

Chattooga County Joint Comprehensive Plan

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

Part I

Community Assessment
Community Participation Program

2011-2031
February 2010



Prepared by:

 **MACTEC**

Prepared for:

Northwest Georgia Regional Commission

CHATTOOGA COUNTY
Joint Comprehensive Plan 2011-2031

PART I

Community Assessment
(including Appendix: Analysis of Supporting Data) and
Community Participation Program

Prepared for:

Northwest Georgia Regional Commission
Rome, Georgia

By:



MACTEC Engineering and Consulting, Inc.
Atlanta, Georgia

Approved by DCA: May 4, 2010
Prepared and submitted to DCA: February 2010

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DCA REVIEW DOCUMENTATION

May 4, 2010

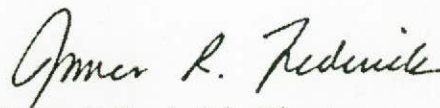
Mr. William R. Steiner
Executive Director
Northwest Georgia RC
Post Office Box 1798
Rome, Georgia 30162-1798

Dear Mr. Steiner:

Our staff has reviewed the draft Community Assessment and Community Participation Program for Chattooga County and the Cities of Lyerly, Menlo, Summerville, and Trion and finds that both adequately address the Local Planning Requirements. The County and Cities may therefore immediately proceed with development of its Community Agenda. Please include the enclosed listing of planning assistance resources with your report of findings and recommendations to the local government.

We recommend that you remind these jurisdictions that, due to this plan update, it is now necessary to begin the process of renegotiating their Service Delivery Strategy in order to remain in compliance with the Service Delivery Strategy Law.

Sincerely,



James R. Frederick, Director
Office of Planning and Quality Growth

JF/nah

Enclosure

cc: David Howerin, Northwest Georgia RC Planning Director

RESOURCES FOR LOCAL PLANNING, IMPLEMENTATION, AND QUALITY GROWTH

Guidebooks, Tools, etc.

- PQG offers several guidebooks on various aspects of plan development and implementation, including:
 - "Selecting a Plan Preparer," explains how best to go about selecting someone to help your community develop their comprehensive plan.
 - "Why Do We Plan?" provides an overview of planning, its benefits, and why it is important.
 - "Planning for Community Involvement" focuses on tools, techniques and best practices for effectively involving stakeholders and the general public in your local planning process.
 - "Discovering and Planning Your Community Character" describes character areas, provides tools and techniques for identifying character areas, and discusses the processes for developing a vision for your community.These guidebooks are available at www.georgiaplanning.com or by calling (404) 679-5279.
- DCA's Office of Planning and Quality Growth (PQG) and its partner organizations offer periodic Community Planning Institute (CPI) workshops on how to prepare, implement, and get the most out of your comprehensive plan. Call (404) 679-5279 or visit www.georgiaplanning.com for details and schedule of upcoming training events.
- If you're looking for help with selling your community on planning and quality growth ideas, visit our "Selling Planning and Quality Growth" webpage at www.dca.state.ga.us/development/PlanningQualityGrowth/programs/selling.asp
- Digital data and maps specific to your community are provided for download and use at www.georgiaplanning.com.
- A *Quality Growth Effectiveness Assessment* tool is available to assist with evaluating the community's current policies, activities and development patterns for consistency with DCA's Quality Community Objectives. It can be accessed at www.georgiaplanning.com.
- The Model Development Code provides a number of viable alternatives to conventional zoning. The code is presented as a relatively simple, modular, set of land use management techniques that can be pieced together to create unique regulations tailored to fit local circumstances. The Model Code may be accessed at www.georgiaplanning.com.

Getting good ideas

- The *State Planning Recommendations* are intended to give you good ideas for all aspects of your planning and plan implementation process. They include lists of issues and opportunities; recommended character areas and development strategies for each; suggested stakeholders and public participation techniques; recommended development patterns to encourage; implementation best practices;

and suggested policies. They are available on our website at:

<http://www.dca.state.ga.us/development/PlanningQualityGrowth/index.asp>

- OPQG provides examples of good local plans that we've previously reviewed on the Georgia Planning website at www.georgiaplanning.com.
- The Quality Growth Toolkit provides a clearinghouse of information and resources about a broad range of implementation tools. It can be accessed through the Georgia Quality Growth website at www.georgiaqualitygrowth.com.
- Peruse the Quality Growth Resource Team Reports to see recommendations made by our team of experts on visits to various communities around the state. These can be accessed by choosing the "Resource Teams" link on our Georgia Quality Growth website at www.georgiaqualitygrowth.com.

The requirements, plain and simple

- OPQG's requirements for content and process of developing the required plan updates are found on the web at www.georgiaplanning.com. These include:
 - *Local Planning Requirements* – Qualified Local Government (QLG) designation is linked to the successful completion of the update of your Comprehensive Plan in accordance with these requirements. QLG designation enables your local government to maintain its eligibility for grants and loans from DCA, the Department of Natural Resources and the Georgia Environmental Facilities Authority as well as other state agency assistance.
 - *Minimum Planning Standards for Solid Waste Planning*. Eligibility for solid waste grants, loans and permits from the State, depends upon your local government's Solid Waste Management Plan, which must be prepared in accordance with these standards.
 - *Revising an Existing Service Delivery Strategy* – provides details about reviewing and/or revising your existing Service Delivery Strategy.
 - *Capital Improvements Element* – in order to legally charge impact fees, a local government must include a Capital Improvements Element (CIE) in its Comprehensive Plan. A local government that does not currently include a CIE in its plan can amend the Comprehensive Plan to include a CIE at any time if it wishes to initiate an impact fee program.

TRANSMITTAL RESOLUTIONS

RESOLUTION
TRANSMITTING THE COMMUNITY ASSESSEMNT
AND COMMUNITY PARTICIPATION PROGRAMS OF
CHATTOOGA COUNTY JOINT COMPREHENSIVE PLAN 2011-2031
TO NORTHWEST GEORGIA REGIONAL COMMISSION AND
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS FOR REVIEW

WHEREAS, Chattooga County's Sole Commissioner, in conjunction with the cities of Lyerly, Menlo, Summerville and Trion, has completed the Community Participation and Community Assessment documents as part of the Chattooga County Joint Comprehensive Plan 2011-2031; and

WHEREAS, these documents were prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005, and established by the Georgia Planning Act of 1989, and the required public hearing was held on February 25, 2010.

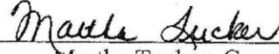
NOW THEREFORE, be it resolved that *Chattooga County's Sole Commissioner Jason Winters* does hereby transmit the Community Assessment and the Community Participation Program portions of the Chattooga County Joint Comprehensive Plan 2011-2031 to the Northwest Georgia Regional Commission and the Georgia Department of Community Affairs for official review.

SO RESOLVED, this 8th day of April 2010.


(Seal)
JASON WINTERS, COMMISSIONER
CHATTOOGA COUNTY, GEORGIA

Attest:

I hereby certify that the above and foregoing Resolution was duly entered upon the Minutes of the Commissioner this 8th day of April 2010.


Martha Tucker, County Clerk

CITY OF LYERLY

RESOLUTION TO TRANSMIT

WHEREAS, the City of Lyerly, in cooperation with Chattooga County's Sole Commissioner and the cities of Menlo, Summerville and Trion, has completed the Community Participation and Community Assessment documents as part of the Chattooga County Joint Comprehensive Plan 2011-2031.

WHEREAS, these documents were prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989, and the required public hearing was held on March 9, 2010.

BE IT THEREFORE RESOLVED, that the *Lyerly City Council* does hereby transmit the Community Assessment and the Community Participation Program portions of the Chattooga County Joint Comprehensive Plan 2011-2031 to the Northwest Georgia Regional Commission and the Georgia Department of Community Affairs for official review.

BY: Jessica W. Eeler

ATTEST: Dy C Hampton

CITY OF MENLO

RESOLUTION TO TRANSMIT

WHEREAS, the City of Menlo, in cooperation with Chattooga County's Sole Commissioner and the cities of Lyerly, Summerville and Trion, has completed the Community Participation and Community Assessment documents as part of the Chattooga County Joint Comprehensive Plan 2011-2031.

WHEREAS, these documents were prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989, and the required public hearing was held on March 2, 2010.

BE IT THEREFORE RESOLVED, that the *Menlo City Council* does hereby transmit the Community Assessment and the Community Participation Program portions of the Chattooga County Joint Comprehensive Plan 2011-2031 to the Northwest Georgia Regional Commission and the Georgia Department of Community Affairs for official review.

BY: Amusa Canade

ATTEST: Donna Dentell



City of Summerville

"A Better Hometown Community"

Joe R. Norton, Mayor

Council Members:

Harry Harvey, Kevin Gilliland, Jimmy Bryant, Lloyd "Buddy" Windle, Zachary Martin
Russell Thompson, City Manager - Jill Durham, City Clerk



RESOLUTION TO TRANSMIT

WHEREAS, The City of Summerville, in cooperation with Chattooga County's sole Commissioner and the cities of Lyerly, Menlo and Trion has completed the Community Participation and Community Assessment documents as part of the Chattooga County Joint Comprehensive Plan 2011-2031; and

WHEREAS, these documents were prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989, and the required public hearing was held on March 8, 2010; and

THEREFORE BE IT RESOLVED, that the Summerville City Council does hereby transmit the Community Assessment and Community Participation Program portions of the Chattooga County Joint Comprehensive Plan 2011-2031 to the Northwest Georgia Regional Commission and the Georgia Department of Community Affairs for official review.

ADOPTED this 8th day of March, 2010

CITY OF SUMMERVILLE, GEORGIA


Honorable Joe R. Norton, Mayor

Attest:


Jill Durham, City Clerk, G.C.M.C.

CITY OF TRION

RESOLUTION TO TRANSMIT

WHEREAS, the City of Trion, in cooperation with Chattooga County's Sole Commissioner and the cities of Lyerly, Menlo and Summerville, has completed the Community Participation and Community Assessment documents as part of the Chattooga County Joint Comprehensive Plan 2011-2031.

WHEREAS, these documents were prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989, and the required public hearing was held on February 25, 2010.

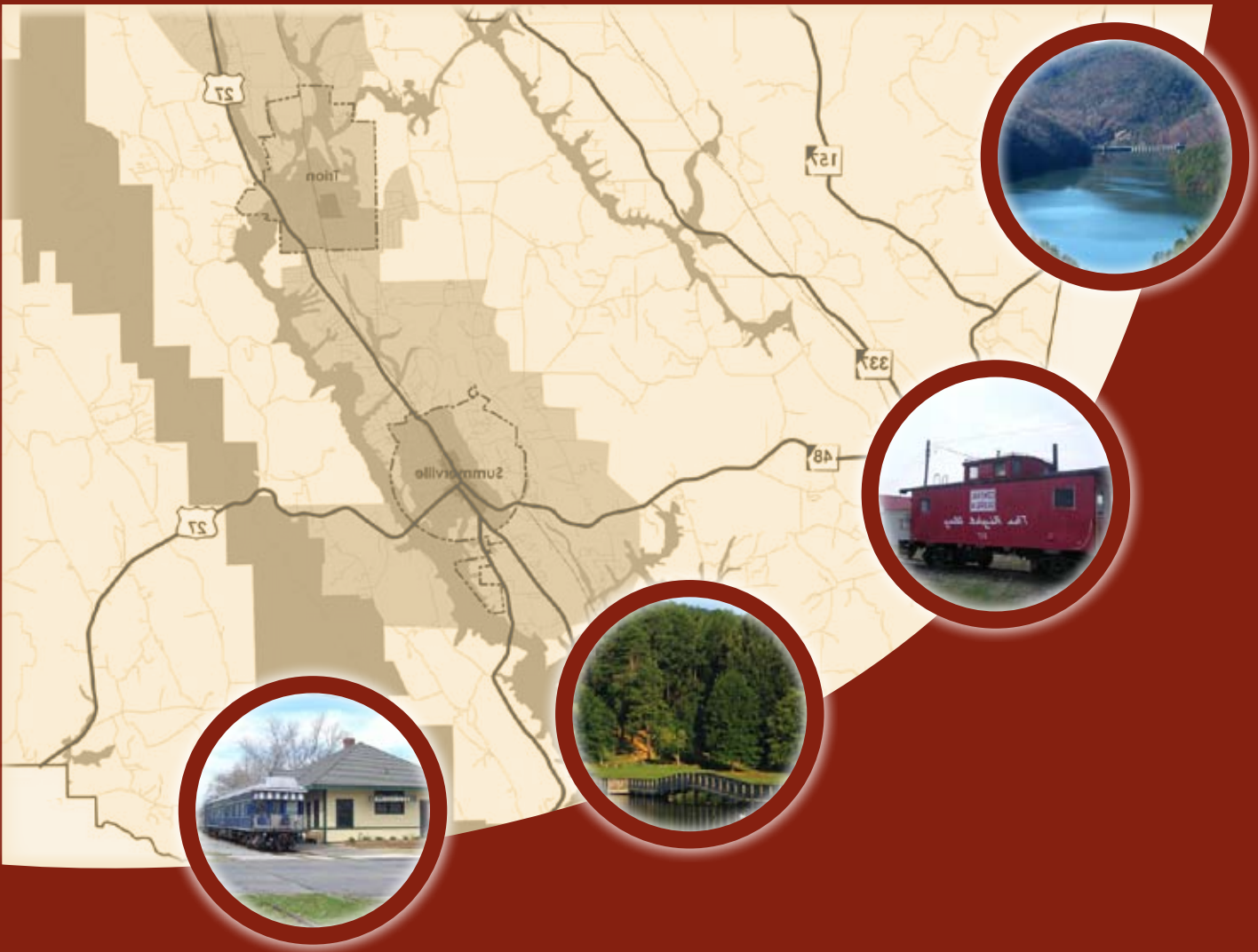
BE IT THEREFORE RESOLVED, that the *Trion City Council* does hereby transmit the Community Assessment and the Community Participation Program portions of the Chattooga County Joint Comprehensive Plan 2011-2031 to the Northwest Georgia Regional Commission and the Georgia Department of Community Affairs for official review.

BY: Johnny F. Johnson

ATTEST: Patty Hill

Community Assessment

Community
Assessment



CHATTOOGA COUNTY
Joint Comprehensive Plan 2011-2031

Community Assessment

Prepared for:

Northwest Georgia Regional Commission
Rome, Georgia

By:



MACTEC Engineering and Consulting, Inc.
Atlanta, Georgia

Approved by DCA: May 4, 2010
Prepared and submitted to DCA: February 2010

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INTRODUCTION

Introduction to the Community Assessment for Chattooga County and the municipalities of Lyerly, Menlo, Summerville and Trion

Located in the Northwest Georgia Region, Chattooga County covers approximately 314 square miles of mostly rural landscape. Chattooga County includes the four municipalities of Lyerly, Menlo, Summerville (the county seat) and Trion.

PURPOSE

The *Community Assessment* is the first step in the planning process for the *Chattooga County Joint Comprehensive Plan 2011-2031*. It provides a factual and conceptual foundation for the remaining work involved in preparing the comprehensive plan update. Production of the *Community Assessment* involved the collection and analysis of community data and information. This document represents the final product of that analysis and presents a concise, informative report that forms the basis for developing the *Community Agenda*. The *Community Agenda* will express the community's vision, goals, policies, key issues and opportunities and will include an action plan highlighting the necessary tools for implementing the plan.

The *Community Assessment* will be submitted to the Northwest Georgia Regional Commission (NWGRC) and the Georgia Department of Community Affairs' (DCA) for review and approval. The *Community Assessment* meets the DCA "Standards and Procedures for Local Comprehensive Planning," as established on May 1, 2005. Preparation in accordance with these standards is an essential requirement in maintaining the each jurisdiction's status as a Qualified Local Government.

SCOPE

The *Community Assessment* encompasses unincorporated Chattooga County and the cities of Lyerly, Menlo, Summerville and Trion. It includes the following information, as required by the DCA Standards:

- Listing of potential issues and opportunities
- Analysis of existing development patterns
- Analysis of consistency with the Quality Community Objectives (QCO) recommended within the State Planning Goals and Objectives.

The *Community Assessment* serves as an executive summary of community analyses in order to provide an easy reference for stakeholders who will need to refer to the information throughout the planning process. More detailed presentations of data and analysis can be found in the *Community Assessment Appendix: Analysis of Supporting Data*.

CHAPTER SUMMARIES

Chapter 1: Introduction

The introduction provides a brief summary of the contents of the plan and outlines the overall framework of the *Community Assessment* document.

Chapter 2: Identification of Potential Issues and Opportunities

The Identification of Potential Issues and Opportunities chapter presents a summary of potential issues and opportunities identified from a review of the *Community Assessment Appendix: Analysis of Supporting Data*, discussions with government staff, review of recently completed plans, review of plans currently under development, and other initiatives.

Chapter 3: Analysis of Existing Development Patterns

The Analysis of Existing Development Patterns chapter presents an analysis of development conditions and growth patterns currently occurring on the ground in Chattooga County by considering three aspects of the existing development patterns: existing land use, areas requiring special attention, and recommended character areas.

Chapter 4: Analysis of Consistency with Quality Community Objectives

The Analysis of Consistency with Quality Community Objectives (QCO) is an evaluation of the community's current policies, activities, and development patterns for consistency with the QCO contained in the State Planning Goals and Objectives.

IDENTIFICATION OF POTENTIAL ISSUES AND OPPORTUNITIES

Identification of potential issues and opportunities based on an analysis of supporting data and initial stakeholder input

The potential issues and opportunities described in this chapter have been identified from a review of the *Community Assessment Appendix: Analysis of Supporting Data*, discussions with local government staff, review of recently-completed plans, review of plans currently under development, and other initiatives. Potential Issues and Opportunities identified in this chapter are organized by the following themes:

- Population
- Economic Development
- Housing
- Natural and Cultural Resources
- Community Facilities and Services
- Land Use
- Transportation
- Intergovernmental Coordination

POPULATION

Issues

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

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

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

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

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

Opportunities

Advantages of slow population growth – Chattooga County's slow population growth rate allows time for local governments to adequately plan for, rather than react to, future growth and development patterns.

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

ECONOMIC DEVELOPMENT

Issues

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

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

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

Low wages – Chattooga County's *average weekly wage* for all industries in 2008 was only 85% of that for the Northwest Georgia Region, 65.8% of that for the state and 61.5% of that for the nation. The *average weekly wage for manufacturing*, the county's largest sector, is only 82.7% of the regional wage, 52.6% of the state's wage and 54.5% of that national wage for the same sector.

Labor force growth not keeping pace with population growth – Chattooga County's *labor force* has not grown at a rate consistent with population growth. The county's *labor force* decreased 3.4% from 2000 to 2008 while the population increased 5.2%. A smaller percentage of the county's eligible workforce is employed as compared to the state.

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

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

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

Opportunities

Trion Industrial Park – The 150-acre business park has the potential to attract new businesses, including suppliers associated with the Chattanooga Volkswagen plant, once public utilities are in place.

Tax credits due to Tier I status – As the only *Tier I* county in the Northwest Georgia Region, Chattooga County can take offer the highest tax credits available through the Georgia Tax Credits programs.

Certified Work Ready Community – Chattooga County was the first *Certified Work Ready Community (CWRC)* in the Northwest Georgia Region and is one of only 19 counties in Georgia to achieve this status. As a *CWRC*, the county actively works to improve the local pool of qualified job applicants, which in turn enhances its ability to compete for new business.

Presence of local economic development advocates – Chattooga County Chamber of Commerce and Northwest Georgia Joint Development Authority (NWGAJDA) advocate on behalf of business interests and economic development in the county in an effort to attract and retain businesses throughout the county.

Ability to issue industrial revenue bonds to attract industry – NWGAJDA, Chattooga County Development Authority and Summerville Industrial Development Authority each are authorized to issue both exempt and taxable industrial revenue bonds for qualifying projects as an incentive for attracting or expanding industry.

Workforce Investment Program – This program, administered by the Northwest Georgia Regional Commission, provides education, training and employment opportunities for individuals throughout the Northwest Georgia Region.

Potential for new business along proposed US-27 Bypass – The US-27 corridor, including the planned Summerville Bypass, has the potential to impact development patterns and economic development opportunities.

HOUSING

Issues

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

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

Lack of tools needed for code enforcement – Existing regulations and code enforcement lack the tools necessary to ensure adequate property maintenances that prevents substandard housing that can threaten stable residential areas.

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

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

Opportunities

Infill housing – Infill housing opportunities, including accessory housing units, can contribute to affordable housing stock and help stabilize and enhance established neighborhoods.

Downtown enhancement and infill – Downtown areas provide opportunities for the introduction of loft apartments or condominiums, which can offer a greater mix in housing types and closer proximity to shopping, recreation and employment.

Affordable housing stock – The 2008 *average household income* could support a house price of \$95,000-\$134,000, which is more than the county's average sale price for homes (\$74,448).

Federal aid available for neighborhoods – The Neighborhood Stabilization Program (NSP), part of the Housing and Economic Recovery Act of 2008, allocated more than \$6,000,000 for the Northwest Georgia Region to redevelop abandoned, foreclosed and blighted properties and to provide homeowner counseling between 2009 and 2013.

NATURAL AND CULTURAL RESOURCES

Issues

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

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

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

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

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

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

Opportunities

Forest and park promote preservation – The Chattahoochee National Forest and Sloppy Floyd State Park each protect large areas from potential disruptive development. They also provide recreation options and economic development potential.

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

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

Better Hometown – Summerville's *Better Hometown Program* actively works to promote the downtown area and preserve its historic resources. Its efforts can serve as a model for other cities to enhance local economic development efforts while preserving historic resources.

Local Cooperative Extension Office and BMTs – The Chattooga County Cooperative Extension office is a beneficial resource and partner in promoting the conservation and management of natural resources and can promote Agricultural Best Management Practices (BMPs) to help protect natural resources

Protection of resources – The adoption of specific land development codes can prevent inappropriate development on private property in and around the Chattahoochee National Forest, as well as other areas where the protection of scenic views, steep slopes, open space etc. is desired.

Centennial Farm program – County government and local volunteers could work with farmers in Chattooga County to assist with applications for *Centennial Farm* status and to promote available local, state and Federal farmland protection tools. Available non-regulatory tools include conservation easements, tax credit programs, and the promotion of agricultural-based tourism. Each also helps preserve natural areas and open space.

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

Potential National Register districts – Potential National Register districts identified in the 1995 preliminary historic resources survey are also candidates for local designation and protection (once appropriate ordinances/Historic Preservation Commissions are in place).

Presence of local conservation partners – Coosa River Basin Initiative (CRBI)/Upper Coosa Riverkeeper, the Conservation Fund and other local non-profits can be beneficial partners in environmental public outreach and conservation activities.

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

COMMUNITY FACILITIES AND SERVICES

Issues

Wastewater treatment facilities operating at capacity – Wastewater treatment facilities are operating, on average, at or above their permitted capacity in Chattooga County. Meeting the needs of long-term residential and economic development most likely requires increased capacity and system expansions.

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

Lack of sewer dictates large-lot residential subdivisions – Limited sewer service areas that fail to reach areas of the county that currently experience or may likely experience growth pressure during the planning period leads to large residential subdivision development in order to accommodate septic systems. Retrofitted sewer systems serving large-lot subdivisions are less efficient and more costly than servicing more compact suburban and urban-scale development patterns.

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

Limited park services outside of Summerville – Georgia DNR and Summerville city government provide the only public park and recreation services in Chattooga County. DNR provides services at Sloppy Floyd State Park, while Summerville provides services at city parks.

Opportunities

Recreation options at the national forest and state park – Chattahoochee National Forest and Sloppy Floyd State Park provide recreation options for local residents.

Drinking water capacity supports growth – On average, the water providers in Chattooga County operate below capacity. Proactive planning and resource management creates the potential to support long-term growth.

Use sewer infrastructure to guide future growth – Local governments can use future planned sewer services expansions as a tool to direct new suburban and urban-scale development to areas designated for growth on the Future Development Map in addition managing the timing of new growth.

Septic system assessment and maintenance programs – The combination of conducting an existing inventory and condition assessment of individual septic systems and establishing a mandatory, countywide septic tank maintenance program can help prevent negative environmental impacts caused by failing septic systems.

LAND USE

Issues

Agricultural-residential land use conflicts – Agricultural-residential land use conflicts can emerge when new residents move to areas with intensive farming. These conflicts become more common as suburban-scale development encroaches on traditional agricultural communities.

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

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

Pressure to convert agricultural property to residential uses – Increases in property values due to improved infrastructure and proximity to other city services, transfer of farms from one generation to the next, and other changes can create pressure to convert farmland to residential neighborhoods and commercial centers. Preservation of prime agricultural land is important for long-term sustainability.

Accommodating intensive agricultural uses – While it is not necessary to encourage more intensive agricultural uses in all areas of the county, it will be important for this to be accommodated in order for agriculture to be sustainable in the long term.

Commercial strip development patterns – Existing suburban, highway-scale commercial strip development patterns along US-27 in and between Summerville and Trion, lacks character (i.e. resembles Anytown, USA) and discourages walking. Without intervention, future development along the corridor will likely occur in the same manner.

Limited regulation of land use in unincorporated areas – Implementation of a vision for more attractive commercial, residential and rural corridors is hindered by the lack of land use regulations (zoning) in unincorporated areas of the county.

Opportunities

Mixed-use development – While community development patterns in much of the county tends to separate residential from commercial uses, future development in appropriate areas could promote mixed-use patterns that create activity nodes that could provide jobs and services within walking distance of residences and preserve open space.

Traditional neighborhood development (TND) – TND can provide a wide range of housing types in newly-developing areas with a connected pedestrian-friendly street system and ample open space. The cities and county can encourage clustering of community facilities including schools, fire stations, libraries and parks within TNDs in order to create a sense of place.

Conservation subdivision design – Through incentives, conservation subdivision design practices can encourage preservation of rural character, preserve greenspace, and provide an alternative to public purchase of land for parks in areas of the county experiencing development pressure.

TRANSPORTATION

Issues

Limited county-wide transportation planning – Lack of a county-wide, multi-modal transportation plan means that as new development occurs local governments have few options for ensuring long-range connectivity, adequate roadway capacity, adequate consideration of a variety of transportation choices.

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

Sidewalk requirements – Development regulations in the county and cities do not require construction of sidewalks or require a connection from new development to existing sidewalks in adjacent neighborhoods and along nearby major corridors.

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

Traffic in downtown Lyerly – Traffic volume in Lyerly along SR-114 is diminishing the community's quality of life and poses increasing safety risks for residents.

Potential impacts of highway widening projects – Widening of some state-maintained corridors in Chattooga County has the potential to encourage adjacent development and create congestion in areas where the community has not previously desired the alteration of existing character.

Aging population and transportation choice – An aging population creates the need for a wider range of suitable transportation alternatives. As the number of senior citizens who can no longer drive increases, a lack of mobility options could create significant hardship and unhealthy conditions many county residents.

Impacts of planned widening of SR-48 in Menlo – The planned widening of SR 48 in Menlo has the potential to significantly change the town's development character. Without a context-sensitive design, the widening could discourage walking by encouraging those traveling along the highway to drive faster, while also creating a wider physical barrier.

US-27 Summerville Bypass – US-27, including the Summerville Bypass, has the potential to significantly impact development patterns in the county.

Opportunities

Guidelines for corridor development – Undeveloped areas along corridors provide an opportunity to plan for, and adopt (if appropriate) land use, development and sign regulations to guide future development

Trails, greenways and sidewalks – Trails and greenways can link existing recreational facilities, schools, and natural areas. An expansion of existing sidewalk systems can increase connectivity between activity areas. A comprehensive pedestrian system incorporates trails, greenways and sidewalks in order to create additional safe transportation choices for all residents.

Access management – Access management plans can be developed for corridors experiencing heavy traffic flow. This involves management of access points to homes and businesses along busy corridors.

Safe Routes to School grants – Local governments are eligible to apply for Federal Safe Routes to School grants that fund construction of sidewalks make walking easy and safe within schools zones.

Context Sensitive Design –Context Sensitive Design incorporates bicycle lanes, sidewalk, trails, and other pedestrian-friendly infrastructure and can mitigate negative impacts associated with some road widening projects.

Rails-to-Trails program – Abandoned rail lines in the county provide ideal locations for potential *Rails-to-Trails* projects that can contribute to a multi-modal transportation system.

Regional bike and pedestrian advocacy – Bike! Walk! Northwest Georgia, a regional advocacy group, promotes supportive and inclusive bicycle and pedestrian policies and facilitates coordinated planning throughout the Northwest Georgia Region. The organization could provide individual assistance to Chattooga County communities.

INTERGOVERNMENTAL COORDINATION

Issues

No intergovernmental coordination issues have been identified at this point in the planning process.

Opportunities

Extraterritorial agreements – The county and city governments have signed intergovernmental agreements to ensure that extraterritorial water and sewer services by the jurisdiction will be consistent with all applicable land use plans and ordinances where the service is to be provided.

Annexation and land use agreements – The county and city governments have signed have signed resolutions which establish a process for disputes on property annexation and land use.

ANALYSIS OF EXISTING DEVELOPMENT PATTERNS

Analysis of the existing land use, areas of requiring special attention and the recommended character areas

This chapter describes development conditions and growth patterns currently occurring on the ground in unincorporated Chattooga County, Lyerly, Menlo, Summerville and Trion. It further explores issues and opportunities related to the physical environment. The following analysis considers three aspects of existing development patterns: existing land use, areas requiring special attention, and recommended character areas.

EXISTING LAND USE

Maps 1, 2, 3, 4 and 5 display the development on the ground categorized into groups of similar types of land uses at a given point in time. Existing land use information presented in these maps is derived from tax digest data provided by Chattooga County and supplemented by aerial photography and windshield surveys. Table I describes each of the existing land use categories presented in Maps 1 through 5.

Table I Existing Land Use Map Categories

<i>Category</i>	<i>Description</i>
Agricultural	Lots devoted to agricultural and forest activities
Parks/Recreation/Conservation	Devoted to open space such as state and federal lands, and public parks
Rural Residential	Single-family detached homes and manufactured homes on lots greater than 5 ac.
Low Density Residential	Single-family homes on lots ranging from greater than 15,000 sq. ft. to 5 ac.
Medium Density Residential	Single-family homes on lots ranging from 5,000 sq. ft. to 15,000 sq. ft.
High Density Residential	Single-family detached homes and duplexes on less than 5,000 sq. ft.
Multi-Family Residential	Residential property types including apartments, attached homes, condominiums
Mobile Home Park	Residential property types including multiple manufactured homes per lot
Commercial	Non-industrial business including retail sales, office, services, and entertainment
Industrial	Industrial uses including warehousing, wholesale trade and manufacturing facilities
Public/Institutional	State, federal or local government uses including city halls and government building complexes, police and fire stations, libraries, prisons, schools, etc.
Transportation/Communication/Utilities	Properties devoted to power generation plants, radio towers, telephone switching stations, electric utility substations, and other similar uses; additionally, the category represents public right-of-way dedicated to transportation infrastructure

The subsections that follow describe existing land use for unincorporated Chattooga County, Lyerly, Menlo, Summerville and Trion. Each brief narrative highlights important land use characteristics for each jurisdiction.

Chattooga County

Chattooga County's overall land use pattern is defined largely by rural areas, either devoted to land in a natural state or by agricultural activities, as shown in Table 2. Suburban and urban-scale development occurs primarily in clusters along the US-27 corridor, including Lyerly, Summerville and Trion (and areas in between), and in Menlo.

Parks/recreation/conservation and *agricultural* classifications occur primarily in unincorporated areas, though cities include small portions of each (mostly related to public city parks). This classification represents 10.6% of the countywide land area and 10.8% within unincorporated areas. *Agricultural* uses represent the largest classification and make up 66.1% of the countywide land area and 67.5% within unincorporated areas.

Park/recreation/conservation classification represents 10.6% countywide and 10.8% within unincorporated areas.

Together, the six residential land use classifications make up 18.4% of the countywide land area and 17.6% within unincorporated areas. Among those six classifications, *rural residential* comprises the largest share with 12.7% of the total countywide land area and 12.6% within unincorporated areas. *Multi-family* and *high density residential* classifications occur primarily within cities, while *mobile home parks*, *rural residential*, and *low density residential* occur primarily in unincorporated areas.

Commercial classification occurs primarily within cities and represents 0.5% of the countywide land area and 0.3% within unincorporated areas. The greatest concentration and intensity of *commercial* classification occurs along US-27 and includes Summerville, Trion, and unincorporated Pennville.

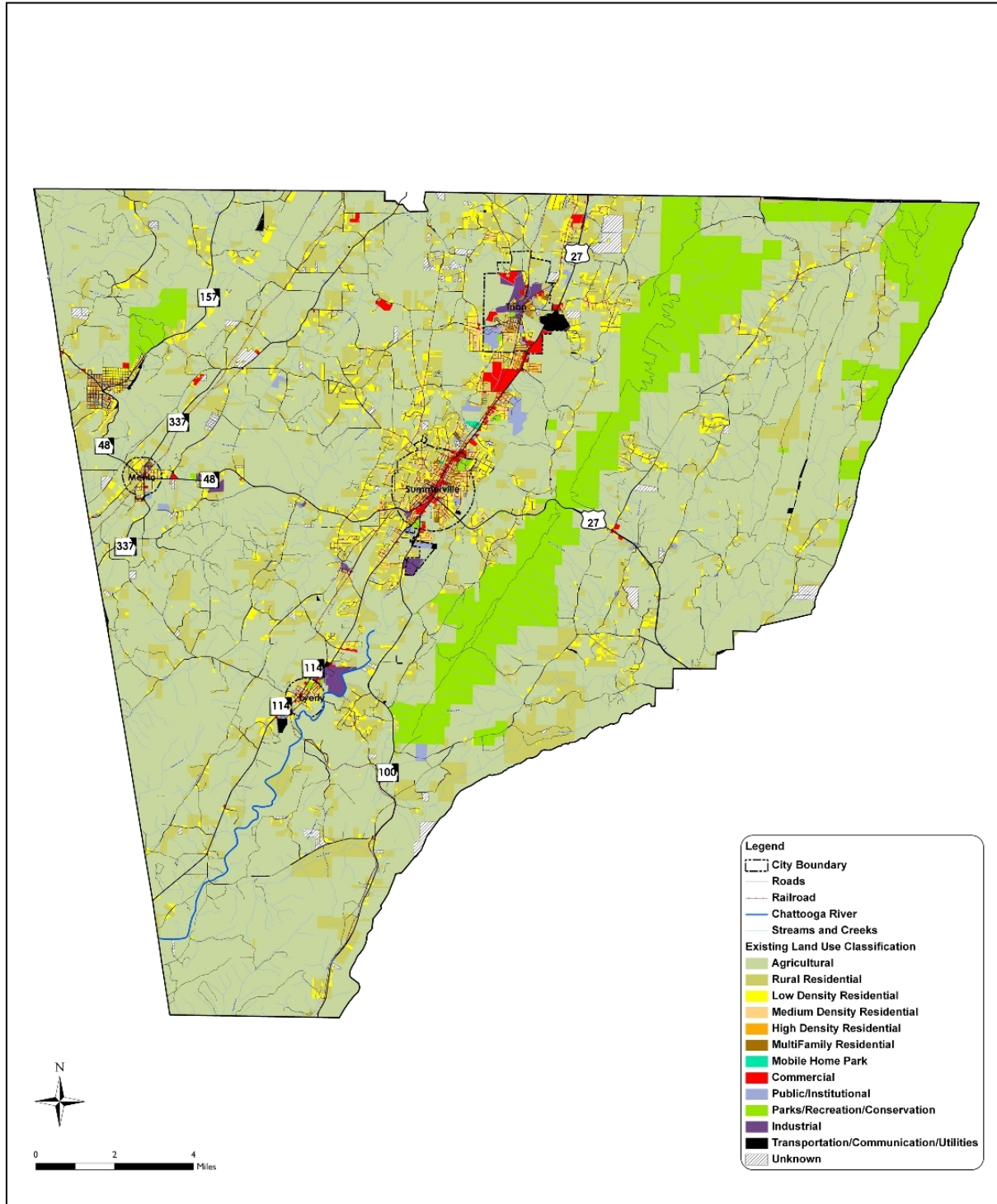
Industrial classification represents only 0.4% of the countywide land area and 0.2% within unincorporated areas. Unincorporated areas hold 426.6 of the total 849.9 acres devoted to this use. *Transportation/communication/utilities* classification represents 2.2% of the total countywide area and 1.9% within unincorporated areas.

Public/institutional uses represent 0.6% of the countywide land area and 0.4% within unincorporated areas. These are associated with smaller-scaled civic uses such as schools, police and fire stations, and town or city halls. It also includes the state prison located in the unincorporated Pennville area.

Table 2 Existing Land Use – Chattooga County

Land Use Classification	Unincorporated		Countywide	
	Acres	% of Total	Acres	% of Total
Agricultural	31,644.5	67.5%	32,965.6	66.1%
Park/Recreation/Conservation	21,120.6	10.8%	21,253.5	10.6%
Residential	34,305.3	17.6%	37,020.5	18.4%
Rural Residential	24,625.1	12.6%	25,493.9	12.7%
Low Density Residential	7,494.5	3.8%	8,155.0	4.1%
Medium Density Residential	1,807.2	0.9%	2,535.8	1.3%
High Density Residential	335.2	0.2%	686.3	0.3%
Multi-Family	11.7	0.0%	112.7	0.1%
Mobile Home Park	31.5	0.0%	36.8	0.0%
Commercial	677.5	0.3%	1,093.1	0.5%
Industrial	426.6	0.2%	849.9	0.4%
Public/Institutional	810.5	0.4%	1,191.7	0.6%
Transportation/Comm./Utilities	3,720.9	1.9%	4,328.1	2.2%
Unknown	2,243.3	1.2%	2,354.9	1.2%

Map I Existing Land Use: Chattooga County



Lyerly

Lyerly is largely residential, with 54.0% of the city devoted to four residential land use classifications, as shown in Table 3. *Commercial* and *public/institutional* classifications exemplify remaining character-defining land uses in Lyerly.

Among the residential classifications, *low density residential* (19.1%), *medium density residential* (14.6%), and *rural residential* (14.4%) classifications make up the bulk of the city's property. *Rural residential* occurs primarily on the city's edge. *Low density residential* and *medium density residential* each are found near the center of town.

Commercial classification represents 3.0% of the city's land area. These are primarily located along SR-114/Alabama Avenue.

Public/institutional classification represents 2.2% of the city's land area. These are primarily located west of SR-114/Alabama Avenue and include Lyerly Elementary School, churches, and city property.

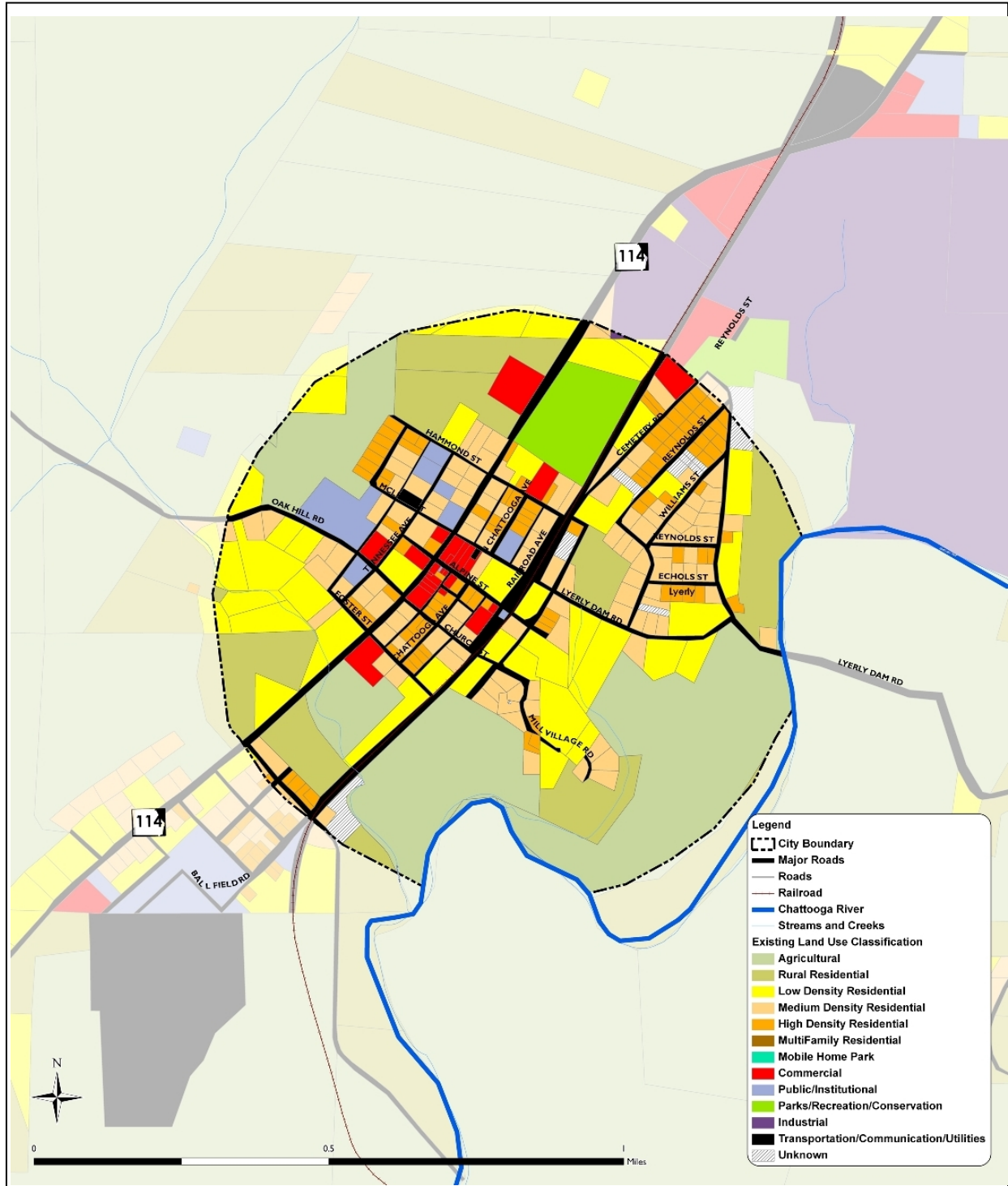
Park/recreation/conservation classification makes up 3.2% of the city's property and is located within the Angus McLeod Park on the north side of town between SR-114/Alabama Avenue and the railroad.

