

**WALKER COUNTY**  
**Draft Joint Comprehensive Plan 2012-2032**

**Community Assessment**

**Prepared for:**

**Walker County and the Cities of Chickamauga, LaFayette, Lookout  
Mountain, and Rossville**

**Prepared By:**

**Northwest Georgia Regional Commission**

**P.O. Box 1798**

**Rome, Georgia 30162-1798**

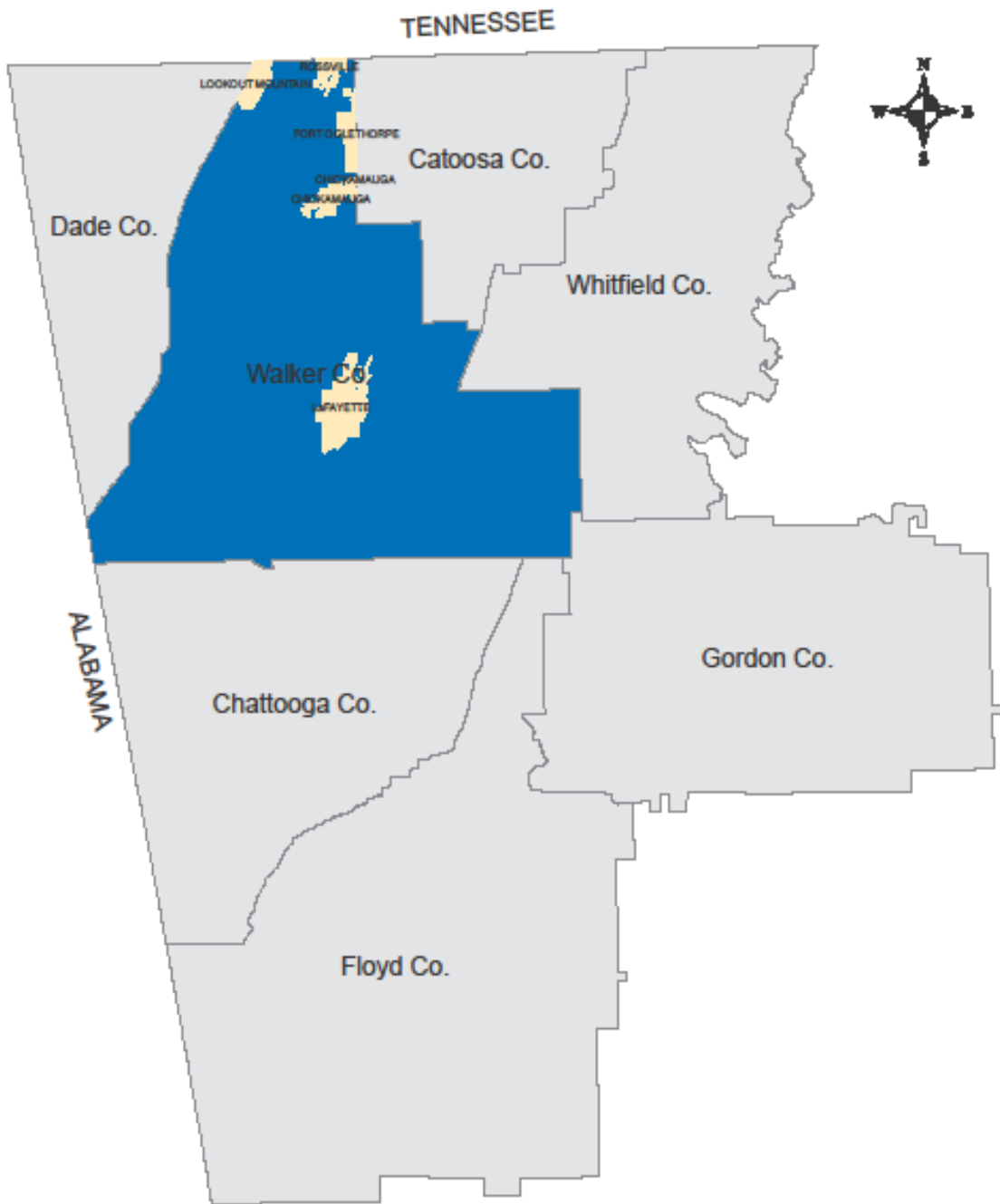
**May 13, 2011**

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LOCATION MAP  
WALKER COUNTY, GEORGIA  
FEBRUARY, 2011

**CHAPTER 1**  
**INTRODUCTION AND PURPOSE**

## **INTRODUCTION**

Walker County, Georgia is located in Northwest Georgia and is part of the Chattanooga Tennessee-Georgia Metropolitan Statistical Area. The county contains 447 square miles of predominately rural landscape and includes the municipalities of Chickamauga, LaFayette, Lookout Mountain, and Rossville. A small portion of the City of Fort Oglethorpe also lies within Walker County. In 2009 the population of Walker County was 64,983 persons; Chickamauga is 2,621 persons, LaFayette 7,529 persons, Lookout Mountain 1, 517 persons, and Rossville 3,390 persons.

## **PURPOSE**

The Community Assessment is the first phase in preparing the Walker County Joint City-County Local Comprehensive Plan 2012-2022. It is an assessment of data and information about the community that will be used to develop the community's vision for the future and its strategy for achieving that vision. The Community Assessment includes the following components.

- A list of potential issues and opportunities the community may wish to take action to address.
- An analysis of existing development patterns including a map of recommended character areas for consideration in developing an overall vision for future development of the community.
- An evaluation of current community policies, activities, and development patterns for consistency with the Quality Community Objectives.
- An analysis of data and information to check the validity of these evaluations and potential issues and opportunities.

## **CHAPTER 2**

### **IDENTIFICATION OF POTENTIAL ISSUES AND OPPORTUNITIES**

## **IDENTIFICATION OF POTENTIAL ISSUES AND OPPORTUNITES**

### **Walker County – Identification of Potential Issues and Opportunities**

#### *Population Change*

1. Consider the rapidly increasing percentage of elder persons in our area.
2. Transiency rates of children across state and county lines
3. The ethnic diversity of the community will increase and these changes will require adapting schools and public services to a wider array of language and cultural patterns

#### *Economic Development*

1. Find ways to get better participation and utilization of services available.
  - Some of the existing businesses in our community do not participate in events/programs/issues
  - Our community has a proliferation of abandoned buildings and vacant land
  - We do not have a long-term infrastructure plan that guides, directs and supports development.
  - Infrastructure investments are needed to remain competitive in business recruitment and community resources are inadequate.

#### *Housing*

1. Work towards affordable, safe housing for all age groups and family types in community situations like neighborhoods with mixed uses.
  - Our community's neighborhoods do not have a healthy mix of uses, like corner groceries, barber shops, or drugstores within easy walking distance of residences.
  - Existing structures suitable for conversion to affordable or subsidized housing are not being redeveloped.
  - There is a lack of affordable or subsidized housing in the community.
  - The incentives and barriers to maintenance and/or development of affordable/workforce housing in the community have not been inventoried.
  - The community has not compared housing costs and income levels to the available housing stock.

#### *Natural and Cultural Resources*

1. Publish a map of (countywide) resources for parks and recreation.
  - Development entities are not aware of community resources
  - The community is not working regionally to protect resources.



- There are not enough parks or greenspace in new development although the county has a very active greenspace program and is focused on the connectivity of greenspace in the county.
  - There are existing storm water runoff problems from old development that did not have to meet stormwater management requirements.
2. Our community is working on programs that encourage infill development or brownfield/grayfield redevelopment.
  3. Cultural heritage, artists, writers, craftsman, etc. need to be embraced, encouraged, and included in economic development strategies.

### *Community Facilities and Services*

1. Consider the impacts of residential development on the school system
  - The relative costs of community services have not been considered or compared to different development types (open space/farmland; industrial/commercial, residential, *state-wide numbers*)
  - The future costs of providing services at current growth rates and for the same types of development patterns have not been considered.
2. Strategize on best ways to implement water and sewer plans.
  - The costs of providing community services for new development are not known or considered.
  - Our community does not place infrastructure to direct growth and redevelopment to identified areas and away from sensitive areas.
  - The age, capacity, function, safety, and maintenance needs of community's public facilities have not been inventoried
  - No long-term strategy for the location or maintenance of public service facilities.
  - The efficiency of the community's services needs improvement.
3. Development of plans for passive recreation and encouraging healthy living and wellness.
4. Encourage neo-traditional development as alternative to "cookie-cutter".
  - Our community does not have an inventory of vacant properties, properties owned by the city or other government agencies, and tax delinquent properties suitable for infill development.
  - Our community does not require or encourage new developments to reserve a percentage of proposed units for affordable housing.

- Our community does not take measures to encourage well-designed infill and medium to high density multi-family residential development in appropriate locations.

### *Land Use*

1. The design of our community does not promote conservation of resources and minimization of waste.
2. Work toward preservation of agricultural land which provides a large portion of the tax base.
3. Housing and commercial buildings in rural areas are not concentrated in small, well-planned nodes (i.e. villages with lots of intervening farmland or open space)
4. Our community is not relatively compact (i.e. typical Georgia lot size is ¼ acre) but spread out and only accessible by car.

### *Intergovernmental Coordination*

1. *There is a need to update the Service Delivery Strategy*

### *Transportation System*

1. There is an imbalance between auto-dependent transportation projects and alternative transportation projects.
2. Community streets, pedestrian paths, and bike paths do not encourage pedestrian and bicycle use because they are not spatially defined by buildings, trees and lighting, do not discourage high speed traffic, and are not well-linked..
3. Streetscape improvements in our community are not geared towards traffic calming and pedestrian/bicycle friendliness.
4. Housing, jobs, daily needs and other activities are not within easy walking distance of one another or of transit stops in the community.
5. There is a lack of activities located within easy walking distance of transit stops.

## **Chickamauga – Identification of Potential Issues and Opportunities**

### *Population Change*

The proportion of the population that is over 65 years of age will increase and this population group will require specialized housing and services.

- At present, there is not a need for specialized services, but there may be a need in the city in the future. Presently a 48-unit independent living facility is being built in the city, but affordability will depend on rent subsidies through Department of Community Affairs Community Development Block Grant, tax incentives. The closest assisted living facilities are located in Fort Oglethorpe and Chattanooga.

### *Economic Development*

1. Our community does not offer enough jobs or economic opportunity to retain local residents.
2. Our community does not have an active business recruitment and retention program.
3. We do not have a long-term infrastructure plan that guides, directs and supports development.
  - Our community economic development programs are coordinated through the Walker County Chamber of Commerce.

### *Housing*

Chickamauga is a bedroom community for residents who commute to Catoosa County, Chattanooga, Dalton, and Atlanta. Overall, the housing situation is good.

1. Will the city's residential growth exceed its ability to provide services such as schools?
2. There is a lack of special needs housing (elderly, handicapped, etc.) in our community. There is no inventory of public and private land available for the development of future housing.
  - Our community does not have varied housing options available to meet residents' needs at all stages of life.
3. The community needs to be more self-sustaining by having a healthy mix of business which will meet the needs of residents.
  - Although mixed-use zoning has been created, currently there is no mix of housing types in neighborhoods/new developments in our community. The mill village might be considered mixed-use development.

School and downtown business area is within easy walking distances of neighborhoods. The City has completed construction of 2.9 miles of sidewalks that serve the school system and the downtown business district.

### *Natural & Cultural Resources*

1. There is no on-going and active education about resource conservation and protection for the public, local elected officials, developers, economic developers, etc.

2. The community is not working regionally to protect resources.
  - The protection of community resources is inadequate.
  - Our community has not developed means of protecting significant resources.
  - The City has adopted an ordinance to establish a historic preservation commission. Chickamauga has been designated a Georgia Certified Local Government.
3. The City has received funding for a multi-use trail between downtown Chickamauga and the Chattanooga-Chickamauga Battlefield.

#### *Community Facilities and Services*

1. Our community does not have the fiscal capacity to meet future needs. The city has a policy not to annex residential areas.
2. The age, capacity function, safety, and maintenance needs of community's public facilities have not been inventoried.
3. Our community is not physically locating services (other than downtown) in compact areas to benefit the citizenry and make for easy access (walking, biking).
4. Our community does not have a center focus that combines commercial, civic, cultural and recreational uses.
5. Our community has not adopted/does not enforce building codes

#### *Intergovernmental Coordination*

1. Our community does not coordinate with other local governments in order to ensure maintenance of roads; delivery of utility services; efficient investment in schools and other public buildings.
2. Non-profit and neighborhood organizations, etc. are not adequately represented at government meetings
3. Our community does not have any border agreements to address detailed questions of land use, access, property value, and annexation procedures. Procedures to address proposed city annexations disputed by the county are contained in the existing Service Delivery Strategy agreement developed under HB 489 requirements.

### *Transportation*

1. In our community, there is a spatial mismatch between adequate transportation services and transit dependent populations' access to jobs, services, goods, health care and recreation.
2. We do not have enough on-street parking allowed in places where it can be safely provided, such as in downtown areas and pedestrian-retail districts. Through the multi-use trail project, a 34 unit municipal parking lot will be constructed.
  - The community does not offer a variety of potential parking solutions, including alternate, attended, shared, paid parking locations; such as industrial areas (off hrs. and weekends), church and school lots, etc. or alternative parking arrangements for commercial development as well as parking programs for in-town neighborhoods (i.e., decals for residents, passes for resident guests).
3. Our community has many streets where traffic travels at inappropriate speeds, making pedestrian activity unsafe and unappealing.

### **LaFayette – Identification of Potential Issues and Opportunities**

#### *Population Change*

1. Manage growth.
2. Ethnic diversity:
  - Prepare for growth of a diverse population.
  - Develop programs to educate community about different cultures.
3. Growth of age 65 and older age bracket:
  - Coordinate efforts with LaFayette Housing Authority to promote adequate number of housing units to meet low-to-moderate income, elderly, disabled needs.
  - Work to see that housing addresses the spectrum of special needs and economic classes, etc.

#### *Economic Development*

1. Land Use interaction and preserving natural resources:
  - Protect natural resources.

- Greater awareness of resources, planning, ordinances to protect natural resources.
2. Support existing businesses and industry:
    - Assist them in expansion,
    - Nurturing existing businesses to encourage new growth.
    - Work through Main Street program and other civic programs and groups.
    - Historic preservation.
  3. Workforce Development:
    - Lowering dropout rate.
    - Need to match educational opportunities to job availability.
    - Expand existing industrial park

### *Housing*

1. Encourage mixed use development.
2. Encourage redevelopment of substandard and special needs housing.
3. Demolish outdated LaFayette Housing Authority units at Foster Circle and rebuild.

### *Natural and Cultural Resources*

1. Working to encourage infill development or brownfield/ grayfield redevelopment and redevelopment of declining commercial areas.
2. Ongoing education about resource conservation, preservation and awareness.
3. Involve public and private sectors.
4. Protect natural resources.
5. Use best management practices
6. Promote and expand city recreational facilities.
7. Promote city festivals and events.
8. Adopt historic preservation ordinances.
9. Rehabilitate the Chattooga School.

10. Educate public about historic preservation and Heritage education. Be preservation advocate.
11. Seek downtown design assistance from Interagency Council on Community Design for restoration/rehabilitation of downtown buildings.
12. Develop Fort Cumming site as interpretive site for Trail of Tears National Historic Trail.

#### *Community Facilities and Services*

1. Encourage infill/redevelopment where infrastructure already exists.
2. Expand water treatment facilities and infrastructure.
3. Expand recycling program.
4. Expand and upgrade natural gas infrastructure.
5. Establish a central public works center for all city crews.
6. Review and update ordinances.
7. Land use and development regulations to encourage continuous streetscapes and pedestrian atmosphere and infill development.
8. Incorporate best management practices in development.
9. Develop annexation studies as needed for areas adjacent to existing city boundaries.

#### *Intergovernmental Coordination*

1. Ensure consistency with adjacent local governments of land use regulations and enforcement.
2. Encourage use of service delivery strategy.
3. Encourage public participation in growth policy formation and revision procedures.

#### *Transportation*

1. Promote connectivity between all modes of transportation.
2. Work with community in business areas to address parking concerns.
3. Continue airport improvements.
4. Pursue Transportation Enhancement funds for local transportation projects.

5. Develop West Side bypass around city

## **Lookout Mountain – Identification of Potential Issues and Opportunities**

### *Population Change*

The proportion of the population that is over 65 years of age will increase and this population group will require specialized housing and services.

### *Economic Development*

1. Economic development programs do not support existing businesses (entrepreneur and small business assistance, business retention programs, etc.).

2. We do not have a community vision for economic development activities in the form of an economic development strategic plan; or the plan was not developed with meaningful stakeholder input. Our community's economic development program:

- does not use regional identity and tourism as a marketing and development tool
- does not include industrial development, town center development, chamber-based promotion and tourism development

### *Housing*

1. Our community does not have an inventory of vacant properties, properties owned by the city or other government agencies, and tax delinquent properties suitable for infill development.

### *Natural and Cultural Resources*

1. The community's resources worthy of protection have not been identified—there is no inventory of resources.
2. Our community's resources are not being improved, enhanced, and/or promoted.
3. There are no linkages (existing or planned) between local trail systems, state designated bike routes, and existing trails in neighboring communities.

### *Community Facilities and Services*

1. There is a need for upgrading and modernization for city properties for usage to meet current code.



2. The age, capacity function, safety, and maintenance needs of community's public facilities have not been inventoried.
3. There is no inventory of public and private land available for the development of future housing.
4. Our community's development patterns do not create safe and pedestrian-friendly environments.
5. Retro-fit pedestrian pathways community-wide.

#### *Intergovernmental Coordination*

1. Our community does not have any border agreements to address detailed questions of land use, access, and property value and annexation procedures.
2. There are inadequate efforts or programs to continue and strengthen liaisons that foster communication and coordination among residents, the business community and other entities.
3. The government is not adequately represented at local and regional group meetings.

#### *Transportation*

1. Our community has many streets where traffic travels at inappropriate speeds, making pedestrian activity unsafe and unappealing.
2. Community streets, pedestrian paths and bike paths do not contribute to a system of fully-connected and interesting routes to all destinations.
3. There is a lack of available parking in busy activity centers.

### **Rossville – Identification of Potential Issues and Opportunities**

#### *Population Change*

1. The ethnic diversity of the community will increase and these changes will require adapting schools and public services to a wider array of language and cultural patterns.
2. The proportion of the population that is over 65 years of age will increase and this population group will require specialized housing and services.
3. Educational attainment for the community is lagging behind that of the rest of the county, region, and the state.

### *Economic Development*

1. Our community does not have an active business recruitment and retention program.
  - The need remains for the city to recruit commercial and residential development through the Downtown Development Authority.
  - The City has been designated as an Enterprise Zone for Business by Walker County
2. There are limited economic development resources to market the community, especially limited funds to do so.
  - Need incentives for solid growth
  - City continues to work with Joint Development Authority and SEIDA (Southeastern Industrial Development Association)
  - Streetscaping projects Phase I and II will go a long way towards improving the marketability of area.

### *Housing*

1. Updating and renovating older houses through infill, rehabilitation, or redevelopment, one house at a time. Rossville is working with the local Better Housing group on an ongoing basis.
2. Our community is taking steps to encourage well-designed infill and medium-high density multifamily housing.
  - Upscale loft apartments would especially be encouraged.
  - Rehabilitation and infill downtown is a priority.
  - Need to promote adaptive reuse of buildings as they become vacant.
3. There is a need for an additional Senior Village type senior housing development.

### *Natural and Cultural Resources*

1. Flooding is a concern in one area where Rossville is continuing to look into elevating the roadway to address the problem.
2. There are erosion, sedimentation, storm water runoff problems that are being addressed in an ongoing fashion.
3. Rossville is continuing to pursue preservation of the John Ross House, the Rossville Post Office, and other potential sites of historic significance as well as pursuing their addition to the National Historic Register.

### *Community Facilities and Services*

1. Existing infrastructure investments (i.e. already paid for) are not being protected by encouraging infill, redevelopment, and compact development. Compact sizes not less than 7,000 square feet or less are needed.
2. Old water and sewer infrastructure is being replaced in an ongoing activity
3. Investigate review of building codes and ordinances to allow a mix of residential, office, and commercial development in downtown. Current R2 zoning allows side-by-side mix of residential and commercial use. Upscale loft apartments would especially be encouraged.

### *Intergovernmental Coordination*

1. *There is a need to update the Service Delivery Strategy*

### *Transportation*

1. *McFarland Avenue needs to be widened to accommodate increased traffic flow. Designation as a state road may help with maintenance and safety concerns.*
2. *Frank Gleason Highway 27 corridor needs to be extended in the near future to Chickamauga Avenue.*
3. *Sidewalks on McFarland Avenue and residential areas need to be refurbished and/or replaced.*
4. *New traffic signals are needed throughout the city.*
5. Rossville streetscaping project.
6. Community streets, pedestrian paths and bike paths do not contribute to a system of fully-connected and interesting routes to all destinations. Especially needed are sidewalk improvements.

**CHAPTER 3**  
**ANALYSIS OF EXISTING DEVELOPMENT PATTERNS**

## **Analysis of Existing Development Patterns**

This chapter presents an analysis of how land is currently being used in Walker County, Chickamauga, LaFayette, Lookout Mountain, and Rossville. The following land use classifications are used to describe existing conditions.

**Residential:** The predominant use of land is for single-family and multi-family dwelling units.

**Commercial:** This category is for land dedicated to non-industrial business uses, including retail sales, office, service, and entertainment facilities.

**Industrial:** This category of land is dedicated to manufacturing facilities, processing plants, warehousing, and wholesale trade facilities, mining or mineral extraction activities, or similar uses.

**Public/Institutional:** This classification of land use includes certain federal or local government uses, and institutional land uses.

**Transportation/Communication/Utilities:** This category of land uses include major transportation routes, public transit stations, power generation plants, railroad facilities, radio towers, telephone switching stations, airports, port facilities or other similar uses.

