” Georgia is currently the 2nd largest sound stage provider, with company expansion plans showing the state is likely to eclipse Los Angeles as number one in the coming year. What was 45,000 square feet in 2010, located at Riverwood studios in Senoia, has grown to 4 million square feet and multiple studios across the state in 2023. It is forecasted to grow another 2.5 million square feet by the end of 2024.

Included among that growth is a \$200 million investment by Lionsgate as the anchor tenant to one of Great Point Studios' newest ventures – a massive new 500,000-square-foot studio in Douglas County. Set on 40 acres, the completed project will boast a reported 12 sound stages along with office and support spaces. Atlanta-based Gray Television is also completing its state-of-the-art studio facilities at Assembly Atlanta - a 135-acre, mixed-use complex in Doraville at the former General Motors Assembly Plant site. In conjunction with the neighboring Third Rail Studios, the new Assembly Studio and its 19 soundstages, production offices, and warehouses are expected to employ 4,000 people.

## CLIFF HANGER

In 2021, the Georgia Department of Economic Development reported that the film industry had brought \$4 billion in direct spending to the state – smashing all previous records. That's a significant jump from 14 years earlier when the same industry brought in just \$237M. In an exciting plot twist, the 412 film and television projects produced in Georgia during fiscal year 2022 - including 32 feature films and 269 television and episodic productions – raised the bar even further by bringing in an astounding \$4.4B in direct spending. While hopes remain high that economic growth in this exciting sector will continue to rise, circumstances that include layoffs and reorganization with two of the state's biggest clients – Disney and Netflix – could prove problematic for film and television, wherever productions are typically occurring. We'll simply all have to stay tuned...

*To learn more about Georgia's film and television industry, visit [www.exploregeorgia.org/film](http://www.exploregeorgia.org/film).*

## Homegrown Talent

Jeffrey Love is writing his own sequel. After spending nearly four decades of his career as an award-winning graphic designer and creative director, he became a proud member of Local 479 of the International Alliance of Theatrical Stage Employees (IATSE) in 2017. Since joining, he has brought his graphic design skills to the pilot for Will Trent, several seasons of The Resident, and – most recently – a Kathy Bates movie production. In his new role, he's designed everything from a fictional high school logo – complete with varsity jackets, to store signs that line a downtown streetscape, to a book cover and marketing wrap for a tour bus – and that's just the tip of the iceberg. But getting here wasn't easy. In order to join the Union, Love had to complete 180 hours of production work – much of which was unpaid – on top of working a full-time job at an Atlanta marketing agency. He used a lot of vacation time and weekends to earn street creds and experience. Now that he's an industry insider, he finds it to be a lower-stress environment than the corporate world and revels in working with other highly talented individuals. He loves the sense of team spirit working together towards a common goal on productions with millions of moving parts.

“Production companies like me because they want authentic-looking advertising and marketing materials to use on set, and I have 37 years of experience as an actual advertising professional,” said Love. “Everything I've done is an accumulation – all those years of directing real-world advertising from ice cream to saw blades. Plus, I know how to get things produced – whether we're talking about inks and substrate materials or connecting with the right printers. All the skills I've amassed over a lifetime have led up to this.”

Interested in learning more about joining IATSE? Visit **[IATSE479.org](http://IATSE479.org)**!

# BUILDING IN ATLANTA

**Shining the Spotlight on Three Homebuilders with a Presence in the Peach State**

From the streetscapes of Canton in the rolling foothills of the North Georgia Mountains to the charming in-town neighborhoods of Atlanta's vibrant and on-trend West End, builders in Georgia are as diverse as the landscapes where their homes are found. To provide a snapshot of that diversity, *Community Profiles Magazine* has profiled three builders at different levels of their industry, including an award-winning national homebuilder, a regional production homebuilder, and a local custom builder. Each of the following profiles might lend insights as to which kind of builder might be the ideal fit for you as you eye the prospect of building a home of your own from the ground up.



**Award-Winning Design with a National Presence and 47 Years of Experience Under Its Toolbelt**  
**David Weekley Homes**

More than a tagline, “Building Dreams, Enhancing Lives,” is the driving force behind this Houston, TX-based homebuilder. With a presence across 12 states and 19 markets, David Weekley Homes (DWH) is proud to have Georgia listed among them. Since its launch in 1976, DWH has maintained its standing as one of the nation’s largest privately held home builders in an industry of primarily public home-building companies. Nationwide, David Weekley Homes’ divisions have won 850 awards for product design and 1,466 awards overall. Its Atlanta division has 84 awards to its credit since it first made its presence known in the Peach State in 1999 – including the Greater Atlanta Home Builders Association’s Builder of the Year in 2021 and HomeAid Atlanta’s Builder Volunteer of the Year in 2022.

In addition to its signature single-family David Weekley

Homes product, the national builder offers Encore by David Weekley Homes - an imaginative active-adult division, and Central Living by David Weekley Homes – a high-density division for the urban buyer. Home designs run the gamut from an entertainment-friendly 55+ cottage priced in the \$400s to a chic townhome in a prime Atlanta location priced in the High \$500s to a sprawling 5000+ SF estate in the suburbs priced in the High \$700s. With communities that span from Alpharetta to Woodstock, DWH’s latest addition to the Georgia housing market is Crescent Pointe at Great Sky in Canton – showcasing a collection of stylish floor plans and amenities designed to enhance the active adult lifestyle.

“We’ve experienced extraordinary success in the Atlanta market for three main reasons,” said Adam Cornett, David Weekley Homes’ Atlanta Division President. “First of all, we have a tight-knit team that includes our sales consultants and personal builders, people who are devoted to ensuring a rewarding and memorable homebuilding journey for our homebuyers. They endeavor to make our home buyers feel like they are a part of that team with regular communications and meetings. Secondly, our floor plans are based in LifeDesign<sup>SM</sup> with a focus on special details like sight lines that make our homes live large, traffic patterns for ease of movement from one living space to the next, room placement to maximize privacy for all family members and their overnight guests, and an abundance of windows to bathe living spaces in natural light, make rooms feel larger, and connect the indoors to the outdoors. Lastly, the longevity of our brand and stellar reputation for excellence has made word of mouth one of our strongest assets. Our homeowners are so happy they won’t hesitate to write a testimonial and appear in our marketing materials. We’ve felt that signature Atlanta ‘Southern Hospitality’ since we arrived on the scene in the late 1990’s.”

To learn more about David Weekley Homes and view its portfolio of communities and quick move-in homes, visit [www.DavidWeekleyHomes.com](http://www.DavidWeekleyHomes.com).

**A Rising Star in the Southeast**  
**Smith Douglas Homes**

Founded in 2009 and boasting its own fair share of awards, Smith Douglas Homes proudly calls Woodstock, Georgia, “home.” Recognized as the #1 private home builder in Atlanta, this regional production homebuilder has grown its





reach to include communities in the North Georgia city of Dalton, Birmingham and Huntsville in Alabama, Charlotte and Raleigh in North Carolina, and Nashville in Tennessee. In 2022, it marked a significant milestone with its 10,000th home closed. With the tagline *Your Home. Your Choice. Within Reach.* and a client base of “people who make the world go round,” Smith Douglas focuses on delivering a quality home built with integrity at a tremendous value. While the concepts of quality and affordability resonate with homebuyers everywhere, what really sets Smith Douglas Homes apart is its dedication to doing the right thing to ensure a happy homeowner every time.

“Our mantra of ‘Do the Right Thing’ is always top of mind,” said Rose Humphrey, Marketing Director for Smith Douglas Homes. “It puts us heads and shoulders above other builders that we truly want our homeowners to be happy. One of the ways we do that is by providing our homebuyers with choice. We’re not a ‘cookie cutter’ production builder. Our homebuyers can select their home site, floor plan, options and upgrades, materials, colors, finishes, fixtures, and more. We let the customer tailor their home to fit both their needs and tastes, and they find that super appealing. That personalization aspect gives it the feel of a semi-custom experience. Rather than feeling locked into what another builder decides you should buy, we provide flexible floor plans where a walk-up bonus may serve as the perfect secondary gathering space for teens, or an extra bedroom upstairs may best serve the needs of a growing family. While a large part of our business is pre-sale – allowing the homebuyer to define their home from the ground up, we also endeavor to provide a few spec homes that are move-in ready to accommodate the relocating buyer. Another way we ‘Do the Right Thing’ is by having great processes in place to bring value to customers while providing a stellar home buying experience and delivering on our promises.”

From Acworth to Woodstock, Smith Douglas Homes currently has a presence in 32 communities throughout Metro Atlanta. Its more than 40 floor plans represent everything from spacious open-concept ranch homes for single-level living and villa-style attached ranches for buyers seeking a lower-maintenance, lock-and-leave lifestyle to well-designed two-story homes and innovatively crafted townhomes. Its family-like culture and excellent

local reputation allow Smith Douglas to follow a proven, schedule-driven, and disciplined process in the delivery of its homes. So smooth, in fact, that return buyers are a common occurrence as they move from one market to another or transition from first-time to move-up to move-down. To learn more about Smith Douglas Homes and its presence throughout the Southeast, visit [www.SmithDouglas.com](http://www.SmithDouglas.com).

## *Small but Mighty* **Cox Classic Homes**

Launched by Jeff and Joan Cox in 2014, Cox Classic Homes is a Metro Atlanta custom homebuilder that draws inspiration from Traditional American architecture for its exteriors, while its interiors invoke the spirit of an elegant Southern estate. From the start, Cox Classic Homes focused on three to four custom homes a year in Gwinnett and Jackson Counties. But, as demand grew, so did this custom builder’s scope, team, and reach. With its stunning homes spanning from Demorest to the North to Suwanee to the South, Cox Custom Homes has grown three times over and now lends its talents to a dozen projects yearly, with prices ranging from \$650 to \$1million+. To aid with this growth, Jeff and Joan added a second generation to the mix. Their son, Joe, brings a big-picture perspective to the table, having worked with renowned national homebuilders like Pulte Homes and Toll Brothers. The Cox leadership team offers 25 years of combined experience in residential construction and customer service.

One of the few remaining true custom home builders, Cox often works with customers who don’t have a clear vision to start – spanning from growing families with young children to empty nesters. They are proud to extend what Jeff has deemed a “hand-holding” service by helping their buyers secure a lot, working with an architect to design a plan that’s unique to each customer, pairing them with a professional interior designer to coordinate exterior and interior selections, connecting them with a lender to secure funding, and whatever else is needed to get them over the threshold of their new home. For the Cox Family, their relationships with their clients are not transactional. Instead, they carry on long after move-in. One of their clients enjoyed the experience so much that he is now a team member.

As Cox Classic Homes eyes continued growth, Jeff Cox insists



they don't plan to change how they do business. "It's our personal mission to make sure that we deliver a wonderful experience and great value. We not only want to be fair but more than fair. We work closely with our customers to ensure they get what they want. We create our designs to match their lifestyle and stage of life – like an elegant primary bedroom on the main floor focusing on great views and a huge walk-in pantry that features a coffee station and countertops for other appliances. It's important to us to stay on track with trends, like a huge zero-entry shower in the owner's bathroom. We love the fact that our hallmark is quality. That's what people say about us all the time, we craft a 'well-built home.' We have never really had to market ourselves. Many buyers come to us thanks to word of mouth,

referrals from homeowners and real estate agents who love our work, or an impromptu tour of one of our homes under construction. We have even sold our homes to other builders and multiple generations in the same family."

While Cox Classic Homes is currently working with a developer to create their first community, they are happy to take on projects from clients looking to build a custom home on their land. They will build on land virtually anywhere in Metro Atlanta, from I-75 in the North to I-20 in the South. The bulk of their most recent work can be found lining the streetscapes of the 1140-acre Traditions of Braselton master-planned community. To start a dialogue with the Cox Family about building a custom home in Metro Atlanta, email [coxclassichomes@gmail.com](mailto:coxclassichomes@gmail.com).

## What Kind of Builder is Right for You?

### National

"Once you've grown from local to regional to national status, chances are, you've mastered the art of homebuilding. That's not limited to construction alone but also the sales process. So, homebuyers can expect smooth sailing from contract to closing – barring unforeseen circumstances like a global pandemic and the supply shortages that spawned. One of our buyers' favorite aspects of the home building journey is the opportunity to schedule two appointments at our Atlanta Design Center to pick out all the fixtures and finishes that will make their new David Weekley Home unique to their tastes – with a professional interior designer to guide them." ~ **Adam Cornett, Atlanta Division President, David Weekley Homes**

### Production

"Production builders are often a better fit for the value-conscious buyer. Custom builders can be far more expensive. And, while national builders may feature similar pricing to production builders, they may not offer as many design choices or personalization. Add to that the fact that we're often more familiar with local markets than national homebuilders. When placing communities, we look at things like accessibility to business corridors and good schools just as a national builder might, but we also study the area for its vibe in an endeavor to find places you'd want to raise a family. We've also built solid relationships with the local municipalities and have a reputation for being dependable, so permitting often goes smoothly. For instance, we discovered Rome before most other builders; now it's a hot submarket. Lastly, because of our familiarity with the region, we have a deeper understanding of which plans, elevations, and design styles to offer that the local buyer will find appealing. We don't merely build in the Southeast. We're students of the Southeast." ~ **Rose Humphrey, Marketing Director for Smith Douglas Homes**

### Custom

"While other builders may offer a limited number of floor plans and options, the opportunities for input and selections with a custom builder are virtually limitless. It's a blank canvas with us – anything goes to customize as much as our clients wish. There's a comfort level to ask the 'weird questions' you may not get with other builders. And with something as personal as creating a custom home, relationships grow out of that. Jeff plays golf with several guys for whom we've built homes. This is likely the largest investment people will make – sometimes their forever home. We allow them the time to slow down and get EXACTLY what they want instead of making concessions by working with a production builder. We've found that our clients put so much work into realizing their custom homes that it gives them a sense of ownership unlike any other. It's more personal; it's 'theirs.'" ~ **Joan Cox, Co-Owner, Cox Classic Homes**



# On the Rise

## The City of South Fulton Makes its Presence Known

Its incorporation in 2017 makes South Fulton one of the youngest cities in Georgia. Encompassing 94 square miles at the Southwest tip of Atlanta, 60% of the town is undeveloped greenfield property. The rest is home to an estimated 111,154 people. However, this once sleepy bedroom community for workers who commuted to Downtown Atlanta or Hartsfield-Jackson Atlanta International Airport is waking up. With growth-focused Mayor Khalid Kamau and a dedicated city council as a combined driving force, South Fulton intends to make its presence known.

“A City on the RISE” is not merely a tagline; it’s a defining phrase. In 2022, just five years after its incorporation, South Fulton was designated the fastest-growing city in Georgia in terms of population. And it’s really no wonder why. Located within 15 minutes of the airport, it truly is an extraordinary family-friendly oasis at the edge of an urban landscape. Its rolling topography, which includes the Chattahoochee River running through the city, offers a wealth of opportunities for residents to take scenic hikes and get away from the hustle and bustle of Downtown Atlanta. Wolf Creek Amphitheater and Golf Course set the scene for outdoor concerts and hitting the links under blue skies above. With no intention of slowing, 3000 homes are currently permitted in South Fulton – 50% of which is multi-family. The remaining represents new construction single-family homes and townhomes.

To support population growth with amenities and retail needed to keep tax dollars within the municipality, The City of South Fulton Economic Development Department was established two years after South Fulton became a city. Its purpose is to administer key economic development initiatives and provide access to resources and attractive incentives to draw new businesses to the city. At its helm is veteran Economic Development professional Artie Jones – formerly of College Park, Saint Marys, and Brunswick.

Brimming with opportunity, the City of South Fulton’s Economic Development Department is focused on capping the hundreds of millions of dollars in leakage to the six other communities that lie just beyond the city’s borders. It plans to do that by strategically identifying and attracting new businesses to support infrastructure, create more jobs, and lower taxes on homeowners. While its second Chick-Fil-A and third Starbucks were under construction at the time of publication, there is more growth to be had in South Fulton. Jones points to the fact that the city has many commercial sites that border public roads where the infrastructure – including sewer, water, and power – is already in place. A brand-new Publix plaza with an Arden’s Garden and several other national retailers is the first of several mixed-use power centers Jones envisions to enhance the landscape and accommodate both current and future residents.

“In South Fulton, we’re applying a more intentional approach to building that critical mass and keeping tax dollars from leaving the city,” explained Jones. “We’re identifying the areas of needs and looking at master developers to prep the sites of potential new power centers. Those centers will prove appealing to company-owned national brands and franchisees alike. In addition to encouraging more retail to move to the area – including lunch spots, boutiques, and entertainment to draw families, we hope to develop several Class A office buildings near those power centers to help create a stronger tax base and higher-paying white-collar jobs in South Fulton.”

Companies considering making a move to South Fulton are encouraged to visit the Economic Development page at [CityofSouthFultonGA.Gov](http://CityofSouthFultonGA.Gov) to explore available properties, learn more about the various tax allocation districts, and view incentives. Inquiries and questions can be directed to 470-809-7211 or [DSF@CityOfSouthFultonGa.Gov](mailto:DSF@CityOfSouthFultonGa.Gov).

## Top 10 Industries Being Sought in South Fulton:

- Bio Energy
- Aerospace
- Digital Media & Entertainment
- Arts / Tourism
- Fintech
- Headquarters
- Information & Communications Technology
- Food Processing
- Cyber Security
- Business Service Centers

# The Keys to the Castle

## The Ongoing Debate Over New vs. Resale Homes

As the saying goes, “A man’s home is his castle.” Of course, the concept of home is different for every man – AND woman, for that matter. Whether buying a new construction home or procuring a hidden gem of a resale home, once you are handed the “keys to the castle” at the closing table, it can fill you with a sense of pride unlike any other. Are you in the market for a new home but are on the white picket fence concerning what kind of house you hope to make your own? Community Profiles Magazine sought the input of two industry experts for their take on the benefits of buying a new vs. an existing resale home.

### The Benefits of Buying a New Home

Stephani Alsop, Senior Marketing Manager for Atlanta-based Artisan Built Communities, weighed in from the perspective of a small private builder focused on lifestyle, serving everyone from first-time buyers to urban professionals to empty nesters. The Artisan team is invested in making the buying process as easy as possible, including a biweekly call with the builder and agent to keep buyers informed of the status of their homes throughout the construction process. And when all is said and done, they roll out the red carpet with welcome home signs and champagne for new homeowners. While that may not be true for all new construction residential builders, Alsop believes you can expect the following perks of buying new from most builders...

- CHOICE is the number one benefit... hands down – Most new home builders offer the opportunity for buyers to pick their home site, select their floor plan, choose their finishes – including paint colors, fixtures, and appliances, and opt for upgrades that make sense for their individual families.
- New construction homes are a lot easier to tour – Many new home builders offer a merchandised model for prospective buyers to walk through. Some even offer model home parks where more than one floor plan is represented. For those floor plans that aren’t represented in the model, there are also often virtual tours for buyers to explore that will give them a 3D sense of how the home is laid out.
- You’ll have a chance to see the inner workings of your new home – Most new home builders offer an on-site walk-through of your new home while it is under construction before the drywall is hung. This way, you can see all your plumbing and electrical systems before they are hidden behind a wall or ceiling.
- New construction homes often offer an appealing warranty – While warranties will vary from one builder to the next, at

Artisan Built Communities, they provide a 1-year warranty on workmanship, a 2-year warranty on internal systems such as pipe leaks and ductwork, and a 10-year warranty on structural issues.