Agricultural classification located within the city limits represents 27.1% of the city's land area, blending with the same classification that describes the predominant use in unincorporated Chattooga County areas east and west of the city. Only a few lots within the city are coded *agricultural* and these generally have large acreage.

Table 3 Existing Land Use – Lyerly

Land Use Classification	Acres	% of Total
Agricultural	129.9	27.1%
Park/Recreation/Conservation	15.6	3.2%
Residential	259.2	54.0%
Rural Residential	69.0	14.4%
Low Density Residential	91.6	19.1%
Medium Density Residential	69.9	14.6%
High Density Residential	28.7	6.0%
Multi-Family	0.0	0.0%
Mobile Home Park	0.0	0.0%
Commercial	14.5	3.0%
Industrial	0.2	0.0%
Public/Institutional	10.8	2.2%
Transportation/Comm./Utilities	43.8	9.1%
Unknown	5.8	1.2%

Map 2 Existing Land Use: Town of Lyerly



Menlo

Menlo's existing land use mix includes both rural and urban-scale intensity. This land use mix ranges from *agricultural* to small-scale *commercial*, as shown in Table 4.

The five residential classifications represented in Menlo make up 62.0% of the town's land area. Among these five classifications, *low density residential* (21.8%) classification makes up the largest proportion, followed by *rural residential* (20.3%) classification. *Medium density residential* and *high density residential* classifications make up 13.8% and 2.9% of the total land area, respectively.

While single-family homes represent the dominant residential type, 3.2% of the city's property is devoted to *multi-family* classification. These residences are located on the northeast and south edges of the city. The city's other more intensely developed residential properties are primarily located within walking distance of the town center.

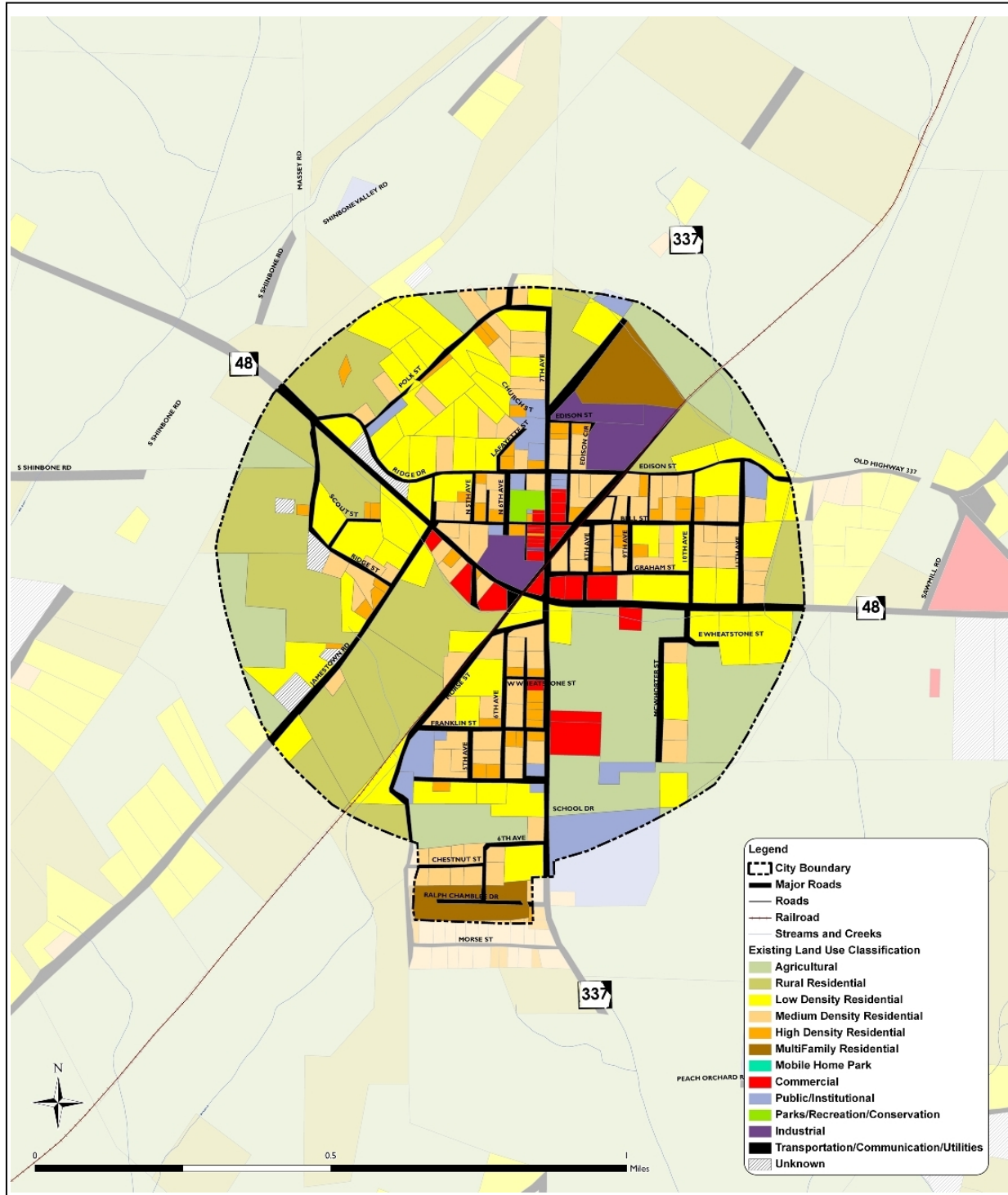
Less intense uses are predominant moving out from the center of town toward the city boundary. Non-residential classifications, including *commercial* (2.7%), *industrial* (2.6%) and *public/institutional* (3.7%) classifications, represent 9.0% of Menlo's total land area. The majority of these are concentrated along SR-337 and SR-48.

Agricultural classification makes up 17.4% of the total city area and primarily includes large parcels of land located at the edge of the city limits or those parcels that do not access the city's major corridors.

Table 4 Existing Land Use – Menlo

Land Use Classification	Acres	% of Total
Agricultural	86.9	17.4%
Park/Recreation/Conservation	1.6	0.3%
Residential	309.3	62.0%
Rural Residential	101.4	20.3%
Low Density Residential	108.7	21.8%
Medium Density Residential	69.0	13.8%
High Density Residential	14.3	2.9%
Multi-Family	16.0	3.2%
Mobile Home Park	0.0	0.0%
Commercial	13.4	2.7%
Industrial	13.1	2.6%
Public/Institutional	18.3	3.7%
Transportation/Comm./Utilities	0.2	0.0%
Unknown	56.2	11.3%

Map 3 Existing Land Use: Town of Menlo



Summerville

Summerville includes the county's highest development density and intensity in addition to the most diverse land use mix.

Together, the six residential land use classifications characterize 58.1% of the city's total area. Among these, *low density residential* (19.1%), *medium density residential* (14.6%), and *rural residential* (14.4%) classifications make up the bulk of the city's property. *Rural residential* classification occurs on the city's edge and various other locations closer in town that lack access to major corridors. *Low density residential*, *medium density residential*, and *high density residential* classifications each are found scattered throughout the city and mixed with *multi-family* classification.

High density residential, *multi-family* and *mobile home park* classifications collectively make up 10.7% of the city land area. *Multi-family* classification occurs throughout the city, but primarily within a few blocks of US-27/Commerce Street. *Mobile home park* classification occurs on Scoggins Street in the city's northwest corner.

Summerville's character is most defined by commercial development along US-27 (both the Commerce Street and Rome Boulevard portions) and Lyerly Highway/SR-114. US-27/Commerce Street north of the US-27/SR-48 intersection to 1st Street characterizes Summerville's historic downtown and includes a walkable mix of urban-scale *commercial* and *public/institutional* classifications. Suburban-scale, auto-oriented, big box retailers and strip commercial centers are located along US-27 (north of 1st Street and south/east of SR-48) and along SR-114 near the US-27 intersection. In all, *commercial* classification represents 7.1% of the city's total land area.

Industrial classification makes up 3.8% of the city's total land area. This classification occurs on the city's south side at the D.L. McWhorter Industrial Park located on SR-100 and at an industrial property on Lyerly Street near SR-48.

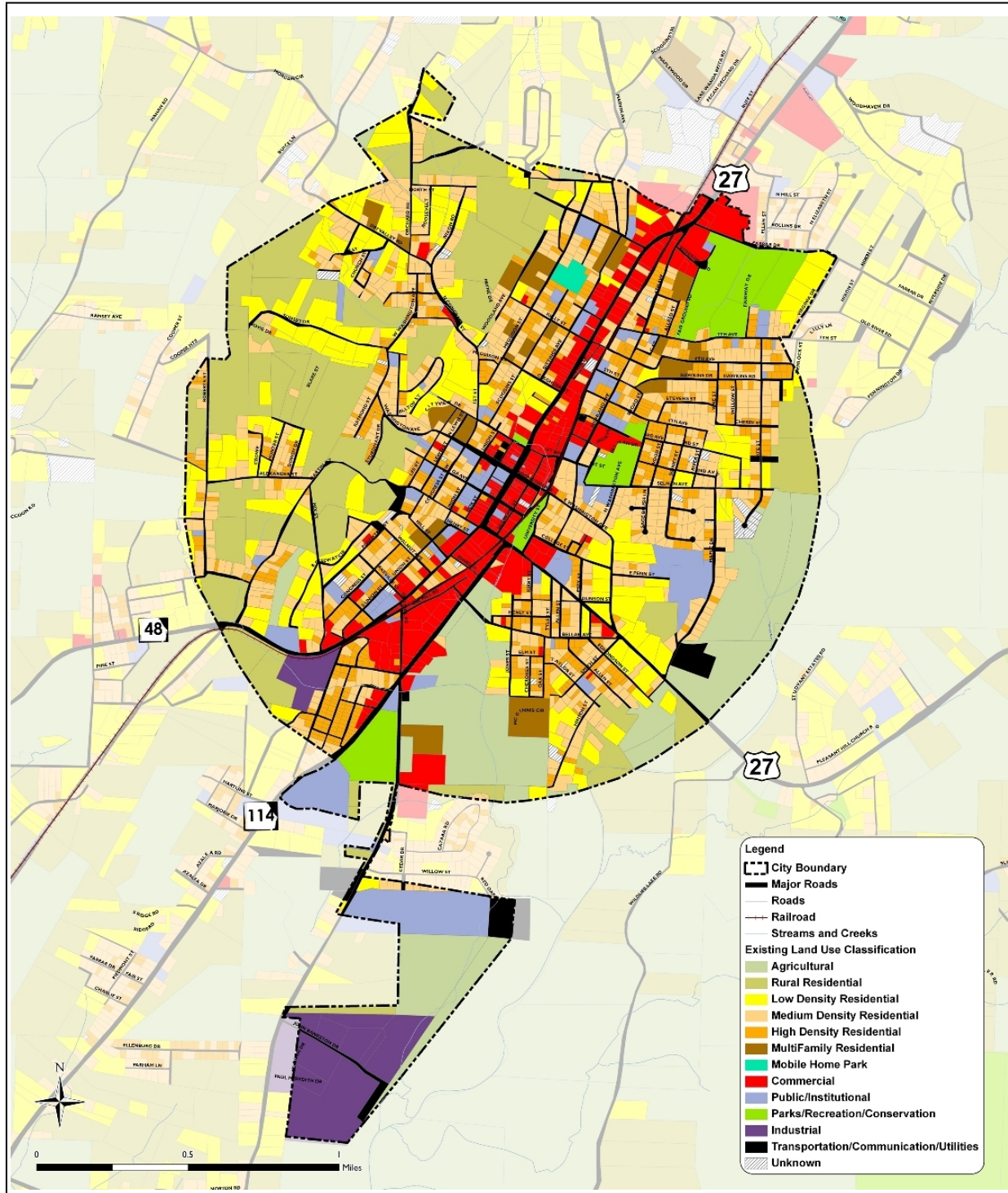
Public/Institutional uses classification representing 5.6% of the city's total land area. These include the county courthouse, schools, library, and other county government offices in addition to city properties such as city hall and police and fire stations. Many of these are found within a few blocks of the historic downtown US-27/Commerce Street corridor described in the previous paragraph.

Park/recreation/conservation uses make up 3.6% of the city's total land area and include Willow Spring Park, Dickey Dowdy Park, Fairway Recreation Center property, Summerville Recreation Center property, and Summerville Cemetery.

Table 5 Existing Land Use – Summerville

Land Use Classification	Acres	% of Total
Agricultural	290.7	11.3%
Park/Recreation/Conservation	93.4	3.6%
Residential	1,489.0	58.1%
Rural Residential	433.1	16.9%
Low Density Residential	315.8	12.3%
Medium Density Residential	466.9	18.2%
High Density Residential	206.7	8.1%
Multi-Family	61.1	2.4%
Mobile Home Park	5.3	0.2%
Commercial	180.9	7.1%
Industrial	98.1	3.8%
Public/Institutional	142.7	5.6%
Transportation/Comm./Utilities	251.4	9.8%
Unknown	16.1	0.6%

Map 4 Existing Land Use: City of Summerville



Trion

Developed areas of Trion are concentrated in a compact, urban form east, west and south of Mount Vernon Mills denim manufacturing plant. The plant is located on the north bank of the Chattooga River. Suburban commercial characterizes US-27/Central Avenue along with adjacent larger-lot suburban and rural residential.

Five residential classifications represented in Trion make up 25.6% of the town's land area. Among these, *rural residential* (10.3%) makes up the largest proportion, followed closely by *low density residential* (5.6%). However, the bulk of the city's residents live in areas defined by *medium density residential* (4.8%), *high density residential* (3.9%) and *multi-family* (0.9%) classifications. Due to their small lot size, however, these collectively make up a smaller share (than that of *rural residential* and *low density residential* classifications) of the total city area.

Commercial classification represents 8.1% of the total city area. While this classification is scattered throughout the city, the largest concentration occurs near the intersection of Central Avenue/Old Highway 27 with US-27 in the city's southeast corner. It includes Triangle Shopping Center and other highway-scale *commercial* uses that continue southward into unincorporated Chattooga County.

Industrial classification represents 12.2% of the total city area, but includes Mount Vernon Mills-owned property. While Mount Vernon Mills' total acreage is substantial, the factory buildings only occupy a small portion of the company-owned parcels. Much of the property is not developed.

Public/institutional classification represents 8.2% of the total city area and is scattered throughout the city. The largest cluster includes the Trion City Schools campus on Allgood Street near the city's western edge. The second occurs north of the Chattooga River between US-27 and West Spring Creek Road.

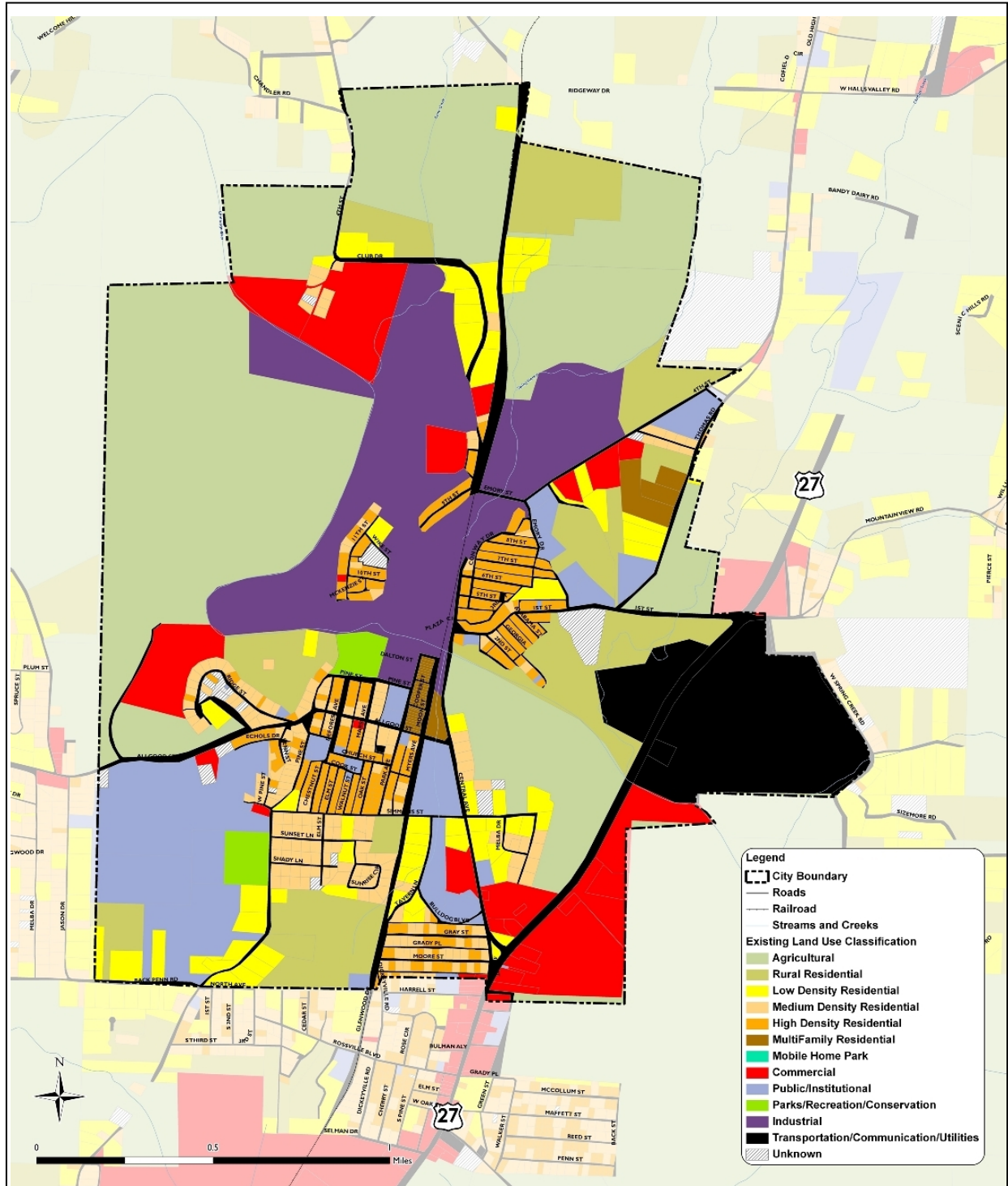
Park/recreation/conservation classification makes up 0.9% of the total city area. This includes open space adjacent to the river on Dalton Street as well as open space bordered by Allgood Street, Myers Avenue, Simmons Street and Old Highway 27. This classification also includes Allgood Cemetery and West Hill Cemetery in west Trion near the Trion City Schools complex.

Agricultural classification makes up 31.7% of the total city area and primarily includes large parcels of land located at the edge of the city limits.

Table 6 Existing Land Use – Trion

Land Use Classification	Acres	% of Total
Agricultural	813.6	31.7%
Park/Recreation/Conservation	22.3	0.9%
Residential	657.8	25.6%
Rural Residential	265.3	10.3%
Low Density Residential	144.4	5.6%
Medium Density Residential	122.7	4.8%
High Density Residential	101.4	3.9%
Multi-Family	24.0	0.9%
Mobile Home Park	0.0	0.0%
Commercial	206.7	8.1%
Industrial	312.0	12.2%
Public/Institutional	209.4	8.2%
Transportation/Comm./Utilities	311.8	12.1%
Unknown	33.6	1.3%

Map 5 Existing Land Use: Town of Trion



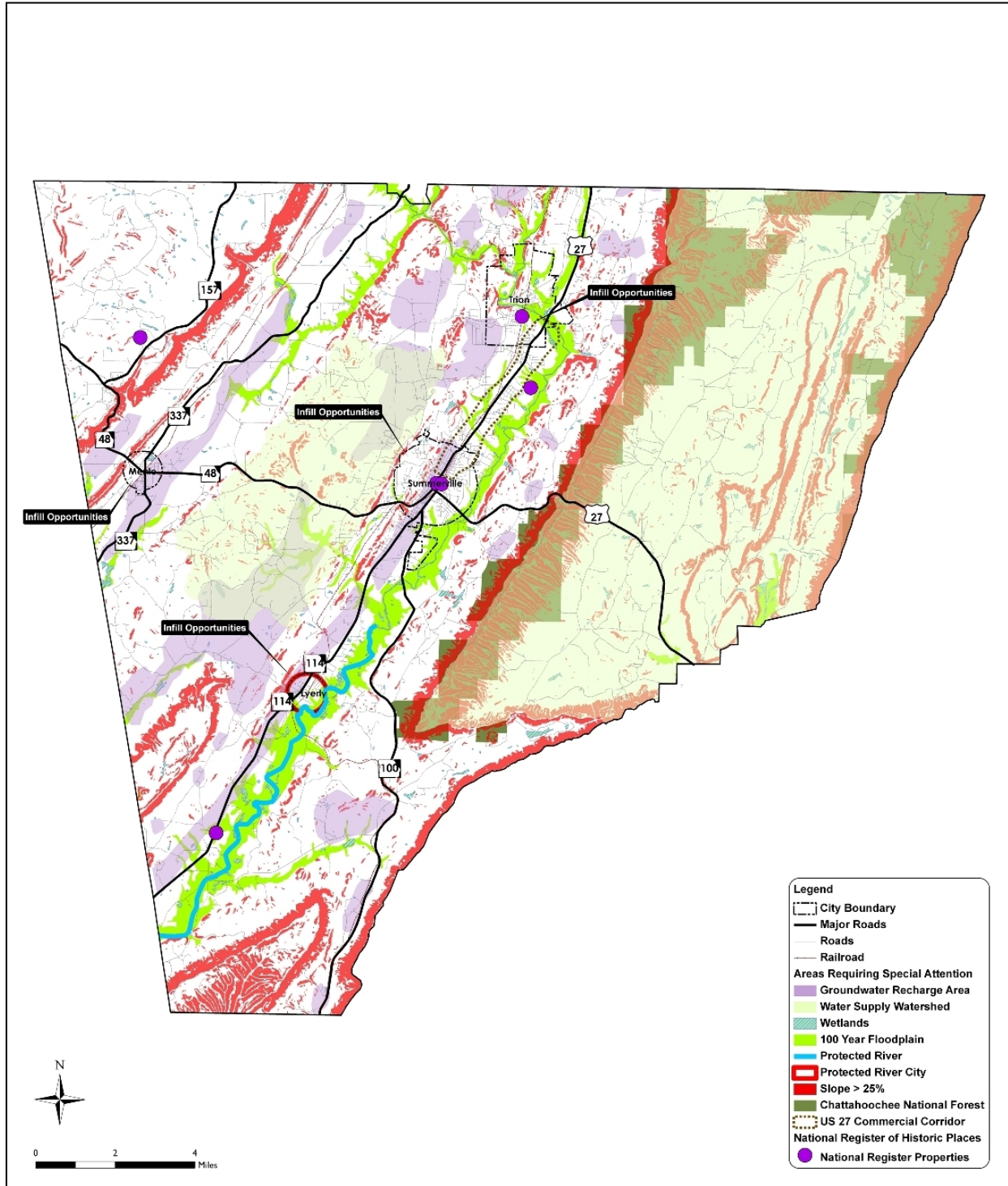
AREAS REQUIRING SPECIAL ATTENTION

Growth inevitably impacts natural and cultural environments as well as community facilities, services, and infrastructure required to service an area. Table 7 and Maps 6-10 describe these areas requiring special attention. Specific categories are presented in the left column with the corresponding summary of the area and specific need in that area.

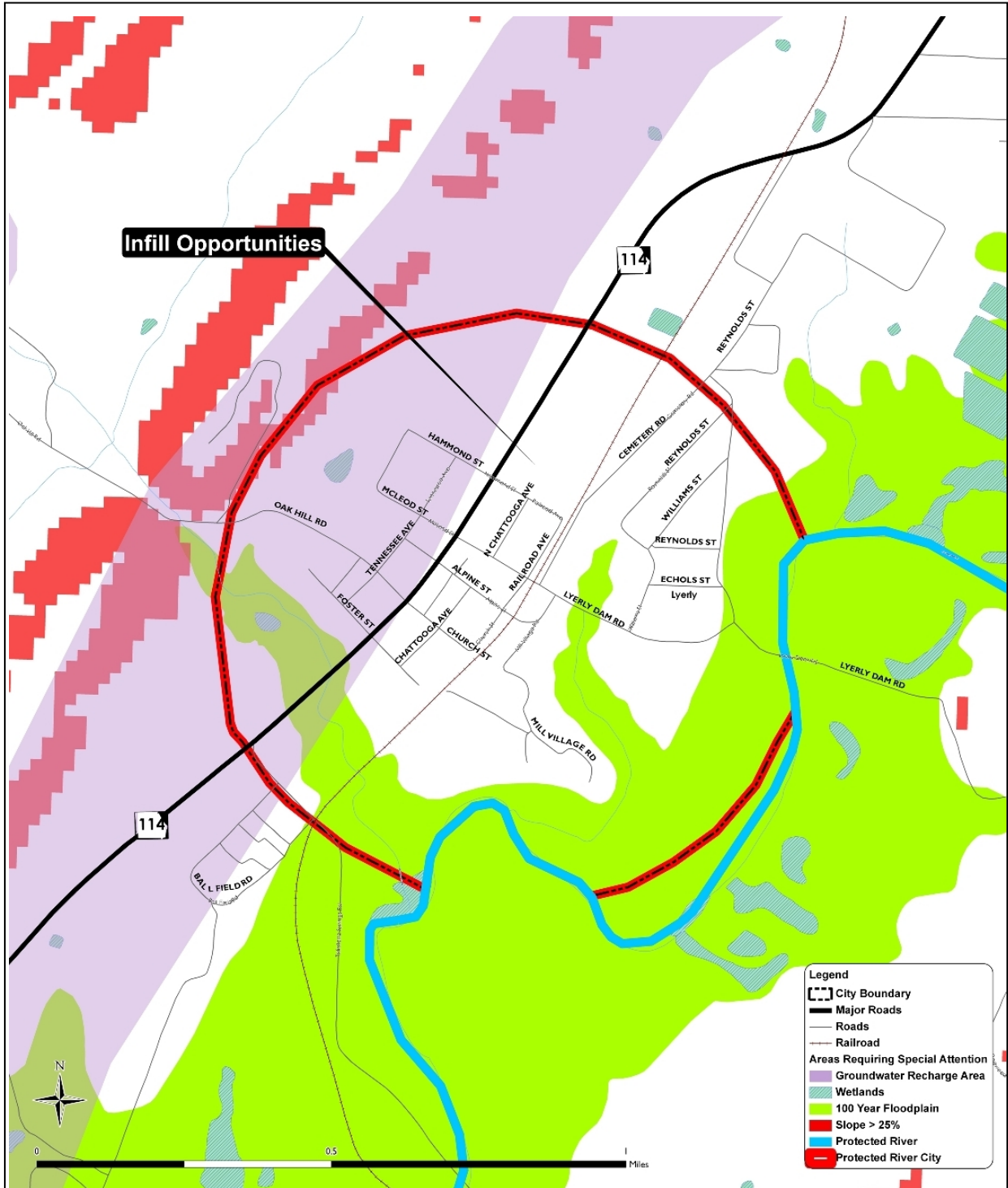
Table 7 Areas Requiring Special Attention - Countywide

Category	Summary
Areas of significant natural or cultural resources, particularly where these are likely to be intruded upon or otherwise impacted by development	<ul style="list-style-type: none"> • Cultural <ul style="list-style-type: none"> • National Register properties located at sites throughout the county • Natural <ul style="list-style-type: none"> ○ <u>Severe slopes</u>: Along major ridge lines, including the northwestern portion of the county, Menlo and east of Trion, Summerville and Lyerly; includes Lookout Mountain and Chattahoochee National Forest ○ <u>Water supply watershed</u>: Includes lands to the east of ridge between Summerville/Trion and the county line (flowing to the east down the ridge) as well as a large area west of Summerville ○ <u>Wetlands</u>: located throughout the county ○ <u>Groundwater recharge areas</u>: Located throughout the county, generally west of the Chattooga River. Developed neighborhoods are located on top of groundwater recharge areas on the west side of Lyerly, on the south and east side of Menlo, on the west side of US-27/Commerce Street in Summerville (including downtown) and in the Trion City Schools complex in west Trion ○ <u>Floodplains</u>: Countywide along creeks and rivers, the largest of which is along the Chattooga River ○ <u>Parks/recreation/greenspace/forests</u>: Sloppy Floyd State Park is a large state-operated park located south of Summerville; Chattahoochee National Forest includes approximately 65,000 acres in the county; some privately-owned land within and surrounding the national forest areas that has the potential to introduce land uses that do not maintain the forest
Areas where rapid development or change of land uses is likely to occur	<ul style="list-style-type: none"> • Areas for this category were not identified during <i>Community Assessment</i> preparation. However, the US-27 corridor between Summerville and Trion will likely continue to develop, though most likely not occur at a rapid pace.
Areas where the pace of development has and/or may outpace the availability of community facilities and services, including transportation	<ul style="list-style-type: none"> • Areas for this category were not identified during <i>Community Assessment</i> preparation. However, the community may identify such areas during the public participation process.
Areas in need of redevelopment and/or significant improvements to aesthetics or attractiveness (including strip commercial corridors)	<ul style="list-style-type: none"> • US-27 commercial corridor (Summerville, Trion and unincorporated) has experienced uncontrolled strip development and has the potential to attract more similar growth; it would benefit from traffic calming measures and improvements that make it easier to walk and bike along the corridor
Large abandoned structures or sites, including those that may be environmentally contaminated	<ul style="list-style-type: none"> • Areas for this category were not identified during <i>Community Assessment</i> preparation; however, the community may identify such areas during the public participation process
Areas with significant infill development opportunities (scattered vacant sites)	<ul style="list-style-type: none"> • Urban and suburban communities throughout the county • US-27 between Summerville and Trion • Downtown areas of each city
Areas of significant disinvestment, levels of poverty, and/or unemployment substantially higher than average levels for the community as a whole	<ul style="list-style-type: none"> • Areas for this category were not identified during <i>Community Assessment</i> preparation; however, the community may identify such areas during the public participation process

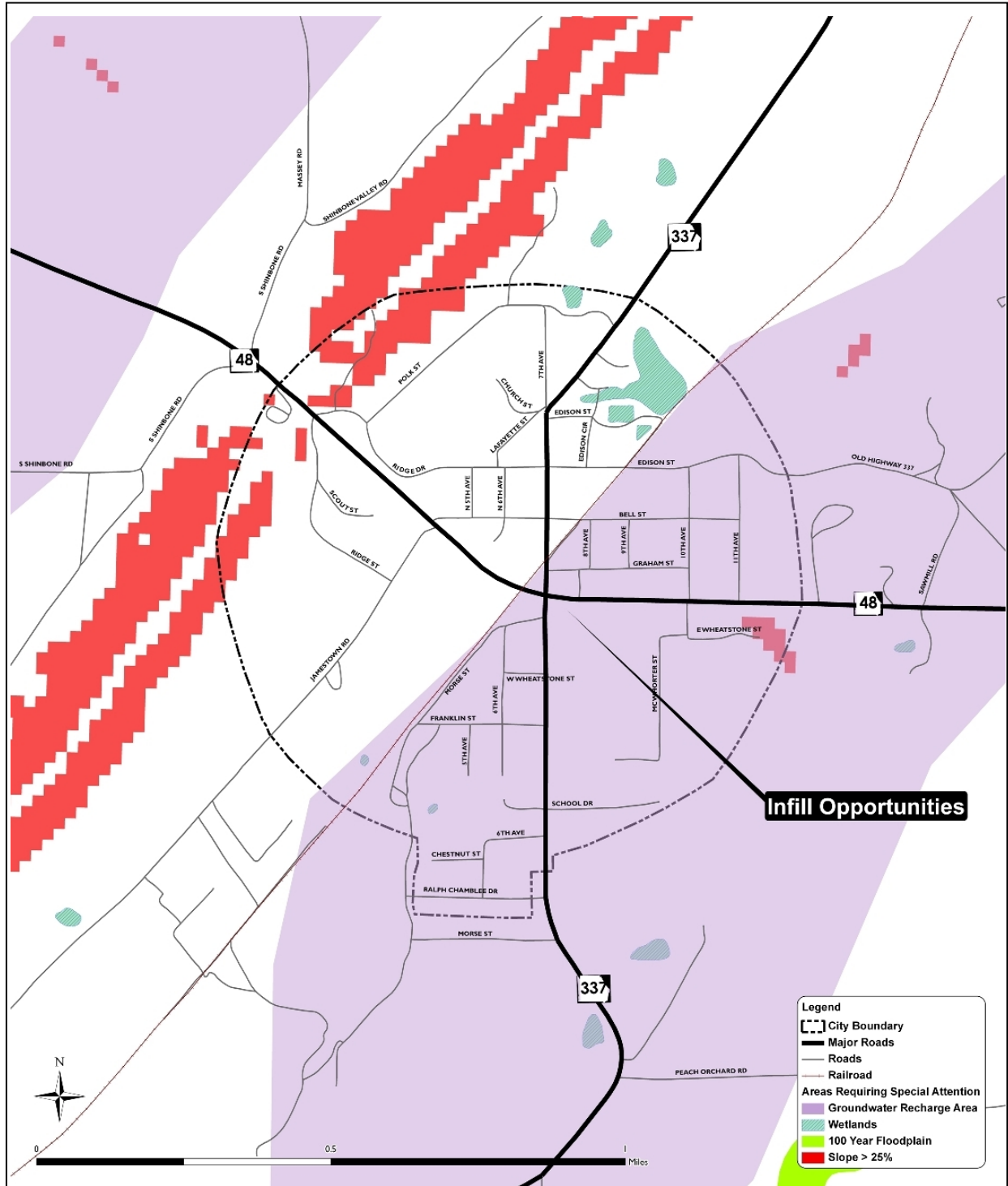
Map 6 Areas Requiring Special Attention: Chattooga County



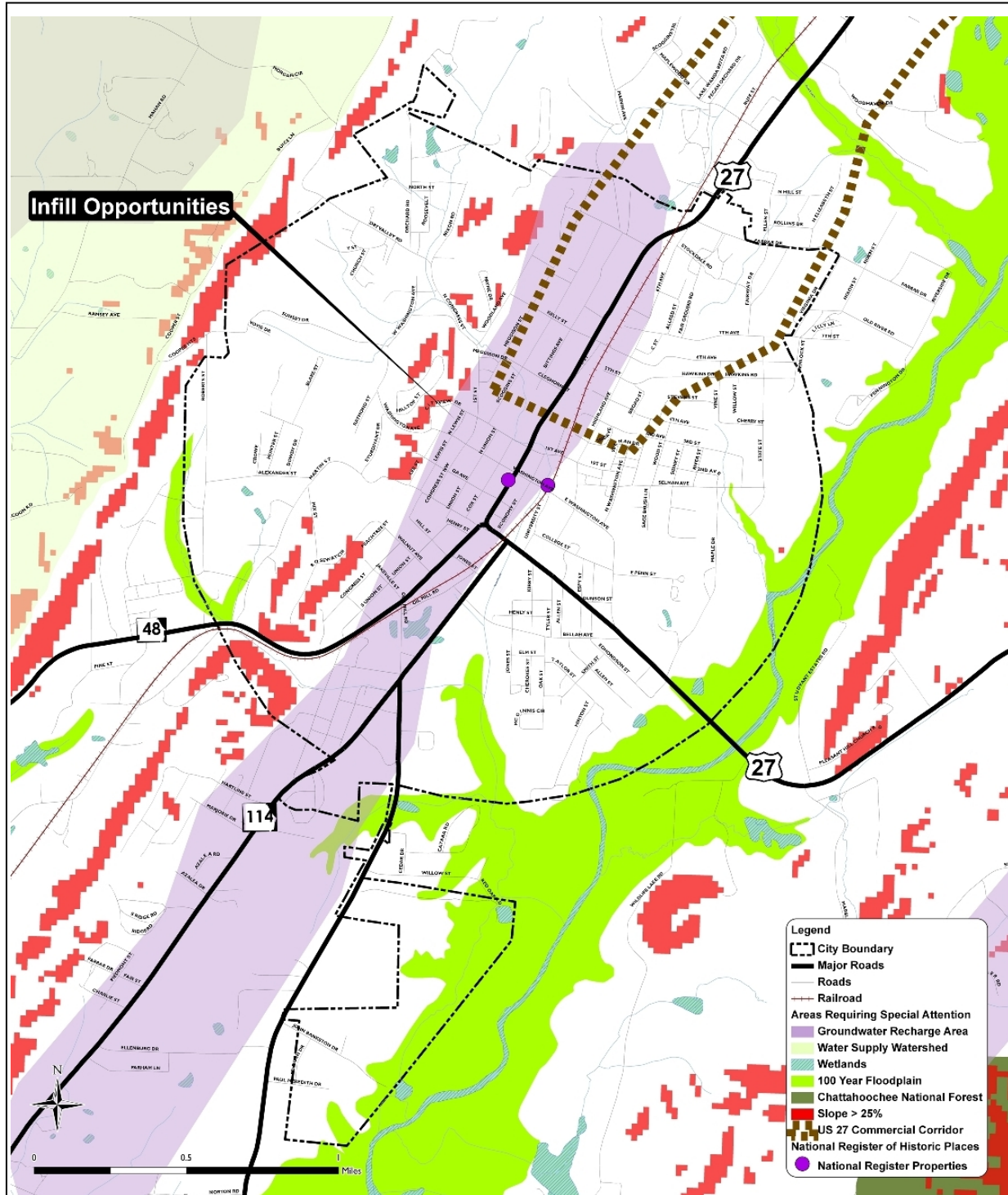
Map 7 Areas Requiring Special Attention: Town of Lyerly



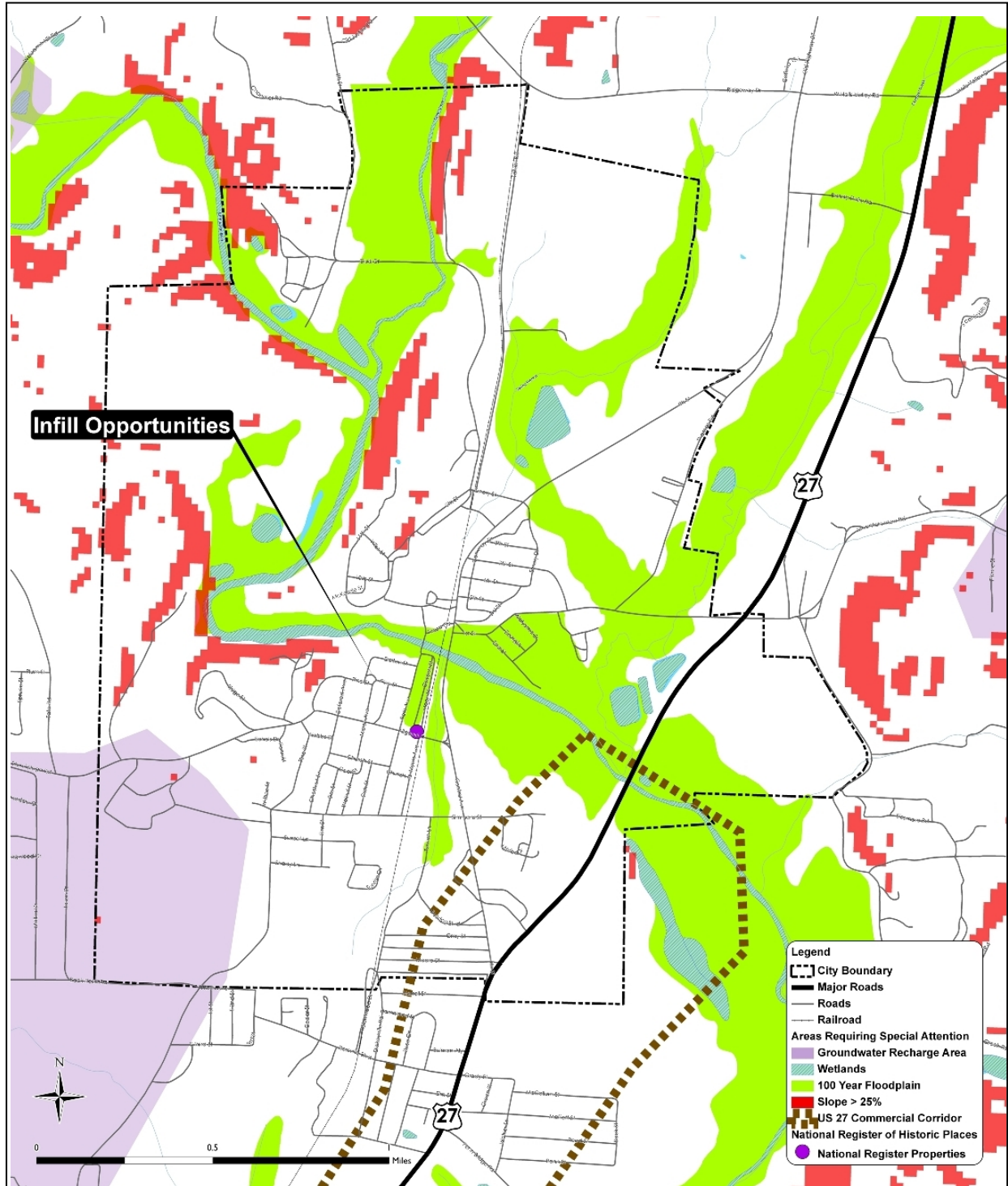
Map 8 Areas Requiring Special Attention: Town of Menlo



Map 9 Areas Requiring Special Attention: City of Summerville



Map 10 Areas of Requiring Special Attention: Town of Trion



RECOMMENDED CHARACTER AREAS

Character area-based planning focuses on the way an area looks and how it functions. Tailored strategies are applied to each area, with the goal of enhancing the existing character/function or promoting a desired character for the future. This technique helps to guide future development using policies and implementation strategies that support the desired character of an area. Applying development strategies to character areas in Chattooga County can preserve existing areas from future development, such as sensitive environmental features like wetlands, or help other areas to function better and become more attractive, such as urban areas in need of new investment and redevelopment.

