

Chattooga County Joint Comprehensive Plan

Joint Comprehensive Plan Update for
Chattooga County and the cities of Lyerly, Menlo, Summerville and Trion

Part II Community Agenda

2011-2031
: YVfi Ufm201%



Prepared by:

 **MACTEC**

Prepared for:

Northwest Georgia Regional Commission

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CHATTOOGA COUNTY
Joint Comprehensive Plan 2011-2031

Community Agenda

Prepared for:

Northwest Georgia Regional Commission
Rome, Georgia

By:



MACTEC Engineering and Consulting, Inc.
Atlanta, Georgia

Adopted:

Chattooga County: February 18, 2011
City of Lyerly: February 8, 2011
City of Menlo: February 1, 2011
City of Summerville: February 14, 2011
City of Trion: January 28, 2011

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TABLE OF CONTENTS

ADOPTION RESOLUTIONS..... III

1. INTRODUCTION I-1

 Purpose..... 1-1

 Scope..... 1-1

 Why We Plan..... 1-2

 Community Participation and Plan Development 1-2

 Chapter Summaries 1-5

 Government Jurisdiction Key 1-6

2. COMMUNITY VISION2-1

 Decision-Making Framework..... 2-1

 Vision Statement..... 2-2

 Vision Themes..... 2-2

3. FUTURE DEVELOPMENT GUIDE3-1

 Character-Area Based Planning..... 3-1

 Character Area Policy 3-4

 Future Development Maps..... 3-46

4. IMPLEMENTATION PROGRAM4-1

 Short Term Work Program..... 4-1

 Long Term Project List 4-17

 Policies 4-21

 Plan Maintenance..... 4-24

APPENDIX A: QUALITY COMMUNITY OBJECTIVES..... A-1

APPENDIX B: REPORT OF ACCOMPLISHMENTS B-1

APPENDIX C: GLOSSARY OF TERMS & DEVELOPMENT CONCEPTS..... C-1

APPENDIX D: DCA REVIEW DOCUMENTATION D-1

LIST OF TABLES AND MAPS

Map 3-1	Unincorporated Chattooga County Future Development Map	3-47
Map 3-2	Lyerly Future Development Map.....	3-48
Map 3-3	Menlo Future Development Map	3-49
Map 3-4	Summerville Future Development Map	3-50
Map 3-5	Trion Future Development Map.....	3-51
Table 4-1	Unincorporated Chattooga County Short-Term Work Program	4-2
Table 4-2	Lyerly Short-Term Work Program.....	4-4
Table 4-3	Menlo Short-Term Work Program	4-6
Table 4-4	Summerville Short-Term Work Program.....	4-8
Table 4-5	Trion Short-Term Work Program.....	4-10
Table 4-6	Unincorporated Chattooga County Long-Term Project List.....	4-17
Table 4-7	Lyerly Long-Term Project List	4-18
Table 4-8	Menlo Long-Term Project List.....	4-19
Table 4-9	Summerville Long-Term Project List.....	4-19
Table 4-10	Trion Long-Term Project List.....	4-20

Adoption Resolutions

CHATTOOGA COUNTY

RESOLUTION TO ADOPT THE CHATTOOGA COUNTY JOINT COMPREHENSIVE PLAN 2011-2031

WHEREAS Chattooga County and the cities of Lyerly, Menlo, Summerville and Trion worked together in conjunction with the Northwest Georgia Regional Commission to prepare the Chattooga County Joint Comprehensive Plan 2011-2031; and

WHEREAS the Chattooga County Joint Comprehensive Plan 2011-2031 has been prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1 2005 and established by the Georgia Planning Act of 1989 which includes Community Assessment and Community Agenda components with information about population, housing, economic development, natural and historic resources, community facilities, existing land use, future development, and plan implementation; and

WHEREAS the Chattooga County Joint Comprehensive Plan 2011-2031 Community Agenda has been reviewed by the Northwest Georgia Regional Commission and the Georgia Department of Community Affairs and determined to have met the applicable minimum planning standards; and

WHEREAS the Chattooga County Joint Comprehensive Plan 2011-2031 is the product of a planning process which should continue to evolve and periodic updates should take place based on changing conditions and the reassessment of community vision and goals; and

WHEREAS the Chattooga County Joint Comprehensive Plan 2011-2031 is not, and should not be, a zoning plan, but is intended to be a guide concerning decisions of elected officials regarding development and zoning matters; and

WHEREAS the Short Term Work Program portion of the Chattooga County Joint Comprehensive Plan 2011-2031 is intended to serve as a guide for local government implementation activities and should be updated on a regular basis;

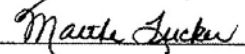
BE IT THEREFORE RESOLVED, that the Chattooga County Commissioner does hereby approve and adopt the Chattooga County Joint Comprehensive Plan 2011-2031 as a general guide for future growth, change, development and progress.

BY:


Jason Winters, County Commissioner

2-18-11
Date

ATTEST:


Martha Tucker

2-18-11
Date

Town of Lyerly
State of Georgia

A RESOLUTION TO ADOPT THE CHATTOOGA COUNTY JOINT COMPREHENSIVE PLAN 2011-2031

WHEREAS, Chattooga County and the cities of Lyerly, Menlo, Summerville and Trion worked together in conjunction with the Northwest Georgia Regional Commission to prepare the Chattooga County Joint Comprehensive Plan 2011-2031; and

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WHEREAS, the Chattooga County Joint Comprehensive Plan 2011-2031 Community Agenda has been reviewed by the Northwest Georgia Regional Commission and the Georgia Department of Community Affairs and determined to have met the applicable minimum planning standards; and

WHEREAS, the Chattooga County Joint Comprehensive Plan 2011-2031 is the product of a planning process which should continue to evolve and periodic updates should take place based on changing conditions and the reassessment of community vision and goals; and

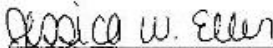
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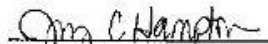
WHEREAS, the Short Term Work Program portion of the Chattooga County Joint Comprehensive Plan 2011-2031 is intended to serve as a guide for local government implementation activities and should be updated on a regular basis.

NOW THEREFORE BE IT RESOLVED by the Mayor and Council of the Town of Lyerly, Georgia, hereby approves and adopts the Chattooga County Joint Comprehensive Plan 2011-2031 as a general guide for future growth, change, development and progress.

Adopted this 8th day of February, 2011.

TOWN OF LYERLY, GEORGIA


By: Jessica W. Eller, Mayor


Attest: Jay Hampton, Clerk

CITY OF MENLO

RESOLUTION TO ADOPT THE CHATTOOGA COUNTY JOINT COMPREHENSIVE PLAN 2011-2031

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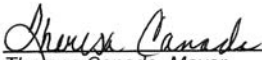
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WHEREAS the Chattooga County Joint Comprehensive Plan 2011-2031 is not, and should not be, a zoning plan, but is intended to be a guide concerning decisions of elected officials regarding development and zoning matters; and

WHEREAS the Short Term Work Program portion of the Chattooga County Joint Comprehensive Plan 2011-2031 is intended to serve as a guide for local government implementation activities and should be updated on a regular basis;

BE IT THEREFORE RESOLVED, that the City of Menlo Mayor and City Council hereby approves and adopts the Chattooga County Joint Comprehensive Plan 2011-2031 as a general guide for future growth, change, development and progress.

BY:  2-1-11
Theresa Canada, Mayor Date

ATTEST:  2-1-11
Date

CITY OF SUMMERVILLE

RESOLUTION TO ADOPT THE CHATTOOGA COUNTY JOINT COMPREHENSIVE PLAN 2011-2031

WHEREAS, Chattooga County and the cities of Lyerly, Menlo, Summerville and Trion worked together in conjunction with the Northwest Georgia Regional Commission to prepare the Chattooga County Joint Comprehensive Plan 2011-2031; and

WHEREAS, the Chattooga County Joint Comprehensive Plan 2011-2031 has been prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989 which includes Community Assessment and Community Agenda components with information about population, housing, economic development, natural and historic resources, community facilities, existing land use, future development, and plan implementation; and

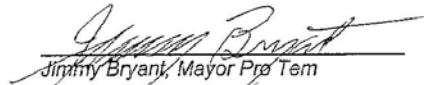
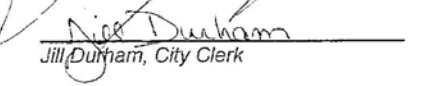
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WHEREAS, the Chattooga County Joint Comprehensive Plan 2011-2031 is not, and should not be, a zoning plan, but is intended to be a guide concerning decisions of elected officials regarding development and zoning matters; and

WHEREAS, the Short Term Work Program portion of the Chattooga County Joint Comprehensive Plan 2011-2031 is intended to serve as a guide for local government implementation activities and should be updated on a regular basis;

BE IT THEREFORE RESOLVED, that the City of Summerville Mayor/Mayor Pro Tem and City Council hereby approves and adopts the Chattooga County Joint Comprehensive Plan 2011-2031 as a general guide for future growth, change, development and progress.

BY:	 Jimmy Bryant, Mayor Pro Tem	2-14-2011 Date
ATTEST:	 Jill Durham, City Clerk	2-14-2011 Date

CITY OF TRION

RESOLUTION TO ADOPT THE CHATTOOGA COUNTY JOINT COMPREHENSIVE PLAN 2011-2031

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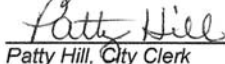
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WHEREAS the Chattooga County Joint Comprehensive Plan 2011-2031 is the product of a planning process which should continue to evolve and periodic updates should take place based on changing conditions and the reassessment of community vision and goals; and

WHEREAS the Chattooga County Joint Comprehensive Plan 2011-2031 is not, and should not be, a zoning plan, but is intended to be a guide concerning decisions of elected officials regarding development and zoning matters; and

WHEREAS the Short Term Work Program portion of the Chattooga County Joint Comprehensive Plan 2011-2031 is intended to serve as a guide for local government implementation activities and should be updated on a regular basis;

BE IT THEREFORE RESOLVED, that the City of Trion Mayor and City Council hereby approves and adopts the Chattooga County Joint Comprehensive Plan 2011-2031 as a general guide for future growth, change, development and progress.

BY:	 Johnny Ingle, Mayor	<u>1-28-11</u> Date
ATTEST:	 Patty Hill, City Clerk	<u>1-28-11</u> Date

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INTRODUCTION

Introduction to the Community Agenda for Chattooga County and the cities of Lyerly, Menlo, Summerville and Trion

Located in Northwest Georgia and in close proximity to important regional cities and job centers, Chattooga County is projected to experience growth and investment. In an effort to meet the community’s future needs, Chattooga County and the cities of Lyerly, Menlo, Summerville and Trion coordinated the efforts of citizens, elected officials, professional leaders, property owners, and major employers to create a community vision for the future that will be guided by the *Chattooga County Joint Comprehensive Plan 2011-2031 Part II – Community Agenda*.

PURPOSE

The *Community Agenda* represents the community vision, goals, policies, primary issues and opportunities that the community has chosen to address, and a plan of action for implementation. In addition, it outlines desired development patterns and supporting land uses with a future development guide. The *Community Agenda* serves the purpose of meeting the intent of the Georgia Department of Community Affairs’ (DCA) “Standards and Procedures for Local Comprehensive Planning,” as established on May 1, 2005. Preparation in accordance with these standards is an essential requirement in maintaining status as a Qualified Local Government (QLG). QLG status allows communities to be eligible for state assistance programs.

SCOPE

Part I of the Comprehensive Plan included the *Community Participation Program, Community Assessment and Analysis of Supporting Data* that were prepared prior to the development of the *Community Agenda*. These documents provided a preliminary look at the issues and opportunities, areas requiring special attention and an analysis of existing development patterns that included recommended “Character Areas.” The *Community Agenda*, which is Part II of the Comprehensive Plan, represents these and additional ideas discussed during the public participation process.

COMMUNITY SNAPSHOT

ISSUES & OPPORTUNITIES

- Flood prevention
- Empty storefronts in downtowns
- Job losses/economy
- Transportation planning
- Steep slope/ridge protection
- Attracting tourism
- Government service coordination

POPULATION TRENDS

Year	1990	2000	2008
Chattooga Co.	22,242	25,470	26,801
Lyerly	493	488	519
Menlo	538	485	529
Summerville	5,025	4,556	5,010
Trion	1,661	1,993	2,058

Source: U.S. Census Bureau

POPULATION PROJECTIONS

Year	2015	2020	2030
Chattooga Co.	28,977	29,279	30,291

Source: Northwest Georgia Regional Commission

The *Community Agenda* does not restate the data included in Part I. Instead, it lists prioritized issues and opportunities, a community vision that includes goals, policies and strategies organized by Vision Themes, a Future Development Guide that describes desired development with the Future Development Map, Character Area Policy, and Character Area Implementation Strategies, and an Implementation Program that prioritizes and assigns costs and responsible parties to the strategies presented throughout the plan.

WHY WE PLAN

Comprehensive planning is an important management tool for promoting a strong, healthy community. A comprehensive plan provides a vision, clearly stated and shared by all, that describes the future of the community. It protects private property rights and also encourages and supports economic development. The plan can be used to promote orderly and rational development so the county and each city can remain physically attractive and economically viable while preserving important natural and historic resources.

The comprehensive plan provides the tool to become more certain about where development will occur, what it will be like, when it will happen, and how the costs of development will be met. It provides a tool for the community to achieve the development pattern it desires, such as: traditional neighborhoods, infill development, creating a sense of place, providing transportation alternatives, permitting mixed uses, protecting natural resources and accommodating economic growth.

Planning also helps the county and each city invest its money wisely in infrastructure such as roads, water and sewer service, parks and green space, and other facilities to maintain and improve the quality of life for the residents of the county and each city.

COMMUNITY PARTICIPATION AND PLAN DEVELOPMENT

Creating a functional comprehensive plan begins with defining a common vision for the future development of the community. A community vision is the overall image of what the community wants to be and how it wants to look at some point in the future. It is the starting point for creating a plan and actions to implement the plan. A successful visioning process requires meaningful participation from a wide range of community stakeholders.

Chattooga County residents, property owners, business owners and other stakeholders contributed to the production of the *Community Agenda*. Due to the participation involved in developing the plan, the *Community Agenda* should generate local pride and enthusiasm about the future of the county and each city – encouraging citizens to remain engaged in the development process in order to ensure that each local government implements the plan.



Historic county courthouse in Summerville

WHY WE PLAN

- Set a new standard for protecting natural and cultural resources
- Promote desired patterns of development
- Facilitate economic development
- Accommodate a range of housing and transportation options
- Prioritize capital expenditures
- Enhance quality of life

Visioning Process

The Visioning Process, or citizen participation process, for the *Chattooga County Joint Comprehensive Plan 2011-2031* included multiple layers of participation from the residents and stakeholders. A Countywide Kick-Off Meeting, Visioning Workshops, Countywide Framework Workshop, Countywide Open House and Public Hearings at County Commission and City Council meetings provided opportunities for input. In addition, a Steering Committee added considerable input into the planning process.

Countywide Kickoff Meeting

The Countywide Kick-Off Meeting took place March 22, 2010 at the Chattooga County Civic Center in Summerville. Questionnaires were distributed at the meeting and made available for wider distribution by posting the survey on the county's website. Responses received by the consultant team helped supplement and expand the list of preliminary issues and opportunities presented in the *Community Assessment*.



Countywide Kickoff Meeting held March 4, 2010

Visioning Workshops

Participants provided their input on the future of Chattooga County during the four workshops held during April 2010 at locations throughout the county via prioritization exercises, facilitated discussion and one-on-one conversations with the planning team. The locations were:

- Trion/North Chattooga – Trion High School
- East Chattooga – Subigna Community Center
- Summerville/Central Chattooga – Civic Center
- Menlo/West Chattooga – Lawrence Center
- Lyerly/South Chattooga – Lyerly City Hall

Visioning Workshop participants prioritized and contributed to a list of preliminary issues and opportunities identified during preparation of the *Community Assessment*, from online survey responses, and discussions with the Steering Committee. The exercises organized information into the following categories: Development Patterns, Resource Conservation, Social and Economic Development, Government Relations, Community Dreams and Community Assets. Participants also provided input during two facilitated mapping exercises. The first exercise had participants identify specific areas related to Issues, Assets, and Dreams in the community. The second map exercise had participants provide input on the proposed character areas and the future development pattern.



Visioning Workshop in Trion



Visioning Workshop in Subigna

Framework Workshop

The Countywide Framework Workshop was held May 24, 2010 at the Chattooga County Civic Center in Summerville. Participants had the opportunity to review the input from the six Visioning Workshops that included a preliminary list of Goals and Policies related to the Community Vision and the framework for the Future Development Guide. Presentation of the Future Development

Guide included summaries of the proposed character areas and a conceptual Future Development Map. Feedback on the information presented was provided to the consultant team through one-on-one conversations, facilitated small-group discussions, and comment forms provided to participants.

Open House

The public was then presented the “preliminary draft” *Community Agenda* at an Open House held August 23, 2010. The format allowed participants to drop in at their convenience and stay as little or as long as they desired. Participants viewed the *Community Agenda* document, large scale maps, and spoke individually with planning team members to present questions or concerns.

Public Hearings

The “final draft” *Community Agenda* document was prepared after the Open House. The “final draft,” which included minor updates based on input received from the staff and public in attendance at the Open House along with input from the Joint Comprehensive Plan Steering Committee, was presented at regularly-scheduled Chattooga County Commissioner’s meeting, and city council meetings in Lyerly, Menlo, Summerville and Trion during August and September 2010. The meetings included public hearings providing opportunities for stakeholders to offer additional input. Following the public hearings, each legislative body adopted resolutions authorizing the transmittal of the *Community Agenda* to NWGRC and DCA for review.

Joint Comprehensive Plan Steering Committee

In addition to meetings designed to solicit input from the general public, the planning team also organized the Joint Comprehensive Plan Steering Committee that provided important input and feedback into the planning process. The committee included the staff members and elected officials from each jurisdiction as well as local business and community representatives. Meetings were facilitated by the planning consultant team.

The committee assisted in defining the prioritized issues and opportunities, defining Character Areas and preparing the Implementation Program. Committee members also reviewed drafts of plan components at various points during its development and provided critical feedback and insight based on their experience dealing with the important issues facing the county and cities on a daily basis. Involvement of staff members was crucial since these staff members will be coordinating the execution of many of the strategies identified in the Implementation Program or administering polices defined in the plan. The committee members held a total of five meetings during the planning process.



Visioning Workshop in Trion



Visioning Workshop in Trion



Framework Workshop in Summerville

CHAPTER SUMMARIES

The sequence of chapters in the *Community Agenda* is structured to implement the vision, goals, policies and strategies contained within each section and to answer the questions “Where do we want to be in 20 years?” and “How do we get there?”. The *Community Agenda* is structured into the following chapters:

- Chapter 1: Introduction
- Chapter 2: Community Vision
- Chapter 3: Future Development Guide
- Chapter 4: Implementation Program
- Appendices A through D



Joint Comprehensive Plan Steering Committee meeting held during February 2010

Chapter 1: Introduction

The Introduction provides a brief summary of the contents of the *Community Agenda* and outlines the overall framework of the plan. It also documents the community participation program that defined much of the plan production.

Chapter 2: Community Vision

The Community Vision reflects the community’s vision for growth and development for the next 20 years. This vision, which was developed with an extensive public visioning process, is defined by Vision Themes. The **Vision Themes** organize a series of primary issues/opportunities, goals, policies and strategies that address the primary issues and opportunities. The Vision Themes are: Development Patterns, Resource Conservation, Social and Economic Development and Government Relations. The primary issues/opportunities represent important topics discovered during the analysis of existing conditions (*Community Assessment*) and supplemented and prioritized during the Visioning Process. Included in each vision theme is a series of Goals, Policies and Strategies. The Strategies are used to create the Implementation Program chapter.

Chapter 3: Future Development Guide

A comprehensive plan is a general policy document used to guide the physical development of a community. The Future Development Guide defines the community’s desired development patterns and guides future decision-making related to the physical development of the community. The Future Development Guide is comprised of three sections: Character Area Policy, Character Area Implementation Strategy and Future Development Map.

The **Character Area Policy** section describes the intent, general characteristics, application, primary land uses, appropriate zoning districts and design principles for each Character Area, which are areas with unique quality worth preserving or areas that have been identified with the potential to develop into something new or different.

The **Character Area Implementation Strategy** section identifies specific, actionable strategies intended to achieve the desired development patterns described by the Character Areas.

The **Future Development Map** section presents the Future Development Maps for each jurisdiction. The Future Development Maps identify the location of Character Areas and clarifies where and what type of development should occur.

Chapter 4: Implementation Program

The Implementation Program identifies specific actions necessary to achieve the community's vision. This chapter incorporates the strategies presented within the Community Vision and Future Development Guide chapters into a plan of action. The Implementation Program includes ordinances, programs, community improvements or investments, additional plans or studies, administrative systems and financing arrangements or other initiatives to be put in place to implement the comprehensive plan. The Short-Term Work Program prioritizes the strategies presented throughout the comprehensive plan to be implemented over the next five years and assigns responsible parties, identifies potential funding sources, and provides a timeline for completion of each. Chapter 4 also details the specifics of maintaining the comprehensive plan. Maintenance of the plan includes major and minor plan amendments, updates of the plan, or required periodic updates of the *Community Agenda*.

Appendices

The appendices supplement the information presented in Chapters 1-5 of the comprehensive plan as described below:

- Appendix A – Quality Community Objectives
- Appendix B – Report of Accomplishments
- Appendix C – Glossary of Terms and Development Concepts
- Appendix D – DCA Review/Approval Documentation

GOVERNMENT JURISDICTION KEY

The following symbols are used throughout the document to identify applicability of Character Areas, Character Area Policy, Character Area Implementation Strategies, Vision Themes, Goals, Policies, and Strategies by government unit:

① Chattooga County ② Lyerly ③ Menlo ④ Summerville ⑤ Trion

COMMUNITY VISION

Presenting the Community Vision Statement and Community Vision Themes for Chattooga County and the cities of Lyerly, Menlo, Summerville and Trion

Chattooga County has unique issues and opportunities related to its historical development and projected future growth. In order to manage the future growth and enhance the quality of life, Chattooga County and the cities of Lyerly, Menlo, Summerville and Trion have jointly identified a vision for future development. The Community Vision chapter, which was developed with an extensive public visioning process, uses the following sections to organize the community's overall vision for the future.

- The **Vision Statement** describes the overall idea of what the community desires to be in the future.
- The **Vision Themes** organize a series of goals, policies and strategies that address the community's issues and opportunities.

DECISION-MAKING FRAMEWORK

In order to implement the community's vision of the future, the comprehensive plan should be guided by a decision-making framework related to growth and development.

This plan is based on the community's **VISION** for growth and development over the next 20 years. Developed with input from citizens, elected officials, and community stakeholders, the vision focuses attention on the future of the community and defines the ideal image of what the community should be in the future.

To achieve the community vision, **GOALS** are developed to help define the desired future state of the community. Goals also provide guidance related to the long-term decision making of the community.

Because goals are typically related to big picture ideas and a long-term view of development, **POLICIES** are used to guide everyday decisions related to achieving the community vision. Policies are more specific than goals and provide measurable actions. Policies are represented in this plan by the policy statements presented in this chapter, the Character Area Policy narrative, and the Future Development Map.

In order to accomplish the vision, goals and policies of the community, **STRATEGIES** are created. Strategies are specific action steps that when completed should implement the vision, goals, policies of the community. Strategies are represented in this plan by the Character Area implementation strategies and the strategies associated with goal and policy statements presented in the Community Vision chapter. They are further described in the Implementation Program chapter.

VISION STATEMENT

The Community Vision Statement is a formal description of what the community wants to become. Input from stakeholders gathered during the visioning process (described in Chapter 1: Introduction) forms the basis for the Community Vision Statement. Vision Themes presented along with the presentation of the Community Vision Statement in the following pages and Chapter 3: Future Development Guide tie these descriptions of a desired future to specific goals, policies and strategies.

Chattooga County exemplifies the American spirit; it is an enduring community that respects its rural character and agricultural traditions while supporting innovation to enhance the quality of life and economic opportunities for its residents.

We protect and promote our natural resources – the river, the ridges and their stunning views – as local assets and regional attractions.

We maintain a small-town charm that is expressed in our vibrant, walkable town centers and rural crossroads and in our quiet, well-kept neighborhoods.

Our residents can live, work, shop and play in Chattooga County because we offer a variety of jobs for our technically-skilled and educated workforce, a diverse economy, housing options, shopping opportunities, and unique cultural and recreation offerings.

VISION THEMES

The Vision Themes organize primary issues/opportunities, goals, policies and strategies. The goals, policies, and strategies were developed to address the primary issues and opportunities (see Chapter 1 for definition of goals, policies and strategies). Vision Themes represent the ideas and concerns of participants in the planning process and narrow the big picture vision to specific strategies that aim to make the Community Vision a reality. The themes presented are:

- Development Patterns
- Resource Conservation
- Social and Economic Development
- Government Relations

In addition to providing a structure to help achieve the community's vision, the vision themes are also used to support the Quality Community Objectives (QCO) as set forth by DCA (see Appendix A for the QCO list).

Development Patterns

Primary Issues and Opportunities

Moderate population growth rate – Chattooga County's population grew from 25,470 in 2000 to an estimated 26,801 in 2008, an increase of 5.2%. While the county's growth rate fell in line with adjacent counties (Walker: 4.7%; Floyd: 6.1%; Cherokee, Alabama: 2.3%; and DeKalb, Alabama: 6.3%), it trailed that of the Northwest Georgia Region (19.7%) and the state (14.4%).

Aging of the population – Chattooga County's aging population requires special needs in terms of residential location, building design, and community services (e.g. public transportation and recreational offerings). An estimated 20% of the county's residents were age 60 and over in 2008.

Growing Hispanic community – The countywide population of *persons of Hispanic origin* increased from 75 residents in 1990 to 897 residents in 2008. This ethnic group now made up 3.3% of the total county population in 2008. Providing bilingual services and education present a service challenge for the community.

Decrease in median and per capita income – Countywide *median household income* and *per capita income* decreased from 2000 to 2008 at rates faster than those experienced at the state and the national level. In addition, the average annual growth of *per capita personal income* from 1999 to 2007 was stagnant relative to state and national growth rates.

Rising poverty rate – After experiencing a decreased *poverty rate* (for all ages) between 1989 and 1999, the county's *poverty rate* rose significantly between 1999 and 2007 as the county experienced a series of economic setbacks. The percentage of county residents living in poverty in 2007, which is prior to the national economic downturn, was higher than that of the state and nation. Approximately 25% of the county's children (ages 0-17 years) lived in poverty in 2007.

Limited regulation of land use in unincorporated areas – Implementation of a vision for more attractive commercial, residential and rural corridors is hindered by the lack of land use regulations (zoning) in unincorporated areas of the county. This is of specific concern for the US-27 corridor in the Pennville community between Summerville and Trion.

Suburban sprawl – Typical suburban, car-dependent, single-use development defines the predominant countywide development pattern. Retail and employment opportunities are primarily relegated to major corridors like US-27 and SR-48 where existing suburban, highway-scale commercial strip development patterns lacks character (i.e. resembles Anytown, USA) and discourage walking. Without intervention, future development along the corridor will likely occur in the same manner.

Pedestrian and bicycle infrastructure – Intermittent sidewalks, lack of sidewalks and wide roads hamper pedestrian safety in town and suburban areas. The community does not have enough sidewalks and bike trails and those that exist are not well linked. Sidewalk installation and enhancements in some areas has improved conditions, but much more is needed to create a pedestrian-friendly environment. For the most part, pedestrian amenities and safety features are not required or invested in countywide, which results from an imbalance between auto-dependent transportation projects and alternative transportation projects. Development regulations in the county and cities do not require construction of sidewalks or require a connection from new development to existing sidewalks in adjacent neighborhoods and along nearby major corridors.

Aging population and transportation choice for labor force – An aging population creates the need for a wider range of suitable transportation alternatives. As the number of senior citizens who can no longer drive increases, a lack of mobility options could create significant hardship and unhealthy conditions many county residents. Existing service provided includes on demand services for seniors, but no connections for workers to job centers in adjacent counties. Services currently offered fail to provide suitable choices for growing segments of the population that need access to quality jobs, services, goods, health care, and recreation opportunities.

Limited utility infrastructure in Trion Industrial Park – Efforts to recruit businesses to Trion Industrial Park are hindered by the park's lack of necessary public utilities.

Inappropriate development in rural areas – New suburban-scale subdivision and piecemeal subdivision development along existing scenic, rural routes could alter the character of the county an emphasis on protecting scenic views and preserving open space that currently defines the rural character of the route is not emphasized during the design process.

Greyfield areas – Some of the older commercial centers in Chattooga County are on the verge of becoming greyfields, or shopping centers that will require special attention to prevent underutilization and blight as market and economic conditions change.

Lack of sewer dictates large-lot residential subdivisions – Sewer infrastructure does not reach all areas currently experiencing growth pressure. As a result, large-lot residential subdivision development takes place in order to accommodate septic systems. Retrofitted sewer systems serving large-lot subdivisions are less efficient and more costly than servicing more compact suburban and town-scale development patterns.

Reliance on septic systems – Unincorporated Chattooga County relies exclusively on septic systems, which require ongoing maintenance to prevent negative environmental impacts (especially older systems).

Empty Downtown storefronts – The condition of Downtowns Summerville, once the county's thriving commercial center, is of great concern due to empty buildings, lack of business, lack of activity. Downtown areas of Lyerly and Menlo also suffer from empty storefronts.

Agricultural-residential land use conflicts – Agricultural-residential land use conflicts can emerge when new residents move to areas with intensive farming. These conflicts become more common as suburban-scale development encroaches on traditional agricultural communities. While it is not necessary to encourage more intensive agricultural uses in all areas of the county, it will be important for this to be accommodated in order for agriculture to be sustainable in the long term.

Limited water service area in unincorporated areas – While Chattooga County had made great strides to expand the water service area, many unincorporated still lack this service.

Limited county-wide transportation planning – As new development occurs, local governments in the county have few options for ensuring long-range connectivity, adequate roadway capacity, adequate consideration of a variety of transportation choices due to the lack of a county-wide, multi-modal transportation plan. In addition, it presents local governments from establishing long-term strategies for addressing critical transportation issues such as maintenance of roads and sidewalks, connectivity and establishing a vision for transportation infrastructure. Lack of such a vision and associated implementation projects puts the county at a disadvantage when seeking state, federal and non-profit grant funding for specific projects that could improve the county's quality of life.

Unwanted, yet planned US-27 Summerville Bypass – GDOT established long-range plans for the construction of the US-27 Summerville Bypass more than three decades ago. The expensive project is no longer a priority and its construction could hamper efforts to improve Downtown Summerville and the existing US-27 corridor between Summerville and Trion. Construction would also increase development pressure of areas not previously connected to the city.

SR-140 in Floyd and Bartow counties – While not actually in Chattooga County, the area's highest transportation improvement priority is widening SR-140 from US-27 in Floyd County (approximately four miles south of the Chattooga-Floyd boundary) to US-41 in Bartow County, thus providing a four-lane connection between US-27 and I-75 (SR-140 is already has four lanes between US-41 and I-75) in Adairsville. According to GDOT, this route has a higher than average occurrence of automobile crashes. This stretch of SR-140 handles more truck traffic than any other two-lane state route in the state. The improvement project is listed in the Rome-Floyd County Metropolitan Planning Organization's Long Range Transportation Plan.

At-grade railroad crossings – Numerous at-grade railroad crossings pose safety problems and contribute to congestion.

Management of signage – Without a sign ordinance, local governments in the county cannot manage the appropriate placement of billboards.

Goals, Policies and Strategies

DP Goal I: Effective land use and development management ① ② ③

Minimum land use controls offer private property owners protection from noxious neighboring uses and can provide order to development of major highway corridors, such as US-27.

DP Policy I.1: Establish minimum land use and development management tools ① ② ③

Unincorporated Chattooga County and the cities of Lyerly and Menlo lack land use controls (zoning). Both communities currently manage land development with subdivision regulations that avoid mention of minimum lot sizes (with the exception of ability to perk for septic) and limited control over the location of specific land uses. While the DCA "Alternatives to Conventional Zoning Starter Code" (cited in DP Strategy I.1.1) does not include zoning, it does include the ability to mitigate the impact of some specific land uses that have the potential to compromise the quality of life. Each jurisdiction could choose to add land use controls, via adopting DCA "Alternatives to Conventional Zoning Model Code," or at a minimum the "starter code" plus the mapped approaches to land use regulation.

☞ **DP Strategy I.1.1:** Consider adoption of the DCA's "Alternatives to Conventional Zoning Starter Code."¹ ① ② ③

☞ **DP Strategy I.1.2:** In addition to consideration of DCA's "Alternatives to Conventional Zoning Starter Code," consider also adopting "Model Land Use Management Code's" Mapped Approaches to Land Use Regulation² and Regulations to Implement Character Areas³ ① ② ③

¹ See DCA Model "Alternatives to Conventional Zoning Starter Code"

<https://www.dca.ga.gov/development/PlanningQualityGrowth/programs/modelcode.asp>

² See DCA Land Use Management Code Part 7 "Mapped Approaches to Land Use Regulation"

³ See DCA Land Use Management Code Part 9 "Regulations to Implement Character Areas"

DP Goal 2: Rural communities ① ③

Vast areas of undeveloped open space, pastures and working farms continue to characterize the vast majority of Chattooga County. Ample land remains in non-rural designated areas to accommodate projected population growth in areas where infrastructure exists or is planned to support suburban and town development intensity.

DP Policy 2.1: Promote rural development patterns and design in rural areas ①

The Future Development Map (presented in Chapter 3) designates rural development character (e.g. low-density residential, agricultural, etc.) for the vast majority of Chattooga County, while encouraging suburban and town-scale development in other areas better suited to accommodate growth, such as the Summerville/Pennville/Trion corridor and the cities of Lyerly and Menlo.

- ☞ **DP Strategy 2.1.1:** Follow Future Development Guide and Map to determine appropriate limits for expansion sewer infrastructure to maintain rural community character and to instead prioritize infrastructure expansion for areas where development is desired. ①
- ☞ **DP Strategy 2.1.2:** Develop a Rural Corridor Overlay District (a.k.a. Scenic Corridor Overlay) for areas designated as Rural-Corridor character area to determine site design, access management, visual character, appropriate land use, and other design standards for these corridors in order to protect scenic views and rural development patterns.⁴ ①
- ☞ **DP Strategy 2.1.3:** Create conservation easement program to promote the use of conservation easements and conservation tax credits by land owners, conserve important natural land, and preserve rural public and private lands. ①
- ☞ **DP Strategy 2.1.4:** Develop a conservation subdivision ordinance to preserve natural features and rural character within new residential development, building from the existing ordinances that allow for cluster development.⁵ ①

DP Policy 2.2: Incorporate tools that protect viability of remaining agricultural ① ③

Create development tools that preserve and promote agricultural activity in rural areas of Chattooga County, especially in areas where development pressures currently make farm preservation difficult.

- ☞ **DP Strategy 2.2.1:** Establish partnerships with land trusts or create financial instruments such as tax incentives that support and preserve agricultural activities and rural open space. ①
- ☞ **DP Strategy 2.2.2:** Consider use of Purchase of Development Rights (PDRs), and Transfer of Development Rights (TDRs) ①
- ☞ **DP Strategy 2.2.3:** Establish an “agricultural use notice and waiver.” At the time that an individual applies for land use, building or occupancy permit or when non-agricultural land abutting or within 1,000 feet of agricultural land, the applicant would sign a waiver that indicates an understanding/acknowledgement that agricultural land exists near the subject property and an agricultural operation is ongoing adjacent to this existing or proposed use.⁶ ① ③
- ☞ **DP Strategy 2.2.4:** Adopt subdivision or building code (or zoning, if zoning is implemented) amendment to establish an “agricultural buffer” to minimize future potential conflicts between

⁴ See DCA Model Land Use Management Code Sec. 7-8 Scenic Corridor Overlay District

⁵ See DCA Model Land Use Management Code Sec. 8-1 (Rural Clustering) and Sec. 9-6-1 (Conservation Character District)

⁶ See DCA Model Land Use Management Code Sec. 7-1 Agricultural Use Notice and Waiver

agricultural and non-agricultural uses all new non-agricultural development adjacent to designated agricultural land should provide an agricultural buffer.⁷ ① ③

- ☞ **DP Strategy 2.2.5:** Encourage use of Federal Farm and Ranch Land Protection Program, which provides matching funds to help purchase development rights to keep productive farm and ranchland in agricultural uses for purchase of conservation easements or other interests in land from landowners.⁸ ①
- ☞ **DP Strategy 2.2.6:** Encourage large family farms to gain recognition by the Georgia Centennial Farm Program. County government and local volunteers could work with farmers in Chattooga County to assist with applications for Centennial Farm status and to promote available local, state and Federal farmland protection tools. Available non-regulatory tools include conservation easements, tax credit programs, and the promotion of agricultural-based tourism. Each also helps preserve natural areas and open space. ⁹ ①
- ☞ **DP Strategy 2.2.7 –** Continued coordination with the Chattooga County Cooperative Extension office as a beneficial resource and partner in promoting the conservation and management of natural resources and can promote Agricultural Best Management Practices (BMPs) to help protect natural resources. ①

DP Goal 3: Healthy, complete neighborhoods ① ② ③ ④ ⑤

Neighborhoods should be enjoyable places to live with interesting buildings, streets, and green spaces that promote community pride. The community promotes strong, healthy, walkable neighborhoods located near commercial, service and employment centers that provide a mix of uses, and variety of housing choices that create quality, compact development that enhance the quality of life, maximize use of available infrastructure, reduce travel time, increase opportunities to access uses by walking or bicycling, and direct development away from sensitive natural areas. Neighborhoods with these qualities require appropriate maintenance and infrastructure enhancements, while growing areas on the periphery require master planning and attention to detail to ensure that they will add enduring value to the community.

DP Policy 3.1: Create new, walkable, well-connected neighborhoods, including a mixture of conventional suburban and traditional neighborhood design ① ② ③ ④ ⑤

Roads and sidewalks designed for new suburban neighborhood developments should connect adjacent established neighborhoods to link residences to greenspace, commercial and, recreation areas. Encourage traditional neighborhood design that provides a wide range of housing types in newly-developing areas with a connected, pedestrian-friendly street system and ample open space.

- ☞ **DP Strategy 3.1.1:** Amend existing zoning regulations to include provisions that support Traditional Neighborhood Design principles (e.g. create a Planned Unit Development district or adopt new TND ordinance).¹⁰ ④
- ☞ **DP Strategy 3.1.2:** Amend Development Code (zoning and/or subdivision regulations) to include standards for bicycle and pedestrian amenities such as sidewalks, bike lanes, and trails. Require sidewalk construction with new residential and commercial development within the Suburban and Town Development Category Character Areas. ① ② ③ ④ ⑤

⁷ See DCA Model Land Use Management Code Sec. 7-2 Agricultural Buffer

⁸ USDA NRCS Farm and Ranch Lands Protection Program: <http://www.nrcs.usda.gov/programs/frpp/>

⁹ Georgia DNR HPD Centennial Farms Program: <http://gashpo.org/content/displaycontent.asp?txtDocument=119>

¹⁰ See DCA Model Land Use Management Code Sec. 9.6.5 Traditional Neighborhood Character District

DP Policy 3.2: Revitalize established neighborhoods ①②③④⑤

Established, older neighborhoods offer opportunities for neighborhood stabilization/revitalization, infill development, redevelopment of underutilized commercial/industrial areas, and intensification/urbanizing of aging suburban shopping centers with mixed use development. Infill and redevelopment in existing neighborhoods allows the reuse of underutilized and neglected properties in areas with existing infrastructure such as roads, water and sewer.