- Your new home is not only up to code but also up to date – When buying new construction, you can rest assured that everything is in compliance with recent codes. New construction also tends to be more energy efficient than older homes, thanks to the latest building practices, improved insulation, and more durable materials. As far as appearances go, what was popular 10-20 years ago may not translate today in a resale home – requiring renovations from the start. A newly crafted home will feature updated, on-trend looks. New construction also often features open concepts, flexible rooms, and spaces that allow for multi-generational living.
- Builders often offer alluring incentives – Perks like the builder offering to cover closing costs or a downpayment, including certain attractive upgrades and options, or providing cash back to purchase furniture to complete your new home are undeniably attractive, cost-saving reasons to buy new.
- Opportunity to work with a professional interior designer... at no additional cost – Depending on when you enter the construction cycle, you may have an opportunity to select all the finishes and fixtures that will make your new construction home unique to your family. Many builders offer a design center where buyers can work with a designer to make their selections.
- Location has been studied and carefully selected – Builders will often perform an in-depth study of an area before purchasing the land and launching construction. So, beyond the quality of area schools and accessibility to employment hubs and major thoroughfares, they’ll look at things like local parks, shopping, dining, entertainment, and medical facilities nearby. Not to mention, there’s an undeniable excitement that comes with moving into a new development and watching it grow around you.
- Amenity-rich communities are an added plus – Imagine moving into a brand-new home and having access to a community pool, tennis courts, dog park, playground, and more that are just as new. You may not find that in an older neighborhood; if you do, they may be dated.
- Builders build not only homes but also relationships – Most new home builders want their homeowners to be so happy with their homebuilding journey that they wouldn’t hesitate to recommend them to others or buy from them again



when ready to move on to their next stage in life. The same goes for fostering relationships with agents who will serve as advocates for their craftsmanship and products.

**To learn more about Artisan Built Communities and explore where they are building in Metro Atlanta, visit [DiscoverArtisan.com](http://DiscoverArtisan.com).**

## The Benefits of Buying a Resale Home

According to Amanda Charlesworth, broker for Keller Williams North Atlanta, her agents are always more than happy to show their clients new construction homes. However, she believes the benefits of buying a resale home should never be overlooked.

- **Resale Homes Often Boast Larger Bedrooms** – A trend among many new home builders is to devote the lion’s share of a home’s square footage to open-concept “common areas,” like a kitchen that opens into the family room or an upstairs bonus room at the heart of the sleeping quarters. Unfortunately, that often leaves less space for the bedrooms. While finding a larger bedroom with a sitting area in a new home is not impossible, a higher price point tends to come with it. More oversized bedrooms were more the standard in older homes, so if generously sized primary and secondary bedrooms are important to you, you’re likely to find them in a resale for a decent price.
- **Sprawling Lots** – While we’re on the subject of “larger,” while postage stamp home sites may be all the rage among new home builders, older homes tend to offer more room to spread out when outdoors. This is particularly appealing for homebuyers who like to spend time outside and host al fresco dinner parties or backyard BBQs.
- **Mature Landscaping** – Speaking of being outside, a significant selling point for most homebuyers is the curb appeal of their home. They want to be filled with pride every time they drive up to their driveway. Unlike many new homes that feature new landscaping with young trees set here and there, most resales have mature landscaping on their side. The sod has taken root, the trees have grown, and the flower beds are lush and inviting. If you’re particularly lucky, the former homeowners may have even added a sprinkler system and landscape lighting to protect and showcase their landscape investment while enhancing their home’s allure.
- **Charming Features that Add Character** – Depending on the age of the resale you are considering, you may be able to find features that you aren’t likely to see in a new construction home. This is particularly true of historic homes where you might find the original hardwood floors, gorgeous trim work, a library filled with built-in bookcases, original hardware on the cabinets and drawers, authentic exposed brick, laundry chutes, dumbwaiters, dutch doors, and more.
- **Shorter Wait Times for Move-In** – According to the U.S. Census Bureau, the average time to build a new home from start to finish is roughly seven months. When buying a resale, you’re only limited by the sellers’ timeline – which may be

as soon as you can schedule the closing. There’s no need to wait for construction – you can simply pack your boxes and move right in after closing.

- **No Living in a Construction Zone** – While building a home from the ground up can be exciting, no one enjoys living in a construction zone as your neighbors-to-be build THEIR homes from the ground up in the months following your move-in. In addition to the whirl of buzz saws and the crash of hammers, you may have to have a tire or two filled after running over nails on your community’s new streets. This is rarely, if ever, the case with a resale home. Instead, the areas surrounding resale homes tend to be more developed – offering easy access to local shopping, dining, and entertainment.
- **The Opportunity to Make a Resale Home “Your Own”** – For some homebuyers, the excitement that comes with reimagining an existing home trumps the thrill of building a home from the ground up. In addition to infusing your home with your unique sense of style, you’ll have a chance to work with any of Atlanta’s talented interior designers and/or renovation specialists. Of course, there’s always the chance that you’ll fall in love with a resale home as is, with no changes needed except your name on the deed.

**To begin your search for the resale – or new – home of your dreams, contact the Keller Williams North Atlanta Realty Office at (770) 663-7291.**

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# Breathing New Life into Your Living Spaces

## Remodeling and Decorating Tips from Two Atlanta Experts

Whether renovating before putting your home on the market or refreshing the rooms of your home for your own family's enjoyment, Community Profiles Magazine tapped two local experts to gain their insights for on-trend changes that will steal the show while getting the most bang for your buck.

### Rooms Where Your Dollar Goes Farther

According to the National Association of REALTORS 2022 Remodeling Impact Report, the top six lifestyle or aesthetically driven renovation projects that saw the largest return on investment include:

- New Wood Flooring
- Basement Conversion to Living Area
- Closet Renovation
- Attic Conversion to Living Area
- Complete Kitchen Renovation
- Bathroom Renovation

Money aside, the report also indicated that 84% of homeowners had a greater desire to be in their homes after their renovation was complete. Another 69% reported an increased enjoyment in their home, with 57% indicating feelings of happiness. An additional 69% reported feeling a significant sense of accomplishment due to their completed project. As for post-renovation payoffs, increased functionality and livability came in #1 with 35% of respondents, durability and long-lasting results came in #2 at 22%, and the third place slot goes to aesthetics at 14%.

### Taking a Cue from Renovation Trends

Joe Daniels, owner of PBM Homes, LLC, maintains a jam-packed construction schedule helping homeowners realize their vision of their existing home, newly purchased resale, or entirely new custom home. While homeowners inside the perimeter may want to tear down an existing home and start anew, some wish to "pop the top" and add a second floor to a recently purchased ranch or gut the interior while preserving the exterior charm of, say, a Decatur bungalow. He finds that it's a different story outside the perimeter, where most homeowners are focused mainly on renovating

these top three spaces:

**#1 – Chef-Inspired Kitchens:** Leading the pack among renovation requests, homeowners often tap the PBM Homes team to convert a dated kitchen space to an open concept with a large central kitchen island and top-of-the-line appliances. There's a lot of focus on countertops with many different cabinet configurations. Joe finds more lower cabinets, with fewer upper cabinets, are the most in demand. In most instances, a hood over the stove and floating shelves have replaced those upper cabinets.

**#2 – Unique Primary and Half Bathrooms:** Showers are a major focus – often, the bigger, the better, with multiple shower heads and intricate tilework. As in the kitchen, there is less emphasis on cabinets – which have been replaced with more drawers for organization. Half baths are gaining prominence since they are often seen by guests. Homeowners want something different that stands out – often incorporating tile, wallpaper, or wood walls with bowls and troughs in place of the traditional sink.

**#3 – Inviting Outdoor Living Spaces:** A great way to extend your entertainment capacity outdoors, PBM Homes is completing many projects that incorporate extended outdoor patios with covered metal roofs and upscale details like stone and timber hearths wired for a flatscreen for gameday viewing.

Other living spaces receiving much interest from PBM Homes' clients include basement renovations to increase entertainment space or enhance their lifestyle with a wine cellar or golf simulator, expanded closets with storage systems, window replacements, and the removal of walls to open up spaces indoors or expand out into the backyard.

### Expert Renovation Advice:

- If you're moving into a new home you hope to renovate, take six months to a year to figure out what you like or don't like about your home, then prioritize your top five "wants."
- Bring in a builder early to help you strategize, design a plan, and provide an estimate so you can prepare for every scenario. This will make it easier for you to determine which projects you can complete now and which may have to wait until a later date.
- Set a budget and do your best to stick to it – even small projects can add up quickly.



- Partner with an interior designer – even if you have fantastic taste, working with an expert can help you from feeling overwhelmed.

*To learn more, contact PBM Homes at 404-376-3253.*



## Life By Design

Susan Bryant, owner of Cox Interiors, insists there's no need to break the bank to achieve a fresh look in your home's interior. She warns against getting too caught up in trends and instead sticking to a classic design style and neutral colors for your backdrop. You can always enhance the design with on-trend elements that can easily be swapped out every few years. With big-ticket items – such as tile, countertops, hardwood flooring, and more – again, classic is the way to go. Highly visible elements like kitchen backsplashes and powder rooms are the best places to make an impact.

She also suggests, ideally, bringing an interior designer in at the beginning of a project. However, it is not unusual to bring a professional in at any point of the process, as design can become overwhelming when there are a lot of decisions to be made. It is money well spent to hire someone to help you with the big decisions and bring ideas to the table you may not have thought of when you started the process – even

**“I am a big believer in no rules. I think if you stay true to yourself and surround yourself with things you love, you will be happiest. Don't get caught up in the trends, but at the same time, don't be scared to do something trendy if you truly love it.”**

**Susan Bryant,  
Atlanta Interior Designer**

if it's just for a few hours. They can help you arrange your space to make you feel comfortable in your surroundings while being proud to show your home off to guests. A well-trained designer will partner with you to create a space that is uniquely “you” based on the design styles and items you love.

## Expert Interior Design Advice:

- Easily changed out and refreshed over time, paint colors, pillows, decorative art, accessories, and window treatments are where you can get your best bang for your buck. In a few years, it's easy to justify swapping those items for the latest trends when you want a different look. However, remember that trends are fun at the moment but are fleeting – the world is always moving on to the next hot color or look.
- We all get caught up in the latest looks in design magazines and catalogs. Don't be afraid to combine classic, timeless looks with trendy elements. Invest in what you love; it will stand the test of time.
- It's okay to NOT look like the cover of a magazine. An eclectic look can be timeless, too, especially when creatively incorporating treasured collections. The same holds true for a paint color you are drawn to that isn't necessarily “in” at the moment or designing a room around a single piece of art or a rug. The unexpected element is often the key to success in a well-designed room.
- Wallcovering is very “in” at the moment – it's an expense, but it can make such an impact, whether it's a bold print or subtle texture. You can put it on a wall or even a ceiling.
- Interior design can help make a house feel like a home by creating well-balanced spaces with size-appropriate items and interesting pieces that draw the eye. Enhance the sense of flow from one room to the next through the use of related colors and textures, and place furniture to ensure clear traffic patterns as you pass through each space. A well-designed room should feel like a hug when you walk in...they leave an impression.

*To learn more, contact Cox Interiors at [sbryant@coxinteriors.net](mailto:sbryant@coxinteriors.net) or 404-906-6793.*



# Paving the Way: THE ATLANTA BELTLINE

## How a Railway System Became a Dazzling Destination for Locals and Visitors Alike

What began as part of a master's thesis penned by Georgia Tech student Ryan Gravel has since been realized as a space "Where Atlanta Comes Together" – drawing over 2 million visitors annually. In his thesis, Gravel proposed a unique transit mobility option for four abandoned railroad corridors in the heart of the city. Although it drew early interest, this concept was shelved before a grassroots movement brought it back to the forefront years later. Today, of the proposed 22 miles of multi-use trails in the places where passenger and cargo trains once roamed, 9.3 miles are now open. Upon completion, the 22-mile loop will tie in with existing trail systems to join this unique destination with area parks, neighborhoods, job centers, and shopping districts. Dubbed The Atlanta BeltLine, it enhances the character of one of the South's most vibrant cities.

### Enable | Empower | Engage

A powerful metaphor for how this vision connects Atlanta's diverse communities, the people behind the BeltLine are equally visionary and diverse. Two organizations have come together to drive this project to completion. Atlanta BeltLine, Inc. oversees design, planning, development, construction, and execution, along with affordable housing, economic development, arts and culture, and more. The Atlanta BeltLine Partnership (ABP) is a nonprofit organization that supports the vision by raising awareness and philanthropic funds. With a mission to Enable, Empower and Engage, ABP engages the public through tours, health and fitness programs, special events, and volunteer opportunities. But what sets the BeltLine apart from most community-based multi-use trails is the Empower aspect of its vision. With affordable housing goals baked into the project's overall scope, Atlanta BeltLine, Inc. works with partners to create and preserve affordable homes along the corridor. The ABP hosts "Empower" workshops and one-on-ones with residents to help them extend homestead exemptions, contest property taxes, and dispute home valuations – aiding them to stay in place in their



Eastside trail courtesy Erin Sintos

existing homes. For example, the Legacy Resident Retention Program is designed to provide property tax increase aid through 2030. The BeltLine aims to connect residents to sustainable economic development, urban revitalization, and the pursuit of a healthy lifestyle.

### Distinctive Differences in Landscape and Vibe

Depending on where you are on the Atlanta BeltLine, you might have a different view and experience. On the Northside of the Beltline, there's a warm and friendly vibe as it winds past a golf course and residential areas. If you come out early, you'll see a wide variety of runners and dog walkers. On the Eastside Trail, a three-mile stretch winds past high rises and skyscrapers with many natural settings peppered in between. It's a melting pot of communities connecting to Historic Fourth Ward Park and Piedmont Park. Home to both Ponce City Market and Krog Street Market, this particular stretch has perhaps benefited most from economic development, with many builders clamoring for this area between Midtown and Reynoldstown. Here, you may see commuters enjoying their lunch break in a park or someone carrying a covered dish to a friend's party in the evening. On the Westside Trail, there's an undeniable sense of community with pockets of



development boasting a bold mix of residential and retail – peppered with over 40 acres of green space. Along this more than four-mile stretch, you’ll see people



Westside trail courtesy Erin Sintos

leaving their cars at home and using the BeltLine to head to work in the morning, hit the grocery store in the afternoon, and make their way to dinner in the evening.

The BeltLine has had a broader impact than initially envisioned. It does so much more than connect neighborhoods to parks. It has become a part of people’s lives.

Three of the most impactful ways it has done so are through walkability, public health, and arts & culture. The BeltLine represents a car-free way to move around the city and connect to different neighborhoods, job centers, amenities, and destinations. On the public health front, you’ll witness a series of fitness experiences held along the BeltLine – including everything from yoga and Zumba to boot camps for grownups and fitness classes for kids. All classes are free to attend and intended to accommodate every fitness level. A class schedule can be found at [BeltLine.org](http://BeltLine.org). The Atlanta BeltLine also has a partnership with the Atlanta Track Club and plays host to a series of 3Ks, 5Ks, and 8Ks on the West side, as well as 8Ks and 10Ks on the East side. The BeltLine offers a bike tour that shares the history of the neighborhoods along the way, as well as the trail itself.

On the arts & culture front, in an effort to get people out and exploring, the BeltLine launched in 2010 what has since become the largest public outdoor art exhibition in the South. There are over 50 installations along the BeltLine, representing everything from sculptures to murals. With a call for artists who must go through a jury process, the number of installations is expected to grow in step with the trail. And don’t be surprised if you come across some performance art as you stroll the BeltLine. You may find musicians, magicians, dancers, actors, live statues, and even stilt walkers along the way.

## Coming Full Circle... Literally

Encircling the city upon completion, 80% of the Atlanta BeltLine will be complete or under construction by the end of 2024. The goal date for completion is the end of 2030. And the BeltLine is all about knocking goals out of the proverbial park. With an overall economic development goal of \$10B, \$8.98B has already been achieved. Imagine what could happen in the next seven years!

Just as the Atlanta BeltLine got its start through the brilliant concept of a local man and a grassroots movement, volunteers still play a vital role in keeping the trails clean. After all, an estimated 50% of the people you find along the BeltLine live within a mile of its trails. Altogether, it’s more than a trail... it’s a communal space.

Railroad tracks historically divided neighborhoods. Through their reimagining with the BeltLine, those railways are being used to connect rather than divide today.

***To learn more about the Atlanta BeltLine – including Things to Do, Places to Go, and How to Get Involved – visit [www.BeltLine.org](http://www.BeltLine.org).***

“The Atlanta BeltLine is transforming how residents and visitors can equitably connect, discover, and move in our city. Miles of multi-use trail and future transit are unifying neighborhoods across old railroad corridors and highways – historic infrastructure that has divided us all. It is a pathway to creating whole communities where everyone can live, work, start a business, buy groceries, see a doctor, walk, ride a bike, and eventually take transit. Developers have taken note and are drawn to the vision and connectivity of the BeltLine, which has led to a 10-to-1 return on investment with a \$719 million public investment resulting in nearly \$9 billion in private development. Thoughtful development and density, coupled with transit, are key to the success of the city – and what sets the Atlanta BeltLine apart on the national stage.”  
~ Clyde Higgs, President and CEO, Atlanta BeltLine, Inc.

# Attention Shoppers

## The Evolution of the Modern Mall and its Impact on Communities

The 1980s and 1990s bore witness to an explosion of expansive shopping malls where everyone from teenagers to families would converge to shop the latest fashions, play video games in the arcade, dine in the food court, and while away a few hours. 1992 saw the birth of the Mall of America in Bloomington, Minnesota – which continues to hold the title of the largest shopping mall in the U.S. Its 5,600,000 square feet of retail space house nearly 600 shops, restaurants, anchor stores, and entertainment venues. You'd travel more than a mile to complete one level – and there are four. It's more than a mall... it's a tourist destination – complete with roller coasters, sharks, and two attached hotels. It attracts more than 40 million visitors each year, generating over \$2B in annual revenue. Unfortunately, it's the exception and not the rule with regard to how the modern mall has evolved over time.

While a series of economic downturns and a global pandemic certainly took their toll on the indoor shopping experience that usually involves a soft pretzel and a visit to a department store makeup counter, many pundits believe the advent (and convenience) of online shopping was the coup de grâce. As some malls slowly die off, rather than merely hauling out the wrecking ball, their stakeholders have had to become creative.

### Spinning the Shopping Mall in a New Direction

Established in 1828 in the heart of Providence, Rhode Island, the Westminster Arcade was once America's oldest indoor mall. Its doors were shuttered in 2008 during the Great Recession, and – although it was declared a National Historic Landmark in 1976 – many feared its fate. Developer Evan Garnoff had a different vision for the mall and – after an extensive renovation – reopened it as a mixed-use space in 2013, with shops and offices on the first floor and dozens of micro-lofts for rent on the two upper levels. In 2020, those micro-lofts were converted into 1-bedroom, 1-bathroom condos under the name Arcade Providence Residences. The last one sold in Spring 2023 fetched \$205,000.

In Austin, Texas, the once-bustling Highland Mall closed its doors in 2015 after 44 years. Instead of realizing its feared demolition, Austin Community College began breathing new life into 1.2 million square feet of the former mall by transforming its halls into the ACC Highland Campus to

accommodate an estimated 21,000 students. Its state-of-the-art facilities comprise ACC's administrative offices, a Fashion Incubator, Culinary Institute, TV studios, art galleries, music recording labs, nursing skills labs, a bookstore, community spaces, student-run restaurants, and more. RedLeaf Properties plans to bring a mixed-use element to the 81 acres that once belonged to Highland Mall, featuring 1,200 residential units, three new parks, 150,000 square feet of retail space, and 800,000 square feet of office space.