The Recommended Character Areas shown in the *Community Assessment* represent a starting point in the discussion to create the Future Development Map that is a key component of the *Community Agenda*. General areas shown in the *Community Assessment* Recommended Character Area map will be refined through the implementation of the *Community Participation Program* and continued planning analysis. Boundaries, descriptions and vision statements for future development in these areas will be developed during the community visioning process and the development of the *Community Agenda*.

Introduction to the Transect

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

Figure 1 The Transect



Development Categories

The Development Categories describe the generalized development patterns of the Transect, ranging from natural areas to urban core areas. Each category incorporates different types and scales of natural and built features. Development Categories are depicted in Figure 2 and described in Table 8.

Figure 2 Development Categories

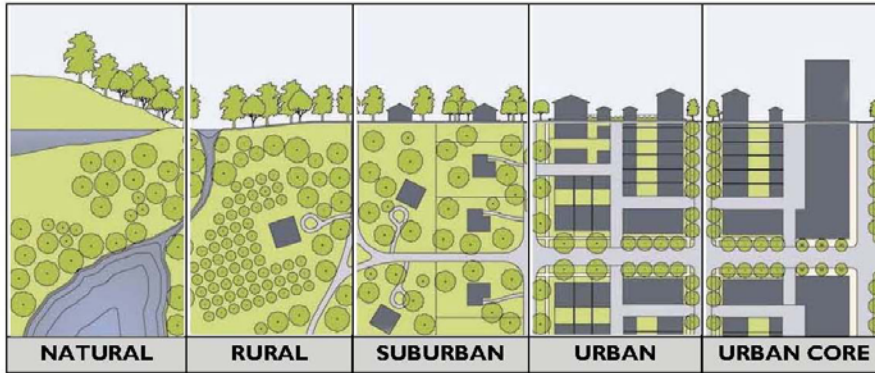


Table 8 Summary of Development Categories

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

Community Elements

The Community Elements describe unique development patterns and character elements within each Development Category. For example, the development pattern and character of a rural neighborhood differs significantly from the development pattern and character of an urban neighborhood. For this reason, the Community Elements describe in greater detail the appropriate type and scale of natural and built features within each Development Category. The Community Elements described in Table 9 include: Open Space, Neighborhood, Center and Corridor. Community Elements will play an important role in developing Character Areas for the *Community Agenda*.

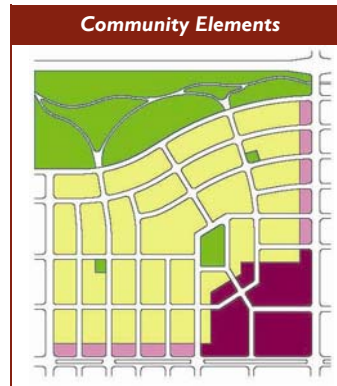


Table 9 Summary of Community Elements

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

Recommended Character Areas for Chattooga County

The Recommended Character Areas Maps (Maps 11 through 15) represent Step 1 in the development of the final character-based future development recommendations for the *Community Agenda*. The Recommended Character Areas Maps and associated descriptions will be refined during the community visioning process, with the final set of character-based recommendations detailing appropriate development type, scale, design and intensity for each character area. Chattooga County's Recommended Character Areas are summarized below.

Natural – Floodplains, conservation easements, Chattahoochee National Forest, Sloppy Floyd State Park, and other such recreation areas across Chattooga County are included under the *Natural Character Area* description. It includes public lands and can include private lands. It is generally accepted that other than park/recreation facilities, development should not occur within the *Natural Character Area*.

Rural – The largest portion of Chattooga County is classified as *Rural Character Area* where existing development density, intensity and character are rural in nature. This includes sparsely-developed areas used primarily as open space or for various forms of agriculture. It also includes communities or villages with a concentration of homes and small businesses, though far less dense and intense than that of *Suburban* or *Urban* areas. Where areas are currently undeveloped, the intent is for the area to remain rural and encourage any higher intensity subdivisions to follow Conservation Subdivision design that preserves rural character and open space, while allowing rural-scale density. This character also encourages enhancement of crossroad/village centers.

Suburban – *Suburban Character Area*, for the most part, represents areas where existing development density, intensity and character are suburban in nature. This includes existing, developed residential neighborhoods, commercial centers and a variety of public and private institutions. Where areas are currently undeveloped, the intent for this character area is to encourage development that is similar in terms of density and intensity to established suburban areas.

Urban – The identified *Urban Character Area* includes residential, commercial, institutional and other uses located within the cities. These areas generally fall between *Urban Core* and *Suburban* areas. Compact and connected street networks and an older generation of residential and commercial development differentiates *Urban* areas from *Suburban* areas.

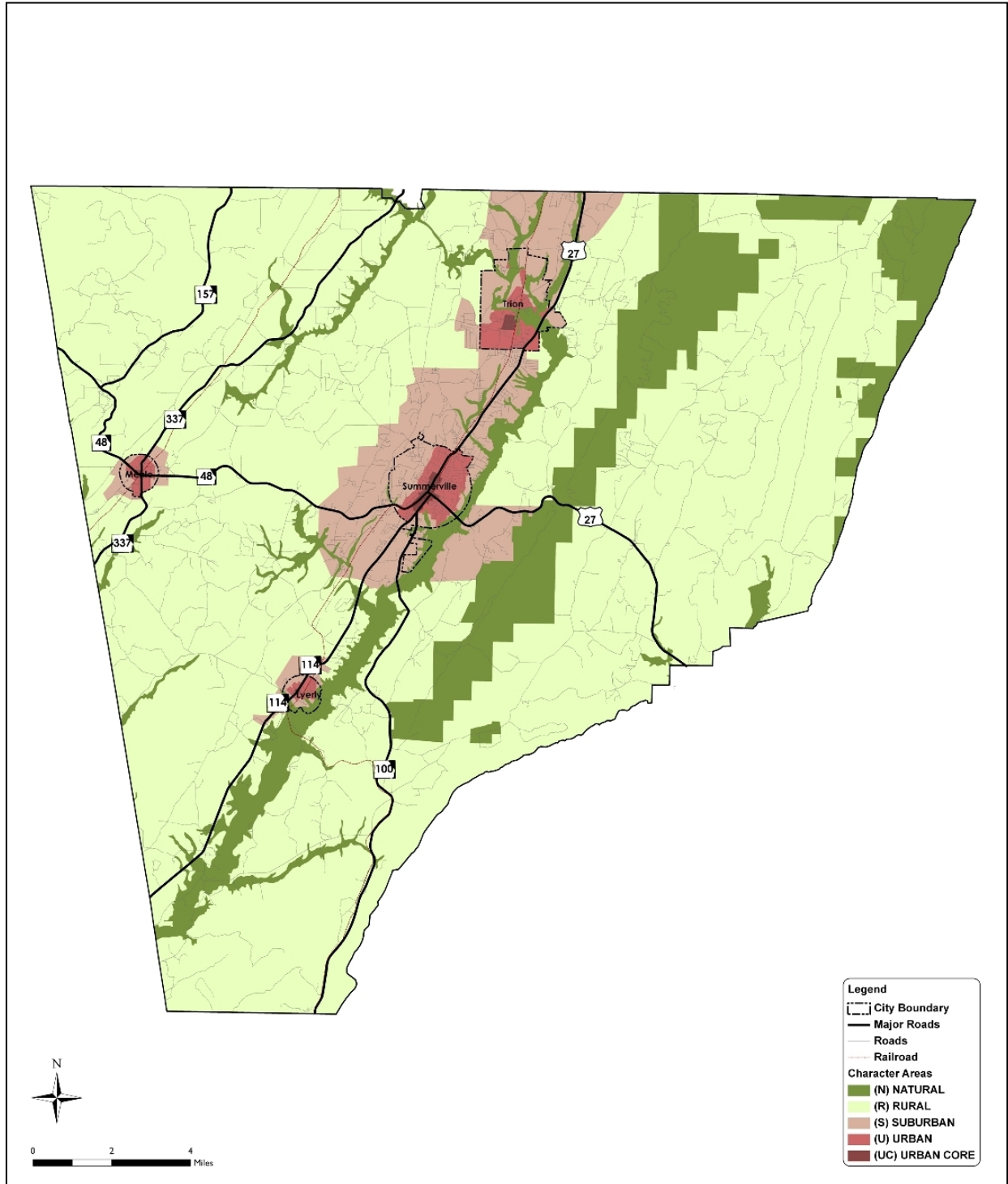
Urban Core – *Urban Core Character Area* locations include historic downtown areas. Development intensity differs within each city for these areas, so the future intent described in the *Community Agenda* will likely vary. For now, however, these represent the most densely-developed and compact areas of each. The intent is to enhance these areas in ways to make walking safer and easier and to protect each city's sense of place.

District – While no areas are shown as *District Character Area* on the Recommended Character Area Map, the planning team will introduce this concept and facilitate discussions with the public at visioning workshops to determine appropriate areas that fall outside of the basic Development Categories that currently provide the framework for the Recommended Character Areas. *District Character Area* will most likely be employed for identifying existing and/or potential areas for industrial activities to promote the long-term economic health of the community.

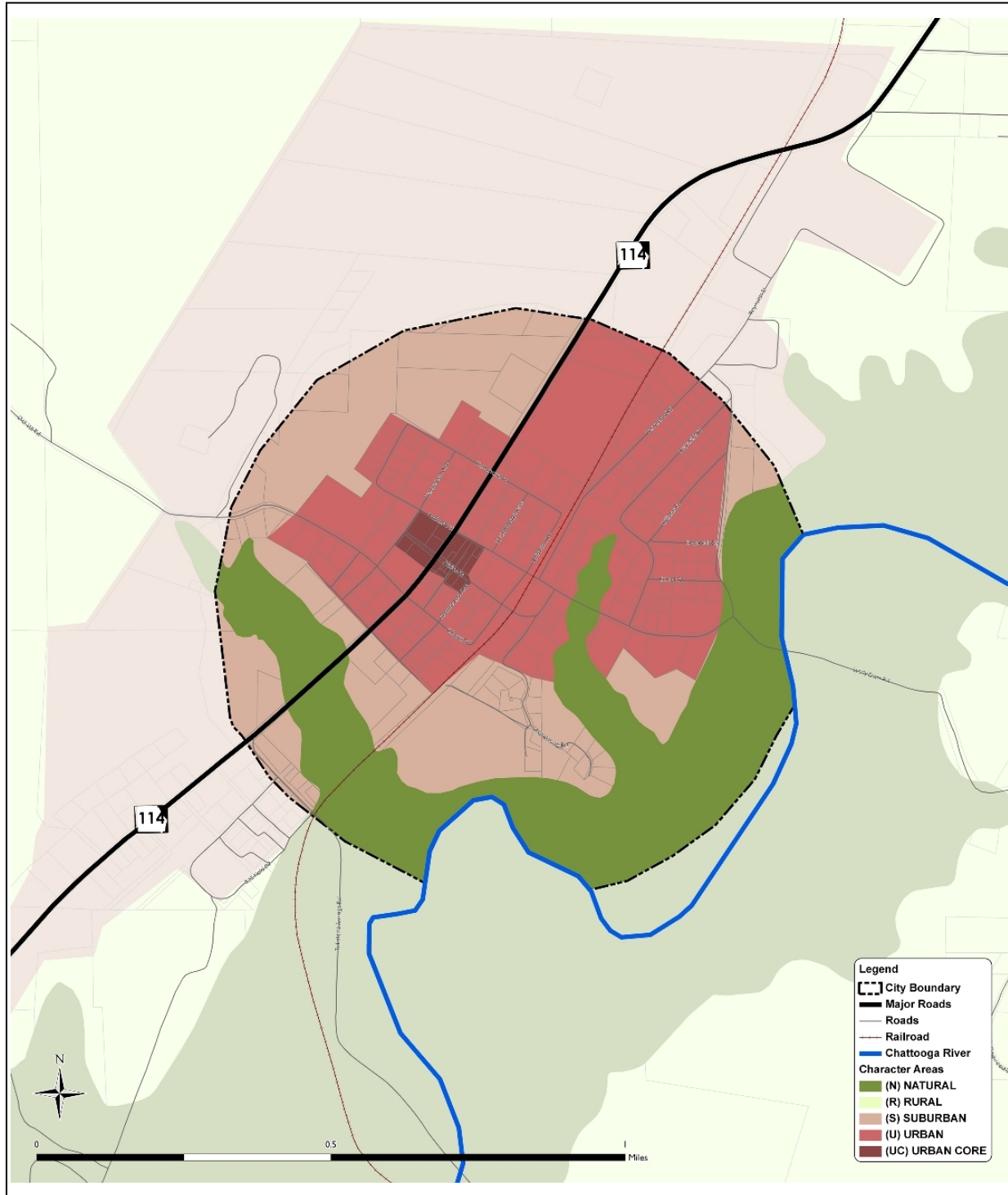
Figure 3 Recommended Character Areas Descriptions

Character Area Description						
N	<p>NATURAL</p> <p>Applies to the least developed areas in a community and includes undeveloped natural areas and environmentally sensitive areas such as natural water bodies, floodways, important soils and steep slopes.</p>					
R	<p>RURAL</p> <p>Applies to areas defined by natural areas, agricultural uses, low density residential uses and limited low intensity non-residential uses that support the rural lifestyle.</p>					
S	<p>SUBURBAN</p> <p>Applies to areas that represent a transition from natural areas to denser urban areas. Defined by a moderate level of connectivity and lower density development that balances natural and built features.</p>					
U	<p>URBAN</p> <p>Applies to urban areas that include a mixture of uses and that are within walking distance of activity centers and neighborhood-scaled green spaces.</p>					
UC	<p>URBAN CORE</p> <p>Applies to areas with the highest density and intensity of uses typical of a city downtown.</p>					

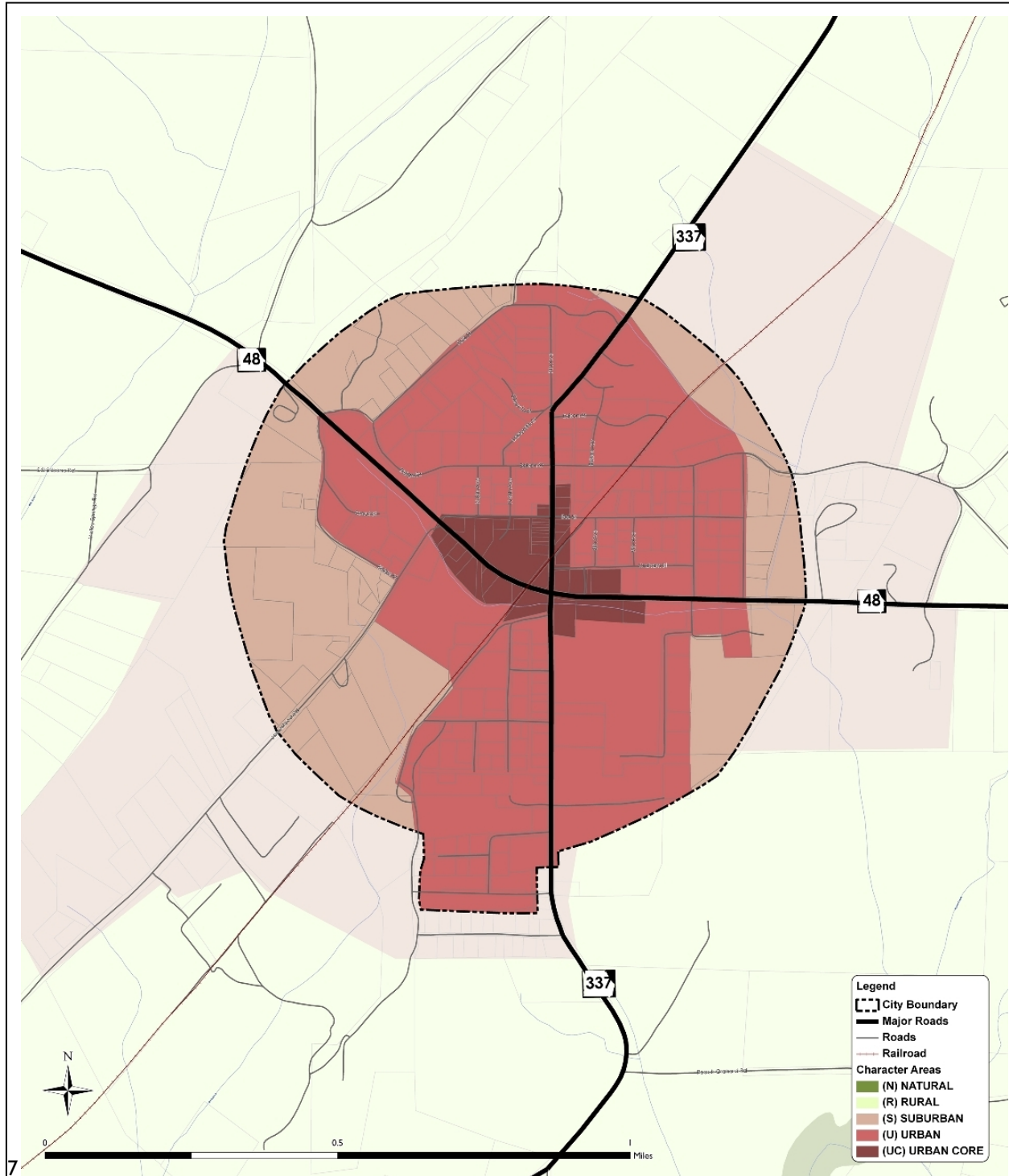
Map II Recommended Character Areas: Chattooga County



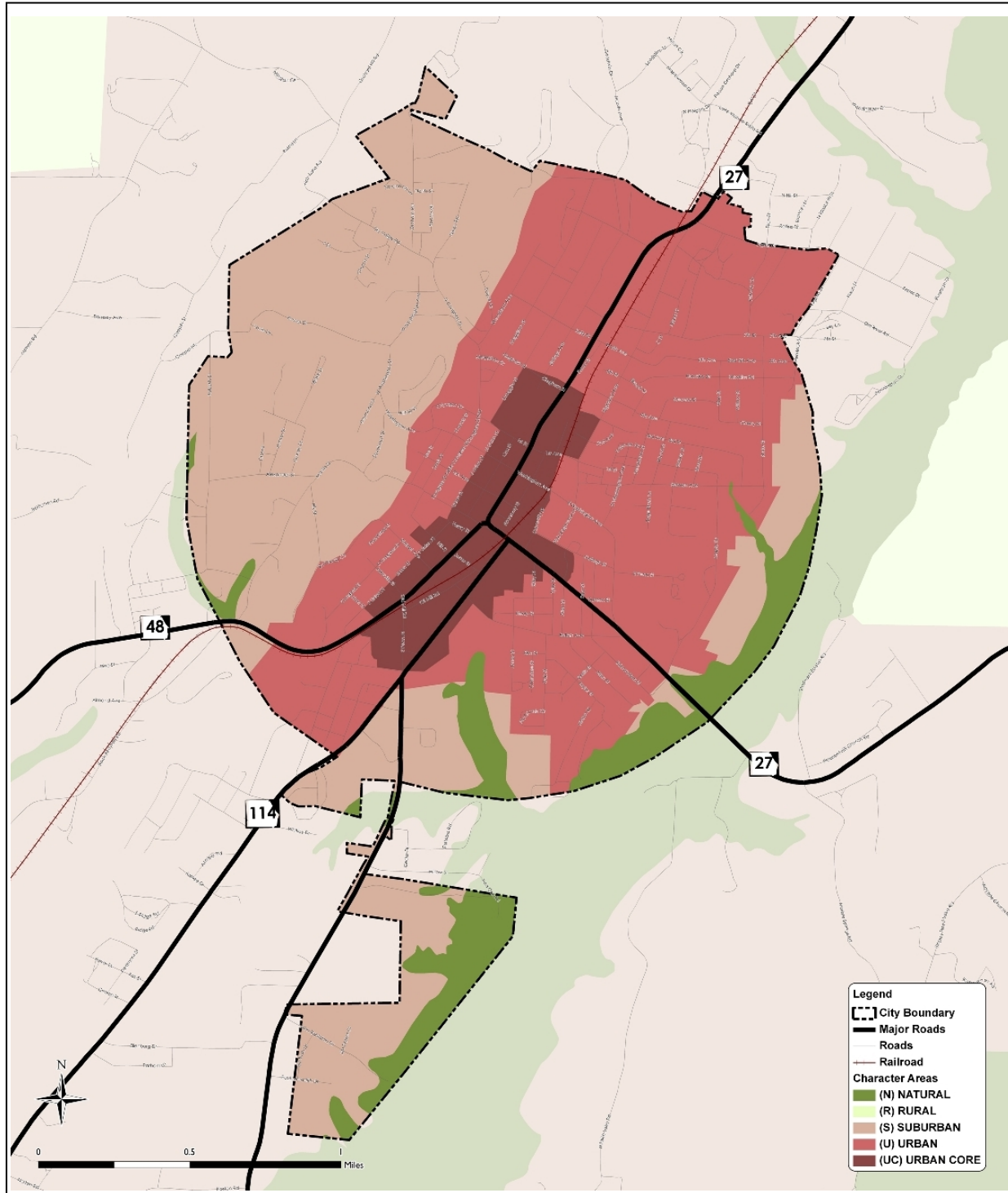
Map 12 Recommended Character Areas: Town of Lyerly



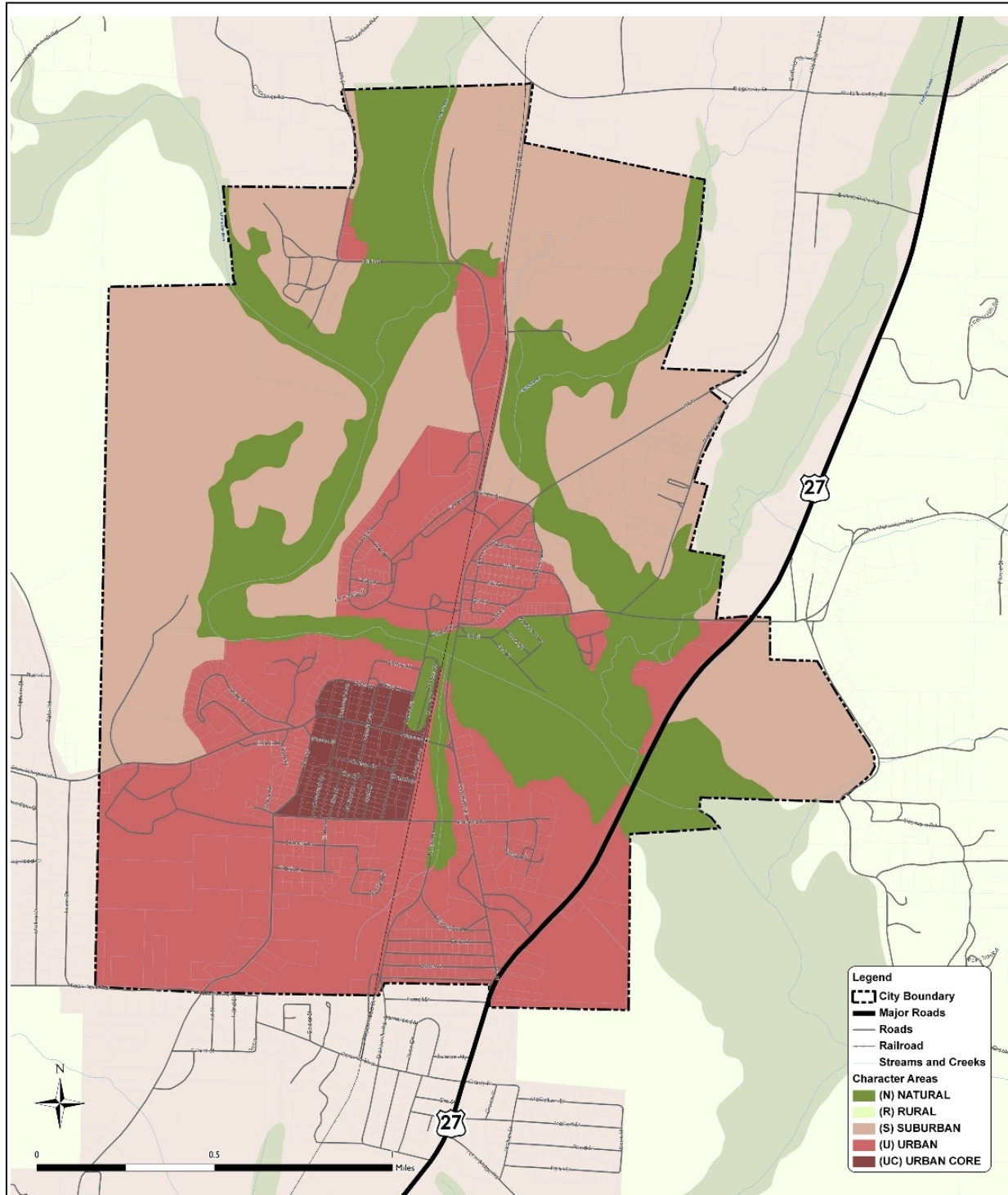
Map 13 Recommended Character Areas: Town of Menlo



Map 14 Recommended Character Areas: City of Summerville



Map 15 Recommended Character Areas: Town of Trion



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ANALYSIS OF CONSISTENCY WITH QUALITY COMMUNITY OBJECTIVES

Evaluation of the community's current policies, activities and development patterns for consistency with the Quality Community Objectives established by Georgia DCA

This chapter presents an evaluation of the community's current policies, activities, and development patterns for consistency with the Quality Community Objectives (QCO) contained in the State Planning Goals and Objectives. DCA's The QCO Analysis (see Table 8) evaluates local government progress toward reaching these objectives. It consists of a series of questions associated with each objective. The "Y" represents an answer of "yes," while the "N" means an answer of "no." Additional notes that provide information are included in the comments column for some of the questions. Responses for Chattooga County are shown as *CC*, Lyerly as *L*, Menlo as *M*, Summerville as *S*, and Trion as *T*.

Table 10 Quality Community Objectives Analysis

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

Infill Development						
Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.						
Question	CC	L	M	S	T	Comment
1. We have an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.	Y	N	Y	Y	N	
2. We are working to promote Brownfield redevelopment.	Y	N	N	Y	N	
3. We are working to promote greyfield redevelopment.	Y	N	N	Y	N	
4. We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road).	N	N	N	N	N	
5. Our community allows small lot development (5,000 square feet or less) for some uses.	Y	Y	Y	Y	Y	
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	CC	L	M	S	T	Comment
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.	N	N	N	Y	Y	
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.	Y	Y	Y	Y	Y	
3. We have ordinances to regulate the aesthetics of development in our highly visible areas.	Y	N	N	Y	N	
4. We have ordinances to regulate the size and type of signage in our community.	Y	N	N	Y	Y	
5. We offer a development guidebook that illustrates the type of new development we want in our community.	N	N	N	N	N	
6. If applicable, our community has a plan to protect designated farmland.	N	N	N	N	N	
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	CC	L	M	S	T	Comment
1. We have public transportation in our community.	Y	Y	Y	Y	Y	
2. We require that new development connects with existing development through a street network, not a single entry/exit.	N	N	N	N	N	
3. We have a good network of sidewalks to allow people to walk to a variety of destinations.	N	N	Y	Y	Y	
4. We have a sidewalk ordinance that requires all new development to provide user-friendly sidewalks.	N	N	N	N	N	
5. We require that newly built sidewalks connect to existing sidewalks wherever possible.	N	Y	N	N	N	
6. We have a plan for bicycle routes through our community.	Y	Y	Y	Y	Y	ALL: Regional Bike Plan
7. We allow commercial and retail development to share parking areas wherever possible.	Y	Y	Y	Y	Y	

Regional Identity						
Regions should promote and preserve an “identity,” defined in terms of traditional regional architecture, common economic linkages that bind the region together, or other shared characteristics.						
Question	CC	L	M	S	T	Comment
1. Our community is characteristic of the region in terms of architectural styles and heritage.	Y	N	Y	N	Y	
2. Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.	Y	Y	N	N	Y	
3. Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal, etc.).	Y	Y	N	Y	Y	
4. Our community participates in the Georgia Department of Economic Development’s regional tourism partnership.	Y	Y	N	Y	Y	
5. Our community promotes tourism opportunities based on the unique characteristics of our region.	Y	Y	N	Y	Y	
6. Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment and education.	Y	Y	N	Y	Y	
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	CC	L	M	S	T	Comment
1. We have designated historic districts in our community.	N	N	N	Y	N	
2. We have an active historic preservation commission.	N	N	N	N	N	
3. We want new development to complement our historic development; ordinances are in place to ensure this.	N	Y	N	Y	N	
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.						
Question	CC	L	M	S	T	Comment
1. Our community is actively preserving greenspace, either through direct purchase or by encouraging set-asides in new development.	N	N	N	Y	N	
2. We have a local land conservation program, or we work with state or national land conservation programs, to preserve environmentally important areas.	N	Y	N	N	N	
3. We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.	N	N	N	N	N	

Environmental Preservation

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

Question	CC	L	M	S	T	Comment
1. Our community has a comprehensive natural resources inventory.	N	N	N	N	N	
2. We use this resource inventory to steer development away from environmentally sensitive areas.	N	N	N	N	N	
3. We have identified our defining natural resources and taken steps to protect them.	Y	Y	Y	Y	Y	
4. Our community has adopted and enforces the applicable "Part V" environmental ordinances	N	N	Y	N	N	
5. Our community has a tree preservation ordinance which is actively enforced.	N	N	N	N	N	
6. We have a tree-replanting ordinance for new development.	N	N	N	N	N	
7. We are using stormwater best management practices for all new development.	Y	Y	N	Y	Y	
8. We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.).	Y	Y	Y	Y	Y	

Growth Preparedness

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

Question	CC	L	M	S	T	Comment
1. We have population projections for the next 20 years that we refer to when making infrastructure decisions.	N	N	N	N	N	
2. Our local governments, the local school board, and other decision-making entities use the same population projections.	N	N	N	N	N	
Question	CC	L	M	S	T	Comment
3. Our elected officials understand the land-development process in our community.	Y	Y	N	Y	Y	
4. We have reviewed our development regulations and/or zoning code recently, and believe that our ordinances will help us achieve our QCO goals.	N	N	N	N	N	
5. We have a Capital Improvements Program that supports current and future growth.	N	Y	Y	Y	N	
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.	N	N	N	N	N	
7. We have clearly understandable guidelines for new development.	Y	Y	Y	Y	Y	
8. We have a citizen-education campaign to allow all interested parties to learn about development processes in our community.	N	N	N	Y	Y	
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.	N	N	N	Y	Y	
10. We have a public-awareness element in our comprehensive planning process.	Y	Y	Y	Y	Y	

Appropriate Businesses

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

Question	CC	L	M	S	T	Comment
1. Our economic development organization has considered our community's strengths, assets and weaknesses, and has created a business development strategy based on them.	Y	Y	Y	Y	Y	ALL: Chattooga County Chamber of Commerce and the Joint Economic Development Authority
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.	Y	Y	Y	Y	Y	
3. We recruit firms that provide or create sustainable products.	Y	Y	Y	Y	Y	
4. We have a diverse jobs base, so that one employer leaving would not cripple our economy.	N	N	N	N	N	

Employment Options

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

Question	CC	L	M	S	T	Comment
1. Our economic development program has an entrepreneur support program.	Y	Y	Y	Y	Y	
2. Our community has jobs for skilled labor.	Y	Y	Y	Y	Y	
3. Our community has jobs for unskilled labor.	Y	Y	Y	Y	Y	
4. Our community has professional and managerial jobs.	Y	Y	Y	Y	Y	

Housing Choices

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

Question	CC	L	M	S	T	Comment
1. Our community allows accessory units like garage apartments or mother-in-law units.	Y	Y	Y	Y	Y	
2. People who work in our community can also afford to live in the community.	Y	Y	Y	Y	Y	
3. Our community has enough housing for each income level (low, moderate and above-average).	Y	N	Y	Y	Y	
4. We encourage new residential development to follow the pattern of our original town, continuing the existing street design and maintaining small setbacks.	Y	Y	Y	Y	Y	
5. We have options available for loft living, downtown living, or "neo-traditional" development.	N	N	N	Y	N	
6. We have vacant and developable land available for multifamily housing.	Y	N	Y	Y	Y	
7. We allow multifamily housing to be developed in our community.	Y	Y	Y	Y	Y	
8. We support community development corporations that build housing for lower-income households.	Y	Y	Y	Y	Y	
9. We have housing programs that focus on households with special needs.	N	N	Y	Y	Y	
10. We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.	Y	Y	Y	Y	Y	

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	CC	L	M	S	T	Comment
1. Our community provides workforce training options for its citizens.	Y	N	Y	Y	Y	
2. Our workforce training programs provide citizens with skills for jobs that are available in our community.	Y	N	Y	Y	Y	
3. Our community has higher education opportunities, or is close to a community that does.	Y	Y	Y	Y	Y	ALL: Rome, Dalton, Chattooga
4. Our community has job opportunities for college graduates, so that our children may live and work here if they choose.	Y	N	Y	Y	N	

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	CC	L	M	S	T	Comment
1. We participate in regional economic development organizations.	Y	Y	Y	Y	Y	
2. We participate in regional environmental organizations and initiatives, especially regarding water quality and quantity issues.	Y	Y	Y	Y	Y	
3. We work with other local governments to provide or share appropriate services (e.g. such as transit, libraries, special education, tourism, parks and recreation, emergency response, E-911, homeland security, etc.)	Y	Y	Y	Y	Y	
4. Our community thinks regionally, especially in terms of land use, transportation and housing, understanding that these go beyond local government borders.	Y	Y	Y	Y	Y	

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.

Question	CC	L	M	S	T	Comment
1. We plan jointly with our cities and county for comprehensive planning purposes.	Y	Y	Y	Y	Y	
2. We are satisfied with our Service Delivery Strategy.	Y	Y	Y	Y	Y	
3. We initiate contact with other local governments and institutions in our region in order to find solutions to common problems, or to craft region-wide strategies.	Y	Y	Y	Y	Y	
4. We meet regularly with neighboring jurisdictions to maintain contact, build connections, and discuss issues of regional concern.	V					

Analysis of Supporting Data



Analysis of
Supporting Data

CHATTOOGA COUNTY
Joint Comprehensive Plan 2011-2031

Community Assessment
Appendix:
Analysis of Supporting Data

Prepared for:

Northwest Georgia Regional Commission
Rome, Georgia

By:



MACTEC Engineering and Consulting, Inc.
Atlanta, Georgia

Approved by DCA: May 4, 2010
Prepared and submitted to DCA: February 2010

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INTRODUCTION

Introduction to the Analysis of Supporting Data for Chattooga County and the municipalities of Lyerly, Menlo, Summerville and Trion

The *Community Assessment Appendix: Analysis of Supporting Data* follows the guidelines of the Rules of Georgia Department of Community Affairs (DCA), Chapter 110-12-1, Standards and Procedures for Local Comprehensive Planning, effective May 1, 2005. This document presents the full collection of analysis and supporting data that provides the backbone of the *Community Assessment*. Maps referenced throughout this appendix can be found in Chapter 9: Atlas of Maps.

Chattooga County is part of the Northwest Georgia Regional Commission, as defined by DCA. The Northwest Georgia Region, referred to as the *region* in this report, includes the following 15 counties: Bartow, Catoosa, Chattooga, Dade, Fannin, Floyd, Gilmer, Gordon, Haralson, Murray, Paulding, Pickens, Polk, Walker and Whitfield.

Chattooga County covers approximately 317 square miles of predominantly rural landscape and includes the municipalities of Lyerly, Menlo, Summerville (the county seat) and Trion.

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POPULATION

Identification of trends and issues in population growth and significant changes in the demographic characteristics of the community

2.1. Total Population

2.1.1. Historic Population

Created by an act of the Georgia General Assembly in 1838, Chattooga County's population has grown slowly, yet steadily throughout its history. The county's U.S. Census Bureau (Census)-estimated population of 26,891 in 2008 made the county as Georgia's 97th most-populated county.

The county's population dipped slightly from 21,197 in 1950 to 19,954 in 1960 after more than 50 years of steady growth. As shown in Table 2-1, population growth occurred again with each decade following 1960. Estimates prepared by the Census since 2000 show modest growth during the last decade, with population peaking in 2007 at 26,804 and then holding steady at 26,801 in 2008. The growth represented an estimated 1,331-person net population increase, a growth rate of 5.2%, as shown in Tables 2-2.

Table 2-1 Historic Population – County and Cities

Area	1900	1910	1920	1930	1940	1950	1960	1970
Chattooga County	12,952	13,608	14,312	15,407	18,532	21,197	19,954	20,541

Area	1980		1990		2000		2007		2008	
	Total	% of County	Total	% of County	Total	% of County	Total	% of County	Total	% of County
Chattooga County	21,856	100%	22,242	100%	25,470	100%	26,804	100%	26,801	100%
Unincorporated	14,153	64.8%	14,525	65.3%	17,948	70.5%	18,691	69.7%	18,685	69.7%
Lyerly	482	2.2%	493	2.2%	488	1.9%	519	1.9%	519	1.9%
Menlo	611	2.8%	538	2.4%	485	1.9%	529	2.0%	529	2.0%
Summerville	4,878	22.3%	5,025	22.6%	4,556	17.9%	5,006	18.7%	5,010	18.7%
Trion	1,732	7.9%	1,661	7.5%	1,993	7.8%	2,059	7.7%	2,058	7.7%

Source: U.S. Census Bureau Annual Estimates of the Population for Counties of Georgia: April 1, 2000 to July 1, 2008; Annual Estimates of the Population for Places of Georgia: April 1, 2000 to July 1, 2008

Table 2-2 Historic Population Growth Rates – County and Cities

Area	1980-1990		1990-2000		2000-2008		1980-2008	
	% Change	Ave. Annual Rate	% Change	Ave. Annual Rate	% Change	Ave. Annual Rate	% Change	Ave. Annual Rate
Chattooga County	1.8%	0.2%	14.5%	1.4%	5.2%	0.6%	22.6%	0.7%
Unincorporated	2.6%	0.3%	23.6%	2.1%	4.1%	0.5%	32.0%	1.0%
Lyerly	2.3%	0.2%	-1.0%	-0.1%	6.4%	0.8%	7.7%	0.3%
Menlo	-11.9%	-1.3%	-9.9%	-1.0%	9.1%	1.1%	-13.4%	-0.5%
Summerville	3.0%	0.3%	-9.3%	-1.0%	10.0%	1.2%	2.7%	0.1%
Trion	-4.1%	-0.4%	20.0%	1.8%	3.3%	0.4%	18.8%	0.6%

Source: U.S. Census Bureau Annual Estimates of the Population for Counties of Georgia: April 1, 2000 to July 1, 2008; Annual Estimates of the Population for Places of Georgia: April 1, 2000 to July 1, 2008

The population for unincorporated areas of Chattooga County grew 32.0% between 1980 and 2008. Unincorporated area residents comprised 69.7% of the county's 2008 total population. The remaining 21.3% resided within one of the four municipalities. Among those, Summerville, the county seat and largest city, experienced a 2.7% population increase from 1980 to 2008 – from 4,878 in 1980 to 5,010 in 2008. Summerville's 2008 population made up 18.7% of the county's total population. Trion, the county's second largest city, grew from 1,732 residents in 1980 to 2,058 residents in 2008, an increase of 18.8%. Lyerly grew by 7.7% during the same period increasing its total population from 482 to 519. Menlo lost population during the 1980s and 1990s, but has since experienced modest population growth. The town's population fell by 13.4% from 1980 to 2008, but grew by 9.1% from 2000 to 2008.