This new development improves neighborhood housing options and creates additional opportunities to enhance the neighborhood's visual character and function.

- ☞ **DP Strategy 3.2.1:** *Develop small area neighborhood plans to identify specific issues within neighborhoods, identify design strategies, and prioritize reinvestment strategies and projects (including redevelopment plans via the state's redevelopment planning laws, where applicable).* ①②③④⑤
- ☞ **DP Strategy 3.2.2:** *Expand code enforcement efforts that address dilapidated housing or poorly maintained vacant lots in order to stabilize the surrounding area.* ①②③④⑤
- ☞ **DP Strategy 3.2.3:** *Establish a land bank public authority to efficiently acquire, hold, manage and develop tax foreclosed property with long-term investment of community and surrounding property owners in mind. Land banks provide the opportunity to decide the fate of tax foreclosed property and to slow or stop the spread of slum and blight. In addition, the land bank program could be used to acquire land with dilapidated structures, abandoned properties, and blighted lots for the purpose of selling the land to a developer of new housing or commercial development that meets the community's goals. Rome-Floyd Land Bank Authority provides an example of a recently created land bank in the Northwest Georgia region.*¹¹ ①②③④⑤
- ☞ **DP Strategy 3.2.4:** *Develop financing tools for landowners that facilitate investment in struggling neighborhoods. Tax rebates, small low interest loan programs, or federal Community Development Block Grant (CDBG) funds for interior and exterior renovations or home energy improvements can improve the visual character and quality of life of neighborhoods.* ①②③④⑤
- ☞ **DP Strategy 3.2.5:** *Seek funding from the Neighborhood Stabilization Program (NSP), part of the Federal Housing and Economic Recovery Act of 2008, which allocated more than \$6,000,000 for the Northwest Georgia Region to redevelop abandoned, foreclosed and blighted properties and to provide homeowner counseling between 2009 and 2013.* ①②③④⑤

DP Policy 3.3: Ensure context-sensitive redevelopment and infill ①②③④⑤

Appropriate standards are needed to ensure that new development is compatible with its neighborhood, maintains harmony and character of existing residential areas and that development occurs in an orderly and desirable manner

- ☞ **DP Strategy 3.3.1:** *Develop a vacant site/lot inventory; identify those that are suitable for infill development.* ①②③④⑤
- ☞ **DP Strategy 3.3.2:** *Establish an Infill Development Guide and regulations to describe appropriate site design and development standards for context sensitive infill development allowing for accommodation of infill housing with building setbacks and minimum lots sizes that are compatible with surrounding homes.*¹² ④⑤

¹¹ See: <http://www.romefloyd.com/Infrastructure/LandBankAuthority/tabid/300/Default.aspx>

¹² See DCA Model Land Use Management Code Sec. 7-9 Residential Infill Development

DP Goal 4: Vibrant downtowns and activity centers ①②③④⑤

Activity centers are the heart of the community and should combine a wide range of uses, including places for shopping, employment, recreation and civic activity. They should include attractive buildings and streets that support a wide range of uses and transportation options to make meeting the daily needs of both residents and visitors enjoyable, safe, and convenient.

DP Policy 4.1: Encourage mixed use within centers ①②③④⑤

While community development patterns in much of the county separate residential from commercial uses, future development in appropriate areas should allow mixed-use patterns creating activity nodes that provide jobs and services within walking distance of residences, preserve open spaces, and make public transportation more effective.

- ☞ **DP Strategy 4.1.1:** Adopt a mixed use zoning district or develop a mixed use overlay zoning district that allows for a vertical mix of higher density residential, office, and commercial uses, that promotes compact, interconnected development, and that continues traditional “Main Street” development patterns.¹³④⑤
- ☞ **DP Strategy 4.1.2** Establish effective design guidelines to steer the development of high-quality commercial, walkable mixed use commercial and higher intensity residential neighborhoods and corridors and ensure appropriate new and infill development that complements the character of the community.¹⁴④⑤

DP Policy 4.2: Initiate revitalization efforts in Downtowns and other struggling centers ①②③④⑤

Encourage the continued revitalization and redevelopment of downtowns in each city and other underutilized activity centers as vibrant centers for culture, government, dining, residential, and retail diversity. Downtown areas can accommodate a greater mix in housing types (e.g. loft apartments or condominiums) within close proximity to shopping, recreation and employment.

- ☞ **DP Strategy 4.2.1:** Coordinate with various entities to develop and implement master plans for downtowns that establish a clear vision for the revitalization for each and help guide public and private investments to improve the physical character, and support the retention of residential and non-residential uses that will provide economic and social vitality.¹⁵①②③④⑤
- ☞ **DP Strategy 4.2.2:** “Repurpose” vacant store fronts through partnerships with Downtown landowners of vacant buildings. They could serve as art exhibits, advertising space for community events or civic gatherings, or advertisement for other Downtown businesses.②③④
- ☞ **DP Strategy 4.2.3:** Establish locally-designated downtown historic districts.¹⁶④⑤
- ☞ **DP Strategy 4.2.4:** Pursue redevelopment plans for downtown areas that provide legal redevelopment tools that can be used to revitalize the central business district.¹⁷④
- ☞ **DP Strategy 4.2.5:** Consider establishing Community Improvement District or self-taxing districts that use additional property taxes to help accelerate transportation and infrastructure projects critical to the redevelopment of downtown areas. ④

¹³ See DCA Model Land Use Management Code Sec. 9-6-9 Mixed Use Activity Center Character District, 9-6-7 Pedestrian Retail District, and 7.6 Mixed Use District

¹⁴ See DCA Model Land Use Management Code Sec. 9-2 Design Review, 9-3 Design Guidelines, and 9-5 Formed-Based Code Provisions

¹⁵ See DCA Model Land Use Management Code Sec. 9-1 Downtown Specific Plan

¹⁶ See DCA Model Land Use Management Code Sec. 9-4 Historic Preservation

¹⁷ See DCA Model Land Use Management Code Sec. 10-4 Urban Redevelopment/Downtown Development

- ☞ **DP Strategy 4.2.6:** Establish shared parking opportunities, encouraging property owners to share their parking facilities in order to reduce the overall need for parking spaces in downtown.¹⁸ ④ ⑤
- ☞ **DP Strategy 4.2.7:** Develop a Downtown Farmer's Market in a highly visible location, such as an existing parking lot, to provide opportunities for local artisans, vendors, shop owners, and other businesses to sell goods at a Downtown market space. Monthly or weekly markets could be scheduled along with other Downtown events to promote activity in Downtown. A location in the warehouse district is preferred, containing a shelter to accommodate trucks and vendors. ④
- ☞ **DP Strategy 4.2.8:** Assist in the formation of a Downtown Merchants Association by providing city staff assistance and technical support. ④
- ☞ **DP Strategy 4.2.9:** Apply for the Georgia Main Street Program Better Hometown status (Summerville is already a Better Hometown community); if accepted receive assistance in the form of technical services, networking, training and information to assist with downtown/neighborhood business district economic development efforts. ⑤

DP Policy 4.3: Strategically place nodal development ① ② ③ ④ ⑤

Focus regional-scaled, suburban, and big box commercial development into development and redevelopment nodes, such as major intersections, rather than allowing commercial development along the full length of major corridors. In addition, promote development of smaller-scaled neighborhood centers as well as revitalization and enhancement of existing small-scale commercial centers.

- ☞ **DP Strategy 4.3.1:** Locate activity center development in specially designated nodes (See Rural-Center, Town-Center Neighborhood, Town-Center Community, Suburban-Center Community character areas in Future Development Guide). ① ② ③ ④ ⑤

DP Goal 5: Attractive, inviting corridors and gateways ① ② ③ ④ ⑤

Create attractive and functional corridors that combine a wide range of uses. Major corridors are the backbone of the community, acting as the primary regional transportation connector between adjacent communities, neighborhoods, and activity centers. Because of their important transportation role, they are also attractive locations for major businesses and civic institutions. New development of property along corridors should balance transportation requirements with surrounding business and residential development. In addition, corridor development should improve the visual character and function of the suburban and town corridors.

DP Policy 5.1: Promote quality corridor development and redevelopment ① ② ③ ④ ⑤

Development along major corridors provides travelers and visitors with a positive impression of the community. Corridors throughout Chattooga County should balance transportation needs with surrounding business and residential development and improve the visual character and function of suburban and town corridors. Highway corridor redevelopment can create a more seamless transition from existing sprawling single-use commercial strips and low-density single family neighborhoods.

¹⁸ See South Carolina model code for Shared Parking:
<http://www.scdhec.gov/environment/baq/docs/ModelOrdinances/SharedParkingModelOrdinance.pdf>

- ☞ **DP Strategy 5.1.1:** *Develop a corridor overlay district or corridor zoning district that address site design, access management, visual character, and other design standards along major corridors (See Future Development Guide and Map). This includes establishing an amenity zone adjacent to the corridor to provide for sidewalks or other enhancements and to manage development so as to avoid strip commercial patterns.*¹⁹ ①²⁰ ④ ⑤
- ☞ **DP Strategy 5.1.2:** *Engage in phased corridor/streetscape master planning for corridor character areas to guide enhancements.* ① ④ ⑤
- ☞ **DP Strategy 5.1.3:** *Develop land use and design standards that create transitions from higher intensity development along major roadways to less intense neighborhoods.* ④ ⑤

DP Policy 5.2: Uphold high standard for property maintenance for residential, commercial and industrial properties be appropriately maintained ① ② ③ ④ ⑤

Maintenance of properties, including yards, signs and buildings, is important for safe, stable and attractive neighborhoods, commercial districts, corridors, and industrial areas.

- ☞ **DP Strategy 5.2.1:** *Improve enforcement efforts to require that all residential, commercial and industrial properties be appropriately maintained following property maintenance codes of each community.* ① ② ③ ④ ⑤

DP Goal 6: Safe, efficient multi-modal transportation ① ② ③ ④ ⑤

Mobility, efficiency and safety are important components of a community's transportation system. Current and future mobility needs will be addressed through appropriate land use decisions as guided by the Future Development Map. Chattooga County strives for an efficient multi-modal transportation system with connected road network (local and regional), potential future transit opportunities, sidewalks/pedestrian paths, and bicycle paths, ensuring design and construction of "complete streets" that accommodate existing and future needs.

DP Policy 6.1: Encourage a comprehensive, multi-modal transportation planning approach ① ② ③ ④ ⑤

A comprehensive, multimodal approach to transportation planning can deliver a system and infrastructure designed and operated to enable safe access for all users. Pedestrians, bicyclists, motorists and transit riders of all ages and abilities must be able to safely move along and across streets throughout Chattooga County. Roadway planning, design, and street operations must meet regional transportation goals while embracing neighborhoods and considering the adjacent uses of land. This process respects traditional street design objectives for safety, efficiency, capacity and maintenance while integrating community objectives and values relating to compatibility. It does so by linking sense of place, urban design, cost and environmental impact.

- ☞ **DP Strategy 6.1.1:** *Develop a Joint Countywide Multi-modal Transportation Plan, in coordination with GDOT and NWGRC to further define long-term needs and develop streets, pedestrian paths, bike lanes/paths, and public transit that contribute to a system of fully-connected and interesting routes.* ① ② ③ ④ ⑤

¹⁹ See DCA Model Land Use Management Code Sec. 7-8 Rural/Suburban Arterial Corridor Overlay

²⁰ Applicable to unincorporated areas only if Chattooga County adopts zoning

- ☞ **DP Strategy 6.1.2:** Review road design standards to ensure their ability to encourage “complete streets,” by accommodating all modes of travel, while still providing flexibility to allow designers to tailor the project to unique circumstances (as individual strategy or as part of the Joint Countywide Multi-modal Transportation Plan). ①②③④⑤
- ☞ **DP Strategy 6.1.3:** Develop Context Sensitive Design guidelines that describe appropriate roadway and access management standards. These guidelines should link the form and function of different street types with surrounding land uses to promote orderly and efficient traffic circulation along corridors identified in the Future Development Guide (as individual strategy or as part of the Joint Countywide Multi-modal Transportation Plan). ①②③④⑤
- ☞ **DP Strategy 6.1.4:** Consider traffic impact of new development as part of the permitting process. This enables local governments to determine the transportation demands of development proposals and provide for reduction of adverse impacts on the transportation system.²¹ ①④⑤
- ☞ **DP Strategy 6.1.5:** Consider alternatives to the proposed US-27 bypass that would make the existing corridor more efficient, while protecting Summerville’s downtown and corridor commercial districts and maintaining a high quality of life. ①④
- ☞ **DP Strategy 6.1.6:** Support planned GDOT improvements of SR-140/Adairville Road in Floyd County to provide a four-lane direct connection between US-27 (and Chattooga County) and I-75 (Adairville). ①②③④⑤

DP Policy 6.2: Improve safety and efficiency of existing corridors ①②③④⑤

Established corridors would benefit from a series of operational improvements such as a more sophisticated traffic signal synchronization system, increased access management (access points to homes and businesses along busy corridors), and expansion, where needed, of ROW to include dedicated left-turn lanes, bicycle lanes, curb/gutter, and sidewalks. These types of improvements could significantly enhance both the safety and efficiency of the existing system.

- ☞ **DP Strategy 6.2.1:** Develop access management plans for established corridors such as US-27 and SR-48 to provide order to what have become (in some locations) continuous curb cuts on each side of the highway resulting in unattractive, pedestrian-unfriendly, confusing roadways.²² ①④⑤
- ☞ **DP Strategy 6.2.2:** Identify traffic signalization and timing improvements. Synchronization of traffic signals would help smooth traffic flow, reduce congestion, and improve travel times at peak traffic hours. The net result would be a more enjoyable driving experience, less fuel waste, lower vehicular emissions, and time savings for residents, workers, and businesses. ①④
- ☞ **DP Strategy 6.2.3:** Establish an ongoing pavement management program to maintain safe roadway conditions. ①②③④⑤

DP Policy 6.3: Promote interconnected network of streets ①②③④⑤

New development/redevelopment should both create an interconnected street network that connects to existing adjacent development, allowing for more than one way in and one way out, while allows providing for multiple route options within the development.

²¹ See DCA Model Land Use Management Code Sec. 5-6 Traffic Impact Study

²² See DCA Model Land Use Management Code Sec. 4-1-19 through 4-1-21 Curb Cuts and Access Specifications

- ☞ **DP Strategy 6.3.1:** Adopt connectivity standards for new developments. These standards should create an interconnected public street network within new developments and should enhance connectivity area wide by linking new streets and neighborhoods to existing public roads and adjacent neighborhoods.²³ ①②③④⑤
- ☞ **DP Strategy 6.3.2:** Integrate a Corridor Map into long-range planning (that supports the Multi-modal Transportation Plan) to designate where the construction and improvement of transportation facilities (especially arterials and collector/connector streets) is expected indicating the right-of-way of planned transportation facilities.²⁴
- ☞ **DP Strategy 6.3.3:** Alternative Street and Pedestrian System standards providing for alternative specifications that will reduce construction costs to developers including minimized right-of-way width, pavement width, turn around dimensions, intersection radii and addition of bike lanes.²⁵

DP Policy 6.4: Increase the ability for residents to walk around the community ①②③④⑤

Sidewalks, greenways, trails of all sorts, appropriately placed crosswalks, and other pedestrian linkages can make Chattooga County communities more walkable and provide opportunities for investment in existing communities that in turn spurs redevelopment and revitalization. This bicycle and pedestrian infrastructure should provide town and suburban area neighborhoods with safe connections to commercial areas, parks/recreation areas, schools, and other civic institutions.

- ☞ **DP Strategy 6.4.1:** Prepare existing conditions analysis of the sidewalks to identify substandard facilities and prioritize repair/replacement projects in addition to identifying areas appropriate for investment in new sidewalks and multi-use trails (as individual strategy or as part of the Joint Countywide Multi-modal Transportation Plan). ①②③④⑤
- ☞ **DP Strategy 6.4.2:** Review and modify site design requirements to promote context sensitive street design and multimodal transportation options such as pedestrian facilities.
- ☞ **DP Strategy 6.4.3:** Apply for federal “Safe Routes to School” to fund construction of sidewalks, trails, and bike lanes that make walking and biking easy and safe within schools zones. ①②③④⑤
- ☞ **DP Strategy 6.4.4** – Abandoned rail lines in the county provide ideal locations for potential Rails-to-Trails projects that can contribute to a multi-modal transportation system. ①②④⑤
- ☞ Also see **DP Strategy 3.1.2**

DP Policy 6.5: Increase the ability for residents to bike around the community ①②③④⑤

Biking should become a safe and convenient transportation option and recreation activity throughout Chattooga County by ensuring safe, adequate and well-designed facilities are provided for bikes, including pavement markings, signage and intersection crossings.

- ☞ **DP Strategy 6.5.1:** Conduct bicycle study to identify and prioritize areas appropriate for investment in new bicycle facilities (as individual strategy or as part of the Joint Countywide Multi-modal Transportation Plan). ①②③④⑤

²³ See DCA Model Land Use Management Code Sec. 4-1-19 through 4-1-21 Curb Cuts and Access Specifications

²⁴ See DCA Model Land Use Management Code Sec. 8-2 Corridor Map

²⁵ See DCA Model Land Use Management Code Sec. 4-2 Alternative Street and Pedestrian System Standards

- ☞ **DP Strategy 6.5.2:** Strengthen relationship with Bike! Walk! Northwest Georgia, a regional advocacy group, promotes supportive and inclusive bicycle and pedestrian policies and facilitates coordinated planning throughout the Northwest Georgia Region and could provide individual assistance to Chattooga County communities. ①②③④⑤

DP Policy 6.6: Provide more comprehensive public transportation options in Chattooga County ①

Chattooga County should provide safe and convenient transportation service to allow residents and visitors to meet their daily needs without a private automobile.

- ☞ **DP Strategy 6.6.1:** Conduct public transportation study, in coordination with NWRGC and GDOT to identify destinations, feasibility and types of public transportation (such as connecting Chattooga County residents to job centers in neighboring counties). ①

DP Goal 7: Efficient use of existing and proposed infrastructure and community facilities ①②③④⑤

The availability of water, wastewater, fire protection and emergency services, police protection, parks and other utilities and services affects the safety and quality of life for residents as well as the economic stability of the community. Chattooga County, Lyerly, Menlo, Summerville and Trion will promote a development pattern that provides for long-term development needs, while achieving a cost-effective provision of public infrastructure and facilities.

DP Policy 7.1: Maximize efficient use of existing and planned utility infrastructure ①②③④⑤

Having public water and sewer in place can encourage growth in desired areas, whereas the absence of such infrastructure can limit growth in areas important to retain as rural or to help protect natural resources. Planned the wastewater treatment and collection infrastructure and other utility improvements can accommodate desired growth opportunities. In addition, to achieve a preferred rate of growth and pattern of development, it is important for land use and infrastructure planning to be consistently coordinated.

- ☞ **DP Strategy 7.1.1:** Maintain and upgrade wastewater treatment plant/system in Summerville. ①④
- ☞ **DP Strategy 7.1.2:** Upgrade storm sewer system Summerville, especially in the Willow Spring area due to the groundwater recharge area. ④
- ☞ **DP Strategy 7.1.3:** Upgrade storm sewer system and flood control infrastructure in Trion. ⑤

DP Policy 7.2: Ensure that utility infrastructure investments improve the quality of life within existing communities and new development ①②③④⑤

Encourage development activity in areas already served by public utilities to maximize public investments in the current infrastructure system and to limit capital improvement expenditures on new infrastructure.

- ☞ **DP Strategy 7.2.1:** Coordinate infrastructure expansion (including wastewater collection and treatment capacity) to areas identified as appropriate for new development and redevelopment. Extend utilities to reach developable areas within Town and Suburban development categories (see Future Development Guide) boundaries identified as appropriate for new development and redevelopment. ①②③④⑤
- ☞ **DP Strategy 7.2.2:** Promote orderly expansion of water and sewer services. Effectively managing growth and governmental expenditures through planned, phased expansion of infrastructure guided by community vision. ①②③④⑤
- ☞ **DP Strategy 7.2.3:** Continue to expand provision of public water to areas of the county that currently rely on wells. ①
- ☞ **DP Strategy 7.2.4:** Conduct and carry out appropriate plans and measures for effective stormwater management. ①②③④⑤

DP Policy 7.3: Locate schools, important civic buildings and public parks in strategic locations to maximize improvement of the community's quality of life ①②③④⑤

New public schools and public parks should be located in or near existing neighborhoods to enhance the sense of community and local pride and stimulate infill development. Locating these uses near existing neighborhoods also provides nearby residents with the choice of walking or biking to these uses from home, rather than depending solely on the private automobile. New civic buildings, such as City Hall, police and fire stations, , should be located prominently in activity centers, corridors and neighborhoods to promote civic pride and activity. Additionally, they should be designed and located to be accessed by walking, biking, driving and public transportation.

- ☞ **DP Strategy 7.3.1:** Coordinate school site selection between planning officials, neighborhoods, and the school board to identify school locations within or near existing neighborhoods. ①②③④⑤
- ☞ **DP Strategy 7.3.2:** Identify locations for new parks within developed areas to increase access to parks and open space in underserved areas. Develop a recreation master plan to access current facilities, determine future needs and prioritize capital investments. ①②③④⑤
- ☞ **DP Strategy 7.3.3:** Coordinate the location and construction of new civic building in activity centers, corridors and neighborhoods. ①②③④⑤

DP Goal 8: Impacts mitigated for special uses ①②③④⑤

Create appropriate areas for special use districts or large single use areas that require special design considerations allowing for management of unique circumstances that either negatively impact adjacent development, in the case of industrial development, or compliment surrounding development patterns, such as office park developments, with appropriate design strategies.

DP Policy 8.1: Use site design to manage industrial and high impact uses as well as major institutional and office uses ①②③④⑤

Use site design to mitigate the potentially negative impact of industrial and other high impact uses on surrounding neighborhoods, corridors and open space. Use site design to integrate special job centers with adjacent neighborhoods, corridors and open space – making these institutional and office concentrations accessible and a positive benefit to surrounding development.

- ☞ **DP Strategy 8.1.1:** Locate industrial and other high impact development in specially designated clusters to mitigate negative impacts on adjacent development (See special districts in Future Development Guide). ①②③④⑤

DP Policy 8.2: Revitalize and redevelop Brownfield sites ①④⑤

Focus efforts to clean up vacant, underutilized or abandoned Brownfield sites and prepare redevelopment plans specific to each site to guide future improvements.

- ☞ **DP Strategy 8.2.1:** Conduct an inventory of vacant Brownfield land to identify sites that are suitable for development and redevelopment. In conjunction with stakeholders, identify the Brownfield sites with the greatest potential for redevelopment and the greatest community benefit. ①④⑤
- ☞ **DP Strategy 8.2.2:** Develop small area plans for the priority Brownfield sites (see DP Strategy 8.2.1) that provide needed amenities, use existing infrastructure and complement community character. Make plans available to developers. If feasible and appropriate for the area, offer development incentives like density bonuses, discount fees and permit fast-tracking. ①④⑤

Resource Conservation

Primary Issues and Opportunities

Flood management infrastructure – Areas that are prone to flooding are primarily along the Chattooga River, but also along creeks in the western portion of the county and in the valleys between small ridges. Flood prone areas in established communities, such as those impacted by severe flooding in Trion in the late summer of 2009, face the threat of flood on an annual basis.

Private land near national forest – Some land within the Chattahoochee National Forest Area is privately owned and subject to development.

Preservation of historic and cultural resources – Currently, outside of managed local or private sites, historic resources in Chattooga County have very little protection. These include archaeological sites on the northeastern side of the county (along Farmersville, Gore-Subligna and Haywood Valley Roads and within the Chattahoochee National Forest). The county and cities have not adopted historic preservation ordinances that establish historic preservation commissions. When in place, these ordinances permit adoption of locally-designated historic districts and review of proposed exterior alterations/relocation/demolition of historic structures while also making the jurisdictions eligible for Federal funding and technical assistance.

Historic resource study needed – There is a need for an updated historic resource survey to identify and assess buildings, sites, features and districts that may have attained historic value since the last survey (based on minimum criteria that a resource is at least 50 years old). The most recent study was conducted in 1995.

Potential for development of environmentally-sensitive areas – Development of property along the Chattooga River, on steep slopes, in viewsheds and on existing farmland has the potential to alter the county's rural character and compromise environmental quality.

Ridge and steep slope preservation – Development can currently occur on slopes of 25% or more, also called *steep slopes*, throughout all of the county's jurisdictions. In fact, the majority of the county's ridges contain these slopes. Development or disturbance of *steep slopes* can undermine soil stability, contribute to landslides/debris flow/mudslides, aggravate erosion problems and decrease water quality.

Environmental Planning Regulations lacking – With the exception of the Water Supply Watershed Protection Ordinance adopted by Summerville, the county and remaining three cities have not adopted the state-recommended environmental planning regulations for the protection of water supply watersheds, groundwater recharge areas, wetlands or protected rivers.

Reducing non-point source pollution in the Chattooga River – The *Chattooga River Total Maximum Daily Load (TMDL) Implementation Plan* describes regulatory and voluntary BMPs to reduce non-point sources of pollutants (i.e. failed septic systems). Chattooga River Total Maximum Daily Load (TMDL) Implementation Plan identifies ways to reduce pollution of the river

Alternative tourism route designation for US-27 – A new tourism promotional effort is underway that highlights US-27. The route was designated as an *alternative tourism route* by the Georgia legislature in 2007.

Heritage tourism – Railroad history in Chattooga County, along with on-going use/promotion of local resources such as the Summerville Depot, turntable, and railway for passenger excursion trains provide foundation for potential countywide and regional heritage tourism efforts.

Historic preservation ordinance – With the adoption of a historic preservation ordinances and appointment of historic preservation commissions, the county/cities may be eligible to apply to the Certified Local Government (CLG) Program, which awards Federal historic preservation grant funds and makes available technical assistance to member jurisdiction.

Limited availability of historic preservation tools – Limited protection currently exists for historic resources in Chattooga County. The Summerville Historic District is a National Register designation that includes no preservation regulations.

Goals, Policies and Strategies


RC Goal 1: Preserve natural resources and environmentally sensitive areas

1 2 3 4 5

Chattooga County's many natural features (e.g. ridges, waterways, green spaces, tree canopies, etc.) are critical assets that must be preserved and protected in order to maintain the healthy, natural function of the county's environment. The boundaries defined by these natural features create a framework within which growth and development may occur. Natural features have the potential to establish natural linkages within the county.

RC Policy 1.1: Preserve significant ridge lines 1

Taylor's Ridge, Shinbone Ridge, Little Sand Mountain, and Lookout Mountain are among Chattooga County's most dramatic and beloved natural resources. The tree-covered slopes represent a defining symbol of the county and region. They also represent prime locations for residential development that takes advantage of the stunning views provided from the ridge. Preservation of the overall character of these ridges requires management of new residential development to ensure that site designs blend new development into the existing tree canopy and cause minimal visual impact.

 **RC Strategy 1.1.1:** Review existing regulations and, if needed, adopt Hillside/Ridgeline protection development standards that allow for reasonable hillside use that complements natural and visual character of the community while preventing development that would cause erosion sedimentation, severe tree cutting or scaring.²⁶ 1

²⁶ See DCA Model Land Use Management Code Sec 3-4 Hillside/Ridgeline Protection

RC Policy 1.2: Protect environmentally sensitive areas ①②③④⑤

Preserve and protect important natural features such as forests, steep slopes, water features, scenic natural views and other environmentally sensitive areas. These areas should be protected with public parks, conservation easements and site designs that preserve these precious resources to the greatest extent possible.

- ☞ **RC Strategy 1.2.1:** Explore available tools to assist with protection and acquisition of historic buildings and sites including the creation of revolving funds for repair and acquisition of properties, façade or conservation easement negotiation, utilization of federal funds (e.g. Land and Water Conservation Fund, Transportation Enhancement Program,) promotion of conservation tax credits for use by private land owners holding portions of battlefield sites, and the DCA Regionally Important Resource (RIR) Program for historic and natural resources. ①④⑤
- ☞ **RC Strategy 1.2.2:** Discourage development in environmentally sensitive areas, as delineated in the Natural development category (see Future Development Guide and Map). ①②③④⑤
- ☞ **RC Strategy 1.2.3:** Explore regional-level partnerships to protect and enhance the natural environment, without being tied to political boundaries. ①②③④⑤
- ☞ **RC Strategy 1.2.4:** Create conservation easement program and promote conservation easements and conservation tax credits by landowners to help preserve environmentally-sensitive lands. ①
- ☞ **RC Strategy 1.2.5:** Review and update, as needed, site design requirements for open space. Site design requirements should, to the greatest extent possible, preserve environmentally sensitive areas and allow for continuity of environmental features. ①②③④⑤
- ☞ **RC Strategy 1.2.6:** Enlist land trusts for open space preservation. Non-profit land trusts working with communities to help save community's land heritage through voluntary land conservation. ①
- ☞ **RC Strategy 1.2.7:** Pursue public purchase of environmentally-sensitive lands for creating of wildlife areas, nature preserves and public parks. For example, the Chattahoochee National Forest and Sloppy Floyd State Park each protect large areas from potential disruptive development. They also provide recreation options and economic development potential. ①

RC Policy 1.3: Provide residents and visitors with the opportunity to connect with nature for enjoyment, recreation and economic activity ①②③④⑤

Make access to natural areas an important part of the community for recreation and economic activity. Coordinate the creation of a greenway system that can connect residents to important natural resources.

- ☞ **RC Strategy 1.3.1:** Create a Countywide Greenway System Master Plan to connect residents and visitors to natural resources. Include strategies for conservation, acquisition and management of natural areas.

RC Policy 1.4: Improve water quality protection ④⑤

Improve water quality by supporting the health and natural functions of waterways by revitalizing creeks, streams, rivers and other natural water bodies.

- ☞ **RC Strategy 1.4.1:** Adopt the applicable regulations implementing DCA rules for Environmental Planning Criteria (Part V): **1 2 3 4 5**
 - Groundwater Recharge Areas²⁷
 - Water Supply Watersheds²⁸
 - Wetlands²⁹
 - Protected River Corridors³⁰
- ☞ **RC Strategy 1.4.2:** Utilize public parks, conservation easements, site design and other land preservation tools to preserve land adjacent to streams and other important water bodies.
- ☞ **RC Strategy 1.4.3:** Continue to enforce sediment and erosion control requirements to mitigate negative impacts of construction site run-off on waterways.
- ☞ **RC Strategy 1.4.4:** Conduct and carryout appropriate plans and measures as well as incorporate best management practices for stormwater management, site development, and landscaping. **1 2 3 4 5**
- ☞ **RC Strategy 1.4.5:** Coordinate with Coosa River Basin Initiative (CRBI)/Upper Coosa Riverkeeper, the Conservation Fund and other local non-profits as beneficial partners in environmental public outreach and conservation activities. **1**
- ☞ **RC Strategy 1.4.6:** Require riparian buffers; requiring strips of land along banks of streams or rivers to be set aside from development to protect water quality. **1 2 3 4 5**
- ☞ **RC Strategy 1.4.7:** Develop a countywide mandatory septic tank maintenance program. The combination of conducting an existing inventory and condition assessment of individual septic systems and establishing a mandatory, countywide septic tank maintenance program can help prevent negative environmental impacts caused by failing septic systems. **1**

RC Goal 2: Sustainable sites and buildings **1 2 3 4 5**

Create development patterns that reduce energy consumption and mitigate the impacts of development on the environment

RC Policy 2.1: Encourage green building design and technology **1 2 3 4 5**

Promote energy efficiency and conservation using sustainable construction practices.

- ☞ **DP Strategy 2.1.1:** Examine building codes to identify means of introducing incentives and requirements for the use of “green” materials, systems, and practices.
- ☞ **DP Strategy 2.1.2:** Develop sustainable green design for new public facilities to create environmentally-sound and resource-efficient buildings using an integrated approach to design that promotes resource conservation, (e.g. energy and water conservation features), reduces cost of operation and maintenance, and addresses issues such as historic preservation, access to public transit and other community infrastructure systems.

²⁷ See DCA Model Land Use Management Code Sec. 2-1 Ground Water Recharge Areas

²⁸ See DCA Model Land Use Management Code Sec. 2-2 Water Supply Watersheds

²⁹ See DCA Model Land Use Management Code Sec. 2-3 Wetlands

³⁰ See DCA Model Land Use Management Code Sec. 2-4 Protected River Corridors

RC Policy 2.2: Promote sustainable site design ①②③④⑤

Use site design strategies, such as stormwater management, wastewater management, heat island mitigation and light pollution mitigation, to reduce the impact of development on the environment.

- ☞ **DP Strategy 2.2.1:** *Develop a Sustainable Site Design Guide to describe sustainable site design best practices.* ①②③④⑤
- ☞ **DP Strategy 2.2.2:** *Develop sustainable green design for new public buildings to create environmentally-sound and resource-efficient facilities using an integrated approach to design that promotes resource conservation, reduces cost of operation and maintenance, and addresses issues such as historic preservation, access to public transit and other community infrastructure systems. Incorporate green, environmentally-friendly technology into day-to-day operations. This includes becoming less dependence on fossil fuels by replacing low-mileage vehicles with more fuel-efficient models (e.g. hybrids) as well as better reuse of waste, incorporation of solar energy, etc.* ①②③④⑤

RC Goal 3: Reduce solid waste ①②③④⑤

Improve solid waste collection, treatment and management service to enhance environmental stewardship. In addition, encourage cleanup of existing illegal dump areas and discourage the use of such areas for this practice.

RC Policy 3.1: Support recycling efforts and improved participation ①②③④⑤

Recycling of solid waste such as glass, plastic, paper and cardboard is encouraged countywide to promote environmental stewardship and reduce the demand for securing locations for permanent waste disposal. In addition, recycling or harvesting methane gas as an alternative source of energy can be accomplished with added infrastructure at the county's landfill.

- ☞ **RC Strategy 3.1.1:** *Study the feasibility of establishing recycling and materials collection system.* ①②③④⑤
- ☞ **RC Strategy 3.1.2:** *Continue to promote the Chattooga County Solid Waste Management Plan and establish supporting programs.* ①②③④⑤
- ☞ **RC Strategy 3.1.3:** *New multifamily, commercial, industrial and institutional development should include on-site recycling facilities for use by employees and residents.* ①②③④⑤
- ☞ **RC Strategy 3.1.4:** *Consider expanding municipal recycling to include placing recycling receptacles in public spaces such as government buildings, public parks and downtown areas.* ①②③④⑤
- ☞ **RC Strategy 3.1.5:** *Adopt measures to reduce solid waste and encourage recycling at all local-government-maintained properties.* ①②③④⑤
- ☞ **RC Strategy 3.1.6:** *Study potential of extracting methane gas from the county's landfill.* ①

RC Policy 3.2: Reduce illegal dumping of trash and hazardous waste and provide for cleanup of illegal dumping sites ①②③④⑤

Illegal dumping sites in the county should be quickly located and mitigated to protect environmental damage and protect water quality.

- ☞ **RC Strategy 3.2.1:** *Develop a program to assist in locating and cleaning up illegal open dump sites.* ①

- ☞ **RC Strategy 3.2.2:** Establish an environmental court solely dedicated to problems related to housing, community health, solid waste, fire, building and zoning violations (including the property maintenance code) in order to result in stricter adherence to property maintenance and compliance with various local requirements³¹. ①

RC Goal 4: Preservation of historic and cultural resources ①②③④⑤

Chattooga County's historic sites and neighborhoods highlight the community's rich history and character and contribute to the overall sense of place. Preservation of these community assets provides current and future residents and visitors with an enjoyable, educational glimpse into the county's past.

RC Policy 4.1: Promote preservation of historic structures and places ①②③④⑤

Chattooga County's historic structures and sites highlight the area's history, as well as social and cultural identity. Promotion of these structures and sites allow the community and visitors an opportunity to learn about the history and culture of Chattooga County. Historic structures and sites should be identified and preserved to ensure that residents, visitors and future generations continue to have the opportunity to enjoy and experience these places.

- ☞ **RC Strategy 4.1.1:** Conduct countywide historic and cultural resources inventory to identify existing historic resources. ①②③④⑤
- ☞ **RC Strategy 4.1.2:** Coordinate with local, state and regional historical societies to nominate eligible properties and districts to the National Register of Historic Places. Potential National Register districts were identified in the 1995 preliminary historic resources survey. ①②③④⑤
- ☞ **RC Strategy 4.1.3:** Seek local designation of historic properties to ensure long-term preservation of the resources, and/or identify incentives for their preservation (e.g. building façade easements). ①④⑤
- ☞ **RC Strategy 4.1.4:** Create incentives for historic building restoration, encouraging renovation versus demolition of historic properties. ①④⑤
- ☞ **RC Strategy 4.1.5:** Adopt an Historic Preservation Ordinance requiring protection of locally-designated historic properties and districts and creating a local Historic Preservation Commission.³² ④⑤
- ☞ **RC Strategy 4.1.6:** Promote use of federal historic housing rehabilitation tax credits. Property owners have the potential to take advantage of two Federal tax incentive programs: the Rehabilitation Investment Tax Credit program (RITC), which effectively reduces the costs of rehabilitation to an owner of a historic income-producing property, and the charitable contribution deduction, which is a donation of the historic value of a structure and is available to owners of residential and income-producing properties. ①②③④⑤
- ☞ **RC Strategy 4.1.7:** Establish a Summerville locally-designated historic district. The boundaries of the proposed National Register Summerville Historic District have the potential to be form a locally-designated historic district. This designation would protect buildings from inappropriate exterior alterations, signage, infill development, as well as demolition due to a required design review process. ④
- ☞ **RC Strategy 4.1.8:** Establish historic/cultural markers program. ①②③④⑤
- ☞ **RC Strategy 4.1.9:** Create local tour guide for historic and cultural resources. ①②③④⑤

³¹ This is especially feasible with the implementation of GR Strategy 2.1.2

³² See DCA Model Land Use Management Code Sec 9-4 Historic Preservation Ordinance

RC Policy 2.3: Promote public art ①②③④⑤

Use public art in public places to encourage and support the arts, enhance visual character of the community, establish a sense of place.

☞ **RC Strategy 2.3.1:** *Create public art program. Public art should be a part of public spaces to foster community pride and improve the visual attractiveness of public spaces.* ①②③④⑤

Social and Economic Development

Primary Issues and Opportunities

Limited park and recreation services outside of Summerville – Georgia DNR (Chattahoochee National Forest and Sloppy Floyd State Park) and Summerville city government provide the only public park and recreation services in Chattooga County. Parks are owned and operated by Lyerly, Menlo and Trion, too. However, during the public participation process for the Community Agenda, community stakeholders identified the lack of recreational opportunities for youth countywide and limited options for existing recreation facilities as areas for improvement.