And that's not all. A mall in Mountain View, California, is being reimagined as an office complex. Jacksonville, Florida's former Gateway Mall, is being revived as a health center for the underserved. And – a little closer to home – the 90-acre site where the circa 1980 Shannon Mall in Union City, Georgia, once stood has become home to Atlanta Metro Studios, the film studio that brought Jumanji, Pitch Perfect 3, Shazam – Fury of the Gods, and more to audiences.

### Community is the Guiding Force Behind Gwinnett Place Mall's Transformation

Opened in 1984 – at the heyday of the modern mall – Gwinnett Place Mall was Gwinnett County's first mall. In the early years, its food court was always bustling as shoppers made their way from shop to shop between the mall's anchor stores, Rich's, Sears, and Davison's. A lot has changed over the last nearly 40 years. Two of those anchors are no more, and as shoppers dwindled and shops shuttered their doors, the once-thriving Gwinnett Place Mall and its surrounding strip centers began to struggle. While the mall enjoyed a brief rebirth with a starring role as the Starcourt Mall in the Netflix series Stranger Things, it became clear that a more permanent solution was needed.

That's why, in 2020, the Gwinnett County Board of Commissioners (BOC) approved the purchase of Gwinnett Place Mall and the 39 acres







surrounding it for \$23 million. A combined effort between Gwinnett County, the Atlanta Regional Commission (ARC), and the Gwinnett Place Community Improvement District (GPCID), the Gwinnett Place Mall Site Revitalization Strategy is a redevelopment action plan for transforming the mall site. Set in one of the most diverse counties in Georgia, the shared, equity-driven vision is to “Reclaim, Reconnect, Reimagine and Revive” Gwinnett Place Mall into a preferred community where everyone thrives. To discover the best use of Gwinnett Place Mall, the partners conducted extensive community outreach – engaging more than 3,000 community members and stakeholders, completed a comprehensive market analysis, and researched how other communities were evolving their own malls.

“Dying malls are moving towards catalyzing growth opportunities,” said Gwinnett County Board of Commissioners Chairwoman Nicole L. Hendrickson. “Some are being reimaged as destinations that are self-contained communities. We aren’t seeking to displace residents or businesses but instead include, involve, and engage people who are part of that community. We want to make sure anything we do is centric to the voice of the community, makes economic sense, and has a proper economic engine to support it. It will need to attract investors and corporate partners to make this project a success. Our site revitalization strategy lays out the implementation of the vision to ensure long-term success while meeting the unique needs of the fastest-growing county in the state.”

That vision is a first-of-its-kind Global Villages – a vibrant community comprised of seven different “villages” surrounding a high-end central park. A series of green spaces and pathways will connect multi-family housing. At center stage, a world-class 4.4-acre park will showcase flexible outdoor spaces for gatherings and festivals alongside unique play areas for children. There will also be a mix of retail and office spaces – including incubators for entrepreneurs and workspaces where youth can learn trades. But what really

sets this vision apart is the International Community Cultural Center – boasting 52,000 square feet where the public can gather, explore diverse cultures, participate in the arts, and access educational opportunities. Public art will further enhance the vision, and a 1.25-mile greenway will encircle the Villages. Its full realization will be an estimated 20 years in the making, beginning with demolishing the existing mall.

“This is a massive project that will contribute to the economic vitality of that area,” added Hendrickson. “It belongs to the community – and they truly have a say in reimagining and shaping the vision. Everyone has a seat at the table. We are excited to bring this vision from concept to reality. As a former community outreach director, my favorite aspect is the proposed community center. We don’t currently have one key place for all our international communities to convene. It will amplify the arts community, celebrate diversity, and build bridges with cultural and ethnic communities while creating a sense of place. I would love for this project to serve as a model of how to redevelop malls in an equitable way that centers around the voice of the community. The Global Villages will undoubtedly be a key destination for the community and a legacy from which our children and grandchildren will benefit.”

To stay up-to-date on the latest project developments, visit [GwinnettPlaceMallEquity.com](http://GwinnettPlaceMallEquity.com).

## The Global Villages are expected to:

- Generate an economic impact of \$6.98 of private investment for every \$1 of public money spent
- Create 14,700 temporary jobs during construction – equal to \$1.27 billion in wages
- Create 3,200 more permanent jobs in the long term – with \$162.9 million in annual wages
- Through 2050, generate \$69.2 million in tax revenue for the County’s General Fund, along with \$61.5 million in state revenue, and \$176 million for the Gwinnett County School District

# Barrow County

[barrowgaga.gov](http://barrowgaga.gov) (770) 307-3000

**County Population:** 89,299  
**County Seat:** Winder  
**Median Household Income:** \$75,053  
**Median Home Price:** \$228,400  
**Square Miles:** 161.04  
**Millage Rate:** 9.119 (Inc. & Unincp)  
**Municipalities:** Auburn, Bethlehem, Braselton, Carl, Statham, and Winder

Situated roughly 45 miles northeast of Downtown Atlanta on the I-85 corridor, Barrow County presents a bold blend of rolling farmland, charming downtown districts, and exciting new growth. It is a patchwork of pieces of other counties – including Gwinnett, Jackson, and Walton – gaining its own stature as a Georgia county in 1914. The county’s landscape is rich in Peach State history – laying claim to 16 sites on the National Register of Historic Places. Home to a circa 1792 frontier stronghold, Barrow’s 1,816-acre Fort Yargo has become one of Georgia’s most visited state parks. As focused on the future as it is on its past, Barrow houses one of Lanier Technical College’s campuses – which has its sights set on being recognized as the foremost resource for workforce development and job growth. Ever expanding to meet the needs of a rapidly growing community, the county’s award-winning public educational system regularly partners with Lanier Tech through Career, Technical, and Agricultural Education. Barrow’s location makes it highly attractive to homebuyers and businesses alike. It’s 20 minutes from Athens, within an hour of the state capital, two hours from the North Georgia mountains, and four hours from the Atlantic coast. Barrow County Airport, Northeast Georgia Medical Center – Barrow, the world-class Chateau Elan Winery & Resort, and a growing network of small businesses further add to this county’s undeniable allure.

## Auburn • [cityofauburn-ga.org](http://cityofauburn-ga.org) (770) 963-4002 • Pop. 8,865

A city that grew up around the railroad tracks in the late 1800s, Auburn originally offered four daily trains to Athens to the east and Atlanta to the west. There were eight commercial buildings to the north and four to the south, with a growing number of homes radiating out in all directions. Since those earliest days, Auburn has continued to grow by leaps and bounds in step with its tagline of “Building Our Future. Honoring Our Past.” It recently completed a portion of its massive downtown revitalization, including its Municipal Complex with City Hall and a vibrant residential and commercial component. The downtown area is also home to family-friendly events and a charming collection of Whistlestop Shops. Auburn boasts good schools, excellent police and fire departments, and an array of parks and playgrounds.

## Bethlehem • [bethlehemga.org](http://bethlehemga.org) (770) 867-0702 • Pop. 715

Known as “The Little Town Under the Star,” the Town of Bethlehem embraces the name it shares with the city featured prominently in the story of the birth of Christ. A drive through town reveals street names such as Manger Avenue, Star Street, Holly Lane, and more. The town even hosts a live nativity each year as Christmas approaches, and people come from all around to have their holiday cards postmarked in Bethlehem. Just as it pays homage to biblical history, its strategic growth is firmly focused on the future. Home to the sprawling Gateway and Barrow Crossing commercial developments, name-brand retailers and restaurants like Target, Publix, PetSmart, TJ Maxx, Longhorn, and more make Bethlehem a destination. The town’s residents enjoy the convenience of I-85 to the South and Athens to the North via Highway 316.

## Braselton • [braselton.net](http://braselton.net) (706) 654-3915 • Pop. 14,855

With a foothold in four Georgia counties, please see Braselton’s overview under the list of Jackson County municipalities – the county where the town was first established.

## Carl • [TownofCarl.org](http://TownofCarl.org) (770) 867-1308 • Pop. 296

At just 1.1 square miles and a population of less than 300 people, the Town of Carl is undeniably the smallest municipality in Barrow County. Blink as you pass through on Atlanta Highway, and you just might miss it! Poised between the cities of Auburn and Winder, Carl earned its current name from the Georgia legislature in 1893 in honor of the son of the town’s first postmaster and one of its most prominent citizens.

### Power

**Georgia Power**  
888-660-5890  
[GeorgiaPower.com](http://GeorgiaPower.com)  
**Jackson EMC**  
706-367-5281  
[JacksonEMC.com](http://JacksonEMC.com)  
**Walton EMC**  
770-267-2505  
[WaltonEMC.com](http://WaltonEMC.com)

### Gas

**City of Winder**  
770-867-7978  
[CityofWinder.com](http://CityofWinder.com)  
**Gas South**  
877-472-4932  
[GasSouth.com](http://GasSouth.com)  
**Georgia Natural Gas**  
770.850.6200  
[GNG.com](http://GNG.com)  
**True Natural Gas**  
770-502-0226  
[TrueNaturalGas.com](http://TrueNaturalGas.com)

### Recycling

**Town of Bethlehem**  
770-867-0702  
[BethlehemGA.org](http://BethlehemGA.org)

**City of Auburn**  
770-963-4002  
[CityofAuburn-GA.org](http://CityofAuburn-GA.org)  
**Republic Services**  
678-963-2800  
[RepublicServices.com](http://RepublicServices.com)  
**Waste Pro**  
706-227-3222  
[WasteProUSA.com](http://WasteProUSA.com)

### TV/Internet

**AT&T**  
(877) 736-0890  
[att.com](http://att.com)  
**Comcast/Xfinity**  
800-934-6489  
[Xfinity.com](http://Xfinity.com)

**Windstream**  
866-445-5880  
[Windstream.com](http://Windstream.com)

### Water and Sewer

**Barrow Co Water Div**  
770-307-3014  
[BarrowGA.org](http://BarrowGA.org)  
**City of Auburn**  
770-963-4002  
[CityofAuburn-GA.org](http://CityofAuburn-GA.org)

**City of Statham**  
(770) 725-5455  
[CityofStatham.com](http://CityofStatham.com)  
**City of Winder**  
770-867-7978  
[CityofWinder.com](http://CityofWinder.com)  
**Town of Braselton**  
706-654-3915  
[Braselton.net](http://Braselton.net)

### Telephone

**AT&T**  
(877) 736-0890  
[att.com](http://att.com)  
**Windstream**  
866-939-2075  
[Windstream.com](http://Windstream.com)

## Utilities



## Statham • [cityofstatham.com](http://cityofstatham.com) (770) 725-5455 • Pop. 2,829

The City of Statham is the closest Barrow County municipality to the famed City of Athens, home of the University of Georgia and back-to-back National Champions, the Georgia Bulldogs. Not without a few claims to fame of its own, most notable is likely Statham’s historic district – which was listed on the National Register of Historic Places in 1998. Like many Georgia cities, Statham grew up around the railroad tracks – earning its current name in 1892. Its Broad and Railroad Streets in the heart of town often play host to family-friendly events like the Sunflower Festival, Spring Fest, Statham Light Up Night, and more. The city is also home to one of the top-rated golf courses in the country at The Georgia Club.

## Winder • [cityofwinder.com](http://cityofwinder.com) (770) 867-3106 • Pop. 19,400

Representing the county seat, the City of Winder is Barrow’s largest municipality in terms of both population and size. Since 2010, its population has virtually exploded by 5,000+ residents. Winder’s 14.17 square miles are jam-packed with great destinations that include everything from up-and-coming communities and a vibrant downtown area to scenic parks and a slew of brand-name restaurants and retailers. Founded in 1893, it has come a long way in the last 130+ years. The city is highly focused on the ongoing revitalization of its historic downtown area with the goal of maintaining its small-town charm. Its renowned Jug Tavern Festival (paying homage to the city’s original name) features hot air balloon rides, live music, great food, and family-friendly activities, and its award-winning fall Spooktacular has been honored by the Southeast Festivals & Events Association.

# Cherokee County

[cherokeega.com](http://cherokeega.com) (678) 493-6000

**County Population:** 266,620  
**County Seat:** Canton  
**Median Household Income:** \$82,740  
**Median Home Price:** \$439.9k  
**Square Miles:** 429  
**Millage Rate:** 28.388 (Unincorp.)  
**Municipalities:** Ball Ground, Canton, Holly Springs, Waleska, and Woodstock

Touting its status as the place “Where Metro Meets the Mountains,” citygoers and nature lovers alike will enjoy living in scenic Cherokee County. In addition to its convenience to Atlanta and North Georgia, Cherokee boasts low taxes, thriving cities, excellent schools, superlative health care, outstanding public safety and access to natural resources – all with an alluring small-town feel. It is the second fastest growing county in the region and the seventh largest county in the state. Its SAT scores are in the top 10% in Georgia, and it is home to Atlanta’s largest technical



college – Chattahoochee Tech. With a nationally accredited park system that's #1 among large Georgia counties, recreation ranks high here thanks to more than three dozen current and planned parks, as well as access to the South's largest manmade lake – Lake Arrowhead. The cities of Cherokee County offer a wealth of dining and shopping destinations, including charming downtown areas and the sprawling Outlet Shoppes of Atlanta in Woodstock.

**Ball Ground • [cityofballground.com](http://cityofballground.com) (770) 735-2123 • Pop.1,500**

Ball Ground is an expanding community north of Canton on I-575. The area is a must-see for rock hounds, as it is a prime mining center for precious and semiprecious minerals, many of which are on display in the village's storefronts. The amount of available jobs within the city has been continually growing, and this is mostly due to the positive business climate in the region. Many housing options are available to new residents, including a variety of lot sizes. A new elementary school that can hold 1,200 students opened in 2012.

**Canton • [canton-georgia.com](http://canton-georgia.com) (770) 704-1520 • Pop. 23,000**

Canton is the county seat of Cherokee County, and it has experienced strong residential growth in the past few years. The Historical Downtown of Canton has many local shops with original items. In warm weather, local farmers bring their fresh home-grown fruits and vegetables to the square downtown. BridgeMill is one of the most popular neighborhoods, and it is so large that it is divided into two school districts. The neighborhood has a two-acre pool, a world-class golf course, and over 52 acres for family recreation. Canton is a great place to live for those who wish to be surrounded by tall trees and winding roads, while still only a short drive from Atlanta.

**Holly Springs • [hollyspringsga.us](http://hollyspringsga.us) • Pop. 9,000**

The City is 6.5 square miles and offers many sites for future development. Holly Springs was incorporated in 1906. The town was built around a train depot which has been updated and is now the Holly Springs Community Center. The median household income is \$65,540, and the median home value is \$186,357. The largest employer is Hydro-Chem.

**Waleska • [cityofwaleska.com](http://cityofwaleska.com) (770) 479-2912 • Pop. 644**


Waleska is home to the main campus of Reinhardt University, founded in 1883, and of Lake Arrowhead, where a popular resort community is located. Incorporated in 1889, Waleska got its name from the daughter of an Indian Chief in the area called Warluskee. The main industries of the past in Waleska were lumbering, grist mills, some mineral development, and tobacco manufacturing. Agriculture and the lumber industry still thrive in the area. The main "industry" in the town is Reinhardt College, and Waleska is often referred to as a university town.

**Woodstock • [woodstockga.gov](http://woodstockga.gov) (770) 592-6000 • Pop. 36,198**

With the tagline "Our Story Crafted by Your Dreams," the City of Woodstock keeps it residents – current and future – in mind when fostering its culturally vibrant, recreationally rich, family-focused and business-friendly community vibe. At the heart of the city, the delightful downtown area is an open container district where guests can stroll with their favorite cocktails while exploring a wonderful collection of restaurants, boutiques and brewpubs. Placing #31 among Money Magazine's Best Places to Live in 2021, Woodstock places immense value in its impressive array of city parks and plays host to terrific events that include a Summer Concert Series, July 4th Spectacular, 9/11 Day of Remembrance, Halloween Trail of Tricks & Treats, Christmas Jubilee and more. In 2022, Niche Rankings listed Woodstock at #1 for Best Places to Raise a Family, Best Places for Young Professionals and Best Suburbs to Live in Cherokee County. It also comes in at #2 among Cherokee County's Most Diverse Places to Live.

<p><b>Power</b>  <b>Amicalola EMC</b>          (706) 253-5200  <a href="http://amicalolaemc.com">amicalolaemc.com</a>  <b>Cobb EMC</b>          (770) 429-2100  <a href="http://cobbemc.com">cobbemc.com</a>  <b>Georgia Power</b>          (888) 660-5890  <a href="http://georgiapower.com">georgiapower.com</a>  <b>Sawnee EMC</b>          (770) 887-2363  <a href="http://sawnee.com">sawnee.com</a>  <b>Gas</b>  <b>Atlanta Gas Light</b>          (877) 427-4321  <a href="http://atlantagaslight.com">atlantagaslight.com</a>  <b>Gas South</b>          (877) 472-4932  <a href="http://gas-south.com">gas-south.com</a>  <b>Georgia Natural Gas</b>          (877) 850-6200  <a href="http://onlyng.com">onlyng.com</a></p>	<p><b>SCANA Energy Natural Gas</b>          (877) 467-2262  <a href="http://scanaenergy.com">scanaenergy.com</a>  <b>True Natural Gas</b>          (877) 746-4362  <a href="http://truenaturalgas.com">truenaturalgas.com</a>  <b>Recycling</b>  <b>Recycling Center</b>          (770) 517-7650  <b>Cable</b>  <b>Charter Communications</b>          (888) 438-2427  <a href="http://charter.com">charter.com</a>  <b>Comcast</b>          (866) 942-1341  <a href="http://comcast.com">comcast.com</a>  <b>ETC Communications</b>          (800) 660-6826  <a href="http://etcnow.com">etcnow.com</a></p>	<p><b>Water and Sewer</b>  <b>Cherokee County Water and Sewage Authority</b>          (770) 479-1813  <a href="http://ccwsa.com">ccwsa.com</a>  <b>Telephone</b>  <b>AT&amp;T</b>          (877) 736-0890  <a href="http://att.com">att.com</a></p>
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**Utilities**



# Clayton County

[claytoncountyga.gov](http://claytoncountyga.gov) (770) 477-3208

<b>County Population:</b> 297,100	<b>County Seat:</b> Jonesboro
<b>Median Household Income:</b> \$49,460	<b>Median Home Price:</b> \$249k
<b>Square Miles:</b> 141.57	<b>Millage Rate:</b> 34.746 (Unincorp.)
<b>Municipalities:</b> Forest Park, Jonesboro, Lake City, Lovejoy, Morrow, and Riverdale	

"Where the World Lands and Opportunities Take Off," Clayton County is a suburb just south of Atlanta that lists its title as home to the world's busiest airports – Atlanta Hartsfield-Jackson International Airport – among its many claims to fame. Although it is one of the smallest counties in Georgia in terms of land area, it is also one of the most densely populated. Providing a relaxed suburban lifestyle with plentiful amenities, it is just 15 minutes from downtown Atlanta – offering residents access to the best of both worlds. Boasting more than 896 acres of parkland, the 32 parks of Clayton's nationally accredited Parks & Recreation department now includes a state-of-the-art water park called Spivey Splash. Its unprecedented access to over 11 exits on 4 major Interstates, and 2 State Highways – as well as proximity to the airport – make it an attractive destination for logistics and distribution companies. Also attractive is its status as a Tier 1 Tax Credit County - offering the highest job tax credit in the 10-county metro Atlanta region. The film industry is also drawn to Clayton – with more than 200 credits in the last 10 years, including Jumanji 2, Ozark, Avengers: Endgame and more

**Forest Park • [forestparkga.org](http://forestparkga.org) (404) 366-4720 • Pop.18,874**

The more populous Forest Park thrives on the economic engine of Hartsfield-Jackson Atlanta International Airport and its related businesses, as well as the activity of the Georgia State Farmers Market. Located only nine miles away from Atlanta, Forest Park has easy access to the city and all it has to offer. The 1,465-acre Fort Gillem Military Reservation is in Forest Park. The city is a great

<p><b>Power</b>  <b>Amicalola EMC</b>          (706) 253-5200  <a href="http://amicalolaemc.com">amicalolaemc.com</a>  <b>Cobb EMC</b>          (770) 429-2100  <a href="http://cobbemc.com">cobbemc.com</a>  <b>Georgia Power</b>          (888) 660-5890  <a href="http://georgiapower.com">georgiapower.com</a>  <b>Sawnee EMC</b>          (770) 887-2363  <a href="http://sawnee.com">sawnee.com</a>  <b>Gas</b>  <b>Atlanta Gas Light</b>          (877) 427-4321  <a href="http://atlantagaslight.com">atlantagaslight.com</a></p>	<p>(877) 472-4932  <a href="http://gas-south.com">gas-south.com</a>  <b>True Natural Gas</b>          (877) 746-4362  <a href="http://truenaturalgas.com">truenaturalgas.com</a>  <b>Water and Sewer</b>  <b>Cherokee Co. Water &amp; Sewage Authority</b>          (770) 479-1813  <a href="http://ccwsa.com">ccwsa.com</a>  <b>Cable</b>  <b>AT&amp;T</b>          (877) 736-0890  <a href="http://uverseonline.att.net">uverseonline.att.net</a>  <b>Charter Communications</b>          (888) 438-2427  <a href="http://charter.com">charter.com</a></p>	<p><b>Telephone</b>  <b>AT&amp;T</b>          (877) 736-0890  <a href="http://att.com">att.com</a>  <b>Recycling</b>  <b>Recycling Center</b>          (770) 517-7650</p>
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**Utilities**



center of commerce, growing rapidly since the 1950s. Forest Park is a great place for those wishing to be close to a large airport and major interstates as well as the city of Atlanta.