2.1.2. Population Growth in Surrounding Counties

Chattooga County's net population increase of 1,331 between 2000 and 2008, a 5.2% change, fell in line with neighboring counties, but well behind that of the region and state. As shown in Table 2-3, Chattooga County and its surrounding counties each experienced growth rates of 6.3% or less while the region and state grew by 19.7% and 18.3%, respectively. DeKalb County, Alabama experienced the highest rate of growth of all of surrounding counties, while Cherokee County, Alabama experienced the lowest growth rate.

Table 2-3 Population Trends – County, Surrounding Counties, Region and State

Area	Total Population			1990-2000		2000-2008	
	1990	2000	2008	% Change	Ave. Annual Rate	% Change	Ave. Annual Rate
Chattooga County	22,242	25,470	26,801	14.5%	1.4%	5.2%	0.6%
Walker County	58,310	61,053	64,799	4.7%	0.5%	6.1%	0.7%
Floyd County	81,251	90,565	95,980	11.5%	1.1%	6.0%	0.7%
Cherokee County, AL	19,543	23,988	24,545	22.7%	2.1%	2.3%	0.3%
DeKalb County, AL	54,651	64,452	68,515	17.9%	1.7%	6.3%	0.8%
Northwest Georgia Region	548,220	697,410	834,862	27.2%	2.4%	19.7%	2.3%
State of Georgia	6,478,216	8,186,453	9,685,744	26.4%	2.4%	14.4%	1.7%

Source: U.S. Census Bureau Annual Estimates of the Population for Counties of Georgia (and Alabama)

2.1.3. Components of Population Change

The demographic components of population change are natural increase and net migration. Natural increase represents the difference between an area's births and deaths during a given period of time. Net migration represents the difference between the total number of those who move to the area and those who move away from the area. As shown in Table 2-4, Chattooga County population growth depended more heavily on net migration between 2000 and 2008 than that of the region and state. Net migration represented 83.5% of the total population change, compared to 68.5% and 52.4% for the state and region, respectively. Northern neighbor Walker County, which is part of the Chattanooga TN-GA MSA and benefited from residents moving from Chattanooga and Hamilton County, Tennessee, also depended more heavily on net migration than Chattooga County. Net migration represented 89.4% of Walker County's total population change.

Table 2-4 Components of Population Change – County, Surrounding Georgia Counties, Region and State

Area	Total Population Change ¹	Natural Increase		Net Migration	
		Total	% of Total Pop Change	Total	% of Total Pop. Change
Chattooga County	1,331	337	25.3%	1,112	83.5%
Walker County	3,749	672	17.9%	3,351	89.4%
Floyd County	5,415	3,408	62.9%	2,484	45.9%
Cherokee County, AL	559	-120	-21.5%	790	141.3%
DeKalb County, AL	4,061	2,284	56.2%	2,054	50.6%
Northwest Georgia Region	136,403	46,036	33.7%	93,451	68.5%
State of Georgia	1,498,932	605,129	40.4%	785,691	52.4%

¹ Total population change includes a residual. This residual represents the change in population that cannot be attributed to any specific demographic component. See State and County Terms and Definitions at <http://www.census.gov/popest/topics/terms/states.html>.

Note: The April 1, 2000 estimates base reflects changes to the Census 2000 population resulting from legal boundary updates, other geographic program changes, and Count Question Resolution actions. All geographic boundaries for the 2008 population estimates series are defined as of January 1, 2008.

Source: U.S. Census Bureau, Cumulative Estimates of the Components of Resident Population Change for Counties of Georgia (as well as Alabama and Tennessee)

2.1.4. Population Projections

Table 2-5 presents a variety of published population projections for Chattooga County, including those prepared by the Northwest Georgia Regional Commission (NWGRC)(previously North Georgia Regional Development Center and Coosa Valley Regional Development Center), the University of Georgia (on behalf of the Coosa North Water Planning Region), DCA and the Georgia Office of Budget and Planning estimates prepared in 2010.

Population projections for Chattooga County will be examined thoroughly during production of the *Community Agenda* in order to develop a specific population projection from which to base other planning decisions associated with land use and transportation. It is important to note that long-range population projections for cities and unincorporated Chattooga County will likely be statistically impacted by annexation (i.e. when a city annexes population that was previously in unincorporated Chattooga County, the population for the city increases while the population for the unincorporated areas decreases).

Table 2-5 Population Projections – Multiple Sources

Year	Northwest Georgia Regional Plan ¹	Coosa North Water Planning Region ²	DCA Low ³	DCA Middle ⁴	DCA High ⁵	OPB ⁶	Exponential Projection ⁷
2010	27,618	28,735	26,374	27,277	28,181	27,335	26,899
2015	28,977		26,599	28,181	30,213	28,497	27,894
2020	29,679	32,205	26,825	29,084	32,246	30,773	28,888
2025	30,087		26,938	29,988	35,296	32,657	29,883
2030	30,291	35,621	27,051	30,891	38,345	34,557	30,878
Growth Rate 2000-2030	18.9%	39.9%	4.4%	17.1%	42.9%	35.7%	19.2%
Ave. Annual Growth Rate 2000-30	0.6%	1.1%	0.2%	0.6%	1.4%	1.0%	0.6%

¹ Projections prepared for the Northwest Georgia Regional Plan (2004)

² Projections prepared by the University of Georgia for the Coosa North Water Planning Region and Counties

³ DCA projections based on the historical average rate of change from 1980 to 2000. DCA Low projection uses a 0.5 multiplier, which means the historical rate of change decreases every 10 years beginning in 2000.

⁴ DCA projections based on historical average rate of change from 1980 to 2000. DCA Middle projection uses a 1.0 multiplier, which means the historical rate of change stays constant.

⁵ DCA projections based on historical average rate of change from 1980 to 2000. DCA High projection uses a 1.5 multiplier, which means the historical rate of change increases by 50% every 10 years beginning in 2000.

⁶ 2030 Population Projections – Georgia Counties: Georgia Office of Planning and Budget (OPB) 2010.

⁷ Exponential Growth Rate based on percent 0.8% average annual growth rate recorded from 1980 to 2000.

Source: Northwest Georgia Regional Commission, University of Georgia, DCA, OPB, MACTEC

2.1.5. Household Size

Chattooga County's average household size dropped to 2.49 persons per household in 2000, which is slightly lower than the region's 2.62 and the state's 2.65 persons per household. Average household size does not include those living in group quarters. The smaller household size reflects both state and national trends. However, data from the American Community Survey (ACS) presented in Table 2-6 shows an average household size increase to 2.92 in 2008 (from the ACS 2006-2008 three-year estimate). More data is needed to better understand if there has been a reversal in the household size decline. The 2010 Census, based on an actual count of households rather than the sample data used to prepare the ACS, will provide those answers. The 2010 Census data, however, will not be available until at least 2011.

Table 2-6 Average Household Size Historical – County, Cities, Region and State

Year	Chattooga County	Lyerly	Menlo	Summerville	Trion	Northwest Georgia Region	State of Georgia
1980	2.81	2.63	2.52	2.68	2.5	2.89	2.84
1990	2.61	2.69	2.37	2.45	2.45	2.61	2.66
2000	2.49	2.42	2.12	2.39	2.4	2.62	2.65
2008	2.92	NA	NA	NA	NA	NA	2.69

Source: U.S. Census Bureau: 2000; American Community Survey 2008 (2006-2008 three-year estimate – for state and county only); DCA 2009

Projections provided in Table 2-7 show that the average household size should hold steady in Chattooga County during the next 15 years, which is consistent with projected trends for the region and state.

Table 2-7 Average Household Size Projections – County, Region and State

Year	Chattooga County	Northwest Georgia Region	State of Georgia
2010	2.42	2.56	2.63
2015	2.41	2.54	2.62
2020	2.42	2.56	2.61
2025	2.44	2.58	NA

Source: U.S. Census Bureau: 2000 Census; DCA 2009 (for state), Northwest Georgia Regional Plan (for county and region)

2.2. Age

2.2.1. Age Distribution

Age distribution affects a variety of needs and services as the county and cities plan for the future. Changes in age groups below 19 years impact services aimed at children (e.g. schools, parks and recreation, social services, etc.). Changes in those over 85 years impact social services provided for seniors and the health care industry. Table 2-8 presents the historical age distribution for Chattooga County. The *under 5 years*, *5-to-9 years*, *20-to-24-years* and *65-to-74 years* age groups each lost population from 2000 to 2008. With the exception of the *65-to-74 years* age group, all other groups of those 60 years and over experienced significant growth from 1990 to 2000 and from 2000 to 2008. The *20-to-24-years* age group decrease this decade extended a trend from the previous decade.

Table 2-8 Historical Age Distribution – County

Age Group	1990		2000		2008		% Change	
	Total	% of Total	Total	% of Total	Total	% of Total	1980-2008	2000-2008
Under 5 years	1,516	6.8%	1,662	6.5%	1,516	5.7%	0.0%	-9.6%
5 to 9 years	1,508	6.8%	1,578	6.2%	1,515	5.7%	0.5%	-4.2%
10 to 14 years	1,624	7.3%	1,615	6.3%	1,935	7.3%	19.2%	16.5%
15 to 19 years	1,744	7.8%	1,690	6.6%	1,820	6.9%	4.4%	7.1%
20 to 24 years	1,552	7.0%	1,838	7.2%	1,498	5.6%	-3.5%	-22.7%
25 to 34 years	3,235	14.5%	3,759	14.8%	4,306	16.2%	33.1%	12.7%
34 to 44 years	3,039	13.7%	3,871	15.2%	3,633	13.7%	19.5%	-6.6%
45 to 54 years	2,431	10.9%	3,305	13.0%	3,565	13.4%	46.6%	7.3%
55 to 59 years	1,164	5.2%	1,357	5.3%	1,505	5.7%	29.3%	9.8%
60 to 64 years	1,118	5.0%	1,154	4.5%	1,345	5.1%	20.3%	14.2%
65 to 74 years	1,988	8.9%	1,998	7.8%	1,937	7.3%	-2.6%	-3.1%
75 to 84 years	1,073	4.8%	1,275	5.0%	1,600	6.0%	49.1%	20.3%
85 years and older	250	1.1%	368	1.4%	391	1.5%	56.4%	5.9%
Total	22,242	100%	25,470	100%	26,566	100%	19.4%	4.1%

Source: U.S. Census Bureau 1980, 1990, 2000; American Community Survey 2008 (represents 2006-2008 three-year estimates)

Table 2-9 shows Chattooga County's share of the population for each age group relative to that of each group in the state and nation in 2008.

Table 2-9 Age Distribution Comparison – County, State and Nation 2008

Age Groups	Chattooga County	State of Georgia	United States
Under 5 years	5.7%	7.6%	6.9%
5 to 9 years	5.7%	7.2%	6.6%
10 to 14 years	7.3%	7.2%	6.8%
15 to 19 years	6.9%	7.3%	7.2%
20 to 24 years	5.6%	6.9%	6.9%
25 to 34 years	16.2%	14.1%	13.3%
34 to 44 years	13.7%	15.4%	14.3%
45 to 54 years	13.4%	14.2%	14.6%
55 to 59 years	5.7%	5.7%	6.0%
60 to 64 years	5.1%	4.5%	4.8%
65 to 74 years	7.3%	5.6%	6.5%
75 to 84 years	6.0%	3.2%	4.4%
85 years and older	1.5%	1.2%	1.7%

Source: American Community Survey 2008 (2006-2008 three-year estimate)

2.2.2. Median Age

The median age for Chattooga County increased from 32.3 years in 1980 to 36.6 years by 2008, making it slightly older than the region, state and in line with the national median age, as shown in Table 2-10.

Table 2-10 Median Age – County, Region, State and Nation

Year	Chattooga County	Northwest Georgia Region	State of Georgia	United States
1980	32.3	30.1	28.6	30.0
1990	34.8	33.5	31.6	32.6
2000	36.5	35.7	33.4	35.3
2008	36.6	Not available	34.8	36.7

Source: U.S. Census Bureau: 2000 Census; DCA 2009 (state), Northwest Georgia Regional Plan (county and region), American Community Survey 2008 (2006-2008 three-year estimate)

The anticipated shifts in the overall age distribution of residents in Chattooga County are not predicted to change significantly in the next 20 years. The population in each age group is projected to see continued growth, increasing significantly the number of retirement-age and school-age residents. Therefore, changes in the age distribution alone are not significant enough to warrant major policy changes or county improvements. While the proportion may remain relatively constant, the rate of growth in total population for the county will lead to growth in the real population number for each age group and these increases will impact the service demands for each group.

2.3. Race and Ethnicity

2.3.1. Racial and Ethnic makeup

White residents made up the largest share of the population in Chattooga County with an estimated 87.6% in 2008, as shown in Table 2-11 and Table 2-12. The percentage of non-white population remained relatively stable from 1990 to 2008. White residents made up more than 96% of the total population for Lyerly, Menlo and Trion. African American residents make up 25.3% of Summerville's total population.

The Census does not define *persons of Hispanic origin (Hispanic)* as a race, but accounts for this population under ethnicity. As a result, *Hispanic* residents generally make up portions of more than one racial group. The figures included with this analysis include *Hispanic* population with the various racial groups for comparison purposes. *Hispanic* population increased from 2.1% in 2000 to 3.3% of the total county population by 2008. *Hispanic* population grew from 75 residents in 1990 to an 897 in 2008. Providing bilingual services and education present a service challenge for each jurisdiction.

Table 2-11 Race and Hispanic Origin Total Population

Area	Category	Total Population	Population By Race ¹					Persons of Hispanic origin
			White	African American	American Indian/ Alaska Native	Asian or Pacific Islander	Other and Multi-Racial	
Chattooga County	1990	22,242	20,220	1,941	40	24	17	75
	2000	25,470	22,084	2,856	20	36	474	537
	2008	26,801	23,473	2,916	27	106	213	897
	% Change 1990-2000	14.5%	9.2%	47.1%	-50.0%	50.0%	2688.2%	616.0%
	% Change 2000-2008	5.2%	6.3%	2.1%	35.0%	194.4%	-55.1%	67.0%
Unincorporated	1990	14,525	13,883	586	37	8	11	44
	2000	17,948	16,073	1,615	14	20	226	196
	% Change 1990-2000	23.6%	15.8%	175.6%	-62.2%	150.0%	1954.5%	345.5%
Lyerly	1990	493	492	1	0	0	0	0
	2000	488	452	16	3	0	17	3
	% Change 1990-2000	-1.0%	-8.1%	1500.0%	NA	NA	NA	NA
Menlo	1990	538	517	18	0	0	3	3
	2000	485	468	16	0	0	1	2
	% Change 1990-2000	-9.9%	-9.5%	-11.1%	NA	NA	-66.7%	-33.3%
Summerville	1990	5,025	3,720	1,291	2	9	3	21
	2000	4,556	3,283	1,153	3	7	110	72
	% Change 1990-2000	-9.3%	-11.7%	-10.7%	NA	-22.2%	3566.7%	242.9%
Trion	1990	1,661	1,608	45	1	7	0	7
	2000	1,993	1,808	56	0	9	120	264
	% Change 1990-2000	20.0%	12.4%	24.4%	NA	NA	5.0%	3671.4%

¹Race categories are for that particular race "alone"; combined races are included in "other and multi-racial" category

Source: U.S. Census Bureau - Annual County Resident Population Estimates by Age, Sex, Race and Hispanic Origin: April 1, 2000 to July 1, 2008

Table 2-12 Race and Hispanic Origin Share of Population

Area	Year	Population By Race ¹					Persons of Hispanic origin
		White	African American	American Indian/ Alaska Native	Asian or Pacific Islander	Other and Multi-Racial	
Chattooga County	1990	90.9%	8.7%	0.2%	0.1%	0.1%	0.3%
	2000	86.7%	11.2%	0.1%	0.1%	1.9%	2.1%
	2008	87.6%	10.9%	0.1%	0.4%	0.8%	3.3%
Unincorporated	1990	95.6%	4.0%	0.3%	0.1%	0.1%	0.3%
	2000	89.6%	9.0%	0.1%	0.1%	1.3%	1.1%
Lyerly	1990	99.8%	0.2%	0.0%	0.0%	0.0%	0.0%
	2000	92.6%	3.3%	0.6%	0.0%	3.5%	0.6%
Menlo	1990	96.1%	3.3%	0.0%	0.0%	0.6%	0.6%
	2000	96.5%	3.3%	0.0%	0.0%	0.2%	0.4%
Summerville	1990	74.0%	25.7%	0.0%	0.2%	0.1%	0.4%
	2000	72.1%	25.3%	0.1%	0.2%	2.4%	1.6%
Trion	1990	96.8%	2.7%	0.1%	0.4%	0.0%	0.4%
	2000	90.7%	2.8%	0.0%	0.5%	6.0%	13.2%

¹Race categories are for that particular race "alone"; combined races are included in "other and multi-racial" category

Source: U.S. Census Bureau (SF1); Annual Estimates of Population by Sex, Race and Hispanic or Latino Origin for Counties: April 1, 2000 to July 1, 2008

2.3.2. Race and Ethnicity in Surrounding Counties

As indicated in Tables 2-13 and 2-14, the 2008 Chattooga County population was less racially and ethnically diverse than that of the state. The county's racial demographic mirrored that of Floyd County and was more racially diverse than Walker, Cherokee and DeKalb counties. *Hispanic* share in Chattooga County was similar to Walker and Cherokee counties, but less diverse than Floyd and Walker counties.

Table 2-13 Race and Hispanic Origin of Surrounding Counties 2008

Category	Chattooga County	Floyd County	Walker County	Cherokee County Alabama	DeKalb County Alabama	State of Georgia
Total Population	26,801	95,980	64,799	24,545	68,515	9,363,941
White	23,473	80,268	60,816	22,849	65,471	5,816,513
African America	2,916	12,808	2,848	1,337	1,343	2,794,300
Other race	412	2,904	1,135	359	1,701	753,128
Persons of Hispanic origin	537	7,802	766	309	7,009	696,146

Source: U.S. Census Bureau Annual Estimates of the Resident Population by Sex, Race and Hispanic or Latino Origin for Counties: April 1, 2000 to July 1, 2008

Table 2-14 Race and Hispanic Origin of Surrounding Counties 2008 – By Share of Total Pop.

Category	Chattooga County	Floyd County	Walker County	Cherokee County Alabama	DeKalb County Alabama	State of Georgia
White	87.6%	83.6%	93.9%	93.1%	95.6%	62.1%
African American	10.9%	13.3%	4.4%	5.4%	2.0%	29.8%
Other race	1.5%	3.0%	1.8%	1.5%	2.5%	8.0%
Persons of Hispanic origin	2.0%	8.1%	1.2%	1.3%	10.2%	7.4%

Source: U.S. Census Bureau (Annual Estimates of Population by Sex, Race and Hispanic or Latino Origin for Counties: April 1, 2000 to July 1, 2008)

2.4. Income

2.4.1. Household Income

Household income distribution changes from 1990 to 2008 shifted a larger share of the county's total households to higher income brackets. For example, households earning less than \$10,000 decreased 61.2% while significant increases occurred for households earning over \$50,000 (shown in Tables 2-15, 2-16 and 2-17). Inflation and rising incomes both contributed to these shifts. Median income shown for each \$50,000-plus bracket each increased by 54.9% or more. The \$75,000 to \$99,999 bracket experienced the most significant increase of all brackets – 849.3% (from 69 to 655 households). Income data for 2008 is only available at the county and state level (and not available for the cities).

Table 2-15 Household Income Distribution 1990, 2000 and 2008 – County and State

Household Median Income Category	Chattooga County						State of Georgia				
	1990		2000		2008		% Change 1990-2008	% of Total 1990	% of Total 2000	% of Total 2008	% Change 1990-2008
	Total	% of Total	Total	% of Total	Total	% of Total					
Less than \$10,000	2,044	24.1%	1,284	13.4%	794	9.2%	-61.2%	16.8%	10.1%	7.9%	-11.6%
\$10,000 - \$14,999	1,095	12.9%	824	8.6%	897	10.3%	-18.1%	8.6%	5.9%	5.5%	7.7%
\$15,000 - \$24,999	1,032	12.2%	861	9.0%	816	9.4%	-20.9%	8.9%	5.9%	5.3%	3.0%
\$20,000 - \$29,999	1,654	19.5%	1,702	17.7%	1,349	15.6%	-18.4%	17.1%	12.7%	10.5%	-6.0%
\$30,000 - \$34,999	628	7.4%	745	7.8%	790	9.1%	25.8%	7.9%	6.2%	5.5%	0.8%
\$35,000 - \$39,999	477	5.6%	636	6.6%	466	5.4%	-2.3%	6.8%	5.9%	5.1%	-0.4%
\$40,000 - \$49,999	725	8.6%	1,219	12.7%	758	8.7%	4.6%	11.0%	10.9%	9.6%	0.2%
\$50,000 - \$59,999	475	5.6%	834	8.7%	736	8.5%	54.9%	7.6%	9.2%	8.5%	4.6%
\$60,000 - \$74,999	209	2.5%	684	7.1%	1,232	14.2%	489.5%	6.8%	10.5%	10.5%	14.2%
\$75,000 - \$99,999	69	0.8%	462	4.8%	655	7.6%	849.3%	4.6%	10.4%	12.1%	33.2%
\$100,000 - \$124,999	29	0.3%	201	2.1%	131	1.5%	351.7%	1.7%	5.2%	7.4%	59.4%
\$125,000 - \$149,999	22	0.3%	69	0.7%	22	0.3%	0.0%	0.7%	2.5%	4.2%	87.2%
\$150,000 +	6	0.1%	69	0.7%	22	0.3%	266.7%	1.4%	4.6%	7.8%	95.7%
Total Households	8,465	100%	9,590	100%	8,668	100%	2.4%	100%	100%	100%	13.8%

Source: U.S. Census Bureau 1990,2000; American Community Survey 2008 (2006-2008 three-year estimate)

Table 2-16 Household Income Distribution 1990-2000 – Lyerly and Menlo

Household Median Income Category	Lyerly					Menlo				
	1990		2000		% Change 1990-2000	1990		2000		% Change 1990-2000
	Total	% of Total	Total	% of Total		Total	% of Total	Total	% of Total	
Total Households	194	100%	206	100%	6.2%	232	100%	212	100%	-8.6%
Less than \$10,000	71	36.6%	28	13.6%	-60.6%	86	37.1%	53	25.0%	16.8%
\$10,000 - \$14,999	17	8.8%	21	10.2%	23.5%	33	14.2%	26	12.3%	8.6%
\$15,000 - \$19,999	28	14.4%	4	1.9%	-85.7%	31	13.4%	14	6.6%	8.9%
\$20,000 - \$29,999	28	14.4%	39	18.9%	39.3%	27	11.6%	33	15.6%	17.1%
\$30,000 - \$34,999	14	7.2%	29	14.1%	107.1%	20	8.6%	17	8.0%	7.9%
\$35,000 - \$39,999	10	5.2%	11	5.3%	10.0%	12	5.2%	12	5.7%	6.8%
\$40,000 - \$49,999	21	10.8%	21	10.2%	-	13	5.6%	25	11.8%	11.0%
\$50,000 - \$59,999	-	-	23	11.2%	-	7	3.0%	6	2.8%	7.6%
\$60,000 - \$74,999	3	1.5%	14	6.8%	366.7%	3	1.3%	10	4.7%	6.8%
\$75,000 - \$99,999	2	1.0%	13	6.3%	550.0%	-	-	13	6.1%	4.6%
\$100,000 - \$124,999	-	-	3	1.5%	-	-	-	-	-	1.7%
\$125,000 - \$149,999	-	-	-	-	-	-	-	-	-	0.7%
\$150,000 +	-	-	-	-	-	-	-	3	1.4%	1.4%

Source: U.S. Census Bureau

Table 2-17 Household Income Distribution 1990-2000 – Summerville and Trion

Household Median Income Category	Summerville					Trion				
	1990		2000		% Change 1990-2000	1990		2000		% Change 1990-2000
	Total	% of Total	Total	% of Total		Total	% of Total	Total	% of Total	
Total Households	1,956	100%	1,827	100%	-6.6%	681	100%	799	100%	17.3%
Less than \$10,000	648	33.1%	361	19.8%	-44.3%	144	21.1%	94	11.8%	-34.7%
\$10,000 - \$14,999	269	13.8%	198	10.8%	-26.4%	74	10.9%	98	12.3%	32.4%
\$15,000 - \$19,999	222	11.3%	217	11.9%	-2.3%	89	13.1%	61	7.6%	-31.5%
\$20,000 - \$29,999	386	19.7%	246	13.5%	-36.3%	156	22.9%	145	18.1%	-7.1%
\$30,000 - \$34,999	89	4.6%	93	5.1%	4.5%	37	5.4%	50	6.3%	35.1%
\$35,000 - \$39,999	83	4.2%	113	6.2%	36.1%	41	6.0%	59	7.4%	43.9%
\$40,000 - \$49,999	137	7.0%	258	14.1%	88.3%	68	10.0%	74	9.3%	8.8%
\$50,000 - \$59,999	88	4.5%	147	8.0%	67.0%	28	4.1%	55	6.9%	96.4%
\$60,000 - \$74,999	34	1.7%	74	4.1%	117.6%	29	4.3%	54	6.8%	86.2%
\$75,000 - \$99,999	-	-	62	3.4%	-	9	1.3%	62	7.8%	588.9%
\$100,000 - \$124,999	-	-	31	1.7%	-	3	0.4%	24	3.0%	700.0%
\$125,000 - \$149,999	-	-	15	0.8%	-	3	0.4%	14	1.8%	366.7%
\$150,000 +	-	-	12	0.7%	-	-	-	9	1.1%	

Source: U.S. Census Bureau

2.4.2. Median Household Income

Median household income is the amount which divides the household income distribution into two equal groups, half having income above that amount, and half having income below that amount. Median household income in Chattooga County fell 8.9% from \$35,307 in 1990 to \$32,173 in 2008. Meanwhile, the state experienced a 0.3% increase to \$46,832 in 2008. As shown in Table 2-18, the county's median household income climbed to \$39,628 in 2000 before dipping after 2000. Chattooga County fared much worse than the state and nation after 2000, recording an 18.8% decrease compared to decreases of 7.8% and 3.9% for the state and nation, respectively.

Table 2-18 Median Household Income

Area	1990	2000	2008	% Change	
				2000-2008	1990-2008
Chattooga County	\$35,307	\$39,628	\$32,173	-18.8%	-8.9%
State of Georgia	\$50,389	\$54,837	\$50,549	-7.8%	0.3%
United States	\$52,186	\$54,270	\$52,175	-3.9%	0.0%

Note: Values shown for 1990 and 2000 are adjusted for inflation to year 2006 dollars based on the Consumer Price Index

Source: U.S. Census Bureau (SF3 1990, 2000); American Community Survey 2008 (2006-2008 three-year estimates); Dollar adjustments provided by U.S. Bureau of Labor Statistics Consumer Price Index Inflation Calculator

2.4.3. Per Capita Income

Per capita income is the mean money income received in 1999 (though presented in Table 2-19 as 1990 and 2000 for data collected during the Census) computed for every man, woman, and child in a geographic area. It is derived by dividing the total income of all people 15 years old and over in a geographic area by the total population in that area. Income is not collected for people under 15 years old even though those people are included in the denominator of per capita income.

Table 2-19 Per Capita Income

Area	1989	1999	2008	% Change	
				1990-2000	2000-2008
Chattooga County	\$21,662	\$22,405	\$17,920	3.4%	-20.0%
Lyerly	\$14,378	\$18,038	**	25.5%	NA
Menlo	\$14,413	\$16,792	**	16.5%	NA
Summerville	\$13,935	\$19,501	**	39.9%	NA
Trion	\$18,359	\$22,096	**	20.4%	NA
State of Georgia	\$23,667	\$27,338	\$25,676	15.5%	-6.1%
United States	\$19,828	\$27,897	\$27,466	40.7%	-1.5%

Note: Values shown for 1989 and 1999 are adjusted for inflation to year 2008 dollars based on the Consumer Price Index

Source: U.S. Census Bureau (SF3 1990, 2000); American Community Survey 2008 (2006-2008 three-year estimate)

Money income includes amounts reported separately for wage or salary income; net self-employment income; interest, dividends, or net rental or royalty income or income from estates and trusts; Social Security or Railroad Retirement income; Supplemental Security Income (SSI); public assistance or welfare payments; retirement, survivor, or disability pensions; and all other income.

Per capita income declined 20% from \$22,405 in 1999 to \$17,920 in 2008, as reflected in Table 2-19. State and national per capita income also declined during this period, but not as dramatically as in Chattooga County. From 1989 to 1999 the county per capita income increased 3.4%, compared to state and national growth of 15.5% and 11.4%, respectively. Data for the cities is not available for 2008. The trends for each city also showed increases from 1989 to 1999.

2.4.4. Per Capita Personal Income

Personal income is the income that is received by all persons from all sources. It is calculated as the sum of wage and salary disbursements, supplements to wages and salaries, proprietors' income with inventory valuation and capital consumption adjustments, rental income of persons with capital consumption adjustment, personal dividend income, personal interest income, and personal current transfer receipts, less contributions for government social insurance. The *personal income* of an area is the income that is received by, or on behalf of, all the individuals who live in the area; therefore, the estimates of personal income are presented by the place of residence of the income recipients. *Personal per capita income* is presented in Table 2-20 for Chattooga County, the state and nation.

Table 2-20 Per Capita Personal Income 1989, 1999 and 2007 – County, State and Nation

Area	1989	1999	2007	% Change		Ave. Annual Growth 1999-2007
				1989-1999	1999-2007	
Chattooga County	\$20,023	\$21,546	\$20,481	7.6%	-4.9%	2.3%
State of Georgia	\$27,925	\$32,805	\$33,499	17.5%	2.1%	20.0%
United States	\$30,967	\$34,771	\$38,615	12.3%	11.1%	24.7%

Note: Values shown for 1989 and 1999 are adjusted for inflation to year 2007 dollars based on the Consumer Price Index

Source: U.S. Bureau of Economic Analysis (2007) BEA Regional Facts (BEARFACTS); Dollar adjustments provided by U.S. Bureau of Labor Statistics Consumer Price Index Inflation Calculator

2.4.5. Poverty

The total number and share of all Chattooga County residents living in households considered below U.S. Census Bureau-determined poverty thresholds dropped from 1989 to 1999, as shown in Table 2-21. However, numbers for the county followed disturbing state and national trends by experiencing a significant increase from 1999 to 2007. A Census-estimated 18.0% of the county's residents lived in poverty in 2007 – a 33.9% increase since 1999. More disturbing were the 24.8% county poverty rate for ages 0 to 17 years and the 21.4% poverty rate for ages 5-to 17 years in 2007.

Table 2-21 Percent of Specified Age Groups in Poverty – County, State and Nation

Age Group	Area	1989		1999		2007		% Change	
		Total	% of Total	Total	% of Total	Total	% of Total	2000-2007	1989-2007
All Ages in Poverty	Chattooga County	3,367	15.1%	3,285	13.7%	4,510	18.0%	37.3%	33.9%
	Georgia	951,260	14.9%	1,013,862	12.7%	1,329,161	14.3%	31.1%	39.7%
	United States	31,528,020	12.8%	32,791,272	11.9%	38,052,247	13.0%	16.0%	20.7%
Ages 0-17 in Poverty	Chattooga County	1,177	20.8%	1,149	19.9%	1,478	24.8%	28.6%	25.6%
	Georgia	368,025	21.1%	392,824	18.3%	494,787	19.8%	26.0%	34.4%
	United States	12,589,930	19.6%	12,280,321	17.1%	13,097,100	18.0%	6.7%	4.0%
Ages 5-17 in Poverty	Chattooga County	773	19.0%	807	19.6%	947	21.4%	17.3%	22.5%
	Georgia	235,986	19.4%	262,101	16.8%	318,255	18.1%	21.4%	34.9%
	United States	7,917,622	17.7%	8,188,068	15.9%	8,499,844	16.4%	3.8%	7.4%

Source: U.S. Census Bureau: Small Area Income & Poverty Estimates 1989, 1999 and 2007

2.4.6. Educational Attainment

Educational attainment rates in Chattooga County lagged those for the state and nation, as shown in Table 2-22 for the 25-years-and-older age group in 1990, 2000 and 2008. Only 6.3% of the Chattooga County population held college degrees in 2008, compared to 27.0% for the state and 27.4% for the nation. Encouraging educational attainment gains occurred from 2000 to 2008 as the population of *high school graduate* and *some college or associate degree* increased.

Table 2-22 Educational Attainment 1990, 2000 and 2008 – County, State and Nation

Educational Attainment	Chattooga County			State of Georgia			United States		
	1990	2000	2008	1990	2000	2008	1990	2000	2008
Less than high school graduate	49.9%	40.6%	30.7%	29.1%	21.4%	17.1%	24.8%	19.6%	15.5%
High school graduate (incl. equivalency)	31.8%	33.3%	41.1%	29.6%	28.7%	30.0%	30.0%	28.6%	29.6%
Some college or associate degree	12.4%	18.3%	22.0%	22.0%	25.6%	25.9%	24.9%	27.4%	27.5%
Bachelor's degree or higher	5.9%	7.8%	6.3%	19.3%	24.3%	27.0%	20.3%	24.4%	27.4%

Source: U.S. Census Bureau 2000 (SF-3); 1990 (STF-3); American Community Survey 2008 (2006-2008 three-year estimates)

Table 2-23 Educational Attainment 1990-2000 – Cities

Educational Attainment	Lyerly		Menlo		Summerville		Trion	
	1990	2000	1990	2000	1990	2000	1990	2000
Less than high school graduate	52.5%	38.0%	46.8%	31.8%	57.6%	46.8%	44.2%	44.3%
High school graduate (incl. equivalency)	28.6%	36.5%	36.2%	37.6%	27.1%	28.1%	30.1%	30.1%
Some college or associate degree	10.3%	15.2%	11.7%	18.2%	8.9%	17.5%	13.7%	15.0%
Bachelor's degree or higher	8.6%	10.3%	5.3%	12.4%	6.4%	7.7%	12.0%	10.6%

Source: U.S. Census Bureau 2000 (SF-3); 1990 (STF-3)

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CHAPTER
3

ECONOMIC DEVELOPMENT

Identification of trends and issues related to the economic characteristics of Chattooga County and the municipalities of Lyerly, Menlo, Summerville and Trion

3.1. Introduction

Data collected for and analyzed in this section comes from a variety of sources that include the Georgia Bureau of Labor, Georgia Department of Economic Development, U.S. Census Bureau, U.S. Bureau of Labor Statistics, and the University of Georgia Center for Agribusiness and Economic Development. The recent national economic recession greatly impacted Chattooga County, the state and the nation. Data presented in this chapter can only tell a small part of that story's impact since much of the data reflecting the job losses and economic hardship is not available for 2009 (at the time this report was prepared). Where possible, this report includes data for the first quarter of 2009 in order to offer some insight into the recession's impact on the county, state and nation.

3.2. Economic Base

The economic base section defines employment and labor force as follows:

- *Employment* (Section 3.1.1) represents the jobs located in Chattooga County with no concern for where the employees live.
- *Labor force* (Section 3.2.1) represents the eligible working population of Chattooga County with no concern for the location of the job.

3.2.1. Employment

Chattooga County employment, or average annual number of jobs, grew to more than 8,400 in 1996 before beginning a steady decline (with the exception of 1999). The county's number of jobs decreased by 23.1% from 2000 to 2008, compared to statewide growth of 3.7%. The recent national economic crisis that slashed jobs nationally also impacted Chattooga County more than the state. Data available during the production of this report (November 2009) was only available for the county for the first quarter. The number of county jobs shrank 7.8% when comparing the yearly data of 2008 to the first quarter data of 2009. The state experienced a 4.8% reduction during this same period.

Table 3-1 Number of Employees 1990-2009 – County and State

Year	Chattooga County	State of Georgia	Year	Chattooga County	State of Georgia	Year	Chattooga County	State of Georgia
1990	7,101	2,944,426	1997	8,210	3,563,237	2004	6,921	3,834,456
1991	6,925	2,886,812	1998	8,160	3,685,199	2005	6,952	3,931,161
1992	7,467	2,941,006	1999	8,425	3,788,068	2006	6,616	4,023,570
1993	7,988	3,066,127	2000	8,250	3,886,580	2007	6,455	4,076,363
1994	8,162	3,222,556	2001	7,652	3,868,143	2008	6,347	4,029,673
1995	8,366	3,358,052	2002	7,607	3,802,979	2009 (1Q) ¹	5,858	3,834,435
1996	8,466	3,477,974	2003	7,379	3,779,807			

¹ Data for 2009 represents the first quarter only and is presented in this table to show the local impact of the national economic crisis

Source: Georgia Department of Labor 2009, Georgia Employment and Wages (Average Monthly Employment 1990-2008 and Quarterly Employment Mix 2009 First Quarter)

Table 3-2 Number of Employees 1990-2009 – County and State

Year	Chattooga County	State of Georgia
% Change 1990-2008	-10.6%	36.9%
Annual % of change 1990-2008	-0.4%	1.7%
% Change 2000-2008	-23.1%	3.7%
Annual % of change 2000-2008	-3.2%	0.5%
% Change 2000-2009	-29.1%	-1.3%
% Change 2008-2009 ¹	-7.8%	-4.8%

¹ Data for 2009 represents the first quarter only and is presented in this table to show the dramatic changes that occurred as a result of the national economic crisis

Source: Georgia Department of Labor 2009, Georgia Employment and Wages (Average Monthly Employment 1990-2008 and Quarterly Employment Mix 2009 First Quarter)

The annual average number of jobs in Chattooga County fell dramatically from 2001 to 2008, when compared to the state and nation. As described above, the county also fared worse than the state and nation during the national economic crisis. Average monthly employment, shown in Tables 3-1 through 3-4, represents jobs covered by unemployment insurance legislation.

Table 3-3 Number of Employees 2001-2008 – County, MSA, State and Nation

Year	Chattooga County	State of Georgia	United States
2001	7,652	3,868,143	129,635,800
2002	7,607	3,802,979	128,233,919
2003	7,379	3,779,807	127,795,827
2004	6,921	3,834,456	129,278,176
2005	6,952	3,931,161	131,571,623
2006	6,616	4,023,570	133,833,834
2007	6,455	4,076,363	135,366,106
2008	6,347	4,029,673	134,805,659
2009 ¹	5,853	3,834,435	128,992,170
% Change 2001-2008	-17.1%	4.2%	4.0%
Annual % of Change 2001-2008	-2.1%	0.6%	0.5%
% Change 2008-2009	-7.8%	-4.8%	-4.3%

¹ Data for 2009 represents the first quarter only and is presented in this table to show the dramatic changes that occurred as a result of the national economic crisis

Source: U.S. Bureau of Labor Statistics - Quarterly Census of Employment and Wages 2008 (US and MSA); Georgia Department of Labor (Chattooga County and State of Georgia)

The *leisure and hospitality* and *education and health services* supersectors experienced the most significant growth from 1990 to 2008 growing by rates of 28.5% and 20.0%, respectively. However, of these two supersectors, only *education and health services* added jobs between 2000 and 2008 (at a rate of 14.7%), while *leisure and hospitality* experienced a 25.4% reduction, as shown in Table 3-4. The county's job market experienced heavy losses in *manufacturing, construction, and financial activities* in the 2000 to 2008 period. Further reductions were experienced during the first quarter of 2009 for these supersectors and should be anticipated for the remainder of 2009. Supersectors presented in Table 3-4 differ slightly than Table 3-5 in order to compare 1990, 2000 and 2008 data. The Bureau of Labor Statistics changed the classification system in the 1990s.