Low wages – Chattooga County's average weekly wage for all industries in 2008 was only 85% of that for the Northwest Georgia Region, 65.8% of that for the state and 61.5% of that for the nation. The average weekly wage for *manufacturing*, the county's largest sector, is only 82.7% of the regional wage, 52.6% of the state's wage and 54.5% of that national wage for the same sector. The community has a generally limited job opportunities, especially high-paying, high skilled jobs.

Limited jobs available to keep recent high school and college graduates – High school and college-educated residents are easily enticed by greener economic pastures in other communities. When compared to the state, nation and other counties in the Northwest Georgia Region, Chattooga County provides limited opportunities for recent graduates. In addition, county residents who were part of the labor force in 2000 were less likely than residents of the state as a whole to hold higher-skilled *management, professional and related occupations* and more likely to hold positions in lower-skilled *production, transportation and material moving occupations*. New industry and professional job opportunities are needed to provide higher-paying jobs for residents and provide opportunities for the county's young workers to stay in the area.

Conditions of rental housing – There is a general perception countywide that rental housing is in poor condition.

Few entertainment options for teenagers – The county offers few productive activities for teenagers/

Lack of tools needed for code enforcement – Existing regulations and code enforcement lack the tools necessary to ensure adequate property maintenances that prevents substandard housing that can threaten stable residential areas. In addition, the public perceives a lack of enforcement of existing codes.

Low educational attainment – Educational attainment in Chattooga County lags that of the state and nation. Lower educational attainment impacts the county's ability to recruit businesses, especially high-growth, high-tech industries. Only 6.3% of the county's 25-years-and-older residents had obtained a *bachelor's degree* in 2008 compared to 27% and 27.4% for the state and nation, respectively.

Considerable job losses and high unemployment rates – Chattooga County suffered a net loss of 2,392 jobs from 2000 to 2009, a 29.1% drop during a time when the state experienced only a 1.3% employment loss. As a result, the county's unemployment rate hit 10% well before the impact of job losses caused statewide and nationally by the 2008-2009 recession.

Dependence on manufacturing – Dependence upon the *manufacturing* sector and an otherwise lack of a diversified economy makes the county more vulnerable to economic downturns. In 2008, the *manufacturing* sector made up 44% of employment in the county (compared to 10.1% and 10.5% for the state and nation, respectively), resulting in jobs lost at a greater rate than that of the state during the latest economic recession.

Increasing need for retirement and elderly housing – Approximately 30% of the Chattooga County residents were at or near retirement in 2008. Approximately 10% were at retirement age or older. These facts highlight the need for housing options and designs that address the needs of the elderly population.

Desire for more retail, services, entertainment, dining – The community appreciates the retail, restaurant, and entertainment establishments offered in Chattooga County, but feel the population and economic buying power warrant more choice, especially for higher-end options. Currently, the county loses sales tax dollars to Floyd County and other neighboring counties as residents leave the county to conduct business, enjoy a night on the town or shop.

Master plan needed to guide economic development – Chattooga County lacks a strategic or master plan for economic development. However, local advocates are present and seeking ways to improve the local economy (see Opportunities).

Empty commercial and industrial buildings – Abandoned or deteriorated buildings result in lost revenue and can hinder development/redevelopment efforts in the immediate area.

Increase in vacancy rate – Chattooga County's housing unit *vacancy rate* in 2008 (20.4%) was significantly higher than that of the state (13.4%). This translates into approximately 2,200 vacant housing units in the county. The increase in vacant housing units correlates with the loss of jobs in the county during this period.

Growing jobs/housing imbalance due to job loss in the county – As the county lost jobs, residents sought employment farther from home. This change has created an imbalance between the location of available housing and major employment centers.

Decrease in home ownership – The total number of *owner-occupied* housing units in the county fell by 13.1% from 2000 to 2008, after falling by only 1.6% from 1990 to 2000. The local decrease occurred in the midst of 14% statewide *owner-occupied* housing unit growth.

Local foreclosure crisis – The 10% estimated *foreclosure rate* for Chattooga County almost doubled that for the Northwest Georgia Region (5.6%) and the state (5.1%) between January 2007 and June 2008.

Goals, Policies and Strategies

SED Goal 1: Sustainable and diverse base of businesses and job opportunities

① ② ③ ④ ⑤

Promote coordinated economic development that provides a stable tax base, necessary community services and job opportunities. Continue to promote a range of job opportunities that meet the needs of residents and existing and prospective businesses are matched appropriately with the skills of the community.

SED Policy 1.1: Expand job opportunities ① ② ③ ④ ⑤

Expand job opportunities within Chattooga County so that those that live in the community can work in the community

- ☞ **SED Strategy 1.1.1:** Georgia Tax Credit incentives can help recruit new business. As the only Tier 1 county in the Northwest Georgia Region, Chattooga County can take offer the highest tax credits available through the Georgia Tax Credits programs. ①②③④⑤
- ☞ **SED Strategy 1.1.2:** Chattooga County was the first Certified Work Ready Community (CWRC) in the Northwest Georgia Region and is one of only 19 counties in Georgia to achieve this status. As a CWRC, the county actively works to improve the local pool of qualified job applicants, which in turn enhances its ability to compete for new business. ①②③④⑤
- ☞ **SED Strategy 1.1.3:** Coordinate with DCA to establish an Opportunity Zone(s) to encourage development and redevelopment of a smaller geographical area(s) served by existing economic development programs. ①②③④⑤

SED Policy 1.2: Focus different types of economic development opportunities in appropriate areas ①②③④⑤

Guide economic development investment and activity using the Future Development Guide and Map.

- ☞ **SED Strategy 1.2.1:** Locate small to moderate scale commercial activity at nodes within the Suburban and Town Development Categories to maximize the efficient use of existing transportation systems. ①②③④⑤
- ☞ **SED Strategy 1.2.2:** Locate major commercial activity along the corridors and within the centers identified in the Future Development Guide and Map. ①②③④⑤
- ☞ **SED Strategy 1.2.3:** Encourage location of small business development along the corridors and within the centers and appropriate districts identified in the Future Development Guide and Map. ①②③④⑤
- ☞ **SED Strategy 1.2.4:** Encourage location of large business and industrial facilities within the special districts identified in the Future Development Guide and Map. ①②③④⑤

SED Policy 1.3: Encourage mixed-use activity centers and corridors ①②③④⑤

Promote mixed-use development that locates job opportunities in close proximity to places to live.

- ☞ **SED Strategy 1.3.1:** Actively market center and corridor areas identified in the Future Development Guide and Map for small and medium sized businesses. For example, Summerville's Better Hometown Program actively works to promote the downtown area and preserve its historic resources. Its efforts can serve as a model for other cities to enhance local economic development efforts while preserving historic resources. ①②③④⑤
- ☞ **SED Strategy 1.3.2:** Create public-private partnerships to develop revitalization plans and infrastructure improvements for underutilized centers and corridors. ①②③④⑤

SED Policy 1.4: Encourage creation of local shopping, dining and entertainment options ①②③④⑤

Expand local shopping, dining and entertainment opportunities to meet the needs of residents, attract visitors to the community and improve the tax base.

- ☞ **SED Strategy 1.4.1:** Focus restaurants and entertainment uses in centers and corridors. ①②③④⑤

- ☞ **SED Strategy 1.4.2:** Develop a marketing study to determine demand for shopping, dining and entertainment options. ①

SED Policy 1.5: Ensure availability of land for development to support employment growth ①②③④⑤

Guide new technological, industrial and commercial development to appropriate areas of the community reserved for such uses due to the availability (or planned future availability) of supporting infrastructure.

- ☞ **SED Strategy 1.5.1:** Encourage new employment centers (including technological, industrial and commercial development) by providing the infrastructure necessary to accommodate new industry, while also remaining flexible to future economic shifts and needs. For example, the 150-acre Trion Industrial Park has the potential to attract new businesses, including suppliers associated with the Chattanooga Volkswagen plant, once public utilities are in place. ①②③④⑤

SED Goal 2: Coordinated countywide and regional economic development efforts ①②③④⑤

Economic development efforts coordinated among local, regional and state agencies and organizations will promote a stable tax base, necessary community services, and job opportunities

SED Policy 2.1: Maintain a regional approach to economic development ①②③④⑤

Coordinate working relationships with planning staff, local businesses and local economic development organizations to ensure new and existing business developments are in line with the principles of the Future Development Guide.

- ☞ **SED Strategy 2.1.1:** Develop a countywide master plan for economic development that provides a proactive set of goals, policies and measurable strategies. ①②③④⑤
- ☞ **SED Strategy 2.1.2:** Identify development incentives to encourage big business to locate in districts identified in the Future Development Guide. ①②③④⑤
- ☞ **SED Strategy 2.1.3:** Actively market districts identified in the Future Development Guide for concentrated areas of industrial and large-scale business development. ①②③④⑤
- ☞ **SED Strategy 2.1.4:** Chattooga County Chamber of Commerce, Northwest Georgia Joint Development Authority (NWGJDA), Chattooga County Development Authority (CCDA) and Summerville Industrial Development Authority (SIDA) advocate on behalf of business interests and economic development in the county in an effort to attract and retain businesses throughout the county. NWGJDA, CCDA and SIDA should continue to strategically issue both exempt and taxable industrial revenue bonds for qualifying projects as an incentive for attracting or expanding industry. ①②③④⑤

SED Policy 2.2: Coordinate job training opportunities ①②③④⑤

Provide job training opportunities to increase the skill sets of Chattooga County's workforce and quality of life.

- ☞ **SED Strategy 2.2.1:** Coordinate adult education opportunities that enhance the job skills of the workforce and that meet the needs of existing or desired businesses. Continue coordination with Georgia Northwestern Technical College and Dalton State College to build and strengthen relations and discuss innovative approaches to educational opportunities in the county. ①
- ☞ **SED Strategy 2.2.3:** The Workforce Investment Program, administered by the Northwest Georgia Regional Commission, provides education, training and employment opportunities for individuals throughout the Northwest Georgia Region. ①②③④⑤

SED Goal 3: Thriving tourism economy ①②③④⑤

Expand tourism efforts to take advantage of the natural beauty of Chattooga County as well as historic and cultural attractions such as Floyd State Park, Howard Finster's home, and local celebrations and festivals. Attractions such as these create a solid foundation for heritage tourism.

SED Policy 3.1: Increase efforts to attract tourism ①②③④⑤

Increase efforts to draw tourists to Chattooga County attractions such as Floyd State Park, Howard Finster's home, and local celebrations and festivals, historic sites, natural areas, etc.

- ☞ **SED Strategy 3.1.1:** Promote Agritourism and Ecotourism to create opportunities for farms, nature preserves and other similar operations to promote land preservation, local revitalization and job creation using tourism. ①
- ☞ **SED Strategy 3.1.2:** Establish and promote efforts to revitalize downtown areas of Lyerly, Menlo, Summerville and Trion. ②③④⑤
- ☞ **SED Strategy 3.1.3:** Establish marketing efforts that pair park-related activities with significant Native American sites and other county attractions. Coordination among the various preservation-related groups in the county can assist with these efforts. ①②③④⑤
- ☞ **SED Strategy 3.1.5:** Continue coordination with US-27 alternative tourism route efforts. ①②④⑤
- ☞ **SED Strategy 3.1.6:** Create long-term maintenance and site master plan for the Howard Finster home in the Pennville area. ①
- ☞ **SED Strategy 3.1.7:** Promote natural resources such as the Chattooga River for canoe trips. ①

SED Goal 4: Quality park and recreation facilities and activities ①②③④⑤

Availability of quality parks, community centers and recreation activities/programs supports active, healthy lifestyles for all ages and enhance quality of life for residents and visitors.

SED Policy 4.1: While enhancing and maintaining existing parks, create a coordinated, city-wide system of parks and green space ①②③④⑤

Ensure the community has access to a range of parks and green spaces – from small pocket parks that serve the immediate neighborhood to large, regional parks that serve the entire community. Ensure existing parks are well-maintained and enhanced with new amenities.

- ☞ **SED Strategy 4.1.1:** Create a Countywide Parks, Recreation and Green Space Master Plan to identify maintenance needs for existing parks, locations for new parks, and coordinate the connection of parks and neighborhoods with a greenway and trail network. ①②③④⑤

☞ **SED Strategy 4.1.2:** Use SPLOST funds for recreation improvements. ①②③④⑤

SED Policy 4.2: Expand existing programs and support safe and healthy recreation opportunities for all ages ①②③④⑤

A variety of park and recreation facilities are available for residents of Chattooga County, however a coordinated expansion of options of both passive and active recreational facilities and programs would better meet the needs of families, including seniors and children. The system should offer facilities and recreational activities and enrichment/educational opportunities for all residents – young and old.

☞ **SED Policy 4.2.1:** Include within an assessment of existing park and recreation programs along with recommendations for future programs within the Parks, Recreation and Green Space Master Plan in order to ensure provision of recreation programs for all ages, including new programs for teenagers and young adults. ①②③④⑤

SED Goal 5: Variety of quality housing options ①②③④⑤

Promote a variety of housing choices— making it possible for all who work in the community to also live in the community including promotion of a variety housing types and price points for all ages and income.

SED Policy 5.1: Encourage housing diversity in new neighborhoods ①②③④⑤

The community should plan for a variety of housing products (styles and price points) as development occurs to meet the needs of traditional and non-traditional households (e.g. empty nesters, seniors, and young professionals without children). New housing development should provide a mix of housing types to meet differing lifestyle needs such as town homes, condominium units and two-bedroom single-family dwellings.

☞ **SED Strategy 5.1.1:** Create incentives such as density bonuses or expedited permit processing development of affordable housing, mixed use development that includes multiple housing types and/or affordable housing options. ④⑤

☞ **SED Strategy 5.1.2:** Permit development of accessory dwelling units or elderly cottage housing (i.e. granny flats) by-right in all residential areas. ④⑤

SED Policy 5.2: Provide housing for “aging in place” ①②③④⑤

Senior housing developments that allow residents to “age in place” are encouraged. These developments should be located to provide and incorporate infrastructure to provide access to transit and sidewalks and allow seniors multi-modal opportunities.

☞ **SED Strategy 5.2.1:** Market community as a retirement community. The retiring “baby boomer” generation nationwide presents a local opportunity for growth and economic development. The beautiful natural environment, quiet small-town, rural lifestyle, and accessibility to nearby metropolitan areas (e.g. Atlanta, Chattanooga and Birmingham) make Chattooga County an ideal setting for retirement community developments. ①④⑤

Government Relations

Primary Issues and Opportunities

Communication/coordination among local governments – Need for increased communication / coordination among the local governments; Jurisdictions should meet more often to coordinate/work together more; lack of coordination

Law enforcement – Lack of Law Enforcement in the area/Lack of police force (Lyerly area)

Redundant services – The cities and county provide some similar services that could potentially be provided jointly via intergovernmental agreements or department consolidation. Redundant services are often less efficient and more costly.

Goals, Policies and Strategies

GR Goal 1: Effective government communication with the public ①②③④⑤

Enhance government communication with community to improve service delivery and decision-making. Effective implementation of the Community Agenda requires ongoing communication between each jurisdiction and the public (e.g. citizens, property owners, business owners, etc).

GR Policy 1.1: Effectively communicate Community Agenda implantation status with the public ①②③④⑤

Chattooga County, Lyerly, Menlo, Summerville and Trion should work jointly to design and implement a public outreach program to inform the public about the progress of the Comprehensive Plan *Community Agenda* and when projects are being considered for implementation. This approach is also useful in enhancing public participation in government and knowledge of community decisions related to services and public infrastructure.

- ☞ **GR Strategy 1.1.1:** *Develop and implement a public outreach program with the focus of communicating the status of Community Agenda implementation. The program should incorporate existing websites, while also creating mechanisms for feedback from the public, (including website comment opportunities, town hall meetings, and speaking to homeowner associations) and incorporate social media websites such as Facebook and Twitter to increase distribution of information.* ①②③④⑤
- ☞ **GR Strategy 1.1.2:** *Enhance and create government social media outlets to inform community about community services, community projects and enhance public participation in government.* ①②③④⑤
- ☞ **GR Strategy 1.1.3:** *Enhance government websites to improve communication with citizens, businesses, visitors, and potential investors (including posting of ordinances, development regulations, guidelines, zoning maps, etc.).* ①②③④⑤

GR Goal 2: Effective coordination of all levels of government in Chattooga County ①②③④⑤

Enhance local governmental coordination between Chattooga County, Lyerly, Menlo, Summerville and Trion to ensure orderly development and service delivery, including implementation of the vision, policies and strategies presented in this plan

GR Policy 2.1: Enhance municipal service delivery with coordination agreements or consolidation of duplicate services within Chattooga County ①②③④⑤

- ☞ **GR Strategy 2.1.1:** Establish regular-scheduled joint meetings with Chattooga County, Lyerly, Menlo, Summerville and Trion to address long-range needs as well as short-term issues and opportunities such as: ①②③④⑤
 - Effective use of the Service Delivery Strategy establishing a strategy for future provision of local services that promotes effectiveness, cost efficiency and funding equity.
 - Continue to coordinate to identifying joint planning areas (annexation, municipal incorporation or joint service delivery areas). The county and city governments have signed have signed resolutions which establish a process for disputes on property annexation and land use. The county and city governments have signed intergovernmental agreements to ensure that extraterritorial water and sewer services by the jurisdiction will be consistent with all applicable land use plans and ordinances where the service is to be provided.
 - Establish joint processes for collaborative planning and decision making: Location and extension of public facilities with the entities responsible for provision and maintenance of the public facilities; siting facilities with countywide significance such as water supply reservoirs, water and wastewater treatment plants and solid waste disposal facilities.
- ☞ **GR Strategy 2.1.2:** Consider jointly adopting an intergovernmental agreement to share resources for planning, land use regulation, building inspection and code enforcement (e.g. Dalton-Whitfield County, Rome-Floyd County).³³ ①②③④⑤
- ☞ **GR Strategy 2.1.3:** Develop jointly a service delivery study to determine potential efficiency and cost savings associated with consolidation of some city and county government services. ①②③④⑤
- ☞ **GR Strategy 2.1.4:** Continue the successful coordination for financing of economic development and infrastructure with SPLOST-funded projects. ①②③④⑤

GR Goal 3: Regional planning coordination ①②③④⑤

Emphasize regional coordination to assist in setting regional priorities, identify shared needs, and find collaborative solutions, particularly related to problems or services that transcend local jurisdiction boundaries (e.g. transit service, water resources)

GR Policy 3.1: Increase land use, transportation and infrastructure coordination with jurisdictions adjacent to Chattooga County ①②③④⑤

Refine communication and coordination efforts with Floyd County, Walker County, (as well as DeKalb and Cherokee counties in Alabama) regarding development activity to ensure orderly and efficient development patterns.

- ☞ **GR Strategy 3.1.1:** Establish regular-scheduled joint meetings jurisdictions adjacent to Chattooga County to address long-range needs as well as short-term issues and opportunities ①②③④⑤

GR Policy 3.2: Emphasize coordination with regional and state agencies ①②③④⑤

³³ See DCA Model Code 10-5

Develop and/or maintain working relationships with Northwest Georgia Water Planning District, and Northwest Georgia Regional Commission to assist in setting regional priorities, identify shared needs, and find collaborative solutions, particularly related to problems that transcend local jurisdiction boundaries.

- ☞ **GR Strategy 2.1.1:** Continue to work with the Northwest Georgia Regional Commission to coordinate planning and development efforts in the region. ①②③④⑤
- ☞ **GR Strategy 2.1.2:** Work with state and federal agencies to identify funding opportunities for community development and transportation needs. ①②③④⑤
- ☞ **GR Strategy 2.1.3:** Coordination with water planning districts. Establish local goals and implementation programs consistent with the water planning goals and objectives. ①②③④⑤

FUTURE DEVELOPMENT GUIDE

Character Area Policy, Implementation Strategies and Future Development Map for Chattooga County and the cities of Lyerly, Menlo, Summerville and Trion

A key component of the comprehensive planning process is the creation of the Future Development Guide. The guide uses Character Areas, defined by Development Categories and Community Elements, to describe in detail the vision for growth and development for the next 20 years. This vision, which was developed with a public planning process, is expressed by unique Character Areas.

The Future Development Guide presents the introduction to Character Area-based planning, policies and strategies associated with Character Areas, and the associated map within the four sections described below:

- What is Character Area-Based Planning?
- Character Area Policy
- Character Area Implementation Strategy
- Future Development Map

CHARACTER-AREA BASED PLANNING

Character Area-based planning focuses on the way an area looks and how it functions. Tailored strategies are applied to each area, with the goal of enhancing the existing character/function or promoting a desired new character for the future. Character Areas define areas that presently have unique or special characteristics that need to be preserved, have potential to evolve into unique areas or that require special attention because of unique development issues.

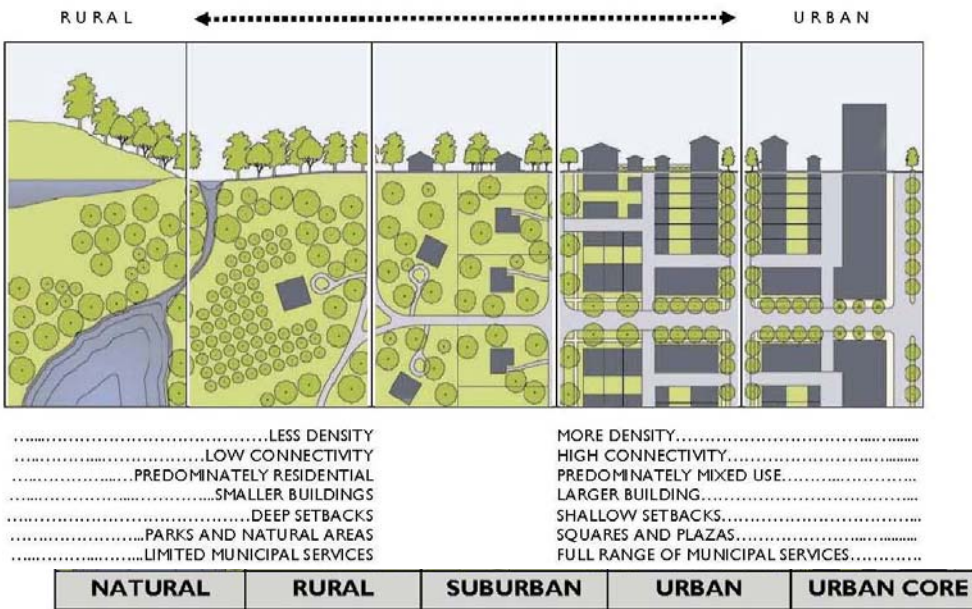
The Character Areas are defined in this plan by Development Categories that group development types and Community Elements that incorporate physical element of natural and built features. Character Area names reflect both the Development Category and Community Element (e.g. Natural-Open Space).

Introduction to the Transect

The Character Areas in this document are defined using the Transect model that groups development types and community elements to describe the physical development and character of an area. The Transect is a planning tool that creates a logical transition of natural and built features of communities that ranges from completely natural areas to very dense urban areas. Each of the transect zones represents a unique type, scale, and intensity of natural and built features that when combined define the character of an area. This is particularly helpful in coordinating planning and development efforts as it links physical development patterns with appropriate services that support daily life.

Development Categories

The **Development Categories** describe generalized development patterns ranging from completely natural areas to urban areas. Each category incorporates different types and scales of natural and built features. Development Categories are shown in the diagram below and summarized in the table that follows.



Summary of Development Categories

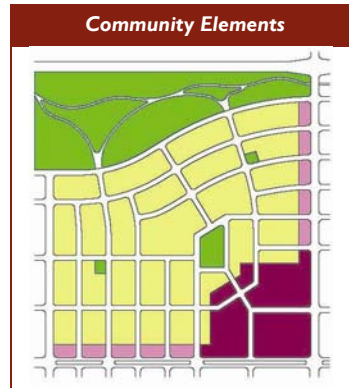
Development Category	Summary
Natural	<ul style="list-style-type: none"> Areas in a natural state or that should be preserved because of their environmental sensitivity and function. Land includes floodplains, prime agricultural land, groundwater recharge areas and steep slopes.
Rural	<ul style="list-style-type: none"> Important land to preserve and enhance community's rural lifestyle, agricultural land and natural areas. Areas defined by agricultural uses and low density residential and rural commercial uses.
Suburban	<ul style="list-style-type: none"> Areas that represent a transition from natural/rural areas to town areas. Important to enhance access to urban amenities such as jobs, retail services and public services.
Urban	<ul style="list-style-type: none"> Important areas to enhance and create quality, walkable communities with residential and non-residential uses in close proximity to one another. High degree of connectivity, density and intensity of development. Characterized by compact, walkable development typical of town centers.
Urban Core	<ul style="list-style-type: none"> Areas with highest density and intensity of development and activity Characterized by compact, walkable development typical of central business districts.
District	<ul style="list-style-type: none"> Districts represent areas that do not fit within the specific categories listed above. Examples often include industrial parks, office parks, colleges and universities and other large-scale single-focused areas.

Community Elements

The **Community Elements** employed by the Character Area Policy describe scale, character and intensity of development within each Development Category, where applicable. These elements are represented by the following:

- Open Space
- Neighborhoods
- Centers
- Corridors

Below is a summary diagram as well as a summary table of the general characteristics of each Community Element.



Summary of Community Elements

Community Element	Diagram	Summary
Open Space		<ul style="list-style-type: none"> • Ranges from woodlands and floodplains in natural areas to parks and squares in town areas • Creates areas that preserve natural features and functions and provides places for the community to connect with nature or play
Neighborhood		<ul style="list-style-type: none"> • Primary area of residence for most of community • Provides diversity of housing • Locates housing in proximity to corridors, centers and open space
Center		<ul style="list-style-type: none"> • General gathering places within neighborhoods or at the edge of two neighborhoods • Characterized by access to full range of retail and commercial services and civic uses • Typically represents highest level of activity within each Development Category • Can range from rural to town areas
Corridor		<ul style="list-style-type: none"> • Primary link between neighborhoods and communities • Primarily a transportation corridor connection different neighborhoods and centers • Functions as either a throughway or a destination depending on Development Category and uses along corridor

Relationship of Future Development Map to Zoning

Chattooga County, Lyerly and Menlo do not use zoning as a local government regulatory tool. Instead, development and community character regulation is limited to building codes and land development regulations associated with subdivision of property.

For Summerville and Trion, zoning consists of both a zoning map and a written ordinance that divides the jurisdictions into zoning districts, including various residential, commercial, mixed-use and industrial districts. The zoning regulations describe what type of land use and specific activities are permitted in each district, and also regulate how buildings, signs, parking and other construction may be placed on a lot. The zoning regulations also provide procedures for rezoning and other planning applications. The zoning map and zoning regulations provide properties in Summerville and Trion zoning jurisdictions with certain rights to development, while the *Community Agenda's* Future Development Map serves as a guide to the future development of property. The Future Development Map and Character Area Policy should be used as a guide for future rezoning decisions undertaken by each jurisdiction.

CHARACTER AREA POLICY

The Future Development Guide Character Area Policy is presented in narrative form in this section and physically depicted in the Future Development Map. The policy represents and describes unique policy strategy and development pattern and links intent with design strategies to help achieve the community vision.

The presentation of the Character Area Policy takes place in text sub-sections organized by Development Category. Each sub-section begins with a general description of the Development Category that presents the character and intent of the category and lists the Character Areas included within the category. Narratives for each Character Area follow the category description. Each Character Area Policy presented in the narrative incorporates the following components:

- **Intent** describes the policy intent of each Character Area, specifically to *preserve, maintain, enhance or create* a desired character.
- **General Characteristics** provides a general overview of desired development pattern in terms of characteristics that are more specifically addressed in the Design Principles.
- **Application** provides a general description of areas where the Character Areas can be found or appropriately applied based on characteristics of the land and infrastructure.
- **Primary Future Land Uses** lists appropriate land uses that support the desired mix and/or type of land uses in a Character Area.
- **Compatible Zoning Districts** identifies appropriate zoning districts to use within the character area. Zoning districts in this policy component represent both currently adopted zoning districts, and where necessary, proposed districts specifically to implement the intent of the Character Area. These are not applicable for Chattooga County, Lyerly and Menlo at this time, but guidance is provided.
- **Design Principles** describes the form, function and character of physical elements of the Character Area. This includes scale which is presented in terms of low, medium and high (relative to other Character Areas), site design, density/intensity, green space, transportation and infrastructure (public utilities).
- **Visual Character Description** provides illustrative descriptions of the desired development character specifically for development patterns, transportation and green space.

Development Category: Natural

The Natural Development Category applies to areas that are important to preserve and maintain in a natural state. The intent of this category is to preserve the natural character of the area, to preserve the natural functions of the environment, and to provide areas where residents and visitors can enjoy nature. Examples of this category include natural wildlife habitat, water bodies, and public preserves and parks.

To preserve the natural character of this area, the land should be left in an undisturbed state. Examples of important features that warrant preserving include rivers, streams, wetlands, floodplains, important wildlife habitats, and steep slopes.

Preserved areas can be both public and private. Public natural areas can be in the form of parks or government owned land. Privately owned natural areas can be in the form of conservation easements or undesirable areas for development because of sensitive natural features.

Emphasis should be placed on connecting natural features to support a healthy natural environment. When natural environments are interrupted or segregated by the built environment, their functional health is reduced.

Building and development is rare in this category. When development does occur, it is typically associated with civic uses such as parks, community centers, and camping grounds and infrastructure such as power lines, trails or roads. Every effort should be made to minimize the physical impact of any development on the surrounding natural environment.

Opportunities to connect and enjoy nature are an important part of a community. This category should provide these opportunities through public preserves and low impact recreational activities.

Examples of public preserves include federal, state, and local parks that can provide access to natural areas. Examples of low impact recreational activities include biking, hiking, boating, fishing, and camping.

NATURAL CHARACTER AREAS

- Natural-Open Space Reserve
- Natural-Open Space Public



Image Credit: PlaceMakers and Dede Christopher

Natural-Open Space Reserve

① ② ③ ④ ⑤

Intent: PRESERVE existing undisturbed natural areas and open space not suitable for development in addition to the protection of areas that have already developed or have the potential to develop due to existing zoning. Natural-Open Space Reserve (N-OS-R) areas are important in the preservation of natural, ecological functions of the environment and in the preservation of the natural environment for current and future generations to enjoy.

General Characteristics: N-OS-R areas are public or privately-owned land intended to remain as open space for natural area conservation and passive recreation purposes.

N-OS areas should also provide opportunities for residents to connect with nature and preserve important environmental functions. These areas may also be secured and protected by conservation easements, land trusts, or government owned land.

Development is generally absent within N-OS-R, with the exception being nature centers, trails and other built features that allow the community to enjoy natural areas. Access to natural areas is limited to hiking /bicycle trails, paths, or informal roadways such as dirt or gravel roads, or small parking areas at the edge of natural areas.

Application: N-OS-R areas are located throughout the community, represented primarily by floodplain areas and areas in a conservation easement.

Primary Future Land Uses

- Undeveloped areas in their natural state
- Passive recreation, including greenways and trails
- Cemeteries and burial grounds
- Civic benefit uses suitable for the area such as educational or nature centers and nature preserves

Compatible Zoning Classifications

- Not Applicable ① ② ③ ④ ⑤

DESIGN PRINCIPLES

Site Design

- Preserve scenic views, natural habitats and natural character
- Place building(s) and choose exterior materials to blend with surrounding landscape and to reduce visual impacts
- Maintain existing vegetation and tree cover

Density/Intensity

- Natural landscape with limited civic buildings to provide access and education to community

Green Space

- Natural landscape
- Maintain connections between natural features

Transportation

- Low bicycle and pedestrian connectivity with greenways, trails
- Limited vehicular access with informal roadways such as unpaved roads

Infrastructure

- Not applicable

Visual Character Description

Development Pattern



Transportation



Green Space



Natural-Open Space Public

① ② ③ ④ ⑤

Intent: **ENHANCE** existing suburban open space and **CREATE** new suburban open space to improve the quality of life with an increased sense of place and community.

General Characteristics: Natural-Open Space Public (N-OS-P) is characterized by active and passive land uses that may serve the immediate neighborhood or the greater community. Active land uses support public-benefit activities such as playgrounds, picnic areas, sports fields and multi-use paths. Passive land uses can include natural areas, town gardens, courtyards, small pocket parks, formal and informal landscaping, or open fields for informal recreation activities.

Civic buildings are the primary building types located within N-OS-P and can range from community centers to maintenance facilities for park maintenance. All civic buildings should be located on lots to minimize their impact on natural features such as streams, or steep slopes. Important civic buildings, such as a community center, should be located prominently on the site to improve access and establish the building as an important public place.

Connectivity is high for vehicles, pedestrians and cyclists. Vehicular access to N-OS-P should be managed and clustered in specific areas or along the street edge. Pedestrian and bicycle access should be encouraged with bike lanes, sidewalks and trails. Internal circulation should prioritize walking and biking over driving to promote bicycle and pedestrian safety and physical activity.

Development at the edge of N-OS-P should encourage access and frame the character area as an important public place. N-OS-P should have a well-defined edge and boundaries. Development should be separated from open space areas by either the roadway or natural features such as a stream, to limit private property from defining the edge.

Application: N-OS-P is generally located within neighborhoods or in close proximity to centers and corridors.

Primary Future Land Uses

- Undeveloped areas in their natural state
- Civic benefit uses such as community centers, parks, recreational complexes and passive recreation areas (greenways and trails).

Compatible Zoning Classifications

- N/A ① ② ③ ④ ⑤

DESIGN PRINCIPLES

Site Design

- Low to moderate lot coverage with a small to medium building footprint in relation to lot size
- Sites should have a well-defined edge and use development at edge of character area to frame area as important public place
- Emphasis on master planning to synchronize multiple active and passive uses

Density/Intensity

- Not applicable to this character area

Green Space

- Formal landscaping for entrances and highly visible areas
- Informal landscaping for passive use areas and natural areas
- Landscaping should blend open space with surrounding development

Transportation

- High bicycle and pedestrian connectivity with sidewalks, bikeways and trails
- High vehicular connectivity to surrounding neighborhoods and development
- Vehicular access is coordinated and typically from a prominent road
- Entrances designed and located to encourage bicycle and pedestrian access

Infrastructure

- Municipal water and sewer service as needed for uses

Visual Character Description

Development Pattern



Transportation



Green Space



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Development Category: Rural

The Rural Category represents areas defined by agricultural uses, low-density residential uses, and limited low-intensity, non-residential uses where appropriate. The intent of this category is to preserve and enhance the rural character of unincorporated areas of Chattooga County.

The development pattern is defined by sparsely scattered buildings connected by a road network that is not dense. Buildings are usually a combination of residential homes and structures for agricultural activities. Spacing between buildings is usually wide and they are separated by large tracts of land. Some rural areas may have clusters of residential buildings that are closer to one another and the street to create rural 'hamlets' such as Cloudland, Chattoogaville and Subligna.

Agricultural activities are an important and defining feature of this category. Pasture land, crop fields, and activities relating to harvesting the land are appropriate. Limited commercial activity can be found at cross roads. The non-residential uses should be limited to those that provide essential services to the rural community. Civic uses such as schools and post offices or commercial uses such as small grocery stores or feed stores are examples of appropriate non-residential uses. Additionally, these buildings should be located on smaller lots, oriented close to the street, and clustered together to minimize the development of the surrounding rural landscape.

Transportation is characterized by a road network that is not dense and generally follows contours and other natural features. Typical rural road cross sections consist of the roadway, shoulders, and ditch and swales with no curbs or sidewalks. Because the road network is spread out, distances between intersections is greater. The nature of the road network and low frequency of intersections limits mobility options to motorized vehicles and increases trip distance and time.

Public and utility services are limited in rural areas, relative to Suburban and Town development categories. Public safety services such as police, fire, and medical response are limited because of the greater distances to travel and limited road connections. Civic services such as schools, community centers and post offices should be located at important cross roads. Electricity is the main utility service for rural areas. Water and sewer service is limited and should be discouraged from expanding into rural areas. Instead, water and sewer should be handled on site with best management practices to limit negative environmental impacts.

Green space is an important part of the rural character. Farm land and natural features are the main types of green space in rural areas and are mostly located on private land. Public access to green space is typically at regional parks that emphasize the preservation of land in a natural state.

RURAL CHARACTER AREAS

- Rural-Neighborhood
- Rural-Center
- Rural-Corridor



Image Credit: PlaceMakers and Dede Christopher

Rural-Neighborhood

1

Intent: **PRESERVE** and **ENHANCE** the rural character. Rural-Neighborhood (R-N) areas are intended to preserve the rural lifestyle with hamlet-style clustering of homes typically found in rural areas that are compatible with surrounding agricultural uses, that benefit from the scenic rural landscape and that accommodate limited residential growth.

General Characteristics: R-N is characterized by low-density residential development and agricultural activities. The general development pattern is either scattered with large distances between buildings or clustered in small hamlets. Clustering can be defined by buildings located in close proximity and along a rural road or by conservation subdivisions that group homes to preserve important natural features, open space and the rural character of the area. Buildings are either removed from the road with deep setbacks or are located close to the road with an informal orientation to the roadway.

With the exception of arterial roadways that cross the area, the majority of roads are narrow rural roads. Roadway cross sections are typically defined by the roadway, shoulders, ditch and swales, and informal landscaping or farm fences lining the edges. Vehicular connectivity is low with large block lengths and infrequent intersections.

Future development should continue to emphasize the preservation of natural features such as natural drainage ways that utilize natural features for stormwater management and farmland.

Application: R-N primarily represents private agricultural, large-lot residential, or undeveloped land and represents the vast majority of property in Chattooga County. R-N areas have traditionally developed with historical clusters of rural homes or have experienced development pressure for higher density residential development that is inappropriate for the area. The character area is generally located in areas where municipal water service is more limited and outside of areas sewer exists. Extension of sewer utilities into these areas should be discouraged since extension would encourage suburban development patterns not intended for this character area.

Primary Future Land Uses

- Agricultural uses and accessory uses important to support the rural lifestyle such as barns or stables
- Residential uses such as low density single-family
- Cemeteries and burial grounds
- Civic benefit uses such as places of worship, municipal parks or preserves, passive recreation (including greenways and trails)

Compatible Zoning Classifications

- No zoning (See DP Strategy 2.1.4) 1

DESIGN PRINCIPLES

Site Design

- Deep building setbacks with green space or moderate building setbacks to locate building close to roadway
- Small building footprints in relation to lot size
- Access generally provided by private driveway

Density/Intensity

- Low density/intensity
- 1 dwelling units/ 3 acres
- Higher density/intensity as allowable by conservation subdivision ordinance

Green Space

- Natural landscape
- Maintain connections between natural features
- Maintain and preserve important agricultural land
- Informal landscaping

Transportation

- Low pedestrian connectivity with greenways and trails
- Low vehicular connectivity with generous distance between intersections
- Rural roadways with shoulder and ditch or swale is main road type

Infrastructure

- Limited municipal water and sewer
- Primary water supply through wells or municipal water
- Primary sewer treatment utilizes septic or on-site treatment system
- Variable telecommunications

Visual Character Description

Development Pattern



Transportation



Green Space



Rural-Center

1

Intent: **ENHANCE** and **MAINTAIN** the rural character by providing commercial and civic services intended to serve adjacent residential or agricultural areas with limited goods and services that are necessary to support the rural lifestyle, and are concentrated at important roadway intersections.