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**Jonesboro • [jonesboroga.com](http://jonesboroga.com) (770) 478-3800 • Pop. 4,580**

Past and present are attractively blended in Jonesboro, with historic and recreational sites in abundance. Just 12 miles from Atlanta and the county seat of Clayton County, Jonesboro is an historical gem with all the amenities of a modern city. Easy access to Interstate 75 is a perk for those wishing to commute to Atlanta or visit the attractions of the city. Clayton County is where the famous movie *Gone with the Wind* was filmed, so there are numerous attractions for residents and visitors. Many recreational activities are in the area as well, including golf, fishing, and visual and performance arts.

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**Morrow • [cityofmorrow.com](http://cityofmorrow.com) (770) 961-4002 • Pop. 6,859**

Morrow is home to Spivey Hall, Clayton State University's acclaimed performing arts center, and the Southlake Mall shopping complex. The city started as an acre of land in 1870, and that acre is still the center of the town. Morrow has grown from a trading stop to a thriving commercial town with appealing shopping venues, fine dining, and great entertainment centers. Many historical attractions are in Morrow, and the city has multiple annual events. The amenities of Atlanta

of its school, and its role as a major employment hub with Lockheed Martin Aeronautics Company and Home Depot headquartered here.

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**Acworth • [acworth.org](http://acworth.org) (770) 974-7626 • Pop. 21,000**

Acworth, located about 35 miles northwest of Atlanta, is 132 square miles. While it is close enough to Atlanta to experience professional sports and cultural events like a larger city, the small-town atmosphere of Acworth provides opportunities for families that offer fun and tranquility. Convenient to both Interstate 75 and Highway 41, area hotels are comfortable and are run by community members. Visitors, whether in the mood for down-home southern cooking, a quick sandwich, spicy Cajun cuisine, or parlor style ice cream, will find a wide range of choices. Acworth is surrounded by two beautiful lakes, Lake Acworth and Lake Allatoona, and 12 parks surround Acworth that are perfect for picnicking. Nestled along the banks of Lake Acworth is Cobblestone Golf Course, which was recently rated the #1 public course in Georgia by Golf Digest. Shoppers will revel in the eclectic nature and friendly, welcoming staff of the shops in Acworth's historical downtown district. If you are a history buff, you will certainly want to visit the many homes on the historical tour. The Dixie Highway, "the granddaddy of Interstate 75," was the first interstate to reach into the South and is Acworth's Main Street. By the time of its incorporation in 1840, Acworth prospered as a typical railroad town. Today, Acworth is designated as a Georgia Main Street City and is committed to preserving the historical significance of its downtown district buildings.

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**Austell • [austellga.gov](http://austellga.gov) (770) 944-4300 • Pop. 6,700**

Austell is experiencing rapid residential growth as newcomers discover its wealth of natural beauty, recreational opportunities, and a stable economic base. Austell covers 5.7 square miles. This welcoming small town provides a friendly atmosphere with commercial, industrial, and residential growth. The area has a great school system, unique shopping, easily accessible medical care, and convenient travel opportunities. The city of Austell has many family activities such as an annual Easter egg hunt, Halloween celebrations, and the festive lighting of the town Christmas tree. Strategically located in southwest Cobb County, Austell is 18 miles away from Atlanta, 10 miles from Marietta, and only minutes away from the Hartsfield-Jackson Atlanta International Airport, making travel very convenient. Regional commercial and industrial complexes as well as cultural, recreational, and leisure activities are within easy driving distance for Austell residents. Vacations in North Georgia's mountains or along Georgia's coast and the Golden Isles are only a few hours away.

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**Kennesaw • [kennesaw-ga.gov](http://kennesaw-ga.gov) (770) 424-8274 • Pop. 31,000**

In the 1830s, the railroad building craze hit Cobb County, and as more and more rail workers came to the county, Kennesaw grew up around that

# Cobb County

[cobbcounty.org](http://cobbcounty.org) (770) 528-1000

<b>County Population:</b> 766,802	<b>County Seat:</b> Marietta
<b>Median Household Income:</b> \$80,830	<b>Median Home Price:</b> \$399k
<b>Square Miles:</b> 339.55	<b>Millage Rate:</b> 30.35
<b>Municipalities:</b> Acworth, Austell, Kennesaw, Marietta, Powder Springs, and Smyrna	

One of 24 counties created in 1832 from Cherokee Indian territory, Cobb County is named for Judge Thomas W. Cobb, a former U.S. Senator. Its county seat of Marietta is said to be named for his wife. A lot has changed over the last 190 years. At just 10 minutes northwest of Atlanta, Cobb is a constantly growing suburb offering everything from entertainment, history and natural splendor to a wide array of places to eat, drink and celebrate. Known as "Atlanta's Sweet Spot," it boasts 5000 acres of parkland encompassing 78 parks. Its alluring variety of destinations include Kennesaw Mountain National Battlefield, Marietta Square, Six Flags Over Georgia, Lake Acworth and Truist Park – home of the 2021 World Series Champions, The Atlanta Braves. Cobb is also well-known for the excellence





industry. Residents later founded the city in 1887. During the Civil War, Kennesaw served as the staging ground for the Great Locomotive Chase, an event now recounted at the Southern Museum of Civil War and Locomotive History.

A city rich in history, Kennesaw has become a destination for businesses and families looking to relocate in the Atlanta metropolitan area. Extensive preserved Civil War battle sites allow one to step back in time to the turbulent days of battle juxtaposed to the vibrant, stable economy that is Kennesaw today. Many attractions, shops, restaurants, parks, and businesses contribute to the vitality of the city. Kennesaw State University has become one of the premier public universities in Georgia and is now the state's third largest university. The main strip in Kennesaw is Barrett Parkway, which offers Town Center Mall, a variety of restaurants, as well as multiple shopping centers and movie theaters.



**Marietta • mariettaga.gov (770) 794-5530 • Pop. 58,358**

Marietta, the county seat, is known for its historic districts and its famous town square complete with gazebo and fountain. Offering the charm of a small town with the amenities of big-city living keeps Marietta at the top of the list for sought out areas. The downtown square bustles throughout the day as visitors and residents take advantage of the many charming shops and restaurants. The adjacent Cobb government buildings ensure an ongoing steady stream of people in and out of the area on a daily basis. U.S. 41 is one of the main roads that run through Marietta. "The Big Chicken," as residents refer to it, has become a landmark that is used to provide directions in the area. Incorporated on December 19, 1834, Marietta is the Cobb County seat of government. While the origin of the city's name is somewhat a mystery, prevailing wisdom has it that the name remembers Mary Moore, the wife of U.S. Senator and Supreme Court Judge Thomas Willis Cobb. If this origin is correct, it seems apt, as Judge Cobb is the namesake of the county itself. When, in 1864, Union General William Tecumseh Sherman marched through Marietta, he spared the city before going to burn Atlanta.



**Powder Springs • cityofpowdersprings.org (770) 943-1666 • Pop. 14,000**

Originally chartered as Springville in 1839, Powder Springs was well known for its seven medicinal and therapeutic springs. One historic springs is preserved in a local park not far from the Seven Springs Museum and the Silver Comet Trail. It has a population of over 15,000, up from 7,000 in 1990, and embodies the spirit of community that is prevalent throughout Cobb County with a nod to both its small town character and planned quality growth. Significant redevelopment projects are underway in the city's historic downtown. Their premier downtown access to the Silver Comet Trail across Cobb County is convenient to businesses and neighborhoods along Marietta Street and to expanding amenities at the city's linear park on Richard D. Sailors Parkway. The Silver Comet Trail and the city's 5K-certified Wild Horse and Lucille Creek trails form a unique pedestrian and bike-friendly loop around the city's historic core, and a new \$4 million downtown park will feature a trailhead entrance and inviting public space where trail travelers can take a break to enjoy casual dining at the Marietta Street Grill and Café and Hawg's Best Friend or shop at the Bookwork or Hand Me Ups. Timed to open with park completion, Railcat Brewing Company will located in a renovated c.1900 building. The preserved Country Store on Marietta Street boasts the oldest wooden framed Coca Cola sign in Georgia. In 2018, the city issued 192 building permits for single family homes, an increase of 8% over 2017, reflecting approximately \$36 million in new investment in Powder Springs. In particular, groundbreaking events held at the end of January 2019 highlight the residential dimension of downtown growth with new development underway by Hollywood Construction and Fischer Homes. With land available for light industrial, commercial and residential development, plus access to major transit routes and nearby air, rail and intermodal centers, Powder Springs checks off many important boxes for investors and developers. Innovative changes in land inspection, plan review, and permitting processes set in 2017 have continued to save significant project time for developers and reflect the City's vision - Inspired, Invigorated, Innovative..

**Smyrna • smyrnacity.com (770) 434-6600 • Pop. 52,350**

Just 15 minutes from downtown Atlanta, Smyrna is known as the Jonquil City

for the many blooms seen each spring. Once considered a sleepy bedroom suburb of Atlanta, Smyrna has fully come into its own with recognition for a successful rejuvenated downtown area. The Village Green provides a community atmosphere featuring shopping, dining, a community center, and city hall all intertwined with residential spaces. This area is structured in a Williamsburg style, with a central fountain surrounded by a long brick road. The Smyrna Community Center offers residents multiple spaces for meetings, activities, and athletics. The City attracts the millennials with its proximity to downtown Atlanta, many parks and restaurants. It is 15 square miles and has 304 acres of park and green space. The City of Smyrna was awarded the Urban Land Institute's Award for Excellence and is recognized as one of the most desirable places to live in the entire Metropolitan Atlanta area, "the place to be...the place to call home".

**Vinings • Pop. 10,000**

Just over the Chattahoochee River from the city of Atlanta, the small historic community of Vinings continues to attract those searching for unique shopping and dining experiences. With the affluent West Paces Ferry portion of Buckhead and the suburban community of Smyrna close by, the Vinings area offers a wide variety of residential opportunities and recreational activities. Vinings Jubilee is considered by residents to be the town center, maintaining an historic look and feel. The business climate is thriving, led by the headquarters of Home Depot that is located just outside of Vinings. The main east/west road that goes through the town is Paces Ferry Road. The area has always been and still is a very desirable area for Cobb County residents.

<p><b>Power</b>  <b>Acworth Power</b>                  (770) 917-8903  <a href="http://acworth.org/power-department">acworth.org/power-department</a>  <b>Cobb EMC</b>                  (770) 429-2100  <a href="http://cobbemc.com">cobbemc.com</a>  <b>Greystone Power Corp</b>                  (770) 942-6576  <a href="http://greystonepower.com">greystonepower.com</a>  <b>Marietta Power</b>                  (770) 794-5100  <a href="http://mariettaga.gov/city/mpw">mariettaga.gov/city/mpw</a></p>	<p><b>Infinite Energy Company</b>                  (877) 342-5434  <a href="http://infiniteenergy.com">infiniteenergy.com</a>  <b>SCANA Energy Natural Gas</b>                  (877) 467-2262  <a href="http://scanaenergy.com">scanaenergy.com</a>  <b>True Natural Gas</b>                  (877) 746-4362  <a href="http://truenaturalgas.com">truenaturalgas.com</a>  <b>Walton EMC Natural Gas</b>                  (770) 267-2505  <a href="http://waltonemcnaturalgas.com">waltonemcnaturalgas.com</a></p>	<p><b>Charter Communications</b>                  (888) 438-2427  <a href="http://charter.com">charter.com</a>  <b>Comcast</b>                  (866) 942-1341  <a href="http://comcast.com">comcast.com</a>  <b>Telephone AT&amp;T</b>                  (877) 736-0890  <a href="http://uverseonline.att.net">uverseonline.att.net</a>  <b>Recycling</b>                  (678) 581-5488  <a href="http://cobbcountyga.gov">cobbcountyga.gov</a></p>
<p><b>Gas</b>  <b>Atlanta Gas Light</b>                  (877) 427-4321  <a href="http://atlantagaslight.com">atlantagaslight.com</a>  <b>Gas South</b>                  (877) 472-4932  <a href="http://gas-south.com">gas-south.com</a>  <b>Georgia Natural Gas</b>                  (877) 850-6200  <a href="http://onlyng.com">onlyng.com</a></p>	<p><b>Water and Sewer Cobb County Water System</b>                  (770) 423-1000  <a href="http://cobbwater.org">cobbwater.org</a>  <b>Cable AT&amp;T</b>                  (877) 736-0890  <a href="http://uverseonline.att.net">uverseonline.att.net</a></p>	



# DeKalb County

co.dekalb.ga.us (404) 371-2000

<b>County Population:</b> 757,718	<b>County Seat:</b> Decatur
<b>Median Household Income:</b> \$65,116	<b>Median Home Price:</b> \$350k
<b>Square Miles:</b> 267.58	<b>Millage Rate:</b> 43.890 (Unincorp.)
<b>Municipalities:</b> Avondale Estates, Chamblee, Clarkston, Decatur, Doraville, Lithonia, Pine Lake, and Stone Mountain	

Located right on the edge of Atlanta, DeKalb County is a prime location for those wishing to enjoy city life without actually living downtown. County leaders pledge that the “Sky is the Limit” for residents and businesses of DeKalb alike, a sentiment spurred on by its stature as home to the DeKalb-Peachtree Airport. Also known as PDK, it is the second busiest airport in Georgia as a reliever to Atlanta Hartsfield-Jackson International Airport and houses the private jets of some of Atlanta’s most influential corporations. Thanks to a \$685M investment, there will soon be a reconstruction of the I-285/I-20 interchange – paving the way for future growth and smoother travels within the county. DeKalb is home to Emory University, Agnes Scott College, Piedmont Technical College, American Cancer Society, Fernbank Museum of Natural History, Callanwolde Fine Arts Center, Stone Mountain Park and a wealth of great restaurants and shopping destinations. The county also boasts 6,770 acres of parks and playgrounds and is one of the top locations for production companies for the film industry.

## Avondale Estates • [avondaleestates.org](http://avondaleestates.org) (404) 294-5400 • Pop. 2,771

The neighborhood of Avondale Estates was established in 1924 and is 1.2 square miles. Named after England’s Stratford-upon-Avon, Shakespeare’s birthplace, Avondale Estates has an old British atmosphere. The downtown area also offers dining opportunities including pizzerias and Mexican cuisine. The Rail Arts area of Avondale Estates contains art galleries and studios and hosts an arts and music festival each autumn. A beautiful natural attraction is Lake Avondale, where residents and visitors can enjoy outdoor recreational activities.

## Brookhaven • [Brookhavenga.gov](http://Brookhavenga.gov) (404) 637-0500 • Pop. 49,000

Georgia’s newest city was incorporated December 17th, 2012, and it became a city entirely inside the perimeter and the largest city in DeKalb County. It is 2.12 square miles, with 271 acres of parks. The median household income is \$56,231. Brookhaven’s borders are Sandy Springs to the west, Chamblee to the east; Dunwoody to the north; and Interstate 85 to the south. The city has its own police, zoning, and maintenance separate from the county. Points of interest include Capital City Country Club, Brookhaven MARTA Station, Oglethorpe University, Georgia State University’s Brookhaven satellite campus for the Robinson College of Business MBA program, and Murphey Candler Park. The DeKalb County School System operates the public schools serving Brookhaven. Neighborhoods and districts include Town Brookhaven, Brookhaven Village, Lynwood Park, Peachtree Road, North Brookhaven, Buford Highway, and Lenox Park. The large retail centers in Brookhaven include the Town Brookhaven, Northeast Plaza, and a strip-mall style shopping center on Buford Highway focused on discount and Hispanic-oriented stores.

## Candler-McAfee • Pop. 23,000

Candler-McAfee, covering seven square miles, is beautiful area inhabited with multiple parks. The parks in the region include Misty Waters Park, Alexander Park, Glendale Park, Mark Trail Park, Glenwood Hills Park, and Starmount-McAfee Park. Shopping is plentiful in Candler-McAfee, and the two major shopping centers are the Candler Plaza Shopping Center and the Eastgate Shopping Center. Candler-McAfee is convenient to Atlanta and offers many recreational activities and shopping opportunities.

## Chamblee • [chambleega.com](http://chambleega.com) (770) 986-5010 • Pop. 23,000

The City of Chamblee is 2,009 acres, or 3.18 square miles. For 2007 to 2011, the median household income was \$54,819. Of people over the age of 25, 72.8% have a high school degree or higher, and 40.6% of the same age bracket have a bachelor’s degree or higher. The city of Chamblee is home to six parks. The Chamblee MARTA station provides a direct route



Photo Courtesy of Georgia Department of Economic Development

to downtown Atlanta and Hartsfield-Jackson Atlanta International Airport. Busy DeKalb Peachtree Airport is classified as a “general aviation reliever airport” for the Atlanta metropolitan area. It encompasses approximately 700 acres of land in the northern part of DeKalb County, the majority of which is within the Chamblee city limits. The Chamblee area has grown and is one of the most ethnically diverse areas in the Southeast. Chamblee is rich in culture and has an international atmosphere. The International Village is considered one of the most diverse areas in the country, with residents of over 30 nationalities and businesses that introduce visitors to different cultures. The central business district in Chamblee hosts the nationally known Antique Row, and this section of town strives to retain the history of the city while incorporating modern developments.