Table 3-4 Historic County Average Monthly Employment

NAICS Supersector	1990		2000		2008		% Change 1990-2008	%Change 2000-2008
Construction	244	3.7%	196	2.6%	139	2.4%	-43.0%	-29.1%
Education and health services	866	13.1%	906	12.2%	1,039	17.8%	20.0%	14.7%
Financial activities	164	2.5%	184	2.5%	145	2.5%	-11.6%	-21.2%
Information	-	0.0%	-	0.0%	11	0.2%	N/A	N/A
Leisure and hospitality	165	2.5%	284	3.8%	212	3.6%	28.5%	-25.4%
Manufacturing	3,840	58.1%	4,394	59.0%	2,800	48.1%	-27.1%	-36.3%
Natural resources and mining	59	0.9%	50	0.7%	47	0.8%	-20.3%	-6.0%
Other services	55	0.8%	78	1.0%	62	1.1%	12.7%	-20.5%
Professional and business services	-	0.0%	-	0.0%	83	1.4%	N/A	N/A
Public administration	323	4.9%	386	5.2%	347	6.0%	7.4%	-10.1%
Trade, transportation, and utilities	898	13.6%	975	13.1%	936	16.1%	4.2%	-4.0%
All industries	6,614	100%	7,453	100%	5,821	100%	-12.0%	-21.9%

Source: Georgia Statistics System: Analysis of Employment Changes

Table 3-5 compares the county's 2008 average monthly employment by industrial sector to that of the state and nation. Chattooga County was depended much more on *manufacturing* (44.1% of all county employment) than the state (10.1%) and nation (10.5%) in 2008. The *manufacturing* sector was hit hard by the recent national recession. This partially explains why the county felt a disproportional loss of jobs during the last year. Note that Table 3-4 includes only non-agricultural employment. Table 3-5 includes agricultural employment and non-agricultural employment.

Table 3-5 County, MSA, State and Federal Comparison of Average Monthly Employment

NAICS Sector	Chattooga County		State of Georgia	United States
	2008	% of Total	2008	% of Total
Goods Producing	2,985	47.0%	16.0%	17.6%
Agriculture, forestry and fishing	42	0.7%	0.6%	0.9%
Mining		0.0%	0.1%	0.5%
Construction	139	2.2%	5.1%	5.7%
Manufacturing	2,800	44.1%	10.1%	10.5%
Service Producing	1,745	27.5%	66.6%	66.5%
Wholesale Trade	39	0.6%	5.4%	4.4%
Retail Trade	764	12.0%	11.5%	11.5%
Transportation and warehousing	61	1.0%	4.0%	3.1%
Utilities	**	N/A	0.5%	0.4%
Information	**	N/A	2.7%	2.3%
Finance and insurance	113	1.8%	3.9%	4.5%
Real estate and rental and leasing	32	0.5%	1.5%	1.6%
Professional, scientific/tech services	60	0.9%	5.7%	5.5%
Management: companies/enterprises		0.0%	1.4%	1.3%
Administrative & Waste Services	24	0.4%	6.8%	6.2%
Educational services	**	N/A	1.4%	1.6%
Health care and social assistance	329	5.2%	9.5%	11.0%
Arts, entertainment and recreation	10	0.2%	1.0%	1.4%
Accommodation and food services	202	3.2%	8.7%	8.3%
Other services (except government)	62	1.0%	2.4%	3.3%
Unclassified	2	0.0%	0.4%	0.2%
Total - Private Sector	4,732	74.6%	82.9%	84.2%
Total Government	1,614	25.4%	17.1%	15.8%
Federal	37	0.6%	2.4%	2.0%
State	**	N/A	3.9%	3.4%
Local	1,100	17.3%	10.7%	10.3%
All Industries	6,347	100%	100%	100%

Source: Georgia Department of Labor, U.S. Bureau of Labor Statistics (** represents data not disclosed by the BLS)

Employment Projections

As shown in Table 3-6, projections prepared in 2004 by the North Georgia Regional Development Center during preparation of the Watershed Management plan projected 11,171 jobs in Chattooga County by 2035.

Table 3-6 Employment Projections

Year	Number of Jobs Dept. of Labor
2005	7,560
2030	8,011
2035	11,171

Source: North Georgia Regional Development Center 2004

Wages

As shown in Table 3-7, the county's average weekly wage of \$539 in 2008 for all industries was only 85% of the regional wage of \$634, 63% of the state wage of \$819 and 61% of the national wage of \$876. With the exception of the *agricultural, forestry and fishing* and *unclassified* sectors, the Chattooga County employees received an average weekly wage below that of the state and national wages. Average weekly wages of \$583 for the county's largest sector, *manufacturing*, was only 81.0% of the regional wage of \$720, 65.2% of the state wage of \$720, and 55.7% of the national wage of \$1,046.

Table 3-7 Weekly Wages by Industry 2008 – County, Region, State and Nation

NAICS Sector	Chattooga County	Northwest Georgia Region	State of Georgia	United States	Chattooga % of NW Georgia	Chattooga % of Georgia	Chattooga % of USA
Agriculture, forestry, & fishing	\$652	\$600	\$517	\$500	108.7%	126.1%	130.4%
Mining	\$0	\$868	\$1,018	\$1,676	0.0%	0.0%	0.0%
Utilities	\$581	\$694	\$858	\$943	83.7%	67.7%	61.6%
Construction	\$583	\$720	\$894	\$1,046	81.0%	65.2%	55.7%
Manufacturing	\$648	\$784	\$1,233	\$1,189	82.7%	52.6%	54.5%
Wholesale trade	\$354	\$442	\$490	\$503	80.1%	72.2%	70.4%
Retail trade	\$695	\$721	\$893	\$826	96.4%	77.8%	84.1%
Transportation and warehousing	**	\$1,386	\$1,450	\$1,618	NA	NA	NA
Information	**	\$807	\$1,403	\$1,361	NA	NA	NA
Finance and insurance	\$670	\$846	\$1,339	\$1,640	79.2%	50.0%	40.9%
Real estate and rental and leasing	\$447	\$510	\$879	\$832	87.6%	50.9%	53.7%
Professional, scientific/tech services	\$630	\$863	\$1,324	\$1,430	73.0%	47.6%	44.1%
Management: companies/enterprises		\$1,241	\$1,546	\$1,824	0.0%	NA	NA
Administrative and waste services	\$309	\$425	\$615	\$617	72.7%	50.2%	50.1%
Educational services	**	\$641	\$844	\$786	NA	NA	NA
Health care and social services	\$457	\$748	\$811	\$811	61.1%	56.4%	56.4%
Arts, entertainment and recreation	\$141	\$334	\$589	\$615	42.2%	23.9%	22.9%
Accommodation and food services	\$205	\$235	\$301	\$321	87.2%	68.1%	63.9%
Other services (except government)	\$406	\$511	\$555	\$553	79.5%	73.2%	73.4%
Unclassified	\$980	\$677	\$976	\$889	144.8%	100.4%	110.2%
Total - Private Sector	\$526	\$630	\$827	\$873	83.5%	63.6%	60.3%
Total - Government	\$576	\$653	\$780	\$896	88.2%	73.8%	64.3%
All industries	\$539	\$634	\$819	\$876	85.0%	65.8%	61.5%

Source: Georgia Department of Labor, Workforce Information and Analysis Division, Bureau of Labor Statistics 2009

From 2001 to 2008 the average weekly wage and average annual pay for all industries in Chattooga County, as shown in Table 3-8, trailed the state and nation. During this period, the county's average wage fell by 4.9%, compared to a statewide drop of 3.4% and a national increase of 3.4%. The county's average wages decreased from 69.0% of the statewide wage and 66.9% of the national wage in 2001 to 65.8% of the statewide wage and 61.5% of the national wage in 2008.

Table 3-8 Average Employment Wages for All Industries –County, State and Nation

Year	Average Weekly Pay ¹			Average Annual Pay ²			Chattooga as a % of:	
	Chattooga County	State of Georgia	United States	Chattooga County	State of Georgia	United States	State of Georgia	United States
2001	\$567	\$822	\$847	\$29,484	\$42,744	\$44,044	69.0%	66.9%
2002	\$570	\$822	\$846	\$29,640	\$42,744	\$43,992	69.3%	67.4%
2003	\$557	\$824	\$850	\$28,964	\$42,848	\$44,200	67.6%	65.5%
2004	\$569	\$830	\$863	\$29,588	\$43,160	\$44,876	68.6%	65.9%
2005	\$569	\$829	\$862	\$29,588	\$43,108	\$44,824	68.6%	66.0%
2006	\$560	\$829	\$873	\$29,120	\$43,108	\$45,396	67.6%	64.1%
2007	\$572	\$842	\$888	\$29,744	\$43,784	\$46,176	67.9%	64.4%
2008	\$539	\$819	\$876	\$28,028	\$42,588	\$45,552	65.8%	61.5%
% Change 2001-2008				-4.9%	-0.4%	3.4%		
% Annual Change 2001-08				-0.2%	0.1%	0.4%		

¹ Data for 2001-2007 shown is adjusted for inflation to 2008 dollars (via the BLS CPI Inflation Calculator)

² Average Annual Pay is calculated in this table by multiplying the Average Weekly Wage by 52 weeks

Source: U.S. Bureau of Labor Statistics - Quarterly Census of Employment and Wages 2008

3.2.2. Labor Force

Participation

As shown in Table 3-9, Chattooga County's labor force grew 5.2% from 1990 to 2008 – an average annual growth rate of 0.3%. This figure is lower than the county's 1.0% average annual growth rate for population.

Table 3-9 Historical Labor Force Size – County, Region, State and Nation

Labor Force	Chattooga County	Northwest Georgia Region	State of Georgia	United States
1990	10,730	282,690	3,300,136	125,840,000
2000	11,686	362,493	4,242,889	142,583,000
2008	11,288	419,734	4,847,650	154,287,000
Growth Rate 1990-2000	8.9%	28.2%	28.6%	13.3%
Average Annual Growth Rate 1990-2000	0.9%	2.5%	2.5%	1.3%
Growth Rate 2000-2008	-3.4%	15.8%	14.3%	8.2%
Average Annual Growth Rate 2000-2008	-0.4%	1.8%	1.7%	1.0%
Growth Rate 1990-2008	5.2%	48.5%	46.9%	22.6%
Average Annual Growth Rate 1990-2008	0.3%	2.2%	2.2%	1.1%

Note: Labor force includes residents of Chattooga County who are employed or actively seeking employment

Source: U.S. Bureau of Labor Statistics, Georgia Department of Labor; 2008, Tennessee Department of Labor & Workforce Development Employment Security Division 2009 (for Chattanooga TN-GA MSA 2009 data)

Employment Status

Table 3-10 presents characteristics of the Chattooga County labor force. In 2008, 52.2% of all the population 16 years and over participated in the county labor force, compared to 65.5% for the state. Note that data presented in Table 3-10 comes from the ACS 2006-2008 three-year estimate and therefore differs from data prepared by the Georgia Department of Labor and the U.S. Bureau of Labor Statistics presented in Table 3-13.

Table 3-10 Labor Force Employment Status 2008 – County and State

Category	Chattooga County		State of Georgia	
	Total	% of Total	Total	% of Total
Population 16 years and over	21,314	100%	7,281,160	100%
In labor force	11,134	52.2%	4,823,154	66.2%
Armed forces	12	0.1%	55,858	0.8%
Civilian labor force	11,122	52.2%	4,767,296	65.5%
Employed	10,462	49.1%	4,436,139	60.9%
Unemployed	660	3.1%	331,157	4.5%
Not in labor force	10,180	47.8%	2,458,006	33.8%
Unemployment rate		5.9%		6.9%

Source: U.S. Census Bureau - American Community Survey 2008 (2006-2008 three-year estimate)

Occupations

The share of Chattooga County residents in *production, transportation, and material moving* occupations (38.8%), shown in Table 3-11, was much larger, in 2000 (the latest data available from the Census) than that of the state (17.7%). Meanwhile, the share of the county's labor force in *management, professional and related* occupations (17%) trailed significantly that of the state (30.6%). Among the cities, Lyerly had the highest proportion of *management, professional and related* occupations (23.9%) and the lowest *production, transportation, and material moving* occupations (36.6%). Summerville recorded the highest proportion working in *production, transportation and material moving* occupations (43.8%).

Table 3-11 Labor Force Employment by Occupation 2000 – Cities, County and State

Occupation	Chattooga County	Lyerly	Menlo	Summerville	Trion	State of Georgia
Management, professional, and related	17.9%	23.9%	20.5%	14.5%	22.4%	30.6%
Service	11.9%	10.9%	15.5%	11.4%	12.1%	12.7%
Sales and office	15.5%	11.8%	15.5%	17.5%	16.4%	26.7%
Farming, fishing, and forestry	1.0%	1.3%	0.0%	1.5%	0.8%	0.4%
Construction, extraction, and maintenance	11.9%	15.5%	10.0%	11.3%	6.8%	11.8%
Production, transportation, and material moving	38.8%	36.6%	38.6%	43.8%	41.4%	17.7%

Source: U.S. Census Bureau (SPF 3) 2000, Table P50

Personal Income

Chattooga County households received 72.1% of their personal income from *wages and salaries* in 2000, compared to 78.2% for the state (shown in Table 3-12). County households received 3.7% of their personal income from *interest, dividends or net rental* compared to 5.3% for statewide. Approximately 4.4% of the county's personal income came from *self employment*, compared to 5.6% for the state.

Table 3-12 Personal Income – County, Cities and State

Category	Chattooga County		Lyerly		Menlo		Summerville		Trion		State of Georgia	
	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000
Wages and/or salaries	77.0%	72.1%	78.1%	72.8%	63.7%	76.4%	75.5%	68.4%	70.5%	71.0%	78.5%	78.2%
Other types	1.3%	2.3%	1.6%	3.3%	1.9%	1.2%	2.4%	3.4%	0.9%	1.8%	1.1%	1.7%
Self employment	4.7%	4.4%	2.4%	2.7%	3.0%	1.7%	2.9%	2.1%	4.9%	2.2%	6.3%	5.6%
Interest, dividends, or net rental	2.9%	3.7%	1.7%	3.6%	6.4%	4.6%	1.8%	3.4%	5.2%	7.3%	5.6%	5.3%
Social Security	9.6%	8.6%	11.7%	9.1%	17.7%	12.1%	12.7%	9.3%	13.8%	10.9%	4.3%	4.0%
Public assistance	1.3%	1.3%	0.8%	1.1%	3.0%	1.8%	2.4%	2.2%	0.8%	1.1%	0.7%	0.1%
Retirement	3.1%	7.6%	3.7%	7.3%	4.4%	2.3%	2.2%	11.2%	3.7%	5.7%	3.4%	4.6%

Source: U.S. Bureau of the Census (SF3)

Unemployment

As shown in Table 3-13 the unemployment rate for Chattooga County dropped significantly from 7.1% in 1990 to 3.7% in 2000. The rate remained below 5.3% through 2006, which was somewhat consistent with the region, state and nation. The rate increased in 2007 when the county lost jobs and accelerated in 2008 and 2009 due to the national recession. The 11.4% preliminary seasonally-adjusted rate for September 2009 was slightly higher than the region, state and nation.

Table 3-13 Historical Labor Force Unemployment Rates – County, Region, State and Nation

Year	Chattooga County	Northwest Georgia Region	State of Georgia	United States
1990	7.1%	6.5%	5.5%	5.6%
2000	3.7%	3.3%	3.5%	4.0%
2001	4.7%	4.0%	4.0%	4.7%
2002	4.0%	4.4%	4.8%	5.8%
2003	4.4%	4.4%	4.8%	6.0%
2004	4.9%	4.4%	4.7%	5.5%
2005	5.3%	4.8%	5.2%	5.1%
2006	4.9%	4.3%	4.6%	4.6%
2007	5.9%	4.4%	4.4%	4.6%
2008	9.8%	6.6%	6.2%	5.8%
2009 ¹	11.4%	11.1%	10.1%	9.8%

¹ Data for 2009 is preliminary seasonally-adjusted data from September 2009

Source: U.S. Bureau of Labor Statistics

Labor Force Employment by Industry

Table 3-14 compares the county's 2008 employed civilian population by industry with that of the state. Table 3-15 provides the 2000 data for the county's cities, since 2008 data was not available for those geographies. *Arts, entertainment, recreation, accommodation and food services* experienced the most significant growth countywide with a 142.9% increase from 2000 to 2008 (compared to a 32.9% statewide increase). *Agriculture, forestry, fishing, hunting and mining* experienced the most significant countywide drop (65.1%) during the same time period. *Manufacturing* decreased 24.1% countywide, compared to an 11.1% statewide drop.

As shown in Table 3-16, the share of the labor force employed in *manufacturing* decreased from 51.6% in 1990 to 33.7% in 2008. It remains well above the statewide share of 11.4%. While *professional, scientific, management, administrative, and waste management services* increased countywide from 1.8% in 1990 to 4.3% in 2008, it still lags the 10.6% statewide share. Table 3-17 presents 1990 and 2000 share of each city's labor force employment by industry since 2008 data was not available.

Table 3-14 Labor Force Employment by Industry 1990, 2000 and 2008 – County and State

Category	Chattooga County					State of Georgia	
	1990	2000	2008	% Change 1990-2000	% Change 2000-2008	% Change 1990-2000	% Change 2000-2008
Total employed civilian population	9,868	10,722	10,462	8.7%	-2.4%	24.3%	15.5%
Agriculture, forestry, fishing, hunting and mining	162	186	65	14.8%	-65.1%	-35.5%	-2.6%
Construction	562	738	932	31.3%	26.3%	42.1%	25.3%
Manufacturing	5,088	4,643	3,526	-8.7%	-24.1%	-2.8%	-11.1%
Wholesale trade	315	168	128	-46.7%	-23.8%	-5.6%	6.7%
Retail trade	1,197	1,114	1,011	-6.9%	-9.2%	-9.7%	12.0%
Transportation, warehousing, and utilities	449	377	372	-16.0%	-1.3%	-12.2%	18.7%
Information	NA	90	32	NA	-64.4%	NA	-5.9%
Finance, insurance, and real estate	213	304	476	42.7%	56.6%	24.7%	20.0%
Professional, scientific, management, administrative, and waste management services	182	319	447	75.3%	40.1%	139.9%	29.7%
Educational, health and social services	899	1,440	1,517	60.2%	5.3%	46.5%	24.5%
Arts, entertainment, recreation, accommodation, and food services	99	340	826	243.4%	142.9%	760.0%	32.9%
Other services	390	500	573	28.2%	14.6%	-31.7%	18.3%
Public administration	312	503	557	61.2%	10.7%	15.6%	18.8%

Source: U.S. Census Bureau (SF3) 1990 and 2000, American Community Survey 2008 (2006-2008 three-year estimates)

Table 3-15 Share of Labor Force Employment by Industry 1990, 2000, 2008 – County and State

Category	Chattooga County			State of Georgia		
	1990	2000	2008	1990	2000	2008
Agriculture, forestry, fishing, hunting and mining	1.6%	1.7%	0.6%	2.7%	1.4%	1.2%
Construction	5.7%	6.9%	8.9%	6.9%	7.9%	8.6%
Manufacturing	51.6%	43.3%	33.7%	18.9%	14.8%	11.4%
Wholesale trade	3.2%	1.6%	1.2%	5.1%	3.9%	3.6%
Retail trade	12.1%	10.4%	9.7%	16.5%	12.0%	11.6%
Transportation, warehousing, and utilities	4.6%	3.5%	3.6%	8.5%	6.0%	6.2%
Information	NA	0.8%	0.3%	NA	3.5%	2.9%
Finance, insurance, and real estate	2.2%	2.8%	4.5%	6.5%	6.5%	6.8%
Professional, scientific, management, administrative, and waste management services	1.8%	3.0%	4.3%	4.9%	9.4%	10.6%
Educational, health and social services	9.1%	13.4%	14.5%	14.9%	17.6%	19.0%
Arts, entertainment, recreation, accommodation, and food services	1.0%	3.2%	7.9%	1.0%	7.1%	8.2%
Other services	4.0%	4.7%	5.5%	8.6%	4.7%	4.9%
Public administration	3.2%	4.7%	5.3%	5.4%	5.0%	5.2%

Source: U.S. Census Bureau (SF3) 1990 and 2000, American Community Survey 2008 (2006-2008 three-year estimates)

Table 3-16 Labor Force Employment by Industry 1990, 2000 - Cities

Category	Lyerly			Menlo			Summerville			Trion		
	1990	2000	% Change 1990-2000	1990	2000	% Change 1990-2000	1990	2000	% Change 1990-2000	1990	2000	% Change 1990-2000
Total employed civilian population	192	238	24.0%	209	220	5.3%	1,883	1,773	697	697	697	21.7%
Agriculture, forestry, fishing, hunting and mining	4	8	100%	0	0	0.0%	7	18	11	11	11	9.1%
Construction	8	19	137.5%	7	13	85.7%	97	108	37	37	37	24.3%
Manufacturing	112	98	-12.5%	111	88	-20.7%	942	842	340	340	340	25.3%
Wholesale trade	6	0	-100%	10	3	-70.0%	53	6	4	4	4	75.0%
Retail trade	12	28	133.3%	35	21	-40.0%	173	227	100	100	100	-29.0%
Transportation, warehousing, and utilities	11	2	-81.8%	8	5	-37.5%	162	40	15	15	15	86.7%
Information	0	1	NA	0	9	NA	0	12	0	0	0	NA
Finance, insurance, and real estate	7	0	-100%	9	6	-33.3%	19	19	25	25	25	-12.0%
Professional, scientific, management, administrative, and waste management services	5	3	-40.0%	6	6	0.0%	35	35	15	15	15	40.0%
Educational, health and social services	12	26	116.7%	15	20	33.3%	223	249	71	71	71	70.4%
Arts, entertainment, accommodation, and food services	0	22	NA	0	18	NA	12	51	8	8	8	287.5%
Other services	6	12	100%	7	16	128.6%	94	81	36	36	36	-2.8%
Public administration	9	19	111.1%	1	15	1400%	66	85	35	35	35	-34.3%

Source: U.S. Census Bureau (SF3) 1990 and 2000

Table 3-17 Share of Labor Force Employment by Industry -1990-2000- Cities

Category	Lyerly		Menlo		Summerville		Trion	
	1990	2000	1990	2000	1990	2000	1990	2000
Agriculture, forestry, fishing, hunting and mining	2.1%	3.4%	0.0%	0.0%	0.4%	1.0%	1.6%	1.4%
Construction	4.2%	8.0%	3.3%	5.9%	5.2%	6.1%	5.3%	5.4%
Manufacturing	58.3%	41.2%	53.1%	40.0%	50.0%	47.5%	48.8%	50.2%
Wholesale trade	3.1%	0.0%	4.8%	1.4%	2.8%	0.3%	0.6%	0.8%
Retail trade	6.3%	11.8%	16.7%	9.5%	9.2%	12.8%	14.3%	8.4%
Transportation, warehousing, and utilities	5.7%	0.8%	3.8%	2.3%	8.6%	2.3%	2.2%	3.3%
Information	NA	0.4%	0.0%	4.1%	0.0%	0.7%	0.0%	0.6%
Finance, insurance, and real estate	3.6%	0.0%	4.3%	2.7%	1.0%	1.1%	3.6%	2.6%
Professional, scientific, management, administrative, and waste management services	2.6%	1.3%	2.9%	2.7%	1.9%	2.0%	2.2%	2.5%
Educational, health, and social services	6.3%	10.9%	7.2%	9.1%	11.8%	14.0%	10.2%	14.3%
Arts, entertainment, recreation, accommodation, and food services	0.0%	9.2%	0.0%	8.2%	0.6%	2.9%	1.1%	3.7%
Other services	3.1%	5.0%	3.3%	7.3%	5.0%	4.6%	5.2%	4.1%
Public administration	4.7%	8.0%	0.5%	6.8%	3.5%	4.8%	5.0%	2.7%

Source: U.S. Census Bureau (SF3) 1990 and 2000

Labor Force Employment by Industry Projections

As Chattooga County's labor force grows, the number of residents over the age of 16 in each industry will increase. Table 3-18 shows the projections for the industries that will absorb the new growth. The projections highlight significant increases in representation of industries across the board, with the exception of *finance, insurance and real estate* and *arts, entertainment, recreation, accommodation and food services*. The industries projected to have greatest representation among the county labor force in 2030 are *manufacturing, educational, health and social services, and retail trade*. It is important to keep in mind that this information reflects the labor force of the county, and does not reflect the jobs that will actually locate in Chattooga County over the next 20 years. Ideally, the county would attract jobs in the high growth industries in order to provide opportunities for new residents to live near their jobs.

Table 3-18 Labor Force Employment by Industry Projections – County

Category	2008	2010	2015	2020	2025	2030	% Change 2000-30
Total employed civilian population	10,462	11,582	12,012	12,442	12,872	13,302	27.1%
Agriculture, forestry, fishing, hunting and mining	65	197	203	208	214	219	236.9%
Construction	932	888	963	1,038	1,113	1,188	27.5%
Manufacturing	3,526	4,399	4,276	4,154	4,032	3,910	10.9%
Wholesale trade	128	191	203	214	226	237	85.2%
Retail trade	1,011	1,169	1,197	1,224	1,252	1,279	26.5%
Transportation, warehousing, and utilities	372	412	430	447	465	482	29.6%
Information	32	NA	NA	NA	NA	NA	NA
Finance, insurance, and real estate	476	323	332	341	350	360	-24.4%
Professional, scientific, management, administrative, and waste management services	447	404	446	488	530	573	28.2%
Educational, health and social services	1,517	1,756	1,914	2,072	2,230	2,388	57.4%
Arts, entertainment, recreation, accommodation and food services	826	401	431	461	491	522	-36.8%
Other services	573	675	763	850	938	1,025	78.9%
Public administration	557	634	700	765	831	896	60.9%

Source: U.S. Census Bureau American Community Survey 2008 (2006-2008 three-year estimates); projections provided by DCA

Commuting Patterns

As shown in Table 3-19, 97.5% of county's civilian labor force in 2000 worked in Georgia, with 63.9% working in Chattooga County. Although Chattooga County borders the Alabama, only 2.5% of the county's civilian labor force left the state for work in 2000.

Table 3-19 Commuting Patterns – Inside/Outside County

Category	1990		2000		% Change 1990-2000
Total Civilian Workforce	9,693	100%	10,497	100%	8.3%
Worked in State of Georgia	9,468	97.7%	10,232	97.5%	8.1%
In Chattooga County	6,069	62.6%	6,708	63.9%	10.5%
Outside of Chattooga County	3,399	35.1%	3,524	33.6%	3.7%
Worked outside of State of Georgia	225	2.3%	265	2.5%	17.8%

Source: U.S. Census Bureau (SF1)

As shown in Table 3-20 (left side), for the 37.1% of the county civilian labor force working outside of the county, 13.0% worked in Floyd County and 12.8% in Walker County. The remaining workers were scattered among several counties in Georgia, Tennessee and Alabama. As shown in Table 3-19 (right

side), 79% of those who worked in the county lived in the county. Among the remaining 20.6% who lived in other counties, 7.0% lived in Walker County and 6.0% in Cherokee County, Alabama.

Table 3-20 County Labor Force and Employees Commuter Patterns

County Civilian Labor Force Those who reside in Chattooga County			County Employees Those who work in Chattooga County		
County of Residence	Number	% of Total	County of Residence	Number	% of Total
Chattooga	6,708	79.4%	Chattooga	6,708	79.4%
Walker	591	7.0%	Walker	591	7.0%
Cherokee, AL	503	6.0%	Cherokee, AL	503	6.0%
Floyd	207	2.5%	Floyd	207	2.5%
DeKalb, AL	113	1.3%	DeKalb, AL	113	1.3%
Catoosa	56	0.7%	Catoosa	56	0.7%
Jackson, AL	52	0.6%	Jackson, AL	52	0.6%
Whitfield	47	0.6%	Whitfield	47	0.6%
Other	170	2.0%	Other	170	2.0%
Total Employees	8,447	100%	Total Employees	8,447	100%

Source: U.S. Census Bureau 2000, Georgia Department of Labor

3.3. Economic Resources

3.3.1. Development Agencies

Chattooga County Chamber of Commerce

Chattooga County Chamber of Commerce (Chamber) is a tax-exempt membership organization representing businesses and business' interest in the county. The Chamber plays a central role in coordinating Chattooga Economic Opportunity group, a group made up of local key players and decision makers, with available industrial assets. The Chamber works with this group to obtain grant funding from various state and federal agencies to ensure that the county has appropriate infrastructure in place to attract business and industry. The Chamber works in concert with efforts conducted on the county's behalf by NWGJDA, which provides marketing services for the county's industrial parks and assets. The Chamber acts as a central organizer in bringing together all elements of the community at large. Examples include the Chamber-initiated organization of the *Work Ready* and *Entrepreneur Friendly* processes coordinated the essential elements and provide leadership to move to certification.

Chattooga County Development Authority

Chattooga County Development Authority is authorized to issue bonds for use in making property improvements, when necessary, to attract business and industry to the county. The Authority is also authorized to hold title to property and act as a receiving agent for grant funding to facilitate property improvements to meet specific business specifications. The authority in turn establishes lease purchase agreements to those businesses and acts as a fiduciary agent throughout the leasehold period. The Sole Commissioner appoints members that represent each area of the county.

Summerville Industrial Development Authority

Summerville Industrial Development Authority is authorized to issue bonds for use in making property improvements, when necessary, to attract business and industry to locations within the city of Summerville. It can hold title to property and act as a receiving agent for grant funding to facilitate property improvements and in turn establish lease purchase agreements and act as a fiduciary agent throughout the leasehold period. The Summerville City Council appoints members to this authority.

Northwest Georgia Joint Development Authority

Northwest Georgia Joint Development Authority (NWGAJDA) exists to promote the expansion of existing business and industry and the recruitment of new business and industry in Catoosa, Chattooga, Dade and Walker counties. These communities focus on economic development to create economic opportunity for all citizens, stimulate business investment, diversify the public revenue base and enhance the quality of life of Northwest Georgia. NWGAJDA provides location and planning assistance to prospective companies through cooperation with the state and local companies. In addition, the NWGAJDA maintains an inventory of buildings and industrial, commercial and tourism development sites available for prospective investors and new companies. The NWGAJDA is governed by the board of directors made of members appointed by the county commissioners of each county member.

OneGeorgia Authority

OneGeorgia Authority uses the state's tobacco settlement to invest in the most economically-disadvantaged areas of Georgia. OneGeorgia focuses on rural communities like Chattooga County. The agency has a 25-year lifespan. Various funds, ranging from *AirGeorgia*, *BRIDGE*, and *EDGE* to the *Equity Fund* and the *Strategic Industries Loan Fund*, are available for cities, counties, government authorities, and multi-county or multi-jurisdictional authorities.

Appalachian Regional Commission (ARC)

ARC is a federal-state partnership that works with the people of Appalachia to create opportunities for self-sustaining economic development and improved quality of life. ARC provides funding limited to 30-50% of total project cost for projects that follow in accordance with one of four ARC strategic goals and include infrastructure, tourism, health care, education, etc.

Georgia Economic Development Administration (EDA)

EDA provides funding for public facility expansion essential to industrial and commercial growth. Typical projects include industrial parks, access roads, water transmission and sewer collection lines; and airport terminal developments.

NGCDC, Inc.

NGCDC, Inc. is a private non-profit U.S. Small Business Administration (SBA)-certified corporation that facilitates small business development through business financing assistance. NGCDC, Inc. works on behalf of small businesses to provide financing for their start-ups and expansions, information and referral services, and technical assistance. NWGRC serves as the administrative entity and staff for the NGCDC, Inc. NWGRC works with the NGCDC, Inc. to make loans under the SBA's 504 loan program, EDA's Revolving Loan Fund Program, and other business financing services.

3.3.2. Programs

Georgia Power

Georgia Power offers assistance through its Community Development Department and its Resource Center. The Community Development Department offers development assistance in six program areas: research and information, business retention and expansion, leadership development, downtown revitalization, board governance, industrial location and demographic and labor market analysis. The Resource Center maintains a database of industrial parks and sites located throughout the state and serves as an *entrée* to the state's economic development resources for prospective out-of-state and international industries.

University of Georgia Small Business Development Center (SBDC)

The University of Georgia's SBDC provides management consulting for entrepreneurs and conducts marketing analyses and surveys designed to evaluate a community's economic development potential. The Dalton regional office is the closest office to Chattooga County.

Technical College System of Georgia Quick Start Employee Training Program

The Quick Start Employee Training Program, which operates under the wing of the Technical College System of Georgia, is designed to train workers for specific, clearly designed jobs in a new or expanding company. Employees learn new skills and receive the opportunity to earn higher pay. Additionally, the company realizes one of its primary goals: increase production with minimum expenditures of time and money. The program will provides customized comprehensive training at no cost to the company. Quick Start can provide pre-hire and post-hire training on-site with Quick Start trainers.

Georgia Department of Labor

Georgia Department of Labor can provide labor recruiting and screening services for each available position for new or expanding companies. The department's State Employment Agency in nearby Dalton recruits, tests and screens applicants in accordance with company specifications.

3.3.3. Tools

Business Expansion Support Team (BEST)

Under the BEST Act of 1994, qualified companies that locate or expand in Georgia may be eligible for incentives to reduce costs and improve a company's bottom line. Qualified companies in Chattooga County can receive a \$4,000 tax credit for every job created in Chattooga County in excess of five jobs. Credits are also available for investment, retraining employees, and child care expenses. Qualified companies may also receive exemptions for manufacturing machinery sales, primary material handling sales and electricity sales.

Job Tax Credits

A \$4,000 tax credit is available for each new full time job created in Chattooga County provided at least five jobs are created. This credit can be claimed for each of five years for each employee. Credits can be applied over a 10-year period against 50% of the state's 6.0% corporate income tax. Georgia's corporate income tax rate is applied only to the portion of income earned in the state; income earned elsewhere is excluded. For example, 100 new jobs each with a tax credit of \$4,000 for five years equals \$2,000,000 in tax credits.

Special Headquarters Tax Credit

The Special Headquarters Tax Credit provides a special job tax credit for new corporate headquarters facilities that employ 50 or more workers in new full-time jobs and incur, within one year, a minimum of \$1 million in the state in construction, renovation, leasing or other costs related to such establishment or relocation. *Headquarters* means the principal central administrative office of any taxpayer or their subsidiary. The tax credit will be:

- \$3,000 per new full-time job when the average wages of these jobs are at least 10% over the current average wage of the county in which the job is located.
- \$5,000 when the average wages of these jobs are 200% or more of the average wage of the county

This credit may be taken for the first five years of the new job and is available for jobs created in the first seven years from the close of the taxable year in which the taxpayer first becomes eligible. Where the credit exceeds a taxpayer's liability for such taxes, the excess may be taken as a credit against the taxpayer's quarterly or monthly payments. Unused tax credits may be carried forward for 10 years.

Industrial Revenue Bonds

NWGAJDA, Chattooga County Development Authority and Summerville Industrial Development Authority are each authorized to issue *tax exempt bonds* and *taxable industrial revenue bonds* for projects that meet state and federal laws. It is a means of conduit financing that often provides the user with lower interest rates and allows for a negotiated investment payment in lieu of taxes. Technically, the NWGAJDA retains title to the property and improvements for the life of the bond and leases the project to the user.

Freeport Tax Exemption

Freeport is the general term used for the exemption of *ad valorem tax* on inventories as defined by state law. The law offers manufacturers, distributors, wholesalers and warehouse operations an attractive inventory tax exemption. Chattooga County has elected to approve a 100% property tax exemption for three classes of inventories: manufacturer's raw materials and goods-in-process; finished goods held by the original manufacturer; and finished goods held by distributors, wholesalers and manufacturers destined for out-of-state shipment.

3.3.4. Education and Training

Numerous comprehensive education and training opportunities are available to Chattooga County, but all are located outside the county.

Georgia Highlands College – Rome

Georgia Highlands College is a two-year, associate degree-granting institution of the University System of Georgia with more than 4,700 students. GHC provides instruction at the founding campus in Floyd County, Heritage Hall in downtown Rome (health sciences), Cartersville campus (due for another building in 2012); Marietta (on the Southern Polytechnic State University campus); and a teaching site for the *Accelerated Transfer Program* on the University of West Georgia campus in Carrollton.

Georgia Northwestern Technical College (GNTC) – Rome and Walker County campuses

Georgia Northwestern Technical College's main campus is located in Rome. GNTC operates six campuses, including a campus in Rock Springs in adjacent Walker County.

Other Education and Training Options

Other post-secondary education opportunities exist in adjacent Floyd County. Shorter College and Berry College are located in Rome.

Other training options include the Intellectual Capital Partnership Program (ICAPP) that provides one-stop entry to the intellectual capital of the University System of Georgia. ICAPP Advantage is a direct economic development incentive to help companies meet immediate human resources needs. Through this program, Georgia's public colleges and universities can expedite the education of highly skilled workers to meet specific work force needs.

3.4. Economic Trends

3.4.1. Sector Trends

Georgia Department of Labor (GDOL) projected employment increases, as shown in Table 3-21, of more than 5,000 jobs from 2006 to 2016 for the following sectors in the Northwest Georgia Region: *educational services; food services and drinking places; telecommunications; and administrative and support services.*

Table 3-21 Northwest Georgia Region Largest Job Growth Industries

Industry Title	Employment		Change 2006-2016	% Change	Annual Growth Rate
	2006	2016			
Educational services	25,970	34,960	8,990	34.6%	3.0%
Food services and drinking places	17,960	24,580	6,620	36.9%	3.2%
Telecommunications	2,290	7,400	5,110	223.1%	12.4%
Administrative and support services	13,420	18,490	5,070	37.8%	3.3%
Total self-employed and unpaid family workers, primary job	26,780	30,220	3,440	12.8%	1.2%
Ambulatory health care services	7,650	11,030	3,380	44.2%	3.7%
Professional and technical services	9,320	12,090	2,770	29.7%	2.6%
Local government, excluding education and hospitals	10,710	12,520	1,810	16.9%	1.6%
Nursing and residential care facilities	4,180	5,730	1,550	37.1%	3.2%
Hospitals	9,200	10,730	1,530	16.6%	1.6%

Source: Georgia Department of Labor

GDOL projected employment losses of more than 500 jobs from 2006 to 2016 for following sectors in the Northwest Georgia Region: *textile product mills; textile mills; crop production; transportation equipment manufacturing; general merchandise stores; and miscellaneous manufacturing.* This industry projection does not provide encouragement, given Chattooga County's dependence on manufacturing, especially textile mills.

Table 3-22 Northeast Georgia Regional Industries with Most Job Decline

Industry Title	Employment		Change 2006-2016	% Change	Annual Growth Rate
	2006	2016			
Textile product mills	30,840	28,270	-2,570	-8.3%	-0.9%
Textile mills	12,100	10,090	-2,010	-16.6%	-1.8%
Crop production	5,290	3,900	-1,390	-26.3%	-3.0%
Transportation equipment manufacturing	4,730	3,600	-1,130	-23.9%	-2.7%
General merchandise stores	8,120	7,390	-730	-9.0%	-0.9%
Miscellaneous manufacturing	650	10	-640	-98.5%	-34.1%
Membership associations and organizations	790	320	-470	-59.5%	-8.6%
State government, excluding education and hospitals	4,940	4,560	-380	-7.7%	-0.8%
Paper manufacturing	1,330	950	-380	-28.6%	-3.3%
Furniture and related product manufacturing	2,650	2,280	-370	-14.0%	-1.5%
Electrical equipment and appliance mfg.	2,870	2,540	-330	-11.5%	-1.2%
Personal and laundry services	2,100	1,780	-320	-15.2%	-1.6%
Chemical manufacturing	2,850	2,530	-320	-11.2%	-1.2%
Management of companies and enterprises	490	180	-310	-63.3%	-9.5%
Food and beverage stores	5,850	5,550	-300	-5.1%	-0.5%
Construction of buildings	2,510	2,280	-230	-9.2%	-1.0%
Printing and related support activities	2,260	2,050	-210	-9.3%	-1.0%
Furniture and home furnishings stores	1,900	1,700	-200	-10.5%	-1.1%
Warehousing and storage	3,020	2,830	-190	-6.3%	-0.6%
Building material and garden supply stores	,3340	3,160	-180	-5.4%	-0.6%

Source: Georgia Department of Labor

3.4.2. Major Employers

Chattooga County Chamber of Commerce maintains a list of major employers in Chattooga County. Tables 3-23 and 3-24 present data for 2009 and 2010. Table 3-23 presents the top manufacturing employers. Table 3-24 presents the top non-manufacturing employers.