General Characteristics: Rural-Center (R-CTR) is characterized by clustered commercial and residential development around the intersection of prominent rural roads. The general development pattern is compact with moderate to short distances between buildings. Buildings are located close to the street with parking either in front, beside or behind the building on private property. Within the immediate area of major intersections, there is a limited block pattern with moderate distances between intersections.

Roadway cross sections are typically defined by the roadway and shoulders or sidewalks separating the street from private property. Pedestrian facilities such as sidewalks and greenways are appropriate.

R-CTR areas are generally located outside of areas where public water and sewer exists or is proposed. However, depending on the land use and location to municipal services, municipal water and sewer service may be appropriate.

Future development should emphasize the compact, small scale development that supports the immediate surrounding rural area. It should include compatible architecture styles that maintain the regional rural character rather than “franchise” or “corporate” architecture.

Application: R-CTR areas have traditionally developed with rural, low-density residential and commercial clusters and at the intersections of prominent rural roads (e.g. Cloudland, Subligna, Alpine, Peach Orchard Rd./SR-48 near Menlo).

Primary Future Land Uses

- Residential uses such as low density single-family
- Commercial and office uses necessary to support rural lifestyle including small-scale retail or grocery stores, commercial nurseries, farm implement sales and supply stores, farmer’s markets, and feed and seed
- Cemeteries and burial grounds
- Civic benefit uses such as places of worship, schools, municipal services, community centers or municipal parks, passive recreation (including greenways and trails)

Compatible Zoning Classifications

- No zoning 1

DESIGN PRINCIPLES

Site Design

- Vehicular access from prominent rural roads
- Moderate to shallow setbacks are generally 20 to 40 feet in depth
- Moderate building footprint in relation to lot size

Density/Intensity

- Moderate density/intensity
- 0 to 4 dwelling units/acre
- 1-3 story buildings clustered around or close proximity to major intersections

Green Space

- Informal landscaping with areas in natural state
- Formal landscaping with built areas

Transportation

- Low pedestrian connectivity with greenways and multi-use trails
- Low vehicular connectivity with important connections at intersections of prominent rural roads

Infrastructure

- Limited municipal water and sewer
- Primary water supply through wells or municipal water
- Primary sewer treatment utilizes septic or on-site treatment system
- Where water and/or sewer is available, densities can be higher than possible without water/sewer
- Variable telecommunications

Visual Character Description

Development Pattern



Transportation



Green Space



Rural-Corridor

1

Intent: **PRESERVE** and **ENHANCE** the rural character. Rural-Corridor (R-COR) areas are intended to preserve the rural lifestyle in rural areas that are compatible with surrounding agricultural uses that benefit from the scenic rural landscape, that accommodate limited residential growth, and that are located along the primary rural transportation thoroughways.

General Characteristics: R-COR is characterized by low density residential development and agricultural activities. The general development pattern is either scattered with large distances between buildings or clustered in small hamlets. Clustering can be defined by buildings located in close proximity and along a rural road or by conservation subdivisions that group homes to preserve important natural features, open space and the rural character of the area. Buildings are either removed from the road with deep setbacks or are located close to the road with an informal orientation to the roadway.

The R-COR roadway represents the primary transportation roadway in rural areas. The roadways that define rural corridors should preserve the rural character of the area and respect the scale and context of development in the area. Where rural corridors are divided highways, access should be limited and development should respect the character of rural areas. Roadway cross sections typically include the roadway, shoulders, ditch and swale with informal landscaping, tree lines, groves, or farm fences lining the edges. There is typically a low level of vehicular connectivity with large block lengths and infrequent intersections.

Future development should continue to emphasize the preservation of natural features such as natural drainage ways that utilize natural features for stormwater management and farmland.

Application: R-COR primarily represents private agricultural, large-lot residential, or undisturbed land. The character area is generally located outside of areas where sewer exists or is proposed. Expansion of services into these areas should be discouraged.

Primary Future Land Uses

- Undeveloped areas in their natural state
- Agricultural uses and accessory uses important to support the rural lifestyle such as barns or stables
- Residential uses such as low density single-family
- Cemeteries and burial grounds
- Civic benefit uses such as places of worship, municipal parks or preserves, passive recreation (including greenways and trails)

Compatible Zoning Classifications

- No zoning 1

DESIGN PRINCIPLES

Site Design

- Deep building setbacks with green space or moderate building setbacks to locate building close to roadway
- Small building footprints in relation to lot size
- Access generally provided by private driveway

Density/Intensity

- Low density/intensity compatible with surrounding area, either R-OS, R-N, or R-CTR character areas
- 1-3 story buildings

Green Space

- Natural landscape
- Maintain connections between natural features
- Maintain and preserve important agricultural land
- Informal landscaping

Transportation

- Low pedestrian connectivity with greenways and trails
- Low vehicular connectivity with generous distance between intersections
- Rural roadways with shoulder and ditch or swale is main road type

Infrastructure

- Limited municipal water and sewer
- Primary water supply through wells or municipal water
- Primary sewer treatment utilizes septic or on-site treatment system
- Variable telecommunications

Visual Character Description: Rural-Corridor

Development Pattern



Transportation



Green Space



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Development Category: Suburban

The Suburban Development Category represents a transition between natural and rural areas and town environments. The intent of this category is to preserve natural features in the built environment, improve the access to jobs, shopping and public services, and to create new opportunities to enhance the quality of life.

The development pattern of conventional suburban areas is generally characterized by the separation of land uses into residential and non-residential areas. Residential areas typically have clusters of similar one- and two- story residential buildings, lots surrounded by landscaping on all sides, and a moderate to high degree of building separation. Non-residential areas are generally located along major roads or at major crossroads, with commercial uses clustered together designed largely to accommodate vehicular access. Public and civic buildings such as schools or government offices are usually located in isolation from other uses and along major roads.

Transportation design is centered on the automobile but pedestrian facilities are included. Road networks have a moderate degree of connectivity and frequency of intersections. Because trip distances are typically too long for walking, transportation mobility is largely dependent on motor vehicles. Streets are typically curvilinear with residential streets often ending in cul-de-sacs. A typical cross section of a street includes the roadway, curb and gutter, and in some cases sidewalks.

Green space in suburban areas is largely located on private properties and associated with the yard area surrounding buildings. Public green space is typically in the form of parks with recreation facilities such as ball parks or small neighborhood parks.

While this established model of suburban development is prominent, a desire for a more complete and integrated physical form of development is desired. New suburban development should integrate different land uses where appropriate and increase the connections between land uses. This type of approach should reduce the influence of design around motor-vehicles. Examples of this type of development pattern include connecting residential developments to other residential developments or commercial areas. Within commercial areas, buildings should be located closer to the street and separated from the roadway by landscaping and buildings rather than parking lots. Parking and additional commercial building should be located behind buildings that front the street. Civic buildings and uses such as schools and parks should be located where commercial and residential uses connect to create suburban centers with a cluster of services and activities for a community.

SUBURBAN CHARACTER AREAS

- Suburban-Neighborhood
- Suburban-Center
- Suburban-Corridor Mixed Use
- Suburban-Corridor Residential



Image Credit: PlaceMakers and Dede Christopher

Suburban-Neighborhood

① ④ ⑤

Intent: **ENHANCE** existing suburban neighborhoods and **CREATE** new suburban neighborhoods to improve the quality of life with an increased sense of place and community.

Description: Suburban-Neighborhood (S-N) is characterized by residential development and neighborhoods. The general development pattern is defined by single use activity on individual lots. Street networks are defined by curvilinear streets and moderate distances between intersections. Buildings have moderate setbacks and use the building structure or landscaping to frame the street.

Roadway cross sections are typically defined by the roadway, curb and gutter, sidewalks, and formal landscaping at the edge of the public right-of-way and private property.

Green space is largely incorporated on individual lots, but siting neighborhood and community parks in neighborhoods is recommended to enhance the quality of life.

Connectivity is moderate for vehicles, pedestrians, and bicycle users. Future development should emphasize connectivity and housing diversity. It should also focus on creating a pedestrian-friendly environment by adding sidewalks and creating other pedestrian-friendly multi-use trail/bike routes. This complete transportation system should link residential areas to neighboring communities and major destinations such as libraries, neighborhood centers, health facilities, commercial clusters, parks, schools, etc.

Application: S-N is generally located in areas that are zoned residential, where the primary land use is residential, or that are envisioned to remain residential. Additionally, S-N is defined as an area where municipal water and sewer is provided or proposed.

Primary Future Land Uses

- Residential uses such as single family detached and attached
- Civic benefit uses such as places of worship, schools, municipal services, community centers or municipal parks, passive recreation (including greenways and trails)

Compatible Zoning Classifications

- No zoning ①
- R-1 ④
- R-1, R-2 ⑤

DESIGN PRINCIPLES

Site Design

- Vehicular access from private driveways
- Moderate to shallow setbacks are generally 40 to 20 feet in depth
- Low to moderate lot coverage with medium building footprint in relation to lot size

Density/Intensity

- Low - moderate density/intensity
- 1 to 4 du/acre

Green Space

- Informal landscaping with passive use areas
- Formal landscaping with built areas
- Neighborhood Parks
- Community Parks

Transportation

- Low to moderate pedestrian connectivity with sidewalks, greenways, and pedestrian paths
- Moderate vehicular connectivity with curvilinear streets and generous to moderate distance between intersections

Infrastructure

- Municipal water and sewer service
- Telecommunications available

Visual Character Description

Development Pattern



Transportation



Green Space



Suburban-Center

①

Intent: **ENHANCE** existing suburban centers and **CREATE** new suburban centers to improve the quality of life, enhance the sense of place and community, and increase local shopping and services options.

General Characteristics: Suburban-Center Community (S-CTR C) is characterized by commercial development at the intersection of major transportation corridors. The general development pattern is centered at, or in close proximity to, the intersection with single use commercial and office and =development. Street networks are defined by linear streets with moderate distances between intersections.

Buildings have shallow to moderate setbacks and use the building structure or landscaping to frame the street. Roadway cross sections are typically defined by the roadway, curb and gutter, sidewalks, and formal landscaping at the edge of the public right-of-way and private property. Access to properties should be managed with limited curb cuts, frontage roads, side streets and interparcel connectivity. Connectivity between uses is moderate for vehicles and high for bikes and pedestrians.

Uniform sign standards should apply with appropriate sign types, height and placement. Landscaping standards should also apply, including in and along parking lots to provide shade, reduce impervious surfaces, shield parking areas, and improve the appearance of individual sites and the entire corridor.

Future development should emphasize connectivity, site design standards, and be organized in a compact form at important intersections.

Application: S-CTR C is generally at the intersection of major transportation corridors.

Primary Future Land Uses

- Office and commercial uses
- Civic uses such as places of worship, schools, municipal services, community centers or municipal parks

Compatible Zoning Classifications

- No zoning ①

DESIGN PRINCIPLES

Site Design

- Vehicular access provided by side streets or frontage roads
- Shallow to moderate setbacks are generally 40 to 20 feet in depth
- Moderate lot coverage with medium building footprint in relation to lot size

Density/Intensity

- Moderate density/intensity
- 1-5 story buildings

Green Space

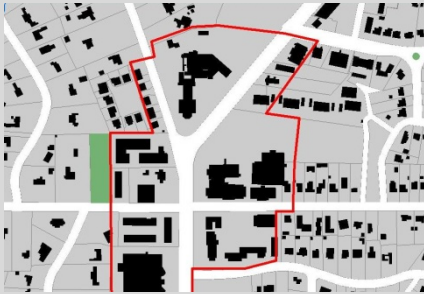
- Formal landscaping with built areas
- Moderately dense street trees, bushes, and planting strips

Transportation

- High pedestrian connectivity between uses with sidewalks and bikeways
- Moderate vehicular connectivity with linear streets Infrastructure
- Municipal water and sewer service
- Telecommunications available

Visual Character Description

Development Pattern



Transportation



Green Space



Suburban-Corridor Mixed Use

1

Intent: **ENHANCE** existing suburban corridors and **CREATE** suburban corridors to improve the quality of life with an increased sense of place, establish a well-functioning corridor that facilitates traffic flow, provide for a variety of land uses that serve local needs, facilitate an appropriate transition from intensive corridor uses to adjacent neighborhoods, encourage concentration of higher intensity uses into mixed-use nodes and discourage linear strip commercial development.

General Characteristics: Suburban-Corridor Mixed Use (S-COR MU) is characterized by residential and commercial development along major transportation corridors. The general development pattern is linear along the corridors with commercial, office and higher-intensity residential uses. Street networks are defined by linear streets with moderate distances between intersections.

Buildings have moderate to deep setbacks and use the building structure or landscaping to frame the street. Roadway cross sections are typically defined by the roadway, curb and gutter, sidewalks, and formal landscaping at the edge of the public right-of-way and private property. Access to properties should be managed with limited curb cuts, frontage roads, side streets and interparcel connectivity to improve traffic flow and auto/pedestrian access between uses. Connectivity is moderate for vehicles and high for pedestrians/bicycle users.

Uniform sign standards should apply with appropriate sign types, height and placement. Landscaping standards should apply along the corridor, including in and along parking lots to provide shade, reduce impervious surfaces, shield parking areas, and improve the appearance of individual sites and the entire corridor.

Future development should emphasize connectivity, housing diversity, site design standards, and should provide opportunities for a moderate intensity mix of uses along major transportation corridors.

Application: S-COR MU is generally located along major transportation corridors and generally includes those properties with direct frontage or access to the major roadway.

Primary Future Land Uses

- Residential uses such as multi-family
- Office and commercial uses
- Civic uses such as places of worship, schools, municipal services, community centers or municipal parks, passive recreation (including greenways and trails)

Compatible Zoning Classifications

- No Zoning 1

DESIGN PRINCIPLES

Site Design

- Vehicular access provided by side streets or frontage roads
- Deep to moderate setbacks are generally 40 to 20 feet
- Moderate lot coverage with medium building footprint in relation to lot size

Density/Intensity

- Moderate – high density/intensity
- 1-3 story buildings

Green Space

- Formal landscaping
- Moderately dense street trees, bushes, and planting strips

Transportation

- High bicycle and pedestrian connectivity with sidewalks and bikeways
- Moderate vehicular connectivity with linear streets and generous to moderate distance between intersections

Infrastructure

- Municipal water/sewer service
- Telecommunications available

Visual Character Description

Development Pattern



Transportation



Green Space



Suburban-Corridor Residential

① ④ ⑤

Intent: **ENHANCE** existing suburban corridors and **CREATE** suburban corridors to improve the quality of life with an increased sense of place, establish a well-functioning corridor that facilitates traffic flow, encourage concentration of higher intensity residential development to front the major street, and facilitate an appropriate transition from more intense residential uses to adjacent neighborhoods.

General Characteristics: Suburban-Corridor Residential (S-COR R) is characterized by medium density residential development along major transportation corridors. The general development pattern is linear along the corridors with higher intensity residential uses acting as transitions to less intense adjacent suburban neighborhood areas. Street networks are defined by curvilinear and linear streets with moderate distances between intersections.

Buildings have moderate to deep setbacks and use the building structure or landscaping to frame the street. Roadway cross sections are typically defined by the roadway, curb and gutter, sidewalks, and formal landscaping at the edge of the public right-of-way and private property. Access to properties should be managed with limited curb cuts, frontage roads, and side streets. Connectivity is moderate for vehicles and high for pedestrians and bicycle users.

Uniform sign standards should apply with appropriate sign types including building mounted, projecting, awning, and monument. Landscaping standards should apply along the corridor, including in and along parking lots to provide shade, reduce impervious surfaces, shield parking areas, and improve the appearance of individual sites and the entire corridor.

Future development should emphasize connectivity and housing diversity and should provide opportunities for development of higher intensity residential uses along major transportation arteries.

Application: S-COR R is generally located along major transportation corridors and generally includes those properties with direct frontage or access to the major roadway.

Primary Future Land Uses

- Residential uses such as single-family, townhomes and multi-family
- Civic benefit uses such as places of worship, schools, municipal services, community centers or municipal parks, passive recreation (including greenways and trails)

Compatible Zoning Classifications

- No zoning ①
- R-2 (See DP Strategy 3.1.2) ④
- R-2 ⑤

DESIGN PRINCIPLES

Site Design

- Vehicular access provided by side streets or frontage roads
- Deep to moderate setbacks are generally 40 to 20 feet
- Moderate lot coverage with medium building footprint in relation to lot size

Density/Intensity

- Moderate density/intensity
- 1-3 story buildings

Green Space

- Formal landscaping
- Moderately dense street trees, bushes, and planting strips

Transportation

- High pedestrian connectivity with sidewalks and bikeways
- Moderate vehicular connectivity with curvilinear and linear streets and generous to moderate distance between intersections

Infrastructure

- Municipal water/sewer service
- Telecommunications available

Visual Character Description

Development Pattern



Transportation



Green Space



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Development Category: Town

The Town Development Category is defined by the highest intensity of development. The intent of this category is to enhance and create quality, walkable communities with residential and non-residential uses in close proximity to one another. Additionally, this category intends to preserve historic buildings and street patterns associated with traditional town centers.

The development pattern of town areas is defined by high intensity of street connections, buildings, and land uses. Commercial areas are defined by buildings that consume most of the lot and have little to no setbacks from the street. The building uses are typically a mixture of retail, office, and residential uses. The scale of buildings varies but is intended to frame the street with two or more stories. Residential neighborhoods are defined by smaller lots, smaller yard setbacks, and buildings located closer to the street than suburban residential development.

The transportation network of town areas is an intense network of linear and curvilinear streets, smaller, walkable blocks, and frequent intersections. Mobility options are greater in town areas with walkable distances between land uses and an emphasis on integrating motor vehicle traffic, cyclists, pedestrians and public transit. A typical cross section of a town street includes the roadway, curb and gutter, street trees or other street furniture, and a sidewalk. On-street parking is also a prominent part of town areas. It provides activity along the street and a buffer between moving traffic and the pedestrian walkways.

Green space in town areas is made up of street trees or other plantings that line sidewalks, small town parks, and small yards in town neighborhoods.

Town areas also provide the highest degree of public and utility services. Water, sewer, electricity, and other utilities are all provided. Additionally, the full range of public safety services are available and can provide the quickest response times in town areas. Civic services such as government buildings are also typically located in town areas.

TOWN CHARACTER AREAS

- Town-Neighborhood
- Town-Center
- Town-Center Downtown
- Town-Corridor Mixed Use
- Town-Corridor Residential



Image Credit: PlaceMakers and Dede Christopher

Town-Neighborhood

②③④⑤

Intent: **ENHANCE** and **MAINTAIN** existing neighborhoods by accommodating appropriate in-fill development. **CREATE** new neighborhoods to improve the quality of life with an increased sense of place and community.

General Characteristics: Town-Neighborhood (T-N) is characterized by compact, walkable development in close proximity to a *Community* or *Neighborhood* center. The general development pattern is defined by residential and civic uses such as schools. Neighborhood-oriented commercial uses may be permitted when part of a mixed use development. Buildings have moderate to shallow setbacks and use the building structure or landscaping to frame the street.

Street networks are defined by linear streets with moderate to short distances between intersections. Roadway cross sections are typically defined by the roadway, curb and gutter, sidewalks, and formal landscaping at the edge of the public right-of-way and private property. On-street parking should be encouraged. Connectivity is high for vehicles, pedestrians, and bicycle users.

Green space on individual lots is reduced since lots are smaller. Green space along streets, including street trees, bushes and planting strips, is more prominent than in suburban neighborhoods. These streetscape elements frame the street, provide shade and contribute to the neighborhood's town character. Neighborhood and community parks provide large green space and recreation areas.

Future development should emphasize connectivity and housing diversity by accommodating a mix of housing types and sizes with development and redevelopment, including small-lot single family, townhomes, and live/work units. Higher intensity residential uses should be located at key intersections and along higher traffic streets to create a transition to less intense residential uses. Access to nearby corridors and centers should be supported with pedestrian and bicycle infrastructure.

Application: T-N areas are generally areas currently undeveloped or developed in a rural or suburban development pattern but where the desired future development pattern is for a more urban, walkable and connected development pattern.

Primary Future Land Uses

- Residential uses such as single family attached and detached homes, townhomes, live/work units and multifamily
- Civic uses such as places of worship, schools, municipal services, community centers, parks, or passive recreation (including greenways and trails)
- Mixed use development

Compatible Zoning Classifications

- No zoning ②③
- R-1, R-2 (See DP Strategies 3.1.1, 3.1.2, 3.3.2 and 4.2.3 (for Historic District)) ④
- R-1, R-2 (See DP Strategies 3.1.1, 3.1.2 and 3.3.2) ⑤

DESIGN PRINCIPLES

Site Design

- Vehicular access provided by alleys and private driveways
- Shallow building setbacks are generally 20 feet or less in depth
- Moderate to high lot coverage with medium to large building footprint in relation to lot size

Density/Intensity

- Moderate to high density/intensity
- 1-3 story buildings

Green Space

- Formal landscaping with built areas
- Moderately dense street trees, bushes, and planting strips
- Neighborhood parks

Transportation

- High pedestrian connectivity with sidewalks and bikeways
- High vehicular connectivity with linear and curvilinear streets and moderate to short distance between intersections

Infrastructure

- Municipal water and sewer service
- Telecommunications available

Visual Character Description

Development Pattern



Transportation



Green Space



Town-Center

4

Intent: **ENHANCE** existing town centers and **CREATE** new town centers to improve the quality of life with an increased sense of place and community. Where development already exists, the intent is to revitalize and redevelop existing underutilized auto-oriented centers. Where a new town center is created, the intent is to provide small-scale commercial and retail services that serve the immediate surrounding neighborhoods. For both new development and redevelopment, the intent is to create mixed use, pedestrian-oriented activity centers that are well integrated with surrounding neighborhoods.

General Characteristics: The general development pattern of Town-Center (T-CTR) areas is defined by compact, one-to-three story mixed use development that typically include small-scale commercial uses such as a bank, produce market, drug store, cleaners or similar uses along with multi-family residential arranged in a pedestrian-friendly village setting. Buildings have shallow setbacks and use the building structure to frame the street. Green space is characterized by street trees, planters, planting strips, and formal public parks.

Street networks are defined by linkages to adjacent corridors. Roadway cross sections are typically defined by the roadway, curb and gutter, and sidewalks with a well defined pedestrian environment. Parking is limited to on-street and behind or beside buildings. Connectivity is high for vehicles, bikes and pedestrians.

Future development should emphasize connectivity and uses that generate a high level of activity, but respect the predominant scale of the surrounding area. Site design should use building placement, lighting, landscaping and sidewalks to integrate the development with the surrounding neighborhoods and reinforce pedestrian access.

Application: T-CTR is generally located at the intersection of important transportation corridors and at the edge of neighborhoods.

Primary Future Land Uses

- Mixed use development (residential, office, and commercial uses)
- Office and commercial uses
- Residential uses such as multi-family
- Civic uses such as places of worship, schools, municipal services, community centers or municipal parks, passive recreation (including greenways and trails)

Compatible Zoning Classifications

- C-N, C-2 (See DP Strategies 4.1.1 and 4.1.2) 4

DESIGN PRINCIPLES

Site Design

- Vehicular access provided by side streets, alleys and private driveways
- Shallow building setbacks are generally 20 feet or less in depth
- Moderate to high lot coverage with medium to large building footprint in relation to lot size

Density/Intensity

- Moderate to High density/intensity with no greater than 50,000 sq. ft. in one center and no store greater than 20,000 sq. ft.
- 1-3 story buildings

Green Space

- Formal landscaping with built areas
- Moderately dense street trees, bushes, and planting strips
- Neighborhood Parks

Transportation

- High pedestrian connectivity with sidewalks and bikeways
- High vehicular connectivity with curvilinear and linear streets and moderate to short distance between intersections

Infrastructure

- Municipal water and sewer service
- Telecommunications available

Visual Character Description

Development Pattern



Transportation



Green Space



Town-Center Downtown

② ③ ④ ⑤

Intent: **ENHANCE** and **MAINTAIN** existing downtowns in Lyerly, Menlo and Summerville and **CREATE** a downtown in Trion to improve the quality of life and to increase the sense of place and community. It is intended to encourage a true live, work, play environment that includes a mixture of the government facilities, new commercial and residential, historic buildings and long-term services that can create vitality and reinforce the area's role as an activity and civic center.

General Characteristics: Town-Center Downtown (T-C-D) is characterized by compact, walkable development typical of town centers. The general development pattern is defined by compact, mixed use development. Buildings have shallow setbacks and use the building structure to frame the street. Green space is characterized by street trees, planters, planting strips, and formal public parks and squares.

Street networks are defined by linear streets with short distances between intersections. Roadway cross sections are typically defined by the roadway, curb and gutter, and sidewalks with a well defined pedestrian environment. Parking is limited to on-street and behind or beside buildings. Connectivity is high for vehicles, pedestrians, and bicycle users.

Future development should emphasize connectivity and uses that generate a high level of activity. It should reinforce traditional pedestrian-scaled development patterns, including building placement, lighting, site features, sidewalk use and amenities, traffic patterns, etc. It should retain and enhance existing building stock with appropriate maintenance and rehabilitation, and encourage mixed use development in buildings with underutilized upper floors and infill opportunities (e.g. residential above ground floor retail).

Application: T-C-D areas are centrally located within the cities.

Primary Land Uses

- Mixed use (MU) development with appropriate mixtures of residential, office, and commercial uses
- Office and commercial uses
- Entertainment and cultural centers
- Residential uses such as single-family attached and multi-family
- Civic benefit uses such as places of worship, schools, municipal services, community centers or municipal parks

Compatible Zoning Classifications

- No zoning ② ③
- C-1 (See DP Strategies 4.1.1, 4.1.2 and 4.2.3), ④
- C-1, C-2 (See DP Strategies 4.1.1, 4.1.2) ⑤
-

DESIGN PRINCIPLES

Site Design

- Vehicular access provided by alleys and private driveways
- Shallow building setbacks are generally 20 feet or less in depth
- Moderate to high lot coverage with medium to large building footprint in relation to lot size

Density/Intensity

- Moderate to high density/intensity
- 1-5 story buildings

Green Space

- Formal landscaping with built areas
- Moderately dense street trees, bushes, and planting strips
- Neighborhood Parks

Transportation

- High pedestrian connectivity with sidewalks and bikeways
- High vehicular connectivity with curvilinear and linear streets and moderate to short distance between intersections

Infrastructure

- Municipal water and sewer service
- Telecommunications available

Visual Character Description

Development Pattern



Transportation



Green Space



Town-Corridor Mixed Use

2 4 5

Intent: **ENHANCE** existing town corridors to encourage revitalization and redevelopment that improves the quality of life, increases the sense of place and community, creates a well-functioning corridor that facilitates traffic flow, and supports a variety of land uses. **MAINTAIN** the residential character in specific areas while allowing for a mixture of office, retail and residential uses.

General Characteristics: Town-Corridor Mixed Use (T-COR MU) areas are characterized by compact, walkable development typical along major town corridors. The general development pattern is linear along the corridor and is defined by compact, pedestrian-scaled mixed use development. Buildings have shallow setbacks and use the building structure to frame the street. Additionally, the development along the corridor should serve as a buffer between the major roadway and surrounding neighborhoods by providing a transition from higher intensity development to lower intensity development.

Street networks are defined by linear streets with moderate to short distances between intersections. Roadway cross sections are typically defined by the roadway, curb and gutter, sidewalks with a well defined pedestrian environment. Parking is limited to behind or beside buildings. Connectivity is high for vehicles, pedestrians, and bicycle users.

Green space on individual lots is reduced since lots are smaller. Green space along streets, including street trees, bushes and planting strips, is more prominent than suburban areas. The streetscape elements frame the street, provide shade and contribute to the corridor's town character. Neighborhood and community parks provide green space and recreation areas.

Future development should emphasize connectivity and should provide opportunities for a high intensity mix of uses along major transportation corridors. Uses should support a variety of housing options, retail and commercial services and employment opportunities.

Application: T-COR MU is generally located along major corridors where a mix of uses has developed over time. Additionally, they have direct frontage or access to the major roadway.

Primary Future Land Uses

- Residential uses such as single-family attached and multi-family
- Office and commercial uses
- Mixed use development (residential, office, and commercial uses)
- Civic uses such as places of worship, schools, municipal services, community centers or municipal parks, including greenways and trails

Compatible Zoning Classifications

- No zoning 2
- C-N, C-2 (see DP Strategy 5.1.1) 4
- C-2 (see DP Strategy 5.1.1) 5

DESIGN PRINCIPLES

Site Design

- Vehicular access provided by alleys and private driveways
- Shallow building setbacks are generally 20 feet or less in depth
- Moderate to high lot coverage with medium to large building footprint in relation to lot size

Density/Intensity

- High density/intensity
- 1-3 story buildings

Green Space

- Formal landscaping with built areas
- Moderately dense street trees, bushes, and planting strips
- Neighborhood parks

Transportation

- High pedestrian connectivity with sidewalks and bikeways
- High vehicular connectivity with linear streets and moderate to short distance between intersections

Infrastructure

- Municipal water and sewer service
- Telecommunications available

Visual Character Description

Development Pattern



Transportation



Green Space



Town-Corridor Residential

② ③ ④ ⑤

Intent: **ENHANCE** existing town corridors where to encourage revitalization and redevelopment that improves the quality of life, increases the sense of place and community, creates a well-functioning corridor that facilitates traffic flow, and supports a variety of residential land uses. **MAINTAIN** the residential character in specific areas while allowing for a mixture of office, retail and residential uses.

General Characteristics: Town-Corridor Residential (T-COR R) areas are characterized by compact, walkable development typical along major town corridors. The general development pattern is linear along the corridor and is defined by compact, pedestrian-scaled residential development. Buildings have shallow setbacks and use the building structure to frame the street. Additionally, the development along the corridor should serve as a buffer between the major roadway and surrounding neighborhoods by providing a transition from higher intensity to lower intensity development.

Street networks are defined by linear streets with moderate to short distances between intersections. Roadway cross sections are typically defined by the roadway, curb and gutter, sidewalks with a well defined pedestrian environment. Parking is limited to behind or beside buildings. Connectivity is high for vehicles, pedestrians, and bicycle users.

Green space on individual lots is reduced since lots are smaller. Green space along streets, including street trees, bushes and planting strips, is more prominent than suburban areas. The streetscape elements frame the street, provide shade and contribute to the corridor's town character. Neighborhood and community parks provide green space and recreation areas.

Future development should emphasize connectivity and should provide a variety of high intensity housing options along major transportation corridors.

Application: T-COR R is generally located along major transportation corridors with higher density residential development or where higher density residential development is desired. Additionally, the T-COR R character areas are generally those prosperities with direct frontage or access to the major roadway.

Primary Future Land Uses

- Residential uses such as single-family attached, townhomes and multi-family
- Civic uses such as places of worship, schools, municipal services, community centers or municipal parks, including greenways and trails

Compatible Zoning Classifications

- No zoning ② ③
- R-1, R-2 ④
- R-2 ⑤

DESIGN PRINCIPLES

Site Design

- Vehicular access provided by side streets, alleys and private driveways
- Shallow building setbacks are generally 20 feet or less in depth
- Moderate to high lot coverage with medium to large building footprint in relation to lot size

Density/Intensity

- High density/intensity
- 1-3 story buildings

Green Space

- Formal landscaping with built areas
- Moderately dense street trees, bushes, and planting strips
- Neighborhood parks

Transportation

- High pedestrian and bicycle connectivity with sidewalks and bikeways
- High vehicular connectivity with linear streets and moderate to short distance between intersections

Infrastructure

- Municipal water and sewer service
- Telecommunications available

Visual Character Description

Development Pattern



Transportation



Green Space



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Development Category: District

The District Development Category accommodates activities and uses that are not addressed by the traditional community elements of open space, neighborhoods, centers, and corridors. The intent of this category is to create and enhance areas with land uses and development patterns that require special design consideration.

The development patterns of districts vary considerably depending on the land use requirements. For industrial and high impact districts, the development pattern is typically defined by large buffers and the separation of uses to help limit the impacts of activity on adjacent areas.

For districts intended to interact with surrounding areas, such as major institutional or office concentrations, the development pattern is typically defined by single-use development such as a business park or corporate campus. Efforts should be made to connect the district with the surrounding development. Transportation connections, such as sidewalks, streets, and trails, should emphasize the connecting points and edges of this type of district. Likewise, measures should be taken to limit buffers and other design elements that would emphasize separation between the district and the surrounding areas.

Transportation in and around districts can vary greatly. For high impact land uses such as industrial uses, the transportation system should be designed to accommodate large, heavy vehicles. Access to loading or heavy service areas should be accommodated on site and away from major road access points. For major institutional and office concentrations, the transportation system should be designed to accommodate all forms of transportation including cars, bicycles, and pedestrians.

Green space is variable in districts. In high impact districts, most green space is associated with landscape buffers or large open areas such as natural areas. In major institutional and office concentrations, green space can include landscape buffers, large open spaces as well as formal civic spaces in suburban and town areas.

Utility services are an important component of district areas. It is important that water, sewer, and electrical services be provided. Particularly with high impact uses, it is important to have wastewater and sewage service to manage the residual waste generated by these activities and to limit their impact on the natural environment.

DISTRICT CHARACTER AREAS

- District-Industrial
- District-Prison

District-Industrial

① ② ③ ④ ⑤

Intent: **ENHANCE** and **MAINTAIN** existing business and industrial facilities and **CREATE** new facilities to accommodate economic growth.

General Characteristics: The District-Industrial (D-I) is intended to incorporate many aspects of commerce such as industrial parks, professional office campuses, high-tech and research facilities. Building development should be variable within D-I to promote the specific needs each development.

Appropriate landscaping and open space between buildings and adjacent land uses should be provided to help limit the district's negative visual and noise impacts on surrounding areas. Internal transportation should accommodate heavy and large vehicles associated with industrial or shipping activity.

Access to the district should be controlled with limited connections to surrounding development and should be located along a major roadway. Master planning is required to address access and circulation.

Future development should reflect a campus or unified development pattern that includes on-site stormwater detention or retention features, such as pervious pavements, provides for connectivity between uses, has controlled signage (height, size, type) to prevent "visual clutter" and includes supporting commercial uses to serve workers and patrons of these developments. Buildings set in a campus setting should have an internal pedestrian circulation system that makes walking from building to building convenient.

Application: D-I areas are located throughout the county.

Primary Future Land Uses

- Civic benefit uses such as places of worship, schools, municipal services, community centers or municipal parks, passive recreation (including greenways and trails)
- Office uses such as business parks or large business facilities
- Technology parks and research facilities
- Industrial uses such as low or high intensity manufacturing, assembly, distribution, processing, wholesale trade or similar uses.

Compatible Zoning Classifications

- No zoning ① ② ③
- M ④
- M ⑤

DESIGN PRINCIPLES

Site Design

- Vehicular access provided by side streets, frontage roads or private driveways within development
- Deep to moderate setbacks are generally 40 to 20 feet in depth
- Moderate lot coverage with medium building footprint in relation to lot size
- Variable buffer distances to accommodate unique uses
- Emphasis on master planning

Density/Intensity

- Moderate density/intensity
- 1-3 story buildings

Green Space

- Formal landscaping and appropriate buffering with built areas
- Informal landscaping such as natural areas acting as buffers
- Moderately dense street trees, bushes and planting strips

Transportation

- High pedestrian and bicycle connectivity with sidewalks and bikeways
- Moderate vehicular connectivity with curvilinear and linear streets and generous to moderate distance between intersections
- Managed access
- Efficient and safe vehicular and pedestrian internal circulation patterns
- Shared side and rear commercial parking

Infrastructure

- Municipal water and sewer service
- Telecommunications available

Visual Character Description

Development Pattern



Transportation



Green Space



District-Prison

1

Intent: MAINTAIN existing rock quarry and associated activity.

General Characteristics: The District-Prison (D-P) is intended to accommodate large, high impact development associated with the state correctional facility in Pennville. This type of development is not easily accommodated within the Community Elements (Open Space, Neighborhoods, Centers and Corridors).

Building development should be variable within D-P to promote the specific needs of the state correctional facility and associated activities.

Appropriate landscaping and open space between buildings and adjacent land uses should be provided to help limit negative visual and noise impacts of activity within the district on surrounding areas. However, landscaping cannot compromise correctional facility security. Internal transportation should be designed to accommodate heavy and large vehicles associated with industrial or mining activity.

Access to the district should be controlled with limited connections to surrounding development and should be located along a major roadway.

Future development should be specific to the needs of the state correctional facility.

Application: D-P is located in the Pennville area.

Primary Future Land Uses

- Correctional facility and ancillary uses

Compatible Zoning Classifications

- No zoning 1

Visual Character Description

- Not applicable for this character area.

DESIGN PRINCIPLES

Site Design

- Vehicular access provided by side streets, frontage roads or private driveways within development
- Deep to moderate setbacks are generally 40 to 20 feet in depth
- Low to Moderate lot coverage with medium building footprint in relation to lot size
- Emphasis on master planning

Density/Intensity

- Moderate density/intensity
- 1-3 story buildings

Green Space

- Formal landscaping and appropriate buffering at the edge of development
- Informal landscaping such as natural areas acting as buffers

Transportation

- Moderate vehicular connectivity with curvilinear and linear streets and generous to moderate distance between intersections
- Managed access

Infrastructure

- Municipal water and sewer service
- Telecommunications available

Character Area Implementation Strategy

The Character Area Implementation Strategy is used to link the desired physical development patterns identified in the character areas with appropriate modifications to the development regulations necessary to implement the character area descriptions and policy intent. For some of the character areas, the desired physical development patterns are prohibited by the current regulations. Likewise, some of the desired development patterns are not regulated currently and need new regulations to help guide and implement the desired development pattern. Below is a list of specific strategies for each character area that when implemented, will help each jurisdiction achieve the desired vision of future development.