**Park/Recreation/Conservation:** This land use is for areas dedicated to active or passive recreational uses.

**Agriculture/Forestry:** This category is for land dedicated to farming, agriculture, or commercial timber or pulpwood harvesting.

**Undeveloped:** This category is for lots or tracts of land that are served by typical urban public services but have not been developed for a specific use or were developed for a specific use that has since been abandoned.

## WALKER COUNTY –UNINCORPORATED

The unincorporated area of Walker County contains 277,066 acres. Agriculture comprises 128,369 acres or 46.33 percent of the total land area. Residential land uses make up 86,437 acres or 31.2 percent of the total acreage. The third most significant land use is Park, Recreation and Conservation uses comprising 16.39 percent of the total acreage or 45,408 acres.

Residential – 86,437.09 acres (31.20%)

Commercial – 2,406.55 acres (0.87%)

Industrial – 945.03 acres (0.34%)

Public/Institutional – 1,443.72 acres (0.52%)

Agriculture –128,369.57 acres (46.33%)

Park/Recreation/Conservation – 45,408.12 (16.39%)

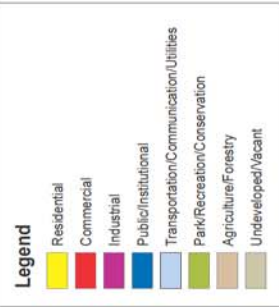
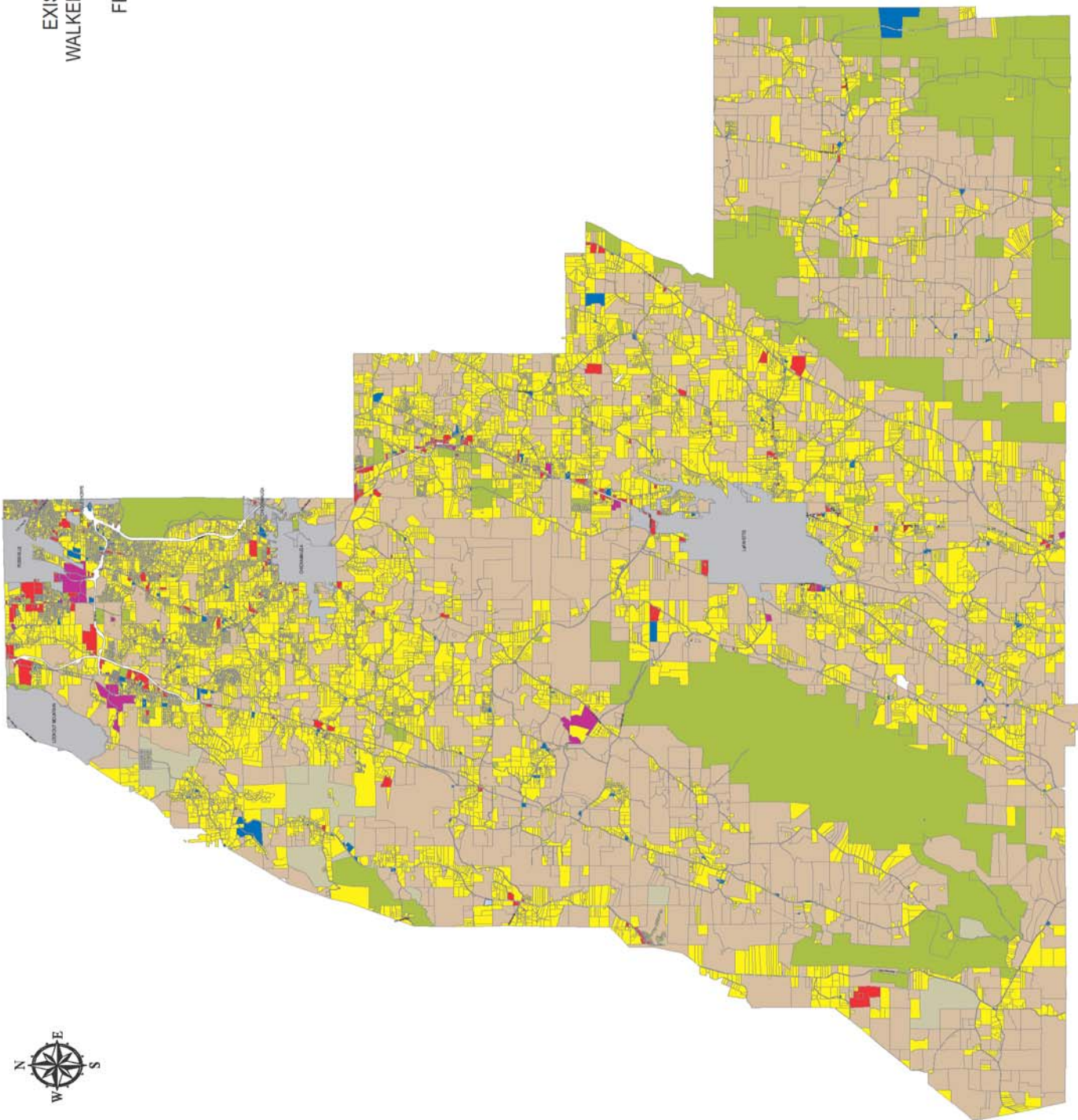
Transportation/Communication/Utilities – 7,860.02 acres (2.83%)

Undeveloped/Unused – 4,196.64 acres (1.51%)

TOTAL – 277,066.73 acres (100%)

EXISTING LAND USE  
WALKER COUNTY GEORGIA

FEBRUARY, 2011



## CHICKAMAUGA

The City of Chickamauga consists of 1,797.76 acres. Land used for residential purposes constitute 60 percent of the total acreage. Industrial uses comprise the second largest portion of the total acreage in the city comprising 10.1 percent of land. Transportation, Communications and Utilities constitutes the next largest portion of land use in the city with 8.8 percent of the total acreage.

Residential – 1077.86 acres (60%)

Commercial – 123.37 acres (6.9%)

Industrial – 181.23 acres (10.1%)

Public/Institutional – 48.59 acres (2.7%)

Agriculture – 77.99 acres (4.3%)

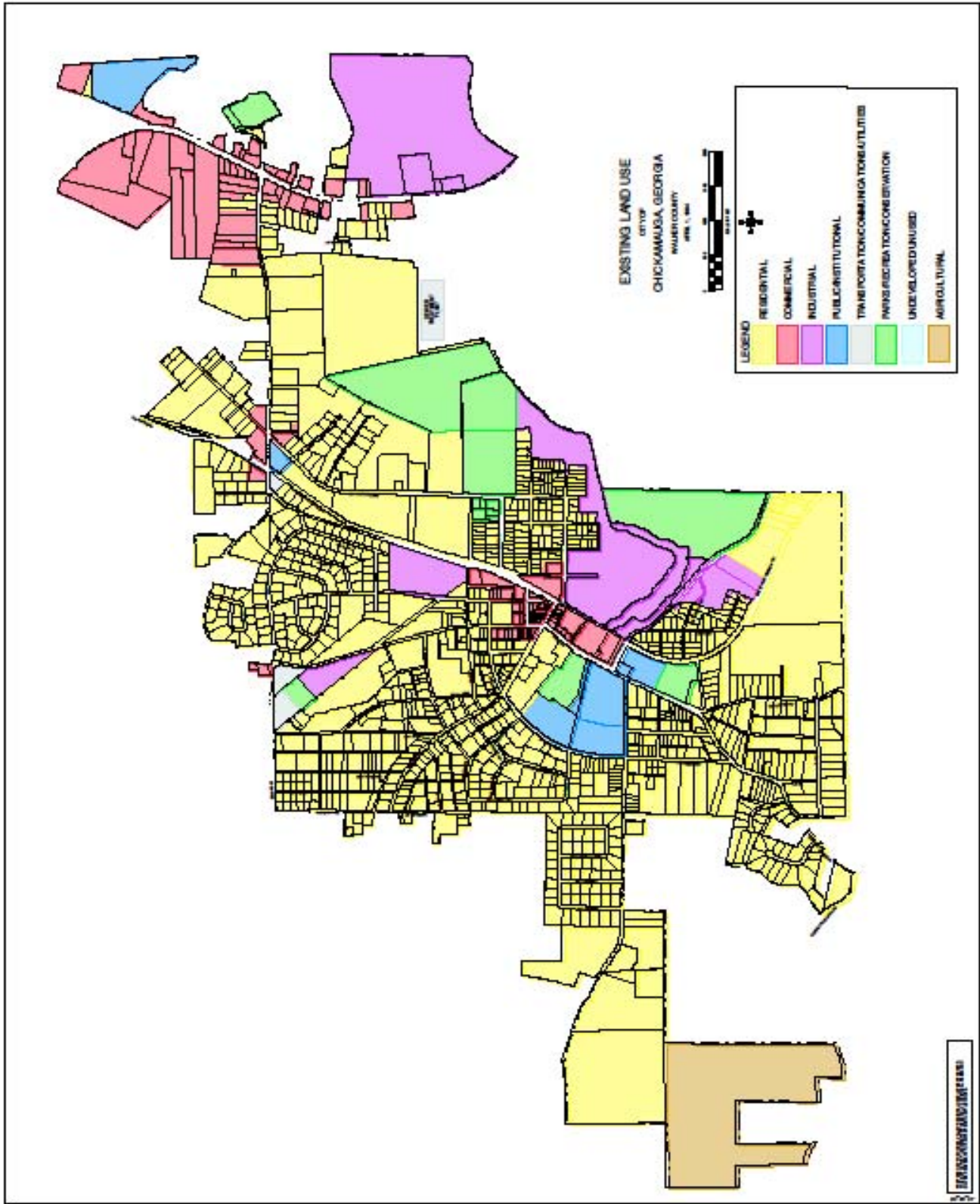
Park/Recreation/Conservation – 124.59 acres (6.9%)

Transportation/Communication/Utilities – 157.98 acres (8.8%)

Undeveloped/Unused – 6.15 acres (.30%)

TOTAL – 1797.76 acres (100%)





## LaFayette

The City of LaFayette consists of 5,084.44 acres. Residential land use comprises 2,818.29 acres or 55.4 percent of the total land area. Industrial uses constitute the second largest land use within the City of LaFayette with 621.2 acres or 12.2 percent of the total land area. Park, Recreation and Conservation uses make up the third largest land use with 535.90 acres or 10.5 percent of the total land area.

Residential – 2818.29 acres (55.4%)

Commercial – 342.01 acres (6.7 %)

Industrial – 621.20 acres (12.2%)

Public/Institutional – 194.91 acres (3.8%)

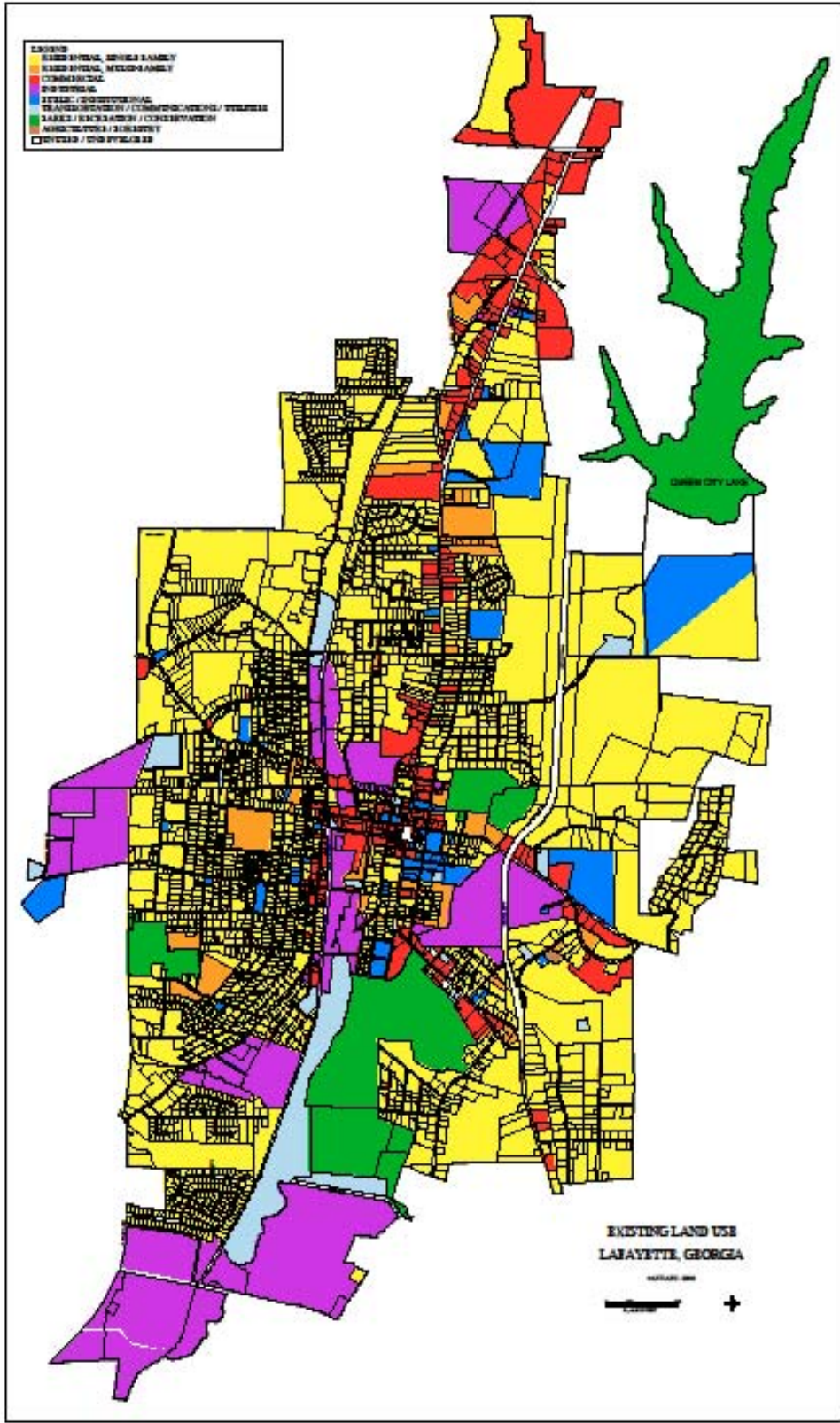
Agriculture – 0.00 acres (0%)

Park/Recreation/Conservation – 535.90 acres (10.5%)

Transportation/Communication/Utilities – 431.32 acres (8.5%)

Undeveloped/Unused – 140.81 acres (2.8%)

TOTAL – 5084.44 acres (100%)



## LOOKOUT MOUNTAIN

The City of Lookout Mountain as opposed to the other municipalities in Walker County is comprised of mainly undeveloped land. Approximately 53 percent of the city is undeveloped. Residential land uses comprise 29.7 percent of the land area in the city while park, recreation, and conservation uses make up 11.2 % of the city.

Residential – 510.34 acres (29.7%)

Commercial – 8.25 acres (.5%)

Industrial – 0.00 acres (0%)

Public/Institutional – 14.39 acres (.84%)

Agriculture – 0.61ac

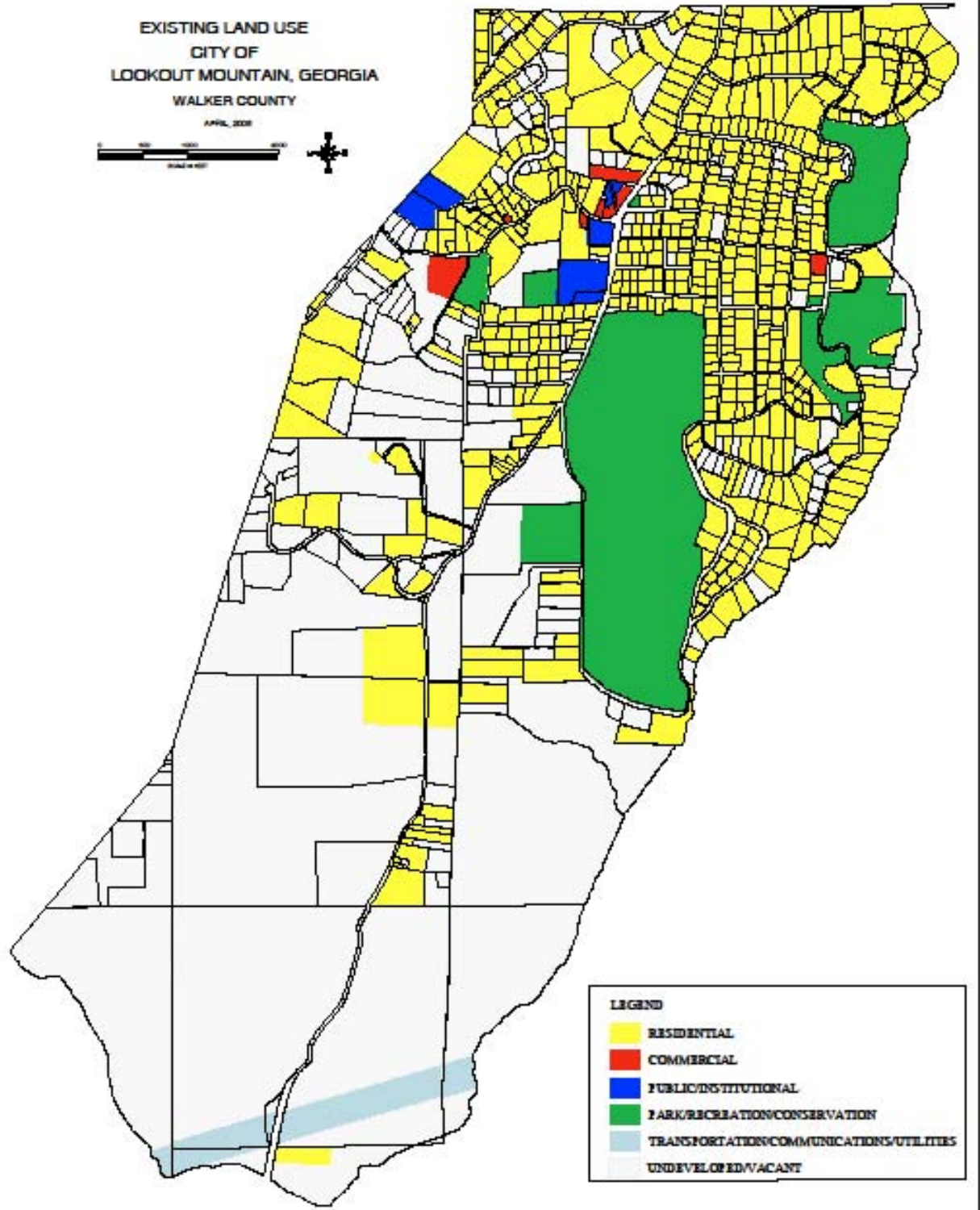
Park/Recreation/Conservation – 191.77 acres (11.2%)

Transportation/Communication/Utilities – 80.03 acres (2.9%)

Undeveloped/Unused – 913.18 acres (53.14%)

TOTAL – 1718.57ac

EXISTING LAND USE  
CITY OF  
LOOKOUT MOUNTAIN, GEORGIA  
WALKER COUNTY  
APRIL, 2008



LEGEND	
Yellow	RESIDENTIAL
Red	COMMERCIAL
Blue	PUBLIC/INSTITUTIONAL
Green	PARK/RECREATION/CONSERVATION
Light Blue	TRANSPORTATION/COMMUNICATIONS/UTILITIES
White	UNDEVELOPED/VACANT

PROPERTY INFORMATION SYSTEMS DIVISION, GIS  
2755 GA HWY 153, SUITE 100, LOOKOUT MOUNTAIN, GA 30750

## ROSSVILLE

The City of Rossville total land area is 1119.44 acres. Residential land uses comprise 555.09 acres or 49.6 percent of the total land area. Transportation, Communication and Utilities uses make up 15.4 percent of the land area. Commercial and industrial uses combined comprise about 17 percent of the total land area.