Table 3-23 Largest Manufacturer Employers 2009-2010– Chattooga County

Employer	Industry/Product	Number of Employees	
		Jan. 2009	Jan. 2010
Mt. Vernon Mills	Finished Piece Goods/Denim	1,200	1,140
Mohawk Industries - Lyerly	Carpet	390	416
Mohawk Industries - Summerville	Carpet	350	306
Shoa Best Glove	Work Gloves	230	189
J.P. Smith Lumber Company	Rough & Dressed Lumber	60	50
Smith Ironworks	Structural Steel Fabrication	54	50
Wire Tech, LTD	Wire Harness	45	45
Trycon Tufters Inc	Carpet	NA	35
Parker Systems, LLC	Telephony, Internet & Fiber Optic Cabling	17	21
Century Glove Company	Work, Dress & Industry Gloves	13	13
Signature Interior Woodwork Corp.	Custom Woodworking	10	6
J-Bar Manufacturing, Inc.	Farm Implements	7	7

Source: Chattooga County Chamber of Commerce

Table 3-24 Largest Non-Manufacturer Employers 2009-2010 – Chattooga County

Employer	Industry/Product	Number of Employees	
		Jan. 2010	Jan. 2009
Hays State Prison	State Government	491	460
Chattooga Co. Board of Education	Education	471	465
Trion Board of Education	Education	204	172
Chattooga Co. Government	County Government	184	230
Wal-Mart	Retail	NA	230
Oakview Nursing & Rehabilitation	Nursing Home	175	176

Source: Chattooga County Chamber of Commerce

3.4.3. Unique economic situations

The following are unique economic situations that impact Chattooga County:

- Dependence upon manufacturing becomes problematic during industry downturns such as what has been experienced in recent years
- Low educational attainment of the county's labor force impacts recruitment of industry
- Unskilled labor force precludes the recruitment of high-growth, high-tech industries.
- Economic growth occurring in surrounding communities erodes employment base, but provides opportunities for residents who are forced to search for jobs after plant closings in the county
- Existing industry provides wages that are lower than state and national averages
- On a positive note, the county has property available in industrial parks for new industry

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HOUSING

Evaluation of adequacy and suitability of the existing housing stock to serve current and future community needs

4.1. Housing Types and Trends

4.1.1. Composition of Housing Stock

Chattooga County's housing stock grew from 8,250 units in 1980 to an estimated 10,894 units in 2008, an increase of 32.0%. As shown in Table 4-1, the county's housing stock has historically consisted primarily of *1 unit (single-family) detached* and *mobile homes* housing types. *1 unit detached* represented 66.3% of the county's housing stock in 2008, while *mobile homes* represented 24.2%. Together these two types account for 90.5% of all housing units.

Table 4-1 Types of Housing and Mix –County

Category	1980		1990		2000		2008		1980-2008		2000-08
	Units	%	Units	%	Units	%	Units	%	% Change	Ave. Annual Rate	% Change
Total Housing Units	8,250	100%	9,142	100%	10,677	100.0%	10,894	100%	32.0%	1.0%	2.0%
1 unit (detached)	6,582	79.8%	6,550	71.6%	7,394	69.3%	7,228	66.3%	9.8%	0.3%	-2.2%
1 unit (attached)	204	2.5%	110	1.2%	161	1.5%	51	0.5%	-75.0%	-4.8%	-68.3%
2 units	298	3.6%	320	3.5%	268	2.5%	394	3.6%	32.2%	1.0%	47.0%
3 to 9 units	239	2.9%	235	2.6%	276	2.6%	652	6.0%	172.8%	3.6%	136.2%
10 to 19 units	66	0.8%	83	0.9%	36	0.3%	44	0.4%	-33.3%	-1.4%	22.2%
20 or more units	21	0.3%	60	0.7%	125	1.2%	183	1.7%	771.4%	8.0%	46.4%
Mobile home	840	10.2%	1,691	18.5%	2,396	22.4%	2,637	24.2%	213.9%	4.2%	10.1%
All Other	0	0.0%	93	1.0%	21	0.2%	0	0.0%	NA	NA	NA

Source: U.S. Census Bureau (SF3); Selected Housing Characteristics, American Community Survey 2008 (2006-2008 three-year estimate)

Table 4-2 compares county and state housing types and mix in 2008. While the county and state have similar proportions for *1 unit detached* (66.3% for the county and 66.2% for the state), the county's share of *mobile homes* (24.2%) doubles that of the state (10.1%). *3 to 9 units* recorded 136.2% growth from 2000 to 2008, compared to a 19.8% statewide growth rate. In fact, the county recorded positive rates of change for all housing types, with the exception of *1 unit detached*.

Table 4-2 Types of Housing and Mix – County and State 2008

Category	Chattooga County		State of Georgia	
	% of Total	% Change 2000-08	% of Total	% Change 2000-08
1 unit (detached)	66.3%	-2.2%	66.2%	33.0%
1 unit (attached)	0.5%	-68.3%	3.5%	61.7%
2 units	3.6%	47.0%	2.4%	22.5%
3 to 9 units	6.0%	136.2%	8.3%	19.8%
10 to 19 units	0.4%	22.2%	4.8%	66.7%
20 or more units	1.7%	46.4%	4.5%	27.9%
Mobile home	24.2%	10.1%	10.1%	16.8%
All Other	0.0%	NA	0.0%	-35.6%

American Community Survey 2008 (2006-2008 three-year estimate)

Tables 4-3 through 4-6 present housing type and mix for the cities in 2000 since 2008 Census estimates were not available for this geography. Lyerly's housing stock increased 15.7% from 1990 to 2000, most of which is attributed to the addition of several *mobile homes*. *1 unit attached* makes up 71.9% of the town's housing stock, down from 91.9% in 1980 and 83.2% in 1990.

Table 4-3 Types of Housing and Mix – Lyerly

Category	1980		1990		2000		% Change	
	Units	%	Units	%	Units	%	1980-1990	1990-2000
Total Housing Units	197	100%	197	100%	228	100%	0.0%	15.7%
1 unit (detached)	181	91.9%	164	83.2%	164	71.9%	-9.4%	0.0%
1 unit (attached)	0	0.0%	3	1.5%	7	3.1%	NA	133.3%
2 units	2	1.0%	0	0.0%	2	0.9%	-100%	NA
3 to 9 units	2	1.0%	3	1.5%	15	6.6%	50.0%	400.0%
10 to 19 units	0	0.0%	0	0.0%	0	0.0%	NA	NA
20 or more units	2	1.0%	0	0.0%	0	0.0%	-100%	NA
Mobile home	10	5.1%	26	13.2%	40	17.5%	160.0%	53.8%
All Other	0	0.0%	1	0.5%	0	0.0%	NA	-100%

Source: U.S. Census Bureau (SF3)

The housing stock in Menlo declined from 271 units in 1980 to 247 units in 2000. *1 unit detached* represented 67.6% of the town's housing stock, while *2 units* represented 17.0%. *Mobile homes* increased from 5.2% of the housing stock in 1980 to 9.3% in 2000.

Table 4-4 Types of Housing and Mix – Menlo

Category	1980		1990		2000		% Change	
	Units	%	Units	%	Units	%	1980-1990	1990-2000
Total Housing Units	271	100%	254	100%	247	100%	-6.3%	-2.8%
1 unit (detached)	187	69.0%	171	67.3%	167	67.6%	-8.6%	-2.3%
1 unit (attached)	20	7.4%	7	2.8%	6	2.4%	-65.0%	-14.3%
2 units	42	15.5%	43	16.9%	42	17.0%	2.4%	-2.3%
3 to 9 units	6	2.2%	8	3.1%	7	2.8%	33.3%	-12.5%
10 to 19 units	2	0.7%	1	0.4%	0	0.0%	-50.0%	-100%
20 or more units	0	0.0%	0	0.0%	2	0.8%	NA	NA
Mobile home	14	5.2%	18	7.1%	23	9.3%	28.6%	27.8%
All Other	0	0.0%	6	2.4%	0	0.0%	NA	-100%

Source: U.S. Census Bureau (SF3)

Summerville has the county's most diverse housing stock, as shown in Table 4-5. The city's housing stock grew 1.3% from 1990 to 2000, after growing 11.9% from 1980 to 1999. *1 unit detached* represented 67.9% of the city's housing stock in 2000, followed by *mobile homes* with 13.0%. *2 units* and *3 to 9 units* are also represented in the city making up 6.9% and 6.0%, respectively.

Table 4-5 Types of Housing and Mix – Summerville

Category	1980		1990		2000		% Change	
	Units	%	Units	%	Units	%	1980-1990	1990-2000
Total Housing Units	1,876	100.0%	2,099	100.0%	2,126	100.0%	11.9%	1.3%
1 unit (detached)	1,361	72.5%	1,379	65.7%	1,442	67.8%	1.3%	4.6%
1 unit (attached)	102	5.4%	53	2.5%	76	3.6%	-48.0%	43.4%
2 units	168	9.0%	199	9.5%	147	6.9%	18.5%	-26.1%
3 to 9 units	77	4.1%	125	6.0%	127	6.0%	62.3%	1.6%
10 to 19 units	26	1.4%	11	0.5%	0	0.0%	-57.7%	-100.0%
20 or more units	0	0.0%	60	2.9%	58	2.7%	NA	-3.3%
Mobile home	142	7.6%	247	11.8%	276	13.0%	73.9%	11.7%
All Other	0	0.0%	25	1.2%	0	0.0%	NA	NA

Source: U.S. Census Bureau (SF3)

Trion's housing stock grew 19.4% from 1990 to 2000 after recording modest growth (3.6%) from 1980 to 1990. *1 unit detached* represented 75.9% of the city's housing stock in 2000. Trion's proportion of *mobile homes* in 2000 was well below that of the county as a whole and other cities. Only 4 *mobile homes* were located in Trion in 2000.

Table 4-6 Types of Housing and Mix – Trion

Category	1980		1990		2000		% Change	
	Count	%	Count	%	Count	%	1980-1990	1990-2000
Total Housing Units	721	100.0%	747	100.0%	892	100.0%	3.6%	19.4%
1 unit (detached)	600	83.2%	620	83.0%	677	75.9%	3.3%	9.2%
1 unit (attached)	58	8.0%	12	1.6%	33	3.7%	-79.3%	175.0%
2 units	38	5.3%	39	5.2%	38	4.3%	2.6%	-2.6%
3 to 9 units	15	2.1%	14	1.9%	47	5.3%	-6.7%	235.7%
10 to 19 units	8	1.1%	56	7.5%	36	4.0%	600.0%	-35.7%
20 or more units	2	0.3%	0	0.0%	57	6.4%	-100.0%	NA
Mobile home	0	0.0%	2	0.3%	4	0.4%	NA	100.0%
All Other	0	0.0%	4	0.5%	0	0.0%	NA	NA

Source: U.S. Census Bureau (SF3)

4.1.2. Recent Trends in Types of Housing Provided

From 2000 through the end of 2008, building permits were issued in Chattooga County for an additional 174 housing units, as shown in Table 4-7. The issuance of a building permit does not always translate into construction of new housing units, since plans for construction often change. This is especially true during the recent national recession. The permits issued represented a total investment of \$13,922,933.

Table 4-7 Housing Permit Trends - County

Year	Number of Structures Permitted	Number of Units Permitted	Value of Permitted Structures
2000	9	9	\$650,963
2001	9	9	\$1,021,210
2002	8	8	\$512,923
2003	7	7	\$535,332
2004	18	63	\$6,031,313
2005	17	62	\$4,008,227
2006	9	9	\$738,523
2007	4	4	\$309,442
2008	2	3	\$115,000
Total 2000-2008	83	174	\$13,922,933

Source: Source: U.S. Census Bureau 2000-2008, Annual New Privately-Owned Residential Building Permits (values shown in 2008 dollars)

According to Census housing unit estimates in 2008, shown in Table 4-8, the number of housing units countywide increased 2.1%, from 10,677 units in 2000 to 10,896 units in 2008. Adjacent counties, the region and state each recorded growth rates that were faster than Chattooga County rates. Walker County's 13.5% increase led the surrounding counties, but trailed the region and state.

Table 4-8 Housing Unit Trends in Surrounding Counties, Region and State

Category	Chattooga County	Walker County	Floyd County	Cherokee County, AL	DeKalb County, AL	Northwest Georgia Region	State of Georgia
Housing Units 2000	10,677	25,577	36,615	14,025	28,051	280,622	3,281,737
Housing Units 2008	10,896	29,030	40,106	14,599	29,087	352,110	4,026,082
Ave. Annual Growth Rate	0.3%	1.6%	1.1%	0.5%	0.5%	2.9%	2.6%
% Change 2000-2008	2.1%	13.5%	9.5%	4.1%	3.7%	25.5%	22.7%

Source: U.S. Census Bureau - Annual Estimates of Housing Units for Counties in Georgia: April 1, 2000 to July 1, 2008

4.2. Condition and Occupancy

4.2.1. Housing Age

As shown in Table 4-9, only 2.9% of the housing units recorded in 2008 were constructed after 2000. Housing units built before 1980 represented 56.2% of the county's housing units, compared to 41.5% in the state and 59.9% for the nation. Less than 10% of county's housing units were built prior to 1939, compared to 5.3% for the state and 14.4% for the nation.

Table 4-9 Housing Age 2008 – County, MSA, State and Nation

Category	Chattooga County		State of Georgia		United States	
	Units	% of Total	Units	% of Total	Units	% of Total
Total Housing Units	10,894	100%	3,953,206	100%	127,762,925	100%
Built 2005 or later	97	0.9%	174,757	4.4%	3,803,406	3.0%
Built 2000 to 2004	219	2.0%	526,026	13.3%	10,988,172	8.6%
Built 1990 to 1999	1,804	16.6%	870,560	22.0%	18,075,830	14.1%
Built 1980 to 1989	2,431	22.3%	740,007	18.7%	18,331,452	14.3%
Built before 1980	6,343	58.2%	1,641,856	41.5%	76,564,065	59.9%
Built 1970 to 1979	2,041	18.7%	609,529	15.4%	21,261,171	16.6%
Built 1960 to 1969	1,155	10.6%	402,161	10.2%	14,745,292	11.5%
Built 1950 to 1959	1,003	9.2%	283,985	7.2%	14,626,965	11.4%
Built 1940 to 1949	1,128	10.4%	135,749	3.4%	7,529,057	5.9%
Built 1939 or earlier	1,016	9.3%	210,432	5.3%	18,401,580	14.4%

Note: American Community Survey provided produced estimates for Chattooga County, but not for the municipalities

Source: U.S. Census Bureau: American Community Survey 2008 (2006-2008 three-year estimates)

Table 4-10 presents year 2000 housing age data for Chattooga County cities since post-2000 Census estimates are not available for the cities. In 2000, 67.0% of the countywide housing stock was built before 1980. However, the each city recorded higher proportions, which means a significant portion of the new housing unit construction is taking place in unincorporated areas.

Table 4-10 Housing Age 2000 – Cities, County and State

Category	Chattooga County		Lyerly		Menlo		Summerville		Trion		State of Georgia
	Units	% of Total	Units	% of Total	Units	% of Total	Units	% of Total	Units	% of Total	% of Total
Total Housing Units	10,677	100%	228	100%	247	100%	2,126	100%	892	100%	100%
Built 1990 or later	1,938	18.2%	28	12.3%	11	4.5%	245	11.5%	89	10.0%	27.9%
Built 1980 to 1989	1,581	14.8%	22	9.6%	29	11.7%	240	11.3%	45	5.0%	22.0%
Built before 1980	7,158	67.0%	178	78.1%	207	83.8%	1,641	77.2%	758	85.0%	50.1%
Built 1970-79	1,908	17.9%	53	23.2%	37	15.0%	326	15.3%	25	2.8%	18.6%
Built 1960-69	1,556	14.6%	25	11.0%	68	27.5%	473	22.2%	64	7.2%	12.7%
Built 1950-59	1,291	12.1%	22	9.6%	28	11.3%	316	14.9%	118	13.2%	8.6%
Built 1940-49	940	8.8%	26	11.4%	15	6.1%	247	11.6%	114	12.8%	4.4%
Built before 1940	1,463	13.7%	52	22.8%	59	23.9%	279	13.1%	437	49.0%	5.9%

Note: American Community Survey provided produced estimates for Chattooga County, but not for the municipalities

Source: U.S. Census Bureau (SF3), Table H34

4.2.2. Housing Condition

The age of the housing stock greatly contributes to the housing conditions shown in Table 4-11. Chattooga County and each city mirror statewide data for each category. Data shown in Table 4-11 for the county and state includes 2008 data that was not available for the cities.

Table 4-11 Housing Condition 2000 and 2008 – County, State and Cities

Year	Area	Lacking Plumbing Facilities		Lacking complete kitchen facilities	
		Units	% of Total	Units	% of Total
2008	Chattooga County	40	0.4%	36	0.3%
	State of Georgia	14,324	0.4%	16,387	0.4%
2000	Chattooga County	85	0.8%	114	1.1%
	Lyerly	1	0.4%	1	0.4%
	Menlo	2	0.8%	0	0.0%
	Summerville	20	0.9%	33	1.6%
	Trion	1	0.1%	4	0.4%
	State of Georgia	29,540	0.9%	31,717	1.0%

Source: U.S. Census Bureau American Community Survey 2008 (2006-2008 three-year estimates); (SF3) 2000 Tables H47 and H50, 1990 Tables H042, H064.

4.2.3. Housing Tenure

Chattooga County recorded a countywide vacancy rate of 20.4% in 2008, significantly lower than the 13.4% recorded statewide. The vacant housing unit increase correlates with countywide job losses. *Owner occupied* units represented only 57.6% of housing units countywide in 2008, a 13.1% drop from 67.6% in 2000, while *renter occupied* units increased 1.5% from 2000 to 2008 and accounted for 22.0% of countywide housing units.

Table 4-12 Housing Tenure 2008 – County and State

Category	Chattooga County			State of Georgia	
	# of Units	% of Total	% Change 2000-08	% of Total	% Change 2000-08
Total Housing Units	10,894	100%	2.0%	100%	20.5%
Owner Occupied	6,276	57.6%	-13.1%	58.7%	14.4%
Renter Occupied	2,392	22.0%	1.5%	27.8%	12.6%
Vacant	2,226	20.4%	102.4%	13.4%	93.0%

Source: U.S. Census Bureau 2000, American Community Survey 2008 (2006-2008 three-year estimates)

Tables 4-13 through 4-15 present the 1990 and 2000 housing tenure data for the county, state and each city. City housing tenure data for year 2008 was not available. *Owner occupied* decreased from a countywide share of 69.2% in 1990 to 67.6% in 2000, well above that of the state and cities. *Renter occupied* decreased from a countywide share of 23.4% to 22.1% (although the actual total number of *renter occupied* housing units increased 10.2%) from 1990 to 2000. The number of renters is lower than that of the state and significantly lower than the four cities with year 2000 rates of 33.3% in Lyerly, 36.4% in Menlo, 36.1% in Summerville and 34.1% in Trion. Lyerly and Menlo recorded double-digit vacancy rates in 2000, while Summerville and Trion recorded rates of 5.8% and 8.5%, respectively.

Table 4-13 Housing Tenure 2000 – County and State

Category	Chattooga County					State of Georgia				
	1990		2000		% Change 1990-2000	1990		2000		% Change 1990-2000
	# of Units	% of Total	# of Units	% of Total		# of Units	% of Total	# of Units	% of Total	
Total Housing Units	9,142	100%	10,677	100%	16.8%	2,638,418	100%	3,281,737	100%	24.4%
Owner Occupied	6,329	69.2%	7,220	67.6%	14.1%	1,536,829	58.2%	2,029,293	61.8%	32.0%
Renter Occupied	2,138	23.4%	2,357	22.1%	10.2%	829,786	31.5%	977,076	29.8%	17.8%
Vacant	675	7.4%	1,100	10.3%	63.0%	271,803	10.3%	275,368	8.4%	1.3%

Source: U.S. Census Bureau 2000

Table 4-14 Housing Tenure 2000 – Lyerly and Menlo

Category	Lyerly					Menlo				
	1990		2000		% Change 1990-2000	1990		2000		% Change 1990-2000
	# of Units	% of Total	# of Units	% of Total		# of Units	% of Total	# of Units	% of Total	
Total Housing Units	197	100%	228	100%	15.7%	254	100%	247	100%	-2.8%
Owner Occupied	128	65.0%	130	57.0%	1.6%	136	53.5%	144	58.3%	5.9%
Renter Occupied	49	24.9%	76	33.3%	55.1%	86	33.9%	90	36.4%	4.7%
Vacant	25	12.7%	22	9.6%	-12.0%	33	13.0%	13	5.3%	-60.6%
Category	Summerville					Trion				
	1990		2000		% Change 1990-2000	1990		2000		% Change 1990-2000
	# of Units	% of Total	# of Units	% of Total		# of Units	% of Total	# of Units	% of Total	
Total Housing Units	2,099	100%	2,126	100%	1.3%	747	100%	892	100%	19.4%
Owner Occupied	1,149	54.7%	1,077	50.7%	-6.3%	520	69.6%	508	57.0%	-2.3%
Renter Occupied	828	39.4%	767	36.1%	-7.4%	163	21.8%	308	34.5%	89.0%
Vacant	122	5.8%	282	13.3%	131.1%	63	8.4%	76	8.5%	20.6%

Source: U.S. Census Bureau 2000

4.3. Housing Costs

4.3.1. Median Property Values and Rent

Countywide median property value (Table 4-15) and median rent (Table 4-16) increased 11.7% and 9.2%, respectively, from 2000 to 2008. Countywide median property value made up 54% of the statewide median property value, while countywide median rent made up 62.3% of the statewide median rent. Year 2008 data for the cities for was not available. In 2000, however, the countywide median property value was higher than each of the cities. Of the cities, values were highest in Trion (\$72,268). Median rents were highest in Summerville and Trion (both at \$475). The most significant median property values change (from 1990 to 2000) occurred in Trion where values grew 37.1%. The most significant median rent increases occurred in Menlo where values grew 53.7%.

Table 4-15 Median Property Value 1990, 2000 and 2008 – County, Cities and State

Area	1990	2000	2008	% Change			County as a % of State	
				1990-2000	2000-2008	1990-2008	2000	2008
Chattooga County	\$58,315	\$73,768	\$82,400	26.5%	11.7%	41.3%	53.1%	50.4%
Lyerly	\$55,514	\$59,390	NA	7.0%	NA	NA	42.7%	NA
Menlo	\$60,127	\$71,643	NA	19.2%	NA	NA	51.5%	NA
Summerville	\$55,844	\$69,642	NA	24.7%	NA	NA	50.1%	NA
Trion	\$52,714	\$72,268	NA	37.1%	NA	NA	52.0%	NA
State of Georgia	\$116,465	\$139,034	\$163,500	19.4%	17.6%	40.4%	100%	100%

Note: 1990 and 2000 values shown for Georgia have been adjusted to 2008 dollars; Data for cities for 2000-2008 is not available

Source: U.S. Census Bureau (SF3) 2000; American Community Survey 2008 (2006-2008 three-year estimates)

Table 4-16 Median Rent 1990, 2000 and 2008 – County, Cities and State

Area	1990	2000	2008	% Change			County as a % of State	
				1990-2000	2000-2008	1990-2008	2000	2008
Chattooga County	\$458	\$457	\$499	-0.2%	9.2%	9.0%	59.7%	63.2%
Lyerly	\$441	\$460	NA	4.3%	NA	NA	60.1%	NA
Menlo	\$231	\$355	NA	53.7%	NA	NA	46.3%	NA
Summerville	\$385	\$475	NA	23.4%	NA	NA	62.0%	NA
Trion	\$521	\$475	NA	-8.8%	NA	NA	62.0%	NA
State of Georgia	\$713	\$766	\$790	7.4%	3.1%	10.8%	100%	100%

Note: 1990 and 2000 values shown for Georgia have been adjusted to 2008 dollars; Data for cities for 2000-2008 is not available

Source: U.S. Census Bureau (SF3) 2000; American Community Survey 2008 (2006-2008 three-year estimates)

Fair Housing Rents (issued by HUD) for 2010 in Chattooga County are \$357, \$437, \$548, \$657, and \$956, for zero-, one-, two-, three-, or four-bedroom housing units, respectively, compared to the Rome MSA (Floyd County) at \$498, \$508, \$655, \$804, and \$830 and the Dalton MSA (Whitfield and Murray counties) at \$527, \$573, \$634, \$784, and \$808.

4.3.2. Home Sale Prices

From 1997 to 2006, countywide annual home sales ranged from a low of 202 units in 2003 to a high of 424 units in 2006 (the latest year for which data was available, as shown in Table 4-17. Average home sale prices increased 48.0% from 1997 to 2006, and 21.2% from 2000 to 2006. However, values actually fell 6.5% from 2003 to 2006. The countywide average home sales price in 2006 was \$67,837.

Table 4-17 Number of Annual Home Sales and Annual Average Prices - County

Sales Year	Number of Sales	Average Sale Price	Ave. Sale Price (2008 Dollars)
1997	209	\$45,847	\$61,502
1998	256	\$45,783	\$60,474
1999	294	\$52,028	\$67,238
2000	259	\$55,973	\$65,051
2001	291	\$57,022	\$69,322
2002	279	\$50,850	\$60,857
2003	202	\$72,567	\$84,912
2004	230	\$66,948	\$76,305
2005	352	\$70,249	\$77,444
2006	424	\$67,837	\$72,448
Rate of Change 1997-2006		48.0%	17.8%
Rate of Change 2000-2006		21.2%	11.4%
Rate of Change 2003-2006		-6.5%	-14.7%

Source: University of Georgia Center for Agribusiness & Economic Development 2009

4.3.3. Affordability for Residents and Workers

As demonstrated in Tables 4-15, 4-16 and 4-17, housing costs for county residents and workers increased from 1990 to 2008 (as well as from 2000 to 2008). Data for home sales collected 2000-2006 showed a reduction in average home price from 2003 to 2006 after prices rose in prior years reported. Increased costs, generally speaking, can be attributed to increased land valuations, construction of homes with larger square footage floor plans and increased building costs. Owner-occupied housing costs were higher for countywide than for the municipalities.

4.3.4. Cost-Burdened Households

As shown in Table 4-18, Chattooga County households considered *cost-burdened* by the U.S. Department of Housing and Urban Development (HUD) (monthly housing costs exceed 30% of the household income) made up 6.9% of all households in 2000, compared to 8.5% statewide. Households considered *severely cost burdened* (monthly housing costs exceed 50% of the household income) made up 4.6% of the county's households, ranged from 4.8% to 6.9% for the cities and 3.7% for unincorporated areas. *Cost-burdened* and *severely cost-burdened* households made up a much smaller percentage of the countywide population than that represented statewide. *Cost-burdened* households decreased 12.4% from 1990 to 2000 for unincorporated areas, while increasing 8.0% countywide.

Table 4-18 Cost-Burdened Households – County, City and State

Area	1990			2000							
	Total Housing Units	30% and Greater		Total Units	30% to 49%		50% and Greater		30% and Greater		
		Units	% of Total		Units	% of Total	Units	% of Total	Units	% of Total	% Change 1990-2000
Chattooga County	9,142	1,140	12.5%	10,677	742	6.9%	489	4.6%	1,231	11.5%	8.0%
Unincorporated	5,845	808	13.8%	7,184	439	6.1%	269	3.7%	708	9.9%	-12.4%
Lyerly	197	27	13.7%	228	22	9.6%	15	6.6%	37	16.2%	37.0%
Menlo	254	17	6.7%	247	27	10.9%	17	6.9%	44	17.8%	158.8%
Summerville	2,099	209	10.0%	2,126	181	8.5%	145	6.8%	326	15.3%	56.0%
Trion	747	79	10.6%	892	73	8.2%	43	4.8%	116	13.0%	46.8%
State of Georgia	2,638,418	521,113	19.8%	3,281,737	397,964	12.1%	278,401	8.5%	676,365	20.6%	29.8%

* Rent 0-30% = Units with gross rent (rent and utilities) that are affordable to households with incomes below 30% of HUD Area Median Family Income. Affordable is defined as gross rent less than or equal to 30% of a household's gross income.

** Value 0-50% = Homes with values affordable to households with incomes at or below 50% of HUD Area Median Income. Affordable is defined as annual owner costs less than or equal to 30% of annual gross income. Annual costs are estimated assuming the cost of purchasing a home at the time of the Census based on reported value of the home. Assuming a 7.9% interest rate and national averages for utility costs, taxes, and hazard and mortgage insurance, multiplying income times 2.9 represents the value of a home a person can afford to purchase. For example, a household with an annual gross income of \$30,000 is estimated to be able to afford an \$87,000 home without having total costs exceed 30% of their annual household income.

Source: U.S. Bureau of the Census (SF3), 2000 Tables H69, H94 and 1990 Tables H050, H058; Comprehensive Housing Affordability Strategy (CHAS) Data Book

4.3.5. Foreclosures

HUD estimates foreclosures (based on risk) and vacancy data to assist state and local governments in their efforts to target the communities and neighborhoods with the greatest needs. The HUD estimates, shown in Table 4-19, represent the estimated number and percent of foreclosure starts January 2007 through June 2008. Countywide foreclosure rates almost doubled statewide and regional rates during

the reporting period. Surrounding counties also recorded foreclosure rates that were lower Chattooga County. While Chattooga County foreclosure rates were higher, fewer HUD-reported foreclosure starts took place in the county than in each of the surrounding counties, with the exception of Cherokee County, Alabama.

Table 4-19 Estimated Foreclosure and Foreclosure Rate for January 2007 through June 2008 – County, Cities, Surrounding Counties, Region and State

Area	Foreclosure Starts	% of Total County Foreclosure Starts	Number of Mortgages	Foreclosure Rates
Chattooga County	245	100.0%	2,446	10.0%
Unincorporated	168	68.6%	1,692	9.9%
Lyerly	6	2.4%	56	10.7%
Menlo	6	2.4%	60	10.0%
Summerville	49	20.0%	462	10.6%
Trion	18	7.3%	176	10.2%
Floyd County	620	NA	12,196	5.1%
Walker County	807	NA	11,531	7.0%
Cherokee County, AL	127	NA	3,326	3.8%
DeKalb County, AL	292	NA	7,799	3.7%
Northwest Georgia Region	9,003	NA	160,927	5.6%
State of Georgia	101,630	NA	1,981,801	5.1%

Estimates are based on Federal Reserves Home Mortgage Disclosure Act Data on high cost loans, Office of Federal Housing Enterprise Oversight Data on falling home prices, and Bureau of Labor Statistics data on place and county unemployment rates

Source: U.S. Department of Housing and Community Development 2008 Neighborhood Stabilization Data by County and Place

4.4. Special Housing Needs

4.4.1. Elderly

Housing options for elderly citizens in need of health assistance are available in Chattooga County. These options are summarized in the Health Care subsection of Chapter 6 of this document.

- Oak View Nursing, Health and Rehabilitation – 960 Highland Avenue, Summerville (151 beds)

4.4.2. Homeless

One homeless shelter operates in Chattooga County:

- The Well at Chattooga, Inc., in Summerville provides temporary housing and services for homeless persons.

4.4.3. Victims of Domestic Violence

Georgia Bureau of Investigation data, shown in Table 4-20, indicate police actions related to domestic violence from 2000 to 2008. These may indicate a need for more support and housing shelters for those impacted by domestic violence. No domestic violence shelters operate in Chattooga County. However, Chattooga County is included in the service area for Family Crisis Center of Walker, Dade, Catoosa, Chattooga Counties, located 20 miles north of Summerville in Lafayette (Walker County).

Table 4-20 Police and Sheriff Actions Related to Domestic Violence - County

Action Type	2000	2001	2002	2003	2004	2005	2006	2007	2008
Arrested	14	21	27	5	1	20	29	27	24
Citation	0	1	0	0	0	0	0	0	0
Separation	5	6	10	2	0	6	15	9	13
Mediation	2	0	1	1	0	1	5	2	3
Other	7	5	12	3	0	4	16	20	11
No Action	2	8	14	0	1	3	13	20	6
Total	30	41	64	11	2	34	78	78	57

Source: Georgia Bureau of Investigation, Family Violence Statistics, 1996, 2000, 2006

4.4.4. Migrant Farm Workers

Based on the 2007 Census of Agriculture, there is not a significant enough population of migrant farm workers to warrant special housing in the county. The Census of Agriculture, which is generated by the U.S. Department of Agriculture, recorded only five migrant farm workers in Chattooga County in 2007.

4.4.5. Persons with Disabilities

The share of Chattooga County residents with a disability in the 21-to-64 age group (26.0%) in 2000 was slightly higher than the state (19.9%), as shown in Tables 4-21 and 4-22. Summerville recorded the highest concentration of persons with disabilities. Table 4-23 compares the types of disabilities in Chattooga County to the state.

Table 4-21 Population with a Disability

Classification	Chattooga County	Unincorporated.	Lyerly	Menlo	Summerville	Trion	State of Georgia
Age 21 to 64 with a Disability	3,519	2,435	83	63	694	244	940,344
Employed	2,060	1,475	30	33	367	155	539,195
Not employed	1,459	960	53	30	327	89	401,149
Age 21 to 64 with no Disability	10,024	7,198	241	168	1,681	736	3,792,568
Not employed	7,521	5,386	171	149	1,227	588	2,942,874
Employed	2,503	1,812	70	19	454	148	849,694
Total Age 21 to 64	13,543	9,633	324	231	2,375	980	4,732,912

Source: U.S. Census Bureau (SF3) 2000 Table P42

Table 4-22 Share of Population with a Disability – County, Cities and State

Classification	Chattooga County	Unincorporated	Lyerly	Menlo	Summerville	Trion	State of Georgia
Age 21 to 64 with a Disability	26.0%	25.3%	25.6%	27.3%	29.2%	24.9%	19.9%
Employed	58.5%	60.6%	36.1%	52.4%	52.9%	63.5%	57.3%
Not employed	41.5%	39.4%	63.9%	47.6%	47.1%	36.5%	42.7%
Age 21 to 64 with no Disability	74.0%	74.7%	74.4%	72.7%	70.8%	75.1%	80.1%
Not employed	75.0%	74.8%	71.0%	88.7%	73.0%	79.9%	77.6%
Employed	25.0%	25.2%	29.0%	11.3%	27.0%	20.1%	22.4%
Total Age 21 to 64	26.0%	25.3%	25.6%	27.3%	29.2%	24.9%	19.9%

Source: U.S. Census Bureau (SF3) 2000 Table P42

Table 4-23 Type of Disabilities - County and State

Type of Disability	Chattooga County		State of Georgia	
	Number	% of All Disabilities	Number	% of All Disabilities
Total	10,819	100%	2,638,739	100%
Sensory	1,234	11.4%	255,072	9.7%
Physical	2,738	25.3%	606,215	23.0%
Mental	1,449	13.4%	358,052	13.6%
Self-care	875	8.1%	194,854	7.4%
Go-outside home	1,929	17.8%	558,551	21.2%
Employment	2,594	24.0%	665,995	25.2%

Source: U.S. Census Bureau (SF3) 2000, Table P41.

4.4.6. Persons with HIV/AIDS

From 1981 to 2007, 12 HIV/AIDS cases were reported in Chattooga County, according to the University of Georgia Center for Agribusiness and Economic Development. Chattooga County ranked 127th out of 159 counties in the state in number of HIV/AIDS cases reported during this period. Chattooga County does not have special housing options for HIV/AIDS patients. Due to the number of cases in the county, there could potentially be an unmet housing need for this group.

4.4.7. Persons Recovering from Substance Abuse

While reliable numbers of those recovering from substance abuse are not attainable, the University of Georgia's Georgia Statistics System estimated a need to provide substance abuse treatment for approximately 1,730 Chattooga County residents, or 6.8% of the county population in 2001. One facility operates in the county for persons recovering from substance abuse:

- Lookout Mountain Community Services, 83 SR-48, Summerville. Serves Chattooga, Catoosa, Dade and Walker counties (with multiple locations)

4.5. Job-Housing Balance

The jobs-to-housing ratio compares the county's number of jobs to the county's number of residents. The ratio is a useful analysis tool because housing location decisions, in relation to workplace, affect commute times, costs, and congestion. An ideal community would provide housing for the labor force near employment centers that give the workers transportation choices (e.g., walking, biking, driving, public transit, etc.). Bedroom community suburbs often develop without such balance and require the labor force to commute to work in private automobiles along major arterials resulting in congestion and other quality of life challenges. A similar pattern also occurs in rural areas where workers may travel long distances to neighboring counties for work.

Communities can use two jobs/housing balance ratios to monitor their ability to achieve a balance of jobs and housing:

- Employment (jobs)/housing unit ratio
- Employment/labor force ratio

According to the *Jobs/Housing Balance Community Choices Quality Growth Toolkit*, prepared by the Atlanta Regional Commission, an employment (jobs)/housing ratio of between 1.3 and 1.7 implies an ideal balance with 1.5 as the standard target. An employment (jobs)/labor force (employed residents) ratio of between 0.8 and 1.25 implies a balance for that ratio with 1:1 as the standard target.

Table 4-24 presents the employment/housing ratio and employment/labor force ratio for Chattooga County. The 2008 employment/housing ratio of 0.58 (down from 0.77 in 2000) falls short of the standard target of 1.5. Table 4-24 also presents the employment/labor force ratio for the county. The 2008 ratio of 0.56 (down from 0.71 in 2000) falls short of the standard target of 1.0.

Table 4-24 Jobs-Housing Balance - County

Category	2000	2008
Population	25,470	26,566
Average Household Size	2.49	2.92
Number of Households	9,577	8,668
Housing Units	10,677	10,896
Labor Force	11,686	11,288
Employment	8,250	6,347
Employment/Population Ratio	0.32	0.24
Employment/ Housing Unit Ratio	0.77	0.58
Employment/Labor Force Ratio	0.71	0.56

Source: U.S. Census Bureau, American Community Survey 2008 (2006-2008 three year estimates); and Georgia Department of Labor

4.5.1. Supply of Affordable Housing

Table 4-25 relates the average weekly wages received by employees who worked in Chattooga County to the housing values afforded by their wages in 2008. Table 4-26 relates the income of the county labor force (those who lived in Chattooga County) and those who actually worked in Chattooga in 2008. As displayed in Table 3-19, 36.1% of the county labor force in 2000 commuted to jobs in other counties, while 20.6% of the jobs in the county were filled by non-Chattooga County residents. Property values and rents in Chattooga County remain low relative to the state, which makes the local housing market more affordable for those who work in the county. The county's issue, however, is lack of jobs rather than the lack of housing. Tables 4-25 and 4-26 show the equivalent house price based on 2.5 and 3.0 multipliers, which are used widely to calculate affordable housing prices. These multipliers are applied to annual wages to determine approximate housing affordability.

Table 4-25 Correlation of Average Weekly Wages to Housing Prices for Workers (2008)

Sector	Average Wage			Monthly Income Available for Housing	Equivalent House Price ¹ (2.5 multiplier)	Equivalent House Price ¹ (3.5 multiplier)
	Average Weekly Wage	Average Annual Wage	Average Monthly Wage			
Agriculture, forestry, fishing and hunting	\$428	\$22,256	\$1,855	\$556	\$55,640	\$77,896
Mining	\$0	\$0	\$0	\$0	NA	NA
Construction	\$700	\$36,400	\$3,033	\$910	\$91,000	\$127,400
Manufacturing	\$631	\$32,812	\$2,734	\$820	\$82,030	\$114,842
Utilities	**	**	**	**	**	**
Wholesale trade	\$796	\$41,392	\$3,449	\$1,035	\$103,480	\$144,872
Retail trade	\$467	\$24,284	\$2,024	\$607	\$60,710	\$84,994
Transportation and warehousing	\$858	\$44,616	\$3,718	\$1,115	\$111,540	\$156,156
Information	\$652	\$33,904	\$2,825	\$848	\$84,760	\$118,664
Finance and insurance	\$770	\$40,040	\$3,337	\$1,001	\$100,100	\$140,140
Real estate and rental and leasing	\$518	\$26,936	\$2,245	\$673	\$67,340	\$94,276
Professional, scientific and technical services	\$739	\$38,428	\$3,202	\$961	\$96,070	\$134,498
Management of companies and enterprises	**	**	**	**	**	**
Admin., support, waste mgmt, remediation	\$256	\$13,312	\$1,109	\$333	\$33,280	\$46,592
Education services	\$229	\$11,908	\$992	\$298	\$29,770	\$41,678
Health care and social assistance	\$676	\$35,152	\$2,929	\$879	\$87,880	\$123,032
Arts, entertainment, and recreation	\$282	\$14,664	\$1,222	\$367	\$36,660	\$51,324
Accommodation and food services	\$231	\$12,012	\$1,001	\$300	\$30,030	\$42,042
Other services (except public admin.)	\$424	\$22,048	\$1,837	\$551	\$55,120	\$77,168
Total - government	\$685	\$35,620	\$2,968	\$891	\$89,050	\$124,670
All industries - Chattooga County 2000 ⁴	\$591	\$30,732	\$2,561	\$768	\$76,830	\$107,562
All industries - Chattooga County 2008	\$586	\$30,472	\$2,539	\$762	\$76,180	\$106,652

¹ Multipliers are applied to the Average Annual Wage - 2.5 and 3.5 are used widely to calculate affordable housing prices

² BLS did not release data for these sectors

³ BLS reported 0 jobs for this sector in 2008

⁴ Adjusted 2000 dollars to 2008 via the BLS Inflation Calculator

Source: Georgia Department of Labor (these data represent jobs that are covered by unemployment insurance laws), U.S. Bureau of Labor Statistics

As shown previously in Table 4-17, the average sale price of homes in Chattooga County was \$72,448 in 2006. The home price supported by the county's average annual wage in 2008 was between 67.3% and 94.3% of the total value of the average sale price. The house price supported by the county's median household income in 2008 was 64.3% to 90.1% of the total value of the average sale price in 2006. In 2008, county residents had an average household income of \$38,339, which could support a house price of roughly \$95,848 to \$134,197, as shown in Table 4-27. The county median household income of \$32,173 could support a house price of \$80,433 to \$112,606. Therefore, the average home price should be within the means of those who live and work in the county.