Natural-Open Space Reserve

- ☞ DP-7.1.1, DP-7.1.2, DP-7.2.4, RC-1.1.1, RC-1.2.2, RC-1.2.3, RC-1.2.4, RC-1.2.6, RC-1.2.7, RC-1.4.1, RC-1.4.4, RC-1.4.4, RC-1.4.5, SED-3.1.6

Natural-Open Space Public

- ☞ DP-6.4.4, RC-1.2.5, RC-1.3.1, RC-1.4.1, RC-1.4.2, SED-3.1.5, SED-4.1.1, SED-4.1.2, SED-4.2.1

Rural-Neighborhood

- ☞ DP-2.1.3, DP-2.1.4, DP-2.2.2, DP-2.2.2, DP-2.2.3, DP-2.2.4, DP-6.1.5, DP-7.2.3, RC-1.1.1, RC-1.2.4

Rural-Center

- ☞ DP-2.1.2

Rural-Corridor

- ☞ DP-2.1.2, DP-2.1.4, DP-2.2.1, DP-2.2.3, DP-2.2.4

Suburban-Neighborhood

- ☞ DP-3.1.2, DP-3.2.2, DP-3.2.3, DP-4.1.1, DP-6.3.1, DP-6.3.2, SED-5.1.1

Suburban-Center

- ☞ DP-3.1.2, DP-4.1.1

Suburban-Corridor-Mixed Use

- ☞ DP-4.1.2, DP-5.1.1, DP-5.1.3, DP-6.2.1, DP-6.2.2

Suburban-Corridor-Residential

- ☞ DP-5.1.1

Town-Neighborhood

- ☞ DP-3.1.1, DP-3.1.2, DP-3.2.1, DP-3.2.2, DP-3.2.3, DP-3.2.4, DP-3.2.5, DP-3.3.1, DP-3.3.2, RC-4.1.4, RC-4.1.5, RC-4.1.6, RC-4.1.7, SED-5.1.1

Town-Center

- ☞ DP-3.1.2, DP-4.1.1

Town-Center Downtown

- ☞ DP-3.1.2, DP-4.1.1, DP-4.2.1, DP-4.2.2, DP-4.2.3, DP-4.2.4, DP-4.2.5, DP-4.2.6, DP-4.2.7, DP-4.2.8, DP-4.2.9, RC-4.1.4, RC-4.1.5, RC-4.1.6, RC-4.1.7

Town-Corridor-Mixed Use

- ☞ DP-3.3.1, DP-3.3.2, DP-4.1.1, DP-4.1.2, DP-5.1.1, DP-5.1.3, DP-6.2.1, DP-6.2.2

Town-Corridor-Residential

- ☞ DP-3.3.1, DP-3.3.2, DP-4.1.2, DP-5.1.1

District-Industrial

- ☞ DP-8.1.1, SED-1.5.1

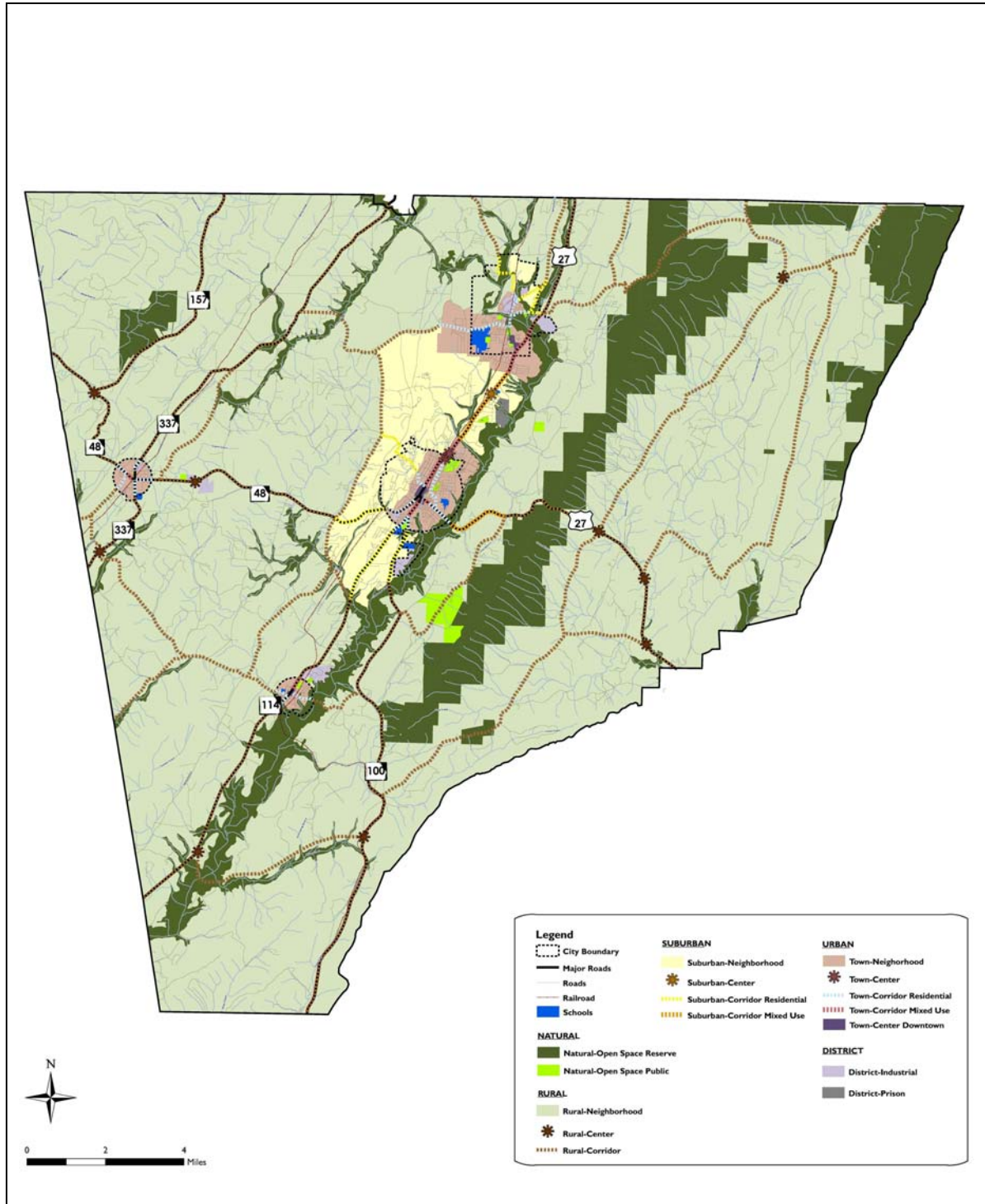
District-Prison

- ☞ Not applicable

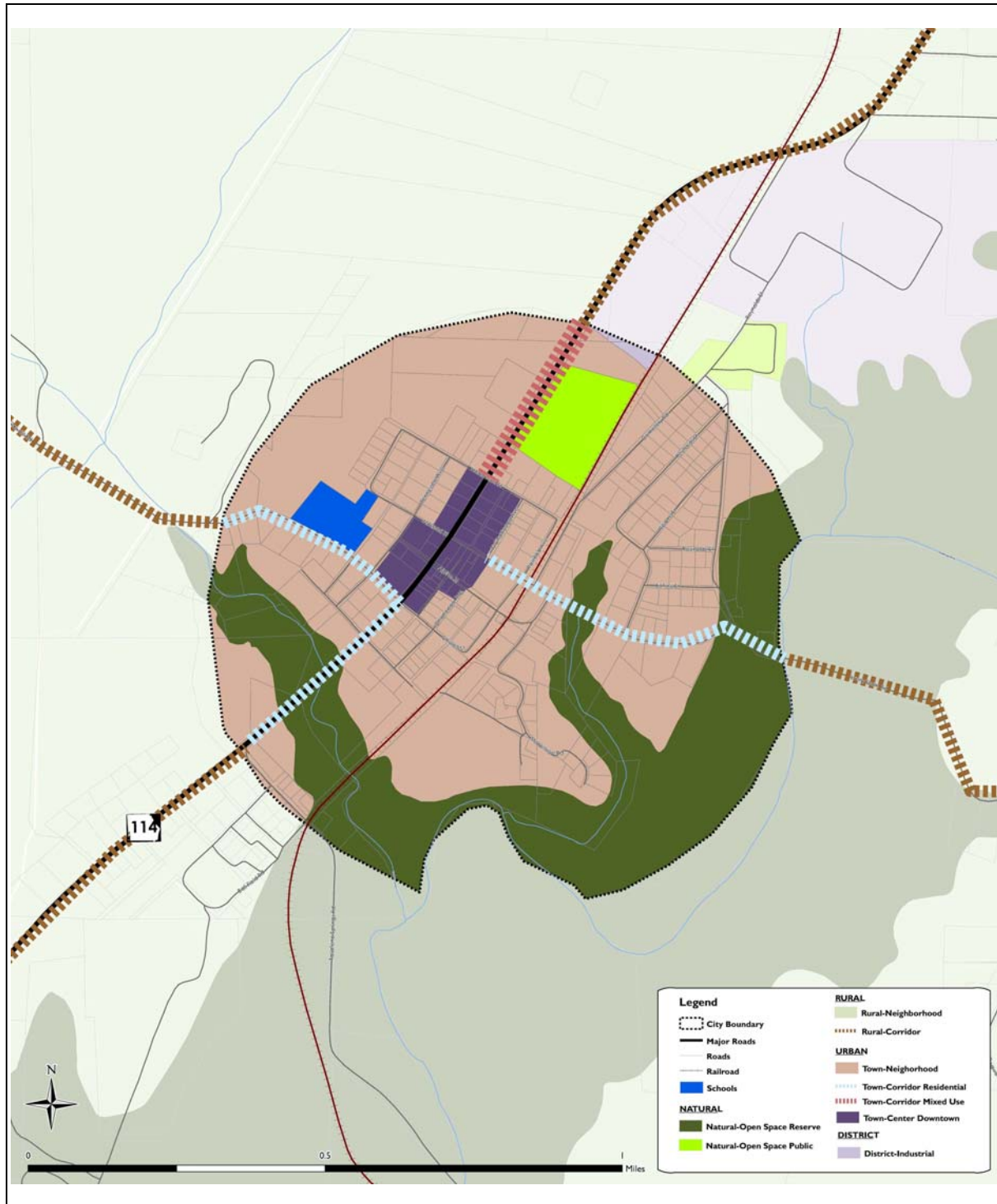
FUTURE DEVELOPMENT MAPS

The Future Development Maps are used to identify the geographic location of the Character Areas within Chattooga County (Map 3-1), including the cities of Lyerly (Map 3-2), Menlo (Map 3-3), Summerville (Map 3-4) and Trion (Map 3-5). The maps are intended to help guide decision making related to the physical location of development and where the most appropriate scale and intensity of development should occur. Specifically, the Future Development Maps are used to guide future rezoning. Proposed zone change requests are reviewed for consistency with the Character Area Policy associated with the Future Development Map. While the Future Development Maps recommend land uses and development patterns for a 20-year planning horizon, it is important that they be reviewed on a regular basis to determine if amendments are needed based on changing market and demographic trends.

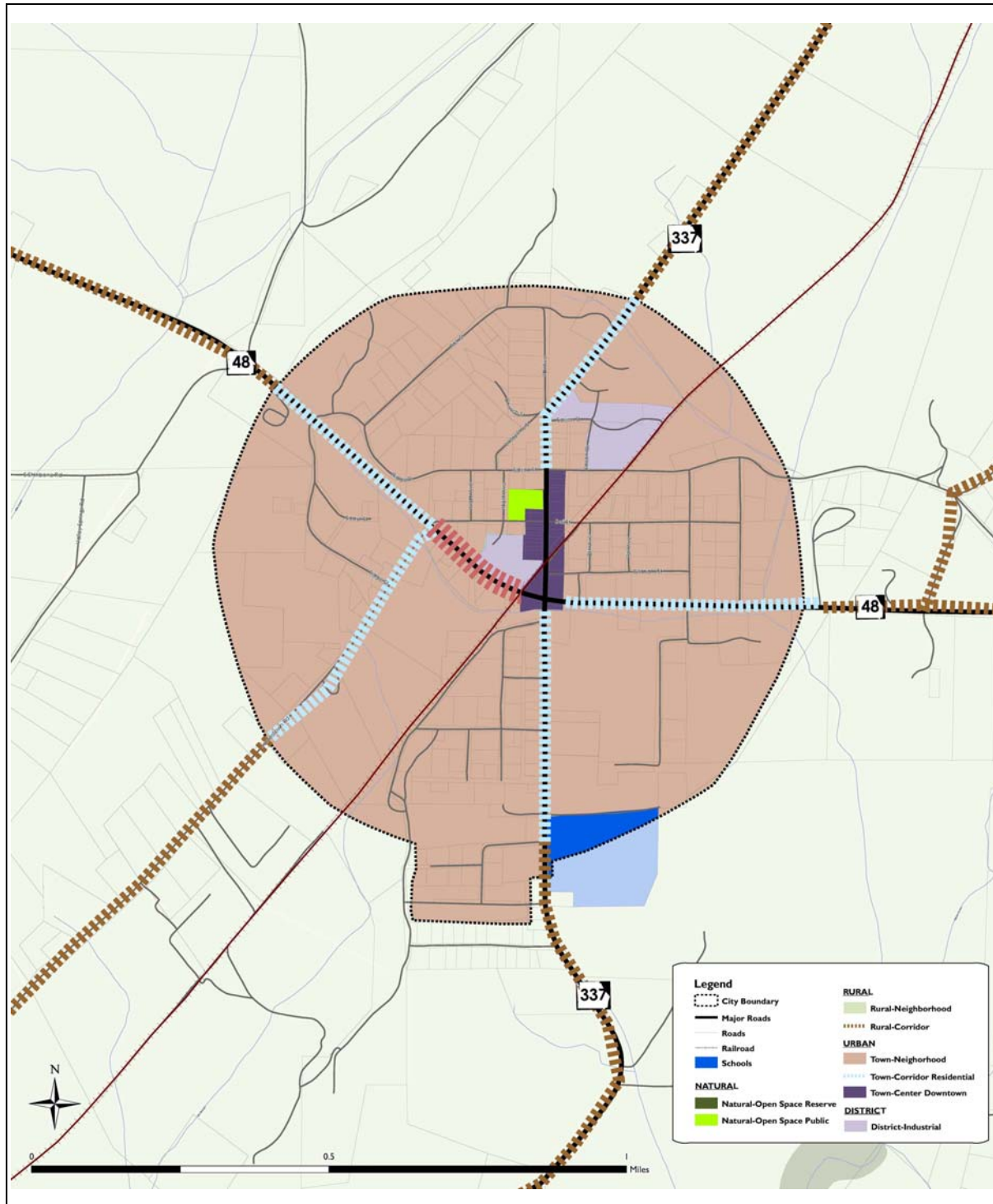
Map 3-1 Unincorporated Chattooga County Future Development Map



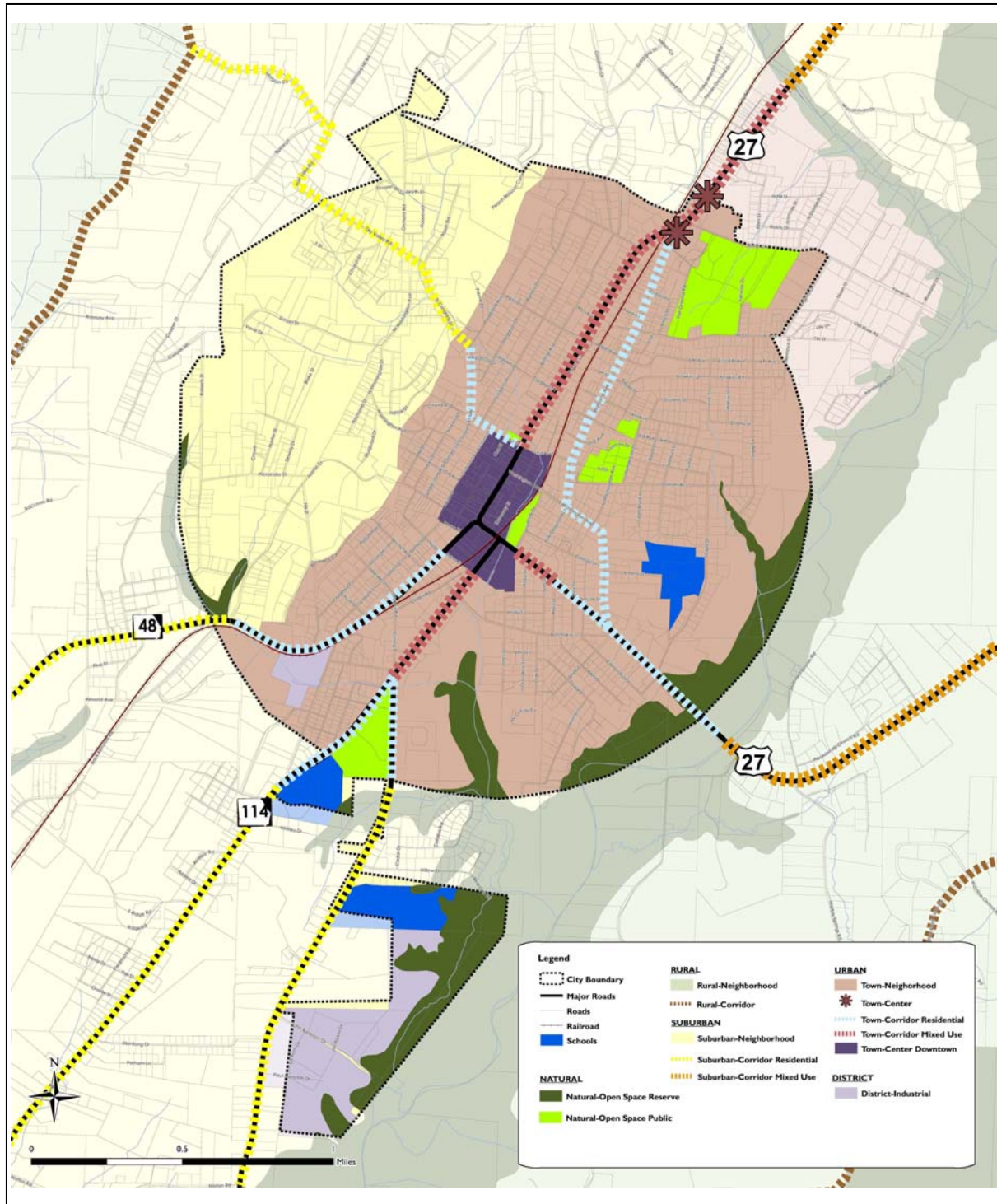
Map 3-2 Lyerly Future Development Map



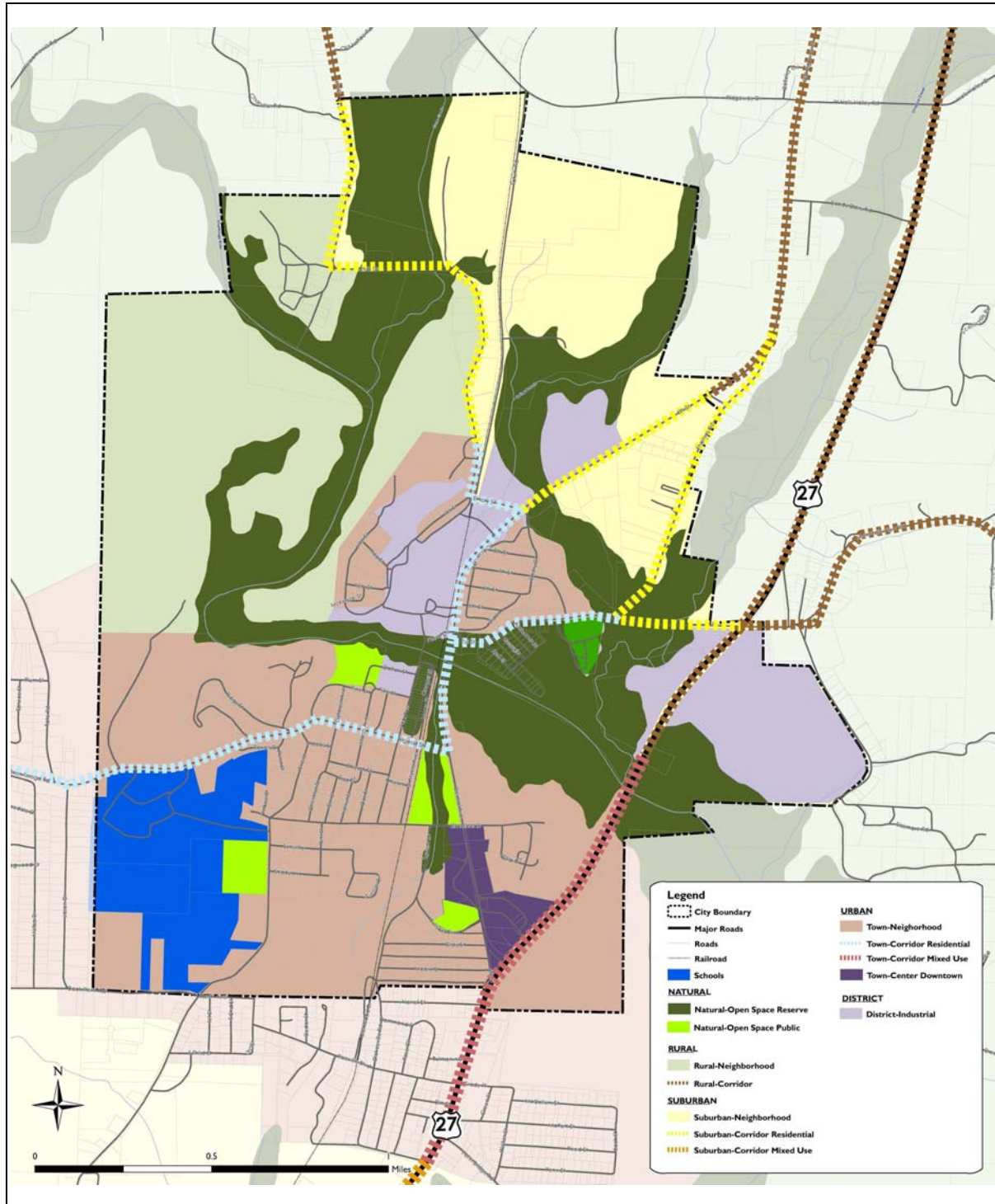
Map 3-3 Menlo Future Development Map



Map 3-4 Summerville Future Development Map



Map 3-5 Trion Future Development Map



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IMPLEMENTATION PROGRAM

Presents the short-term work program, long range project list and plan maintenance outline designed to implement the Community Vision

The Implementation Program outlines the overall strategy for achieving the Community Vision for Future Development and for implementing the future development guide. This section identifies the specific measures to be undertaken by each jurisdiction to implement the *Community Agenda*. The Implementation Program includes the following elements:

- 2011-2015 Short Term Work Program (STWP)
- Long Term Projects List
- Policies
- Plan Maintenance
- 2003-2007 STWP Report of Accomplishments (see appendix B)

SHORT TERM WORK PROGRAM

The STWP, shown in Tables 4-1 through 4-5, identify specific implementation actions the county and city governments or other entities intend to take during the first five-year timeframe of the planning period. This includes programs, ordinances, administrative systems, community improvements or investments, and financing arrangements or other programs/initiatives to be put in place to implement the *Community Agenda*. Description of Specific Actions” provides additional detail for four of the major actions presented in the STWP. For each action the STWP outlines the following information:

- Type of Action/Strategy
- Brief description of Action/Implementation Strategy
- Time frame for undertaking the activity (2011, 2012, 2013, 2014 or 2015)
- Estimated cost
- Responsible party for implementing the activity
- Funding source
- Implementation Strategy Reference Number (from Chapter 2)

Table 4-1 Unincorporated Chattooga County Short-Term Work Program

Type of Action/ Strategy	Action/ Implementation Strategy	Time Frame					Cost	Responsible Party	Funding Source	Strategy Ref. Number
		11	12	13	14	15				
Zoning/Sub. Regs.	Consider adoption of the DCA's "Alternatives to Conventional Zoning Starter Code."		✓	✓			\$45,000	Commissioner's Office, Mayor's Office	GF, NWGRC	DP-1.1.1 (and multiple)
Functional Plan	Develop a Joint Countywide Multi-modal Transportation Plan, in coordination with GDOT and NWGRC.					✓	\$100,000	GDOT, NWGRC, Commissioner's Office, City Administrator's Office, Mayor's Office	GDOT, NWGRC, GF	DP-6.1.1 (and multiple)
Functional Plan	Develop a countywide master plan for economic development		✓				\$75,000	Chamber, Econ. Dev. Authority	GF, Chamber, Econ. Dev. Authority	SED-2.1.1
Program/ Process	Follow Future Development Guide and Map to determine appropriate limits for expansion sewer infrastructure	✓	✓	✓	✓	✓	NA	Commissioner's Office	GF	DP-2.1.1
Program/ Process	Continued coordination with the Chattooga County Cooperative Extension office.	✓	✓	✓	✓	✓	NA	Commissioner's Office	GF	DP-2.2.7
Program/ Process	Establish a land bank public authority to efficiently acquire, hold, manage and develop tax foreclosed property.	✓	✓				Staff Time	Jointly with county and cities	GF	DP-3.2.3
Program/ Process	Seek funding from the Neighborhood Stabilization Program (NSP).	✓	✓				Staff Time	Jointly with county and cities	GF	DP-3.2.5
Inventory/ Assessment	Develop a vacant site/lot inventory; identify those that are suitable for infill development.			✓			\$15,000	Jointly with county and cities	GF	DP-3.3.1
Program/ Process	Support planned GDOT improvements of SR-140/Adairsville Road in Floyd County.	✓	✓	✓	✓	✓	Staff Time	Jointly with county and cities	GF	DP-6.1.6
Program/ Process	Apply for federal "Safe Routes to School".	✓					Staff Time	Jointly with school board, county and cities	GF and School Board	DP-6.4.3
Program/ Process	Strengthen relationship with Bike! Walk! Northwest Georgia.	✓	✓	✓	✓	✓	NA	Jointly with county and cities	GF	DP-6.5.2
Program/ Process	Coordinate infrastructure expansion to areas identified as appropriate for new development and redevelopment.	✓	✓	✓	✓	✓	NA	Utilities, Commissioner's Office, Mayor's Office, Commissioner's Office	GF	DP-7.2.1
Program/ Process	Promote orderly expansion of water and sewer services.	✓	✓	✓	✓	✓	NA	Utilities, Commissioner's Office, Mayor's Office, Commissioner's Office	GF	DP-7.2.2
Infrastructure Project	Continue to expand provision of public water to areas of the county that currently rely on wells.	✓	✓	✓	✓	✓	TBD	Utilities, Commissioner's Office, Mayor's Office, Commissioner's Office	GF	DP-7.2.3
Program/ Process	Conduct and carry out appropriate plans and measures for effective stormwater management.	✓	✓	✓	✓	✓	NA	Commissioner's Office, Mayor's Office, Commissioner's Office	GF	DP-7.2.4
Program/ Process	Coordinate school site selection between planning officials, neighborhoods, and the school board.	✓	✓	✓	✓	✓	NA	Jointly with school board, county and cities	GF and School Board	DP-7.3.1
Program/ Process	Explore regional-level partnerships to protect and enhance the natural environment, without being tied to political boundaries.	✓	✓	✓	✓	✓	NA	Jointly with county and cities	GF	RC-1.2.3
Program/ Process	Continue to enforce sediment and erosion control requirements to mitigate negative impacts of construction site runoff on waterways.	✓	✓	✓	✓	✓	NA	Jointly with county and cities	GF	RC-1.4.2

Type of Action/ Strategy	Action/ Implementation Strategy	Time Frame					Cost	Responsible Party	Funding Source	Strategy Ref. Number
		11	12	13	14	15				
Program/ Process	Conduct and carryout appropriate plans and measures as well as incorporate best management practices for stormwater management, site development, and landscaping.	✓	✓	✓	✓	✓	NA	Jointly with county and cities	GF	RC-1.4.3
Program/ Process	Coordinate with Coosa River Basin Initiative (CRBI)/Upper Coosa Riverkeeper, the Conservation Fund.	✓	✓	✓	✓	✓	NA	Commissioner's Office	GF	RC-1.4.4
Program/ Process	Examine building codes to identify means of introducing incentives and requirements for the use of "green" materials, systems, and practices.						\$10,000	Jointly with county and cities	GF	RC-2.1.1
Program/ Process	Continue to promote the Chattooga County Solid Waste Management Plan and establish supporting programs.	✓	✓	✓	✓	✓	NA	Jointly with county and cities	GF	RC-3.1.2
Program/ Process	Consider expanding municipal recycling to include placing recycling receptacles in public spaces such as government buildings, public parks and downtown areas.				✓		Staff Time	Jointly with county and cities	GF	RC-3.1.4
Program/ Process	Adopt measures to reduce solid waste and encourage recycling at all local-government-maintained properties.	✓	✓	✓	✓	✓	Staff Time	Jointly with county and cities	GF	RC-3.1.5
Functional Plan	Study potential of extracting methane gas from the county's landfill.		✓				TBD	Commissioner's Office	GF	RC-3.1.6
Program/ Process	Promote use of federal historic housing rehabilitation tax credits. .	✓	✓	✓	✓	✓	Staff Time	NWGRC, Commissioner's Office, Mayor's Office	GF	RC-4.1.6
Small Area Master Plan	Create long-term maintenance and site master plan for the Howard Finster home in the Pennville area.	✓	✓				\$25,000	Commissioner's Office, Historic Society	GF, grants	SED-3.1.5
Program/ Process	Develop and implement a public outreach program with the focus of communicating the status of Community Agenda implementation.	✓					Staff Time	Jointly with county and cities	GF	GR-1.1.1
Program/ Process	Enhance and create government social media outlets to inform community about community services, community projects and enhance public participation in government.	✓	✓				Staff Time	Jointly with county and cities	GF	GR-1.1.2
Program/ Process	Enhance government websites to improve communication with citizens, businesses, visitors, and potential investors (including posting of ordinances, development regulations, guidelines, zoning maps, etc.).	✓	✓				\$5,000	Jointly with county and cities	GF	GR-1.1.3
Program/ Process	Establish regular-scheduled joint meetings with Chattooga County, Lyerly, Menlo, Summerville and Trion to address long-range needs as well as short-term issues	✓	✓	✓	✓	✓	Staff Time	Jointly with county and cities	GF	GR-2.1.1
Program/ Process	Consider jointly adopting an intergovernmental agreement to share resources for planning, land use regulation, building inspection and code enforcement.	✓	✓	✓			NA	Jointly with county and cities	GF	GR-2.1.2
Program/ Process	Develop jointly a service delivery study to determine potential efficiency and cost savings associated with consolidation of some city and county government services.		✓	✓			\$30,000	Jointly with county and cities	GF	GR-2.1.3

Type of Action/Strategy	Action/Implementation Strategy	Time Frame					Cost	Responsible Party	Funding Source	Strategy Ref. Number
		11	12	13	14	15				
Program/Process	Continue the successful coordination for financing of economic development and infrastructure with SPLOST-funded projects.	✓	✓	✓	✓	✓	NA	Jointly with county and cities	GF	GR-2.1.4
Program/Process	Establish regular-scheduled joint meetings jurisdictions adjacent to Chattooga County to address long-range needs as well as short-term issues and opportunities.	✓	✓	✓	✓	✓	NA	Jointly with county and cities	GF	GR-3.1.1
Program/Process	Continue to work with the Northwest Georgia Regional Commission to coordinate planning and development efforts in the region.	✓	✓	✓	✓	✓	NA	Jointly with county and cities	GF	GR-2.1.1
Program/Process	Work with state and federal agencies to identify funding opportunities for community development and transportation needs.	✓	✓	✓	✓	✓	NA	Jointly with county and cities	GF	GR-2.1.2
Program/Process	Coordination with water planning districts.	✓	✓	✓	✓	✓	NA	Jointly with county and cities	GF	GR-2.1.3
Zoning/Sub. Regs.	Consider adoption of the DCA's "Alternatives to Conventional Zoning Starter Code."		✓	✓			\$45,000	Commissioner's Office, Mayor's Office	GF, NWGRC	DP-1.1.1 (and multiple)
Functional Plan	Develop a Joint Countywide Multi-modal Transportation Plan, in coordination with GDOT and NWGRC.					✓	\$100,000	GDOT, NWGRC, Commissioner's Office, City Administrator's Office, Mayor's Office	GDOT, NWGRC, GF	DP-6.1.1 (and multiple)

Table 4-2 Lyerly Short-Term Work Program

Type of Action/Strategy	Action/Implementation Strategy	Time Frame					Cost	Responsible Party	Funding Source	Strategy Ref. Number
		11	12	13	14	15				
Zoning/Sub. Regs.	Consider adoption of the DCA's "Alternatives to Conventional Zoning Starter Code."		✓	✓			\$45,000	Commissioner's Office, Mayor's Office	GF, NWGRC	DP-1.1.1 (and multiple)
Functional Plan	Develop a Joint Countywide Multi-modal Transportation Plan, in coordination with GDOT and NWGRC.					✓	\$100,000	GDOT, NWGRC, Commissioner's Office, City Administrator's Office, Mayor's Office	GDOT, NWGRC, GF	DP-6.1.1 (and multiple)
Program/Process	Establish a land bank public authority to efficiently acquire, hold, manage and develop tax foreclosed property.	✓	✓				Staff Time	Jointly with county and cities	GF	DP-3.2.3
Program/Process	Seek funding from the Neighborhood Stabilization Program (NSP).	✓	✓				Staff Time	Jointly with county and cities	GF	DP-3.2.5
Inventory/Assessment	Develop a vacant site/lot inventory; identify those that are suitable for infill development.			✓			\$15,000	Jointly with county and cities	GF	DP-3.3.1
Program/Process	"Repurpose" vacant store fronts through partnerships with Downtown landowners of vacant buildings.	✓	✓				\$10,000	City Administrator, Mayor's Office	GF	DP-4.2.2
Program/Process	Support planned GDOT improvements of SR-140/Adairsville Road in Floyd County.	✓	✓	✓	✓	✓	Staff Time	Jointly with county and cities	GF	DP-6.1.6
Program/Process	Apply for federal "Safe Routes to School".	✓					Staff Time	Jointly with school board, county and cities	GF and School Board	DP-6.4.3
Program/Process	Strengthen relationship with Bike! Walk! Northwest Georgia.	✓	✓	✓	✓	✓	NA	Jointly with county and cities	GF	DP-6.5.2

Type of Action/ Strategy	Action/ Implementation Strategy	Time Frame					Cost	Responsible Party	Funding Source	Strategy Ref. Number
		11	12	13	14	15				
Program/ Process	Coordinate infrastructure expansion to areas identified as appropriate for new development and redevelopment.	✓	✓	✓	✓	✓	NA	Utilities, Commissioner's Office, Mayor's Office, Commissioner's Office	GF	DP-7.2.1
Program/ Process	Promote orderly expansion of water and sewer services.	✓	✓	✓	✓	✓	NA	Utilities, Commissioner's Office, Mayor's Office, Commissioner's Office	GF	DP-7.2.2
Program/ Process	Conduct and carry out appropriate plans and measures for effective stormwater management.	✓	✓	✓	✓	✓	NA	Commissioner's Office, Mayor's Office, Commissioner's Office	GF	DP-7.2.4
Program/ Process	Coordinate school site selection between planning officials, neighborhoods, and the school board.	✓	✓	✓	✓	✓	NA	Jointly with school board, county and cities	GF and School Board	DP-7.3.1
Program/ Process	Explore regional-level partnerships to protect and enhance the natural environment, without being tied to political boundaries.	✓	✓	✓	✓	✓	NA	Jointly with county and cities	GF	RC-1.2.3
Program/ Process	Continue to enforce sediment and erosion control requirements to mitigate negative impacts of construction site runoff on waterways.	✓	✓	✓	✓	✓	NA	Jointly with county and cities	GF	RC-1.4.2
Program/ Process	Conduct and carryout appropriate plans and measures as well as incorporate best management practices for stormwater management, site development, and landscaping.	✓	✓	✓	✓	✓	NA	Jointly with county and cities	GF	RC-1.4.3
Program/ Process	Coordinate with Coosa River Basin Initiative (CRBI)/Upper Coosa Riverkeeper, the Conservation Fund.	✓	✓	✓	✓	✓	NA	Commissioner's Office	GF	RC-1.4.4
Program/ Process	Continue to promote the Chattooga County Solid Waste Management Plan and establish supporting programs.	✓	✓	✓	✓	✓	NA	Jointly with county and cities	GF	RC-3.1.2
Program/ Process	Consider expanding municipal recycling to include placing recycling receptacles in public spaces such as government buildings, public parks and downtown areas.				✓		Staff Time	Jointly with county and cities	GF	RC-3.1.4
Program/ Process	Adopt measures to reduce solid waste and encourage recycling at all local-government-maintained properties.	✓	✓	✓	✓	✓	Staff Time	Jointly with county and cities	GF	RC-3.1.5
Program/ Process	Enhance and create government social media outlets to inform community about community services, community projects and enhance public participation in government.	✓	✓				Staff Time	Jointly with county and cities	GF	GR-1.1.2
Program/ Process	Enhance government websites to improve communication with citizens, businesses, visitors, and potential investors (including posting of ordinances, development regulations, guidelines, zoning maps, etc.).	✓	✓				\$5,000	Jointly with county and cities	GF	GR-1.1.3
Program/ Process	Establish regular-scheduled joint meetings with Chattooga County, Lyerly, Menlo, Summerville and Trion to address long-range needs as well as short-term issues	✓	✓	✓	✓	✓	Staff Time	Jointly with county and cities	GF	GR-2.1.1
Program/ Process	Consider jointly adopting an intergovernmental agreement to share resources for planning, land use regulation, building inspection and code enforcement.	✓	✓	✓			NA	Jointly with county and cities	GF	GR-2.1.2

Type of Action/ Strategy	Action/ Implementation Strategy	Time Frame					Cost	Responsible Party	Funding Source	Strategy Ref. Number
		11	12	13	14	15				
Program/ Process	Develop jointly a service delivery study to determine potential efficiency and cost savings associated with consolidation of some city and county government services.		✓	✓			\$30,000	Jointly with county and cities	GF	GR-2.1.3
Program/ Process	Continue the successful coordination for financing of economic development and infrastructure with SPLOST-funded projects.	✓	✓	✓	✓	✓	NA	Jointly with county and cities	GF	GR-2.1.4
Program/ Process	Establish regular-scheduled joint meetings jurisdictions adjacent to Chattooga County to address long-range needs as well as short-term issues and opportunities.	✓	✓	✓	✓	✓	NA	Jointly with county and cities	GF	GR-3.1.1
Program/ Process	Continue to work with the Northwest Georgia Regional Commission to coordinate planning and development efforts in the region.	✓	✓	✓	✓	✓	NA	Jointly with county and cities	GF	GR-2.1.1
Program/ Process	Work with state and federal agencies to identify funding opportunities for community development and transportation needs.	✓	✓	✓	✓	✓	NA	Jointly with county and cities	GF	GR-2.1.2
Program/ Process	Coordination with water planning districts.	✓	✓	✓	✓	✓	NA	Jointly with county and cities	GF	GR-2.1.3

Table 4-3 Menlo Short-Term Work Program

Type of Action/ Strategy	Action/ Implementation Strategy	Time Frame					Cost	Responsible Party	Funding Source	Strategy Ref. Number
		11	12	13	14	15				
Zoning/Sub. Regs.	Consider adoption of the DCA's "Alternatives to Conventional Zoning Starter Code."		✓	✓			\$45,000	Commissioner's Office, Mayor's Office	GF, NWGRC	DP-1.1.1 (and multiple)
Functional Plan	Develop a Joint Countywide Multi-modal Transportation Plan, in coordination with GDOT and NWGRC.					✓	\$100,000	GDOT, NWGRC, Commissioner's Office, City Administrator's Office, Mayor's Office	GDOT, NWGRC, GF	DP-6.1.1 (and multiple)
Program/ Process	Establish a land bank public authority to efficiently acquire, hold, manage and develop tax foreclosed property.	✓	✓				Staff Time	Jointly with county and cities	GF	DP-3.2.3
Program/ Process	Seek funding from the Neighborhood Stabilization Program (NSP).	✓	✓				Staff Time	Jointly with county and cities	GF	DP-3.2.5
Inventory/ Assessment	Develop a vacant site/lot inventory; identify those that are suitable for infill development.			✓			\$15,000	Jointly with county and cities	GF	DP-3.3.1
Program/ Process	"Repurpose" vacant store fronts through partnerships with Downtown landowners of vacant buildings.	✓	✓				\$10,000	City Administrator, Mayor's Office	GF	DP-4.2.2
Program/ Process	Support planned GDOT improvements of SR-140/Adairsville Road in Floyd County.	✓	✓	✓	✓	✓	Staff Time	Jointly with county and cities	GF	DP-6.1.6
Program/ Process	Apply for federal "Safe Routes to School".	✓					Staff Time	Jointly with school board, county and cities	GF and School Board	DP-6.4.3
Program/ Process	Strengthen relationship with Bike! Walk! Northwest Georgia.	✓	✓	✓	✓	✓	NA	Jointly with county and cities	GF	DP-6.5.2
Program/ Process	Coordinate infrastructure expansion to areas identified as appropriate for new development and redevelopment.	✓	✓	✓	✓	✓	NA	Utilities, Commissioner's Office, Mayor's Office, Commissioner's Office	GF	DP-7.2.1