Residential – 555.09 acres (49.6%)

Commercial – 104.32 acres (9.3%)

Industrial – 85.37 acres (7.6%)

Public/Institutional – 49.95 acres (4.5%)

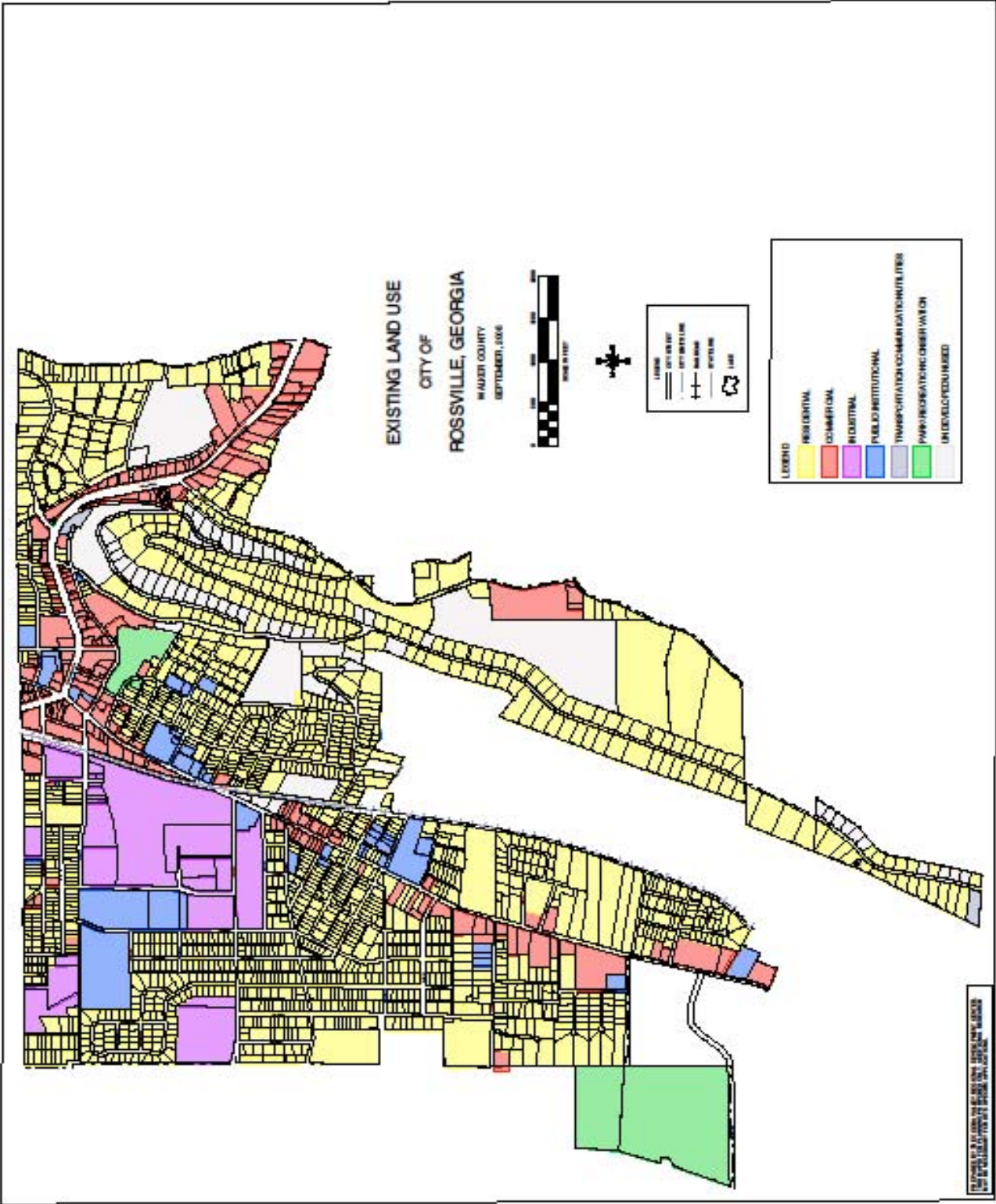
Agriculture – 0.00 acres (0%)

Park/Recreation/Conservation – 51.52 acres (4.6%)

Transportation/Communication/Utilities – 172.55 acres (15.4%)

Undeveloped/Unused – 100.64 acres (9.0%)

TOTAL – 1119.44ac



## **AREAS REQUIRING SPECIAL ATTENTION**

Areas requiring special attention may include the following categories.

1. Areas of significant natural or cultural resources, particularly where these are likely to be intruded upon or otherwise impacted by development.
2. Areas where rapid development or change of land uses is likely to occur.
3. Areas where the pace of development has and/or may outpace the availability of community facilities and services including transportation.
4. Areas in need of redevelopment and/or significant improvements to aesthetics or attractiveness
5. Large abandoned structures or sites, including those that may be environmentally contaminated
6. Areas with significant infill development opportunities.
7. Areas of significant disinvestment, levels of poverty, and/or unemployment substantially higher than the average levels for the community as a whole.

### **Walker County –Areas Requiring Special Attention**

#### ***Areas Needing Redevelopment***

Areas needing redevelopment have been identified along the Major Highway Corridor Character Area along Hwy 27 due northeast of LaFayette and southeast of Chickamauga. The segment of Fort Oglethorpe that crosses into Walker County has been similarly identified. A redevelopment strategy includes the retrofitting of abandoned or deteriorating commercial areas to a more town center type environment that is more pedestrian friendly with mixed use development to increase economic opportunities and revenue for the County.

#### ***Urbanized Area Phase II***

*These are essentially suburbanized areas surrounding the City of Rossville and the City of Chickamauga. These areas are priorities for the extension and improvements of infrastructure, i.e. sewer line extensions. The County has applied through the Georgia Environmental Protection Divisions' Section 319h Grant Program for funds to identify failing septic systems or sewer lines through use of infrared aerial photographic coverage. This will help identify areas requiring new or upgraded sewer lines.*



### ***Areas of Rapid Development***

Areas of rapid development have emerged along the Rock Spring corridor, northeast outskirts of the City of LaFayette to Hwy 151, and west of the City of Chickamauga to Hwy 193. Current development in these areas is primarily residential; however, the County hopes that this increase of residential development will help the County's tax base and will help to encourage future commercial and industrial development.

### ***Areas of Significant Natural/Cultural Resource***

- Lula Lake Land Trust – encompassing the Rock Creek Watershed. The trust was established in 1994 and protects over 4,000 acres of land.
- Chickamauga Battlefield Overlay District
- McLemore Cover Historical and Natural Area
- Zahnd Tract
- West Chickamauga Creek Watershed/Walker County Rural Water Authority water supply watershed
- Pigeon Mountain Wildlife Reserve Area

### ***Area of Development Outpacing Services***

To the west, the area on either side of Highway 157 has seen growth as residential development is attracted to the natural landscaping in the area such as views of the mountains and bluffs from the highway. The Highway 193 corridor has been developing similarly. Typical development is steering to other areas of rapid development where infrastructure exists and services may be provided more efficiently. Conservation type developments are strongly encouraged in Walker County. The area served by the Walker County Rural Water Authority is experiencing growth pressures due to lack of adequate flow for fire protection in new development.

### ***100 year Flood Boundary***

Floodplains are indicated along major stream corridors. In support of the National Flood Insurance Program (NFIP), FEMA and the State of Georgia have updated Flood Insurance Rate Maps (FIRMs). They were updated to reflect the base flood event, defined as the flood having a 1-percent chance of being equaled or exceeded in any given year, also referred to as the 100-year flood. The County will have access to the most recent data available and it will be in digital format for use by our GIS System and our website.

## **Listed Streams**

Stream segments appearing on the State's 303(d) list have been identified as being impaired due to the presence of fecal coliform bacteria levels or failure to maintain biological integrity (bio). This means that the identified streams have exceeded the limits required in order for the stream to achieve its' designated or intended use. Total Maximum Daily Load (TMDL) Implementation Plans have been developed for each of these subwatersheds to voluntarily address non-point sources of pollution over the next ten years in accordance with Georgia EPD guidelines.

### Tennessee Basin

- West Chickamauga Creek from Mill Creek to Crawfish Creek – Fecal Coliform
- Chattanooga Creek from High Point to Flintstone and Flintstone to State Line – Fecal Coliform
- Dry Creek from the headwaters to Chattanooga Creek at State Line – Fecal Coliform & bio
- McFarland Branch from Rossville to State Line – Fecal Coliform [also Dissolved Oxygen (DO)but there is no TMDL implementation plan developed to address the DO]
- Peavine Creek – Headwaters to Rock Spring Creek

### Coosa Basin

- Cane Creek from Dry Creek to the Chattooga River – Fecal Coliform
- Duck Creek from headwaters to Chattooga River – Fecal Coliform
- Snake Creek from headwater to Oostanaula River – bio
- Spring Creek in Walker/Chattooga County – Fecal Coliform
- Town Creek from Queen City Lake to Chattooga River – bio

The following stream segments have appeared on the 2006 303(d) list as impaired due to loss of biological integrity (bio). TMDL Implementation Plans have not been developed for these stream segments:

### Tennessee Basin

- Dry Creek from headwaters to Chattanooga Creek at Stateline
- Little Chickamauga Creek from headwaters to Coulter Creek
- Little Chickamauga Creek Tributary #1 from headwaters to Little Chickamauga Creek near SR95 & McIntire Road.

## Coosa Basin

- Chattooga River from Towns Creek to Duck Creek

### ***Wetlands***

The US Army Corps of Engineers defines a wetland as "...areas inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions." (Authority: U.S.C.1344. 328.3 8B). Wetlands include swamps, bogs, ponds, and marshes. Wetlands slows down stormwater and filters pollutants and sediment out of runoff. Walker County has an ordinance governing the protection of wetlands. It has been recommended that levels of enforcement and protection under this ordinance could be enhanced. We are in the process of working with several organizations to help protect our wetlands resources.

### ***Slopes greater than 25%***

Development on steep slopes may affect the runoff and subsequent erosion in the watershed, leading ultimately to challenges to water quality. Development of brow areas affects the view shed, a major natural resource contributing to quality of life in the County. View sheds will be protected using such tools as conservation easements, greenspace minimum requirements in regulations, etc. Steep slopes will be protected from erosion with stricter enforcement of erosion and sedimentation regulations and stormwater regulations. County-wide sign regulations to be coordinated with zoning districts and based on traffic speed, volume, and type of road will help protect mountain scenery.

### ***Water Supply Watershed Boundary***

The Walker County Water and Sewerage Authority (WCWSA) serves most of the County beyond the urbanized areas of LaFayette, Fort Oglethorpe, and Chickamauga. The WCWSA operates an intake 100 yards downstream from Crawfish Springs, the primary water supply for the area of the county outside of Chickamauga to Rossville. The watershed for Crawfish Spring is only 10.5 square miles on the surface, but is influenced by Karst topography. The actual size of the watershed may be quite large (Northwest Georgia Water Supply Watershed Based Regional Source Water Assessments 2003 prepared by Coosa Valley Regional Development Center). The City of LaFayette and the Walker County Rural Water Authority also provide water to a major portion of the County. Ordinances have been adopted to address protection of the well-head locations and portion of the surrounding property from development and pollution. Public education aimed at non-point sources of pollution in the watershed such as

septic tank seepage, herbicides used on roadways, power line right of ways, and lawns, sink hole and abandoned well regulation, go a long way toward protecting the water supply watersheds.

### ***Groundwater Recharge Areas***

Recharge is the process by which groundwater is replenished. A recharge area is where precipitation is able to transmit downward to an aquifer. Unless the area is solid rock or covered by development or impervious surface, a certain percentage of precipitation will infiltrate. Areas that transmit the most precipitation are referred to as “critical” recharge areas. These areas contain characteristics that enhance the recharge potential, namely types of vegetation cover, slope, soil composition, depth to the water table, the presence or absence of confining beds and other factors. There are many recharge areas in unincorporated areas of Walker County as can be seen on the attached map.

### ***Parks/Conservation***

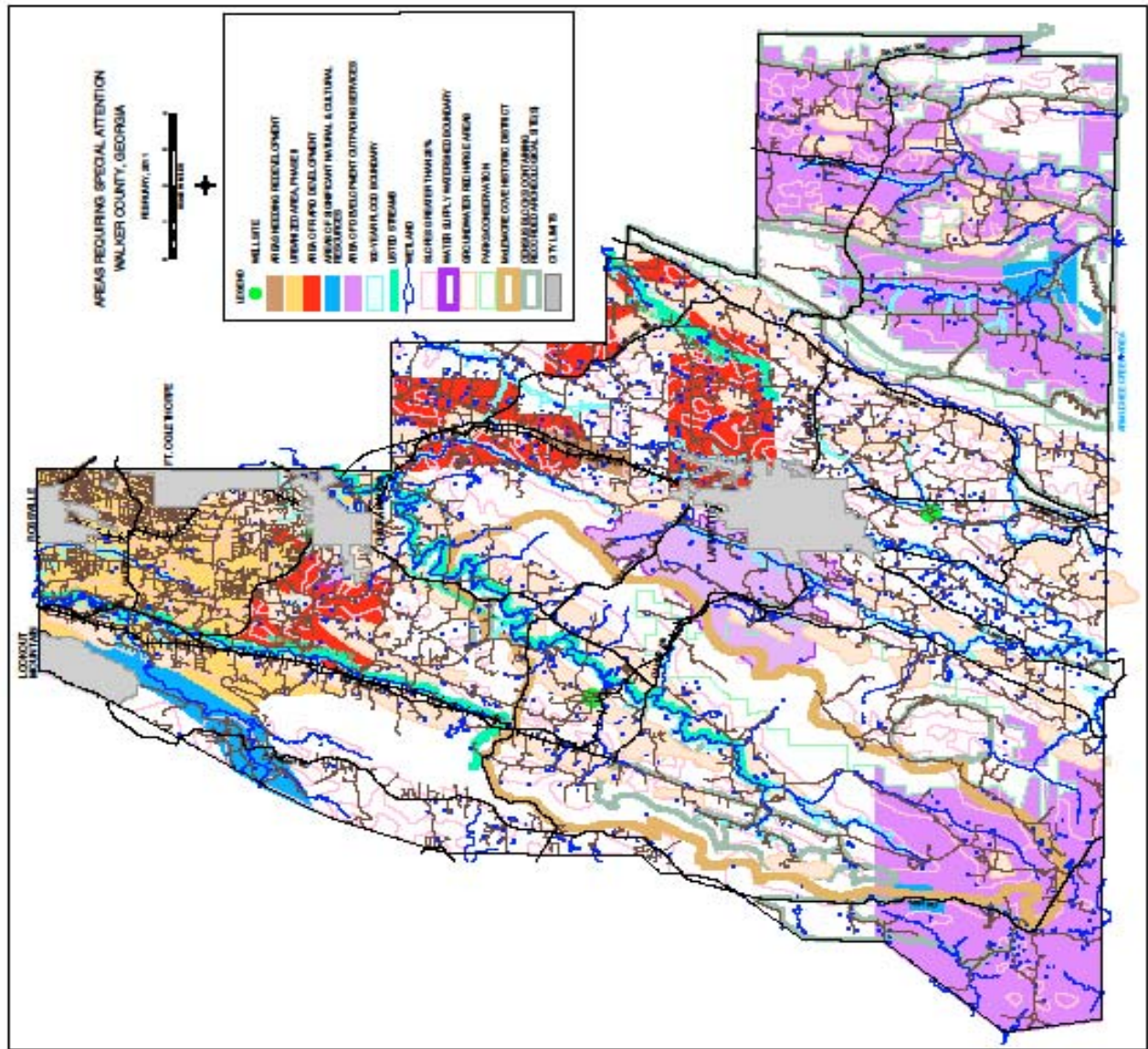
Conservation areas consist primarily of floodplains, wetlands, wildlife management areas and other sensitive areas not suitable for development of any kind.

- Lula Lake Land Trust protecting over 4,000 acres in the Rock Creek Watershed.
- Chickamauga/Chattanooga National Military Park
- Chattahoochee National Forest – extreme southeast portion of county below LaFayette
- Rock Creek Area
- McLemore Cove Historic District – see “Future Development Map Narrative” for a detailed description of the district as a character area and implementation measures to support it. A strategy integrating natural resource protection, scenic protection, farmland retention, and historic preservation has been recommended.
- Pigeon Mountain Wildlife Management Area

Development strategies recommended include promotion of conservation easements, widening of roadways only when absolutely necessary, carefully design any roadway alterations to minimize visual impact, and promote these areas as passive-use tourism and recreation destinations.

### ***Census Blocks with Recorded Archeological Sites***

Steps to protect these areas are not yet determined



## **Chickamauga – Areas Requiring Special Attention**

Property listed in the National Historic Register

- Gordon-Lee Mansion
- Lee and Gordon's Mill

## **Chickamauga Historic District (NHRP Approved)**

## **Coke Oven Site – Proposed National Historic Place - Approved**

### **100 year Flood Boundary 500 year Flood Boundary**

Floodplains are indicated along major streams. In support of the National Flood Insurance Program (NFIP), FEMA, and the State of Georgia are currently updating Flood Insurance Rate Maps (FIRMs) are being created to reflect the base flood event, defined as the flood having a 1-percent chance of being equaled or exceeded in any given year, also referred to as the 100-year flood. The 500-year flood boundary will extend beyond the 100-year boundary. When this mapping is complete the County will have access to the most recent data available.

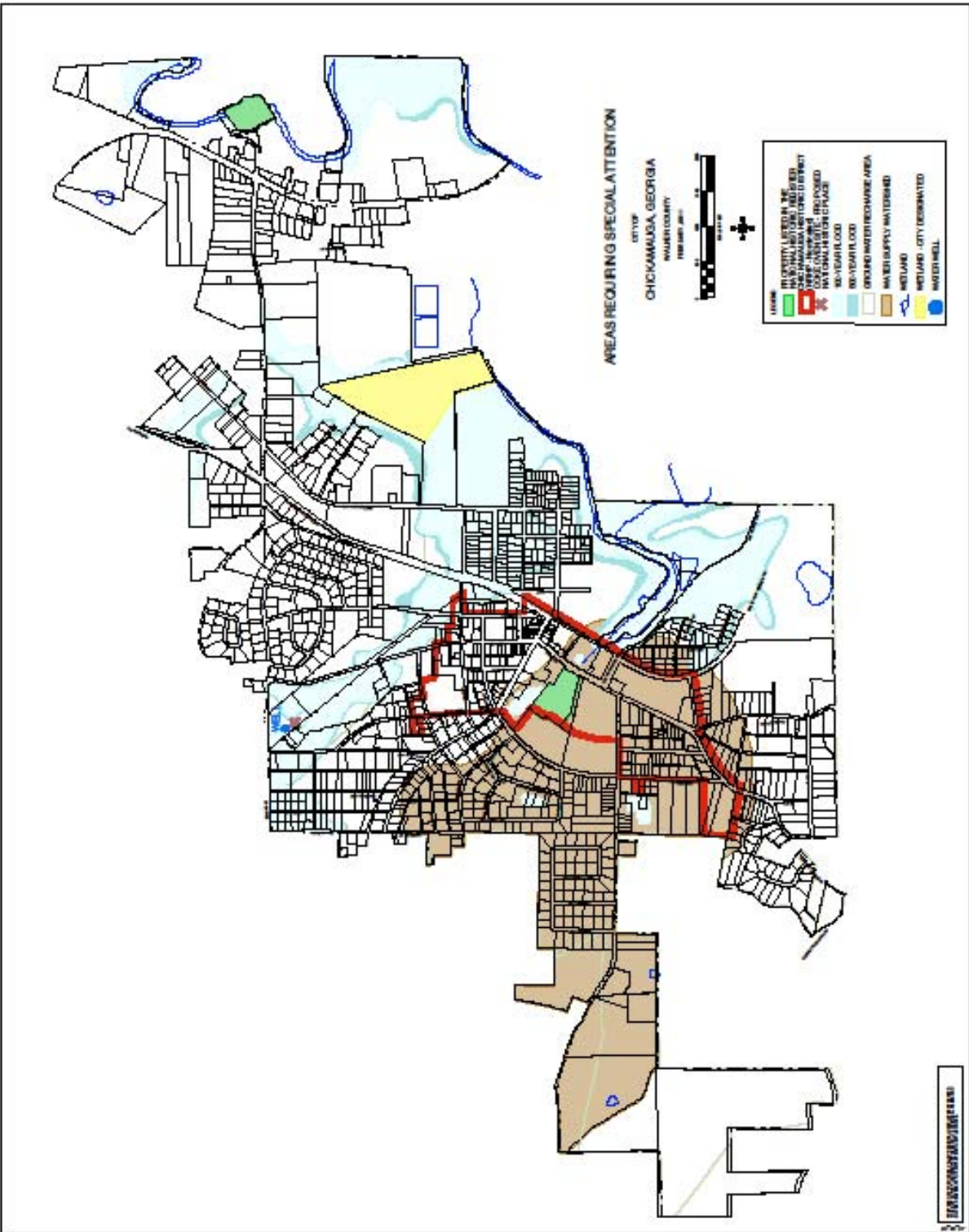
### **Groundwater Recharge Area**

Recharge is the process by which groundwater is replenished. A recharge area is where precipitation is able to transmit downward to an aquifer. Unless the area is solid rock or covered by development or impervious areas, a certain percentage of precipitation will infiltrate. Areas that transmit the most precipitation are referred to as “critical” recharge areas. These areas contain characteristics that enhance the recharge potential, namely types of vegetation cover, slope, soil composition, depth to the water table, the presence or absence of confining beds and other factors. Symbolic of the underlying karst topography of the region, there are many recharge areas in the unincorporated areas of the County.

### **Wetlands**

The US Army Corps of Engineers defines a wetland as “...areas inundated or saturated by surface or ground water as a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.” (Authority: U.S.C. 1344. 328.3 8B). Wetlands include swamps, bogs, ponds, and marshes. Wetlands slows down the flow of water and filters pollutants and sediment out of runoff. Wetlands ought to be protected and enhanced.

**Wetland – City Designated  
Water Well**





## **LaFayette – Areas Requiring Special Attention**

### *Park/Greenspace*

LaFayette has several greenspace and park areas throughout the city including a proposed conservation area to be established around Queen City Lakes. Most are located near neighborhoods. The efforts made to preserve greenspace in downtown areas and provide sidewalks for safe walking preserve the Quality Community Objectives of Sense of place, Regional identity, Heritage preservation, Open space preservation, Environmental protection, Growth preparedness, Local self-determination, and Regional cooperation. The local government has plans to develop a set of codes determining the amount of greenspace to maintain and will continue these ordinances as the City receives Main Street designation in the future.

### **Redevelopment District**

LaFayette has identified an older section of declining traditional neighborhood development as a redevelopment district where redevelopment, rehabilitation, and infill development will be encouraged to improve the quality of housing. This district will meet the Quality Community Objectives of Traditional neighborhood, Infill development, Sense of place, transportation alternatives, Regional identity, Historic and Heritage preservation, Open space preservation, Environmental protection, Growth Preparedness, Appropriate businesses, Housing choices, Local self-determination, and Regional cooperation.