Table 4-26 Correlation of Household Income to Housing Prices for County Residents

<i>Annual Household Income</i>	<i>Maximum Annual Income</i>	<i>Maximum Monthly Income</i>	<i>Maximum Monthly Income for Housing (30 %)</i>	<i>Equivalent House Price (2.5 multiplier)*</i>	<i>Equivalent House Price (3.5 multiplier)*</i>
Less than \$15,000	\$15,000	\$1,250	\$375	\$37,500	\$52,500
\$15,000-24,999	\$25,000	\$2,083	\$625	\$62,500	\$87,500
\$25,000-\$34,999	\$35,000	\$2,917	\$875	\$87,500	\$122,500
\$35,000-\$49,999	\$50,000	\$4,167	\$1,250	\$125,000	\$175,000
\$50,000-\$74,999	\$75,000	\$6,250	\$1,875	\$187,500	\$262,500
\$75,000-\$99,999	\$100,000	\$8,333	\$2,500	\$250,000	\$350,000
\$100,000-\$149,999	\$150,000	\$12,500	\$3,750	\$375,000	\$525,000
\$150,000-\$249,999	\$250,000	\$20,833	\$6,250	\$625,000	\$875,000
\$250,000-\$499,999	\$500,000	\$41,667	\$12,500	\$1,250,000	\$1,750,000
\$500,000 or more	NA	NA	NA	NA	NA
Mean Household Income (in 2008 dollars)					
2000	\$47,075	\$3,923	\$1,177	\$117,688	\$164,763
2008	\$38,823	\$3,235	\$971	\$97,058	\$135,881
Median Household Income (in 2008 dollars)					
2000	\$38,339	\$3,195	\$958	\$95,848	\$134,187
2008	\$32,173	\$2,681	\$804	\$80,433	\$112,606

**Multipliers are applied to the Average Annual Wage - 2.5 and 3.5 are used widely to calculate affordable housing prices

Source: Georgia Department of Labor, U.S. Bureau of Labor Statistics, U.S. Census Bureau: Small Area Income & Poverty Estimates 1995, 2000 and 2003; Model-based Estimates for States, Counties and School Districts

4.5.2. Barriers to Affordability

Chattooga County average weekly wages fall behind those for most sectors in the region, state and nation. Countywide median property values are lower than that of the state and region. The availability of housing for the median and/or average income households does not mean the county has met the housing needs of those employed in the county, however. The lower-paid workers do face challenges in finding quality, affordable close to their place of work. A large percentage of county residents live and work in the county.

NATURAL & CULTURAL RESOURCES

Evaluation of how new development is likely to impact Natural and Cultural Resources along with an identification of needed regulations and policies

5.1. Physiography

Chattooga County divides into three districts of the Appalachian Plateau Province of the Appalachian Highlands: the Lookout Mountain District in the northwest, the Chickamauga Valley District in the central portion of the County, and Armuchee Ridges District to the east. The Lookout Mountain District is composed of two nearly flat-topped mountains, Lookout-Pigeon and Sand Mountains, separated by Lookout Valley. The escarpment on the southeastern side of Lookout-Pigeon Mountain, the district and province boundary, drops abruptly 800-1,000 feet to the Chickamauga Valley District, which is characterized by a series of gently-rolling, northeast-trending valleys, where limestone and dolomite are predominant at valley floors. The valleys are interrupted by low ridges capped by more resistant cherty rock materials. Ridgetops peak at an elevation of approximately 1,000 and stand 200-300 feet above intervening valleys. The Armuchee Ridge District consists of a series of prominent, narrow ridges that rise abruptly above the Chickamauga Valley District and reach elevations of 1,400-1,600 feet. Red Mountain sandstone caps the ridges, and valley floors are generally underlain by shale and limestone.

5.2. Environmental Planning Criteria

In order to protect the state's natural resources and environment, the Georgia Department of Natural Resources (DNR) developed *Rules for Environmental Planning Criteria* (Chapter 391-3-16). These minimum standards and procedures, also known as *Part V Criteria*, require local government comprehensive plans to include a determination of the presence of critical environmental resources if determined present, whether the local government(s) has established locally-adopted measures that specifically address the protection of the DNR-identified critical environmental resources, as follows:

- Water Supply Watersheds
- Groundwater Recharge Areas
- Wetlands
- Protected Rivers
- Protected Mountains

Table 5-1 determines the presence of these natural resources in Chattooga County and outlines if the local government has adopted protective measures. Map 1 (located in Chapter 9) depicts the presence of these critical environmental resources.

Table 5-1 Compliance with Rules for Environmental Planning Criteria

<i>Resource</i>	<i>Definition¹</i>	<i>Location</i>	<i>Local Protection Effort</i>
Water Supply Watershed	Area of land upstream from a government-owned public drinking water intake.	Land area within a seven-mile radius upstream from Summerville's Raccoon Creek water intake.	Chattooga County – No
			Lyerly – No
			Menlo – N/A
			Summerville – Water Supply Watershed Protection Ordinance
			Trion – n/a
Groundwater Recharge Areas	Any portion of the earth's surface where water infiltrates into the ground to replenish an aquifer.	Scattered throughout the county, generally west of the Chattooga River, as delineated by DNR in Hydrologic Atlas 18, 1989 edition.	Chattooga County – No
			Lyerly – No
			Menlo – No
			Summerville – No
			Trion – No
Wetlands	Areas inundated or saturated by surface or groundwater 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.	Countywide, as delineated by the U.S. Fish and Wildlife Service National Wetlands Inventory.	Chattooga County – No
			Lyerly – No
			Menlo – N/A
			Summerville – No
			Trion – No
Protected Rivers	Any perennial river or watercourse with an average annual flow of at least 400 cubic feet per second, as determined by appropriate U.S. Geological Survey documents.	Chattooga River, which runs in a southwesterly direction from the Northwestern quadrant of the county through Trion, Summerville and Lyerly.	Chattooga County – No
			Lyerly – No
			Menlo – N/A
			Summerville – n/a
			Trion – N/A
Protected Mountains	All land area 2,200 feet or more above mean sea level with a 25% or greater slope for at least 500 feet horizontally, and include the crests, summits, and ridge tops which lie at elevations higher than any such area.	Although there are steep slopes in unincorporated areas and Menlo (slopes greater than 25%) there are no protected mountains the county.	Chattooga County – N/A
			Lyerly – N/A
			Menlo – N/A
			Summerville – N/A
			Trion – N/A

¹As defined by the DNR Rules for Environmental Planning Criteria (Chapter 391-3-16)

5.3. Other Environmentally Sensitive Areas

5.3.1. Water Quality

Chattooga County is located in the Coosa River Basin, and the primary source of public drinking water is surface water. Raccoon Creek, a tributary of the Chattooga River, is a public water intake.

Northwest Georgia Regional Water Resources Partnership (NGRWRP) coordinates regional planning efforts that address long-term water quality protection and adequate water supply. NGRWRP membership includes water withdrawal permit holders, local governments and other advocacy groups interested in water issues in a 15-county area that includes Chattooga County. Northwest Regional Commission provides staff support. NGRWRP monitors and contributes federal, state, and local water

policy development; educates citizens on water-related issues; seeks funding and facilitates regional water-related activities; and, coordinates the activities of federal, state, and local entities.

NGRWRP has undertaken a series of planning initiatives since its formation, including the *Northwest Georgia Regional Comprehensive Water Management Plan*, a *Regional Preliminary Reservoir Siting Plan*, and a *Regional Watershed Assessment*. Planning efforts at the local level have addressed polluted Chattooga River stream segments due to the presence of fecal coliform bacteria. These local planning activities include a 2003 watershed assessment and the *City of Summerville Watershed Protection Plan*, designation of a Watershed Management Area in 2004 by the USDA Forest Service for a small part of the Lower Chattooga Watershed in the Chattahoochee National Forest, and a 2009 North Georgia Regional Commission-conducted *Total Maximum Daily Load (TMDL) Implementation Plan* that evaluated and tracked water quality protection and restoration along a seven-mile segment of the Chattooga River (see *Total Maximum Daily Loads* below for more information).

In addition, the non-profit Coosa River Basin Initiative (CRBI), also known as the Upper Coosa Riverkeeper, conducts water sampling and environmental public outreach activities to raise awareness about the area's river quality and threats posed to it. They operate throughout the Coosa River Basin, including Chattooga County.

National Pollutant Discharge Elimination Systems

Water pollution degrades surface waters making them unsafe for drinking, fishing, swimming and other activities. As authorized by the Clean Water Act, the National Pollutant Discharge Elimination Systems (NPDES) permit program controls water pollution by regulating point sources that discharge pollutants into U.S. waters. The GNR Environmental Protection Division (EPD) administers NPDES regulations in Georgia. *Phase I* of NPDES, issued in 1990, aimed at medium and large municipal separate storm sewer systems (MS4s) with 100,000 or more residents. *Phase II*, issued in 1999, required MS4s with between 10,000 and 100,000 residents to implement stormwater management plans to control and mitigate pollution. EPD does not classify Chattooga County and its municipalities as *Phase I* or *Phase II* MS4s and are not required to develop, implement and enforce Best Management Practices for stormwater management.

Total Maximum Daily Loads

The Clean Water Act also includes monitoring the quality of fresh water rivers, streams and lakes. The Clean Water Act provided water quality standards and guidelines that EPD implements with Total Maximum Daily Loads (TMDLs) for various water bodies based on certain designated uses as outlined in the Georgia 2008 305(b)/303(d) list of waters prepared as a part of the *Georgia 2006-2007 Assessment of Water Quality* and prepared in accordance with Sections 305(b) and 303(d) of the Federal Clean Water Act and guidance from the U.S. Environmental Protection Agency. EPD completed a TMDL Implementation Plan for a seven-mile segment of the Chattooga River (Lyerly to the Alabama state line) in 2009. TMDL plans are prepared for impaired stream segments to identify regulatory controls and voluntary practices to help reduce pollutants.

The assessed water bodies are classified according to a comparison of water quality monitoring results to water quality standards and other pertinent information. All stream segments in Chattooga County are given designated uses, such as *fishing*, *swimming* and *potable water withdrawal*, and then divided into five major categories:

- Category 1 – Data indicate that waters are meeting their designated use(s).
- Category 2 – Water body has more than one designated use and data indicate that at least one use is being met, but there is insufficient evidence to determine that all uses are being met.

- Category 3 – There were insufficient data or other information to make a determination as to whether or not the designated use(s) is being met.
- Category 4 – This category is divided into three sub-categories. For each, data indicate that at least one designated use is not being met, but:
 - Category 4a – TMDL(s) have been completed for the parameter(s) that are causing a water not to meet its use(s).
 - Category 4b – There are actions in place (other than a TMDL) that are predicted to lead to compliance with water quality standards.
 - Category 4c – A pollutant does not cause the impairment.
- Category 5 - Data indicate that at least one designated use is not being met and TMDL(s) need to be completed for one or more pollutants.

Categories 1 and 2 are considered *supporting*. Category 3 is considered *pending*. Categories 4 and 5 are considered *non-supporting*. However, only those waters in Category 5 make up the federally-mandated 303(d) list. EPD reported 14 river and stream segments in Chattooga County as *not supporting* their designated uses in 2008. No county river or stream segments were reported *pending*. Table 5-2 presents the county's *non-supporting* water bodies.

Table 5-2 Non-supporting and Pending 303(d) Water Bodies

<i>Water Body</i>	<i>Impacted Area</i>	<i>Category</i>	<i>Designated Use</i>	<i>Criterion Violation¹</i>	<i>Source²</i>
Alpine Creek	Headwaters to state line (6 miles)	5a	Fishing	Bio F	NP
Cane Creek	Dry Creek to Chattooga River (6 miles)	4a	Fishing	Bio F, Bio M	NP
Chappel Creek	Upstream from Chattooga River in Trion (6 miles)	4a	Fishing	Bio F, Bio M	NP
Chattooga River	Lyerly to state line (7 miles)	5	Fishing	FC	NP
Chattooga River	Cane Creek in Trion to Henry Branch (7 miles)	4a	Fishing	FC	NP
Chattooga River	Henry Branch to Lyerly (8 miles)	4a	Fishing	FC	NP
Chelsea Creek	Headwaters to Teloga Creek (4 miles)	5	Fishing	Bio F	NP
East Fork Little River	Headwaters to Alabama state line (10 miles)	5	Fishing	Bio M	NP
Perennial Springs Tributary	Headwaters to Perennial Springs (5 miles)	5	Fishing	Bio F	NP
Raccoon Creek	Upstream to Chattooga River in Berryton (15 miles)	4a	Fishing	FC	NP
Spring Creek	In Chattooga and Walker counties (5 miles)	4a	Fishing	FC	NP
East Armuchee Creek	Furnace Creek to West Armuchee Creek (15 miles)	3	Fishing	Bio M ³	N/A
Panther Creek	Headwaters to the state line	3	Fishing	Bio M ⁴	N/A
Tributary to Ruff Creek	Headwaters to Ruff Creek (4 miles)	3	Fishing	Bio M ⁴	N/A

¹Bio F – biota impact (fish community), Bio M - biota impact (macroinvertebrate community), FC – fecal coliform

²NP - Non-point source/unknown sources

³DNR designated this water body as Category 3 because macroinvertebrate data are currently under evaluation for listing assessment purposes.

⁴DNR designated this water body as Category 3 because macroinvertebrate data need to be collected in this area of the state to develop metrics for assessment purposes.

Source: Georgia's 2008 Integrated 305(b)/303(d) Report, Georgia Department of Natural Resources 2008

5.3.2. Steep Slopes

Although there are no protected mountains, steep slopes are located along ridges throughout Chattooga County, including those in Menlo and those east of Trion, Summerville and Lyerly. These areas include Lookout Mountain and portions of Chattahoochee National Forest, as shown in Map 2 (located in Chapter 9). Chattooga County and its municipalities have not adopted steep slope protection ordinances.

5.3.3. Floodplains

Flooding is the temporary covering of soil with water from overflowing streams and by runoff from adjacent slopes. Water standing for short periods after rainfalls is not considered flooding, nor is water in swamps. A floodplain is any land area susceptible to being inundated by water from any source. Floodplains in their natural or relatively undisturbed state are important water resource areas. They serve three major purposes: natural water storage and conveyance, water quality maintenance, and groundwater recharge. Unsuitable development can destroy their value. For example, any fill material placed in the floodplain eliminates essential water storage capacity, causing water elevation to rise, resulting in the flooding of previously dry land.

The Federal Emergency Management Agency (FEMA) has identified and mapped areas of Chattooga County with the highest flooding risk in order to establish actuarial flood insurance rates and promote sound floodplain management planning. The most-recently updated Chattooga County's Digital Flood Insurance Rate Maps (DFIRM) became effective in September 2008. Map 3 (located in Chapter 9) presents Chattooga County's 100- and 500-year floodplains.

5.3.4. Soils

Soils regulate water, sustain plant and animal life, filter potential pollutants, cycle nutrients and support structures. Knowledge of soil types in an area provides a good indication of topography (slope), erosion patterns, the presence and depth of rock, and the presence of water, as in wetland or floodplain areas. These characteristics in turn help indicate whether a soil type is suitable for a specific land use.

General Soil Map

The general soil map shows broad areas that have a distinctive pattern of soils, relief and drainage. Each map unit on the general soil map is a unique natural landscape. Typically, it consists of one or more major soils and some minor soils and is named for the major soils. The general soil map can be used to compare the suitability of large areas for general land uses, identify location of suitable soils and identify location of soils that are not suitable. Map 4 (located in Chapter 9) presents the General Soil Map for Chattooga County. Soil associations presented in Map 4, described below, are grouped into three general kinds of landscapes for broad interpretative purposes. Each of the broad groups and their included soil associations are described in the following pages.

Nearly level or gently sloping soils on bottom lands or low stream terraces

Three associations in Chattooga County consist of nearly level or gently sloping soils that are poorly drained to well-drained on bottom lands or terraces near the Chattooga River and along the major streams with slopes that range generally from 0% to 6%.

- The **Chewacla-Tocca-Roanoke** association is made up of somewhat-poorly-drained or well-drained, nearly-level soils on bottom lands; and poorly-drained, nearly-level soils on low stream terraces. It consists of long, narrow areas of soils on bottom lands and irregularly shaped areas of soils on low stream terraces. Areas of this association are throughout Chattooga County with the exception of the northwestern section. This association makes up about 7% of the county. The main concern of management is controlling flooding. The hazard of flooding severely limits nonfarm uses for this association.
- The **Whitwell-Cedarbluff-Tupelo** association is made up of moderately well-drained or somewhat poorly drained, nearly level or gently sloping soils on terraces. It consists of long and narrow areas of soils and broad and irregularly shaped areas of soils. Small areas of this association are throughout the county, with the exception of the northwestern section. This association makes up about 3% of the county. The main management concerns are controlling flooding and providing soil drainage. Most streams in this association are not free flowing. Because of flooding, this association has moderate or severe limitations for most nonfarm uses.
- The **Wax-Rome-Wolftever** association is made up of moderately well-drained or well-drained, nearly level or gently sloping soils on low stream terraces. It consists of soils in long, narrow drainageways, and on broad, low stream terraces near streams and rivers. Areas of this association are throughout the county with the exception of the northwestern section. This association makes up about 8% of the county. The main concerns of management are controlling flooding and erosion.

Nearly level, gently sloping or sloping soils on terraces, uplands or mountains

Four associations in Chattooga County consist of nearly level to sloping soils on stream terraces, uplands or mountains that are well-drained or moderately well-drained with slopes that generally range from 0% to 10%.

- The **Holston-Etowah-Wolftever** association is made up of well-drained or moderately well-drained, nearly level, gently sloping or sloping soils on terraces and uplands. It consists of broad, irregularly shaped areas of soils on terraces and soils that lie as narrow foot slopes adjacent to uplands and as benches in the uplands. Areas of this association are throughout Chattooga County, with the exception of the northwestern section and make up about 4% of the county. The main concerns for management are controlling erosion and flooding. Most of the association has moderate limitations for most nonfarm uses.
- The **Townley-Cunningham-Conasauga** association is made up of well drained or moderately well-drained, gently sloping or sloping shaly soils on uplands. It occupies broad gently sloping ridgetops and long sloping sides of ridges. Areas of this association are countywide and make up about 8% of the county. The main concern of management is controlling erosion.
- The **Shack-Fullerton-Decatur** association is made up of moderately well-drained or well-drained, gently sloping or sloping cherty soils on uplands and mountains. It consists of long, broad, gently sloping or sloping ridgetops and the sloping sides of uplands and mountains. Areas of this association are countywide and make up about 10% of the county. The main concern of management is controlling erosion. This association has moderate limitations for most nonfarm uses.

- The **Hartsells-Linker** association is made up of well-drained, gently-sloping or sloping soils on mountains and uplands. It consists of irregularly shaped areas as of soils on broad mountain tops and long side slopes and long foot slopes at the base of mountains. Areas of this association are in the northwestern part of the county in the vicinity of Little Sand Mountain and make up about 5% of the county. The main concern of management is controlling erosion. Because of shallowness to bedrock, some of the soils have moderate or severe limitations for nonfarm uses.

Moderately steep, steep or very steep soils on high terraces, uplands or mountains

Four associations in Chattooga County consist of moderately steep to very steep soils on high terraces, uplands or mountains. Slopes range from 10% to 60% for these moderately well-drained to excessively-drained soils.

- The **Hector-Hartsells** association is made up of well-drained, moderately-steep, to very steep soils that have bedrock at a depth of less than 40 inches. It consists of areas of soils on the long sides of mountains and upland hills and ridges adjacent to mountains. Areas of this association are in the eastern and extreme northwestern section of Chattooga County and make up about 10% of the county. The main concerns of management are the boulders, stones and bobbles on the surface of the soils. Because of boulders, stones and cobbles and steepness of slopes and shallowness to bedrock, this association has severe limitations for most nonfarm uses.
- The **Allen-Holston** association is made up of well-drained, moderately-steep to steep soils on foot slopes and benches in the uplands. It consists of areas of soils on narrow foot slopes and benches in the uplands and on short sides of high terraces. Areas of this association are countywide and make up about 5% of the county. The main concern of management is controlling erosion. Because of steepness of the slopes, this association has severe limitations for most nonfarm uses.
- The **Nella-Bodine-Montevallo** association is made up of well-drained or somewhat-excessively-drained, moderately-steep to very steep soils on mountains and upland ridges. This association consists of long areas of soils on side slopes of the mountains and upland ridges. Areas of this association are located countywide and make up about 20% of the county. The main concerns of management are steepness of the slopes and the stones and cobbles on the surface of the soil. Because of the stones and cobbles and steepness of the slopes, this association has severer limitations for most nonfarm uses.
- The **Shack-Fullerton** association is made up of moderately-well-drained or well-drained, moderately-steep to very steep cherty soils. It consists of areas of soils on upland and mountain side slopes and ridges. Areas of this association can be found countywide and make up about 20% of the county. The main concern of management is controlling erosion. Because of the steepness of slope, this association has moderate or severe limitation for most nonfarm uses.

Soils of Statewide Importance

The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) completed a joint soil survey for Chattooga, Floyd and Polk Counties in 2006. Based on the data, approximately 46% of land in three-county area is suitable for agricultural uses. In general, there are several characteristics needed for soil to economically produce sustained high yields of crops when properly managed: adequate and dependable supply of moisture from precipitation or irrigation; favorable temperature and growing season; acceptable acidity or alkalinity; acceptable salt and sodium content; few or no rocks; and slopes no greater than 6%.

The NRCS survey classifies soils suitable for agricultural uses as *prime farmland* or *farmland of statewide importance*. USDA-defined *prime farmland* is land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is available for these uses. It could be cultivated land, pastureland, forestland, or other land, but it is not urban or built-up land or water areas.

In some areas, land that does not meet the criteria for *prime farmland* is considered to be *farmland of statewide importance* for the production of food, feed, fiber, forage, and oilseed crops. Generally, this classification may be applied to areas with slopes of less than 10% and that are seasonably wet, more erodible and less productive than *prime farmland*. When treated and managed according to acceptable family methods, these areas have the potential for producing high crop yields.

Map 5 (located in Chapter 9) shows soil types in the three-county area of Chattooga, Floyd and Polk that best support agricultural uses based on their USDA and DNR-defined classification as *prime farmland* or *farmland of statewide importance*.

5.3.5. Plant and Animal Habitats

DNR maintains an inventory of federally-protected, state-protected, and other rare or imperiled plants and animals. This working *special concerns list* includes 33 species of plants and animals in Chattooga County that are tracked by DNR's Wildlife Resources Division, Nongame Conservation Section. The list identifies species thought to be in need of conservation. Some species on the list are currently protected by state or federal laws.

Species of Special Concern

Tables 5-2 through 5-7 list the species of special concern in Chattooga County. Federally-protected or state-protected species are indicated by the following status abbreviations:

Federal Status (U.S. Fish and Wildlife Service (USFWS))

- LE – Listed as endangered. The most critically imperiled species. A species that may become extinct or disappear from a significant part of its range if not immediately protected.
- LT – Listed as threatened. The most critical level of threatened species. A species that may become endangered if not protected.

State Status (DNR)

- E – Listed as endangered. A species in danger of extinction throughout all or part of its range.
- T – Listed as threatened. A species which is likely to become an endangered species in the foreseeable future throughout all or parts of its range.
- R – Listed as rare. A species which may not be endangered or threatened but which should be protected because of its scarcity.

Table 5-2 Species of Special Concern in Chattooga County - Amphibian

Species		Status		Habitat
		Federal	State	
Green Salamander	<i>Aneides aneus</i>		R	Moist rock crevices; new information suggests Aneides also frequents canopies of trees; within hardwood forests
Webster Salamander	<i>Plethodon websteri</i>			Moist hardwood forests

Source: Georgia Department of Natural Resources, Wildlife Resources Division – Updated July 31, 2009

Table 5-3 Species of Special Concern in Chattooga County - Crustacean

Species		Status		Habitat
		Federal	State	
Chattooga River Crayfish	<i>Cambarus scotti</i>		T	Rather swift water flowing over rock-littered beds
Blackbarred Crayfish	<i>Cambarus unestami</i>		T	Only 2 streams about 333 to 500 meters altitude, moderate to swiftly flowing over bedrock or rock-littered sand

Source: Georgia Department of Natural Resources, Wildlife Resources Division – Updated July 31, 2009

Table 5-4 Species of Special Concern in Chattooga County - Mammals

Species		Status		Habitat
		Federal	State	
Grey Bat	<i>Myotis grisescens</i>	LE	E	Caves with flowing water

Source: Georgia Department of Natural Resources, Wildlife Resources Division – Updated July 31, 2009

Table 5-5 Species of Special Concern in Chattooga County - Fish

Species		Status		Habitat
		Federal	State	
Coosa Darter	<i>Etheostoma coosae</i>			Medium-sized streams to rivers in flowing runs or riffles over gravel to cobble substrate
Coldwater Darter	<i>Etheostoma ditrema</i>		E	Vegetated springs and spring runs or small streams with spring influence
Greenbreast Darter	<i>Etheostoma jordani</i>			Medium-sized creeks to rivers in riffle areas over gravel to bedrock substrate
Rock Darter	<i>Etheostoma rupestre</i>		R	Swift rocky riffles often associated with attached vegetation such as Podostemum
Lined Chub	<i>Hybopsis lineapunctata</i>		R	Upland creeks over sandy substrate with gentle current
Mountain Shiner	<i>Lythrurus lirus</i>			Cool, clear streams in flowing water over sandy to rocky substrates
Burrhead Shiner	<i>Notropis asperifrons</i>		T	Small streams to medium-sized rivers in pools, riffles and midwater areas

Source: Georgia Department of Natural Resources, Wildlife Resources Division – Updated July 31, 2009

Table 5-6 Species of Special Concern in Chattooga County - Mollusk

Species		Status		Habitat
		Federal	State	
Southern Acornshell	<i>Epioblasma othcaloogensis</i>	LE	E	Small to medium sized rivers
Southern Combshell	<i>Epioblasma penita</i>	LE		Small to medium sized rivers
Finelined Pocketbook	<i>Hamiota altilis</i>	LT	T	Large rivers to small streams
Tennessee Heelsplitter	<i>Lasmigona holstonia</i>			Small to large creeks
Alabama Moccasinshell	<i>Medionidus acutissimus</i>	LT	T	Large rivers to medium sized creeks
Coosa Moccasinshell	<i>Medionidus parvulus</i>	LE	E	Large rivers to medium sized creeks
Southern Pigtoe	<i>Pleurobema georgianum</i>	LE	E	Large river to medium sized creeks

Source: Georgia Department of Natural Resources, Wildlife Resources Division – Updated July 31, 2009

Table 5-7 Species of Special Concern in Chattooga County - Plant

Species		Status		Habitat
		Federal	State	
Yellow Giant Hyssop	<i>Agastache nepetoides</i>			Openings in rich hardwoods
Purple Sedge	<i>Carex purpurifera</i>			Mesic hardwood forests over limestone
Pink Ladyslipper	<i>Cypripedium acaule</i>		U	Upland oak-hickory-pine forests; piney woods
Dwarf Larkspur	<i>Delphinium tricorne</i>			Mesic hardwood forests in calcareous areas
Allegheny-spurge	<i>Pachysandra procumbens</i>		R	Mesic hardwood forests over basic soils
American Ginseng	<i>Panax quinquefolius</i>			Mesic hardwood forests; cove hardwood forests
Broadleaf Plox	<i>Plox amplifolia</i>			Mesic hardwood forests over basic soils
Monkeyface Orchid	<i>Platanthera integrilabia</i>	C	T	Red maple-gum swamps; peaty seeps and streambanks with <i>Pamassia asarifolia</i> and <i>oxypolis rigidior</i>
Little River Black-eyed Susan	<i>Rudbeckia heliopsisidis</i>		T	Limestone or sandstone barrens and streamsides
Kral's Water plantain	<i>Sagittaria secundifolia</i>	LT	T	Crevices in sandstone in fast flowing streams
Large-flowered Skullcap	<i>Scutellaria montana</i>	LT	T	Mesic hardwood-shortleaf pine forests; usually mature forests with open understory, sometimes without a pine component
Bottomland Skullcap	<i>Scutellaria nervosa</i>			Floodplain forests
Nuttall's Hedge-nettle	<i>Stachy nuttallii</i>			Mesic hardwood forests over basic soils; alluvial bottomlands
Georgia Aster	<i>Symphotrichum georgianum</i>	C	T	Upland oak-hickory-pine forests and openings; sometimes with <i>Echinacea laevigata</i> or over amphibolite

Source: Georgia Department of Natural Resources, Wildlife Resources Division – Updated July 31, 2009

5.3.6. Local Protection Measures

In addition to environmental ordinances that address DNR's *Part V Criteria* (see Table 5-1), local governments also adopt ordinances to other environmentally sensitive areas identified in this chapter. Table 5-8 lists local protective measures beyond the scope of the *Part V Criteria*.

Table 5-8 Local Protection Measures for Environmentally Sensitive Areas

<i>Type of Ordinance</i>	<i>Area Protected</i>
Flood Hazard Reduction Chattooga County Lyerly Summerville Trion	Floodplains Wetlands
Soil Erosion and Sedimentation Control Summerville	Water Resources Soil
Stormwater Management	Water Resources

5.4. Significant Natural Resources

5.4.1. Scenic Areas

Chattooga County lies at the rolling foothills of the Appalachian Mountains, which is abundant in scenic, natural resources such as forests, fields, hills, valleys, streams and rivers. The 51-mile Ridge and Valley Scenic Byway allows for scenic views of the Chattahoochee National Forest scenic. The road is both a designated *National Forest Scenic Byway* and *Georgia Scenic Byway*. The National Scenic Byways Program, part of the U.S. Department of Transportation's Federal Highway Administration, helps recognize, preserve and enhance selected roads throughout the nation. Georgia Scenic Byways are designated highways, streets, roads, or routes that feature intrinsic qualities (e.g. scenic, historic, natural, archaeological, cultural or recreational) that should be protected or enhanced. The Ridge and Valley Scenic Byway is one of 12 GDOT-designated Georgia Scenic Byway corridors. Other scenic areas include northwestern Chattooga County, afforded by Lookout Mountain. One area, located off of SR-157, is known locally as "High Rock." The site consists of an elevated rock outcrop on the side of Lookout Mountain and overlooks Shinbone Valley.

5.4.2. Agriculture and Forested Land

The amount of Chattooga County land used for farming has remained relatively constant since 1987, as shown in Table 5-9. Meanwhile, total forested land has increased since 1989. Georgia Forestry Commission data indicates that 22,876 acres of forestland in Chattooga County are National Forest and 175,949 acres are privately held. Tables 5-9 and 5-10 show the percent of the total land in Chattooga County that is farmland and forested land.

Table 5-9 Acres of Chattooga County Land Used As Farmland – 1987, 1992, 1997, 2002, 2007

Land in Farms (Acres)						Land in Farms % of Total Land 2007
1987	1992	1997	2002	2007	% Change 1987-2007	
55,316	52,651	58,586	54,858	53,084	4.2%	26.5%

Source: Center for Agribusiness and Economic Development, Cooperative Extension Service, University of Georgia

Table 5-10 Forested Land in Chattooga County – 1982, 1989, 1997 and 2007

Category	1982	1989	1997	2007
% of Total Land in Chattooga County	74.4%	71.7%	77.4%	87.3%

Source: Center for Agribusiness and Economic Development, Cooperative Extension Service, University of Georgia

5.4.3. Parks, Recreation and Conservation

Chattahoochee National Forest

Chattahoochee National Forest, managed by USDA's Forest Service, occupies one third of Chattooga County, as shown in Map 6 (located in Chapter 9), affording scenic and recreation opportunities while conserving significant areas of forested land, wildlife habitat and other natural resources. In 2004 the Forest Service released the *Chattahoochee and Oconee National Forests Land and Resource Management Plan* ("Forest Plan"). Together, these forests cover 24 counties in the state. The plan guides natural resource management activities and sets management standards for the two national forests. Goals of the plan include maintaining forest as a land use on private lands within and surrounding national forest areas and working with private landowners and conservation groups on lands adjacent to, or in proximity to, Forest Service ownership for the purposes of conservation efforts such as land acquisition, reintroduction of threatened and endangered species, restoration of plant and animal habitat, and demonstration of practices to better manage or enhance natural resources.

James H. (Sloppy) Floyd State Park

James H. (Sloppy) Floyd State Park is located west of the national forest in Chattooga County. Its amenities include three miles of lake loop trails and access to the nearby Pinhoti Trail. The Pinhoti Trail is a 325-mile Appalachian Trail connector in Georgia and Alabama. In 2008 Chattooga County partnered with non-profit organizations The Conservation Fund and the Georgia Pinhoti Trail Association to protect approximately 325 acres that connect the trail with Chattahoochee National Forest.

5.5. Significant Cultural Resources

DNR's Historic Preservation Division (HPD) is the state's historic preservation arm. HPD is also the State Historic Preservation Office (SHPO), as mandated by the Historic Preservation Act of 1966. HPD takes both an advocacy and administrative role in state government. It coordinates statewide and local preservation initiatives that include historic resource surveys and federal fund allocation for local preservation-oriented projects. Local government historic preservation best accomplishes the protection of historic resources with historic preservation planning, creation of appropriate growth strategies, comprehensive planning, adoption of local protective ordinances, and coordination.

5.5.1. Local History

The General Assembly created Chattooga County in 1838 from parts of Floyd and Walker counties. Its namesake is the Chattooga River that flows through the county. Cherokee Indians were the first to call the river by its current name. The county seat of Summerville was incorporated in 1839. Construction of the Chattanooga, Rome and Columbus Railroad and the Summerville Depot were completed in 1889. The railroad connected Lyerly, Summerville and Trion. Lyerly was incorporated two years later in 1891. The railroad was merged in 1901 into the Central of Georgia system. Menlo was incorporated in 1903 and followed by Trion in 1940. Trion's incorporation took place 105 years after the first opening of the Trion cotton mill.

National Register Listings

The National Register of Historic Places (National Register) is the official list of the nation's historic and archaeological resources worthy of protection. A program of the U.S. Department of the Interior's National Park Service, the National Register is intended to identify, evaluate and protect historic places. As an honorary designation, National Register status places no obligations or restrictions on private owners. However, in order to take advantage of incentive-based preservation programs such as the 20% Federal Historic Preservation Tax Incentives Program, rehabilitation projects must retain a property's historic character by following the Secretary of the Interior's Standards for Rehabilitation. As of 2009, the National Register includes seven Chattooga County historic resources (see Table 5-11). These sites and districts have both historic and economic value and are important to local, state and national history and to the local economy.

Table 5-11 National Register Sites in Chattooga County

Resource Name	Location/Address	Community	Year Added
Camp Juliette Low	SR-157	Cloudland	1987
Chattooga County Courthouse	Courthouse Square	Summerville	1980
Georgia Site No. 9 CG53	Address restricted ¹	Summerville	1987
Penn Place	Penn Bridge Rd.	Trion	1988
Riegel Hospital	194 Allgood St.	Trion	2002
Sardis Baptist Church	SR 114, junction of SR 114 and Sardis Church Rd.	Chattoogaville	1997
Summerville Depot	120 E. Washington Ave.	Summerville	1992

¹Prehistoric site, dating 5000-6999 BC

Source: National Park Service

Camp Juliette Low, established in 1921 by Girl Scouts of the USA founder Juliette Low Gordon, remains an active camp. The 330-acre property is the site of a private, non-profit American Camp Association-accredited summer camp for girls ages seven to 17.

The Summerville Depot is currently being renovated, including interior work, roof replacement and construction of a handicap accessible entrance. The renovations are being funded by the federal Transportation Enhancement (TE) Program. TE funds were also used to refurbish and install a 100-year-old turntable, located between the Depot and J.R. "Dick" Dowdy Park. The turntable was dedicated in 2003 and is now used by Tennessee Valley Railroad's passenger excursion trains from Chattanooga.

Locally Designated Historic Districts

While National Register designation is largely symbolic, a locally-designated historic district can afford meaningful protection to a historic resource. Local designation, accomplished by adoption of an ordinance, requires review and approval of proposed exterior alterations to an affected property. A historic preservation commission (HPC) is appointed as the reviewing body, and approvals are granted in the form of a Certificate of Appropriateness (COA). An HPC is also authorized to review and approve the proposed relocation or demolition of a building. A COA must be granted before building permits are issued. Paint colors and general maintenance items are not required to be reviewed, although guidance can be provided at the request of a property owner to help maintain the historic integrity of a building and neighboring properties. In Chattooga County, there are no locally designated historic districts or active historic preservation commissions.

Historic Resources Survey

Historic resource surveys provide a working base for communities in devising a local preservation strategy. The 1995 Chattooga County Joint Comprehensive Plan included the most recent survey of county resources. Coosa Valley Regional Development Center staff prepared the survey to augment a formal, but limited 1979 DNR survey. The 1995 “windshield survey” identified 1,270 historic resources that consisted mostly of residential resources (1,171), followed by commercial (41), institutional (34), rural (11), industrial (10), and historic or cultural sites (3). The majority of the resources (66.2%) are located in incorporated areas. Numerous properties in the county have National Register potential, according to the survey. These include the following potential districts:

- Summerville: along East Washington Street, from the depot to US-27 and extending southeasterly along US-27 for a short distance; also includes properties along Pink Dogwood, College, and University streets (including the 1915 school building facing University Street).
- Trion: mill and adjacent village area
- Menlo: along Seventh and Sixth avenues and Edison and Bell streets
- Cloudland (unincorporated area): a resort community that developed during in the early 20th century
- Rural historic district (unincorporated area): along a 4.5-mile corridor of Gore-Subligna Road (CR 329) from US-27 to the Johnston Farm; also along the Ridge and Valley Scenic Byway

Housing Units Built Prior to 1960

As buildings age, they become suitable candidates for future historic resource surveys. Table 5-12 identifies the number of housing units that may have historic value (at least 50 years old) based on 2000 Census data.

Table 5-12 Housing Units in 2000 Built Prior to 1960

Category	Chattooga County	Lyerly	Menlo	Summerville	Trion
Built 1950 - 1959	1,291	22	28	316	118
Built 1940 - 1949	940	26	15	247	114
Built before 1940	1,463	52	59	279	437
Total Built before 1960	3,694	100	102	842	669

Source: U.S. Census Bureau 2000

Centennial Farms

The Georgia Centennial Farm Program honors farms that contribute to the state's agricultural heritage. The program recognizes promotes agricultural awareness and an appreciation of the state's unique agricultural tradition, and encourages the continued use of farms for future generations by recognizing these 100-plus-year-old farms. Initiated in DNR's HPD, Georgia Farm Bureau Federation, Georgia Department of Agriculture, Georgia Forestry Commission and Georgia National Fair and Agricenter administer this 1993-initiated program that celebrates farms with the following three awards:

- *Centennial Heritage Farm Award* honors farms owned by members of the same family for 100 years or more and are listed in the National Register.
- *Centennial Farm Award* does not require continual family ownership, but farms must at least 100 years old and listed in the National Register.
- *Centennial Family Farm Award* recognizes farms owned by members of the same family for 100 years or more that are not listed in the National Register.

Georgia Centennial Farm Program currently lists no Chattooga County farms.

Historical Markers

Historical markers educate citizens and visitors about the people and events that shaped Georgia's past and present. Georgia Historical Society manages the state markers program including the erection of new state historical markers. Table 5-13 lists Chattooga County's historical markers.

Table 5-13 List of Historical Markers

<i>Commemorative History</i>	<i>Marker Identifier¹</i>	<i>Sign Location</i>
Chattooga County	GHM 027-2	Courthouse in Summerville on US-27
First Cotton Mill in Northwest Georgia	GHM 027-3	At Mt. Vernon Mill on Fourth St., Trion
Last Indian Agent	GHM 027-1	Alpine Community Church, 1.7 miles south of Menlo on SR-337

¹ GHM = Georgia Historical Marker [indicating an official state marker erected by the Georgia Historical Commission (1953-1971) or its successor, the Georgia Department of Natural Resources (after 1971)]

Source: *The Carl Vinson Institute of Government*

Georgia Main Street Designation

The Georgia Main Street Program is an initiative of the National Trust for Historic Preservation that is administered at the state level by the Georgia Department of Community Affairs' (DCA) Office of Downtown Development. This nationally-recognized program combines historic preservation with economic development and focuses on the "Four-Point Approach" of design, organization, economic restructuring, and promotion to restore prosperity and vitality to downtowns and neighborhood business districts. Cities accepted for participation in the Georgia Main Street Program are eligible to receive assistance in the form of technical services, networking, training and information.