Type of Action/ Strategy	Action/ Implementation Strategy	Time Frame					Cost	Responsible Party	Funding Source	Strategy Ref. Number
		11	12	13	14	15				
Program/ Process	Promote orderly expansion of water and sewer services.	✓	✓	✓	✓	✓	NA	Utilities, Commissioner's Office, Mayor's Office, Commissioner's Office	GF	DP-7.2.2
Program/ Process	Conduct and carry out appropriate plans and measures for effective stormwater management.	✓	✓	✓	✓	✓	NA	Commissioner's Office, Mayor's Office, Commissioner's Office	GF	DP-7.2.4
Program/ Process	Coordinate school site selection between planning officials, neighborhoods, and the school board.	✓	✓	✓	✓	✓	NA	Jointly with school board, county and cities	GF and School Board	DP-7.3.1
Program/ Process	Explore regional-level partnerships to protect and enhance the natural environment, without being tied to political boundaries.	✓	✓	✓	✓	✓	NA	Jointly with county and cities	GF	RC-1.2.3
Program/ Process	Continue to enforce sediment and erosion control requirements to mitigate negative impacts of construction site run-off on waterways.	✓	✓	✓	✓	✓	NA	Jointly with county and cities	GF	RC-1.4.2
Program/ Process	Conduct and carryout appropriate plans and measures as well as incorporate best management practices for stormwater management, site development, and landscaping.	✓	✓	✓	✓	✓	NA	Jointly with county and cities	GF	RC-1.4.3
Program/ Process	Continue to promote the Chattooga County Solid Waste Management Plan and establish supporting programs.	✓	✓	✓	✓	✓	NA	Jointly with county and cities	GF	RC-3.1.2
Program/ Process	Consider expanding municipal recycling to include placing recycling receptacles in public spaces such as government buildings, public parks and downtown areas.				✓		Staff Time	Jointly with county and cities	GF	RC-3.1.4
Program/ Process	Adopt measures to reduce solid waste and encourage recycling at all local-government-maintained properties.	✓	✓	✓	✓	✓	Staff Time	Jointly with county and cities	GF	RC-3.1.5
Program/ Process	Enhance and create government social media outlets to inform community about community services, community projects and enhance public participation in government.	✓	✓				Staff Time	Jointly with county and cities	GF	GR-1.1.2
Program/ Process	Enhance government websites to improve communication with citizens, businesses, visitors, and potential investors (including posting of ordinances, development regulations, guidelines, zoning maps, etc.).	✓	✓				\$5,000	Jointly with county and cities	GF	GR-1.1.3
Program/ Process	Establish regular-scheduled joint meetings with Chattooga County, Lyerly, Menlo, Summerville and Trion to address long-range needs as well as short-term issues	✓	✓	✓	✓	✓	Staff Time	Jointly with county and cities	GF	GR-2.1.1
Program/ Process	Consider jointly adopting an intergovernmental agreement to share resources for planning, land use regulation, building inspection and code enforcement.	✓	✓	✓			NA	Jointly with county and cities	GF	GR-2.1.2
Program/ Process	Develop jointly a service delivery study to determine potential efficiency and cost savings associated with consolidation of some city and county government services.		✓	✓			\$30,000	Jointly with county and cities	GF	GR-2.1.3

Type of Action/ Strategy	Action/ Implementation Strategy	Time Frame					Cost	Responsible Party	Funding Source	Strategy Ref. Number
		11	12	13	14	15				
Program/ Process	Continue the successful coordination for financing of economic development and infrastructure with SPLOST-funded projects.	✓	✓	✓	✓	✓	NA	Jointly with county and cities	GF	GR-2.1.4
Program/ Process	Establish regular-scheduled joint meetings jurisdictions adjacent to Chattooga County to address long-range needs as well as short-term issues and opportunities.	✓	✓	✓	✓	✓	NA	Jointly with county and cities	GF	GR-3.1.1
Program/ Process	Continue to work with the Northwest Georgia Regional Commission to coordinate planning and development efforts in the region.	✓	✓	✓	✓	✓	NA	Jointly with county and cities	GF	GR-2.1.1
Program/ Process	Work with state and federal agencies to identify funding opportunities for community development and transportation needs.	✓	✓	✓	✓	✓	NA	Jointly with county and cities	GF	GR-2.1.2
Program/ Process	Coordination with water planning districts.	✓	✓	✓	✓	✓	NA	Jointly with county and cities	GF	GR-2.1.3

Table 4-4 Summerville Short-Term Work Program

Type of Action/ Strategy	Action/ Implementation Strategy	Time Frame					Cost	Responsible Party	Funding Source	Strategy Ref. Number
		11	12	13	14	15				
Zoning/Sub. Regs.	Zoning and Subdivision Regulation Updates		✓	✓			\$35,000	City Administrator, Mayor's Office	GF	Multiple
Functional Plan	Develop a Joint Countywide Multi-modal Transportation Plan, in coordination with GDOT and NWGRC.					✓	\$100,000	GDOT, NWGRC, Commissioner's Office, City Administrator's Office, Mayor's Office	GDOT, NWGRC, GF	DP-6.1.1 (and multiple)
Small Area Master Plan	Develop and implement master plans for downtown areas that establish a clear vision for the revitalization.	✓	✓				\$85,000	Better Hometown, City Administrator's Office	Better Hometown, GF, Chamber, Grants	DP-4.2.1 (and multiple)
Program/ Process	Establish a land bank public authority to efficiently acquire, hold, manage and develop tax foreclosed property.	✓	✓				Staff Time	Jointly with county and cities	GF	DP-3.2.3
Program/ Process	Seek funding from the Neighborhood Stabilization Program (NSP).	✓	✓				Staff Time	Jointly with county and cities	GF	DP-3.2.5
Inventory/ Assessment	Develop a vacant site/lot inventory; identify those that are suitable for infill development.			✓			\$15,000	Jointly with county and cities	GF	DP-3.3.1
Program/ Process	"Repurpose" vacant store fronts through partnerships with Downtown landowners of vacant buildings.	✓	✓				\$10,000	City Administrator, Mayor's Office	GF	DP-4.2.2
Program/ Process	Support planned GDOT improvements of SR-140/Adairsville Road in Floyd County.	✓	✓	✓	✓	✓	Staff Time	Jointly with county and cities	GF	DP-6.1.6
Program/ Process	Apply for federal "Safe Routes to School".	✓					Staff Time	Jointly with school board, county and cities	GF and School Board	DP-6.4.3
Program/ Process	Strengthen relationship with Bike! Walk! Northwest Georgia.	✓	✓	✓	✓	✓	NA	Jointly with county and cities	GF	DP-6.5.2
Program/ Process	Coordinate infrastructure expansion to areas identified as appropriate for new development and redevelopment.	✓	✓	✓	✓	✓	NA	Utilities, Commissioner's Office, Mayor's Office, Commissioner's Office	GF	DP-7.2.1

Type of Action/Strategy	Action/Implementation Strategy	Time Frame					Cost	Responsible Party	Funding Source	Strategy Ref. Number
		11	12	13	14	15				
Program/Process	Promote orderly expansion of water and sewer services.	✓	✓	✓	✓	✓	NA	Utilities, Commissioner's Office, Mayor's Office, Commissioner's Office	GF	DP-7.2.2
Program/Process	Conduct and carry out appropriate plans and measures for effective stormwater management.	✓	✓	✓	✓	✓	NA	Commissioner's Office, Mayor's Office, Commissioner's Office	GF	DP-7.2.4
Program/Process	Coordinate school site selection between planning officials, neighborhoods, and the school board.	✓	✓	✓	✓	✓	NA	Jointly with school board, county and cities	GF and School Board	DP-7.3.1
Program/Process	Explore regional-level partnerships to protect and enhance the natural environment, without being tied to political boundaries.	✓	✓	✓	✓	✓	NA	Jointly with county and cities	GF	RC-1.2.3
Program/Process	Continue to enforce sediment and erosion control requirements to mitigate negative impacts of construction site runoff on waterways.	✓	✓	✓	✓	✓	NA	Jointly with county and cities	GF	RC-1.4.2
Program/Process	Conduct and carryout appropriate plans and measures as well as incorporate best management practices for stormwater management, site development, and landscaping.	✓	✓	✓	✓	✓	NA	Jointly with county and cities	GF	RC-1.4.3
Program/Process	Continue to promote the Chattooga County Solid Waste Management Plan and establish supporting programs.	✓	✓	✓	✓	✓	NA	Jointly with county and cities	GF	RC-3.1.2
Program/Process	Consider expanding municipal recycling to include placing recycling receptacles in public spaces such as government buildings, public parks and downtown areas.				✓		Staff Time	Jointly with county and cities	GF	RC-3.1.4
Program/Process	Adopt measures to reduce solid waste and encourage recycling at all local-government-maintained properties.	✓	✓	✓	✓	✓	Staff Time	Jointly with county and cities	GF	RC-3.1.5
Functional Plan	Study potential of extracting methane gas from the county's landfill.		✓				TBD	Commissioner's Office	GF	RC-3.1.6
Small Area Master Plan	Create long-term maintenance and site master plan for the Howard Finster home in the Pennville area.	✓	✓				\$25,000	Commissioner's Office, Historic Society	GF, grants	SED-3.1.5
Program/Process	Enhance and create government social media outlets to inform community about community services, community projects and enhance public participation in government.	✓	✓				Staff Time	Jointly with county and cities	GF	GR-1.1.2
Program/Process	Enhance government websites to improve communication with citizens, businesses, visitors, and potential investors (including posting of ordinances, development regulations, guidelines, zoning maps, etc.).	✓	✓				\$5,000	Jointly with county and cities	GF	GR-1.1.3
Program/Process	Establish regular-scheduled joint meetings with Chattooga County, Lyerly, Menlo, Summerville and Trion to address long-range needs as well as short-term issues	✓	✓	✓	✓	✓	Staff Time	Jointly with county and cities	GF	GR-2.1.1
Program/Process	Consider jointly adopting an intergovernmental agreement to share resources for planning, land use regulation, building inspection and code enforcement.	✓	✓	✓			NA	Jointly with county and cities	GF	GR-2.1.2

Type of Action/ Strategy	Action/ Implementation Strategy	Time Frame					Cost	Responsible Party	Funding Source	Strategy Ref. Number
		11	12	13	14	15				
Program/ Process	Develop jointly a service delivery study to determine potential efficiency and cost savings associated with consolidation of some city and county government services.		✓	✓			\$30,000	Jointly with county and cities	GF	GR-2.1.3
Program/ Process	Continue the successful coordination for financing of economic development and infrastructure with SPLOST-funded projects.	✓	✓	✓	✓	✓	NA	Jointly with county and cities	GF	GR-2.1.4
Program/ Process	Establish regular-scheduled joint meetings jurisdictions adjacent to Chattooga County to address long-range needs as well as short-term issues and opportunities.	✓	✓	✓	✓	✓	NA	Jointly with county and cities	GF	GR-3.1.1
Program/ Process	Continue to work with the Northwest Georgia Regional Commission to coordinate planning and development efforts in the region.	✓	✓	✓	✓	✓	NA	Jointly with county and cities	GF	GR-2.1.1
Program/ Process	Work with state and federal agencies to identify funding opportunities for community development and transportation needs.	✓	✓	✓	✓	✓	NA	Jointly with county and cities	GF	GR-2.1.2
Program/ Process	Coordination with water planning districts.	✓	✓	✓	✓	✓	NA	Jointly with county and cities	GF	GR-2.1.3

Table 4-5 Trion Short-Term Work Program

Type of Action/ Strategy	Action/ Implementation Strategy	Time Frame					Cost	Responsible Party	Funding Source	Strategy Ref. Number
		11	12	13	14	15				
Zoning/Sub. Regs.	Zoning and Subdivision Regulation Updates		✓	✓			\$35,000	City Administrator, Mayor's Office	GF	Multiple
Functional Plan	Develop a Joint Countywide Multi-modal Transportation Plan, in coordination with GDOT and NWGRC.					✓	\$100,000	GDOT, NWGRC, Commissioner's Office, City Administrator's Office, Mayor's Office	GDOT, NWGRC, GF	DP-6.1.1 (and multiple)
Program/ Process	Establish a land bank public authority to efficiently acquire, hold, manage and develop tax foreclosed property.	✓	✓				Staff Time	Jointly with county and cities	GF	DP-3.2.3
Program/ Process	Seek funding from the Neighborhood Stabilization Program (NSP).	✓	✓				Staff Time	Jointly with county and cities	GF	DP-3.2.5
Inventory/ Assessment	Develop a vacant site/lot inventory; identify those that are suitable for infill development.			✓			\$15,000	Jointly with county and cities	GF	DP-3.3.1
Program/ Process	Support planned GDOT improvements of SR-140/Adairsville Road in Floyd County.	✓	✓	✓	✓	✓	Staff Time	Jointly with county and cities	GF	DP-6.1.6
Program/ Process	Apply for federal "Safe Routes to School".	✓					Staff Time	Jointly with school board, county and cities	GF and School Board	DP-6.4.3
Program/ Process	Strengthen relationship with Bike! Walk! Northwest Georgia.	✓	✓	✓	✓	✓	NA	Jointly with county and cities	GF	DP-6.5.2
Multiple	Upgrade storm sewer system and flood control infrastructure in Trion.		✓	✓			TBD	Mayor's Office, Public Works	GF	DP-7.1.3
Program/ Process	Coordinate infrastructure expansion to areas identified as appropriate for new development and redevelopment.	✓	✓	✓	✓	✓	NA	Utilities, Commissioner's Office, Mayor's Office, Commissioner's Office	GF	DP-7.2.1

Type of Action/ Strategy	Action/ Implementation Strategy	Time Frame					Cost	Responsible Party	Funding Source	Strategy Ref. Number
		11	12	13	14	15				
Program/ Process	Promote orderly expansion of water and sewer services.	✓	✓	✓	✓	✓	NA	Utilities, Commissioner's Office, Mayor's Office, Commissioner's Office	GF	DP-7.2.2
Program/ Process	Conduct and carry out appropriate plans and measures for effective stormwater management.	✓	✓	✓	✓	✓	NA	Commissioner's Office, Mayor's Office, Commissioner's Office	GF	DP-7.2.4
Program/ Process	Coordinate school site selection between planning officials, neighborhoods, and the school board.	✓	✓	✓	✓	✓	NA	Jointly with school board, county and cities	GF and School Board	DP-7.3.1
Program/ Process	Explore regional-level partnerships to protect and enhance the natural environment, without being tied to political boundaries.	✓	✓	✓	✓	✓	NA	Jointly with county and cities	GF	RC-1.2.3
Program/ Process	Continue to enforce sediment and erosion control requirements to mitigate negative impacts of construction site run-off on waterways.	✓	✓	✓	✓	✓	NA	Jointly with county and cities	GF	RC-1.4.2
Program/ Process	Examine building codes to identify means of introducing incentives and requirements for the use of "green" materials, systems, and practices.						\$10,000	Jointly with county and cities	GF	RC-2.1.1
Program/ Process	Continue to promote the Chattooga County Solid Waste Management Plan and establish supporting programs.	✓	✓	✓	✓	✓	NA	Jointly with county and cities	GF	RC-3.1.2
Program/ Process	Consider expanding municipal recycling to include placing recycling receptacles in public spaces such as government buildings, public parks and downtown areas.				✓		Staff Time	Jointly with county and cities	GF	RC-3.1.4
Program/ Process	Adopt measures to reduce solid waste and encourage recycling at all local-government-maintained properties.	✓	✓	✓	✓	✓	Staff Time	Jointly with county and cities	GF	RC-3.1.5
Program/ Process	Promote use of federal historic housing rehabilitation tax credits. .	✓	✓	✓	✓	✓	Staff Time	NWGRC, Commissioner's Office, Mayor's Office	GF	RC-4.1.6
Program/ Process	Develop and implement a public outreach program with the focus of communicating the status of Community Agenda implementation.	✓					Staff Time	Jointly with county and cities	GF	GR-1.1.1
Program/ Process	Enhance and create government social media outlets to inform community about community services, community projects and enhance public participation in government.	✓	✓				Staff Time	Jointly with county and cities	GF	GR-1.1.2
Program/ Process	Enhance government websites to improve communication with citizens, businesses, visitors, and potential investors (including posting of ordinances, development regulations, guidelines, zoning maps, etc.).	✓	✓				\$5,000	Jointly with county and cities	GF	GR-1.1.3
Program/ Process	Establish regular-scheduled joint meetings with Chattooga County, Lyerly, Menlo, Summerville and Trion to address long-range needs as well as short-term issues	✓	✓	✓	✓	✓	Staff Time	Jointly with county and cities	GF	GR-2.1.1
Program/ Process	Consider jointly adopting an intergovernmental agreement to share resources for planning, land use regulation, building inspection and code enforcement.	✓	✓	✓			NA	Jointly with county and cities	GF	GR-2.1.2

Type of Action/ Strategy	Action/ Implementation Strategy	Time Frame					Cost	Responsible Party	Funding Source	Strategy Ref. Number
		11	12	13	14	15				
Program/ Process	Develop jointly a service delivery study to determine potential efficiency and cost savings associated with consolidation of some city and county government services.		✓	✓			\$30,000	Jointly with county and cities	GF	GR-2.1.3
Program/ Process	Continue the successful coordination for financing of economic development and infrastructure with SPLOST-funded projects.	✓	✓	✓	✓	✓	NA	Jointly with county and cities	GF	GR-2.1.4
Program/ Process	Establish regular-scheduled joint meetings jurisdictions adjacent to Chattooga County to address long-range needs as well as short-term issues and opportunities.	✓	✓	✓	✓	✓	NA	Jointly with county and cities	GF	GR-3.1.1
Program/ Process	Continue to work with the Northwest Georgia Regional Commission to coordinate planning and development efforts in the region.	✓	✓	✓	✓	✓	NA	Jointly with county and cities	GF	GR-2.1.1
Program/ Process	Work with state and federal agencies to identify funding opportunities for community development and transportation needs.	✓	✓	✓	✓	✓	NA	Jointly with county and cities	GF	GR-2.1.2
Program/ Process	Coordination with water planning districts.	✓	✓	✓	✓	✓	NA	Jointly with county and cities	GF	GR-2.1.3

Description of Specific Actions

The description of specific actions provides additional information related to the Zoning, Subdivision and Development Regulation Updates (separate sections for jurisdictions with existing zoning and those without zoning), Joint Countywide Economic Development Master Plan, Joint Countywide Multi-Modal Transportation Plan, Park and Recreation Mater Plan and Downtown Master Plan recommendations that are presented in Tables 4-1 through 4-5. These descriptions include references to the specific Implementation Strategies presented in Chapter 2: Community Vision.

Chattooga County Zoning and Subdivision Regulations

Evaluation and adoption of changes to development regulations is a common follow-up after adoption of a comprehensive plan update. The purpose of a zoning, subdivision and development regulation updates is to ensure that local governments’ development tools implement the goals, policies and strategies outlined in Chapter 2: Community Vision, as well as ensure the implementation of Chapter 3: Future Development Guide. The discussion and consideration of such zoning, subdivision and development regulation updates should include the following strategies described in Chapter 3: Community Vision:

- ☞ DP-1.1.1: Consider adoption of the DCA’s “Alternatives to Conventional Zoning Starter Code.”
- ☞ DP-1.1.2: In addition to consideration of DCA’s “Alternatives to Conventional Zoning Starter Code,” consider also adopting “Model Land Use Management Code’s” Mapped Approaches to Land Use Regulation and Regulations to Implement Character Areas”
- ☞ DP-2.1.2: Develop a Rural Corridor Overlay District (a.k.a. Scenic Corridor Overlay) for areas designated as Rural-Corridor character area to determine site design, access management, visual character, appropriate land use and other design standards for these corridors
- ☞ DP-2.1.4: Develop a conservation subdivision ordinance to preserve natural features and rural character within new residential development, building from the existing ordinances that allow for cluster development.

- ☞ DP-2.2.3: Establish an “agricultural use notice and waiver.” At the time that an individual applies for land use, building or occupancy permit or when non-agricultural land abutting or within 1,000 feet of agricultural land, the applicant would sign a waiver that indicates an understanding/acknowledgement that agricultural land exists near the subject property and an agricultural operation is ongoing adjacent to this existing or proposed use.
- ☞ DP-2.2.4: Adopt subdivision or building code (or zoning, if zoning is implemented) amendment to establish an “agricultural buffer” to minimize future potential conflicts between agricultural and non-agricultural uses all new non-agricultural development adjacent to designated agricultural land should provide an agricultural buffer.
- ☞ DP-3.1.2: Amend Development Code (zoning and/or subdivision regulations) to include standards for bicycle and pedestrian amenities such as sidewalks, bike lanes, and trails. Require sidewalk construction with new residential and commercial development within the Suburban and Town Development Category Character Areas.
- ☞ DP-5.1.1: Develop a corridor overlay district or corridor zoning district that address site design, access management, visual character, and other design standards along major corridors (See Future Development Guide and Map). This includes establishing an amenity zone adjacent to the corridor to provide for sidewalks or other enhancements and to manage development so as to avoid strip commercial patterns.
- ☞ DP-5.1.3: Develop land use and design standards that create transitions from higher intensity development along major roadways to less intense neighborhoods.
- ☞ DP-6.3.1: Adopt street connectivity standards for new developments to create an interconnected public street network.

Zoning and Subdivision Regulations Updates for Summerville and Trion

Evaluation and adoption of changes to existing development regulations is a common follow-up after adoption of a comprehensive plan update. The purpose of a zoning, subdivision and development regulation updates is to ensure that local governments’ development tools implement the goals, policies and strategies outlined in Chapter 3: Community Vision, as well as ensure the implementation of Chapter 3: Future Development Guide. The discussion and consideration of such zoning, subdivision and development regulation updates should include the following strategies described in Chapter 2: Community Vision:

- ☞ DP-3.1.1: Amend existing zoning regulations to include provisions that support Traditional Neighborhood Design principles (e.g. create a Planned Unit Development district or adopt new TND ordinance).
- ☞ DP-3.1.2: Amend Development Code (zoning and/or subdivision regulations) to include standards for bicycle and pedestrian amenities such as sidewalks, bike lanes, and trails. Require sidewalk construction with new residential and commercial development within the Suburban and Town Development Category Character Areas.
- ☞ DP-3.3.2: Establish an Infill Development Guide and regulations to describe appropriate site design and development standards for context sensitive infill development allowing for accommodation of infill housing with building setbacks and minimum lots sizes that are compatible with surrounding homes.
- ☞ DP-4.1.1: Adopt a mixed use zoning district or develop a mixed use overlay zoning district that allows for a vertical mix of higher density residential, office, and commercial uses, that promotes compact, interconnected development, and that continues traditional “Main Street” development patterns.
- ☞ DP-4.1.2: Establish effective design guidelines to steer the development of high-quality commercial, walkable mixed use commercial and higher intensity residential neighborhoods and corridors and ensure appropriate new and infill development that complements the character of the community.
- ☞ DP-5.1.1: Develop a corridor overlay district or corridor zoning district that address site design, access management, visual character, and other design standards along major corridors (See Future Development Guide and Map). This includes establishing an amenity zone adjacent to the corridor to provide for sidewalks or other enhancements and to manage development so as to avoid strip commercial patterns.
- ☞ DP-5.1.3: Develop land use and design standards that create transitions from higher intensity development along major roadways to less intense neighborhoods.

- ☞ DP-6.1.3: Develop Context Sensitive Design guidelines that describe appropriate roadway and access management standards. These guidelines should link the form and function of different street types with surrounding land uses to promote orderly and efficient traffic circulation along corridors identified in the Future Development Guide (as individual strategy or as part of the Joint Countywide Multi-modal Transportation Plan).
- ☞ DP-6.3.2: Integrate a Corridor Map into long-range planning (that supports the Multi-modal Transportation Plan) to designate where the construction and improvement of transportation facilities (especially arterials and collector/connector streets) is expected indicating the right-of-way of planned transportation facilities.
- ☞ DP-6.4.2: Review and modify site design requirements to promote context sensitive street design and multimodal transportation options such as pedestrian facilities.
- ☞ RC-1.1.1: Review existing regulations and, if needed, adopt Hillside/Ridgeline protection development standards that allow for reasonable hillside use that complements natural and visual character of the community while preventing development that would cause erosion sedimentation, severe tree cutting or scaring.
- ☞ RC-1.2.1: Explore available tools to assist with protection and acquisition of historic buildings and sites including the creation of revolving funds for repair and acquisition of properties, façade or conservation easement negotiation, utilization of federal funds (e.g. Land and Water Conservation Fund, Transportation Enhancement Program.) promotion of conservation tax credits for use by private land owners holding portions of battlefield sites, and the DCA Regionally Important Resource (RIR) Program for historic and natural resources.
- ☞ RC-1.2.5: Review and update, as needed, site design requirements for open space. Site design requirements should, to the greatest extent possible, preserve environmentally sensitive areas and allow for continuity of environmental features.
- ☞ RC-1.4.5: Require riparian buffers; requiring strips of land along banks of streams or rivers to be set aside from development to protect water quality.
- ☞ RC-4.1.5: Adopt an Historic Preservation Ordinance requiring protection of locally-designated historic properties and districts and creating a local Historic Preservation Commission.
- ☞ SED-5.1.1: Create incentives such as density bonuses or expedited permit processing development of affordable housing, mixed use development that includes multiple housing types and/or affordable housing options.
- ☞ SED-5.1.2: Permit development of accessory dwelling units or elderly cottage housing (i.e. granny flats) by-right in all residential areas.

Downtown Master Plan

A Downtown Master Plan is typically developed for a small geographic area that includes the downtown business district and adjacent areas. In most cases, these plans are created to address two main objectives. One, a downtown master plan is meant to provide greater detail than that provided by a comprehensive plan. The greater detail addresses goals, policies, and guidelines that are more applicable to the specific area of study. The greater detail helps inform the second objective of a downtown master plan, an action plan to help guide and coordinate local decision making. Development of a Downtown Master Plans for Summerville should include the following strategies described in Chapter 2: Community Vision:

- ☞ DP-4.2.1: Coordinate with various entities to develop and implement master plans for downtown areas that establish a clear vision for the revitalization for each and help guide public and private investments to improve the physical character, and support the retention of residential and non-residential uses that will provide economic and social vitality.
- ☞ DP-4.2.4: Pursue redevelopment plans for downtown areas that provide legal redevelopment tools that can be used to revitalize the central business district.
- ☞ DP-4.2.5: Consider establishing Community Improvement District or self-taxing districts that use additional property taxes to help accelerate transportation and infrastructure projects critical to the redevelopment of downtown areas.

- ☞ DP-4.2.6: Establish shared parking opportunities, encouraging property owners to share their parking facilities in order to reduce the overall need for parking spaces in downtown.
- ☞ DP-4.2.7: Develop a Downtown Farmer's Market in a highly visible location, such as an existing parking lot, to provide opportunities for local artisans, vendors, shop owners, and other businesses to sell goods at a Downtown market space. Monthly or weekly markets could be scheduled along with other Downtown events to promote activity in Downtown. A location in the warehouse district is preferred, containing a shelter to accommodate trucks and vendors.
- ☞ DP-4.2.8: Assist in the formation of a Downtown Merchants Association by providing city staff assistance and technical support.
- ☞ SED-3.1.2: Establish and promote efforts to revitalize downtown areas of Lyerly, Menlo, Summerville and Trion.

Economic Development Master Plan

The purpose of an economic development master plan is to translate community needs and desires for economic development into recommendations that can be implemented with a planning period. In addition, the plan identifies a financial strategy for the implementation of plan recommendations. Development of such a master plan should include the following strategies described in Chapter 2: Community Vision:

- ☞ SED-2.1.1: Develop a countywide master plan for economic development that provides a proactive set of goals, policies and measurable strategies.
- ☞ DP-3.2.4: Develop financing tools for landowners that facilitate investment in struggling neighborhoods. Tax rebates, small low interest loan programs, or federal Community Development Block Grant (CDBG) funds for interior and exterior renovations or home energy improvements can improve the visual character and quality of life of neighborhoods.
- ☞ DP-8.2.1: Conduct an inventory of vacant Brownfield land to identify sites that are suitable for development and redevelopment. In conjunction with stakeholders, identify the Brownfield sites with the greatest potential for redevelopment and the greatest community benefit.
- ☞ RC-4.1.9: Create local tour guide for historic and cultural resources.
- ☞ SED-1.3.1: Actively market center and corridor areas identified in the Future Development Guide and Map for small and medium sized businesses. For example, Summerville's Better Hometown Program actively works to promote the downtown area and preserve its historic resources. Its efforts can serve as a model for other cities to enhance local economic development efforts while preserving historic resources.
- ☞ SED-1.3.2: Create public-private partnerships to develop revitalization plans and infrastructure improvements for underutilized centers and corridors.
- ☞ SED-1.4.2: Develop a marketing study to determine demand for shopping, dining and entertainment options.
- ☞ SED-1.5.1: Encourage new employment centers (including technological, industrial and commercial development) by providing the infrastructure necessary to accommodate new industry, while also remaining flexible to future economic shifts and needs. For example, the 150-acre Trion Industrial Park has the potential to attract new businesses, including suppliers associated with the Chattanooga Volkswagen plant, once public utilities are in place.
- ☞ SED-2.1.2: Identify development incentives to encourage big business to locate in districts identified in the Future Development Guide.
- ☞ SED-2.1.3: Actively market districts identified in the Future Development Guide for concentrated areas of industrial and large-scale business development.
- ☞ SED-2.2.1: Coordinate adult education opportunities that enhance the job skills of the workforce and that meet the needs of existing or desired businesses. Continue coordination with Georgia Northwestern Technical College and Dalton State College to build and strengthen relations and discuss innovative approaches to educational opportunities in the county.

- ☞ SED-3.1.1: Promote Agritourism and Ecotourism to create opportunities for farms, nature preserves and other similar operations to promote land preservation, local revitalization and job creation using tourism.
- ☞ SED-3.1.2: Establish and promote efforts to revitalize downtown areas of Lyerly, Menlo, Summerville and Trion.
- ☞ SED-3.1.3: Establish marketing efforts that pair park-related activities with significant Native American sites and other county attractions. Coordination among the various preservation-related groups in the county can assist with these efforts.
- ☞ SED-3.1.4: Continue coordination with US-27 alternative tourism route efforts.
- ☞ SED-3.1.6: Promote natural resources such as the Chattooga River for canoe trips.
- ☞ SED-5.2.1: Market community as a retirement community. The retiring “baby boomer” generation nationwide presents a local opportunity for growth and economic development. The beautiful natural environment, quiet small-town, rural lifestyle, and accessibility to nearby metropolitan areas (e.g. Atlanta, Chattanooga and Birmingham) make Chattooga County an ideal setting for retirement community developments.

Joint Countywide Multi-Modal Transportation Plan

The purpose of a multi-modal transportation plan is develop a plan, in coordination with GDOT and NWGRC that further defines long-term needs in addition to developing a long-range plan for developing streets, pedestrian paths, bike lanes/paths, and public transit that contribute to a system of fully-connected and interesting routes. In addition, the plan identifies a financial strategy for the implementation of plan recommendations. Implementation of such a plan should include the following strategies described in Chapter 2: Community Vision:

- ☞ DP-6.1.1: Develop a Joint Countywide Multi-modal Transportation Plan, in coordination with GDOT and NWGRC to further define long-term needs and develop streets, pedestrian paths, bike lanes/paths, and public transit that contribute to a system of fully-connected and interesting routes.
- ☞ DP-6.1.2: Review road design standards to ensure their ability to encourage “complete streets,” by accommodating all modes of travel, while still providing flexibility to allow designers to tailor the project to unique circumstances (as individual strategy or as part of the Joint Countywide Multi-modal Transportation Plan).
- ☞ DP-6.1.3: Develop Context Sensitive Design guidelines that describe appropriate roadway and access management standards. These guidelines should link the form and function of different street types with surrounding land uses to promote orderly and efficient traffic circulation along corridors identified in the Future Development Guide (as individual strategy or as part of the Joint Countywide Multi-modal Transportation Plan).
- ☞ DP-6.1.4: Consider traffic impact of new development as part of the permitting process. This enables local governments to determine the transportation demands of development proposals and provide for reduction of adverse impacts on the transportation system.
- ☞ DP-6.1.5: Consider alternatives to the proposed US-27 bypass that would make the existing corridor more efficient, while protecting Summerville’s downtown and corridor commercial districts and maintaining a high quality of life.
- ☞ DP-6.2.2: Identify traffic signalization and timing improvements. Synchronization of traffic signals would help smooth traffic flow, reduce congestion, and improve travel times at peak traffic hours. The net result would be a more enjoyable driving experience, less fuel waste, lower vehicular emissions, and time savings for residents, workers, and businesses.
- ☞ DP-6.2.3: Establish an ongoing pavement management program to maintain safe roadway conditions.
- ☞ DP-6.3.1: Adopt street connectivity standards for new developments to create an interconnected public street network.
- ☞ DP-6.3.2: Integrate a Corridor Map into long-range planning (that supports the Multi-modal Transportation Plan) to designate where the construction and improvement of transportation facilities (especially arterials and collector/connector streets) is expected indicating the right-of-way of planned transportation facilities.

- ☞ DP-6.4.1: Prepare existing conditions analysis of the sidewalks to identify substandard facilities and prioritize repair/replacement projects in addition to identifying areas appropriate for investment in new sidewalks and multi-use trails (as individual strategy or as part of the Joint Countywide Multi-modal Transportation Plan).
- ☞ DP-6.4.2: Review and modify site design requirements to promote context sensitive street design and multimodal transportation options such as pedestrian facilities.
- ☞ DP-6.4.4 – Abandoned rail lines in the county provide ideal locations for potential Rails-to-Trails projects that can contribute to a multi-modal transportation system.
- ☞ DP-6.5.1: Conduct bicycle study to identify and prioritize areas appropriate for investment in new bicycle facilities (as individual strategy or as part of the Joint Countywide Multi-modal Transportation Plan).
- ☞ DP-6.6.1: Conduct public transportation study, in coordination with NWRGC and GDOT to identify destinations, feasibility and types of public transportation (such as connecting Chattooga County residents to job centers in neighboring counties).

LONG TERM PROJECT LIST

The Long Term Project List, shown in Tables 4-6, 4-7, 4-8, 4-9 and 4-10, identify specific long-term implementation actions the county and city governments or other entities intend to take beyond the first five-year timeframe of the planning period.