## Clarkston • [cityofclarkston.com](http://cityofclarkston.com) (404) 296-6489 • Pop. 7,733

Clarkston is a small town that retains its southern appeal while having the amenities of Atlanta close by. Milam Park is a beautiful 7.6-acre park in the area that has a modern playground, tennis courts, pavilions for picnics, a softball field, and a multiuse field. Clarkston Dog Park provides a great place for pet owners to let their dogs play. Friendship Forest has approximately 16 acres of streams, trees, fields, and stands. Many wildlife attractions are in the area, such as butterflies, birds, vegetation, and small mammals.

## Decatur • [decaturga.com](http://decaturga.com) (404) 370-4100 • Pop. 20,000

The city of Decatur is the heart of the county and has the warmth, charm and accessibility of the best small towns. With exceptional services and amenities and its close proximity to Emory University and the Centers for Disease Control, Decatur is one of the most desirable places to live in DeKalb County and the metro Atlanta area. Decatur’s historic town square, anchored by the old courthouse that is now home to the county’s historical society and arts council, is ringed with galleries, cafes, and boutiques. With its own MARTA station in the middle of the square complex, Decatur is easily accessible and pedestrian friendly.

## Doraville • [doravillega.us](http://doravillega.us) (770) 451-8745 • Pop. 8,500

Doraville has been growing since 1871, and the city is now very industrially advanced. Located about 10 miles from Atlanta, Doraville links the city of Atlanta to the surrounding suburbs. Transportation by four major interstates that go through the city is easily accessible, and the business climate is thriving. Two airports, the DeKalb Peachtree Airport and Hartsfield-Jackson Atlanta International Airport, are within 30 minutes of Doraville. The Doraville MARTA station provides convenient public transportation. The people of the community are very culturally diverse and economically driven.

## Druid Hills • [druidhills.org](http://druidhills.org) • Pop. 15,000

Historic mansions that date back to the 19th century reside in the beautiful planned community of Druid Hills. Asa Candler, the founder of Coca-Cola, helped to develop the community that was originally formed by Joel Hurt. The main campus of Emory University, one of the world’s top research institutions, is in Druid Hills. In 1975 the parks along Ponce de Leon Avenue were listed on the National Register of Historic Places, and those parks



along with the rest of the development are now known as the Druid Hills Historic District. Four National Register Districts are located in the Druid Hills community: Druid Hills, Emory Grove, Cameron Court, and University Park-Emory Highlands-Emory Estates.

**Dunwoody • [dunwoodyga.gov](http://dunwoodyga.gov) • Pop. 48,000**

Officially incorporated in 2008, Dunwoody is the 17th largest city in Georgia. Dunwoody has a total area of 13.7 square miles, 80 percent of which is residential homes, and 100,000 people commute daily to Dunwoody to work in Perimeter Center. Dunwoody Village is the historic heart of the community. As late as the 1970s, Dunwoody was mostly farm land. The area where Perimeter Mall is today was a pasture filled with farm animals. Perimeter Mall is Georgia's second largest shopping mall with 18 million visitors per year. Dunwoody schools are among the best in the state. Median income for a family is \$106,777.

**Panthersville • Pop. 9,800**


Panthersville is a shopping mecca that offers many opportunities for residents and visitors. The Gallery at South Dekalb is a regional shopping center that offers department stores such as Macy's. Rainbow Village Shopping Center and Sunshine Shopping Center are two other shopping centers in the area that provide unique and convenient shopping. A nice natural attraction in the area is Exchange Park, where people can participate in recreational activities and enjoy the scenery.

**Stone Mountain • [stonemountaincity.org](http://stonemountaincity.org) (770) 498-8984 • Pop. 5,802**

The town is named for Stone Mountain, the largest exposed granite dome in North America. Stone Mountain harbors plant and animal life found no other place in the world. It is also the site of a famous giant carving commemorating the military leaders of the Confederacy, as well as a state park and museum, including a steam railroad. The city of Stone Mountain is also home to the ART Station Contemporary Arts Center and Theatre Company as well as the Stone Mountain Arts Incubator Program. Median household income is \$50,100. The city has a total area of 1.6 square miles.

**Tucker • [tuckerga.com](http://tuckerga.com) (770) 938-1356 • Pop. 28,000**

Only 14 miles from Atlanta, Tucker offers family-friendly living with the amenities of a major city close by. At the center of the community is Main Street, where local restaurants and shops provide entertainment original to the area. Tucker Day Festival takes place on Main Street every year, and people from all over enjoy live music, arts, crafts, food, and a lively parade. Many beautiful parks decorate the area and allow for recreational activities that the whole family can enjoy. Transportation to and from Atlanta is easy via MARTA and major interstates. Hartsfield-Jackson Atlanta International Airport and Dekalb Peachtree Airport are both within a very short distance of Tucker, making travel very accessible.

<p><b>Power</b>  <b>Georgia Power</b>          (888) 660-5890  <a href="http://georgiapower.com">georgiapower.com</a>  <b>Snapping Shoals EMC</b>          (770) 786-3484  <a href="http://ssemc.com">ssemc.com</a>  <b>Walton EMC</b>          (770) 267-2505  <a href="http://waltonemc.com">waltonemc.com</a></p>	<p><b>Infinite Energy Company</b>          (877) 342-5434  <a href="http://infiniteenergy.com">infiniteenergy.com</a>  <b>True Natural Gas</b>          (877) 746-4362  <a href="http://truenaturalgas.com">truenaturalgas.com</a>  <b>Walton EMC Natural Gas</b>          (770) 267-2505  <a href="http://waltonemcnaturalgas.com">waltonemcnaturalgas.com</a></p>	<p><b>Dream Sanitation</b>          (800) 835-0212  <b>Telephone</b>  <b>AT&amp;T</b>  <b>(877) 736-0890</b>  <a href="http://att.com">att.com</a>  <b>Cable</b>  <b>Comcast</b>          (866) 942-1341  <a href="http://comcast.com">comcast.com</a></p>
<p><b>Gas</b>  <b>Atlanta Gas Light</b>          (877) 427-4321  <a href="http://atlantagaslight.com">atlantagaslight.com</a>  <b>Gas South</b>          (877) 472-4932  <a href="http://gas-south.com">gas-south.com</a>  <b>Georgia Natural Gas</b>          (877) 850-6200  <a href="http://onlygng.com">onlygng.com</a></p>	<p><b>Water and Sewer</b>  <b>Dekalb County Water and Sewer</b>          (404) 378-4475  <a href="http://dekalbwatershed.com">dekalbwatershed.com</a>  <b>Recycling</b>  <b>DeKalb County</b>          (404) 294-2900  <a href="http://co.dekalb.ga.us">co.dekalb.ga.us</a>  <b>City of Decatur</b>          (404)377-5571</p>	<p><b>Utilities</b>  </p>

# Douglas County

**Celebratedouglascounty.com (770) 949-2000**

<b>County Population:</b> 145,814	<b>County Seat:</b> Douglasville
<b>Median Household Income:</b> \$67,651	<b>Median Home Price:</b> \$326.5k
<b>Square Miles:</b> 200.07	<b>Millage Rate:</b> 12.563 (Unincorp.)
<b>Municipalities:</b> Douglasville, Lithia Springs and Villa Rica	


From its picturesque placement in the foothills of the Appalachian Piedmont and along the banks of the Chattahoochee River, Douglas County invites residents and visitors alike to "Explore Outside the Lines." Its 8,000 acres of recreational destinations include Boundary Waters Park, Clinton Nature Preserve, Sweetwater Creek State Conservation Park, Pine Mountain Gold Museum and more. Just 30 minutes west of Atlanta, all of the amenities of the city are easily accessible without all the crowds – making Douglas County an attractive place to live for those who love being in nature with close proximity to a large city. As an added bonus, it's just one exit away from Six Flags Over Georgia..

**Douglasville • [ci.douglasville.ga.us](http://ci.douglasville.ga.us) • Pop. 31,269**

Douglasville is a unique blend of small-town charm coupled with metropolitan amenities. The central business district is listed on the National Register of Historic Places as an historic district. The town of Douglasville was established by the Georgia General Assembly on February 25, 1875. The city of Douglasville is 20 miles from downtown Atlanta and just 10 minutes west of Six Flags Over Georgia. The Douglas County Cultural Arts Center holds art shows as well as special events throughout the year and hosts events for schools across the county. Median household income is \$48,000. The city is 21.5 square miles.

**Villa Rica • [villarica.org](http://villarica.org) (770) 459-7000 • Pop. 16,000**

Villa Rica is located only 35 miles from the city of Atlanta. The city has a total area of 12.7 square miles. Two famous people call Villa Rica home: Asa Candler, the founder of Coca-Cola, and Thomas A. Dorsey, the gospel music founder. The first gold strike in Georgia took place in Villa Rica, and the Pine Mountain Gold Museum allows visitors to walk along the same trails where the miners walked, pan for gold, and see the museum. Historic Downtown Villa Rica is filled with authentic architecture as well as unique shops and restaurants. Median household income is \$47,400. The population was 4,134 at the 2000 census. By the 2010 census, the population had jumped to 13,956.

<p><b>Power</b>  <b>Georgia Power</b>          (888) 660-5890  <a href="http://georgiapower.com">georgiapower.com</a>  <b>Greystone Power Corp.</b>          (770) 942-6576  <a href="http://greystonepower.com">greystonepower.com</a></p>	<p><b>SCANA Energy Natural Gas</b>          (877) 467-2262  <a href="http://scanaenergy.com">scanaenergy.com</a>  <b>True Natural Gas</b>          (877) 746-4362  <a href="http://truenaturalgas.com">truenaturalgas.com</a></p>	<p><b>Telephone</b>  <b>AT&amp;T</b>          (877) 736-0890  <a href="http://uverseonline.att.net">uverseonline.att.net</a>  <b>Recycling</b>          (770) 920-3133  <a href="http://celebratedouglascounty.com">celebratedouglascounty.com</a></p>
<p><b>Gas</b>  <b>Atlanta Gas Light</b>          (877) 427-4321  <a href="http://atlantagaslight.com">atlantagaslight.com</a>  <b>Austell Natural Gas System</b>          (770) 948-1841  <a href="http://austellgas.com">austellgas.com</a>  <b>Gas South</b>          (877) 472-4932  <a href="http://gas-south.com">gas-south.com</a></p>	<p><b>Water and Sewer</b>  <b>Douglasville-Douglas Co. Water &amp; Sewer Authority</b>          (770) 949-7617  <a href="http://ddcwsa.com">ddcwsa.com</a>  <b>Cable</b>  <b>Comcast</b>          (866) 942-1341  <a href="http://comcast.com">comcast.com</a></p>	<p><b>Utilities</b>  </p>

# Fayette County

**fayettecountyga.gov (770) 460-5730**

**County Population:** 120,574  
**County Seat:** Fayetteville  
**Median Household Income:** \$93,777  
**Median Home Price:** \$448.7k  
**Square Miles:** 194.34  
**Millage Rate:** 28.343  
**Municipalities:** Brooks, Fayetteville, Peachtree City, Tyrone, and Woolsey

Offering endless ways to start your once upon a time and enjoy a happily ever after, Fayette County leaders invite you to "Create Your Story" here. Listed among 24/7 Wall St.'s 2021 Best Places to Live in the U.S., Fayette County prides itself in its unique communities and historic landmarks. Peachtree City is an intricately planned municipality in the county with over 90 miles of pathways for pedestrians and golf carts that connect every part of the city. With ties to Doc Holliday, Margaret Mitchell and the Civil War, the county boasts a rich history – which is lovingly protected by The Fayette County Historical Society. Nationally renowned for its cutting-edge academic programs, Fayette County School District ranks within the top 5% of all 211 school districts in Georgia. Like much of Atlanta, Fayette County has proven itself an integral part of the Hollywood of the South with Pinewood Atlanta Studios' full-service film and entertainment studio complex with 18 sound stages on 700 acres

## Brooks • [brooksga.com](http://brooksga.com) (770) 460-5730 • Pop. 528

The southernmost community in Fayette County, Brooks is located near a former Creek Nation village and trading post. The median income for a household in the town is \$65,000, and the median income for a family is \$70,625. Brooks' education falls under the Fayette County Board of Education. The only public school in Brooks is Brooks Elementary. Middle school students attend Whitewater Middle, and high school students attend Whitewater High in Fayetteville, both of which are of recent construction.

## Fayetteville • [fayetteville-ga.gov](http://fayetteville-ga.gov) (770) 461-6029 • Pop. 17,516

Fayetteville is proud of its picture-book courthouse, built in 1825 and the oldest in the state. The courthouse boasts what is said to be the "world's largest courthouse bench," located alongside the walkway to the building. Fayetteville is the county seat of Fayette County and strives to provide a quality atmosphere for its residents. Located close to Atlanta and Hartsfield-Jackson Atlanta International Airport, Fayetteville is ideal for home buyers seeking to live in a residential community that allows easy access to a major city and excellent transportation. The area provides an historic atmosphere, along with many community events, excellent neighborhoods, and high-quality schools. Fayetteville has been referred to as one of the top 10 suburbs to retire and one of the top 20 places for a "budding technology economy."

Fayetteville is also home to Pinewood Atlanta Studios, one of the top 5 production studios consisting of 11 movie soundstages on 700 acres.

## Peachtree City • [peachtree-city.org](http://peachtree-city.org) (770) 487-7657 • Pop. 35,000


In 1959 Peachtree City was chartered, and the ideas of some real estate developers to make a planned community started to become a reality. The developers envisioned villages in Peachtree City that would each have its own schools, parks, shopping centers, and more. The current villages in Peachtree City are Aberdeen, Braelinn, Glenloch, Kedron, and Wilksmoor. The city is best known for its 90 miles of multiuse paths for golf carts, cyclists, and pedestrians. The residents of Peachtree City can easily access the amenities of their village, and people driving by will almost always see golf carts traveling alongside the roads. Peachtree City has been referred to as one of the best places to live in the nation, and the master planned community has won awards for its unique design.

## Tyrone • [tyrone.org](http://tyrone.org) (770) 487-4038 • Pop. 7000

The town of Tyrone originally belonged to the Creek Indians before being settled by Irish farmers in the late 1800s. Some homes built by those first Irish settlers are still occupied by their descendants. The name comes from County Tyrone in Ireland. The town has a total area of 12.8 square miles. Tyrone is located only 25 miles from Atlanta. The proximity to Atlanta makes it convenient for residents to access the many amenities that the large city has to offer. Estimated median household income is \$76,000.

<b>Power</b> <b>Cowetta-Fayette EMC</b> (770) 502-0226 <a href="http://utility.org">utility.org</a> <b>Georgia Power</b> (888) 660-5890 <a href="http://georgiapower.com">georgiapower.com</a> <b>Gas</b> <b>Atlanta Gas Light</b> (877) 427-4321 <a href="http://atlantagaslight.com">atlantagaslight.com</a> <b>Gas South</b> (877) 472-4932 <a href="http://gas-south.com">gas-south.com</a> <b>SCANA Energy Natural Gas</b> (877) 467-2262 <a href="http://scanaenergy.com">scanaenergy.com</a>	<b>True Natural Gas</b> (877) 746-4362 <a href="http://truenaturalgas.com">truenaturalgas.com</a> <b>Water and Sewer</b> <b>Fayette Co. Water System</b> (770) 461-1146 <a href="http://fayettecountyga.gov">fayettecountyga.gov</a> <b>City of Fayetteville Water Department</b> (770) 460-4237 <a href="http://fayetteville-ga.gov">fayetteville-ga.gov</a> <b>Peachtree City Water &amp; Sewerage Authority</b> (770) 487-7993 <b>Cable</b> <b>Comcast</b> (866) 942-1341 <a href="http://comcast.com">comcast.com</a>	<b>Telephone</b> <b>AT&amp;T</b> (877) 736-0890 <a href="http://uverseonline.att.net">uverseonline.att.net</a> <b>Recycling</b> <a href="http://fayettecountyga.gov">fayettecountyga.gov</a>
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**Utilities**



# Forsyth County

**forsythco.com (770) 781-2101**

**County Population:** 260,206  
**County Seat:** Cumming  
**Median Household Income:** \$112,834  
**Median Home Price:** \$550k  
**Square Miles:** 224.02  
**Millage Rate:** 27.614  
**Municipalities:** Cumming

Poised on the scenic shores of Lake Lanier, Forsyth County welcomes you to consider its suburban setting as "Your Community. Your Future." Of its 2,819 acres of park land and 25 parks, Forsyth boasts four lakeside parks, 22 playgrounds, 55 miles of trails, four dog parks, one splash pad and so much more. Forsyth is one of the fastest growing counties in Georgia. Between 2010 and 2020 alone, the population increased by 43 percent. In keeping with that growth, its number of jobs grew by 41% during the same time period. It joined the Atlanta Regional Commission in 2021, and already has the largest share of small businesses of the ARC's 11 counties. Forsyth County Schools rank in the Top 1% of Georgia Schools and Northside Hospital-Forsyth is the county's largest employer. In December 2021, Forbes Magazine listed Forsyth County among the Top 20 Richest Counties in the U.S.

## Cumming • [cityofcumming.net](http://cityofcumming.net) (770) 781-2010 • Pop. 5,532

Cumming is rich in Native American lore, and most of its eastern border lies on the shores of Lake Lanier, which offers a habitat to the endangered Southern bald eagle and peregrine falcon. Estimated median household income in 2011 was \$34,572. Cumming encompasses 5.89 square miles. Booming residential development has been accommodated without harming its many natural resources and attractions. The Cumming Fairgrounds provide many events for Cumming's residents, including the annual county fair, the IPRA World Championship Rodeo, a weekly farmer's market, an Indian festival, an annual steam and gas engine expo, yard sales, and a July 4th celebration. The Cumming Fairgrounds also host events such as Relay for Life, Christmas in Cumming Arts & Crafts Show, business picnics, Laps for Life, and the Taste of Forsyth.

<b>Power</b> <b>Georgia Power</b> (888) 660-5890 <a href="http://georgiapower.com">georgiapower.com</a> <b>Sawnee EMC</b> (770) 887-2363 <a href="http://sawnee.com">sawnee.com</a> <b>Gas</b> <b>Atlanta Gas Light</b> (877) 427-4321 <a href="http://atlantagaslight.com">atlantagaslight.com</a> <b>Gas South</b> (877) 472-4932 <a href="http://gas-south.com">gas-south.com</a> <b>True Natural Gas</b> (877) 746-4362 <a href="http://truenaturalgas.com">truenaturalgas.com</a>	<b>Water and Sewer</b> <b>Cumming Utilities</b> (770) 781-2020 <a href="http://cummingutilities.com">cummingutilities.com</a> <b>Forsyth Co. Water &amp; Sewer</b> (770) 781-2160 <a href="http://forsythco.com">forsythco.com</a> <b>Cable</b> <b>AT&amp;T</b> (888) 695-3398 <a href="http://uverseonline.att.net">uverseonline.att.net</a> <b>Comcast</b> (866) 942-1341 <a href="http://comcast.com">comcast.com</a>	<b>Telephone</b> <b>AT&amp;T</b> (877) 736-0890
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**Utilities**





# Fulton County

[fultoncountyga.gov](http://fultoncountyga.gov) (404) 612-4000

<b>County Population:</b> 1,065,334	<b>County Seat:</b> Atlanta
<b>Median Household Income:</b> \$72,741	<b>Median Home Price:</b> \$400k
<b>Square Miles:</b> 526.64	<b>Millage Rate:</b> 9.330
<b>Municipalities:</b> Alpharetta, Atlanta, College Park, East Point, Fairburn, Hapeville, Johns Creek, Milton, Mountain Park, Palmetto, Roswell, Sandy Springs and Union City	

Emanating out from the heart of Metro Atlanta, Fulton County is connected by 4 major interstates and MARTA, the region's only transit rail system. It marks the state's largest county in terms of population, real estate and economic activity. With 15 unique cities, including the great City of Atlanta, Fulton County is the political and lifestyle epicenter for Georgia and the Southeast. Boasting a wealth of attractions, residents and visitors alike are drawn to destinations like the nationally recognized Atlanta Beltline, Mercedes-Benz Stadium, Georgia Aquarium, World of Coca-Cola and more. Living in Fulton County offers easy access to the region's best, from arts and culture events, to premiere sports and entertainment facilities, to a wide variety of local and international cuisine and world-class shopping. Further north, shopping and dining at Alpharetta's Avalon and City Center, as well as the vibrant downtown districts of Milton and Roswell prove a major draw. Outside of Atlanta, Fulton County provides high-quality living experiences with a more suburban feel and a wide range of single and multifamily residential options. Recreational choices are abundant, with thousands of acres of parks and green space. From north to south, Fulton County is a community that offers a little bit of everything – no matter your lifestyle preference.