### ***Downtown District***

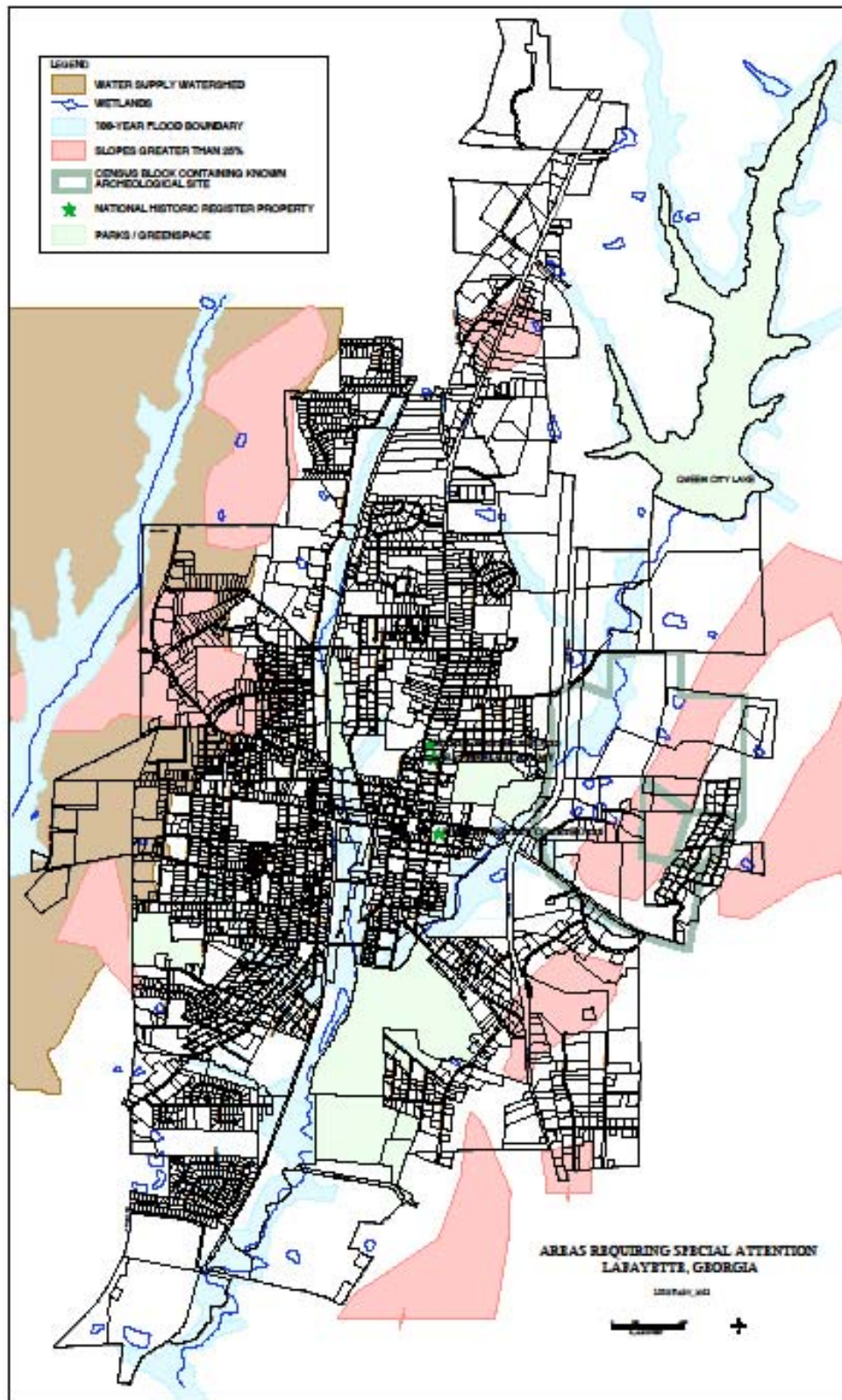
LaFayette is a Main Street city under DCA's Main Street program for its streetscape, infill, preservation of historic buildings and façade grant program for downtown businesses, among other steps for historic preservation and downtown rehabilitation. This character area contributes to quality community planning by meeting the following objectives: Traditional neighborhood, Infill development, Sense of place, Heritage preservation, Open space preservation, Growth Preparedness, Appropriate businesses, Employment options, Housing choices, Local self-determination, and Regional cooperation. LaFayette Downtown Development Authority will initiate a community awareness program and act as a local preservation advocate.

## **Mixed Use-Future Upstairs**

This area identifies areas where a mix of commercial, office and residential buildings will be encouraged. This area where walkability and connectivity will be encouraged will meet the following quality community objectives: Infill development; Sense of place; Transportation alternatives; Regional identity; Heritage preservation; Open space preservation; Environmental protection; Appropriate businesses; Employment options; Housing choices; Local self-determination; and Regional cooperation.

## ***Gateway Corridor***

LaFayette's gateway corridors parallel its major highways as they enter the City, providing attractive and appealing entryways for residents, tourists, and potential employers. Maximizing appeal by encouraging infill development, signage ordinances, façade usage and building renovations allows this area to meet the following community objectives: Infill development, Sense of place, Transportation alternatives, Regional identity, Environmental protection, Appropriate businesses, Employment options, Housing choices, and Local self-determination



## **Lookout Mountain – Areas Requiring Special Attention**

### ***Park/Greenspace***

Lookout Mountain Golf Club and the Rock City attraction include park and greenspace areas, as well as parks in the center of the city. Preservation of these areas including ongoing stormwater management will greatly contribute to maintaining a high quality of life.

### **Slopes greater than 25%**

The city is located on a plateau on top of Lookout Mountain and has only minor areas where slopes are steep, on the very edges of the city. For greatest protection from erosion on these sites, erosion control practices and tree conservation are recommended for new development.

### **National Register Listed Historic District**

The Lookout Mountain Fairyland Club, listed as a historic district in 1990, was designed by William Hatfield Sears and Warren H. Manning in 1924, 1925 in English Tudor Revival style. The design of the clubhouse and cottages uses natural rock formation to suggest fairy tale elements, hence the name “Fairyland.” Two rock pillars, the “Twin Sisters” form an entrance to the park. Still in use, the preservation and promotion of this historic landmark is a town priority.

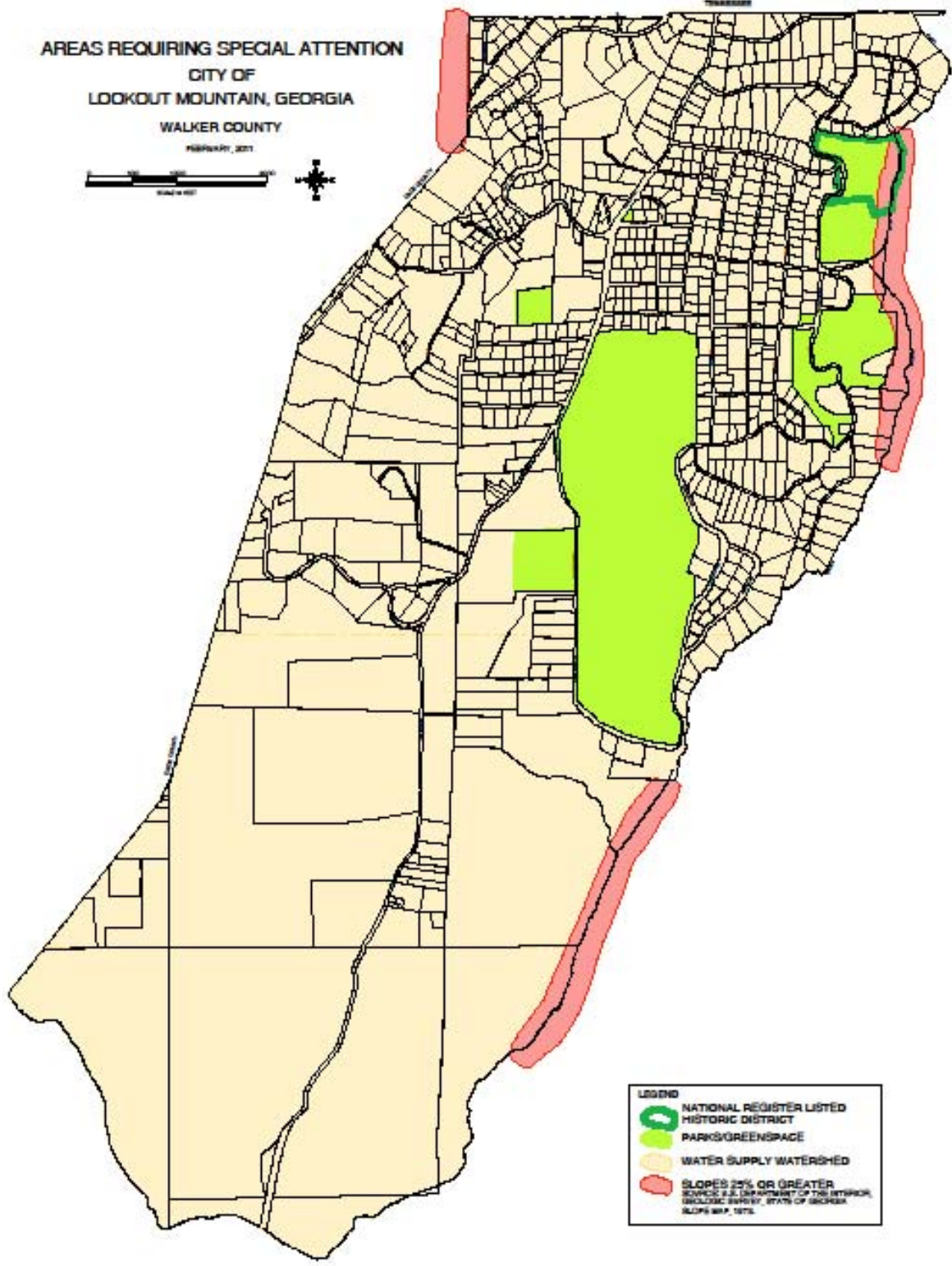
### ***Water Supply watershed***





The entire city sits atop an underground aquifer. While currently development pressures and rapid growth are not expected, should conditions change, increase in pervious surfaces from road widening, parking lots, and higher density developments could affect the watershed. In this case, conservation measures to protect the water supply should be considered including adoption of the Water Supply Watershed environmental protection ordinance as outlined in the Part V Environmental Criteria.

### **Wetlands**

The US Corps of Engineers defines a wetland as “those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support a prevalence of vegetation typically adapted for life in saturated soil conditions.” (Authority: 33 U.S.C. 1344. §328.3 8B) While these small springs and ponds are currently located in low-density areas, if development becomes a concern, groundwater recharge area protection standards are recommended as seen in the Part V Environmental Criteria developed by the Georgia Environmental Protection Division.

AREAS REQUIRING SPECIAL ATTENTION  
CITY OF  
LOOKOUT MOUNTAIN, GEORGIA  
WALKER COUNTY  
MAY 2011



- LEGEND**
-  NATIONAL REGISTER LISTED HISTORIC DISTRICT
  -  PARKS/GREENSPACE
  -  WATER SUPPLY WATERSHED
  -  SLOPES 25% OR GREATER  
(SOURCE: U.S. DEPARTMENT OF THE INTERIOR, GEOLOGIC SURVEY, STATE OF GEORGIA, SLOPE MAP, 1972)

RENDERED BY: GEORGIA DEPARTMENT OF COMMUNITY DEVELOPMENT  
DATE: 5/11/11

## **Rossville – Areas Requiring Special Attention**

### ***Areas Needing Redevelopment***

The extreme northwestern corner of the city, just before the Tennessee line is an abandoned industrial area. It was formerly a booming textile manufacturing area. The former Coats American building and the long-vacated Peerless Woolen Mills industrial properties are being aggressively marketed as potential industrial, manufacturing, or business park sites.

A redevelopment strategy includes the retrofitting of abandoned or deteriorating commercial areas to a more town center type environment that is more pedestrian friendly with mixed use development to increase economic opportunities and revenue for the City. Currently a “Better Housing Committee” involving citizens and some local officials has formed and are actively identifying older houses through infill, rehabilitation, or redevelopment, one house at a time. The group operates on a volunteer basis reflecting a high level of community pride. The City has worked with state agencies and local developers to ensure safe and affordable housing. In FY 99 a code enforcement officer was hired to ensure safe housing. Zoning changes have been planned to eliminate crowding and unsafe conditions where duplexes replace old house sites.

### ***Areas of Rapid Development***

Development is targeted to areas as high density mix of retail, office, services, and employment. The intent is for this mix to serve a local market area. The City of Rossville is steering commercial and retail development to two major areas. Streetscape projects including sidewalk improvements are underway along Chickamauga Ave. to enhance livability and attract a mix of residential and commercial development.

### ***National Historic Register Property***

The city is continuing to work with the John Ross Association to pursue the preservation of the John Ross House and property. A mini park around the historic John Ross House is intended to serve as an interpretive site for the Trail of Tears National Historic Trail. The John Ross Association is working with the Georgia Chapter of the Trail of Tears Association toward making this goal a reality. The City is looking into adding other sites to the National Register of Historic Places. Currently the city monitors and provides basic upkeep to the John Ross property. Development is steered away from these facilities as preservation efforts continue. A comprehensive survey of historic resources has been compiled from which other candidates for the designation will be chosen.

The Rossville Post Office is an additional historic property currently listed in the National Historic Register.

### ***100 Year Flood Boundary/500 Year Flood Boundary***

Floodplains are indicated along major streams. In support of the National Flood Insurance Program (NFIP), FEMA and the State of Georgia are currently updating Flood Insurance Rate Maps (FIRMs) are being created to reflect the base flood event, defined as the flood having a 1-percent chance of being equaled or exceeded in any given year, also referred to as the 100-year flood. The 500-year flood boundary is indicated beyond the 100-year flood. When this mapping is complete the city will have access to the most recent data available. The city currently addresses erosion and runoff problems on a continuous basis.

### ***Wetlands***

The US Army Corps of Engineers defines a wetland as "...areas inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions." (Authority: U.S.C.1344. 328.3 8B). Wetlands include swamps, bogs, ponds, and marshes. Wetlands slows down the flow of water and filters pollutants and sediment out of runoff. Wetlands ought to be protected and enhanced.

### ***Severe Slopes (greater than 25%)***

Development on steep slopes may affect the runoff and subsequent erosion in the watershed, leading ultimately to challenges to water quality. Development of brow areas affects the view shed, a major natural resource contributing to quality of life in the City. Currently the slopes of Missionary Ridge qualify as severe and are protected as such although residential has been developed along South Mission Lane along a linear road. View sheds will be protected using such tools as conservation easements, greenspace minimum requirements in regulations, etc. Steep slopes will be protected from erosion with stricter enforcement of erosion and sedimentation regulations and stormwater regulations. City-wide sign regulations to be coordinated with zoning districts and based on traffic speed, volume, and type of road will help protect mountain scenery.

### ***Water Supply Watershed Boundary***

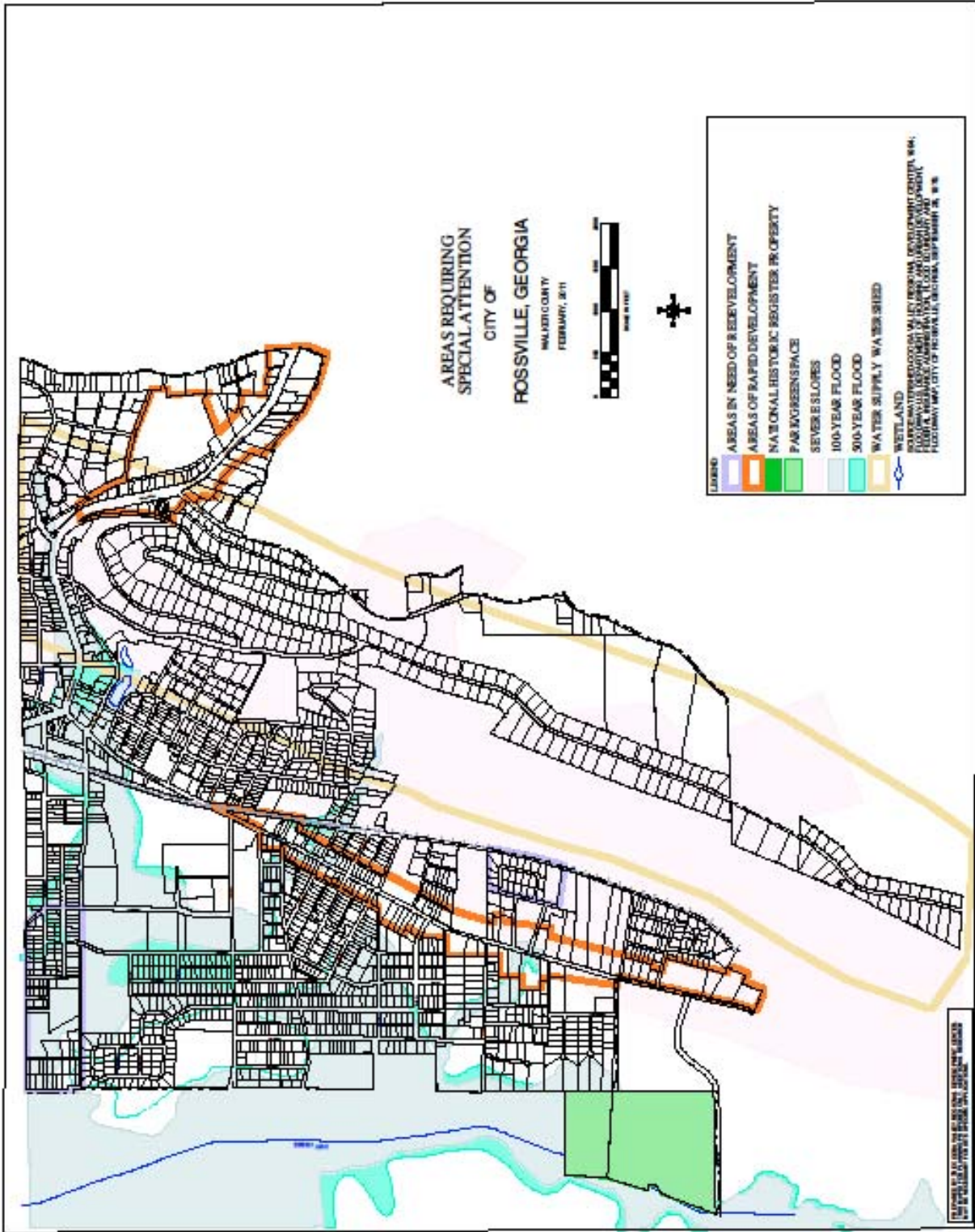
Public education aimed at non-point sources of pollution in the watershed such as septic tank seepage, herbicides used on roadways, power line right of ways, and lawns, sink hole and abandoned well regulation, go a long way toward protecting the water supply watersheds. The water supply watershed boundary extends along the top of Missionary Ridge and drains to the east down the ridge.

### ***Parks/Greenspace***

Greenspace areas consist primarily of floodplains, wetlands, wildlife management areas and other sensitive areas not suitable for development of any kind. The Rossville Recreation Area due north of Salem Road is the major area of greenspace within the city limits. It lies within the 100-year floodplain in the eastern portion of the Dry Creek watershed.

Development strategies recommended include promotion of conservation easements, widening of roadways only when absolutely necessary, carefully design any roadway alterations to minimize visual impact, and promote these areas as passive-use tourism and recreation destinations.





**CHAPTER 4**  
**RECOMMENDED CHARACTER AREAS**

## RECOMMENDED CHARACTER AREAS

### Walker County – Recommended Character Areas

#### *Major Highway Corridor*

The major highways in Walker County are heavily traveled and provide connectivity to major areas of residential, commercial, industrial activity in the county. US Hwy 27 is going to be planned as an Alternative Transportation Corridor as it absorbs a great deal of Interstate 75's traffic through the area. This area of the County is slated to be the hub of commercial, retail and industrial development, while to a lesser degree Hwy 193, running north and south through the western half of the county will be the focus of passive recreation and scenic tourism. Highway 151 is a potential area of future industrial and commercial development due to the existing through traffic traveling to and from Highway 27 South and Interstate 75.

Quality Community Objectives to be met in this area include: transportation alternatives, appropriate businesses, employment options, and opportunities for regional cooperation.

#### *Scenic Corridor*

The character area of scenic corridor is used to illuminate the attractive highways which may be protected by establishing guidelines for new development that enhance the scenic value through landscaping, architectural design guidelines, tree conservation, and beautification projects. Banning of billboards is a measure that would protect scenic quality. Walker County would like to see scenic corridors connecting the Town Centers that will evolve in new development. Quality Community Objectives pursued may be: sense of place, transportation alternatives, regional identity, heritage preservation, open space preservation, and environmental protection.

#### *Gateway Corridor*

The gateway corridor areas of the future development map indicate gateways into the cities of LaFayette and Rossville along US Hwy 27. Walker County is diligently working with the City of Chattanooga in coordinating the construction of their Central Avenue Interchange, which will benefit Walker County by bringing in commuter traffic, tourism, and can serve as an alternative truck route from I-24 to I-75. The newly relocated portion of Highway 27 near the Chickamauga Battlefield Park serves as the gateway to the City of Chickamauga and Walker County. This area is designated as the Chickamauga Battlefield Overlay District and will be the area of a future Welcome Center for Walker County and the Battlefield Park. The County will work in cooperation with all of the municipalities in the planning and design of these corridors to make them

important entrances into the communities and the County. Quality Community Objectives that may be achieved in this area include: sense of place, transportation alternatives, heritage preservation, appropriate businesses, and employment options.

### *Greenspace Conservation Area*

These conservation areas consist primarily of floodplains, wetlands, wildlife management areas, and other sensitive areas not suitable for development. Walker County is blessed with several such areas including the Lula Lake Land Trust, The Chattahoochee National Forest, and the McLemore Cove Historic Area. Aside from offering recreation opportunities of both an active and passive nature, the greenspace areas offer important amenities in terms of environmental protection towards clean air and water. Quality Community Objectives pursued may include: sense of place, transportation alternatives as bikeways and hiking trails are developed, regional identity, open space preservation, environmental protection, growth preparedness, and opportunities for regional cooperation.

### *Industrial*

There are currently five small industrial parks in Walker County all located within close proximity to the Highway 27 corridor. Two are located in Lafayette. Two are in unincorporated areas of Walker County and one in Rossville. There are approximately 200 industries of various sizes. Light Industry is being encouraged to locate within the mixed use areas. There are several old industrial sites that are being examined for future reuse/adaptation. Quality Community Objectives pursued include: infill development as older sites are revamped, regional identity, appropriate businesses, and employment options.