Table 4-6 Unincorporated Chattooga County Long-Term Project List

Type of Action/Strategy	Action/Implementation Strategy	Strategy Ref. Number
Program/Process	Create conservation easement program	DP-2.1.3
Program/Process	Establish partnerships with land trusts or create financial instruments such as tax incentives that support and preserve agricultural activities and rural open space.	DP-2.2.1
Program/Process	Consider use of Purchase of Development Rights (PDRs), and Transfer of Development Rights (TDRs)	DP-2.2.2
Program/Process	Encourage use of Federal Farm and Ranch Land Protection Program.	DP-2.2.5
Program/Process	Encourage large family farms to gain recognition by the Georgia Centennial Farm Program.	DP-2.2.6
Small Area Master Plan	Develop small area neighborhood plans.	DP-3.2.1
Infrastructure Project	Engage in phased corridor/streetscape master planning for corridor character areas to guide enhancements.	DP-5.1.2
Program/Process	Improve enforcement efforts to require that all residential, commercial and industrial properties be appropriately maintained following property maintenance codes of each community.	DP-5.2.1
Functional Plan	Develop access management plans for established corridors such as US-27 and SR-48.	DP-6.2.1
Infrastructure Project	Maintain and upgrade wastewater treatment plant/system in Summerville.	DP-7.1.1
Program/Process	Coordinate location/construction of new civic building in activity centers, corridors and neighborhoods.	DP-7.3.3
Inventory/Asst.	Conduct an inventory of vacant Brownfield land to identify sites suitable for development/redevelopment.	DP-8.2.1
Small Area Master Plan	Develop small area plans for the priority Brownfield sites (see DP-8.2.1)	DP-8.2.2
Program/Process	Create conservation easement program and promote conservation easements and conservation tax credits by landowners to help preserve environmentally-sensitive lands.	RC-1.2.4
Program/Process	Enlist land trusts for open space preservation.	RC-1.2.6
Program/Process	Develop a countywide mandatory septic tank maintenance program.	RC-1.4.6
Program/Process	Develop sustainable green design for new public facilities.	RC-2.1.2
Program/Process	Develop a Sustainable Site Design Guide to describe sustainable site design best practices.	RC-2.2.1
Program/Process	Study the feasibility of establishing recycling and materials collection system.	RC-3.1.1
Zoning/Sub. Regs.	New multifamily, commercial, industrial and institutional development should include on-site recycling facilities for use by employees and residents.	RC-3.1.3
Program/Process	Develop a program to assist in locating and cleaning up illegal open dump sites.	RC-3.2.1
Program/Process	Establish an environmental court.	RC-3.2.2
Inventory/Asst.	Conduct countywide historic and cultural resources inventory to identify existing historic resources.	RC-4.1.1

Type of Action/ Strategy	Action/Implementation Strategy	Strategy Ref. Number
Program/Process	Coordinate with local, state and regional historical societies to nominate eligible properties and districts to the National Register of Historic Places.	RC-4.1.2
Program/Process	Seek local designation of historic properties	RC-4.1.3
Program/Process	Create incentives for historic building restoration,	RC-4.1.4
Program/Process	Establish historic/cultural markers program.	RC-4.1.8
Program/Process	Create public art program.	RC-2.3.1
Program/Process	Coordinate with DCA to establish an Opportunity Zone(s)	SED-1.1.1
Functional Plan	Create a Countywide Parks, Recreation and Green Space Master Plan	SED-4.1.1
Program/Process	Create conservation easement program	DP-2.1.3
Program/Process	Establish partnerships with land trusts or create financial instruments such as tax incentives that support and preserve agricultural activities and rural open space.	DP-2.2.1
Program/Process	Consider use of Purchase of Development Rights (PDRs), and Transfer of Development Rights (TDRs)	DP-2.2.2
Program/Process	Encourage use of Federal Farm and Ranch Land Protection Program.	DP-2.2.5
Program/Process	Encourage large family farms to gain recognition by the Georgia Centennial Farm Program.	DP-2.2.6
Small Area Master Plan	Develop small area neighborhood plans.	DP-3.2.1

Table 4-7 Lyerly Long-Term Project List

Type of Action/ Strategy	Action/Implementation Strategy	Strategy Ref. Number
Small Area Master Plan	Develop small area neighborhood plans.	DP-3.2.1
Small Area Master Plan	Develop and implement master plans for downtown areas that establish clear vision for revitalization.	DP-4.2.1
Program/Process	Improve enforcement efforts to require that all residential, commercial and industrial properties be appropriately maintained following property maintenance codes of each community.	DP-5.2.1
Program/Process	Coordinate location/construction of new civic building in activity centers, corridors and neighborhoods.	DP-7.3.3
Program/Process	Develop sustainable green design for new public facilities.	RC-2.1.2
Program/Process	Develop a Sustainable Site Design Guide to describe sustainable site design best practices.	RC-2.2.1
Program/Process	Study the feasibility of establishing recycling and materials collection system.	RC-3.1.1
Zoning/Sub. Regs	New multifamily, commercial, industrial and institutional development should include on-site recycling facilities for use by employees and residents.	RC-3.1.3
Inventory/Asst.	Conduct countywide historic and cultural resources inventory to identify existing historic resources.	RC-4.1.1
Program/Process	Coordinate with local, state and regional historical societies to nominate eligible properties and districts to the National Register of Historic Places.	RC-4.1.2
Program/Process	Establish historic/cultural markers program.	RC-4.1.8
Program/Process	Create public art program.	RC-2.3.1

Table 4-8 Menlo Long-Term Project List

Type of Action/Strategy	Action/Implementation Strategy	Strategy Ref. Number
Small Area Master Plan	Develop small area neighborhood plans.	DP-3.2.1
Small Area Master Plan	Develop and implement master plans for downtown areas that establish clear vision for revitalization.	DP-4.2.1
Program/Process	Improve enforcement efforts to require that all residential, commercial and industrial properties be appropriately maintained following property maintenance codes of each community.	DP-5.2.1
Program/Process	Coordinate location/construction of new civic building in activity centers, corridors and neighborhoods.	DP-7.3.3
Program/Process	Develop sustainable green design for new public facilities.	RC-2.1.2
Program/Process	Develop a Sustainable Site Design Guide to describe sustainable site design best practices.	RC-2.2.1
Program/Process	Study the feasibility of establishing recycling and materials collection system.	RC-3.1.1
Zoning/Sub. Regs	New multifamily, commercial, industrial and institutional development should include on-site recycling facilities for use by employees and residents.	RC-3.1.3
Inventory/Asst.	Conduct countywide historic and cultural resources inventory to identify existing historic resources.	RC-4.1.1
Program/Process	Coordinate with local, state and regional historical societies to nominate eligible properties and districts to the National Register of Historic Places.	RC-4.1.2
Program/Process	Establish historic/cultural markers program.	RC-4.1.8
Program/Process	Create public art program.	RC-2.3.1

Table 4-9 Summerville Long-Term Project List

Type of Action/Strategy	Action/Implementation Strategy	Strategy Ref. Number
Small Area Master Plan	Develop small area neighborhood plans.	DP-3.2.1
Guidelines	Establish an Infill Development Guide	DP-3.3.2
Zoning/Sub. Regs	Establish locally-designated downtown historic districts.	DP-4.2.3
Infrastructure Project	Engage in phased corridor/streetscape master planning for corridor character.	DP-5.1.2
Program/Process	Improve enforcement efforts to require that all residential, commercial and industrial properties be appropriately maintained following property maintenance codes of each community.	DP-5.2.1
Functional Plan	Develop access management plans for established corridors such as US-27 and SR-48.	DP-6.2.1
Infrastructure Project	Maintain and upgrade wastewater treatment plant/system in Summerville.	DP-7.1.1
Infrastructure Project	Upgrade storm sewer system, especially in the Willow Spring area due to the groundwater recharge area.	DP-7.1.2
Program/Process	Coordinate location/construction of new civic building in activity centers, corridors and neighborhoods.	DP-7.3.3
Inventory/Asst.	Conduct an inventory of vacant Brownfield land to identify sites suitable for development/redevelopment.	DP-8.2.1
Small Area Master Plan	Develop small area plans for the priority Brownfield sites (see DP-8.2.1)	DP-8.2.2
Program/Process	Develop sustainable green design for new public facilities.	RC-2.1.2
Program/Process	Develop a Sustainable Site Design Guide to describe sustainable site design best practices.	RC-2.2.1
Program/Process	Study the feasibility of establishing recycling and materials collection system.	RC-3.1.1
Zoning/Sub. Regs	New multifamily, commercial, industrial and institutional development should include on-site recycling facilities for use by employees and residents.	RC-3.1.3
Inventory/Asst.	Conduct countywide historic and cultural resources inventory to identify existing historic resources.	RC-4.1.1
Program/Process	Coordinate with local, state and regional historical societies to nominate eligible properties and districts to the National Register of Historic Places.	RC-4.1.2
Program/Process	Seek local designation of historic properties	RC-4.1.3
Program/Process	Create incentives for historic building restoration,	RC-4.1.4
Zoning/Sub. Regs	Establish a Summerville locally-designated historic district,	RC-4.1.7
Program/Process	Establish historic/cultural markers program.	RC-4.1.8
Program/Process	Create public art program.	RC-2.3.1
Functional Plan	Create a Countywide Parks, Recreation and Green Space Master Plan	SED-4.1.1

Table 4-10 Trion Long-Term Project List

Type of Action/Strategy	Action/Implementation Strategy	Strategy Ref. Number
Small Area Master Plan	Develop small area neighborhood plans.	DP-3.2.1
Guidelines	Establish an Infill Development Guide	DP-3.3.2
Small Area Master Plan	Develop and implement master plans for downtown areas that establish clear vision for revitalization.	DP-4.2.1
Zoning/Sub. Regs	Establish locally-designated downtown historic districts.	DP-4.2.3
Program/Process	Apply for the Georgia Main Street Program Better Hometown status.	DP-4.2.9
Infrastructure Project	Engage in phased corridor/streetscape master planning for corridor character.	DP-5.1.2
Program/Process	Improve enforcement efforts to require that all residential, commercial and industrial properties be appropriately maintained following property maintenance codes of each community.	DP-5.2.1
Functional Plan	Develop access management plans for established corridors such as US-27 and SR-48.	DP-6.2.1
Program/Process	Coordinate location/construction of new civic building in activity centers, corridors and neighborhoods.	DP-7.3.3
Inventory/Asst.	Conduct an inventory of vacant Brownfield land to identify sites suitable for development/redevelopment.	DP-8.2.1
Small Area Master Plan	Develop small area plans for the priority Brownfield sites (see DP-8.2.1)	DP-8.2.2
Program/Process	Develop sustainable green design for new public facilities.	RC-2.1.2
Program/Process	Develop a Sustainable Site Design Guide to describe sustainable site design best practices.	RC-2.2.1
Program/Process	Study the feasibility of establishing recycling and materials collection system.	RC-3.1.1
Zoning/Sub. Regs	New multifamily, commercial, industrial and institutional development should include on-site recycling facilities for use by employees and residents.	RC-3.1.3
Inventory/Asst.	Conduct countywide historic and cultural resources inventory to identify existing historic resources.	RC-4.1.1
Program/Process	Coordinate with local, state and regional historical societies to nominate eligible properties and districts to the National Register of Historic Places.	RC-4.1.2
Program/Process	Seek local designation of historic properties	RC-4.1.3
Program/Process	Create incentives for historic building restoration,	RC-4.1.4
Program/Process	Establish historic/cultural markers program.	RC-4.1.8
Program/Process	Create public art program.	RC-2.3.1
Functional Plan	Create a Countywide Parks, Recreation and Green Space Master Plan	SED-4.1.1
Small Area Master Plan	Develop small area neighborhood plans.	DP-3.2.1

Description of Specific Actions

The description of specific actions provides additional information related to the Park and Recreation Master Plan recommendations that are presented in Tables 4-6 through 4-10. These descriptions include references to the specific Implementation Strategies presented in Chapter 2: Community Vision.

Park and Recreation Master Plan

The purpose of a park and recreation master plan is to translate community needs and desires for parks, facilities and programs into recommendations that can be implemented with a planning period, typically 10 years. In addition, the plan identifies a financial strategy for the implementation of plan recommendations. A park and recreation master plan addresses both the active and passive recreational needs of a community, includes recommendations for land acquisition, improvements to existing recreation sites, development of new parks and facilities, and a capital improvements program. Development of such a master plan should include the following strategies described in Chapter 2: Community Vision:

- ☞ *SED-4.1.1: Create a Countywide Parks, Recreation and Green Space Master Plan to identify maintenance needs for existing parks, locations for new parks, and coordinate the connection of parks and neighborhoods with a greenway and trail network.*
- ☞ *RC-1.3.1: Create a Greenway System Master Plan to connect residents and visitors to natural resources. Include strategies for conservation, acquisition and management of natural areas.*

- ☞ DP-6.4.4 – Abandoned rail lines in the county provide ideal locations for potential Rails-to-Trails projects that can contribute to a multi-modal transportation system.
- ☞ RC-1.2.5: Review and update, as needed, site design requirements for open space. Site design requirements should, to the greatest extent possible, preserve environmentally sensitive areas and allow for continuity of environmental features.
- ☞ RC-1.2.7: Pursue public purchase of environmentally-sensitive lands for creating of wildlife areas, nature preserves and public parks. For example, the Chattahoochee National Forest and Sloppy Floyd State Park each protect large areas from potential disruptive development. They also provide recreation options and economic development potential.
- ☞ RC-1.4.1: Utilize public parks, conservation easements, site design and other land preservation tools to preserve land adjacent to streams and other important water bodies.
- ☞ SED-4.1.2: Use SPLOST funds for recreation improvements.
- ☞ SED-4.2.1: Include within an assessment of existing park and recreation programs along with recommendations for future programs within the Parks, Recreation and Green Space Master Plan in order to ensure provision of recreation programs for all ages, including new programs for teenagers and young adults.

POLICIES

Policies for each jurisdiction are presented in their entirety in Chapter 2: Community Vision of this document along with specific development strategies that fully describe the means by which the goals and policies can be implemented. DCA Planning Regulations require that the policies be included in the Implementation Program. To fulfill this requirement, the goals and policies are shown in the following paragraphs. Please refer to Chapter 2: Community Vision for the full text for each.

Development Patterns

DP Goal 1: Effective land use and development management ①②③

- DP Policy 1.1: Establish minimum land use and development management tools ①②③

DP Goal 2: Rural communities ①③

- DP Policy 2.1: Promote rural development patterns and design in rural areas ①
- DP Policy 2.2: Incorporate tools that protect viability of remaining agricultural ①③

DP Goal 3: Healthy, complete neighborhoods ①②③④⑤

- DP Policy 3.1: Create new, walkable, well-connected neighborhoods, including a mixture of conventional suburban and traditional neighborhood design ①②③④⑤
- DP Policy 3.2: Revitalize established neighborhoods ①②③④⑤
- DP Policy 3.3: Ensure context-sensitive redevelopment and infill ①②③④⑤

DP Goal 4: Vibrant downtowns and activity centers ①②③④⑤

- DP Policy 4.1: Encourage mixed use within centers ①②③④⑤
- DP Policy 4.2: Initiate revitalization efforts in Downtowns and other struggling centers ①②③④⑤
- DP Policy 4.3: Strategically place nodal development ①②③④⑤

DP Goal 5: Attractive, inviting corridors and gateways ①②③④⑤

- DP Policy 5.1: Promote quality corridor development and redevelopment ①②③④⑤

- DP Policy 5.2: Uphold high standard for property maintenance for residential, commercial and industrial properties be appropriately maintained 1 2 3 4 5

DP Goal 6: Safe, efficient multi-modal transportation 1 2 3 4 5

- DP Policy 6.1: Encourage a comprehensive, multi-modal transportation planning approach 1 2 3 4 5
- DP Policy 6.2: Improve safety and efficiency of existing corridors 1 2 3 4 5
- DP Policy 6.3: Promote interconnected network of streets 1 2 3 4 5
- DP Policy 6.4: Increase the ability for residents to walk around the community 1 2 3 4 5
- DP Policy 6.5: Increase the ability for residents to bike around the community 1 2 3 4 5
- DP Policy 6.6: Provide more comprehensive public transportation options in Chattooga County 1

DP Goal 7: Efficient use of existing and proposed infrastructure and community facilities 1 2 3 4 5

- DP Policy 7.1: Maximize efficient use of existing and planned utility infrastructure 1 2 3 4 5
- DP Policy 7.2: Ensure that utility infrastructure investments improve the quality of life within existing communities and new development 1 2 3 4 5
- DP Policy 7.3: Locate schools, important civic buildings and public parks in strategic locations to maximize improvement of the community's quality of life 1 2 3 4 5

DP Goal 8: Impacts mitigated for special uses 1 2 3 4 5

- DP Policy 8.1: Use site design to manage industrial and high impact uses as well as major institutional and office uses 1 2 3 4 5
- DP Policy 8.2: Revitalize and redevelop Brownfield sites 1 4 5

Resource Conservation

RC Goal 1: Preserve natural resources and environmentally sensitive areas 1 2 3 4 5

- RC Policy 1.1: Preserve significant ridge lines 1
- RC Policy 1.2: Protect environmentally sensitive areas 1 2 3 4 5
- RC Policy 1.3: Provide residents and visitors with the opportunity to connect with nature for enjoyment, recreation and economic activity 1 2 3 4 5
- RC Policy 1.4: Improve water quality protection 4 5

RC Goal 2: Sustainable sites and buildings 1 2 3 4 5

- RC Policy 2.1: Encourage green building design and technology 1 2 3 4 5
- RC Policy 2.2: Promote sustainable site design 1 2 3 4 5

RC Goal 3: Reduce solid waste 1 2 3 4 5

- RC Policy 3.1: Support recycling efforts and improved participation 1 2 3 4 5
- RC Policy 3.2: Reduce illegal dumping of trash and hazardous waste and provide for cleanup of illegal dumping sites 1 2 3 4 5

RC Goal 4: Preservation of historic and cultural resources 1 2 3 4 5

- RC Policy 4.1: Promote preservation of historic structures and places 1 2 3 4 5
- RC Policy 2.3: Promote public art 1 2 3 4 5

Social and Economic Development

SED Goal 1: Sustainable and diverse base of businesses and job opportunities 1 2 3 4 5

- SED Policy 1.1: Expand job opportunities 1 2 3 4 5
- SED Policy 1.2: Focus different types of economic development opportunities in appropriate areas 1 2 3 4 5
- SED Policy 1.3: Encourage mixed-use activity centers and corridors 1 2 3 4 5
- SED Policy 1.4: Encourage creation of local shopping, dining and entertainment options 1 2 3 4 5
- SED Policy 1.5: Ensure availability of land for development to support employment growth 1 2 3 4 5

SED Goal 2: Coordinated countywide and regional economic development efforts 1 2 3 4 5

- SED Policy 2.1: Maintain a regional approach to economic development 1 2 3 4 5
- SED Policy 2.2: Coordinate job training opportunities 1 2 3 4 5

SED Goal 3: Thriving tourism economy 1 2 3 4 5

- SED Policy 3.1: Increase efforts to attract tourism 1 2 3 4 5

SED Goal 4: Quality park and recreation facilities and activities 1 2 3 4 5

- SED Policy 4.1: While enhancing and maintaining existing parks, create a coordinated, city-wide system of parks and green space 1 2 3 4 5
- SED Policy 4.2: Expand existing programs and support safe and healthy recreation opportunities for all ages 1 2 3 4 5

SED Goal 5: Variety of quality housing options 1 2 3 4 5

- SED Policy 5.1: Encourage housing diversity in new neighborhoods 1 2 3 4 5
- SED Policy 5.2: Provide housing for “aging in place” 1 2 3 4 5

Government Relations

GR Goal 1: Effective government communication with the public 1 2 3 4 5

- GR Policy 1.1: Effectively communicate Community Agenda implantation status with the public 1 2 3 4 5

GR Goal 2: Effective coordination of all levels of government in Chattooga County 1 2 3 4 5

- GR Policy 2.1: Enhance municipal service delivery with coordination agreements or consolidation of duplicate services within Chattooga County 1 2 3 4 5

GR Goal 3: Regional planning coordination 1 2 3 4 5

- GR Policy 3.1: Increase land use, transportation and infrastructure coordination with jurisdictions adjacent to Chattooga County 1 2 3 4 5
- GR Policy 3.2: Emphasize coordination with regional and state agencies 1 2 3 4 5

PLAN MAINTENANCE

The Commissioner of Chattooga County, Lyerly City Council, Menlo City Council, Summerville City Council and Trion City Council are each responsible for maintaining the *Chattooga County Joint Comprehensive Plan 2011-2031* to accurately reflect current community conditions and the community's vision and priorities for the future. Maintenance of the plan includes major and minor plan amendments, updates of the plan, or required periodic updates of the *Community Agenda*. Each is discussed below.

Plan Amendments

DCA defines major amendments as those changes to an adopted comprehensive plan that alter the basic tenets of the overall plan or a significant portion of the plan or if they have the potential to affect another local government. DCA defines minor amendments as those that are purely local in nature and do not qualify as major amendments. Each jurisdiction must submit major amendments NWGRC for review within six months from the date that the city council experiences or decides to pursue a change that would qualify as a major amendment. Minor amendments do not require NWGRC review.

Updates to the STWP

At a minimum, the Sole Commissioner and each city council must prepare and submit annual updates or five-year updates to STWP portion of the *Community Agenda*. The STWP is presented in Chapter 4: Implementation Program of this plan. These updates must be submitted to NWGRC for review in order to maintain Quality Local Government status.

Updates to the Comprehensive Plan

At a minimum, a plan update must be completed every 10 years, in accordance with the Local Comprehensive Plan Recertification Schedule maintained by DCA. However, after five years, the legislative bodies of each jurisdiction may determine that based upon the degree of change in the community an update to the comprehensive is needed. If only minor changes have taken place, then revisions to the plan may be sufficient in the form of plan amendments. If significant changes have occurred in community conditions (i.e., if the data upon which the plan is based has become significantly outdated, or the community's vision has changed), an update of the comprehensive plan or a major plan amendment may be needed.

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CHATTOOGA COUNTY
Joint Comprehensive Plan 2011-2031

Community Agenda
Appendices

Prepared for:

Northwest Georgia Regional Commission
Rome, Georgia

By:



MACTEC Engineering and Consulting, Inc.
Atlanta, Georgia

Adopted:

Chattooga County: February 18, 2011
City of Lyerly: February 8, 2011
City of Menlo: February 1, 2011
City of Summerville: February 14, 2011
City of Trion: January 28, 2011

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APPENDICES TABLE OF CONTENTS

A. APPENDIX A: QUALITY COMMUNITY OBJECTIVES A-1

Table A-1 Chattooga County Quality Community Objectives Analysis of Character AreasA-2

Table A-2 Lyerly Quality Community Objectives Analysis of Character AreasA-2

Table A-3 Menlo Quality Community Objectives Analysis of Character Areas.....A-2

Table A-4 Summerville Quality Community Objectives Analysis of Character Areas.....A-3

Table A-5 Trion Quality Community Objectives Analysis of Character Areas.....A-3

B. APPENDIX B: REPORT OF ACCOMPLISHMENTS B-1

Table B-1 Chattooga County Report of Accomplishments B-1

Table B-2 Lyerly Report of Accomplishments B-2

Table B-3 Menlo Report of Accomplishments..... B-3

Table B-4 Summerville Report of Accomplishments..... B-3

Table B-5 Trion Report of Accomplishments B-4

C. APPENDIX C: GLOSSARY OF TERMS & DEVELOPMENT CONCEPTS C-1

D. APPENDIX D: DCA REVIEW DOCUMENTATION D-1

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APPENDIX A: QUALITY COMMUNITY OBJECTIVES

The Quality Community Objectives (QCO) analysis for each Character Area is presented in this appendix. This appendix identifies the QCOs that will be pursued in the character area. The QCOs were adopted by the Georgia Department of Community Affairs (DCA) to measure how communities preserve their unique resources while accommodating future development. The QCOs are listed below.

Traditional Neighborhood – Traditional neighborhood development patterns should be encouraged, including use of more human scale development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.

Infill Development – Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.

Sense of Place – Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.

Transportation Alternatives – Alternatives to transportation by automobile, including mass transit, bicycle routes and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.

Regional Identity – Regions should promote and preserve an “identity,” defined in terms of traditional regional architecture, common economic linkages that bind the region together, or other shared characteristics.

Heritage Preservation – The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community’s character.

Open Space Preservation – New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors.

Environmental Protection – Air quality and environmentally sensitive areas should be protected from negative impacts of development. Environmentally sensitive areas deserve special protection, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.

Growth Preparedness – Each community should identify and put in place the prerequisites for the type of growth it seeks to achieve. These may include housing and infrastructure (roads, water, sewer and telecommunications) to support new growth, appropriate training of the workforce, ordinances to direct growth as desired, or leadership capable of responding to growth opportunities.

Appropriate Businesses – The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.

Employment Options – A range of job types should be provided in each community to meet the diverse needs of the local workforce.

Housing Choices – Quality housing and a range of housing size, cost, and density should be provided in each community, to make it possible for all who work in the community to also live in the community.

Educational Opportunities – Educational and training opportunities should be readily available in each community to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.

Regional Cooperation – Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources.

Regional Solutions – Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.

Table A-1 Chattooga County Quality Community Objectives Analysis of Character Areas

Quality Community Objective	Natural-Open Space Reserve	Natural-Open Space Public	Rural-Neighborhood	Rural-Center	Rural-Corridor	Sub-urban-Neighborhood	Sub-urban-Center	Sub-urban-Corridor MU	Sub-urban-Corridor Res.	Town-Neighborhood	Town-Center	Town-Corridor MU	Town-Corridor Res.	District-Industrial	District-Prison
Traditional Neighborhoods						✓	✓	✓	✓	✓	✓	✓	✓		
Infill Development				✓		✓	✓	✓	✓	✓	✓	✓	✓		
Sense of Place	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
Transportation Alternatives					✓			✓	✓		✓	✓	✓	✓	
Regional Identity			✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
Heritage Preservation			✓			✓	✓	✓	✓	✓	✓	✓	✓		
Open Space Preservation	✓	✓													
Environmental Protection	✓	✓													
Growth Preparedness			✓			✓		✓	✓	✓	✓	✓	✓	✓	
Appropriate Businesses				✓			✓	✓			✓	✓		✓	
Employment Options			✓				✓	✓			✓	✓		✓	✓
Housing Choices			✓			✓	✓	✓	✓	✓	✓	✓	✓		
Educational Opportunities						✓	✓	✓	✓	✓	✓	✓	✓		
Regional Cooperation	✓		✓				✓	✓	✓		✓	✓	✓	✓	✓

Table A-2 Lyerly Quality Community Objectives Analysis of Character Areas

Quality Community Objective	Natural-Open Space Reserve	Natural-Open Space Public	Town-Neighborhood	Town-Corridor MU	Town-Corridor Res.	Town-Center Down-town	District-Industrial
Traditional Neighborhoods		✓	✓	✓	✓	✓	
Infill Development			✓	✓	✓		
Sense of Place	✓	✓	✓	✓	✓	✓	
Transportation Alternatives				✓	✓	✓	✓
Regional Identity			✓	✓	✓	✓	
Heritage Preservation		✓	✓	✓	✓	✓	
Open Space Preservation	✓	✓					
Environmental Protection	✓	✓					
Growth Preparedness			✓	✓	✓	✓	✓
Appropriate Businesses				✓		✓	✓
Employment Options				✓		✓	✓
Housing Choices			✓	✓	✓	✓	
Educational Opportunities			✓	✓	✓	✓	
Regional Cooperation	✓			✓	✓	✓	✓

Table A-3 Menlo Quality Community Objectives Analysis of Character Areas

Quality Community Objective	Natural-Open Space Reserve	Natural-Open Space Public	Town-Neighborhood	Town-Corridor Res.	District-Down-town	District-Industrial
Traditional Neighborhoods		✓	✓	✓	✓	
Infill Development			✓	✓		
Sense of Place	✓	✓	✓	✓	✓	
Transportation Alternatives				✓	✓	✓
Regional Identity			✓	✓	✓	
Heritage Preservation		✓	✓	✓	✓	
Open Space Preservation	✓	✓				
Environmental Protection	✓	✓				
Growth Preparedness			✓	✓	✓	✓
Appropriate Businesses					✓	✓
Employment Options					✓	✓
Housing Choices			✓	✓	✓	
Educational Opportunities			✓	✓	✓	
Regional Cooperation	✓			✓	✓	✓

Table A-4 Summerville Quality Community Objectives Analysis of Character Areas

Quality Community Objective	Natural-Open Space Reserve	Natural-Open Space Public	Sub-urban-Neighborhood	Sub-urban-Center	Sub-urban-Corridor MU	Sub-urban-Corridor Res.	Town-Open Space	Town-Neighborhood	Town-Center	Town-Corridor MU	Town-Corridor Res.	District-Down-town	District-Industrial
Traditional Neighborhoods			✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Infill Development			✓	✓	✓	✓		✓	✓	✓	✓		
Sense of Place	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Transportation Alternatives					✓	✓			✓	✓	✓	✓	✓
Regional Identity			✓	✓	✓	✓		✓	✓	✓	✓	✓	
Heritage Preservation			✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Open Space Preservation	✓	✓					✓						
Environmental Protection	✓	✓					✓						
Growth Preparedness			✓		✓	✓		✓	✓	✓	✓	✓	✓
Appropriate Businesses				✓	✓				✓	✓		✓	✓
Employment Options				✓	✓				✓	✓		✓	✓
Housing Choices			✓	✓	✓	✓		✓	✓	✓	✓	✓	
Educational Opportunities			✓	✓	✓	✓		✓	✓	✓	✓	✓	
Regional Cooperation	✓			✓	✓	✓			✓	✓	✓	✓	✓

Table A-5 Trion Quality Community Objectives Analysis of Character Areas

Quality Community Objective	Natural-Open Space Reserve	Natural-Open Space Public	Sub-urban-Neighborhood	Sub-urban-Center	Sub-urban-Corridor MU	Sub-urban-Corridor Res.	Town-Open Space	Town-Neighborhood	Town-Center	Town-Center Down-town	Town-Corridor MU	Town-Corridor Res.	District-Down-town	District-Industrial
Traditional Neighborhoods		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Infill Development			✓	✓	✓	✓		✓	✓		✓	✓		
Sense of Place	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Transportation Alternatives					✓	✓			✓	✓	✓	✓	✓	✓
Regional Identity			✓	✓	✓	✓		✓	✓	✓	✓	✓	✓	
Heritage Preservation		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Open Space Preservation	✓	✓					✓							
Environmental Protection	✓	✓					✓							
Growth Preparedness			✓		✓	✓		✓	✓	✓	✓	✓	✓	✓
Appropriate Businesses				✓	✓				✓	✓	✓		✓	✓
Employment Options				✓	✓				✓	✓	✓		✓	✓
Housing Choices			✓	✓	✓	✓		✓	✓	✓	✓	✓	✓	
Educational Opportunities			✓	✓	✓	✓		✓	✓	✓	✓	✓	✓	
Regional Cooperation	✓			✓	✓	✓			✓	✓	✓	✓	✓	✓

APPENDIX B: REPORT OF ACCOMPLISHMENTS

The Report of Accomplishments (ROA) provides a status of each work item identified in the 2007-2011 Short Term Work Programs for each jurisdiction. For each activity the ROA identifies whether it was completed, postponed, or dropped, or if it is underway. Reasons are provided for a dropped or postponed activity, and a projected completion date is provided for items that are underway.

Table B-1 Chattooga County Report of Accomplishments

Element	Activity	Status				
		Complete	Underway	Postponed	Dropped	Reason Postponed or Dropped
Economic Dev.	Establish a joint economic development authority with cities and county including: agritourism, heritage, and small business development	✓				Chattooga County Development Authority
Cultural Resources	Conduct an inventory of historical resources		✓			NWGRC survey underway
Cultural Resources	Establish residential and business national historic district register			✓		Delayed until completion of historical resources inventory
Natural Resources	Taylor's Ridge overlook and park		✓			
Natural Resources	Acquire property for River Park		✓			
Natural Resources	Joint effort with US Forest Service to clean up federal lands		✓			
Natural Resources	Prepare educational packet on Tax incentives		✓			
Natural Resources	Adopt River Corridor Protection Ordinance			✓		DNR revising ordinance
Natural Resources	Clean up Chattooga River		✓			
Facilities & Services	Develop additional water sources in east side of county (combined):		✓			Service area expansion (Sublinga) completed.
	Regal Springs Well Project		✓			
	Cloudland Water Project Phase I (State Line Rd. and SR-157)		✓			
	Cloudland Water Project Phase II (State Line Rd. and SR-157)		✓			
Facilities & Services	Additional ambulance and crews		✓			
Facilities & Services	Enhance E-911 system		✓			
Facilities & Services	Continue monitoring at the Chattooga County landfill		✓			
Facilities & Services	Contract with Newell Recycling to recycle white metal (tin, aluminum) cardboard, plastics, loose papers in addition to recycling provided by county		✓			
Land Use	Create county and municipality land use planning board. Use future development map to plan land use for future residential growth, greenspace preservation		✓			

Element	Activity	Status				
		Complete	Underway	Postponed	Dropped	Reason Postponed or Dropped
Land Use	Implement a county-wide building code for land development (zoning), subdivision regulations, clean/lien ordinance, and manufactured housing permitting enforcement (Manufactured Home, Junk ordinances adopted)			✓		Taking time to build support
Transportation	Replace county bridges based on yearly evaluation of need		✓			
Transportation	Road resurfacing: approximately 11 miles of roads resurfaced yearly based on yearly evaluation of need		✓			
Intergovernmental Coordination	Develop intergovernmental coordination committee				✓	Lack of support

Table B-2 Lyerly Report of Accomplishments

Element	Activity	Status				
		Complete	Underway	Postponed	Dropped	Reason Postponed or Dropped
Population Change	Conduct door-to-door survey to determine needs and resources of local citizens, especially elderly				✓	Lack of funding
Economic Dev.	Invite Better Hometown program representative to tour Lyerly to assess eligibility			✓		Refreshing/rehabilitating downtown area before initiating request.
Economic Dev.	Apply for Community Development Block Grant to rehabilitate housing and utilities in downtown			✓		Currently using SPLOST to rehabilitate utilities (water lines). Not sure what housing was slated for rehabilitation.
Natural Resources	Inspect quarterly for safety and maintain playground equipment, ball fields	✓				
Natural Resources	Work with USDA Natural Resources Conservation Service to provide education to residents who may be eligible for conservation easements			✓		Unknown
Natural Resources	Adopt a River Corridor Protection Ordinance			✓		Not sure
Natural Resources	Designate protected areas of wetlands, woodlands under land use board				✓	Land Use Board not implemented
Cultural Resources	Conduct an inventory of historical resources				✓	Countywide project. No funding.
Facilities & Services	Install water lines to town limits				✓	Unknown
Facilities & Services	Replace existing water lines town-wide		✓			
Facilities & Services	Continue to construct maintenance facility; specifically, install roof over facility				✓	Unknown
Facilities & Services	Continue to upgrade town's computer system				✓	Current system is up-to-date and functional.
Land Use	Create county and municipality land use planning board; use future development map to plan land use for future residential growth, greenspace preservation				✓	Lack of support
Land Use	Implement a county-wide building code for land development (zoning), subdivision regulations, clean/lien ordinance, and manufactured housing permitting enforcement				✓	Lack of support

Table B-3 Menlo Report of Accomplishments

Element	Activity	Status				
		Complete	Underway	Postponed	Dropped	Reason Postponed or Dropped
Economic Dev.	Investigate the possibility of annexation of SR-48 from Menlo to Peach Orchard Rd.			✓		Lack of budget
Economic Dev.	Investigate possibility of upgrading 2" water line to 6" water line and extending to those new city limits at Peach Orchard Rd.	✓				
Economic Dev.	Investigate possibility of connecting with City of Summerville water line on SR-48 to west side of Peach Orchard Rd.	✓				
Economic Dev.	Investigate possibility of connecting with Chattooga County Water District on SR-337		✓			
Cultural Resources	Invite Better Hometown program representative to tour Menlo to assess eligibility. Updating and rehabilitating Morse Street and the old railroad area would be a priority			✓		Still under consideration
Cultural Resources	Seek private donations to fund and support arts, recreation, sports in connection with school	✓				
Facilities & Services	Continue to look for location for new maintenance building		✓			
Facilities & Services	Purchase chipper/shredder and truck for debris removal, especially storm cleanup		✓			
Facilities & Services	Upgrade water lines and fire hydrants outside city limits		✓			
Facilities & Services	Add walking track, soccer fields to Tillotson Park			✓		Lack of budget
Housing/Land Use	Continue to study feasibility of joint city/county land use board and land use regulations for building codes, development, regulation, and enforcement				✓	Lack of support

Table B-4 Summerville Report of Accomplishments

Element	Activity	Status				
		Complete	Underway	Postponed	Dropped	Reason Postponed or Dropped
Economic Dev.	Locate industries		✓			
Economic Dev.	Encourage industries to move to Summerville. Provide incentives based on desirability of industry	✓				
Economic Dev.	Identify and acquire property to develop and expand industrial park	✓				
Natural Resources	Pipe water from Cleghorn Spring to Lowe Spring		✓			Pump at treat at Cleghorn
Natural Resources	Add a filter to Lowe Spring for added water pumping capability			✓		Engineering phase is complete
Cultural Resources	Phase II restoration	✓				
Cultural Resources	Phase III restoration			✓		Waiting on TE grant
Cultural Resources	Continue to promote festivals	✓				
Cultural Resources	Add features to festivals to promote tourism	✓				
Facilities & Services	Continue to expand the water system to serve as many customers as the water source will allow		✓			
Facilities & Services	Modernize wastewater treatment plant to treat 2 MGD.	✓				Completed 2008
Facilities & Services	Upgrade Storm sewer system. Specifically: Storm sewer under US-27; Cox St., Hinton St., Cross Tile (6 th St. at RR crossing), Scoggins St. Map Storm drains		✓			
Facilities & Services	Replace/upgrade police and public utilities equipment and vehicles		✓			
Transportation	Replace uneven/cracked sidewalks inside city limits		✓			Mostly complete
Transportation	Road resurfacing including: <i>Selman Ave., State St., Bellah Ave., Elizabeth St., College St., Pink Dogwood, Kelly St., Ramey St., State St., Hawkins Dr., E. Washington, W. Washington, Highland</i>		✓			Resurfacing complete for streets shown in italics.

Element	Activity	Status				
		Complete	Underway	Postponed	Dropped	Reason Postponed or Dropped
	Ave., Morton St., Allen St., Kirby St.					
Other Issues	Replace roof on Summerville facility	✓				
Other Issues	Upgrade Dowdy Park restroom facilities		✓			ADA access plan drawn
Other Issues	New maintenance truck	✓				
Other Issues	Upgrade tractor mower decks	✓				
Other Issues	Replace football/ basketball/soccer/ baseball equipment		✓			

Table B-5 Trion Report of Accomplishments

Element	Activity	Status				
		Complete	Underway	Postponed	Dropped	Reason Postponed or Dropped
Population Change	Bilingual door knockers to educate population; door knockers will be distributed among the Hispanic community advertising October 2006 as clean-up month				✓	Lack of funding
Economic Dev.	Marketing for tenants and development of vacant Industrial Park		✓			
Cultural Resources	Look into historic designation for The Tavern – building dates from the 1800s				✓	Privately owned
Cultural Resources	Adaptive reuse of Old Hospital. Dade County may extend their medical facility to open a satellite clinic				✓	Building to be demolished
Facilities & Services	Testing flow on second well	✓				
Facilities & Services	Explore options for protecting city-owned land around well		✓			
Facilities & Services	Upgrade water lines and fire hydrants		✓			
Facilities & Services	Consider installing water meters			✓		Looking into grants
Facilities & Services	Consider increasing water rates	✓				
Facilities & Services	Contracting out reading of gas meters to Michael Montgomery				✓	Due to agreement
Facilities & Services	Utility lines being run under new road construction		✓			
Facilities & Services	Lighting at ballfields	✓				
Facilities & Services	New Pavilion	✓				
Facilities & Services	After US-27 road construction completed, upgrade signage to welcome motorists to Trion. Include Mount Vernon Mills			✓		Looking into
Housing	Clean it or lien it ordinance – to improve town's image. October designated as clean-up month – need to get information out to community	✓				

APPENDIX C: GLOSSARY OF TERMS & DEVELOPMENT CONCEPTS

The following pages provide a comprehensive list of terms and phrases used throughout this plan and other community planning documents. The list provides a brief description for each term or phrase shown.

Accessory dwelling unit - Garage apartments, granny flats, or similar secondary housing units located on the same lot with a single family residence.

Adaptive reuse or adaptive use - The redevelopment of existing older or abandoned structures for new development opportunities. These activities provide for the revitalization and redevelopment of older urban areas by providing new uses for existing structures. (e.g., residential loft units in former warehouse buildings).

Adequate public facilities ordinance - A requirement that infrastructure (water, sewer, roads, schools, etc.) be available to serve new development; sometimes called "concurrency."

Agricultural districts - Areas designed to keep land in agriculture that are legally recognized. Enrolled areas may be considered for special benefits and protection from regulations.

Agricultural zoning - Restricts land uses to farming and livestock, other kinds of open-space activities and limited home building.

Alleys - Service easements running behind or between rows of houses. Alleys provide access to utilities and sanitation, garages, backyards and accessory units.

Annexation - A change in existing community boundaries resulting from the incorporation of additional land.

Aquifer - A water-bearing geologic formation. The source of ground water for drinking and irrigation.

Big box retailer - Large, stand-alone retail stores, such as Wal-Mart and Office Depot.

Best Management Practice (BMP) - Refers to the practice considered most effective to achieve a specific desired result for protection of water, air and land and to control the release of toxins.

Biodegradation - Breakdown of organic material into innocuous products by the action of living organisms.

Biodiversity - The diversity of life on Earth and all the interconnections that support these myriad forms of life; includes variety of life at the genetic, species and ecosystem levels.

Blight - Physical and economic conditions within an area that cause a reduction of or lack of proper utilization of that area. A blighted area is one that has deteriorated or has been arrested in its development by physical, economic, or social forces.

Brownfields - Sites that are underutilized or not in active use on land that is either contaminated or perceived to be contaminated.

Buffer zone - A strip of land created to separate and protect one type of land use from another.

Built environment - The urban environment consisting of buildings, roads, fixtures, parks and other improvements that form a community's physical character.

Bus lanes - A lane on a street or highway reserved primarily, or exclusively, for buses.

Bus rapid transit (BRT) - BRT combines the quality of rail transit and the flexibility of buses. It can operate on bus lanes, HOV lanes, expressways or ordinary streets.

Capital facilities (Infrastructure) - Public facilities characterized by a one-time cost, a useful life generally exceeding five years, significant and construction costs and long-term financing requirements.

Central business district (CBD) - The downtown retail trade and commercial area of a city or town, or an area of very high land valuation, traffic flow and concentration of retail business offices, theaters, hotels and services.