## Alpharetta • [alpharetta.ga.us](http://alpharetta.ga.us) (678) 297-6000 • Pop. 62,000

Alpharetta is a city in north Fulton County and is considered one of the more affluent communities in the Atlanta area. Alpharetta covers an area of 23 square miles. The city was recognized by Forbes Magazine as the 2009 best city to relocate to and one of the 2013 top 10 friendliest towns. Its historic town square features antique, gift, and flower shops as well as numerous restaurants. Alpharetta's North Point Mall has over 1.3 million square feet of retail, dining, and entertainment experiences. The Ameris Bank Amphitheatre offers residents of Alpharetta and its surrounding communities entertainment of all sorts. The amphitheatre has been awarded best new major concert venue and the best major outdoor concert venue. The new Avalon development is an 86-acre development with more than 500,000 square feet of retail, a 12-screen all premium theater, a full-service hotel, single-family residences and luxury rental homes

Describing the recipe that makes Alpharetta such a successful community can be difficult. The city boasts great schools, fantastic amenities, great shopping, wonderful parks, a high concentration of technology and medical jobs, and exceptional executive housing, but other places that have those things are not as successful as Alpharetta and even fewer have been so consistently prosperous.

Slightly more than 65,000 residents call Alpharetta home, a figure that increased by 14% between 2010 and 2016. The median household income exceeds \$100,000, and the population is highly educated; 66% have at least a bachelor's degree. Approximately 82% of residents are employed in the tech / professional sector, and 94% of Alpharetta students graduate high school. In March 2019 the median price of a detached home was \$449,000, up 22% since March 2015.

Alpharetta's business climate is truly amazing, with over 5,600 businesses fueling a daytime population of more than 125,000. The city has earned the moniker "Technology City of the South" due to being home to 700 technology companies, among the highest concentration anywhere in the US. Twenty-seven hotels currently operate in Alpharetta with a 90% occupancy rate, and 8 new hotels are in development. Avalon, the luxury development that redefined suburban mixed-use, is extremely successful and has opened more new hotels, a conference center, restaurants, retailers, and housing in the past year. Downtown Alpharetta is thriving, and its City Center Project is bringing 12 new restaurants, unique boutiques,

housing, offices, a village green, and a new library to the heart of Alpharetta. Numerous companies; including Jackson Healthcare, WellStar, and Mayfair Partners; are expanding their footprints and making new investments here. And, the owners of North Point Mall have announced a major project that will redevelop the property's eastern end into a 14-acre mixed-use jewel that features active green spaces connected by trail systems, new retail and restaurant offerings, and apartments.

## Chattahoochee Hills • [chathillsga.us](http://chathillsga.us) (770) 463-8881 • Pop. 2,610

Chattahoochee Hill Country became a city on December 1, 2007, with the first elected officials taking office a few days later. On September 23, 2008, the city was renamed by an ordinance from Chattahoochee Hill Country to "Chattahoochee Hills"

## College Park • [collegeparkga.com](http://collegeparkga.com) (404) 767-1537 • Pop. 20,000

College Park is home to the world's busiest Airport, sitting only eight miles away from southwest Atlanta. The City offers the greatest Southern hospitality in its City services, parks, lodging, local restaurants, and community events. It is one of the fastest growing cities in metro Atlanta, in 2017 the City adopted a new slogan, "Clearly College Park. Land. In Plane Sight." The City leaders work continuously to develop and expand businesses throughout the area. College Park owns and operates Georgia International Convention Center, the second largest convention center in the United States. The city is also home to Woodward Academy, the largest independent private school in the continental United States. Initially known as Manchester and incorporated in 1981 and was renamed again as the City of College Park in 1896. Notable College Park residents include American rappers 2Chains, Ludacris, Jermaine Dupri, NFL Quarterback Cameron Newton and The Reverend Creflo Dollar. College Park was mentioned as "one of the best places to call home".

## East Point • [eastpointcity.org](http://eastpointcity.org) (404) 765-1014 • Pop. 35,000

Conveniently located just five minutes from Hartsfield-Jackson Atlanta International Airport, and 10 minutes from Downtown Atlanta, East Point is home to a variety of residential neighborhoods, shopping districts, business districts and industrial parks. A wide range of shopping and services can be found at Camp Creek Marketplace, Camp Creek Pointe, along the Cleveland Avenue and Washington Road corridor and in the Downtown District. Thriving businesses and industrial centers can be found at Camp Creek Business Center, South Meadow Industrial Park, Oakleigh Industrial Park, Lawrence Avenue Industrial Park and Willingham Industrial Park. East Point is proud to say it is home to several Fortune 500 Companies. It is also home to the only velodrome in the State of Georgia, offering Olympic-style cycling events and cycling classes to riders from all over the U.S. and beyond.

The population is around 35,500, and as such, the median HHI is \$37,000, the median sales price of a single family detached house in September 2018 was \$160,000 compared to \$90,500 in September 2014. With all the growth currently underway and planned, they are poised to experience continued increases in many areas. The new City Hall will be completed soon and the downtown area is experiencing a renaissance, with over \$7million dollars in streetscape improvements currently under construction or planned, and multiple projects recently completed or underway, it will continue to see revitalization take place. The City has over 133 acres of parks and they are working to develop a 26.2 mile system of paths for bicycles and pedestrians- the East Point PATH "model mile" is currently underway and the first 5 miles are projected to be completed within a few years. The City focuses on attracting a diverse mix of small, medium and large businesses and they are a "Camera Ready" city, with production companies scouting for locations or filming in the City frequently. They also offer an array of attractive incentives and resources for both existing and new businesses.

## Fairburn • [fairburn.com](http://fairburn.com) (770) 964-2244 • Pop. 14,000

Fairburn's slogan, "History Lives Here," is evident in the historic downtown area. With many buildings on the National Register of Historic Places, Fairburn has a rich culture enjoyed by residents and visitors alike. Fairburn covers 7.3 square miles. The downtown Commercial District, which has been listed in the National Register of Historic Places, offers various commercial buildings and two historic train depots. The center of the community provides original shopping, entertainment, and dining surrounded by housing and business opportunities. Fairburn continues to

grow exponentially while retaining its small-town atmosphere. The annual Fairburn Festival, the Georgia Renaissance Festival, and the Southside Theatre attract many residents and visitors to Fairburn. This county offers both the benefits of being in the country and a fast-paced city life.

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**Hapeville • [hapeville.org](http://hapeville.org) 404-669-2120 • Pop. 6,500**

Hapeville is located six miles south of Atlanta and is adjacent to Hartsfield-Jackson Atlanta International Airport. It is headquarters for Delta Airlines and Korean Air Cargo, and Porsche's \$100-million U.S. headquarters complete with Porsche experience driving track. The city is also home to the original Chick-fil-A Dwarf House and many hotels serving business travelers. Hapeville offers many attractions, including the new Academy Theatre. Residential neighborhoods feature a wide variety of homes, from bungalows to Chicago style townhouses to lofts and condominiums. Business will benefit from their commercial Opportunity Zone offering the maximum tax advantages allowable by the state. The city government is focused on planning and has experienced significant revitalization. Hapeville is a designated Main Street City and has an historic downtown including a Historical Society Depot Museum, the Historic Christ Church and Carriage House, the Hoyt Smith Conference Center, and many downtown storefronts. The city features a downtown park and a unique public arts program, including murals and a flurry of painted butterflies. Hapeville's Development Authority develops and promotes trade, commerce, industry, and employment opportunities..

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**Johns Creek • [johnscreekga.gov](http://johnscreekga.gov) (678) 512-3200 • Pop. 82,000**

Johns Creek occupies 32.5 square miles in Northeast Fulton County. Sixty-three percent of the adults have a college degree or better, and the median home value in Johns Creek is \$372,000. It is the tenth largest city in Georgia. The city was originally a "sacred place" for tribal meetings between the rival Cherokee and Creek native American Indian tribes. State-of-the-art public and private schools are located in Johns Creek, which are consistently ranked among the tops in the state, and regularly receive national recognition for academic excellence. High schoolers in Johns Creek have the highest average test scores in the state of Georgia. The city is also consistently ranked as the safest in the state and among the safest in the nation. Alcon, State Farm Insurance, Macy's Technology Systems, Saia, Inc., and Ebix each maintain a large corporate presence in Johns Creek. The city also includes world-class health care options between the highly acclaimed Emory Johns Creek Hospital campus and other health care providers. The Autrey Mill Nature Preserve and Heritage Center offers 46 acres of Georgia woodlands in addition to three other beautiful city parks in the area. The city is in the process of building out five new parks, which will more than double its parks and recreation acreage. Additionally, the city is bordered by the Chattahoochee River, and includes three National Park Recreation Areas. For arts and entertainment, the Johns Creek Symphony Orchestra, which is a fully professional orchestra, is a major attraction, along with the Johns Creek Arts Center. Connected by four major interstates and MARTA, the region's only transit rail system, Fulton County is the state's largest county in terms of population, real estate and economic activity. With 15 unique cities, including the great City of Atlanta; the State Capitol and major attractions; Fulton County is the political and lifestyle epicenter for Georgia and the Southeast. Living in Fulton County offers easy access to the region's best, from arts and culture events, to premiere sports and entertainment facilities, to a wide variety of local and international cuisine and shopping. Visit the nationally recognized Atlanta Beltline; the new home of the Atlanta Falcons, Mercedes-Benz Stadium; Alpharetta's luxury lifestyle center, Avalon; and Fulton's many vibrant downtown main streets from Roswell to College Park. Outside of Atlanta, Fulton County provides high-quality living experiences with a more suburban feel and a wide range of single and multifamily residential options. Recreational choices are abundant, with thousands of acres of parks and green space. From north to south, Fulton County is a community that offers a little bit of everything, no matter your lifestyle preference.

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**Milton • [cityofmiltonga.us](http://cityofmiltonga.us) (678) 242-2500 • Pop. 35,000**

The city of Milton became incorporated in 2006 and adopted Fulton County ordinances. The city covers over 23,000 acres. The city's vision statement is to maintain a distinctive community embracing small-town life and heritage while preserving and enhancing a rural character. The average household

income is \$99,412. Milton's residents are served by the Fulton County School System. Milton was recently recognized as having the highest quality of life in the state of Georgia and ninth-highest quality of life in the southern United States by the Atlanta Business Journal. The city was named after Revolutionary War hero John Milton.

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**Mountain Park • [mountainparkgov.com](http://mountainparkgov.com) (770) 993-4231 • Pop. 576**

Mountain Park is an official wildlife refuge, which means that all wildlife, including birds, reptiles, and animals, in the area are protected. Mountain Park is less than one mile in total square footage. Despite its small footprint, it has a wealth of history and is home to Indian Spring, a spring Cherokee Indians believed had medicinal, life-sustaining value. Braves would leave their homes in the hills and travel miles to retrieve Indian Spring water for an ailing Cherokee chieftain. Local lore holds that those who find their way into Mountain Park and the area of Indian Spring are drawn by the powers of the healing waters. Interestingly as well, until the 1960s, Indian Spring was the only source of water for many residents. For more than 25 years before incorporation in July 1927, Mountain Park largely revolved around life in the summer cottages of Atlanta's elite.

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**Palmetto • [citypalmetto.com](http://citypalmetto.com) (770) 463-3377 • Pop. 4,400**

Palmetto was established in 1833 as Johnson's Store and has an area of 5.3 square miles. Palmetto got its current name from a company of soldiers from South Carolina that were passing through on their way to the Mexican War. These soldiers were reminded of their state, known as the "Palmetto State." Located only 25 miles from Atlanta, Palmetto is a very appealing place for residents who want to enjoy suburban living while having easy access to a large city. With an elevation of 1050 feet, Palmetto was actually built on the highest point above sea level from Atlanta to New Orleans. The area is booming with business opportunities, especially for entrepreneurs. Two of the parks in the area are Wayside Park, located on Main Street, and Veterans Park, located on Park Street. These parks provide relaxing areas for recreation or leisure.

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**Roswell • [roswellgov.com](http://roswellgov.com) (770) 641-3727 • Pop. 94,000**

Incorporated on February 16, 1854, Roswell is 39 square miles. One of the original settlers of the area, Roswell King, traveled from the Georgia coast with the hopes of investing in mining. After discovering that this area lay near the Chattahoochee River, King decided instead to build a major textile mill powered by the water. The Roswell Manufacturing Co. and the Roswell Mill played key roles in the development of the town during its earlier history. Roswell maintains a number of historic homes, notably Bulloch Hall, the childhood home of President Theodore Roosevelt's mother, Martha "Mittie" Bulloch. Also of interest are the Archibald Smith Plantation, the preserved home of one of Roswell's founding families, and Barrington Hall, the home of Barrington King, Roswell King's son. For visitors who'd rather spend time outdoors, the Chattahoochee Nature Center encompasses 127 acres and offers four nature trails that wind through wetlands and woodlands. The city has received many accolades such as sixth best place to retire, 18th safest place in the nation, safest city in Georgia, top 20 cities in the U.S. with a population under 100,000, and the best place to live in Atlanta. Sixty percent of adults have a college degree or professional degree. The city has a AAA bond rating. Average household income is approximately \$125,000. Historic Roswell, founded in 1839, embodies the grace and spirit of the quintessential southern town. Roswell features a downtown district of restored landmark buildings that house antique and gift shops, an award-winning parks system, the Chattahoochee River National Recreation Area, and the Roswell Cultural Arts Center, which is home to the Atlanta Wind Symphony and the Georgia Ensemble Theatre.

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**Sandy Springs • [sandyspringsga.gov](http://sandyspringsga.gov) (770) 730-5600 • Pop. 100,000**

Located just north of Atlanta, Sandy Springs has grown to become an urban center and home to citizens from around the nation and the world. Downtown Sandy Springs is a nontraditional area that surrounds the nine-story Northside Tower. The downtown area is where the actual sandy springs that inspired the name of the city are located. The western district of Sandy Springs is Riverside, an affluent area that contains mansions on beautiful rolling hills. Perimeter Center is the business district of Sandy Springs surrounding Perimeter Mall. Northside Hospital, St. Joseph's Hospital, and Children's Healthcare of Atlanta are all located in Perimeter Center. The Dunwoody Panhandle is another affluent area of Sandy Springs, located between the Chattahoochee River and Dunwoody. Many Fortune 500 companies have their headquarters in Sandy



Springs, including First Data, Newell Rubbermaid, and the United Parcel Service. Four Fortune 1000 companies are also based in the city: GenOnev, Wendy's/Arby's Group, Spectrum Brands, and Global Payments, Inc.

**South Fulton • Pop.121,000**

The City was incorporated in May, 2017 and at the time of this writing it is in transition of services from the County. The Mayor is Bill Edwards. It is 107.3 square miles.

**Union City • [unioncityga.org](http://unioncityga.org) (770) 964-2288 • Pop.21,189**

Union City was incorporated on August 17, 1908. Prior to the city's incorporation, the Farmer's Union opened its national headquarters in the area, and the City takes its name in honor of those farmers. The City is 8.5 square miles, just 15 minutes from downtown Atlanta and 10 miles to Hartsfield-Jackson Atlanta International Airport. The average sale price for a detached home in December, 2017 was approximately \$151,000 and the median HHI is \$53, 119. 54% of their land area is undeveloped and they have several programs to attract business such as their: Tax Allocation District, Opportunity Zone and Foreign Trade Zone. The Atlanta Metro Studios has headquartered there on the site of the former Shannon Mall and is one of the nation's largest studios. They have an 18 hole golf course, a 25,000 square foot Community Center is underway, the famous Green Manor Restaurant, a 500 acre senior housing facility and their Comprehensive Master Plan 2030 has been launched

<p><b>Power</b>  <b>City of East Point</b>                  (404) 270-7096  <a href="http://eastpointcity.org">eastpointcity.org</a>  <b>City of Fairburn</b>                  (770)969-3481  <a href="http://fairburnutilities.org">fairburnutilities.org</a>                  Cobb EMC                  (770) 429-2100  <a href="http://cobbemc.com">cobbemc.com</a>  <b>College Park Power</b>                  (404) 669-3759  <a href="http://collegeparkga.com">collegeparkga.com</a>  <b>Georgia Power</b>                  (888) 660-5890  <a href="http://georgiapower.com">georgiapower.com</a>  <b>Greystone Power Corp</b>                  (770) 942-6576  <a href="http://greystonepower.com">greystonepower.com</a>  <b>Sawnee EMC</b>                  (770) 887-2363  <a href="http://sawnee.com">sawnee.com</a>  <b>Gas</b>  <b>Atlanta Gas Light</b>                  (877) 427-4321  <a href="http://atlantagaslight.com">atlantagaslight.com</a></p>	<p><b>Gas South</b>                  (877) 472-4932  <a href="http://gas-south.com">gas-south.com</a>  <b>Georgia Natural Gas</b>                  (877) 850-6200  <a href="http://onlygng.com">onlygng.com</a>  <b>Infinite Energy Company</b>                  (877) 342-5434  <a href="http://infiniteenergy.com">infiniteenergy.com</a>  <b>SCANA Energy Natural Gas</b>                  (877) 467-2262  <a href="http://scanaenergy.com">scanaenergy.com</a>  <b>True Natural Gas</b>                  (877) 746-4362  <a href="http://truenaturalgas.com">truenaturalgas.com</a>  <b>Walton EMC Natural Gas</b>                  (770) 267-2505  <a href="http://waltonemcnaturalgas.com">waltonemcnaturalgas.com</a>  <b>Water and Sewer</b>  <b>Fulton County Water &amp; Sewer Billing</b>                  (404) 730-6830  <a href="http://fultoncountyga.gov">fultoncountyga.gov</a></p>	<p><b>Cable</b>  <b>Comcast</b>                  (866) 942-1341  <a href="http://comcast.com">comcast.com</a>  <b>Fulton County Office of Broadcast and Cable</b>                  (404)-612-8394  <a href="http://fultoncountyga.gov">fultoncountyga.gov</a>  <b>Telephone</b>  <b>AT&amp;T</b>                  (877) 736-0890  <a href="http://att.com">att.com</a>  <b>Recycling</b>  <b>Merk Miles Transfer Station and Recycling Center</b>                  (404) 629-1700  <a href="http://fultoncountyga.gov">fultoncountyga.gov</a></p>
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shopping and recreation include the Aurora Theater, Lake Lanier, and the sprawling Mall of Georgia. Its diverse population continues to grow, with more than 100 different languages and dialects spoken in households and a student population representing more than 180 countries across the County. One out of four Gwinnett residents was born outside of the U.S. It has the largest school system in Georgia and the #1 Best Public High School in Georgia: The Gwinnett School of Mathematics, Science and Technology, according to Niche Rankings, 2022.