### *Residential*

The major residential areas in the county include the suburban areas outside of the municipalities' city limits and in the extreme northern area of the county. Water and sewer infrastructure is available in these areas and is driving growth. The county is attempting to influence the standard "cookie-cutter" approach to subdivision development in these areas, working closely with developers. Walker County has adopted the "Conservation Subdivision" regulations as an alternative to conventional regulations for developers. Quality Community Objectives pursued in this area include: Traditional neighborhood objectives, infill development, sense of place, and housing choices may be achieved in this character area.

### *Mixed Use*

Three major mixed use corridors are planned for Walker County; Rock Springs/Noble, along the western edge of the City of Fort Oglethorpe, and along Hwy 193 in the Flintstone/Chattanooga Valley areas. These areas represent “nodes” around which future commercial and residential development is to be concentrated. The mixed-use will blend residential development with schools, parks, recreation, retail businesses and services into a compact pattern that encourages walking and minimizes the need for auto trips within the subdivision. Quality Community Objectives that may be achieved here include: traditional neighborhood, infill development, sense of place, appropriate businesses, employment options, and housing choices.

### *Rural Residential*

There are many areas of rural residential development in the county. These represent the best opportunity to maintain some of the “rural quality of life” enjoyed by Walker County residents. Conservation Subdivision design which incorporates a certain degree of open space, connections to greenspace and trails, and encouraging architectural styles that maintain the regional rural character are several ways of influencing development here. These rural residential areas are most likely to face development pressures for lower density development. Quality Community Objectives achievable here include: sense of place, regional identity, heritage preservation, open space preservation, environmental protection, growth preparedness, and housing choices.

### *Agricultural/Forest*

Agricultural lands remain a significant portion of Walker County’s economy. Forested land is protected by the Chattahoochee National Forest as well as the Lula Lake Land Trust, Pigeon Mountain Wildlife Management Area, etc. Protections for farmland and open space perhaps by conservation easement or by open space designation enable these character areas to remain viable. Large scale or even minor residential subdivision development is strongly discouraged. Quality Community Objectives to be pursued include: sense of place, regional identity, heritage preservation, open space preservation, environmental protection, growth preparedness, appropriate businesses, employment options, and educational opportunities.

### *Crossroad Community*

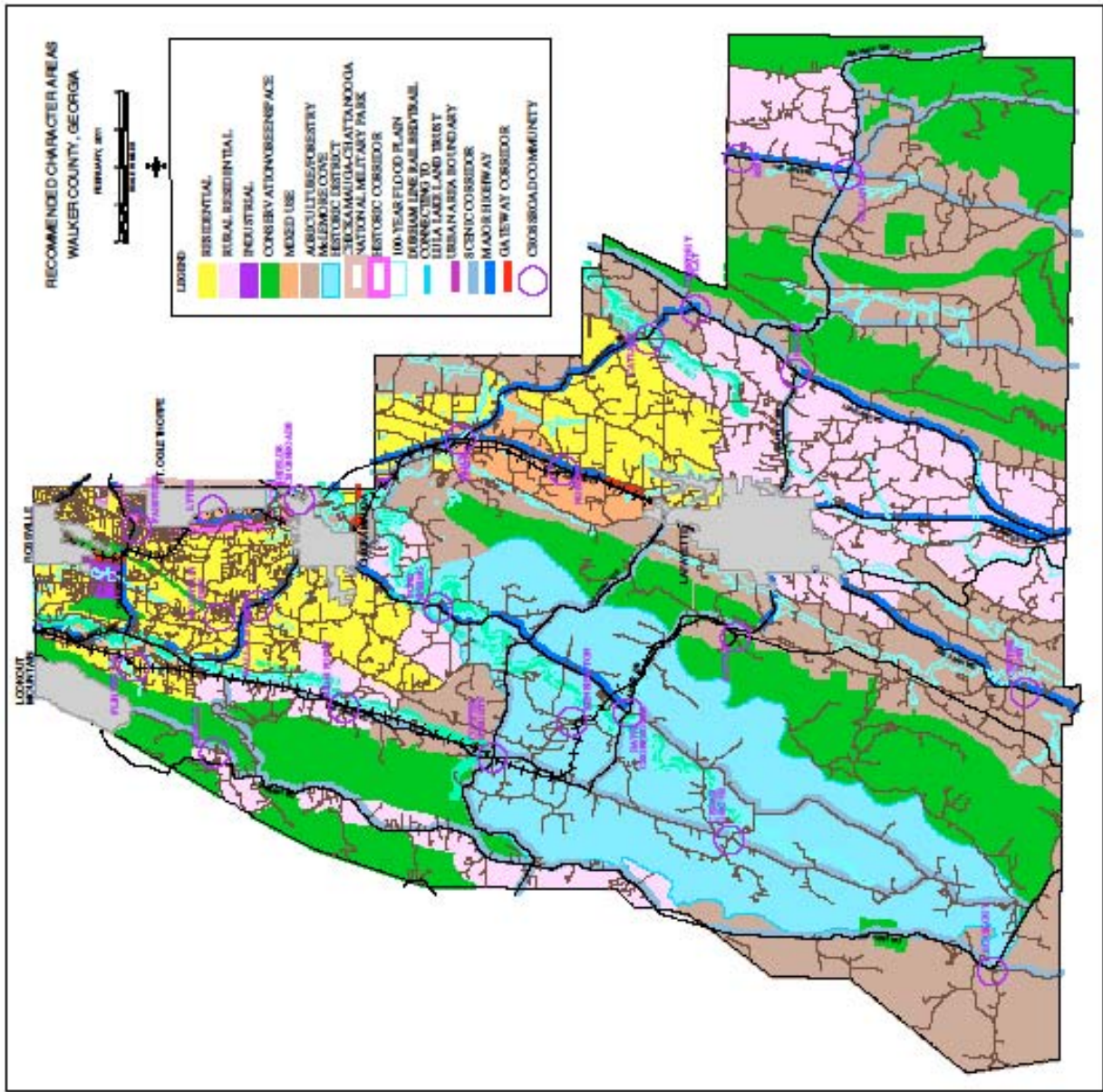
These areas circled on the map represent unincorporated historic communities that have emerged at the intersection of main highways or major county roads within Walker County. They may be the future site of new residential clustered development as Town Centers. Their location at crossroads means they benefit from connections with travel routes through the county. Quality Community Objectives to be pursued include: infill

development, sense of place, transportation alternatives, regional identity, heritage preservation, open space preservation with development around nodes.

### *McLemore Cove Historic District*

This character area has added to the National Register for Historic Districts. The registration form specifies that it is "...significant as a geographically well-defined rural area reflecting the patterns of agricultural and rural development in Northwest Georgia for more than a century". Threats to historic integrity include: changes in land use or management practices that alter vegetation, change the size and shape of fields, erase boundary demarcations, or flatten the contours of the land; abandonment, realignment, widening, or resurfacing of historic roadways; Introduction of non-historic land uses such as quarries, open-pit mining, tree farms sanitary landfill, recreational areas, public utilities, and subdivision for residential, commercial, or industrial development; Deterioration, abandonment, relocation, demolition, or substantial alteration of historic buildings and structures; Construction of new buildings and structures; and loss of boundary demarcations, and small-scale landscape features; and disturbance of archaeological sites.

Pigeon Mountain Wildlife Management Area is host to more than 150,000 visitors per year that participate in a variety of passive recreational activities. Walker County encourages a state park with amenities to include a regional resort and convention center with a historic design, additional equestrian activities and preservation and restoration of the existing historical properties that are a part of the Mountain Cove Farm these include a pre-civil War mansion, a rock country store, six fully furnished rental cabins, three show barns, and one modern residence. Walker County is in the process of developing very well-defined regulations to preserve the natural and historic amenities of the area.



## **Chickamauga – Recommended Character Areas**

### *Gateway Corridor*

Chickamauga’s gateway corridor leading into the Chickamauga- Chattanooga National Military Park north of the City has historical significance. The Chickamauga Overlay District Ordinance regulates and guides development in this area including US 27, Lee and Gordon Mill Road, Crittenden Avenue, to the Coke Oven Branch. The gateway corridor is a crucial character area for tourism as well as for residents and industry, providing opportunity for commercial, hotel, retirement community, and movie theater development. The corridor meets the Quality Community Objectives of Infill development, Sense of place, Regional identity, Heritage preservation, Open space preservation, Environmental protection, appropriate businesses, Housing choices, Local self-determination, and Regional cooperation

### *Conservation, Preservation, Greenspace*

Chickamauga’s Conservation, Preservation, and Greenspace character area includes the Coke ovens historical site, the city’s original water source of Crawfish Springs, and park and greenspace areas. Hiking and biking trails and picnic areas are emphasized. The character area meets the Quality Community Objectives of Sense of place, Regional identity, Open space preservation, Environmental protection, and Local self-determination.

### *Historic District and Town Center*

Chickamauga’s historic district and town center in historic Downtown Chickamauga includes a streetscape project with trees, street furniture, sidewalk and shop setbacks, and other development and appearance guidelines. This area includes the Holland-Watson Veterans Memorial Park. The historic district and Chickamauga Overlay District will combine with Walker County’s Chickamauga Battlefield Corridor Overlay District to create a regional tourism and downtown development area with the Chickamauga-Chattanooga National Military Park north of the City. This area meets the Quality Community Objectives of Sense of Place, Regional identity, Heritage preservation, Environmental protection, appropriate businesses, Housing choices, Educational opportunities, and Local self-determination.

### *Industrial*

Chickamauga’s industrial area includes major industry as well as potential areas for attracting additional industries. The area will meet the Quality Community Objectives of Infill development, Sense of place, Heritage preservation, Environmental protection, appropriate businesses, Employment options, and Local self-determination.

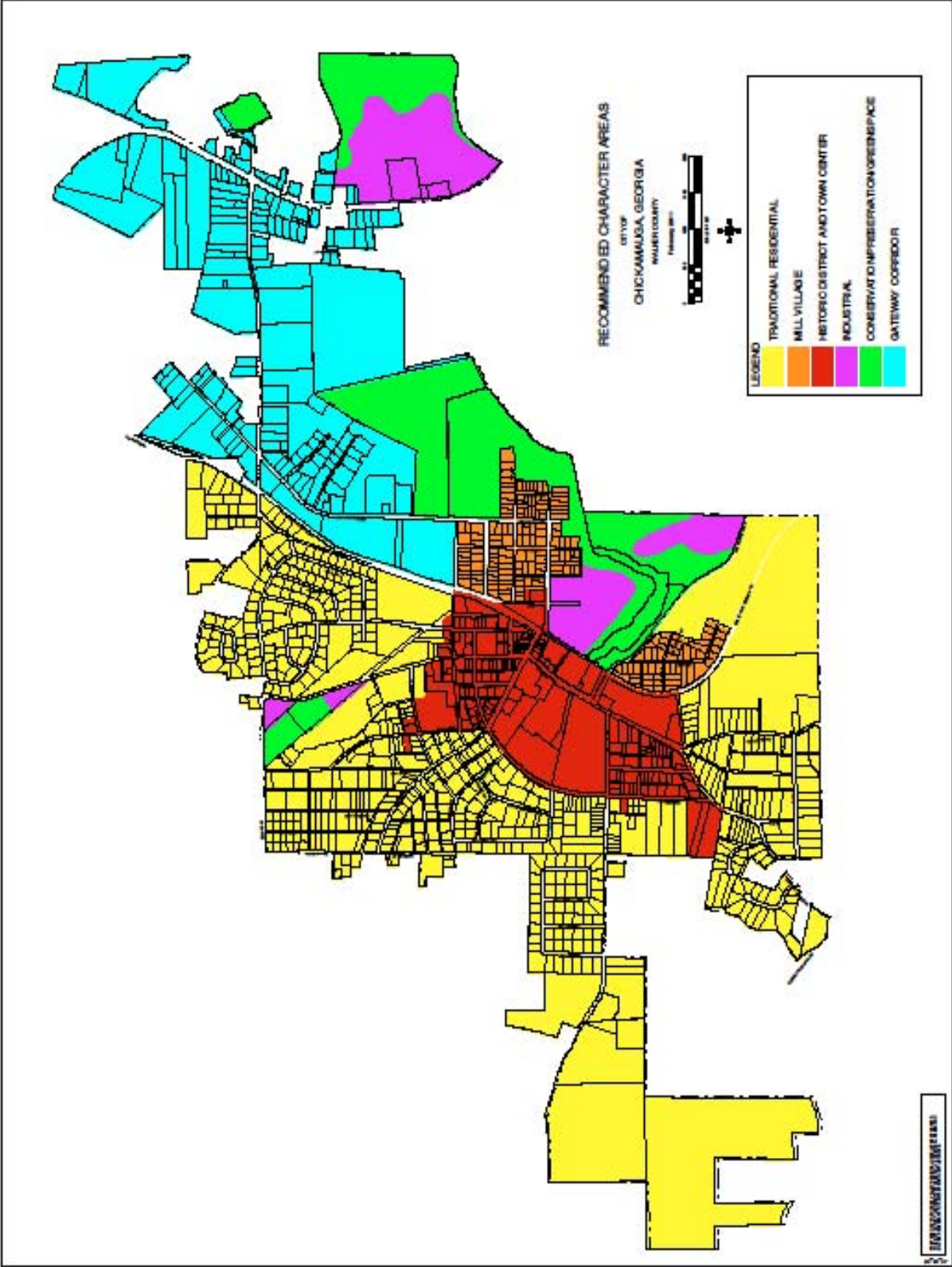


### *Traditional Residential*

Chickamauga's traditional residential area includes older homes, some of which may have historical value, located near downtown Chickamauga. This area will remain traditional neighborhood with mixed use allowed. This area will meet the following community objectives of Traditional neighborhood, Infill development, Sense of place, Heritage preservation, Housing choices, and Local self-determination.

### *Mill Village*

Chickamauga's historic mill village adjoins the downtown historic district and is composed of smaller homes, generally pre World War II on small lots. Development was done on a cookie-cutter fashion typical of that time period when Chickamauga residents were employed in the local textile mill. The water and sewer system serving the mill village has been replaced with a new system. Additional sidewalks have been added to the mill village. Housing in this area contributes to the following Quality Community Objectives: Sense of place, Regional identity, Heritage preservation, Housing choices, and Local self-determination.



## **LaFayette – Recommended Character Areas**

### *Rural Residential*

LaFayette includes residential areas that are located away from the center of the city. Historic older homes might also be located in these areas. Sidewalks may not run to these areas. Quality Community Objectives to be encouraged in this area include Infill development, Sense of place, Open space preservation, and Housing choices.

### *Traditional Neighborhood*

In these areas, most homes are older and may have historic value. Neighborhoods typically are connected with sidewalks and may be within walking distance of stores, municipal buildings and schools. Quality Community Objectives the City would encourage include traditional neighborhood development, infill development, sense of place, transportation alternatives, heritage preservation, and housing choices.

### *Scenic Corridor*

Scenic Corridor areas parallel SR136 where this corridor has significant natural, historic, or cultural features, and scenic or pastoral views. This character area contributes to quality community planning by meeting the following objectives: Sense of place; Transportation alternatives; Regional identity; Heritage preservation; Open space preservation; Environmental protection; Appropriate businesses; Local self-determination; and Regional cooperation.

### *Gateway Corridor*

LaFayette's gateway corridors parallel its major highways as they enter the City, providing attractive and appealing entryways for residents, tourists, and potential employers. Maximizing appeal by encouraging infill development, signage ordinances, façade usage and building renovations allows this area to meet the following community objectives: Infill development, Sense of place, Transportation alternatives, Regional identity, Environmental protection, Appropriate businesses, Employment options, Housing choices, and Local self-determination.

### *Major Highway Corridor*

LaFayette's major highway corridors parallel its heavily traveled highways and thoroughfares. Along these highways commercial, industrial, and residential areas are located, connected by the highway corridors. The focus in this area is planned growth. Planning for this area will strive to meet the following quality community objectives: Traditional neighborhood, Infill development, Sense of place, Transportation alternatives, Regional identity, Open space preservation, Environmental protection,

Growth Preparedness, Appropriate businesses, Housing choices, Local self-determination and Regional cooperation.

### *Park/ Greenspace*

LaFayette has several greenspace and park areas throughout the city including a proposed conservation area to be established around Queen City Lake. Most are located near neighborhoods. The efforts made to preserve greenspace in downtown areas and provide sidewalks for safe walking preserve the Quality Community Objectives of Sense of place, Regional identity, Heritage preservation, Open space preservation, Environmental protection, Growth preparedness, Local self-determination, and Regional cooperation. The local government has plans to develop a set of codes determining the amount of greenspace to maintain and will continue these ordinances as the City receives Main Street designation in the future.

### *Golf Course*

LaFayette's Golf Course allows active recreation as well as preservation of greenspace. Sidewalks, play areas, trail connections to other areas are included in this area. It meets the Quality Community Objectives of Sense of place, Regional identity, Heritage preservation, Open space preservation, Environmental protection, Growth Preparedness, and Local self-determination.

### *Mixed Use*

This area identifies areas where a mix of commercial, office and residential buildings will be encouraged. This area where walkability and connectivity will be encouraged will meet the following quality community objectives: Infill development; Sense of place; Transportation alternatives; Regional identity; Heritage preservation; Open space preservation; Environmental protection; Appropriate businesses; Employment options; Housing choices; Local self-determination; and Regional cooperation.

### *Downtown District*

LaFayette has applied for listing as a Main Street city under DCA's Main Street program for its streetscape, infill, preservation of historic buildings and façade grant program for downtown businesses, among other steps for historic preservation and downtown rehabilitation. This character area contributes to quality community planning by meeting the following objectives: Traditional neighborhood, Infill development, Sense of place, Heritage preservation, Open space preservation, Growth Preparedness, Appropriate businesses, Employment options, Housing choices, Local self-determination, and Regional cooperation.

### *Industrial*

LaFayette's industrial areas and industrial park identify sites where future location or expansion would be preferred for a mix of small and large industry. The industrial areas meet the Quality Community Objectives of Infill development, Sense of place, Transportation alternatives, Regional identity, Heritage preservation, Open space preservation, Environmental protection, Growth Preparedness, Appropriate businesses, Employment options, Educational opportunities, Local self-determination, and Regional cooperation.

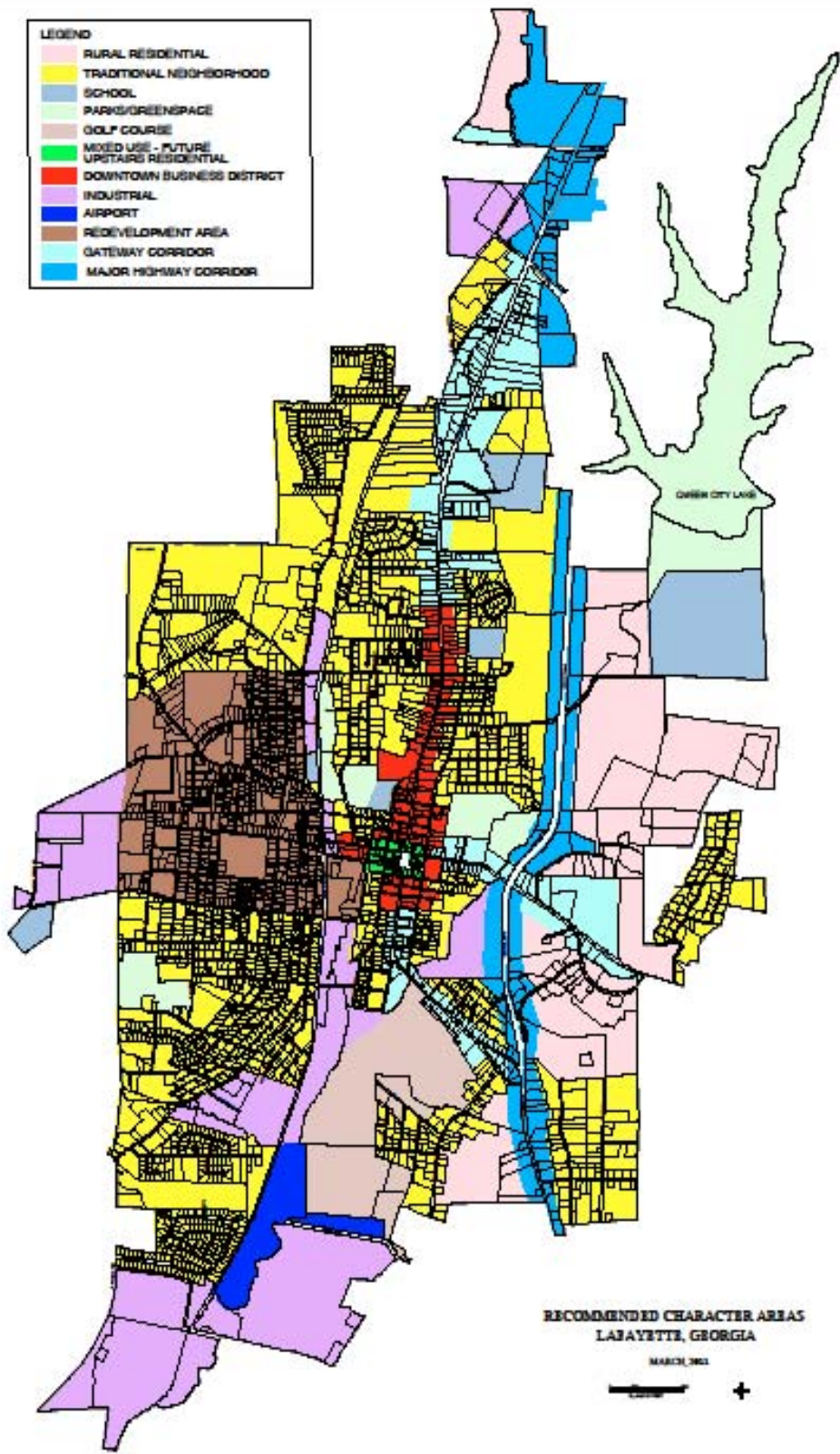
### *Airport*

LaFayette's airport provides alternative transportation and is conveniently located to its' industrial park. The airport meets the quality community objectives of Sense of place, Transportation alternatives, Regional identity, Open space preservation, Environmental protection, Growth Preparedness, Appropriate businesses, Local self-determination, and Regional cooperation.