Certified local government (CLG) - A local government that protects local historic resources with a preservation ordinance, preservation commission and local designation. A designated CLG is eligible to receive federal funds for historic preservation activities.

City council - A city's legislative body. The popularly elected city council is responsible for enacting ordinances, imposing taxes, making appropriations, establishing policy and hiring some city officials. The council adopts local general planning, zoning and subdivision ordinances.

Cluster development - A pattern of development in which homes are grouped together on parcels of land in order to leave parts of the land undeveloped. Cluster development is often used in areas that require large lot sizes, and typically involves density transfer. Zoning ordinances permit cluster development by allowing smaller lot sizes when part of the land is left as open space (also known as Conservation Subdivision).

Commercial - Land use that is primarily for businesses, which may include shopping, restaurants, gas stations, etc.

Community design factors - Factors that influence the way a community is laid out and how it looks. This may include the street grid pattern, the presence of sidewalks, the mix of land uses and the physical character of the buildings.

Community Development Block Grant (CDBG) - One of the longest-running programs of the U.S. Department of Housing and Urban Development. CDBG funds local community development activities such as affordable housing, anti-poverty programs, and infrastructure development. CDBG, like other block grant programs, differ from categorical grants, made for specific purposes, in that they are subject to less federal oversight and are largely used at the discretion of the state and local governments and their subgrantees.

Community identity - Physical, natural or cultural assets that represent distinctive qualities unique to an individual community. A community's identity is enhanced by embracing and respecting the history and character of those existing features that nurture a sense of attachment and uniqueness within the area.

Community plan - A portion of the local comprehensive plan that focuses on a particular area or community within the local government. Community plans supplement the policies of the comprehensive plan (a.k.a. small area plan).

Community services - Services provided to citizens by a local government that may include police, fire, hospital, schools, trash removal, water treatment, recycling, etc. These services are paid for by local taxes and user fees.

Community-based service - Provides curb-to-curb or short-distance mobility within communities and feeder connections to bus routes and rail services.

Community improvement district (CID) - A CID is a self-taxing district that uses additional property tax dollars to make improvements within a defined geographic area. CIDs are controlled by the private property owners within

the district and these owners decide how to spend the money raised via a board of directors.

Commuter rail - Train service that takes suburban commuters to jobs to a central city location and back again.

Compact building design - The act of constructing buildings vertically rather than horizontally, configuring them on a block or neighborhood scale that makes efficient use of land and resources, and is consistent with neighborhood character and scale. Compact building design reduces the footprint of new construction, thus preserving greenspace to absorb and filter rain water, reduce flooding and stormwater drainage needs, and lower the amount of pollution washing into streams, rivers and lakes.

Comprehensive plan - Regional, state or local documents that describe community visions for future growth. Comprehensive plans describe general plans and policies for how communities will grow and the tools that are used to guide land use decisions, and give general, long-range recommendations for community growth. Typical elements include, land use, housing, transportation, environment, economic development and community facilities.

Conditional use permit (CUP) - Pursuant to the zoning ordinance, a conditional use permit (CUP) may authorize uses not routinely allowed on a particular site. CUPs require a public hearing and, if approval is granted, are usually subject to the fulfillment of certain conditions by the developer. Approval of a CUP is not a change in zoning.

Conservation easements - A voluntary, legally-binding agreements for landowners that limit parcels of land or pieces of property to certain uses. Land under conservation easements remains privately owned and most easements are permanent. State and federal tax benefits typically apply.

Conservation subdivision - See sidebar on the following page.

Context sensitive design (CSD) - A collaborative, interdisciplinary approach that involves all stakeholders to develop a facility that fits its physical setting and preserves scenic, aesthetic, historic and environmental resources. CSD is an approach that considers the total context within which a project will exist.

Corridor - Applies to roadways or other transportation route (greenway, trail, etc.) along with the adjacent development fronting the travel way.

Density - The average number of people, families, or housing units on one unit of land. Density is also expressed as dwelling units per acre.

Density bonus - Allows developers to build in specified areas densities that are higher than normally allowed, typically in exchange for providing a desired amenity such as increased open space or multi-purpose trails.

Design flexibility - Allows for flexibility in parking and open space designations, setbacks and height limitations in order to facilitate the production of a range of affordable housing types.

Design standards - Guidelines which serve as a community's expression to control its appearance, from within and without, through a series of standards that govern site planning policies, densities, building heights, traffic and lighting.

Development fees - Fees charged to developers or builders as a prerequisite to construction or development approval. The most common are: (1) impact fees (such as parkland acquisition fees, school facilities fees, or street construction fees) related to funding public improvements which are necessitated in part or in whole by the development; (2) connection fees (such as water line fees) to cover the cost of installing public services to the development; (3) permit fees (such as building permits, grading permits, sign permits) for the administrative costs of processing development plans; and, (4) application fees (rezoning, CUP, variance, etc.) for the administrative costs of reviewing and hearing development proposals.

Development rights - Development rights give property owners the right to develop land in ways that comply with local land use regulation.

Disinvestment - The withdrawal of taxes, capital, jobs and other resources from a community.

Down-zoning - A change in zoning classification to less intensive use and/or development.

Ecosystem - The species and natural communities of a specific location interacting with one another and with the physical environment.

Conservation Subdivisions

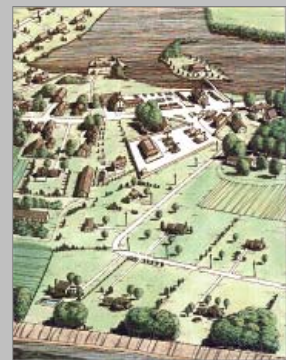
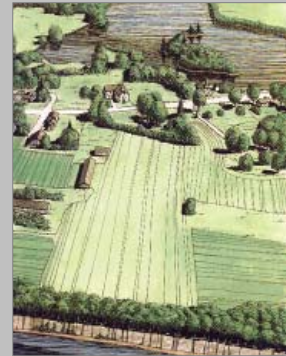
Conservation subdivisions (also called cluster subdivisions) are an alternative to conventional residential lot designs. Designers identify land resources (e.g. scenic views, steep slopes, riparian areas, etc.) worthy of conservation, then design development in a way that respects and preserves the resources identified.

Conservation subdivisions make development in Greenfield, or undeveloped, areas much more sustainable since open space is protected. By clustering homes, future households are accommodated more efficiently on less developed land.

A chief component of the conservation subdivision is that the developer can develop the same number of lots with conservation subdivisions as he can with conventional subdivisions. The difference is that conservation subdivisions allow the development to occur with much smaller lots that are clustered in order to preserve the areas for open space.

Conservation subdivisions can be residential or mixed-use developments in which a significant portion of overall acreage is set aside as undivided, permanently protected open space, while houses are clustered on the remainder of the property. They are similar in many respects to golf course communities, but instead of a manicured golf course, they feature natural forests, meadows, wetlands and community gardens or farmland.

Conservation subdivisions contrast with conventional subdivisions whereby nearly the entire parcel is subdivided into house lots and streets, resulting in few green spaces for walking, little habitat for wildlife and few opportunities for residents to interact with their neighbors. Conservation subdivisions, on the other hand, provide all of these things.



Alternatives for rural area (top) with equal residential and commercial square footage with conventional large-lot rural zoning regulations (center) and with conservation subdivision regulations (bottom).

Source: Center for Rural Mass.

Ecosystem services - The natural processes within an ecosystem that cycle nutrients through the system, convert and disperse energy, purify water and generate air.

Eminent domain - The legal right of government to take private property for public use provided the owner is offered just compensation for the taking of property.

Estuary - A water body where salt and fresh water meet resulting in brackish water. These areas usually have associated marshlands and are critical nursery and feeding habitat for a variety of marine species.

Express routes - Local bus service with a limited number of stops.

Final map subdivision - Land divisions, which create five or more lots. Such requirements may include installing road improvements, the construction of drainage and sewer facilities, parkland dedications and more.

Fiscal impact analysis - The analysis of the estimated taxes that a development project would generate in comparison to the cost of providing municipal services required by that project.

Flexible routes - Routes that will provide curb-to-curb service within a defined corridor, generally within 1/2 to 1 mile of the route.

Flood hazard area - Total stream and adjacent area periodically covered by overflow from the stream channel containing 1) the floodway which is the channel itself and portions of the immediately adjacent overbank that carry the major portion of flood flow, and 2) the flood fringe beyond it which is inundated to a lesser degree.

Floodplain - Nearly level area adjacent to a water body, subject to inundation under heavy rain or blockage conditions (overflow area).

Form-based code - See sidebar.

"Granny units" housing - Typically, this refers to an accessory dwelling attached to or near the main residence (a.k.a. granny flats or mother-in-law suites).

GIS (Graphic Information Systems) - Digital resources or features such as soil types, population densities, land uses, transportation corridors, waterways, etc. GIS computer programs link features commonly seen on maps (such as roads, town boundaries, water bodies) with related information not usually presented on maps, such as type of road surface, population, type of agriculture, type of vegetation, or water quality information. GIS is a unique information system in which individual observations can be spatially referenced to each other and depicted on digital or hard copy maps.

Green infrastructure - A strategically planned and managed network of parks, greenways, conservation easements and working lands with conservation value that supports native species, maintains natural ecological processes, sustains air and water resources and contributes to the health and quality of life for communities and people.

Green spaces and/or open spaces - Areas left relatively natural and undeveloped in urban and suburban settings, such as parks, bicycle and pedestrian trails and natural wildlife areas. Also includes the living environment of a species, that provides whatever that species needs for its survival, such as nutrients, water and living space.

Greenfields - Newly developed commercial real estate on what was previously undeveloped open space.

Greenspace - Permanently protected land and water, including agricultural and forestry land, that is in its undeveloped, natural state.

Greenway - A linear open space; a corridor composed of natural vegetation. Greenways can be used to create connected networks of open space that include traditional parks and natural areas.

Greyfield Redevelopment - See sidebar on the following page.

Groundwater - All water below the surface of the land. It is water found in the pore spaces of bedrock or soil, and it reaches the land surface through springs or it can be pumped using wells.

Growth management - A term that encompasses a whole range of policies designed to control, guide, or mitigate the effects of growth.

Form-Based Code

The form-based code approach seeks to regulate building form rather than, or in addition to, land use. It establishes zones of building type based on pedestrian accessibility and the scale and character of surrounding development, but largely allows building owners to determine how the buildings will be used.

Form-based codes typically contain a regulating plan that identifies which building envelope standards apply to which block frontages, building envelope standards that set basic parameters for building height, setbacks, roof design, and fenestration; and architectural and streetscape standards.

TNDs and greyfield redevelopment projects built over the last 20 years in the United States have been developed using form-based zoning regulations that prescribe traditional neighborhood form.

The form-based TND ordinance is distinguished from conventional zoning in that it places more emphasis on the arrangement and form of buildings and spaces than on how they will be used.

Habitat - The living environment of a species that provides whatever that species needs for its survival, such as nutrients, water and living space.

Habitat fragmentation - The division of large tracts of natural habitat into smaller, disjunct parcels.

High occupancy vehicle (HOV) lanes - A lane or lanes on a highway, freeway, separate right of way, or arterial street restricted for use by vehicles carrying more than one person.

Historic area - An area or building in which historic events occurred, or one which has special value due to architectural or cultural features relating to the heritage of the community. Elements in historic areas have significance that necessitates preservation or conservation.

Impact fees - Costs imposed on new development to fund public facility improvements required by new development and ease fiscal burdens on localities.

Impact fees or taxes - Assessments levied on new development to help pay for construction of parks and the infrastructure (e.g. schools, roads, and other public facilities) needed to serve the new population; impact taxes differ from fees in that they allow assessments to be proportional to the size of the new house or business.

Impervious surface - Any surface through which rainfall cannot pass or be effectively absorbed (roads, buildings, paved parking lots, sidewalks etc.).

Incentive zoning - Provides for give and take compromise on zoning restrictions, allowing for more flexibility to provide environmental protection. Incentive zoning allows a developer to exceed a zoning ordinance's limitations if the developer agrees to fulfill conditions specified in the ordinance. The developer may be allowed to exceed height limits by a specified amount in exchange for providing open spaces or plazas adjacent to the building.

Industrial - Land use that is primarily for businesses, such as warehouses, manufacturing plants, automobile service shops, etc.

Infill - Development that occurs on previously developed or vacant land within established communities.

Infill development - The reuse of urban land or vacant lots in developed neighborhoods and urban areas. Infill development (buildings, parking, and other uses) is most successful when it is accomplished at a scale and with design features that are compatible with the existing and surrounding neighborhoods.

Greyfield Redevelopment

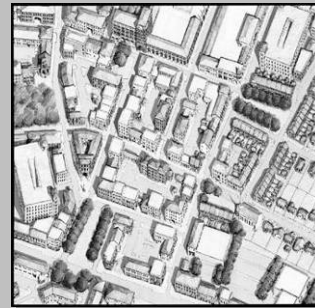
Today's American urban landscape is dotted with shopping malls which have become obsolete. These shopping centers, built primarily in the 1970's and 1980's, are dying due to various factors including differences in the market, changes in accessibility, and increased competition.

A new tool for design experts is to turn these fading centers, named 'greyfields' for the typically empty parking lots surrounding them, into thriving downtown communities. Greyfield revitalization efforts attempt to exchange afflicting influences with smart new growth that is both more environmentally friendly and establishes a strong sense of place.

Revitalization of greyfield sites often consists of major redevelopment rather than conventional regional retail or simple face-lifts. Design

initiatives are inspired by classic urban form and by classic urban form and characterized by attractive, walkable streets and high density. Many greyfield sites are more suitable to be converted into housing, retail, office, services, and public space rather than standard retail. In these cases mixed-use development becomes an attractive option.

The mixed-use development plan concept replaces an isolated big box store with large parking lot with traditional, urban design that places buildings close to the street, separated only by a sidewalk and landscaped strip. Parking is located in the rear or to the side of the commercial buildings in order to create a friendly pedestrian environment along each street. The design connects the development to the adjacent community's street grid with pedestrian-friendly streetscapes.



Eastgate Town Center, before (top) and proposed after (bottom) in Chattanooga, Tennessee

Source: Dover Kohl & Partners

Infrastructure - A general term describing public and quasi-public utilities and facilities such as roads, bridges, sewers and sewer plants, water lines, power lines, fire stations, etc.

Inclusionary zoning - A system that requires a minimum percentage of lower and moderate income housing to be provided in new developments.

Initial study - An analysis of a project's potential environmental effects and their relative significance.

Initiative - A ballot measure which has been placed on the election ballot as a result of voter signatures and which addresses a legislative action.

Intermodal - Those issues or activities which involve or affect more than one mode of transportation, including transportation connections, choices, cooperation and coordination of various modes. Also known as "multimodal."

Jitney - Privately-owned, small or medium-sized, vehicle usually operated on a fixed route but not on a fixed schedule.

Land trust - Nonprofit organization interested in the protection of natural resources and historic areas.

Land use - The manner in which a parcel of land is used or occupied.

Leapfrog development - Development that occurs beyond the limits of existing development and creates areas of vacant land between areas of developed land.

Level of service (LOS) - A qualitative measure describing operational conditions within a traffic stream in terms of speed and travel time, freedom to maneuver, traffic interruptions, comfort and convenience and safety.

Light rail - The modern version of a streetcar or tram.

Line-haul service - A fixed-route bus system that operates on arterial streets or on tollways or expressways.

Linkages - Features that promote the interconnectedness of neighborhoods, commercial and office areas, open space resources and public places, and provide convenient access between these different uses.

Live-work unit - Buildings that offer the opportunity for individuals to live and work in the same structure. Units may be rental or condominium. Purchase of home and office may be accomplished through a single mortgage.

Lot area - Lot area is the total square footage of horizontal area included within the property lines.

Minimum density standards - Standards that establish minimum higher densities to ensure that existing land available for development is not underutilized.

Mixed use - Development that combines two or more of the types of development: residential, commercial, office, industrial or institutional.

Mixed use development – See sidebar.

Mixed Use Development

Mixed use development combines numerous uses on one site in a strategic way, including office, retail, residential, hotel, services, and public transportation. Historically mixed use was a common form of development in America, and today is returning in response to land use segregation and the desire for an improved sense of community.

Developing with a mixed use approach can alleviate traffic and help reduce pollution, while providing residents a cherished place to call downtown. Accessibility becomes a major benefit, as various stores, restaurants, and homes are located in the same vicinity.

Parking needs of the different uses vary throughout the day, and can be skillfully shared and placed in the backs of buildings or on-street as to not discourage pedestrian movement.

'Pocket parks,' parks, which are tucked within the urban fabric of a downtown, balance with density to create an enjoyable, livable atmosphere.

Mixed land uses can create convenient places to live for people of various ages and income levels, enhancing the vitality of a community and its streets.

Substantial fiscal and economic benefits can also be generated out of mixed use development, as the area becomes more attractive to residents and to businesses who acknowledge the benefits related to areas able to appeal to more people.



Mixed-use corner lot development above includes ground floor office and retail with upper floor residential in the Lockland Springs neighborhood of Nashville, Tennessee.

Neo-traditional development - A traditional neighborhood, where a mix of different types of residential and commercial developments form a tightly knit unit. Residents can walk or bike to more of the places they need to go and municipal services costs are lower due to the close proximity of residences. A more compact development also reduces the amount of rural land that must be converted to serve urban needs.

New urbanism - A planning and design movement that promotes artfully designed urban neighborhoods that host diverse income groups and races, a mix of homes, stores, and restaurants, and useful public spaces.

Nodal development - Concentration of mixed use development (such as commercial, office and higher density residential) to provide required densities and service to make transit affordable and to foster community hubs where daily services can be reached within walking distance.

Metropolitan planning organization (MPO) - The organization designated by local elected officials as being responsible for carrying out the urban transportation and other planning processes for an area.

Mitigation - Process or projects replacing lost or degraded resources, such as wetlands or habitat, at another location.

Modal split - A term that describes how many people use alternative forms of transportation. Frequently used to describe the percentage of people using private automobiles as opposed to the percentage using public transportation.

National Environmental Policy Act (NEPA) - A comprehensive federal law requiring analysis of the environmental impacts of federal actions such as the approval of grants; also requiring preparation of an Environmental Impact Statement (EIS) for every major federal action significantly affecting the quality of the human environment.

Negative declaration - An informational document that describes the reasons why a proposed development project will not have a significant effect and proposes measures to mitigate or avoid any possible effects.

NIMBY ("Not in My Backyard") - NIMBY is an acronym for the sentiment that exists among some people who do not want any type of change in their neighborhood.

Non-point source pollution (NPS) - Pollution that cannot be identified as coming from a specific source and thus cannot be controlled through the issuing of permits. Storm water runoff and some deposits from the air fall into this category.

Nonporous surface - A surface that water cannot permeate.

Overlay zone - A set of zoning requirements that is superimposed upon a base zone. Overlay zones are generally used when a particular area requires special protection (as in a historic district) or has a special problem (such as steep slopes, flooding or earthquake faults). Development of land subject to overlay zoning requires compliance with the regulations of both the base and overlay zones.

Parcel map - A minor subdivision resulting in fewer than five lots. The city or county may approve a parcel map when it meets the requirements of the general plan and all applicable ordinances.

Part V Environmental Ordinances - Ordinances that address one or more of the following: groundwater recharge area protection, wetlands protection, river corridor protection, mountain protection, and water supply watershed protection in accordance with the Georgia Department of Natural Resources' (DNR) environmental planning criteria of Part V of the 1989 Georgia Planning Act, Chapter 391-3-16.

Pedestrian-friendly - A term used to describe streets or areas that are laid out in an interconnected network providing convenient and safe pedestrian access between important destinations. Areas that are pedestrian-friendly are attractively landscaped and provide visual interest and a sense of security to encourage walking.

Planned unit development (PUD) - Areas that are planned and developed as one entity by a single group. Planned unit developments usually include a variety of uses, including different housing types of varying densities, open space, and commercial uses. Project planning and density is calculated for the entire development rather than individual lots.

Planning - The process of setting development goals and policy, gathering and evaluating information, and developing alternatives for future actions based on the evaluation of the information.

Planning commission - A group of residents appointed by a city council or county board of commissioners to consider land use planning matters. The commission's duties and powers are established by the local legislative body and might include hearing proposals to amend the general plan or rezone land, initiating planning studies (road alignments, identification of seismic hazards, etc.), and taking action on proposed subdivisions.

Public spaces - Places that create community identity, foster social interaction and add community vitality. They may include major sites in central locations such as urban riverfronts, downtown plazas and parks, shopping streets and historic districts. Public spaces may be libraries, post offices or other civic building areas. Smaller, less central sites include neighborhood streets and parks, playgrounds, gardens, neighborhood squares and older suburban commercial centers.

Public-private partnership - A collaborative arrangement between public and private entities in which resources and information are shared in order to serve a particular public purpose. Public-private partnerships specify joint rights and responsibilities and imply some sharing of risks, costs or assets, thereby allowing parties to effectively achieve common goals.

Purchase of development rights (PDR) – See sidebar.

Qualified local government (QLG) - A Georgia county or municipality which has a comprehensive plan in conformity with the state's minimum standards and procedures and has established regulations consistent with its comprehensive plan with the minimum standards and procedures.

Quality of life - Those aspects of the economic, social and physical environment that make a community a desirable place in which to live or do business. Quality of life factors include those such as climate and natural features, access to schools, housing, employment opportunities, medical facilities, cultural and recreational amenities and public services.

Redevelopment - Reinvestment in older elements of a region – a historic structure, long-time residential community, brownfield, shopping center or main street – that offers an opportunity to revitalize communities while preserving social and environmental values.

Rehabilitation – Building repair or alteration that returns a building to a state of use. In communities with a large stock of older housing or other structures that could rehabilitation of existing structure can be a very affordable and environmentally-friendly way to provide more housing, commercial areas and offices.

Referendum - A ballot measure challenging a legislative action by the city council or county board of commissioners. Referenda petitions must be filed before the action becomes final and may lead to an election on the matter.

Resource efficiency - The efficient use of natural resources maximizes productivity while minimizing waste and environmental impact. For example, buildings that incorporate energy efficient technologies are typically more comfortable, have lower utility bills and have less impact on the environment. Resource efficiencies garnered through sensitive design, increased densities, integration of land uses and a balanced transportation system may improve air quality, reduce traffic congestion and save money.

Reverse commute - A trip that is running in the opposite direction of the heaviest traffic. The reverse commute generally involves travel between employment locations in the outlying suburban areas and residence locations closer to the urban core of the metropolitan area.

Residential - Land use that is primarily for houses, townhouses, apartments or other dwelling types.

Purchase of Development Rights

The purchase of development rights (PDR) involves the voluntary sale by a landowner of the right to develop a property to a government agency or private nonprofit land trust. The land owner receives a cash payment in return of signing a legally-binding agreement, a deed of easement that restricts the use of the land, usually in perpetuity to farming and open space. The land remains private property with no right of public access. State and local governments have relied primarily on the sale of bonds to finance the purchase of development rights.

The sale of development rights lowers the value of the farm for estate tax purposes, aiding in the transfer of the farm to the next generation. The price of the development rights is determined by an appraisal. Although future generations that farm a preserved farm will have development rights to sell, the farm will retain a value for farming, and the land can be sold to someone else to farm.

PDR and the purchase of conservation easements are the same concept. By convention, however, PDR refers to the purchase of a conservation easement by a government agency, whereas the acquisition of conservation easements is done by private land trusts. The PDR also tends to refer to the preservation of active farm and forestlands.

When development rights are purchased from several contiguous farms, development can be more effectively directed away from the farming area, allowing farm owners to invest in their farms without complaints from non-farm neighbors.

Riparian area - Vegetated ecosystems along a water body through which energy, materials, and water pass. Riparian areas characteristically have a high water table and are subject to periodic flooding.

Runoff - The water that flows off the surface of the land, ultimately into our streams and water bodies, without being absorbed into the soil.

Rural character - Rural character consists of qualities such as horse farms, lakes, pastures, farms, estates and undisturbed roadsides. Areas contain mature and natural landscape with informal placement of trees, and indigenous vegetation is characteristic of the area.

Scale - Urban designers typically emphasize the importance of human scale in successful environments. Considerations of human scale include building height and bulk regulations to ensure that new development and redevelopment efforts are pedestrian-oriented and compatible with the existing built environment.

Scenic byway - Any designated highway, street, road or route which features certain resources (cultural, natural, archaeological, historical and recreational) that should be protected or enhanced.

Sediment and erosion control - Practices and processes that effectively protect the soil surface from the erosive force of rain, stormwater runoff and, in some cases, wind. Higher rates of erosion and sediment loss typically accompany urban development. A variety of planning, design and engineering practices are used to minimize the negative impacts of erosion on urban streams.

Sense of place - A feeling of attachment and belonging to a particular place or environment having a special character and familiarity.

Setback - A minimum distance required by zoning to be maintained between two structures or between a

structure and property lines.

Shared parking - Parking area that is utilized by more than one business, development or property to minimize parking surfaces in an area. Shared parking works best when the various users have customers with parking needs at different times of the day.

Siltation - Process by which loose soil is transferred and builds up in streams, rivers, and lakes, causing changes in stream channels and in depth. It may result in filling in an area and/or causing flooding.

Site plan - A scaled plan showing proposed uses and structures for a parcel of land. A site plan could also show the location of lot lines, the layout of buildings, open space, parking areas, landscape features, and utility lines.

Sprawl - Out-of-control, poorly planned development that destroys habitat and open space and diverts resources from existing communities.

Streetscape

Streets inform the structure and comfort of urban and suburban communities. Their sizes and arrangements influence the form of growth in an area, affecting the amount of activity afforded to a region. Streets also shape how people relate to one another and their community, whether traveling in vehicle or walking. A hierarchy of roads becomes important to the centralization of an urban core and its surrounding vicinity, organizing patterns of density and focusing attention on one or many centers. Following are descriptions of three major road types.

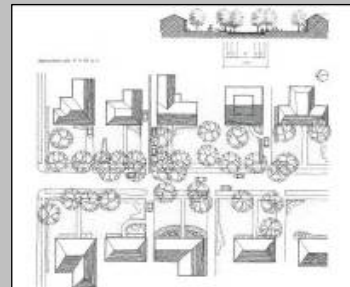
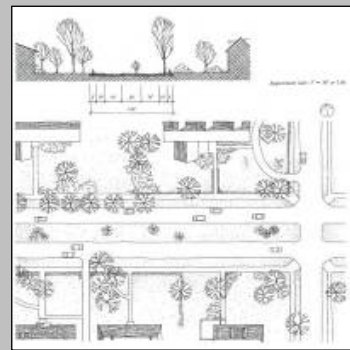
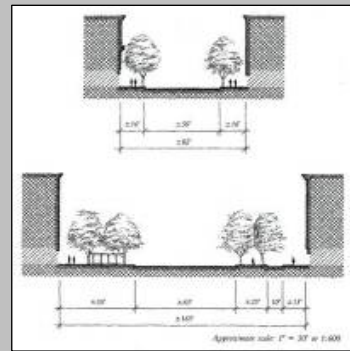
Avenue - An avenue describes a straight, broad roadway bordered on both sides with either trees or large shrubs at regular intervals. The presence of an avenue often indicates an arrival to a landscape or architectural feature. Trees planted along avenues are typically of the same species or cultivar, creating a uniform appearance and emphasizing the full length of the street.

Boulevard - A boulevard indicates a wide, multi-lane thoroughfare, often planted with rows of trees. The boulevard can be perceived as three

distinct routes: two sidewalks and the roadway itself, trees separating each of these components. Boulevards can affect the structure and comprehension of a community's layout, linking important localities, and can also become popular destinations themselves. The boulevard can accommodate and even promote residential, business, and retail purposes, and, as in traditional use, often exists as a special place of promenade. In addition to the movement of vehicles and goods, the design purpose of a boulevard is about pedestrian traffic. Boulevards become a way for people to enjoy a community and help to create identity.

Residential Street - Residential streets are designed to create a quiet, traffic-protected area. The feeling throughout is pedestrian friendly. Often the curb-to-curb width of the street is wide enough to allow some on-street parking. Residential streets can be emphasized by the planting of trees and shrubs.

Examples of avenue (top right), boulevard (middle) and residential streets (bottom)



Stream - A body of water flowing in a channel.

Stream corridor - The area (containing wetlands, flood plains, woodlands, unique habitats, and steep slopes) which lies between relatively level uplands and stream banks and through which water, draining from the uplands, flows and is naturally cleansed and stored.

Streetscape - The space between the buildings on either side of a street that defines its character. The elements of a streetscape include: building frontage/façade; landscaping (trees, yards, bushes, plantings, etc.); sidewalks; street paving; street furniture (benches, kiosks, trash receptacles, fountains, etc.); signs; awnings; and street lighting (see sidebar).

Subdivision - A subdivision occurs as the result of dividing land into lots for sale or development. The term is also often used to describe a residential community.

Sustainable development - Development with the goal of preserving environmental quality, natural resources and livability for present and future generations. Sustainable initiatives work to ensure efficient use of resources.

Source Water Assessment Plan - A requirement of the 1996 amendments to the federal Safe Drinking Water Act that an assessment and protection plan be developed for each surface water source used for drinking water.

Taking - A taking occurs when a government action violates the Fifth Amendment property rights of a landowner by taking a piece of property without offering fair compensation. "Takings" include physical acquisitions of land, and may include regulations that unduly deprive landowners of certain uses of their property or have the effect of diminishing the value of property.

Tax Allocation District (TAD)/Tax Increment Financing (TIF) - See "Tax Increment Financing/Tax Allocation District" sidebar.

Tax-base sharing - Redistribution of a portion of revenue that results from growth in the property tax base of individual jurisdictions to a taxing district in which multiple jurisdictions share in regional economic development; the purpose is to spread the benefits of growth equitably throughout a region.

TEA-21 (Transportation Efficiency Act for the 21st Century) - Federal legislation that encompasses all transportation regulation and funding (Inter-modal Surface Transportation Efficiency Act was the original title).

Tax Allocation District

A Tax Increment Financing (TIF) district, referred to as a Tax Allocation District (TAD) in Georgia, is established for the purpose of publicly financing certain redevelopment activities in underdeveloped areas. Redevelopment costs are financed through the pledge of future incremental increase in property taxes generated by the resulting new development. Typically, upon creation, TADs have vacant commercial and residential properties, blighted conditions and numerous vacant buildings or are in need of significant environmental remediation.

The Georgia Redevelopment Powers Law was enacted in 1985 to give additional powers to local municipalities in order to facilitate the redevelopment of blighted or economically depressed areas. One of the powers this law granted to local governments was to issue tax allocation bonds to finance infrastructure and other redevelopment costs within a TAD.

In order for an area to be designated a TAD, the government must verify that the area is in need of redevelopment. These findings are reported in a Redevelopment Plan, which demonstrates why the area needs to be redeveloped and how the municipality plans to revitalize the area. The plan provides the redevelopment agency with the powers to improve dilapidated facilities and to use tax increment financing to achieve the goals of the redevelopment plan.

A tax increment is the difference between the amount of property tax revenue generated before TAD designation and the amount of property tax revenue generated after the TAD designation. Establishment of a TAD does not reduce property tax revenues. Property taxes collected on properties included in the TAD at the time of its designation continue to be distributed to the school districts, county, community college and all other taxing districts in the same manner as if the TAD did not exist.

Only property taxes generated by the incremental increase in the values of these properties after that time are available for use by the TAD. The only change is that during the life of the TAD the property tax revenues are distributed differently with the incremental increase going into a special fund to finance some of the redevelopment expenditures within the TAD.

Tax Increment Financing is a widely used economic development tool that offers local governments a way to revitalize their communities by expanding their tax base, offsetting, in part, federal and state funds that are no longer available. TADs can attract private investment into economically depressed areas.

TADs help local governments attract private development and new businesses which create jobs, attract customers, and in turn generate additional private investment. Essentially, a TAD generally leads to an increase in tax revenues, above what already existed.

Traditional neighborhood development – See sidebar.

Traffic calming - Street design measures that reduce traffic speeds, restrict the areas in which cars are allowed, and otherwise manage the flow of traffic to make other forms of transportation such as walking and bicycling more attractive, safe and feasible options.

Traffic signal priority systems - System of traffic controls in which buses are given an advantage over other general-purpose traffic by use of early or extended green time to avoid delays at intersections. Systems are sometimes combined with traffic signal preemption systems used by emergency vehicles.

Transfer of development rights (TDR) – See sidebar (on the following page).

Transit nodes - Stops along a public transportation route where people board and disembark, often where one or more routes intersect with each other. These sites can provide ideal locations for mixed-use development as well as transit-oriented development.

Transit-oriented development (TOD) - The development of housing, commercial space, services, and job opportunities in close proximity to public transportation. Reduces dependency on cars and time spent in traffic, which protects the environment and can ease traffic congestion, as well as increasing opportunity by linking residents to jobs and services.

Transit-supportive development - A development pattern that reinforces the use of public transportation through efficient, pedestrian-oriented land use design and higher densities. The development, within walking distance of the transit station, center or stop, offers a variety of housing and commercial activities.

Transportation demand management (TDM) - A transportation plan that coordinates many forms of transportation (car, bus, carpool, rapid transit, bicycle, walking, etc.) in order to distribute the traffic impacts of new development. Rather than emphasizing road expansion or construction (as does traditional transportation planning), TDM examines methods of increasing the efficiency of road use.

Upzone - To change the zoning of a tract or parcel of land from a lesser to greater intensity of usage. An example would be a change in zoning from single family to multi-family or mixed use.

Urban growth boundary - A boundary designating specific areas for development over a given period of time (e.g., as protected green space; it ensures that new development makes the most efficient use of available land and encourages more livable urban spaces.

Use permits - Zoning permits issued for “special” or “conditional” uses (as opposed to uses “allowed by right”) that must be reviewed and approved by a public body and may have to meet extra requirements or standards.

Traditional Neighborhood Development

The term traditional neighborhood development (TND) describes the planning and urban design of pre- and early 20th Century urban form built prior to the nation's reliance on the automobile. The early forms of these neighborhoods are primarily streetcar and commuter rail suburbs. On a smaller scale they resemble traditional American small towns of the early 20th Century. More recent forms are primarily large master planned communities. In general, TNDs consist of the following characteristics:

- Compact defined urban neighborhoods composed of a compatible mix of uses and housing types
- Network of connected streets with sidewalks and trees for convenient and safe movement throughout for all modes of transportation
- Focus on the pedestrian over the automobile, while retaining automobile convenience
- Integrate parks and public spaces
- Placement of important civic buildings and key sites to create landmarks and a sense of place

Instead of isolating uses from one another, traditional neighborhood development places emphasis on creating quality environments that are not left behind for the newest area next door. TNDs accommodate growth for a diverse array of lifestyles, incomes, and needs.

TNDs provide marketable and viable choices that will retain a sense of belonging and identity. The TND philosophy contends that an appropriate mix of uses, housing types, and strong design provide the backbone of livable and sustainable neighborhoods.



Traditional Neighborhood Development form: (1) Lower-density residential, (2) Urban residential, (3) Mixed-use center (4) Open space & civic site, (5) Linear park.

Use value taxation - Land assessments according to the value of the present use rather than the speculative value.

Variance - The relaxation of requirements of a zoning district for a specific parcel or tract of land. Variances are often issued to avoid unnecessary hardships to a landowner.

Walkability - Areas that are walkable and are safe, comfortable, interesting and accessible. They offer amenities such as wide sidewalks, attractive storefronts that face the sidewalk, shade, shelter and a sense of spatial enclosure provided through landscaping and streetscape elements. These areas are inviting to pedestrians for shopping, recreation and relaxation.

Watershed - Watersheds are nature's boundaries - they are the land areas that drain to surface water bodies such as lakes and streams. Watershed management seeks to prevent flooding and water pollution, to conserve or restore natural systems and to protect human health through integrated land and water management practices.

Wetlands - Area having specific hydric soil and water table characteristics supporting or capable of supporting wetlands vegetation.

Zoning - Local codes regulating the use and development of property. The zoning ordinance divides the city or county into land use districts or "zones", represented on zoning maps, and specifies the allowable uses within each of those zones. It establishes development standards such as minimum lot size, maximum height of structures, building setbacks, and yard size.

Zoning adjustment board - A group appointed by the local legislative body to consider minor zoning adjustments, such as conditional use permits and variances. It is empowered to conduct public hearings and to impose conditions of approval.

Zoning administrator - A planning department staff member responsible for hearing minor zoning permits.

Zoning and subdivision regulations - Regulations controlling the use, placement, spacing and size of lots and buildings within specified districts (zoning) and regulations controlling the conversion of land into building lots, including provisions for supporting infrastructure (subdivision).

Transfer of Development Rights

Transfer of Development Rights (TDR) programs are typically instituted to preserve open space or ecologically sensitive areas, such as wetlands, agricultural or forest uses or historic buildings or landmarks. In each case, the purpose is to protect the underlying resource while compensating the owner of the resources for its use.

Detaching development rights from agricultural land means that such land cannot be developed or may only be developed at a very low intensity. When TDR is applied to historic buildings located in high-value areas, those buildings are preserved, because development pressure that would otherwise result in building's demolition and replacement is alleviated.

TDR features moving development potential from a property targeted for preservation to a property planned for development. The owner of the first property receives cash compensation from a developer or local government. The transfer of development rights means that the development right can be moved to another site to develop that other property at a higher density than would normally be allowed.

The first step is for a local government to establish a TDR market. This includes identifying a sending area, from which TDRs will be sent, and a receiving area, where developers use the TDRs to build at a higher density. For farmland preservation purposes, after the development rights are transferred, the sending area is then restricted to farming.

The two leading TDR programs for preserving farmland are in Montgomery County, Maryland and in the New Jersey Pinelands. Purchase of development rights, (PDR) has been far more popular than TDRs, however, partly because of the controversy in identifying sending and receiving areas.



APPENDIX D: DCA REVIEW DOCUMENTATION

DEPARTMENT OF COMMUNITY AFFAIRS

Sonny Perdue
Governor



Mike Beatty
Commissioner

November 30, 2010

Mr. William R. Steiner
Executive Director
Northwest Georgia RC
Post Office Box 1798
Rome, Georgia 30162-1798

Dear Mr. Steiner:

Our staff has reviewed the Community Agenda for Chattooga County and the Cities of Lyerly, Menlo, Summerville and Trion and finds that it adequately addresses the Local Planning Requirements. The next step is for the local governments to adopt the plan. Based upon the date that your staff certified the submittal as complete, the earliest acceptable adoption date is January 16, 2011. As soon as your office provides written notice that the Community Agenda has been adopted and provides DCA with a digital copy of the final adopted version of this document, we will notify the County and Cities that its Qualified Local Government status has been extended.

Our records indicate that the Service Delivery Strategy for Chattooga County and its cities has not yet been submitted for verification. We recommend that you remind these jurisdictions that, due to this plan update, it is now necessary to renew or renegotiate their Service Delivery Strategy immediately in order to remain in compliance with the Service Delivery Strategy Law.

Sincerely,

James R. Frederick, Director
Office of Sustainable Development

JF/nah

cc: David Howerin, Northwest Georgia RC Planning Director
Barnett Chitwood, Northwest Georgia RC Assistant Director of Regional Planning/Manager, Dalton Office



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