**Auburn • [cityofauburn-ga.org](http://cityofauburn-ga.org) (770) 963-4002 • Pop. 7,495**

With the tagline "Building Our Future, Honoring Our Past," Auburn stays true to its pledge with a massive downtown revitalization that includes its Municipal Complex with City Hall, 150 homes and up to 20,000 square feet of commercial space. Its efforts to focus on the individual residents while it expands progressively garnered it the title of 2021 Visionary City from the Georgia Municipal Association and Georgia Trend Magazine. The downtown area is also home to family-friendly events and a charming collection of Whistlestop Shops. The city boasts good schools, excellent police and fire departments, and an array of parks and playgrounds.

**Berkeley Lake • [berkeleylake.com](http://berkeleylake.com) (770) 368-9484 • Pop. 2,054**

Developed in the late 1940s, the properties that encircle Berkeley Lake's 700-acre lake were once primarily used as summer retreats. As permanent residents moved in, area leaders sought to protect and control development, and the city was incorporated in 1956. Strict ordinances and zoning have kept the integrity and intent of the area intact. Berkeley Lake has been designated a Tree City USA since 1999. It is also an Urban Wildlife Sanctuary and comes in at #2 in Niche Ranking's Best Places to Raise a Family in Georgia.

**Braselton • [braselton.net](http://braselton.net) (706) 654-3915 • Pop. 13,403**

The world-class Chateau Elan Winery and Resort is a major attraction in Braselton — more than half a million visitors flock to the winery each year and enjoy the Chateau Elan golf and residential community. Easy access to I-85 makes the area a great attraction for employment, and it also provides residents with many entertainment opportunities. Some of the corporate businesses in the region are Petco, SafeLite, Whole Foods, Home Depot, Uline, FedEx and Havertys Furniture's Southeast Distribution Center.

**Buford • [cityofbuford.com](http://cityofbuford.com) (770) 945-6761 • Pop. 17,141**

Originally a railway depot between Atlanta and Charlotte, the present-day city of Buford represents far more than just a rail stop. The Buford Dam is a major source of power for the state, and Lanier Islands is recognized as a premier lakeside resort destination in the Southeast. The friendliness of this small town welcomes new residents and weekend visitors perusing the many shops, restaurants, and galleries along Main Street Buford. The Mall of Georgia in Buford is the largest enclosed shopping mall in Georgia and attracts visitors from all over the state and Southeast. Recreational opportunities are abundant in the area, including swimming, skiing, camping, boating, fishing and hiking. Its independent city school system tops the list of Best School Districts in Georgia (Niche, 2022) and more than 10 universities are located within a 50-mile radius.

**Dacula • [daculaga.gov](http://daculaga.gov) (770) 963-7451 • Pop. 6,882**

Those seeking small-town living with big-city access are finding that Dacula offers the perfect blend. Explosive growth along the Highway 316 corridor has led many new residents to the area, while regional air services at Briscoe Field provides additional transportation options for the busy executive. Dacula is inclusive community where businesses thrive and residents enjoy world-class schools, opportunities for life-long learning, a vibrant economy, diverse partnerships and a superior quality of life.

**Duluth • [duluthga.net](http://duluthga.net) (770)-476-3434 Pop. 31,873**

A culturally diverse and vibrant community, Duluth is a place where

# Gwinnett County

[gwinnettcounty.com](http://gwinnettcounty.com) (770) 822-8000

<b>County Population:</b> 957,062	<b>County Seat:</b> Lawrenceville
<b>Median Household Income:</b> \$71,026	<b>Median Home Sales Price:</b> \$346,900
<b>Square Miles:</b> 430.38	<b>Millage Rate:</b> 6.95
<b>Municipalities:</b> Auburn, Berkeley Lake, Braselton, Buford, Dacula, Duluth, Grayson, Lawrenceville, Lilburn, Loganville, Peachtree Corners, Norcross, Rest Haven, Snellville, Sugar Hill and Suwanee	

The second largest county in Georgia in terms of population, Gwinnett County is a metro Atlanta's hub for technology, bioscience and business. Its business-friendly competitive tax structure, incentives, and low operating costs attract new businesses across multiple industries. Home to several FORTUNE 500 and 1000 companies, Gwinnett County is home to a wide range of businesses, including industry giants, international companies and small businesses. The county offers quality shopping, fine dining, and many beautiful parks. The Gwinnett Strippers - minor-league affiliate of the MLB Atlanta Braves – and Atlanta Gladiators play here. Entertainment,

families and businesses can thrive. Now the second most populous city in Gwinnett County, it offers everything to truly capture the spirit of good living. From family-friendly events like the Duluth Fall Festival to a wealth of charming eateries and boutiques, its downtown area with Town Green at its heart is always bustling. With sidewalks and bikeways that connect all areas of the city, Duluth is a prosperous community with small-town sensibilities. Designated a Tree City USA, Duluth's residents and leaders remain committed to developing and preserving the area's green spaces and expand its many parks. With easy access to Atlanta, Duluth offers the best of big-city amenities and small-town ambiance. AreaVibes.com gives it a livability score of 90.

**Grayson • [cityofgrayson.org](http://cityofgrayson.org) (770) 963-8017 • Pop. 4,452**

A growing area of the county, the city of Grayson has numerous city parks and an annual Grayson Day festival each Spring. This vibrant "live, work and play" community is close enough to the big city for easy access but far enough away for residents to experience personalized hometown living. With an abundance of excellent schools, sports programs, parks, restaurants and shopping, Grayson is a popular destination for families. Tribble Mill Park provides Grayson residents with 700 acres of recreation, including two lakes, trails, biking, fishing and horseback riding. The Grayson Arts and History Center preserves the history of the city, showcases local artists' work, and holds many cultural events throughout the year.

**Lawrenceville • [lawrencevillega.org](http://lawrencevillega.org) (770) 963-2414 • Pop. 30,629**

Incorporated on December 15, 1821, Lawrenceville is the county seat and second oldest city in Greater Atlanta. Having just celebrated its bicentennial, the city was designated a 2022 Visionary City by the Georgia Municipal Association and Georgia Trend Magazine. The city's elected officials and employees continually work together to enhance this vibrant and thriving municipality – including development of the new 56,000-square-foot Lawrenceville Arts Center – home to the Aurora Theatre. Historic Downtown Lawrenceville offers a walkable array of sightseeing, shopping, dining and entertainment venues that appeal to all ages. The Lawrenceville Lawn recently underwent a \$1.8-million renovation to add an amphitheater and arbor shades for tables during outdoor concerts and movies on the lawn. Lawrenceville is also home to Coolray Field, "home base" for the Gwinnett Stripers.

**Lilburn • [cityoflilburn.com](http://cityoflilburn.com) (770) 921-2210 • Pop. 14,502**

Coming in at #1 Most Diverse Places to Live in Georgia and #9 Most Diverse Suburbs in America, Lilburn is a quaint and friendly "small-town" city with a multicultural flair. It is home to a 32,000-square-foot Hindu temple built in 2007. Located 25 miles from downtown Atlanta, the main route of transportation in the area is Highway 29. The railroad also continues to travel through the Old Town area of the city – which offers a charming shopping and dining district. The



scenic Camp Creek Greenway is a 4.2-mile multi-use trail that starts at Lilburn City Park and is always a popular spot for walking and biking.

**Norcross • [norcrossga.net](http://norcrossga.net) (770) 448-2122 • Pop. 17,209**

Gwinnett's second oldest city, Norcross was incorporated in 1870. Preserving the city's charm and downtown district are priorities for citizens wishing to share the architecture and atmosphere with generations to come. The city prides itself in its strong community atmosphere and family values, and its vibrant downtown is filled with unique shops and inviting places to eat and drink. At the heart of it all, the 112-acre Historic District is listed on the National Register of Historic Places. Convenience to metro Atlanta and award-winning schools have kept families coming to the area. With an emphasis on sustainability, Norcross is proud of its standing as a Bee City USA, Tree City USA and Platinum Level Green Community.

**Peachtree Corners • [peachtreecornersga.gov](http://peachtreecornersga.gov) (678) 691-1200 • Pop. 42,243**

Situated in one of the fastest growing counties in Georgia, Peachtree Corners is conveniently located to major highways, I-85, I-285 and GA 400 and just 30 minutes northeast of Atlanta. While its roots began in the late 1960s as a dream of businessman Paul Duke, the city was incorporated in 2012. Duke had pitched the idea of creating a planned community with Technology Park Atlanta at its heart - representing a campus of low-rise buildings for high technology industries. Today, Technology Park is home to Fortune 500 businesses and continues to attract high-tech companies drawing top-tiered



<p><b>Power</b>  <b>Georgia Power</b>          (888) 660-5890  <a href="http://georgiapower.com">georgiapower.com</a>          Jackson EMC          (770)963-6166  <a href="http://jacksonemc.com">jacksonemc.com</a>  <b>Sawnee EMC</b>          (770) 887-2363  <a href="http://sawnee.com">sawnee.com</a>  <b>Marietta Power</b>          (770) 972-2917  <a href="http://waltonemc.com">waltonemc.com</a></p>	<p><b>SCANA Energy</b>  <b>Natural Gas</b>          (877) 467-2262  <a href="http://scanaenergy.com">scanaenergy.com</a>  <b>Gas Key</b>          (877) 427-1539  <a href="http://gaskey.com">gaskey.com</a>  <b>True Natural Gas</b>          (877) 746-4362  <a href="http://truenaturalgas.com">truenaturalgas.com</a>  <b>Water and Sewer</b>  <b>Gwinnett Co. Govt.</b>  <b>Department of Water</b>  <b>Resources</b>          (770) 423-1000  <a href="http://gwinnettcounty.com">gwinnettcounty.com</a>  <b>Cable</b>  <b>Charter Communications</b>          (888) 438-2427  <a href="http://charter.com">charter.com</a></p>	<p><b>Comcast</b>          (866) 942-1341  <a href="http://comcast.com">comcast.com</a>  <b>AT&amp;T</b>          (800) 288-2020  <a href="http://att.com/u-verse">att.com/u-verse</a>  <b>Telephone</b>  <b>AT&amp;T</b>          (877) 736-0890  <a href="http://uverseonline.att.net">uverseonline.att.net</a>  <b>Recycling</b>  <a href="http://gwinnettcounty.com">gwinnettcounty.com</a></p>
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**Utilities**





Courtesy of Forsyth County Chamber of Commerce

engineering talent from around the country. Beyond Technology Park, the Chattahoochee River flows in close proximity to many beautiful neighborhoods and parks - offering opportunities for canoeing and fishing or hiking and biking near its banks. The 21-acre Town Center is the city's downtown with a variety of restaurants, retail shops, office space and townhomes that overlook the 2+ acre Town Green Park and The Forum, a sought-out destination for dining and shopping are always bustling with activity.

**Snellville • [snellville.org](http://snellville.org) (770) 985-3500 • Pop. 20,573**

Brimming with Southern charm, Snellville is city on the eastern edge of Atlanta with an award-winning farmers market and easy access to the airport. Founded by two young London immigrants who started the Snell Store in the early 1880s, Snellville is known for its entrepreneurial mindset. The city is moving forward with a planned 18-acre development called The Grove at Towne Center, which will serve as a new central hub for the city and includes 50,000 square feet of retail, restaurant, office and entertainment space as well as apartments, public library and a greenway. Distinctly located in southern Gwinnett's shopping district on Scenic Highway, the city already offers numerous restaurants, shops, churches, cultural events, schools and recreational opportunities.

**Sugar Hill • [cityofsugarhill.com](http://cityofsugarhill.com) (770) 945-6716 • Pop. 25,076**

Sugar Hill invites families to discover The Sweet Life. Its impressive downtown district showcases a stately City Hall, award-winning outdoor amphitheater, community plaza, splash park and the vibrant E Center, a 150,000 square-foot mixed-use facility providing a place for residents and visitors to Exercise, Eat and be Entertained. Sugar Hill also boasts a number of parks, including the new Sugar Hill Greenway, an 11.5-mile greenway around the city with approximately 16.5 miles of multi-use trails – connecting downtown Sugar Hill to city and county parks, neighborhoods and its golf course.

**Suwanee • [suwanee.com](http://suwanee.com) (770) 945-8996 • Pop. 20,786**

Award-winning Suwanee is a friendly, progressive community committed to maintaining a high quality of life for its residents. The Suwanee community is considered one of the most desirable places to live in the Atlanta region; garnering recognitions from several national publications, including Money, Family Circle, Kiplinger.com and more. With the vibrant Town Center at its heart, Suwanee is well known for its distinctive parks, crowd-pleasing events, eye-catching public art and high-quality mixed-use developments. Like many Gwinnett County communities, Suwanee began as a small agricultural town with strong ties to the railroad. Today, the city works hard to retain its charm and sense of neighborliness while managing growth in smart, innovative ways. Recreational opportunities are in high supply with more than 600 acres of parkland and many miles of scenic walking and biking trails.

# Hall County

**hallcounty.org (770) 535-8288**

<b>County Population:</b> 207,369	<b>County Seat:</b> Gainesville
<b>Median Household Income:</b> \$63,651	<b>Median Home Price:</b> \$415k
<b>Square Miles:</b> 392.78	<b>Millage Rate:</b> 9.226
<b>Municipalities:</b> Braselton, Clermont, Flowery Branch, Gainesville, Gillsville, Lula, and Oakwook	

Located in North Georgia, Hall County is a beautiful place to live with a great quality of life. The foothills of the Blue Ridge Mountains provide great scenery and the 38,000 surface acres of Lake Lanier's open waters and quiet coves prove a draw for outdoor enthusiasts, boaters and anglers. The county is a great focal point in Northeast Georgia for education, arts, and business. Its 2128 acres of park lands house 26 parks, and its school system ranks at #15 in diversity of Georgia's 180 school districts. The industrial sector makes up roughly a third of total employment in Hall County. Recreational opportunities and friendly residents are some of the many attractions to living in Hall County.

**Flowery Branch • [flowerybranchga.org](http://flowerybranchga.org) (770) 967-6371 • Pop. 6000**

With many historic buildings still intact from the 1800s, the small town of Flowery Branch has a lovely historic atmosphere intertwined with modern amenities. A major attraction in the area is Lake Lanier, where residents and visitors can enjoy parks, camping, boating, swimming, and other outdoor activities.

**Gainesville • [gainesville.org](http://gainesville.org) (770) 535-6865 • Pop. 35,000**

Gainesville, the county seat, is the heart of the region's poultry processing industry, but its residential and industrial growth has been steady and high quality, due in part to its proximity to Lake Lanier. One of the wealthiest communities outside the metro-Atlanta area, Gainesville serves as a second home for many prosperous Atlantans with a passion for boating. The parkland in the area includes 443 acres of beautiful land for recreation and leisure. The Roosevelt Square and the Roosevelt Monument reside in Gainesville, and President Franklin D. Roosevelt himself dedicated them in 1938.

<p><b>Power</b>  <b>Georgia Power</b>          (888) 660-5890  <a href="http://georgiapower.com">georgiapower.com</a></p> <p><b>Gas</b>  <b>Atmos Energy</b>          (706) 576-2906  <a href="http://atmosenergy.com">atmosenergy.com</a>  <b>Georgia Natural Gas</b>          (877) 850-6200  <a href="http://onlyng.com">onlyng.com</a>  <b>True Natural Gas</b>          (877) 746-4362  <a href="http://truenaturalgas.com">truenaturalgas.com</a></p>	<p><b>Cable</b>  <b>Charter Communications</b>          (888) 438-2427  <a href="http://charter.com">charter.com</a>  <b>Comcast</b>          (866) 942-1341  <a href="http://comcast.com">comcast.com</a></p> <p><b>Telephone</b>  <b>AT&amp;T</b>          (877) 736-0890  <a href="http://att.com">att.com</a>  <b>Recycling</b>          (770) 531-7125  <a href="http://hallcounty.org">hallcounty.org</a></p>	<p><b>Utilities</b></p>
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# Henry County

co.henry.ga.us (770) 288-6000

<b>County Population:</b> 245,235	<b>County Seat:</b> McDonough
<b>Median Household Income:</b> \$71,110	<b>Median Home Price:</b> \$360k
<b>Square Miles:</b> 322.13	<b>Millage Rate:</b> 12.733
<b>Municipalities:</b> Hampton, Locust Grove, McDonough and Stockbridge	

In 2021, Henry County commemorated its bicentennial, with lots worth celebrating. Stacker ranks it at #7 among Georgia's fastest growing counties. As home to the Atlanta Motor Speedway and its NASCAR events, it proves a draw for many family activities and sporting events. Fairs and festivals are a common occurrence here, too with events like the Georgia Spring State Fair, Food Truck Tasty Tuesdays, Yellow Pollen Street Festival, Sounds of Summer Concert Series and more. An appealing place to live for those who enjoy outdoor activities and want to live close to the city of Atlanta, attractions like The Panola Mountain State Conservation Park, Nash Farm Park, Cotton Fields Golf Club and a wide variety of scenic parks hold a lot of allure.

## Hampton • hamptonga.gov • Pop. 7000

Located only 30 miles from Atlanta, Hampton offers close proximity to a major city while retaining a small community atmosphere. Hampton is home to the Atlanta Motor Speedway and the Nash Farm Battlefield. It is only a few hours away from the Atlantic Ocean and the Appalachian Mountains. The city has maintained many historic homes and traditions. The National Registry of Historic Places recognizes the 100-year-old train depot, which is open daily for visitors. Hampton has been coined as a "tree city" and a "bird sanctuary" for its beautiful natural attractions.

## Locust Grove • locustgrove-ga.gov (770) 957-5043 • Pop. 5,600

Locust Grove is being "discovered" by locals as a charming, woody community with affordable housing, a rural feel, and accessibility to downtown Atlanta via interstate highway. Locust Grove also is home to the Cubihatcha Outdoor Education Center. In 1999 Henry County's wetland enhancement and preservation corridor was created to improve and protect existing wildlife habitats while also providing a place for public education. The center encompasses almost 1000 contiguous acres. Situated between three of the county's reservoirs, the center protects the diverse fish and wildlife habitats.

## McDonough • mcdonoughga.org (770) 957-3915 • Pop. 22,500

The county seat, McDonough, contains many historic attractions, including the Brown House, which was built in 1826 for a man from South Carolina who fought in the Revolutionary War. The city also has the Shingleroof Campground, which was a training camp for Confederate troops during the Civil War. The business district, right outside the beautiful town square, provides antiques, shops, and dining for residents and visitors. McDonough has a welcome center in the square that is a 1920s prototype service station, and it is home for Main Street McDonough and McDonough Hospitality and Tourism. Only 25 miles

from Atlanta and 20 minutes from Hartsfield-Jackson Atlanta International Airport, residents of McDonough have easy access to every amenity.

## Stockbridge • cityofstockbridge.com (770) 389-7900 • Pop. 26,200

Incorporated as a town in 1895 and as a city in 1920, Stockbridge lies at the northern part of Henry County. A settlement as early as 1829, it became a crossroads when it applied for a post office prior to the Civil War. Today, it is a booming suburb and a crossroads city for Interstates 75 and 675 for those looking for alternate commuting routes to Atlanta. Hartsfield-Jackson Atlanta International Airport is only 12 miles from Stockbridge, providing easy access for travel.