### *Redevelopment District*

LaFayette has identified an older section of declining traditional neighborhood development as a redevelopment district where redevelopment, rehabilitation, and infill development will be encouraged to improve the quality of housing. This district will meet the Quality Community Objectives of Traditional neighborhood, Infill development, Sense of place, Transportation alternatives, Regional identity, Historic and Heritage preservation, Open space preservation, Environmental protection, Growth Preparedness, Appropriate businesses, Housing choices, Local self-determination, and Regional cooperation.

- LEGEND**
- RURAL RESIDENTIAL
  - TRADITIONAL NEIGHBORHOOD
  - SCHOOL
  - PARKS/GREENSPACE
  - GOLF COURSE
  - MIXED USE - FUTURE
  - DOWNTOWN BUSINESS DISTRICT
  - INDUSTRIAL
  - AIRPORT
  - REDEVELOPMENT AREA
  - GATEWAY CORRIDOR
  - MAJOR HIGHWAY CORRIDOR



**RECOMMENDED CHARACTER AREAS  
LAGRANGE, GEORGIA**

MARCH 2002



## **Lookout Mountain – Recommended Character Areas**

### *Traditional Neighborhood*

Lookout Mountain's traditional neighborhood character area contains older well-maintained homes which may have historical value and which possess a distinct identity through architectural style and lot and street design. This character area located near to the center of the City contributes to quality community planning by meeting the following objectives: Traditional neighborhood; Infill development; Sense of place; Transportation alternatives; Regional identity; Heritage preservation; Open space preservation; Environmental protection; Local self-determination; and Regional cooperation.

### *Regional Activity Center/ Recreation*

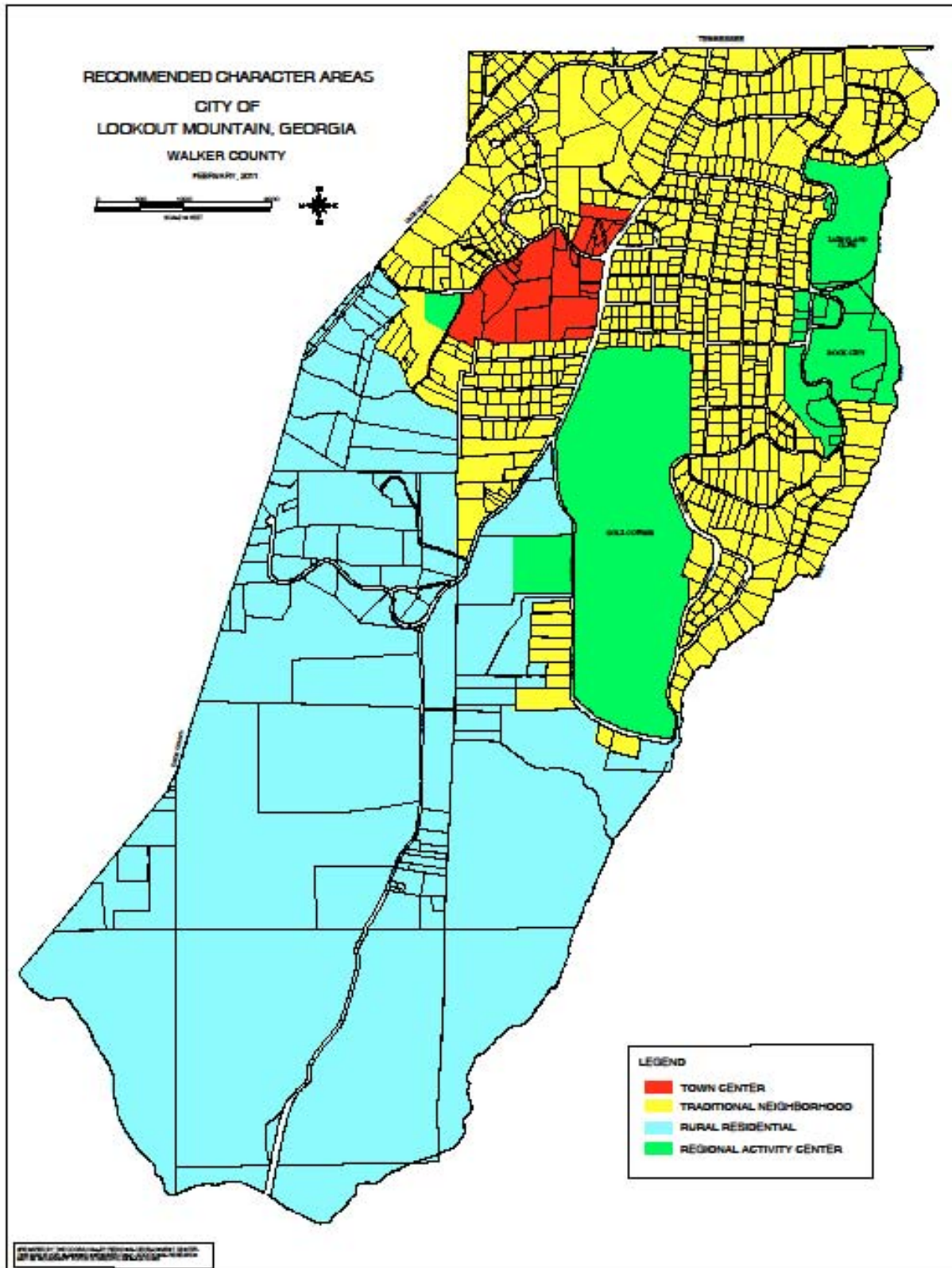
Lookout Mountain's golf course and the Rock City attraction form the regional activity center and recreation area for the City. These connected recreation areas meet the Quality Community Objectives of Sense of place; Transportation alternatives; Regional identity; Heritage preservation; Open space preservation; Environmental protection; Growth Preparedness.

### *Rural Residential*

Lookout Mountain's rural residential character area contains homes located out from the center of the City. Homes or yards may be larger, allowing more space between homes. These connected recreation areas meet the Quality Community Objectives of Traditional neighborhood; Infill development; Sense of place; Transportation alternatives; Regional identity; Heritage preservation; Open space preservation; Environmental protection; Growth Preparedness; Local self-determination; Regional cooperation.

### *Town Center*

The town center of Lookout Mountain is located near traditional neighborhood areas and contains small stores, municipal buildings and other small businesses. This is the area in which other small businesses and infill would be encouraged to locate. This area meets the Quality Community Objectives of Transportation alternatives; Regional identity; Open space preservation; Environmental protection; and appropriate businesses.





## **Rossville – Recommended Character Areas**

### *Gateway Corridor*

The gateway corridor areas of the future development map indicate gateways into the city at McFarland Ave. and Chickamauga Ave. The focus ought to be on appearance with appropriate signage, landscaping and other beautification measures.

Streetscaping continues along Chickamauga Ave. The City is using Transportation Sidewalk Grant opportunities to enhance this area. Phase II of their Bike Path Plan incorporates these areas. Quality Community Objectives that may be achieved in this area include: infill development, sense of place, transportation alternatives, heritage preservation, open space preservation, environmental protection, growth preparedness, appropriate businesses, employment options, local self-determination and regional cooperation.

### *Industrial*

Rossville has a long history of being a vibrant industrial area and some of the remnants remain. Of these, some have the potential for exciting reuse strategies that may attract future industrial uses on a large or small scale. The City is working with the Joint Development Authority (JDA) and Southeastern Industrial Development Association (SEIDA) along those lines.

There are several old industrial sites that are being examined for future reuse/adaptation. Quality Community Objectives pursued include: infill development as older sites are revamped, sense of place as being a historical industrial area, regional identity, heritage preservation, growth preparedness, appropriate businesses, employment options, and educational opportunities.

### *Stable Traditional Neighborhood*

The older network of housing indicated on the future development map by this character area comprises the bulk of grid pattern, curbed and guttered streets in a network that is readily navigated on foot. There are several distinct types of subdivisions within this category;

- Small lots and homes in residential subdivisions of post WWII housing. Public water and sewer is available. There is little or no transit or open space and a low pedestrian orientation. Housing consists of missed single, multiple and apartments.
- Subdivision consisting of old Mill (Peerless) homes, small and relatively well-maintained.

- Mixed commercial and residential areas with older homes on large lots built in the early nineteenth hundreds or before.
- New subdivisions including sidewalks, new water and sewer but little or no open or greenspace.

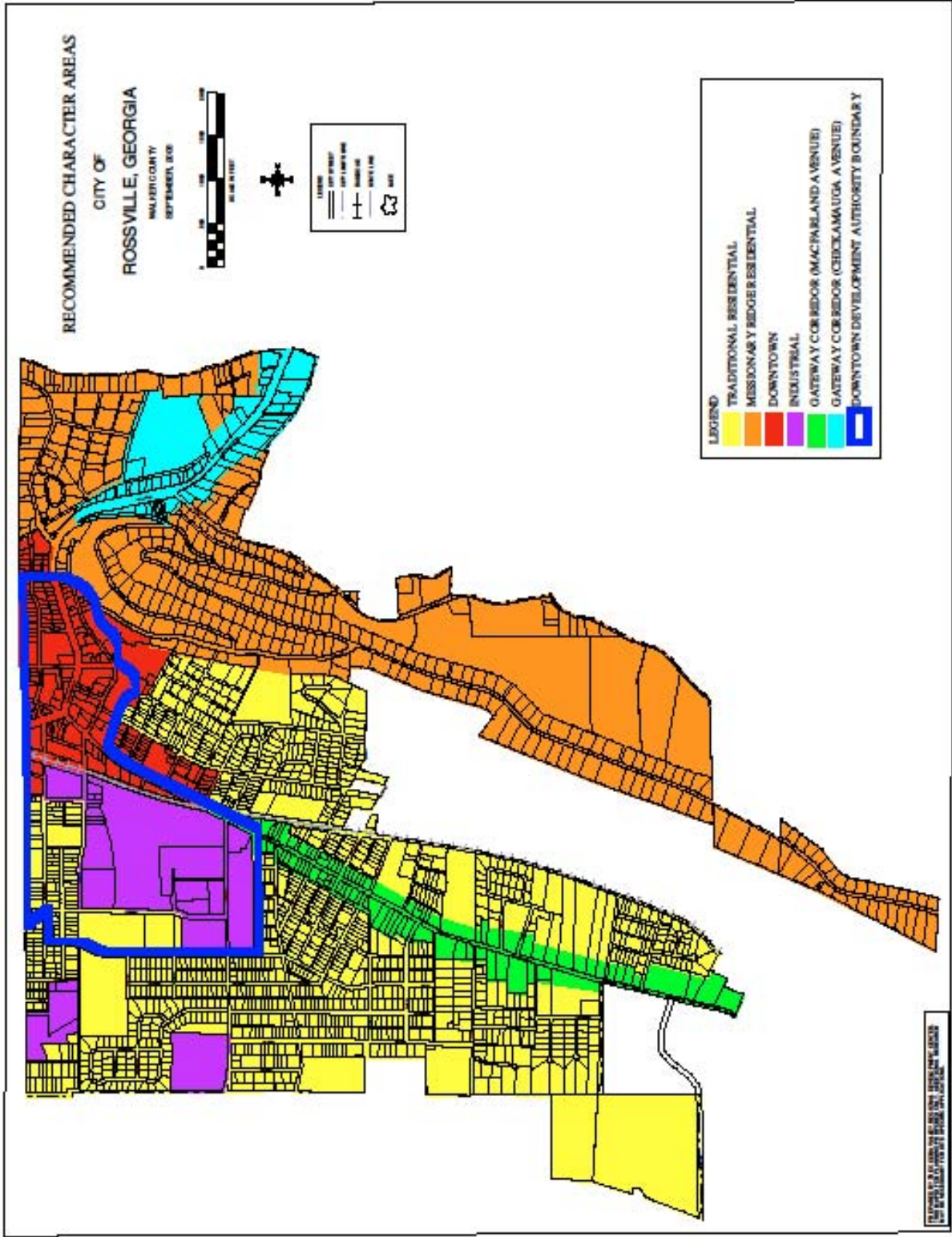
Encouragement of homeownership and maintenance of existing properties will help stabilize the area. The City is promoting the updating and renovation of older homes through infill, rehabilitation or redevelopment one house at a time. The community volunteer Better Housing Group is playing an important role by identifying homes with potential for infill or rehabilitation. Quality Community Objectives include: traditional neighborhood objectives, infill development, sense of place, transportation alternatives, regional identity, heritage preservation, open space preservation, environmental protection, growth preparedness, appropriate businesses, employment options, housing choices, and educational opportunities may be achieved in this character area.

### *Missionary Ridge Residential*

Missionary Ridge Residential is comparatively newer housing built on Missionary Ridge overlooking the traditional neighborhood development in the valley. It is relatively well-maintained housing with a distinct identity through architectural style, larger lots, street design, and the view of the valley and mountains. It is characterized by high rates of homeownership. It is less walkable than the traditional neighborhood development in the valley. New development is encouraged based on the availability of lots and compatibility with existing housing styles. Quality Community Objectives to be pursued include: established neighborhood, infill development, sense of place, regional identity, growth preparedness,

### *Downtown/Town Center*

The downtown area of Rossville is concentrated along the state line. The Downtown Development Authority has created a zone which encompasses the greater part of the downtown character area. Rehabilitation and infill downtown is a high priority for the city, upscale loft apartments are being encouraged for the area. Building codes and ordinances are being investigated to allow a mix of residential, office, and commercial development downtown. Quality Community Objectives to be pursued in this area include: infill development, transportation alternatives, regional identity, appropriate businesses, employment options.



**CHAPTER 5**  
**ANALYSIS OF CONSISTENCY WITH QUALITY COMMUNITY**  
**OBJECTIVES**

## Walker County - DCA Quality Community Objectives

Traditional Neighborhoods			
Question	Yes	No	Comments
Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.			
1. If we have a zoning code, it does not separate commercial, residential and retail uses in every district.		X	Most of our zoning districts do separate commercial & residential uses by right, but in certain districts we can allow for mixed use
2. Our community has ordinances in place that allow neo-traditional development "by right" so that developers do not have to go through a long variance process.		X	We have alternative development practices in place, but none have used it without getting a PUD development approved.
3. We have a street tree ordinance that requires new development to plant shade-bearing trees appropriate to our climate.		X	
4. Our community has an organized tree-planting campaign in public areas that will make walking more comfortable in the summer.		X	
5. We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.	X	X	Our County pays for prison crews to do litter pick up on our county roads. We also have a nuisance ordinance and a litter ordinance.
6. Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.		X	
7. In some areas several errands can be made on foot, if so desired.		X	
8. Some of our children can and do walk to school safely.		X	
9. Some of our children can and do bike to school safely.		X	
10. Schools are located in or near neighborhoods in our community.		X	

## Walker County - DCA Quality Community Objectives

Infill Development			
Question	Yes	No	Comments
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.			
1. Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.	X		
2. Our community is actively working to promote Brownfield redevelopment.	X		Not through my office, but I know that other departments are working on this.
3. Our community is actively working to promote greyfield redevelopment.	X		Not through my office, but I know that other departments are working on this.
4. We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road).	X		Our zoning allows for this in many areas.
5. Our community allows small lot development (5,000 square feet or less) for some uses.	X	X	Only in PUDs or the overlay district. We can also allow for this in other zoning districts with approved plans by the Planning Commission, but they consider these conservation subdivisions and would ask that they rezone to PUD.
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.			
1. If someone dropped from the sky into our community, he or she would know immediately where he or she was, based on our distinct characteristics.		X	
2. We have delineated the areas of our community that are important to our history and heritage, and have taken steps to protect those areas.	X		
3. We have ordinances to regulate the aesthetics of development in our highly visible areas.	X	X	We do in our overlay district around the park, but that is the only area that has these regulations.
4. We have ordinances to regulate the size and type of signage in our community.	X	X	We do in our overlay district around the park, but that is the only area that has these regulations.
5. We offer a development guidebook that illustrates the type of new development we want in our community.	X		
6. If applicable, our community has a plan to protect designated farmland.	X	X	We do support and assist owners in participation in land trusts and conservation covenants, etc., but don't have anything in our ordinances to support a specific plan.

## Walker County - DCA Quality Community Objectives

<b>Transportation Alternatives</b>			
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.			
Question	Yes	No	Comments
1. We have public transportation in our community.	X		Walker County Transit
2. We require that new development connects with existing development through a street network, not a single entry/exit.	X	X	We do in our overlay district around the park, but that is the only area that has these regulations.
3. We have a good network of sidewalks to allow people to walk to a variety of destinations.		X	
4. We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.	X		
5. We require that newly built sidewalks connect to existing sidewalks wherever possible.	X		
6. We have a plan for bicycle routes through our community.	X	X	I have seen this plan, however, I do not have a copy of it in our office and am not sure if it is something that has been officially adopted.
7. We allow commercial and retail development to share parking areas wherever possible.	X		I'm not sure that our ordinances specifically allows it, but there are a lot of developments that have shared.

<b>Regional Identity</b>			
Each region should promote and preserve a regional "identity," or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.			
Question	Yes	No	Comments
1. Our community is characteristic of the region in terms of architectural styles and heritage.	X	X	Only in certain areas closer to the cities, not so much in the County.
2. Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.	X		All of our ag products have to be hauled to other areas for processing. We do not have any processing plants in our county.
3. Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal, etc.).	X		
4. Our community participates in the Georgia Department of Economic Development's regional tourism partnership.	X		
5. Our community promotes tourism opportunities based on the unique characteristics of our region.	X		
6. Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment and education.	X		

## Walker County - DCA Quality Community Objectives

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.		
Question	Yes	No
1. We have designated historic districts in our community.	X	
2. We have an active historic preservation commission.	X	
3. We want new development to complement our historic development, and we have ordinances in place to ensure this.	X	X
Comments		
We have two on the historic registry, but we only have one designated overlay district, the Chickamauga Battlefield Overlay District around the park.		
Again, we have the overlay district, but we do not have an overlay district for McClemore Cove.		
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. Compact development ordinances are one way of encouraging this type of open space preservation.		
Question	Yes	No
1. Our community has a greenspace plan.		X
2. Our community is actively preserving greenspace, either through direct purchase or by encouraging set-asides in new development.	X	
3. We have a local land conservation program, or we work with state or national land conservation programs, to preserve environmentally important areas in our community.	X	
4. We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.	X	
Comments		
Not an official plan for the entire county that I have ever seen.		



## Walker County - DCA Quality Community Objectives

Environmental Protection			
Environmentally sensitive areas should be protected from negative impacts of development, 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.			
Question	Yes	No	Comments
1. Our community has a comprehensive natural resources inventory.	X		<i>But it needs to be updated.</i>
2. We use this resource inventory to steer development away from environmentally sensitive areas.	X		<i>But it needs to be updated.</i>
3. We have identified our defining natural resources and taken steps to protect them.	X		<i>But it needs to be updated.</i>
4. Our community has passed the necessary "Part V" environmental ordinances, and we enforce them.	X		<i>But it needs to be updated.</i>
5. Our community has a tree preservation ordinance which is actively enforced.		X	Not across the entire county, but it is included in our Chickamauga Battlefield Overlay District.
6. Our community has a tree-replanting ordinance for new development.		X	
7. We are using stormwater best management practices for all new development.	X		
8. We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.).	X	X	We have ordinances to protect floodplains, wetlands, creeks and streams, well heads, groundwater recharge areas, but nothing to protect steep slopes, the brow, view sheds, etc.

## Walker County - DCA Quality Community Objectives

Growth Preparedness			
Question	Yes	No	Comments
Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.			
1. We have population projections for the next 20 years that we refer to when making infrastructure decisions.	X		Not in my office, but I am sure that the water & sewer authority has them and use them.
2. Our local governments, the local school board, and other decision-making entities use the same population projections.	?		I don't know.
3. Our elected officials understand the land-development process in our community.		X	I don't feel that all of the elected officials in the cities and county understand the process. Most of them have the "we want it (or don't want it), make it happen (or stop it) attitude"
4. We have reviewed our development regulations and/or zoning code recently, and believe that our ordinances will help us achieve our QCO goals.	X		But there is always room for improvement
5. We have a Capital Improvements Program that supports current and future growth.	X		I'm sure it exists, but we certainly need to review and update it and make it available to the Planning Staff and Planning Commission for use in reviewing development and zoning applications.
6. We have designated areas of our community where we would like to see growth, and these areas are based on a natural resources inventory of our community.	X	X	We do have designated areas where we want our community to grow; however, it is not based on the natural resources inventory.
7. We have clearly understandable guidelines for new development.	X		But not everyone does understand them.
8. We have a citizen-education campaign to allow all interested parties to learn about development processes in our community.	X	X	We encourage citizens to learn about the development process, but we do not have an "active education campaign". We are trying to utilize our website to better educate people.
9. We have procedures in place that make it easy for the public to stay informed about land use issues, zoning decisions, and proposed new development.	X		We use our website, facebook, newspaper, and advertise all of our meetings on all three.
10. We have a public-awareness element in our comprehensive planning process.	X		

## Walker County - DCA Quality Community Objectives

<b>Appropriate Businesses</b>		
The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, 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.		
Question	Yes	No
1. Our economic development organization has considered our community's strengths, assets and weaknesses, and has created a business development strategy based on them.		
2. Our economic development organization has considered the types of businesses already in our community, and has a plan to recruit businesses and/or industries that will be compatible.		
3. We recruit firms that provide or create sustainable products.		
4. We have a diverse jobs base, so that one employer leaving would not cripple our economy.		X
		Comments
		I can't answer these questions, I'm not included in this arena...until someone has agreed to come.
		I don't know.
		I don't know.