### Power

**Central Georgia EMC**  
(770) 775-7857  
cgemc.com

**Georgia Power**  
(888) 660-5890  
georgiapower.com

**Snapping Shoals EMC**  
(770) 786-3484  
ssemc.com

### Gas

**Atmos Energy**  
(706) 576-2906  
atmosenergy.com

**Georgia Natural Gas**  
(877) 850-6200  
onlyng.com

**True Natural Gas**  
(877) 746-4362  
truenaturalgas.com

### Water and Sewer

**Henry Co. Water & Sewage Authority**  
(770) 957-6659  
www.hcwsa.com

**Hampton City Clerk**  
(770) 946-4306

**Locust Grove City Hall**  
(770) 957-5043

**Stockbridge City Hall**  
(770) 389-7900

**McDonough City Hall**  
(770) 957-3915

### Cable

**Charter Communications**  
(888) 438-2427  
charter.com

### Comcast

(866) 942-1341  
comcast.com

### Telephone

**AT&T**  
(877) 736-0890  
att.com

### Recycling

(770) 288-6410  
co.henry.ga.us

## Utilities



# Jackson County

jacksoncountygov.com (706) 367-1199

**County Population:** 83,936

**Median Household Income:** \$82,056

**Square Miles:** 339.66

**Municipalities:** Arcade, Braselton, Commerce, Hoschton, Jefferson, Maysville, Nicholson, Pendergrass, and Talmo

**County Seat:** Jefferson

**Median Home Price:** \$280,600

**Millage Rate:** 9.138 (inc) 7.800(uni)

Settled by a small group of Revolutionary War veterans, Jackson County was formed by a legislative act in 1796. Up until 1914, portions of Jackson County were allocated to form Clarke, Oconee, Madison, Gwinnett, Hall, Walton, Banks, and Barrow Counties. FUN FACT: Until Clarke County was formed, the University of Georgia was initially located in Jackson County! Today, Jackson County is ideally poised for growth from its position along one of Georgia's most well-traveled corridors – I-85. Many of its municipalities are experiencing a housing boom, and there's also a lot of promise on the commercial front, with companies like SK Battery America making significant investments to base manufacturing and distribution facilities within its limits. Despite all this expansion, the towns





and cities that call Jackson County “home” remain committed to maintaining their Main Street charm and finding new ways to showcase their Southern Hospitality. Major draws for visitors and citizens alike include the world-class Chateau Elan Winery & Resort, Road Atlanta, Crawford W Long Museum, Crow’s Lake, Hurricane Shoals Park, Tanger Outlets, and a collection of charming downtown districts that play host to a jam-packed calendar of delightful events. Families with school-aged children are served by Jackson County Public Schools or Jefferson City Schools – which is ranked the 4th best school district in Georgia, according to School Digger.

**Arcade • [cityofarcade.org](http://cityofarcade.org) (706) 367-5500 • Pop. 1,829**

Representative of hospitality and charm, Arcade is proud of its standing as Georgia’s “Encore Azalea City.” Founded in 1909, while its demeanor may seem like that of a sleepy Southern town, it was the site of some impressive firsts. Jackson County’s first schoolhouse and airport were located within city limits, which span 8.49 square miles.

**Braselton • [braselton.net](http://braselton.net) (706) 654-3915 • Pop. 14,855**

With the tagline “It’s Better in Braselton,” the town’s mayor, council, and staff endeavor to ensure that phrase holds true for life and business alike. The newly revitalized downtown area, a slew of imaginative events, and the renowned Chateau Elan Winery & Resort all prove significant draws to the town. Easy access to I-85 makes the area attractive for business, with corporations like Petco, SafeLite, Whole Foods, Uline, Carters, Amazon, and Haverty’s Furniture’s Southeast Distribution Center dotting the landscape. Braselton has a foothold in four counties – Barrow, Gwinnett, Hall, and Jackson. Settled in 1884 and incorporated in 1916, the town gleaned its name from the Braselton Family – who owned an 800-acre farm and built a mercantile at the heart of the historic downtown area. Reimagined as The 1904 for the year when it was established, the newly renovated mercantile building now houses a charming collection of restaurants and retailers. A multi-use LifePath and vintage trolley provide alluring ways for residents to get around town.

**Commerce • [commercega.gov](http://commercega.gov) (706) 335-3164 • Pop. 7,707**

Set along I-85 with the foothills of the North Georgia Mountains as its backdrop, the City of Commerce is ideally situated to offer small-city charm with easy access to big-city amenities. Founded as Harmony Grove in 1818, it would earn the name “Commerce” in 1909 for its role as a major player in the textiles industry, with mills and clothing manufacturers positioned central to the railroad. Fun Fact: The Blue Bell Factory produced Wrangler Jeans for a century. Today, visitors are drawn to the tree-lined sidewalks and Main Street charm of its historic downtown area, as well as the big-name brands featured at Commerce’s sprawling Tanger Outlets. Powered by historic preservation, economic development, and the delivery of community events and services, the City of Commerce believes that “if you’re searching for a great place to live and do business, you’re on the right track”

**Hoschton • [cityofhoschton.net](http://cityofhoschton.net) (706) 654-3034 • Pop. 3,099**

Thanks to its position along I-85, Hoschton offers the advantage of small-town living and the convenience of being less than 45 minutes from urban areas such as Athens, Gainesville, and metro Atlanta for shopping, dining, and entertainment. Its historic city square plays host to spring and fall festivals each year. The city is currently in the midst of a housing boom – attracting everyone from young families to empty nesters. Thanks to a grant from the Georgia Department of Transportation, the future addition of a multi-use sidewalk for walkers, cyclists, and golf cart drivers will add to the allure of Hoschton – running from the sprawling master-planned community of Twin Lakes through downtown to Braselton.

**Jefferson • [cityofjeffersonga.com](http://cityofjeffersonga.com) (706) 367-5121 • Pop. 15,286**

As the county seat of Jackson County, the City of Jefferson is proud of its past and exciting promise. Named for President Thomas Jefferson and incorporated as a town in 1806, this picturesque community is set among the gently rolling hills in Georgia’s Piedmont Region. Its landscape is still dotted with small farms and lakes, but new growth is evident at every turn. People are drawn to Jefferson for its economic opportunity, small-town atmosphere, and wholesome environment for raising a family. With a “Legacy in Educational Excellence” that dates back to 1818, the Jefferson City School System is consistently ranked as the best school system in Jackson County and in the top ten districts in Georgia. The city offers a broad range of community activities and an award-winning recreation department for neighbors of all ages. Marking its most notable attraction, the Crawford W. Long Museum reflects upon Jefferson’s rich history while paying homage to the doctor who performed the first surgery using ether as an anesthetic in 1842 – making Jefferson an integral part of modern medicine.

**Power**

**City of Commerce**  
706-335-3314  
[CommerceGA.org](http://CommerceGA.org)  
**Georgia Power**  
888-660-5890  
[GeorgiaPower.com](http://GeorgiaPower.com)  
**Jackson EMC**  
706-367-5281  
[JacksonEMC.com](http://JacksonEMC.com)

**Gas**

**Atmos Energy**  
888-824-3434  
[AtmosEnergy.com](http://AtmosEnergy.com)  
**City of Commerce**  
706-335-3164  
[CommerceGA.org](http://CommerceGA.org)  
**Scana Energy**  
877-467-2262  
[ScanaEnergy.com](http://ScanaEnergy.com)  
**Vigas, Inc.**  
770-867-6015  
[Vigas-Inc.com](http://Vigas-Inc.com)

**Recycling**

**City of Jefferson**  
706-367-5121  
[CityofJeffersonGA.com](http://CityofJeffersonGA.com)  
**Garbage Hound**  
706-658-2679  
[GarbageHound.com](http://GarbageHound.com)  
**Waste Management**  
706-677-4868  
[WM.com](http://WM.com)

**Waste Pro**

706-227-3222  
[WasteProUSA.com](http://WasteProUSA.com)

**TV/Internet**

**AT&T**  
(877) 736-0890  
[att.com](http://att.com)

**Comcast/Xfinity**

800-934-6489  
[Xfinity.com](http://Xfinity.com)

**Spectrum**

866-874-2389  
[Spectrum.com](http://Spectrum.com)

**Verizon**

833-VERIZON (837-4966)  
[Verizon.com](http://Verizon.com)

**Windstream**

866-445-5880  
[Windstream.com](http://Windstream.com)

**Water and Sewer**

**City of Commerce**  
706-335-3164  
[CommerceGA.org](http://CommerceGA.org)  
**City of Hoschton**  
706-654-3034  
[CityofHoschton.com](http://CityofHoschton.com)  
**City of Jefferson**  
706-367-5121  
[CityofJeffersonGA.com](http://CityofJeffersonGA.com)  
**City of Maysville**  
706-652-2274  
[CityofMaysvilleGA.org](http://CityofMaysvilleGA.org)

**City of Nicholson**

706-757-2230  
[Nicholson-GA.com](http://Nicholson-GA.com)

**Jackson County Water and Sewer Authority**

706-367-1741  
[JCWSA.com](http://JCWSA.com)

**Town of Braselton**

706-654-3915  
[Braselton.net](http://Braselton.net)

**Telephone**

**AT&T**  
(877) 736-0890  
[att.com](http://att.com)

**Spectrum**

866-874-2389  
[Spectrum.com](http://Spectrum.com)

**Windstream**

866-939-2075  
[Windstream.com](http://Windstream.com)

**Utilities**



**Maysville • [cityofmaysvillega.org](http://cityofmaysvillega.org) (706) 652-2274 • Pop. 1,665**

Incorporated in 1879, the City of Maysville grew up around the Southern Railroad Depot. Railroad tracks run through the center of town, lined by lovely historic homes showcasing Victorian architecture – with Banks County on one side and Jackson on the other. Primarily founded on agrarian roots – cotton in particular – the town weathered two major fires, the Great Depression, and the collapse of the cotton market in the 1950’s. Since 1966, Maysville has played host to the Autumn Leaf Festival, the first weekend each October. The signature annual event showcases food vendors, arts & crafts, cake walks, beauty contests, and more – offering a glimpse into small-town life that has endured the ages.

**Nicholson • [nicholson-ga.com](http://nicholson-ga.com) (706) 757-3408 • Pop. 2,067**

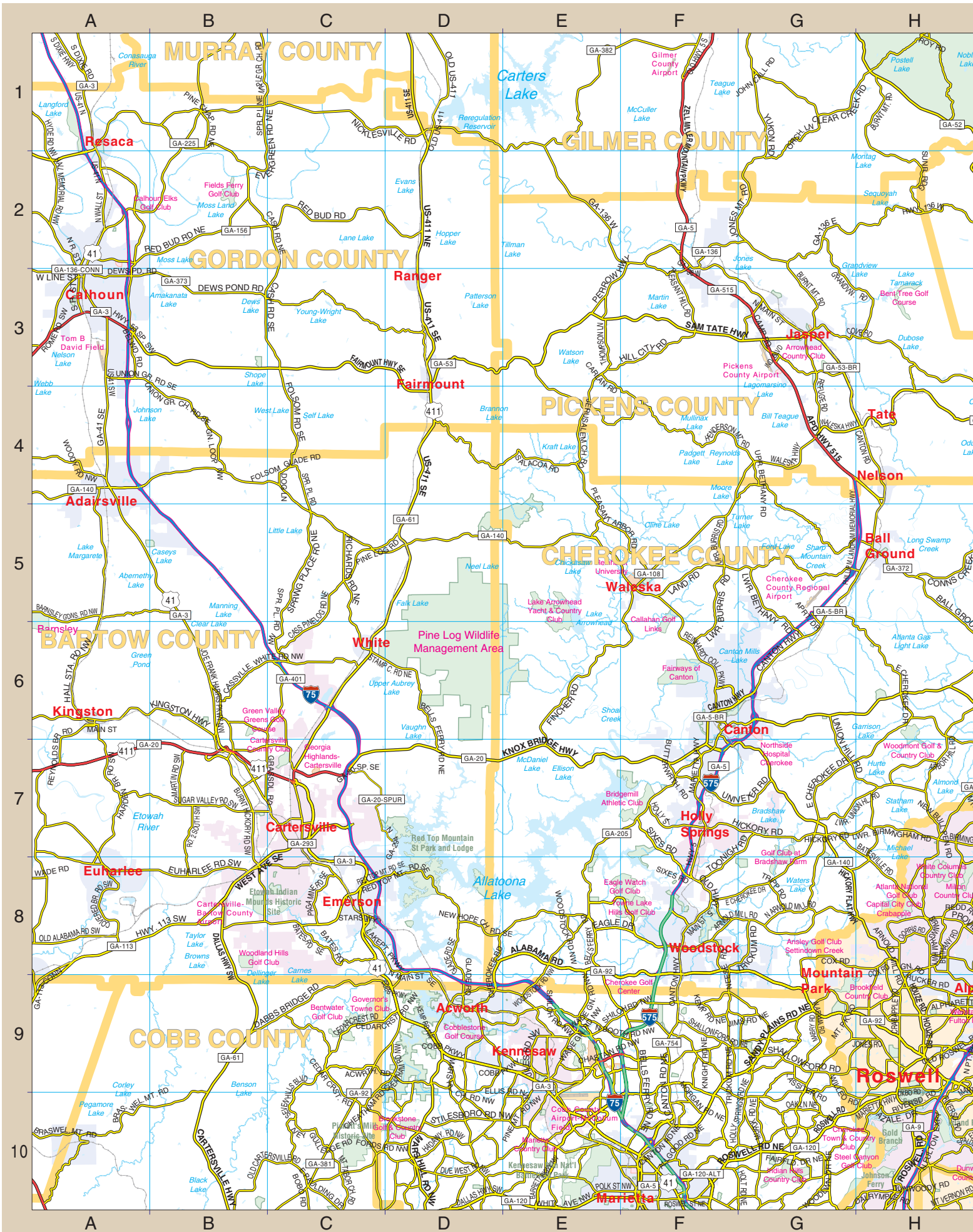
Situated between the cities of Athens and Commerce, Nicholson has predominantly been a farming community through the years – with the poultry industry representing a large part of the local economy. Originally named Cooper after a local farmer, legend holds that the locals encouraged the president of the Northeastern Railroad to make a fuel stop in their town in exchange for the promise of naming the city after him. Nicholson is proud of its role as “Home of the Daisy Festival,” a tradition held each May for over four decades – showcasing a parade, arts & crafts, food, entertainment, games, a cake walk, and more. Fun Fact: The late, great Country Music Hall of Famer Kenny Rogers once designed and owned a stunning estate in Nicholson that he called the “Lake House.”

**Pendergrass • [cityofpendergrass.net](http://cityofpendergrass.net) (706) 693-2494 • Pop. 1,705**

With the tagline “Pride, Progress, Possibilities,” the City of Pendergrass was chartered by the state legislature in 1890... and they’ve been busy ever since. What was once predominantly cotton and cattle farms has been transformed into residential communities and warehouses. Over the years to come, its vision is to become a charming, primarily residential community connected — through passive parks, sidewalks, and trails— to a livable, walkable downtown supported by a high-end industrial corridor. Its position between I-85 and I-985 makes it highly attractive to workday commuters and corporations alike.

**Talmo • (706) 693-2325 • Pop. 442**

Known as “The Jewel of Jackson County,” Talmo fits the description of a small town with a population of under 450 citizens and its diminutive expanse of just 3.1 square miles. Founded in 1840 and incorporated in 1920, unlike its more progressive neighboring municipalities, Talmo is not as focused on growth, preferring instead its stature as a small town with a big history.



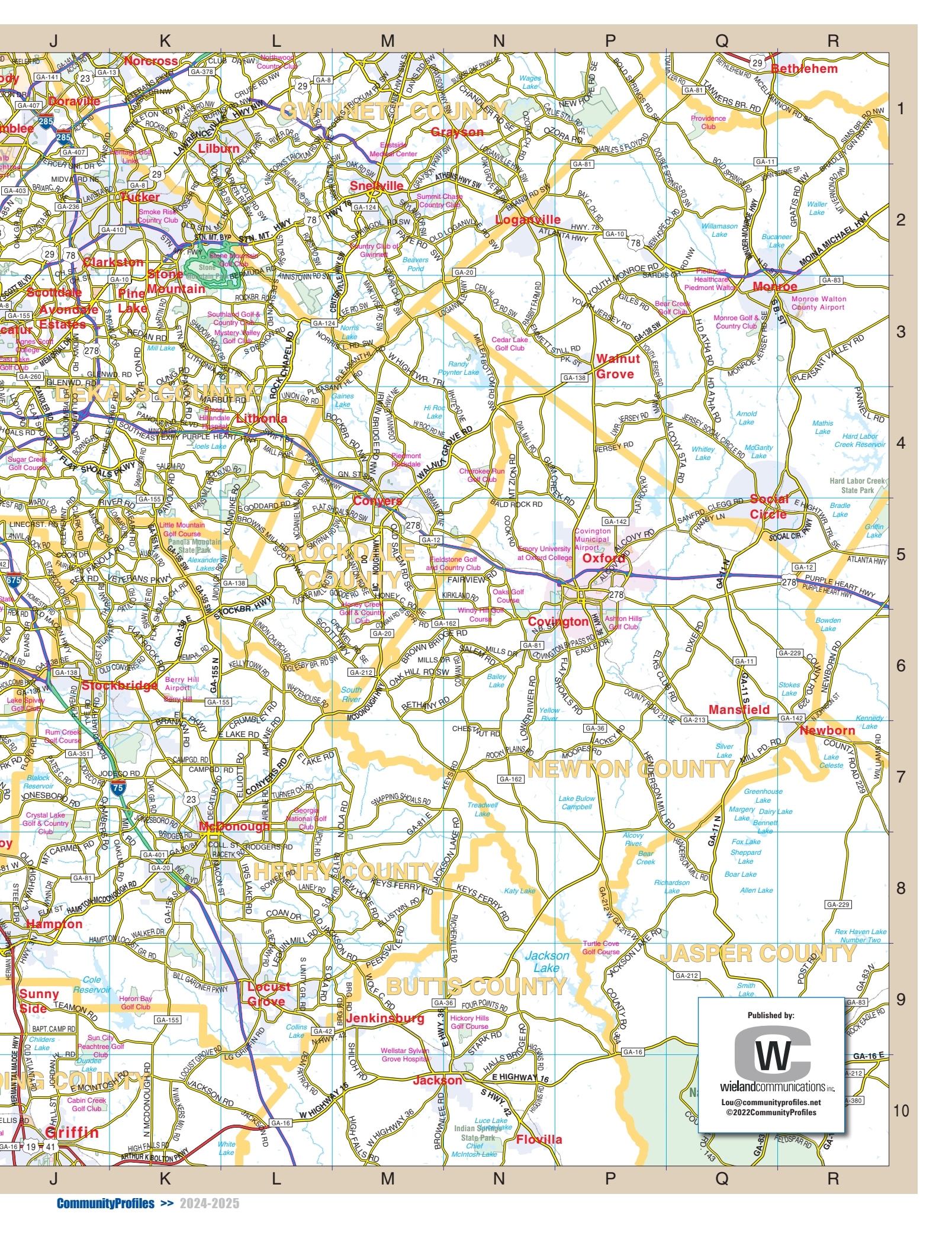












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# A City on the RISE!



## The City of South Fulton

[www.cityofsouthfultonga.gov](http://www.cityofsouthfultonga.gov)

For companies looking to move to the City of South Fulton:

call: 470-809-7211

email: [DSF@CityOfSouthFultonGa.Gov](mailto:DSF@CityOfSouthFultonGa.Gov)

visit: <https://www.cityofsouthfultonga.gov/2942/Economic-Development>

### Top 10 Industries Being Sought in South Fulton:

- Bio Energy
- Aerospace
- Cyber Security
- Food Processing
- Arts/ Tourism
- Fintech
- Headquarters
- Information & Communications Technology
- Business Service Centers
- Digital Media & Entertainment