<b>Employment Options</b>		
A range of job types should be provided in each community to meet the diverse needs of the local workforce.		
Question	Yes	No
1. Our economic development program has an entrepreneur support program.		
2. Our community has jobs for skilled labor.	X	
3. Our community has jobs for unskilled labor.	X	
4. Our community has professional and managerial jobs.	X	
		Comments
		I don't know.

## Walker County - DCA Quality Community Objectives

Housing Choices			
Question	Yes	No	Comments
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 (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.	X		
1. Our community allows accessory units like garage apartments or mother-in-law units.	X		with restrictions
2. People who work in our community can also afford to live in the community.	X		
3. Our community has enough housing for each income level (low, moderate and above-average).	X		
4. We encourage new residential development to follow the pattern of our original town, continuing the existing street design and maintaining small setbacks.	X		
5. We have options available for loft living, downtown living, or "neo-traditional" development.	X		
6. We have vacant and developable land available for multifamily housing.	X		
7. We allow multifamily housing to be developed in our community.	X		
8. We support community development corporations that build housing for lower-income households.	X		However, it is difficult to get "low or affordable" housing developments approved through our planning commission.
9. We have housing programs that focus on households with special needs.		X	Not that I am aware of.
10. We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.	X		Only in Planned Unit Developments and in the overlay district with an approved overall plan.
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.			
Question	Yes	No	Comments
1. Our community provides workforce training options for its citizens.	X		Through Georgia Northwestern Technical College.
2. Our workforce training programs provide citizens with skills for jobs that are available in our community.	X		Through Georgia Northwestern Technical College.
3. Our community has higher education opportunities, or is close to a community that does.	X		Through Georgia Northwestern Technical College.
4. Our community has job opportunities for college graduates, so that our children may live and work here if they choose.		X	

## Walker County - DCA Quality Community Objectives

Regional Solutions		
Question	Yes	No
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.		
1. We participate in regional economic development organizations.	X	
2. We participate in regional environmental organizations and initiatives, especially regarding water quality and quantity issues.	X	
3. We work with other local governments to provide or share appropriate services, such as public transit, libraries, special education, tourism, parks and recreation, emergency response, E-911, homeland security, etc.	X	
4. Our community thinks regionally, especially in terms of issues like land use, transportation and housing, understanding that these go beyond local government borders.	X	

Regional Cooperation		
Question	Yes	No
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 or development of a transportation network.		
1. We plan jointly with our cities and county for comprehensive planning purposes.	X	
2. We are satisfied with our Service Delivery Strategy.		X
3. We initiate contact with other local governments and institutions in our region in order to find solutions to common problems, or to craft regionwide strategies.	X	
4. We meet regularly with neighboring jurisdictions to maintain contact, build connections, and discuss issues of regional concern.	X	

## City of Chickamauga - DCA Quality Community Objectives

Traditional Neighborhoods			
Question	Yes	No	Comments
1. If we have a zoning code, it does not separate commercial, residential and retail uses in every district.	<input checked="" type="checkbox"/>		
2. Our community has ordinances in place that allow neo-traditional development "by right" so that developers do not have to go through a long variance process.		<input checked="" type="checkbox"/>	
3. We have a street tree ordinance that requires new development to plant shade-bearing trees appropriate to our climate.		<input checked="" type="checkbox"/>	
4. Our community has an organized tree-planting campaign in public areas that will make walking more comfortable in the summer.	<input checked="" type="checkbox"/>		
5. We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.	<input checked="" type="checkbox"/>		
6. Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.	<input checked="" type="checkbox"/>		
7. In some areas several errands can be made on foot, if so desired.	<input checked="" type="checkbox"/>		
8. Some of our children can and do walk to school safely.	<input checked="" type="checkbox"/>		
9. Some of our children can and do bike to school safely.	<input checked="" type="checkbox"/>		
10. Schools are located in or near neighborhoods in our community.	<input checked="" type="checkbox"/>		

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

## City of Chickamauga - DCA Quality Community Objectives

Infill Development		
Question	Yes	No
Our community 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.		
1. Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.	<input checked="" type="checkbox"/>	
2. Our community is actively working to promote Brownfield redevelopment.	<input checked="" type="checkbox"/>	
3. Our community is actively working to promote greyfield redevelopment.	<input checked="" type="checkbox"/>	
4. We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road).	<input checked="" type="checkbox"/>	
5. Our community allows small lot development (5,000 square feet or less) for some uses.	<input checked="" type="checkbox"/>	

Sense of Place		
Question	Yes	No
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.		
1. If someone dropped from the sky into our community, he or she would know immediately where he or she was, based on our distinct characteristics.	<input checked="" type="checkbox"/>	
2. We have delineated the areas of our community that are important to our history and heritage, and have taken steps to protect those areas.	<input checked="" type="checkbox"/>	
3. We have ordinances to regulate the aesthetics of development in our highly visible areas.	<input checked="" type="checkbox"/>	
4. We have ordinances to regulate the size and type of signage in our community.	<input checked="" type="checkbox"/>	
5. We offer a development guidebook that illustrates the type of new development we want in our community.		<input checked="" type="checkbox"/>
6. If applicable, our community has a plan to protect designated farmland.		<input checked="" type="checkbox"/>

## City of Chickamauga - DCA Quality Community Objectives

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.		
Question	Yes	No
1. We have public transportation in our community.		<input checked="" type="checkbox"/>
2. We require that new development connects with existing development through a street network, not a single entry/exit.		<input checked="" type="checkbox"/>
3. We have a good network of sidewalks to allow people to walk to a variety of destinations.	<input checked="" type="checkbox"/>	
4. We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.	<input checked="" type="checkbox"/>	
5. We require that newly built sidewalks connect to existing sidewalks wherever possible.	<input checked="" type="checkbox"/>	
6. We have a plan for bicycle routes through our community.		<input checked="" type="checkbox"/>
7. We allow commercial and retail development to share parking areas wherever possible.	<input checked="" type="checkbox"/>	

Regional Identity		
Each region should promote and preserve a regional "identity," or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.		
Question	Yes	No
1. Our community is characteristic of the region in terms of architectural styles and heritage.	<input checked="" type="checkbox"/>	
2. Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.	<input checked="" type="checkbox"/>	
3. Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal, etc.).	<input checked="" type="checkbox"/>	
4. Our community participates in the Georgia Department of Economic Development's regional tourism partnership.	<input checked="" type="checkbox"/>	
5. Our community promotes tourism opportunities based on the unique characteristics of our region.	<input checked="" type="checkbox"/>	
6. Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment and education.	<input checked="" type="checkbox"/>	



## City of Chickamauga - DCA Quality Community Objectives

<b>Heritage Preservation</b>		
Question	Yes	No
1. We have designated historic districts in our community.	<input checked="" type="checkbox"/>	
2. We have an active historic preservation commission.	<input checked="" type="checkbox"/>	
3. We want new development to complement our historic development, and we have ordinances in place to ensure this.		<input checked="" type="checkbox"/>

<b>Open Space Preservation</b>		
Question	Yes	No
1. Our community has a greenspace plan.	<input checked="" type="checkbox"/>	
2. Our community is actively preserving greenspace, either through direct purchase or by encouraging set-asides in new development.	<input checked="" type="checkbox"/>	
3. We have a local land conservation program, or we work with state or national land conservation programs, to preserve environmentally important areas in our community.	<input checked="" type="checkbox"/>	
4. We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.		<input checked="" type="checkbox"/>

## City of Chickamauga - DCA Quality Community Objectives

Environmental Protection			
Question	Yes	No	Comments
1. Our community has a comprehensive natural resources inventory.		<input checked="" type="checkbox"/>	
2. We use this resource inventory to steer development away from environmentally sensitive areas.		<input checked="" type="checkbox"/>	
3. We have identified our defining natural resources and taken steps to protect them.	<input checked="" type="checkbox"/>		
4. Our community has passed the necessary "Part V" environmental ordinances, and we enforce them.		<input checked="" type="checkbox"/>	
5. Our community has a tree preservation ordinance which is actively enforced.		<input checked="" type="checkbox"/>	
6. Our community has a tree-replanting ordinance for new development.	<input checked="" type="checkbox"/>		
7. We are using stormwater best management practices for all new development.	<input checked="" type="checkbox"/>		
8. We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.).	<input checked="" type="checkbox"/>		

Environmentally sensitive areas should be protected from negative impacts of development, 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.

## City of Chickamauga - DCA Quality Community Objectives

Growth Preparedness			
Question	Yes	No	Comments
1. We have population projections for the next 20 years that we refer to when making infrastructure decisions.	<input checked="" type="checkbox"/>		
2. Our local governments, the local school board, and other decision-making entities use the same population projections.	<input checked="" type="checkbox"/>		
3. Our elected officials understand the land-development process in our community.	<input checked="" type="checkbox"/>		
4. We have reviewed our development regulations and/or zoning code recently, and believe that our ordinances will help us achieve our QCO goals.	<input checked="" type="checkbox"/>		
5. We have a Capital Improvements Program that supports current and future growth.		<input checked="" type="checkbox"/>	
6. We have designated areas of our community where we would like to see growth, and these areas are based on a natural resources inventory of our community.		<input checked="" type="checkbox"/>	
7. We have clearly understandable guidelines for new development.	<input checked="" type="checkbox"/>		
8. We have a citizen-education campaign to allow all interested parties to learn about development processes in our community.	<input checked="" type="checkbox"/>		Vision Chickamauga. A Strategic Agenda For Chickamauga, Georgia - September 2005
9. We have procedures in place that make it easy for the public to stay informed about land use issues, zoning decisions, and proposed new development.	<input checked="" type="checkbox"/>		
10. We have a public-awareness element in our comprehensive planning process.	<input checked="" type="checkbox"/>		

## City of Chickamauga - DCA Quality Community Objectives

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, long-term sustainability, 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.		
Question	Yes	No Comments
1. Our economic development organization has considered our community's strengths, assets and weaknesses, and has created a business development strategy based on them.	<input checked="" type="checkbox"/>	
2. Our economic development organization has considered the types of businesses already in our community, and has a plan to recruit businesses and/or industries that will be compatible.	<input checked="" type="checkbox"/>	
3. We recruit firms that provide or create sustainable products.	<input checked="" type="checkbox"/>	
4. We have a diverse jobs base, so that one employer leaving would not cripple our economy.	<input checked="" type="checkbox"/>	
Employment Options		
A range of job types should be provided in each community to meet the diverse needs of the local workforce.		
Question	Yes	No Comments
1. Our economic development program has an entrepreneur support program.	<input checked="" type="checkbox"/>	
2. Our community has jobs for skilled labor.	<input checked="" type="checkbox"/>	
3. Our community has jobs for unskilled labor.	<input checked="" type="checkbox"/>	
4. Our community has professional and managerial jobs.	<input checked="" type="checkbox"/>	

## City of Chickamauga - DCA Quality Community Objectives

Housing Choices			
Question	Yes	No	Comments
1. Our community allows accessory units like garage apartments or mother-in-law units.	<input checked="" type="checkbox"/>		
2. People who work in our community can also afford to live in the community.	<input checked="" type="checkbox"/>		
3. Our community has enough housing for each income level (low, moderate and above-average).		<input checked="" type="checkbox"/>	
4. We encourage new residential development to follow the pattern of our original town, continuing the existing street design and maintaining small setbacks.			
5. We have options available for loft living, downtown living, or "neo-traditional" development.	<input checked="" type="checkbox"/>		
6. We have vacant and developable land available for multifamily housing.	<input checked="" type="checkbox"/>		
7. We allow multifamily housing to be developed in our community.	<input checked="" type="checkbox"/>		
8. We support community development corporations that build housing for lower-income households.	<input checked="" type="checkbox"/>		
9. We have housing programs that focus on households with special needs.		<input checked="" type="checkbox"/>	
10. We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.		<input checked="" type="checkbox"/>	

Educational Opportunities			
Question	Yes	No	Comments
1. Our community provides workforce training options for its citizens.	<input checked="" type="checkbox"/>		
2. Our workforce training programs provide citizens with skills for jobs that are available in our community.	<input checked="" type="checkbox"/>		
3. Our community has higher education opportunities, or is close to a community that does.	<input checked="" type="checkbox"/>		
4. Our community has job opportunities for college graduates, so that our children may live and work here if they choose.	<input checked="" type="checkbox"/>		

## City of Chickamauga - DCA Quality Community Objectives

<b>Regional Solutions</b>		
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.		
Question	Yes	No
Comments		
1. We participate in regional economic development organizations.	<input checked="" type="checkbox"/>	
2. We participate in regional environmental organizations and initiatives, especially regarding water quality and quantity issues.	<input checked="" type="checkbox"/>	
3. We work with other local governments to provide or share appropriate services, such as public transit, libraries, special education, tourism, parks and recreation, emergency response, E-911, homeland security, etc.	<input checked="" type="checkbox"/>	
4. Our community thinks regionally, especially in terms of issues like land use, transportation and housing, understanding that these go beyond local government borders.	<input checked="" type="checkbox"/>	

<b>Regional Cooperation</b>		
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 or development of a transportation network.		
Question	Yes	No
Comments		
1. We plan jointly with our cities and county for comprehensive planning purposes.	<input checked="" type="checkbox"/>	
2. We are satisfied with our Service Delivery Strategy.	<input checked="" type="checkbox"/>	
3. We initiate contact with other local governments and institutions in our region in order to find solutions to common problems, or to craft regionwide strategies.	<input checked="" type="checkbox"/>	
4. We meet regularly with neighboring jurisdictions to maintain contact, build connections, and discuss issues of regional concern.		<input checked="" type="checkbox"/>

## City of LaFayette - DCA Quality Community Objectives

Traditional Neighborhoods			
Question	Yes	No	Comments
<p>Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.</p>			
1. If we have a zoning code, it does not separate commercial, residential and retail uses in every district.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	We have specific zones (residential, business, industrial)
2. Our community has ordinances in place that allow neo-traditional development "by right" so that developers do not have to go through a long variance process.	<input checked="" type="checkbox"/>		We do have ordinances that require developers to follow the regulations or get a variance
3. We have a street tree ordinance that requires new development to plant shade-bearing trees appropriate to our climate.		<input checked="" type="checkbox"/>	We do have review power of the proposed site plan and mature trees and other natural land marks will attempt to preserve.
4. Our community has an organized tree-planting campaign in public areas that will make walking more comfortable in the summer.		<input checked="" type="checkbox"/>	
5. We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.	<input checked="" type="checkbox"/>		Our City Ordinances cover this, but no special program
6. Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.	<input checked="" type="checkbox"/>		We try with our Ordinance regulations
7. In some areas several errands can be made on foot, if so desired.	<input checked="" type="checkbox"/>		
8. Some of our children can and do walk to school safely.	<input checked="" type="checkbox"/>		
9. Some of our children can and do bike to school safely.	<input checked="" type="checkbox"/>		
10. Schools are located in or near neighborhoods in our community.	<input checked="" type="checkbox"/>		

## City of LaFayette - DCA Quality Community Objectives

Infill Development			
Question	Yes	No	Comments
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.			
1. Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.	<input checked="" type="checkbox"/>		
2. Our community is actively working to promote Brownfield redevelopment.	<input checked="" type="checkbox"/>		
3. Our community is actively working to promote greyfield redevelopment.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4. We have areas of our community that are planned for nodal development (compact near intersections rather than spread along a major road).		<input checked="" type="checkbox"/>	
5. Our community allows small lot development (5,000 square feet or less) for some uses.	<input checked="" type="checkbox"/>		

Question			
Question	Yes	No	Comments
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.			
1. If someone dropped from the sky into our community, he or she would know immediately where he or she was, based on our distinct characteristics.		<input checked="" type="checkbox"/>	
2. We have delineated the areas of our community that are important to our history and heritage, and have taken steps to protect those areas.	<input checked="" type="checkbox"/>		
3. We have ordinances to regulate the aesthetics of development in our highly visible areas.		<input checked="" type="checkbox"/>	We try to use our ordinances to help, but we have shortcomings
4. We have ordinances to regulate the size and type of signage in our community.	<input checked="" type="checkbox"/>		
5. We offer a development guidebook that illustrates the type of new development we want in our community.		<input checked="" type="checkbox"/>	
6. If applicable, our community has a plan to protect designated farmland.		<input checked="" type="checkbox"/>	



## City of LaFayette - DCA Quality Community Objectives

Transportation Alternatives		
Question	Yes	No
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.		
1. We have public transportation in our community.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. We require that new development connects with existing development through a street network, not a single entry/exit.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. We have a good network of sidewalks to allow people to walk to a variety of destinations.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. We require that newly built sidewalks connect to existing sidewalks wherever possible.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. We have a plan for bicycle routes through our community.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. We allow commercial and retail development to share parking areas wherever possible.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
		Comments
		MARTA BUS SYSTEM

Regional Identity		
Question	Yes	No
Each region should promote and preserve a regional "identity," or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.		
1. Our community is characteristic of the region in terms of architectural styles and heritage.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal, etc.).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Our community participates in the Georgia Department of Economic Development's regional tourism partnership.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Our community promotes tourism opportunities based on the unique characteristics of our region.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment and education.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		Comments
		<i>I hope I understand what is being asked</i>
		Not mostly, but some
		Our community encourage most all new business
		<i>I believe this is right</i>

## City of LaFayette - DCA Quality Community Objectives

Heritage Preservation		
Question	Yes	No
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.		
1. We have designated historic districts in our community.	<input checked="" type="checkbox"/>	
2. We have an active historic preservation commission.	<input checked="" type="checkbox"/>	
3. We want new development to complement our historic development, and we have ordinances in place to ensure this.	<input checked="" type="checkbox"/>	
		We are creating currently creating historic guidelines

Open Space Preservation		
Question	Yes	No
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. Compact development ordinances are one way of encouraging this type of open space preservation.		
1. Our community has a greenspace plan.	<input checked="" type="checkbox"/>	
2. Our community is actively preserving greenspace, either through direct purchase or by encouraging set-asides in new development.		<input checked="" type="checkbox"/>
3. We have a local land conservation program, or we work with state or national land conservation programs, to preserve environmentally important areas in our community.	<input checked="" type="checkbox"/>	
4. We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.		<input checked="" type="checkbox"/>
		We have plans to create parks and some walking trails along a local creek
		No local program, but we observe and enforce stream buffers and wetlands protection

## City of LaFayette - DCA Quality Community Objectives

Environmental Protection			
Question	Yes	No	Comments
1. Our community has a comprehensive natural resources inventory.		<input checked="" type="checkbox"/>	
2. We use this resource inventory to steer development away from environmentally sensitive areas.		<input checked="" type="checkbox"/>	
3. We have identified our defining natural resources and taken steps to protect them.		<input checked="" type="checkbox"/>	
4. Our community has passed the necessary "Part V" environmental ordinances, and we enforce them.		<input checked="" type="checkbox"/>	Not sure what this is.
5. Our community has a tree preservation ordinance which is actively enforced.		<input checked="" type="checkbox"/>	
6. Our community has a tree-replanting ordinance for new development.		<input checked="" type="checkbox"/>	
7. We are using stormwater best management practices for all new development.	<input checked="" type="checkbox"/>		
8. We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.).		<input checked="" type="checkbox"/>	We have some ordinances that speak to their use and provide some protection and we do our job to protect wetlands

## City of LaFayette - DCA Quality Community Objectives

Growth Preparedness			
Question	Yes	No	Comments
Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.			
1. We have population projections for the next 20 years that we refer to when making infrastructure decisions.	<input checked="" type="checkbox"/>		There are some projection, but their location is not our priority. Our City, being small, has water and sewer throughout and area outside the City have infrastructure based on proposed demand.
2. Our local governments, the local school board, and other decision-making entities use the same population projections.	<input checked="" type="checkbox"/>		I would assume so.
3. Our elected officials understand the land-development process in our community.	<input checked="" type="checkbox"/>		
4. We have reviewed our development regulations and/or zoning code recently, and believe that our ordinances will help us achieve our QCO goals.	<input checked="" type="checkbox"/>		We are revising our ordinances for various reasons
5. We have a Capital Improvements Program that supports current and future growth.	<input checked="" type="checkbox"/>		To the extent that money allows, it is one priority
6. We have designated areas of our community where we would like to see growth, and these areas are based on a natural resources inventory of our community.	<input checked="" type="checkbox"/>		
7. We have clearly understandable guidelines for new development.	<input checked="" type="checkbox"/>		We make them clear if they are misunderstood
8. We have a citizen-education campaign to allow all interested parties to learn about development processes in our community.		<input checked="" type="checkbox"/>	Occasionally there are opportunities where involved people can receive some training, but not campaign
9. We have procedures in place that make it easy for the public to stay informed about land use issues, zoning decisions, and proposed new development.	<input checked="" type="checkbox"/>		Many of these type meeting a publicized, but not well attended
10. We have a public-awareness element in our comprehensive planning process.			I am sure this is so, but this process is new to me

## City of LaFayette - DCA Quality Community Objectives

Appropriate Businesses		
Question	Yes	No
The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, 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.		
1. Our economic development organization has considered our community's strengths, assets and weaknesses, and has created a business development strategy based on them.	<input checked="" type="checkbox"/>	
2. Our economic development organization has considered the types of businesses already in our community, and has a plan to recruit businesses and/or industries that will be compatible.	<input checked="" type="checkbox"/>	
3. We recruit firms that provide or create sustainable products.	<input checked="" type="checkbox"/>	We recruit most all types of businesses
4. We have a diverse jobs base, so that one employer leaving would not cripple our economy.		<input checked="" type="checkbox"/>

Employment Options		
Question	Yes	No
A range of job types should be provided in each community to meet the diverse needs of the local workforce.		
1. Our economic development program has an entrepreneur support program.		Don't know
2. Our community has jobs for skilled labor.	<input checked="" type="checkbox"/>	Some
3. Our community has jobs for unskilled labor.	<input checked="" type="checkbox"/>	
4. Our community has professional and managerial jobs.		There are some opportunities, but most of those are filled to my knowledge unless a new company is started or comes in

## City of LaFayette - DCA Quality Community Objectives

Housing Choices			
Question	Yes	No	Comments
1. Our community allows accessory units like garage apartments or mother-in-law units.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unless attached to primary structure
2. People who work in our community can also afford to live in the community.	<input checked="" type="checkbox"/>		
3. Our community has enough housing for each income level (low, moderate and above-average).	<input checked="" type="checkbox"/>		
4. We encourage new residential development to follow the pattern of our original town, continuing the existing street design and maintaining small setbacks.	<input checked="" type="checkbox"/>		
5. We have options available for loft living, downtown living, or "neo-traditional" development.	<input checked="" type="checkbox"/>		
6. We have vacant and developable land available for multifamily housing.	<input checked="" type="checkbox"/>		
7. We allow multifamily housing to be developed in our community.	<input checked="" type="checkbox"/>		
8. We support community development corporations that build housing for lower-income households.	<input checked="" type="checkbox"/>		
9. We have housing programs that focus on households with special needs.			City Programs not to my knowledge, but we have special needs housing within private developed communities.
10. We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.	<input checked="" type="checkbox"/>		

Educational Opportunities			
Question	Yes	No	Comments
1. Our community provides workforce training options for its citizens.	<input checked="" type="checkbox"/>		Not the City, but State organizations (I believe)
2. Our workforce training programs provide citizens with skills for jobs that are available in our community.	<input checked="" type="checkbox"/>		
3. Our community has higher education opportunities, or is close to a community that does.	<input checked="" type="checkbox"/>		Northwestern Technical less than 10 miles away
4. Our community has job opportunities for college graduates, so that our children may live and work here if they choose.	<input checked="" type="checkbox"/>		Some

## City of LaFayette - DCA Quality Community Objectives

<b>Regional Solutions</b>		
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.		
Question	Yes	No
1. We participate in regional economic development organizations.	<input checked="" type="checkbox"/>	
2. We participate in regional environmental organizations and initiatives, especially regarding water quality and quantity issues.		
3. We work with other local governments to provide or share appropriate services, such as public transit, libraries, special education, tourism, parks and recreation, emergency response, E-911, homeland security, etc.	<input checked="" type="checkbox"/>	
4. Our community thinks regionally, especially in terms of issues like land use, transportation and housing, understanding that these go beyond local government borders.	<input checked="" type="checkbox"/>	
		Comments
		THE CITY PARTICIPATES IN THE NORTH GEORGIA METROPOLITAN WATER PLANNING DISTRICT

<b>Regional Cooperation</b>		
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 or development of a transportation network.		
Question	Yes	No
1. We plan jointly with our cities and county for comprehensive planning purposes.	<input checked="" type="checkbox"/>	
2. We are satisfied with our Service Delivery Strategy.		
3. We initiate contact with other local governments and institutions in our region in order to find solutions to common problems, or to craft regionwide strategies.	<input checked="" type="checkbox"/>	
4. We meet regularly with neighboring jurisdictions to maintain contact, build connections, and discuss issues of regional concern.		<input checked="" type="checkbox"/>
		Comments
		We usually come to the "meeting of minds"

## Lookout Mountain - DCA Quality Community Objectives

Traditional Neighborhoods			
Question	Yes	No	Comments
Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.			
1. If we have a zoning code, it does not separate commercial, residential and retail uses in every district.		X	Our zoning code does separate commercial, residential, and retail uses in every district.
2. Our community has ordinances in place that allow neo-traditional development "by right" so that developers do not have to go through a long variance process.		X	
3. We have a street tree ordinance that requires new development to plant shade-bearing trees appropriate to our climate.		X	
4. Our community has an organized tree-planting campaign in public areas that will make walking more comfortable in the summer.		X	
5. We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.	X		
6. Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.	X		
7. In some areas several errands can be made on foot, if so desired.	X		
8. Some of our children can and do walk to school safely.	X		
9. Some of our children can and do bike to school safely.	X		
10. Schools are located in or near neighborhoods in our community.	X		



## Lookout Mountain - DCA Quality Community Objectives

Infill Development		
Question	Yes	No
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.		
1. Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.		X
2. Our community is actively working to promote Brownfield redevelopment.		X
3. Our community is actively working to promote greyfield redevelopment.		X
4. We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road).		X
5. Our community allows small lot development (5,000 square feet or less) for some uses.		X

Sense of Place		
Question	Yes	No
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.		
1. If someone dropped from the sky into our community, he or she would know immediately where he or she was, based on our distinct characteristics.	X	
2. We have delineated the areas of our community that are important to our history and heritage, and have taken steps to protect those areas.		X
3. We have ordinances to regulate the aesthetics of development in our highly visible areas.		X
4. We have ordinances to regulate the size and type of signage in our community.	X	
5. We offer a development guidebook that illustrates the type of new development we want in our community.		X
6. If applicable, our community has a plan to protect designated farmland.		X

## Lookout Mountain - DCA Quality Community Objectives

<b>Transportation Alternatives</b>		
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.		
Question	Yes	No
1. We have public transportation in our community.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. We require that new development connects with existing development through a street network, not a single entry/exit.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. We have a good network of sidewalks to allow people to walk to a variety of destinations.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. We require that newly built sidewalks connect to existing sidewalks wherever possible.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. We have a plan for bicycle routes through our community.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. We allow commercial and retail development to share parking areas wherever possible.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		We are continuously adding to our network of sidewalks.

<b>Regional Identity</b>		
Each region should promote and preserve a regional "identity," or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.		
Question	Yes	No
1. Our community is characteristic of the region in terms of architectural styles and heritage.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal, etc.).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Our community participates in the Georgia Department of Economic Development's regional tourism partnership.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Our community promotes tourism opportunities based on the unique characteristics of our region.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment and education.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		We are currently amending an ordinance to allow a regional vineyard to sell and sample locally produced wine products.  Rock City has been a long time business that creates products that draw on our regional heritage.  Rock City is a very popular tourist destination, and Lookout Mountain itself is a popular Civil War historic destination.



## Lookout Mountain - DCA Quality Community Objectives

<b>Heritage Preservation</b>		
<p>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.</p>		
Question	Yes	No
1. We have designated historic districts in our community.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. We have an active historic preservation commission.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. We want new development to complement our historic development, and we have ordinances in place to ensure this.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<b>Open Space Preservation</b>		
<p>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. Compact development ordinances are one way of encouraging this type of open space preservation.</p>		
Question	Yes	No
1. Our community has a greenspace plan.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Our community is actively preserving greenspace, either through direct purchase or by encouraging set-asides in new development.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. We have a local land conservation program, or we work with state or national land conservation programs, to preserve environmentally important areas in our community.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## Lookout Mountain - DCA Quality Community Objectives

<b>Environmental Protection</b>			
Environmentally sensitive areas should be protected from negative impacts of development, 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.			
Question	Yes	No	Comments
1. Our community has a comprehensive natural resources inventory.		X	
2. We use this resource inventory to steer development away from environmentally sensitive areas.		X	
3. We have identified our defining natural resources and taken steps to protect them.		X	
4. Our community has passed the necessary "Part V" environmental ordinances, and we enforce them.		X	
5. Our community has a tree preservation ordinance which is actively enforced.		X	
6. Our community has a tree-replanting ordinance for new development.		X	
7. We are using stormwater best management practices for all new development.	X		
8. We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.).		X	We are currently reviewing our land use ordinances, and will be making necessary changes to protect our valuable natural resources.

## Lookout Mountain - DCA Quality Community Objectives

Growth Preparedness			
Question	Yes	No	Comments
1. We have population projections for the next 20 years that we refer to when making infrastructure decisions.	X		
2. Our local governments, the local school board, and other decision-making entities use the same population projections.	X		
3. Our elected officials understand the land-development process in our community.	X		
4. We have reviewed our development regulations and/or zoning code recently, and believe that our ordinances will help us achieve our QCO goals.	X		We are currently reviewing our development regulations, and will be modifying them to better help us to achieve our QCO goals.
5. We have a Capital Improvements Program that supports current and future growth.		X	
6. We have designated areas of our community where we would like to see growth, and these areas are based on a natural resources inventory of our community.		X	
7. We have clearly understandable guidelines for new development.	X		While our current guidelines are understandable, we will be reviewing and modifying them for even greater clarity.
8. We have a citizen-education campaign to allow all interested parties to learn about development processes in our community.		X	
9. We have procedures in place that make it easy for the public to stay informed about land use issues, zoning decisions, and proposed new development.	X		Any new development will be accompanied by advertised public forums, and public input and discussion is encouraged.
10. We have a public-awareness element in our comprehensive planning process.	X		Any new development will be accompanied by advertised public forums, and public input and discussion is encouraged.

## Lookout Mountain - DCA Quality Community Objectives

<b>Appropriate Businesses</b>			
Question	Yes	No	Comments
1. Our economic development organization has considered our community's strengths, assets and weaknesses, and has created a business development strategy based on them.		X	
2. Our economic development organization has considered the types of businesses already in our community, and has a plan to recruit businesses and/or industries that will be compatible.		X	
3. We recruit firms that provide or create sustainable products.		X	
4. We have a diverse jobs base, so that one employer leaving would not cripple our economy.		X	
<b>Employment Options</b>			
A range of job types should be provided in each community to meet the diverse needs of the local workforce.			
Question	Yes	No	Comments
1. Our economic development program has an entrepreneur support program.		X	
2. Our community has jobs for skilled labor.		X	We are very close to the City of Chattanooga, and there are many skilled labor jobs available.
3. Our community has jobs for unskilled labor.		X	We are very close to the City of Chattanooga, and there are many unskilled labor jobs available.
4. Our community has professional and managerial jobs.		X	We are very close to the City of Chattanooga, and there are many professional, and managerial jobs available there.

## Lookout Mountain - DCA Quality Community Objectives

Housing Choices		
Question	Yes	No
1. Our community allows accessory units like garage apartments or mother-in-law units.	X	
2. People who work in our community can also afford to live in the community.	X	
3. Our community has enough housing for each income level (low, moderate and above-average).		X
4. We encourage new residential development to follow the pattern of our original town, continuing the existing street design and maintaining small setbacks.	X	
5. We have options available for loft living, downtown living, or "neo-traditional" development.		X
6. We have vacant and developable land available for multifamily housing.	X	
7. We allow multifamily housing to be developed in our community.	X	
8. We support community development corporations that build housing for lower-income households.		X
9. We have housing programs that focus on households with special needs.		X
10. We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.		X

Educational Opportunities		
Question	Yes	No
1. Our community provides workforce training options for its citizens.		X
2. Our workforce training programs provide citizens with skills for jobs that are available in our community.		X
3. Our community has higher education opportunities, or is close to a community that does.	X	
4. Our community has job opportunities for college graduates, so that our children may live and work here if they choose.	X	

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.

Comments

Covenant College in Dade County, UTC and Chattanooga State in Chattanooga are all very close to our community. They offer excellent opportunities for higher education.

Chattanooga is very close, and does have many job opportunities for college graduates.



## Lookout Mountain - DCA Quality Community Objectives

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.			
Question	Yes	No	Comments
1. We participate in regional economic development organizations.		X	
2. We participate in regional environmental organizations and initiatives, especially regarding water quality and quantity issues.	X		THE CITY PARTICIPATES IN THE NORTH GEORGIA METROPOLITAN WATER PLANNING DISTRICT
3. We work with other local governments to provide or share appropriate services, such as public transit, libraries, special education, tourism, parks and recreation, emergency response, E-911, homeland security, etc.	X		
4. Our community thinks regionally, especially in terms of issues like land use, transportation and housing, understanding that these go beyond local government borders.	X		

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 or development of a transportation network.			
Question	Yes	No	Comments
1. We plan jointly with our cities and county for comprehensive planning purposes.	X		
2. We are satisfied with our Service Delivery Strategy.	X		
3. We initiate contact with other local governments and institutions in our region in order to find solutions to common problems, or to craft regionwide strategies.	X		
4. We meet regularly with neighboring jurisdictions to maintain contact, build connections, and discuss issues of regional concern.	X		

## City of Rossville - DCA Quality Community Objectives

### Traditional Neighborhoods

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

Question	Yes	No	Comments
1. If we have a zoning code, it does not separate commercial, residential and retail uses in every district.	X		
2. Our community has ordinances in place that allow neo-traditional development "by right" so that developers do not have to go through a long variance process.		<input checked="" type="checkbox"/>	
3. We have a street tree ordinance that requires new development to plant shade-bearing trees appropriate to our climate.		<input checked="" type="checkbox"/>	
4. Our community has an organized tree-planting campaign in public areas that will make walking more comfortable in the summer.		<input checked="" type="checkbox"/>	
5. We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.		<input checked="" type="checkbox"/>	
6. Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.	<input checked="" type="checkbox"/>		
7. In some areas several errands can be made on foot, if so desired.	<input checked="" type="checkbox"/>		
8. Some of our children can and do walk to school safely.		<input checked="" type="checkbox"/>	There is no school in the city.
9. Some of our children can and do bike to school safely.		<input checked="" type="checkbox"/>	There is no school in the city.
10. Schools are located in or near neighborhoods in our community.		<input checked="" type="checkbox"/>	There is no school in the city.

## City of Rossville - DCA Quality Community Objectives

Infill Development		
Question	Yes	No
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.		
1. Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.	<input checked="" type="checkbox"/>	
2. Our community is actively working to promote Brownfield redevelopment.	<input checked="" type="checkbox"/>	
3. Our community is actively working to promote greyfield redevelopment.		X
4. We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road).		X
5. Our community allows small lot development (5,000 square feet or less) for some uses.	<input checked="" type="checkbox"/>	
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.		
Question	Yes	No
1. If someone dropped from the sky into our community, he or she would know immediately where he or she was, based on our distinct characteristics.		<input checked="" type="checkbox"/>
2. We have delineated the areas of our community that are important to our history and heritage, and have taken steps to protect those areas.		X
3. We have ordinances to regulate the aesthetics of development in our highly visible areas.	<input checked="" type="checkbox"/>	
4. We have ordinances to regulate the size and type of signage in our community.	<input checked="" type="checkbox"/>	
5. We offer a development guidebook that illustrates the type of new development we want in our community.		X
6. If applicable, our community has a plan to protect designated farmland.		Not Applicable

## City of Rossville - DCA Quality Community Objectives

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.		
Question	Yes	No Comments
1. We have public transportation in our community.	<input checked="" type="checkbox"/>	CARTA BUS SYSTEM
2. We require that new development connects with existing development through a street network, not a single entry/exit.	<input type="checkbox"/>	X
3. We have a good network of sidewalks to allow people to walk to a variety of destinations.	<input checked="" type="checkbox"/>	
4. We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.	<input type="checkbox"/>	X
5. We require that newly built sidewalks connect to existing sidewalks wherever possible.	<input type="checkbox"/>	X
6. We have a plan for bicycle routes through our community.	<input type="checkbox"/>	
7. We allow commercial and retail development to share parking areas wherever possible.	<input checked="" type="checkbox"/>	

Regional Identity		
Each region should promote and preserve a regional "identity," or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.		
Question	Yes	No Comments
1. Our community is characteristic of the region in terms of architectural styles and heritage.	<input type="checkbox"/>	
2. Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.	<input checked="" type="checkbox"/>	Not Applicable
3. Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal, etc.).	<input type="checkbox"/>	X
4. Our community participates in the Georgia Department of Economic Development's regional tourism partnership.	<input checked="" type="checkbox"/>	
5. Our community promotes tourism opportunities based on the unique characteristics of our region.	<input type="checkbox"/>	X
6. Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment and education.	<input type="checkbox"/>	X

## City of Rossville - DCA Quality Community Objectives

### 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.

Question	Yes	No	Comments
1. We have designated historic districts in our community.		<input checked="" type="checkbox"/>	
2. We have an active historic preservation commission.		<input checked="" type="checkbox"/>	
3. We want new development to complement our historic development, and we have ordinances in place to ensure this.		<input checked="" type="checkbox"/>	

### 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. Compact development ordinances are one way of encouraging this type of open space preservation.

Question	Yes	No	Comments
1. Our community has a greenspace plan.		<input checked="" type="checkbox"/>	
2. Our community is actively preserving greenspace, either through direct purchase or by encouraging set-asides in new development.	<input checked="" type="checkbox"/>		The City is pursuing this objective.
3. We have a local land conservation program, or we work with state or national land conservation programs, to preserve environmentally important areas in our community.		<input checked="" type="checkbox"/>	
4. We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.		<input checked="" type="checkbox"/>	

## City of Rossville - DCA Quality Community Objectives

<b>Environmental Protection</b>		
Question	Yes	No
Environmentally sensitive areas should be protected from negative impacts of development, 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.		
1. Our community has a comprehensive natural resources inventory.		<input checked="" type="checkbox"/>
2. We use this resource inventory to steer development away from environmentally sensitive areas.		<input checked="" type="checkbox"/>
3. We have identified our defining natural resources and taken steps to protect them.		<input checked="" type="checkbox"/>
4. Our community has passed the necessary "Part V" environmental ordinances, and we enforce them.		<input checked="" type="checkbox"/>
5. Our community has a tree preservation ordinance which is actively enforced.		<input checked="" type="checkbox"/>
6. Our community has a tree-replanting ordinance for new development.		<input checked="" type="checkbox"/>
7. We are using stormwater best management practices for all new development.	<input checked="" type="checkbox"/>	
8. We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.).		<input checked="" type="checkbox"/>

## City of Rossville - DCA Quality Community Objectives

### Growth Preparedness

Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.

Question	Yes	No	Comments
1. We have population projections for the next 20 years that we refer to when making infrastructure decisions.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
2. Our local governments, the local school board, and other decision-making entities use the same population projections.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
3. Our elected officials understand the land-development process in our community.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4. We have reviewed our development regulations and/or zoning code recently, and believe that our ordinances will help us achieve our QCO goals.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
5. We have a Capital Improvements Program that supports current and future growth.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
6. We have designated areas of our community where we would like to see growth, and these areas are based on a natural resources inventory of our community.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. We have clearly understandable guidelines for new development.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
8. We have a citizen-education campaign to allow all interested parties to learn about development processes in our community.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. We have procedures in place that make it easy for the public to stay informed about land use issues, zoning decisions, and proposed new development.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. We have a public-awareness element in our comprehensive planning process.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

## City of Rossville - DCA Quality Community Objectives

<b>Appropriate Businesses</b>		
	Yes	No
Question	Yes	No
Question	Yes	No
<p>The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, 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.</p> <p>1. Our economic development organization has considered our community's strengths, assets and weaknesses, and has created a business development strategy based on them.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>2. Our economic development organization has considered the types of businesses already in our community, and has a plan to recruit businesses and/or industries that will be compatible.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>3. We recruit firms that provide or create sustainable products.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>4. We have a diverse jobs base, so that one employer leaving would not cripple our economy.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Employment Options</b>		
Question	Yes	No
Question	Yes	No
<p>A range of job types should be provided in each community to meet the diverse needs of the local workforce.</p> <p>1. Our economic development program has an entrepreneur support program.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>2. Our community has jobs for skilled labor.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>3. Our community has jobs for unskilled labor.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>4. Our community has professional and managerial jobs.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



## City of Rossville - DCA Quality Community Objectives

Housing Choices			
Question	Yes	No	Comments
1. Our community allows accessory units like garage apartments or mother-in-law units.	<input checked="" type="checkbox"/>		
2. People who work in our community can also afford to live in the community.	<input checked="" type="checkbox"/>		
3. Our community has enough housing for each income level (low, moderate and above-average).	<input checked="" type="checkbox"/>		
4. We encourage new residential development to follow the pattern of our original town, continuing the existing street design and maintaining small setbacks.	<input checked="" type="checkbox"/>		
5. We have options available for loft living, downtown living, or "neo-traditional" development.		<input checked="" type="checkbox"/>	
6. We have vacant and developable land available for multifamily housing.		<input checked="" type="checkbox"/>	
7. We allow multifamily housing to be developed in our community.		<input checked="" type="checkbox"/>	
8. We support community development corporations that build housing for lower-income households.		<input checked="" type="checkbox"/>	
9. We have housing programs that focus on households with special needs.		<input checked="" type="checkbox"/>	
10. We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.	<input checked="" type="checkbox"/>		

Educational Opportunities			
Question	Yes	No	Comments
1. Our community provides workforce training options for its citizens.	<input checked="" type="checkbox"/>		
2. Our workforce training programs provide citizens with skills for jobs that are available in our community.	<input checked="" type="checkbox"/>		
3. Our community has higher education opportunities, or is close to a community that does.	<input checked="" type="checkbox"/>		
4. Our community has job opportunities for college graduates, so that our children may live and work here if they choose.		<input checked="" type="checkbox"/>	

## City of Rossville - DCA Quality Community Objectives

Regional Solutions		
Question	Yes	No
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.		
1. We participate in regional economic development organizations.	<input type="checkbox"/>	
2. We participate in regional environmental organizations and initiatives, especially regarding water quality and quantity issues.		
3. We work with other local governments to provide or share appropriate services, such as public transit, libraries, special education, tourism, parks and recreation, emergency response, E-911, homeland security, etc.	<input checked="" type="checkbox"/>	
4. Our community thinks regionally, especially in terms of issues like land use, transportation and housing, understanding that these go beyond local government borders.		<input checked="" type="checkbox"/>
		Comments  The City participates in the Coosa-North Georgia Regional Water Council.

Regional Cooperation		
Question	Yes	No
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 or development of a transportation network.		
1. We plan jointly with our cities and county for comprehensive planning purposes.	<input checked="" type="checkbox"/>	
2. We are satisfied with our Service Delivery Strategy.	<input checked="" type="checkbox"/>	
3. We initiate contact with other local governments and institutions in our region in order to find solutions to common problems, or to craft regionwide strategies.	<input checked="" type="checkbox"/>	
4. We meet regularly with neighboring jurisdictions to maintain contact, build connections, and discuss issues of regional concern.	<input checked="" type="checkbox"/>	