Communities with fewer than 5,000 residents can receive Better Hometown Program or the Affiliate Program designations. Main Street Program designations require 5,000 to 50,000 residents. In other words, Better Hometown is Georgia's small-town Main Street Program. Communities just beginning to explore downtown revitalization that do not wish to become a designated Main Street/Better Hometown community, or those that wish to use the "main street approach" in a non-traditional

commercial setting can become Affiliate Program designees. DCA's Office of Downtown Development administers each program under the Main Street Program umbrella.

Summerville has participated in the Better Hometown Program since 2000. Lyerly, Menlo and Trion do not participate in the program. The Summerville program has received National Main Street Program status on several occasions since 2000, a prestigious accreditation program for communities that meet ten national performance standards.

Certified Local Government Program

The Certified Local Government Program (CLG) is a federal program administered at the state level by HPD. Any city, town, or county that has enacted a historic preservation ordinance and enforces that ordinance through a local preservation commission, is eligible to become a CLG. The benefits of becoming a CLG include eligibility for federal historic preservation grant funds, the opportunity to review local nominations for the National Register prior to consideration by the Georgia National Register Review Board, opportunities for technical assistance, and improved communication and coordination among local, state, and federal preservation activities. No jurisdiction in Chattooga County is in the CLG Program.

5.5.2. Historic Preservation Organizations

Chattooga County Historical Society

The Chattooga County Historical Society is a not-for-profit organization headquartered in the Summerville Depot. The society purchased the historic depot in 1988 to preserve and reuse. Membership is open to the public and holds four meetings a year, unless otherwise announced. One of the meetings is an annual October picnic meeting.

5.5.3. Regionally Important Resources

The *Coosa Valley RDC and North Georgia RDC Joint Regional Plan (1999)* identified 66 regionally significant historic resources. Historic resources of regional significance are defined as those "important enough to be noteworthy from a multi-jurisdictional perspective, as opposed to being of import or concern to a single local government." The historic resources inventoried were those that had been identified and documented by a recognized state or federal authority to be of state or national significance, as opposed to being of only local significance, or that otherwise met the definition of "regionally significant" because they cross jurisdictional boundaries.

The following properties in Chattooga County were inventoried as regionally significant:

National Register/Georgia Register listed properties with *national* level of significance:

- Camp Juliette Low

National Register/Georgia Register listed properties with *state* level of significance:

- Chattooga County Courthouse
- Georgia Site No. 9 CG 43 (Prehistoric, early Archaic processing site)

It should be noted that only a fraction of the region's historic resources have been identified and only a small fraction of those identified have been evaluated for their level of significance.

COMMUNITY FACILITIES & SERVICES

Service areas and levels of services of public facilities and services with an evaluation of the adequacy and useful life

This chapter provides an assessment of community facilities and services in Chattooga County, including those for unincorporated Chattooga County and the municipalities of Lyerly, Menlo, Summerville and Trion. Community facilities and services assessed are organized into the following sections: water supply and treatment; sewerage system and wastewater treatment; and other facilities and services.

6.1. Water Supply and Treatment

6.1.1. Service Area, Distribution, Supply and Treatment

Areas with water service in Chattooga County are shown in Map 8 (located in Chapter 9). Water supply and treatment is managed by the public works departments of Chattooga County, Lyerly, Menlo and Summerville. Each department manages a single treatment facility, with Trion having the highest-permitted pumping capacity at 9.9 million gallons per day (GPD). Menlo has the lowest-permitted pumping capacity at 125,000 GPD. Currently, all of the water providers are, on average, operating below capacity. The raw water sources vary by service provider. Some providers access more than one water source. Chattooga County and Lyerly use well water from several wells. Menlo uses both a well and a natural spring as its water source. Trion obtains water from a single a natural spring. Summerville pulls water from Raccoon Creek.

Table 6-1 Water Supply and Treatment Capacity

Service Area	Service Provider	# of Treatment Facilities	Raw Water Source	Permitted Pumping Capacity	Average Daily Use
Unincorporated	Chattooga Co. Public Works	1	5 wells	700K GPD	500K GPD
Lyerly	Lyerly Public Works	3	3 wells	250K GPD	100K GPD
Menlo	Menlo Public Works	1	Well, Natural Spring	125K GPD	85K GPD
Summerville	Summerville Public Works	1	Raccoon Creek	3.75 MGD	2 MGD
Trion	Trion Public Works	1	Natural spring	9.9 MGD	6.6 MGD

Source: Northwest Georgia Regional Plan; Chattooga County Joint Comprehensive Plan Steering Committee member input 2010

6.1.2. Improvement Plans

Lyerly Public Works intends to use SPLOST funds to match grants and loans that the city is seeking for water system expansion and to refurbish the older sections of the system within the city limits. The city also has plans to search for additional water sources (e.g. well, etc.).

6.2. Sewerage System and Wastewater Treatment

6.2.1. System and Service Area

The system service area is displayed in the Sewer Service Area Map 9 (located in Chapter 9).

6.2.2. Collection and Treatment

The public works departments for Menlo, Summerville and Trion currently operate sewerage and wastewater treatment systems. These treatment facilities operate, on average, at or above their permitted treatment capacity, as shown in Table 6-2. Summerville and Trion both discharge their treated water into the Chattooga River, with Menlo using the Alpine Creek as its discharge location. Unincorporated areas of Chattooga County and Lyerly rely exclusively on septic service.

Table 6-2 Sewer System and Wastewater Treatment Capacity

Service Area	Service Provider	# of Customers	# of Treatment Facilities	Discharge Location	Permitted Treatment Capacity	Average Daily Use
Unincorporated	None - septic service	NA	NA	NA	NA	NA
Lyerly	Lyerly Public Works	230	1	Land Application System	50K GPD	35K GPD
Menlo	Menlo Public Works	TBD	1	Alpine Creek	100K GPD	100K GPD
Summerville	Summerville Public Works	TBD	1	Chattooga River	2 MGPD	2.5 MGPD
Trion	Trion Public Works	TBD	1	Chattooga River	5 MGPD	5 MGPD

Source: Northwest Georgia Regional Plan; Chattooga County Joint Comprehensive Plan Steering Committee input 2010

6.2.3. Septic Systems

Technology has transformed the septic system from a temporary method of disposal to a permanent fixture. As with any tool of continuous operation, a septic system must have ongoing repair, maintenance and sensible use in order to function properly. Maintenance is also important to ensure a septic system does not have negative environmental impacts.

6.3. Other Facilities and Services

6.3.1. Fire Protection

Fire protection in Chattooga County is provided by a combination of municipal fire departments and rural volunteer fire departments, as shown in Table 6-3. Summerville and Trion each operate their own

fire departments that primarily cover areas within their respective city boundaries. Volunteer fire departments provide the majority of fire protection services for unincorporated rural areas of Chattooga County. Fire protection facilities are shown on Map 10 (located in Chapter 9).

Table 6-3 Fire Protection Providers in Chattooga County

Department/Organization	Station Location	Service Area	Number of Firefighters	ISO Rating
Summerville Fire Dept.	176 Cox St., Summerville	Summerville city limits	18	6
Trion Fire Dept.	91 Fourth St., Trion	Trion city limits	19	7
Menlo Fire Dept.	3056 SR-337, Menlo	Menlo area	18	
Lyerly Volunteer Fire Dept.	6068 W. Alabama Hwy., Lyerly	Lyerly area	15	5 inside city; 9 outside city
Holland Volunteer Fire Dept.	26 Holland-Chattoogaville Rd., Lyerly	Lyerly area	16	
Gore Area Volunteer Fire Dept.	9 Gore Fire Hall Rd., Summerville	Gore area	23	

Source: Northwest Georgia Regional Plan (NWGRC), City of Summerville, <http://www.firedepartments.net>

6.3.2. Emergency Medical Services

Chattooga County EMS

Chattooga County operates the countywide EMS service.

6.3.3. Public Safety

Law enforcement services in Chattooga County are provided by a combination of municipal police departments and the Chattooga County Sheriff's Office, as shown in Table 6-4. The Chattooga County Sheriff's Office provides law enforcement services for unincorporated areas of Chattooga County as well as the towns of Lyerly. The sheriff's office also operates the Chattooga County Jail that serves the incorporated and unincorporated areas of the county. The cities of Menlo, Summerville and Trion operate separate municipal police departments. Public safety facilities are shown on Map 10 (located in Chapter 9).

Table 6-4 Public Safety Providers in Chattooga County

Department/Organization	Station Location	Service Area	Number of Officers
Chattooga County Sheriff's Office	35 W. Washington St., Summerville	Unincorporated areas and Lyerly	42
Summerville Police Dept.	170 Cox St., Summerville	Summerville city limits	24
Trion Police Dept.	1220 Pine St., Trion	Trion city limits	7
Menlo Police Dept.	3056 SR-337, Menlo	Menlo city limits	

Source: Northwest Georgia Regional Plan (NWGRC), City of Summerville

Chattooga County E-911

Chattooga County operates the countywide E-911 service. The system is supported by county funds and contributions from Summerville and Trion for operational costs.

State of Georgia Department of Corrections

The state of Georgia Department of Corrections operates Forest Hayes State Prison at 777 Underwood Road in unincorporated Chattooga County between Summerville and Trion near US-27. The 1,508-capacity state prison houses inmates with behavioral problems that cannot be addressed at other prisons and Mental Health Level II inmates. The prison campus includes a boot camp and general population unit outside the perimeter fence. The prison operates a Correctional Industries mattress plant and optical manufacturing unit.

6.3.4. Parks and Recreation

The state and city of Summerville are the county's only public park and recreation service providers. Chattooga County does not operate park and recreation facilities or programs. The state manages James H. "Sloppy" Floyd State Park and its various recreation activities. Summerville Recreation Department manages and maintains five recreation facilities. The facilities include two parks, a recreation center (and surrounding park area), a community center (and surrounding park area) and a gym. Lyerly and Menlo also each maintain one park, also shown in Table 6-5. Open space in Trion includes ballfields adjacent to the Chattooga River and bordered by Allgood Street, Myers Avenue, Simmons Street and Old Highway 27

Table 6-5 Parks and Recreation in Chattooga County

<i>Parks and Recreation Area</i>	<i>Location</i>	<i>Activities/Facilities</i>
James H. "Sloppy" Floyd State Park	US-27, southeast of Summerville	Fishing, camping, and picnicking.
Summerville Recreation Center	220 SR-100 Boiling Rd., Summerville	Ballfields, tennis courts, playground, and picnic area
Fairway Community Center	81 Senior Dr., Summerville	Ballfields, playground, and community center
J.R. "Dickey" Dowdy Park	US-27 and University St., Summerville	Walking trail, playground and picnic area
Willow Spring Park	US-27 and 1st St., Summerville	Picnic area, walking trail and natural area
Dewey Hoskins Gym	3rd St., Summerville	Ball fields and basketball courts
Angus McLeod Park	5801 SR-114, Lyerly	Ballfields, play ground, walking trail/cycling track, pavilion, picnic area, natural area
Menlo Park	Bell St., Menlo	Playground, picnic area, walking trail, pavilion
Menlo ballfields park	SR-48, east of Menlo	Ballfields
Unnamed Dalton St. park	Dalton St., Trion	Ballfields, tennis courts, gym, playground
Unnamed Trion park	Allgood St., Trion	Football/soccer field, playground, walking trail

Source: Town of Lyerly, City of Menlo, City of Summerville

6.3.5. Solid Waste Management

Chattooga County operates the primary transfer station in Summerville. The cities of Summerville and Trion each provide municipal waste collection. Private companies provide waste collection for Lyerly, Menlo and some areas of unincorporated Chattooga County. Additionally, Chattooga County does not have a landfill and ships solid waste to other landfills in the region.

6.3.6. Education

Two public school systems operate in Chattooga County. The Chattooga County School District provides public school services for unincorporated Chattooga County and the residents of Lyerly, Menlo and Summerville. Trion City Schools provide public school services for the Trion residents.

Chattooga County School District enrolled 2,870 students for the 2008-2009 school year on campuses located throughout the County, including one high school, one middle school, four elementary schools, and one alternative school, as shown in Table 6-6. There are no plans for facility expansion.

Trion City School System enrolled 1,384 students for the 2008-2009 school year and is located on one campus that includes the high, middle, and elementary schools described in Table 6-6. There are no plans for facility expansion.

Table 6-6 Public Schools Systems in Chattooga County (2008-2009 School Year)

<i>Chattooga County School District</i>		
School Name	Location	# of Students
Chattooga High	989 SR-114, Summerville	700
Lyerly Elementary	150 Oak Hill Road, Lyerly,	406
Menlo Elementary	2430 SR-337, Menlo,	383
Summerville Elementary	206 Penn Street, Summerville	468
Leroy Massey Elementary	403 Dot Johnson Drive, Summerville	464
Summerville Middle	200 Middle School Rd, Summerville	411
Crossroads Alternative School	13234 US-27, Summerville	38
Total – Chattooga County School District		2,870
<i>Trion City School System</i>		
School Name	Location	# of Students
Trion Elementary	919 Allgood Street, Trion	693
Trion Middle	919 Allgood Street, Trion	324
Trion High	919 Allgood Street, Trion	367
Total – Trion City School System		1,384

Source: Georgia Department of Education 2009

6.3.7. Libraries

Chattooga County has two primary public library facilities. The Summerville Library is located on Farrar Drive in Summerville. The Trion Library is located on Bulldog Boulevard in Trion. Both libraries offer the public free book and computer services.

6.3.8. Health Care

The Chattooga County Health Department is the only public health care provider in the county. Located in Summerville, the department provides health examinations and preventative care. For emergency care or serious medical procedures, county residents must travel to the regional hospitals that serve the area located in Lafayette and Rome.

INTERGOVERNMENTAL COORDINATION

Identification of existing coordination mechanisms and process with adjacent local governments, independent special authorities and districts, independent development authorities and districts, school boards, and programs

The purpose of this chapter is to assess the adequacy and suitability of existing coordination mechanisms and processes in meeting current and future needs of the community. These mechanisms include informal processes such as the exchange of data between city and county government agencies as well as formal methods that may be necessary to address some issues. Examples are intergovernmental agreements, service delivery strategies, joint planning and service agreements, special legislation, or joint meetings or work groups for the purpose of coordination. Sections below identify adjacent local governments, independent agencies, boards and authorities, regional programs, and consistency with the Chattooga County Service Delivery Strategy.

7.1. Adjacent Local Governments

Chattooga County includes all of four municipalities: Lyerly, Menlo, Summerville and Trion. Chattooga County is surrounded by the Georgia county governments of Walker and Floyd counties. Chattooga County also shares a boundary with Cherokee and DeKalb counties in Alabama.

7.2. Independent Agencies, Boards and Authorities

Chattooga County Development Authority

The Chattooga County Development Authority is authorized to issue bonds for use in making property improvements, when necessary, to attract business and industry to the county. The Authority is also authorized to hold title to property and act as a receiving agent for grant funding to facilitate property improvements to a certain specification for business interest who locate on the property. The authority in turn establishes lease purchase agreements to those businesses and act as a fiduciary agent throughout the entire leasehold period. Members of the authority are appointed by the Sole Commissioner and represent each are of the county.

Summerville Development Authority

The Summerville Industrial Development Authority is authorized to issue bonds for use in making property improvements, when necessary, to attract business and industry to locations within the city of Summerville. The Authority can hold title to property and act as a receiving agent for grant funding to facilitate property improvements and in turn establish lease purchase agreements and act as a fiduciary

agent throughout the leasehold period. Members of the authority are appointed by the Summerville City Council.

Northwest Georgia Joint Development Authority (NWGAJDA)

Created by state legislation, the NWGAJDA serves Catoosa, Chattooga, Dade and Walker Counties. The purpose of the authority is to promote existing businesses and recruit new businesses to the Northwest Georgia region.

7.3. School Boards

Two school boards serve Chattooga County. Trion City Schools Board of Education oversees the Trion City School system and serves the city limits of Trion. Chattooga County Board of Education oversees Chattooga County Public Schools and provides service to the remainder of the county. See Chapter 6 for more information.

7.4. Regional and State Programs

Northwest Georgia Regional Commission (NWGRC)

NWGRC provides support to counties and municipalities in the areas of local government planning, economic development, grant preparation and administration, job training, and aging services. Its board members represent the Northwest Georgia region's counties, municipalities and private sector. NWGRC also coordinates regional planning efforts in the areas of comprehensive planning, bicycle/pedestrian planning, and water resource/assessment planning.

Northwest Georgia Water Resources Partnership (NGRWRP)

NGRWRP has initiated regional planning efforts in order to address long-term needs to protect water quality and plan for adequate water supply. This group includes water withdrawal permit holders, local governments and other advocacy groups interested in water issues in a 15-county area that includes Chattooga County (counties within the Northwest Georgia Regional Commission area). With staff support provided by the NWGRC, the NGRWRP strives to monitor and contribute to the development of federal, state, and local water policy; educate citizens on water related issues; seek funding and facilitate regional water-related activities; and, coordinate the activities of federal, state, and local entities.

Georgia Department of Transportation (GDOT)

GDOT maintains and improves state and Federal highways in Chattooga County and provides financial assistance for local road improvements.

Georgia Department of Community Affairs (DCA)

DCA has several management responsibilities for the state's coordinated planning program and reviews plans for compliance with minimum planning standards. DCA provides a variety of technical assistance and grant funding to the County and cities.

Georgia Department of Natural Resources (DNR)

DNR is available to provide assistance and guidance to the County and cities in a number of important areas including: water conservation, environmental protection, wildlife preservation and historic

preservation. DNR’s mission is to sustain, enhance, protect and conserve Georgia’s historic and cultural resources for present and future generations, while recognizing the importance of promoting the development of commerce and utilize sound environmental practices. The department has 9 divisions working to accomplish this mission: Environmental Protection Division (EPD), the Coastal Resources Division, Pollution Prevention Assistance Division, Wildlife Resources Division, Water Conservation Program, and the Program Support Division.

EPD is a state agency charged with protection of the state’s air, land and water resources through the authority of state and federal environmental statutes. These laws regulate public and private facilities in areas of air quality, water quality, hazardous waste, water supply, solid waste, surface mining, underground storage tanks and others. EPD issues and enforces all state permits in these areas and has full delegation for federal environmental permits except Section 404 (wetland) permits.

7.5. Consistency with Service Delivery Strategy

In 1997, the state passed the Service Delivery Strategy Act (HB489). This law mandates the cooperation of local governments with regard to service delivery issues. The act required each county to adopt a Service Delivery Strategy (SDS). The Chattooga County Sole Commissioner and councils of each the county’s municipalities adopted the Chattooga County SDS in 1999 summarized in Table 7-1. However, as part of the joint comprehensive plan update, the SDS is being examined and evaluated. The SDS includes an identification of services provided by various entities, assignment of responsibility for provision of services and the location of service areas, a description of funding sources, and an identification of contracts, ordinances, and other measures necessary to implement the SDS.

Table 7-1 Chattooga County Service Delivery Strategy Summary

Services Provided	Chattooga County Service Delivery Strategy	Notes
Animal Control	Summerville and Trion will provide this service only within their incorporated boundaries, and Chattooga County will provide the service in unincorporated areas.	
Building Inspection	Summerville and Trion will provide this service only within their incorporated boundaries and the service will not be provided in the other municipalities or unincorporated areas. Summerville initially provided building inspection service to Trion (for the first six months of the SDS). The SDS includes no record of an agreement to extend that agreement.	
Business License	Lyerly, Menlo, Summerville and Trion will provide this service only within their incorporated boundaries and the service will not be provided in unincorporated areas	
Cemetery	Trion will provide this service only within their incorporated boundaries and the service will not be provided in other municipalities or unincorporated areas.	
Civic Center	Chattooga County will provide the service countywide.	
Coroner	Chattooga County will provide the service countywide.	
Cooperative Extension Service	Chattooga County , in conjunction with the University System of Georgia, will provide the service countywide.	
Courts (Municipal)	Summerville and Trion will provide this service only within their incorporated boundaries and the service will not be provided in the other municipalities or unincorporated areas.	

Services Provided	Chattooga County Service Delivery Strategy	Notes
Courts (Superior, Magistrate, Probate, State, Juvenile)	Chattooga County will provide the service countywide.	
Department of Family and Children Services (DFACS)	Chattooga County will provide the service countywide.	
Drug Task Force	Chattooga County will provide the service countywide.	
E-911	Chattooga County will provide the service countywide. Summerville and Trion will contribute to the operational cost.	
Economic Development	The Chattooga County Industrial Development Authority and Northwest Georgia Joint Development Authority will provide this service countywide. The Summerville Industrial Development Authority will provide this service only within the incorporated boundaries of the City of Summerville.	
Emergency Management Agency	Chattooga County will provide the service countywide.	
Emergency Medical Services - Ambulance	Chattooga County will provide the service countywide.	
Fire Service	Lyerly, Menlo, Summerville and Trion will provide this service only within their incorporated boundaries and the Chattooga County Volunteer Fire Department will provide service in unincorporated areas	
Health Department	Chattooga County will provide the service countywide.	
Indigent Defense	Chattooga County will provide the service countywide.	
Jail	Chattooga County will provide the service countywide. Summerville will pay cost of boarding their inmates.	
Law Enforcement	Summerville and Trion will provide this service only within their incorporated boundaries and the Chattooga County Sheriff's Department will provide service in unincorporated areas as well as Lyerly and Menlo .	
Library	Chattooga County will provide the service countywide. Chattooga County Schools, Trion City Schools, Lyerly, Menlo, Summerville and Trion will contribute funds.	
Natural Gas Service	Summerville and Trion will provide this service within their designated service boundaries and the service will not be provided outside of these service boundaries.	
Public Works	Lyerly, Menlo, Summerville and Trion will provide this service only within their incorporated boundaries and Chattooga County will provide service in unincorporated areas	
Recreation	Lyerly, Menlo, Summerville and Trion will provide this service only within their incorporated boundaries. Chattooga County will not provide service in unincorporated areas and does not operate a recreation department. Each city operates a recreation department. Chattooga County pays into the operational costs of the cities' recreation departments.	

Services Provided	Chattooga County Service Delivery Strategy	Notes
Registrar	Chattooga County will provide the service countywide for county, state and national elections. Lyerly, Menlo, Summerville and Trion will provide this service for municipal elections.	
Senior Center	Chattooga County will provide the service countywide. Summerville will provide an employee to work at the center.	
Sewer	Menlo, Summerville and Trion will provide this service within their incorporated boundaries and the service will not be provided in unincorporated areas..	
Solid Waste Collection	Lyerly, Menlo, Summerville and Trion will provide this service only within their incorporated boundaries. Chattooga County will provide service in unincorporated areas.	
Solid Waste Disposal (includes recycling)	Chattooga County will provide the service countywide.	
Tax Commission (including assessment and collection)	Chattooga County will provide the service countywide with the exception that Lyerly, Menlo, Summerville and Trion collect their own municipal tax.	
Transit	Chattooga County (Section 5311 Transportation) will provide the service countywide.	
Water	Chattooga County, Lyerly, Menlo, Summerville and Trion will provide this service within their designated service boundaries.	
Land Use Agreements Summary	Chattooga County and the cities of Lyerly, Menlo, Summerville and Trion have signed resolutions which establish a process for disputes on property annexation and land use.	
Extraterritorial Water and Sewer Services Consistency with Land Use Plans and other Ordinances Agreement Summary	Chattooga County and the cities of Lyerly, Menlo, Summerville and Trion have signed intergovernmental agreements establishing the provision of extraterritorial water and sewer services by a jurisdiction shall be consistent with all applicable land use plans and ordinances.	

Source: Chattooga County Service Delivery Strategy 1998-1999

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TRANSPORTATION SYSTEM

Identification and evaluation of the adequacy of the road network, alternative modes, railroads, trucking, airports and the transportation-land use connection

8.1. Introduction

This chapter inventories Chattooga County's existing transportation infrastructure, plans and projects. It a basis for future analyses to identify an appropriate mix of strategies and projects necessary to address transportation and land use needs in Chattooga County.

8.2. Road Network

The Chattooga County roadway network is comprised of a system of federal, state and local routes. The jurisdiction classification is shown in Map 12 (located in Chapter 9). GDOT functional classification is shown in Map 13 (located in Chapter 9). Major roads that serving Chattooga County include:

- US-27 is a major north-south corridor, running the entire western length of the state beginning at Chattanooga at the Tennessee state line and continuing south through Rome, Carrollton, Columbus and Bainbridge at the Florida state line. It also provides direct connection between the cities of Summerville and Trion.
- SR-114 connects Summerville to Lyerly and continues to Alabama, and SRS 48 connects Summerville to Menlo and also runs to the Alabama state line. SR-100 runs south out of Summerville into Floyd County. SR-337 heads northeast out of the City of Menlo into Walker County.
- Ridge and Valley Scenic Byway in the Chattahoochee National Forest is both a designated National Forest Scenic Byway and Georgia Scenic Byway.

US-27 has the highest annual average daily traffic (AADT) counts in the county, particularly north of downtown Summerville. GDOT started the US-27 road-widening project in 2005 as part of the Governor's Road Improvement Program (GRIP). Adopted by the General Assembly in 1989, GRIP is a system of proposed state highways that promote economic development and provide safe, efficient travel in rural areas. Much of US-27 through Chattooga County has been widened from two to four lanes. GDOT has not initiated construction of the Summerville Bypass portion planned to extend east of Summerville from north of CR-325 to CR-329/Silver Hill Road.

The State Transportation Improvement Program (STIP), which is a list of Federally-funded highway, public transit, and multimodal projects as well as non-Federally funded regionally significant transportation projects, lists highway, bridge, bicycle, pedestrian, safety, public transit, and Transportation Enhancements (TE) activities (generally bicycle/pedestrian projects and historic preservation or landscaping projects related to the surface transportation system). Table 8-1 identifies roadway projects for Chattooga County in the FY2010-13 STIP.

Table 8-1 FY2010-13 STIP Roadway Projects

Project Description	Project Type	Year
SR-1/US-27/Summerville Bypass from CR-329 to north of CR-325 at SR-1/US27	Widening (two to four lanes)	After 2013

Source: State Transportation Improvement Program FY 2010-13, Georgia Department of Transportation

8.3. Bridges

Chattooga County's transportation system includes 112 bridges. GDOT rates 16 of these bridges *structurally deficient* and 19 *functionally obsolete*.¹ These bridge sufficiency ratings provide an overall measure of a bridge's condition and are used to determine eligibility for federal funds. According to the American Association of State Highway and Transportation Officials (AASHTO)², a bridge may be considered *structurally deficient* if significant load-bearing elements are found to be in poor condition due to deterioration, requiring significant maintenance and repair to remain in service and eventual rehabilitation or replacement to address deficiencies. A *functionally obsolete* bridge are bridges built to standards that are not used today, resulting in deficiencies such as inadequate lane or shoulder widths. Classification as a structurally deficient or functionally obsolete bridge is not meant to imply a bridge is unsafe. Table 8-2 lists bridge improvement projects in the FY 2010-13 STIP.

Table 8-2 FY 2008-2011 STIP Bridge Projects

Project Description	Project Type	Year
CR 87/Peach Orchard Rd. @ Alpine Creek 1 mile south of Menlo	Replace Bridge	2012
CR 322/Old Highway 337 @ Chelsea creek 3.2 miles NE of Menlo	Replace Bridge	2012

Source: State Transportation Improvement Program FY 2010-13, Georgia Department of Transportation

8.4. Railroads

8.4.1. Freight Rail

The Chattanooga Chickamauga Railway (CCKY) is a shortline railroad that runs from Lyerly, through Summerville, to Chattanooga. The GDOT-owned CCKY is a low-freight traffic density railroad segment that is leased and operated by a shortline railroad.

¹ Federal Highway Administration (FHWA), National Bridge Inventory (NBI), August 2009

² Bridging the Gap: Restoring and Rebuilding the Nation's Bridges, July 2008

GDOT has undertaken several corridor preservation and line rehabilitation projects across the state, including work focused on the Chattanooga Chickamauga Railway to maintain and enhance the state's railroad system. The CCKY Lyerly Line Project involved several aspects including: track maintenance, crossing improvement, and bridge repair. A major component of the project was repairing nearly 16 bridges along the line.

Two inactive Norfolk Southern Railway (NS) segments are also located in Chattooga County. One is located in the northwest portion of the county and connects to the active non-GDOT-owned CCKY line that runs from Hedges to the Tennessee state line. A second inactive NS line runs from Lyerly to Rome. Over the past 40 years, Class I railroads have abandoned approximately 1,045 miles of track in, typically due to line segments no longer being in the railroads' financial interest to maintain and operate. Table 8-3 identifies the abandoned NS rail segments in Chattooga County.

Table 8-2 Abandoned Freight Lines in Chattooga County

<i>Line</i>	<i>Year Abandoned</i>	<i>Miles</i>	<i>County</i>
Hedges, Georgia – Ewing, Alabama	1982	23.00	Chattooga, Walker
Krannert Junction – Lyerly, Georgia	1989	15.20	Chattooga, Floyd

Source: 2009 Georgia State Rail Plan, Georgia Department of Transportation, Intermodal Programs Division

8.4.2. Passenger Rail

Amtrak provides passenger rail in Georgia. Currently, Atlanta is the closest city to Chattooga County served by Amtrak. The Crescent line offers daily trips between New Orleans and New York City via Atlanta.

8.5. Trucking

I-75 and I-59 are in close proximity to Chattooga County. Both accommodate a large volume of truck traffic due to their ability to link local businesses to national economic markets and to ocean ports for international connections. Within Chattooga County, US-27 is a significant transportation and trucking corridor that runs the entire western length of the state. The 2005-2035 Georgia Statewide Freight Plan forecasts the portion of US-27 from Summerville to Floyd County to increase in amount of tonnage of freight that is carried. SR-48 from Alabama to US-27 is also identified as another non-interstate roadway that is important to the transport of freight.

8.6. Airports

The nearest commercial air carrier (jet) service to Chattooga County is the Chattanooga Regional Airport. The closest general aviation airports are the Barwick-LaFayette Airport in Walker County and the Richard B. Russell Regional Airport in Floyd County. The Barwick-LaFayette Airport is classified as a Level II Airport, which is defined as a business airport of local impact capable of accommodating all business and personal use single and twin-engine general aviation aircraft and a broad range of corporate/business jet fleet, including the Gulfstream I-III and the Cessna Citation. Russell Regional is classified as a Level III airport, which is defined as an air carrier airport and general aviation airport of regional significance capable of accommodating commercial aircraft or a variety of businesses and corporate jet aircraft including the Boeing Business Jet and Gulfstream IV and V.

8.7. Pedestrian and Bicycle Facilities

8.7.1. Bicycle

Map 14 (located in Chapter 9) shows bike routes in Chattooga County. A designated State Bicycle Route (SBR), Route 5/“Chattahoochee Trace” runs 22.7 miles through Chattooga County. The entire bike route, which runs the length of the state, connects Walker and Seminole Counties. The State Bicycle Routes Network was designated in 1997 through the *Georgia Bicycle and Pedestrian Plan*. The state had designated 14 SBRs. GDOT has been signing these routes and adding paved shoulders or bike lanes during regularly-scheduled road widenings or major reconstruction. To date, no part of SBR 5 has been signed. Table 8-4 describes the Chattahoochee Trace Corridor in Chattooga County (SBR-5 south to north).

Table 8-4 Chattahoochee Trace Corridor Description, Chattooga County

Facility	Distance	Reference Point	Direction	State System
SR-100	4.8 miles	Holland Chattoogaville Rd. (CR 323)	Turn left	Yes
Holland Chattoogaville Rd. (CR 323)	1.1 miles	Taliafero Springs Rd. (CR 321)	Bear right	No
Taliafero Springs Rd. (CR 321)	4.0 miles	SR-114	Turn right	No
SR-114	0.4 miles	Oak Hill Rd. (CR-328)	Turn left	Yes
Oak Hill Rd. (CR-328)	2.7 miles	Oak Hill Alpine Rd. (CR-79)	Bear right	No
Oak Hill Alpine Rd. (CR-79)	4.5 miles	SR-337	Turn right	No
SR-337	2.1 miles	SR-48 (Lookout Mountain Pkwy.)	Turn left	Yes
SR-48 (Lookout Mountain Pkwy)	3.1 miles	SR-157 (J.G. Low Hwy/Lookout Mtn. Pkwy.)	Turn right	Yes

Source: *Georgia Bicycle and Pedestrian Plan*, Georgia Department of Transportation

The *Coosa Valley Regional Bicycle and Pedestrian Plan* (2005) notes that the lack of signage along the Chattahoochee Trace route poses a safety hazard, as does traffic flow and rate of speed by cars. The plan includes proposed bicycle routes that Chattanooga Bicycle Club designated suitable with the addition of bike route signage. Two of the routes, *North Georgia Century* and *The Pocket*, pass through Chattooga County.

Bike! Walk! Northwest Georgia represents a 10-county area, including Chattooga. Membership includes citizens, government agency representatives, and business representatives interested bicycling and pedestrian planning. The mission of the organization is to “devise a plan and programs to facilitate and promote the safe use of bicycles and walking as viable modes of transportation and recreation for all ages and skill levels; through the pursuit of infrastructure improvements, such that all cities and counties in the 10-county region are interconnected with bike and pedestrian trails and paths.”

8.7.2. Pedestrian

Sidewalks in Chattooga County are primarily situated around the downtown areas of Lyerly, Menlo, Summerville and Trion. The county and cities do not require sidewalk construction with new development. Recreational walking paths are provided in Summerville’s J.R. “Dick” Dowdy Park and Willow Springs Park and at the Town of Trion’s track field. A portion of the Pinhoti Trail, a connector to the Appalachian Trail, traverses Chattooga County in close proximity to Sloppy Floyd State Park.

The *Coosa Valley Regional Bicycle and Pedestrian Plan* identifies two county schools that could benefit from the addition of sidewalks:

- Lyerly Elementary School, 150 Oak Street, Lyerly
- North Summerville Elementary School, 50 Eleanor Avenue, Summerville

The plan also includes a needs assessment for the region that stresses:

- Better Connectivity.
 - Better connectivity between activity centers and bike and pedestrian facilities, and better connectivity between existing bike and pedestrian routes to increase ease of traveling longer distances.
- Former Rail-bed Programs
 - Conduct an inventory of abandoned railroad right of ways; acquire access easements; and develop into multi-use trails.
- Increased Local Funding
 - Increased funding to maintain and improve existing bike and pedestrian facilities and develop new ones.
- Bicycle Routes on Secondary Roads
 - Utilize secondary roads for bicycle routes instead of placing them along major roads as is currently often done.
- Safer Routes
 - Provide safe bike and pedestrian routes to schools for children.
- Increase State and Federal Funding
 - Increase funding and other incentives to the local governments to encourage more local bike and pedestrian facility planning.
- More Planning
 - More local government planning to increase bike and pedestrian facilities in local communities.
- Better Understanding
 - Acknowledgment by State and local governments that bike and pedestrian facilities are used more for recreation purposes than for transportation.
- Increased education
 - Increased education of the public as it relates to rules of road regarding bike and pedestrian issues, safe walking and biking practices, and where to find out about existing routes and facilities. Better signage along roads to alert drivers those bicyclists is sharing the roads. All materials need to be multiple languages.
- Promotion
 - Find ways to promote biking and walking to the public as a means to improve general health and wellness, reduce traffic congestion, and reduce fuel consumption.

8.8. Public Transit

8.8.1. Chattooga County Transit System

Local transit service is provided by a federally-funded public service for non-urbanized areas that is administered by GDOT. The “Section 5311” grant program facilitates a dial-a-ride bus service that is available to any resident of Chattooga County for various trip purposes from their home to their desired location. The transit system, which is dispatched from the Chattooga County Public Works Department, provides four buses. Primary trip purposes are described below:

- Local grocery stores and shops are accessible by a continuous route that runs from senior citizen housing and residential neighborhoods.
- Dial-in requests can be made for doctor’s appointments, healthcare trips and other services.
- Trips to and from Rome are available for citizens needing dialysis treatments or to see doctors in Floyd County.

Rates for the transit service are \$0.75 for one-way trips in Chattooga County and \$5.00 round trip for service to Rome.

8.8.2. Lookout Mountain Community Services (LMCS) Board

The Georgia Department of Human Resources (DHR) contracts with LMCS, a non-profit organization, to provide transportation service to six counties in North Georgia: Chattooga, Catoosa, Dade, Walker, Floyd, and Paulding. The LMCS Transportation Department maintains over 115 vehicles in support of its demand responsive door-to-door transit service for consumers and seniors that participate in DHR approved programs. Trip purposes include medical/health care, employment and social/recreational activities. Service is provided Monday through Friday from 6:00 a.m. to 6:00 p.m.

8.9. Transportation and Land Use Connection

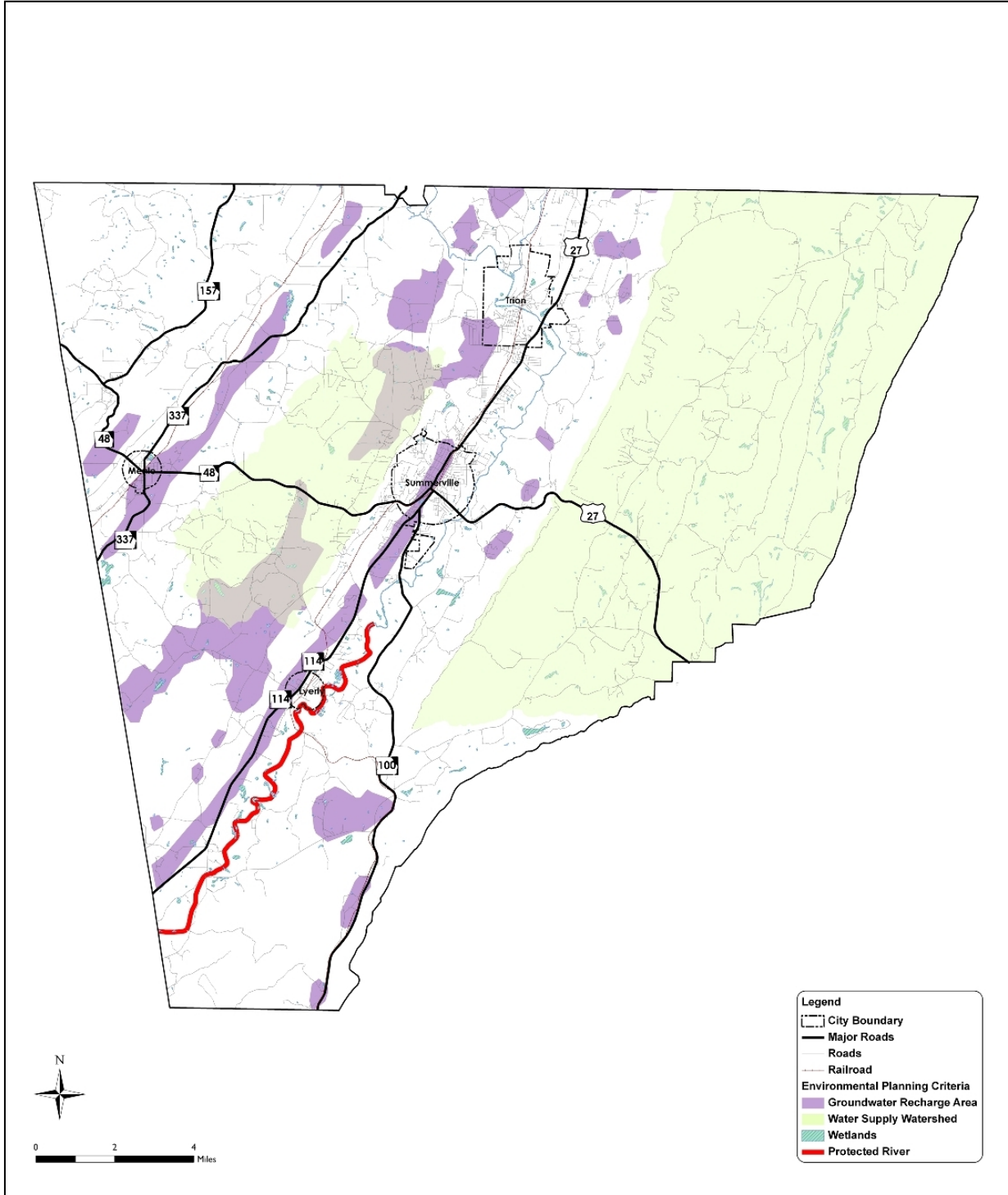
US-27, including the Summerville Bypass, has the potential to impact development patterns and opportunities. The appropriate type of use and the desired placement, scale and design of development along the widened roadway should be evaluated, as should the relationship between the use and the functionality of the corridor. Linear, “strip” development can hinder traffic flow with numerous curb cuts, as compared to concentrated development at major intersections or activity nodes (“cluster” or “nodal development”).

The same criteria should be evaluated for other major highway and gateway corridors, including SR-337, SR-100, SR-114 and SR-48, as well as corridors having significant natural, historic or cultural features, and scenic views.

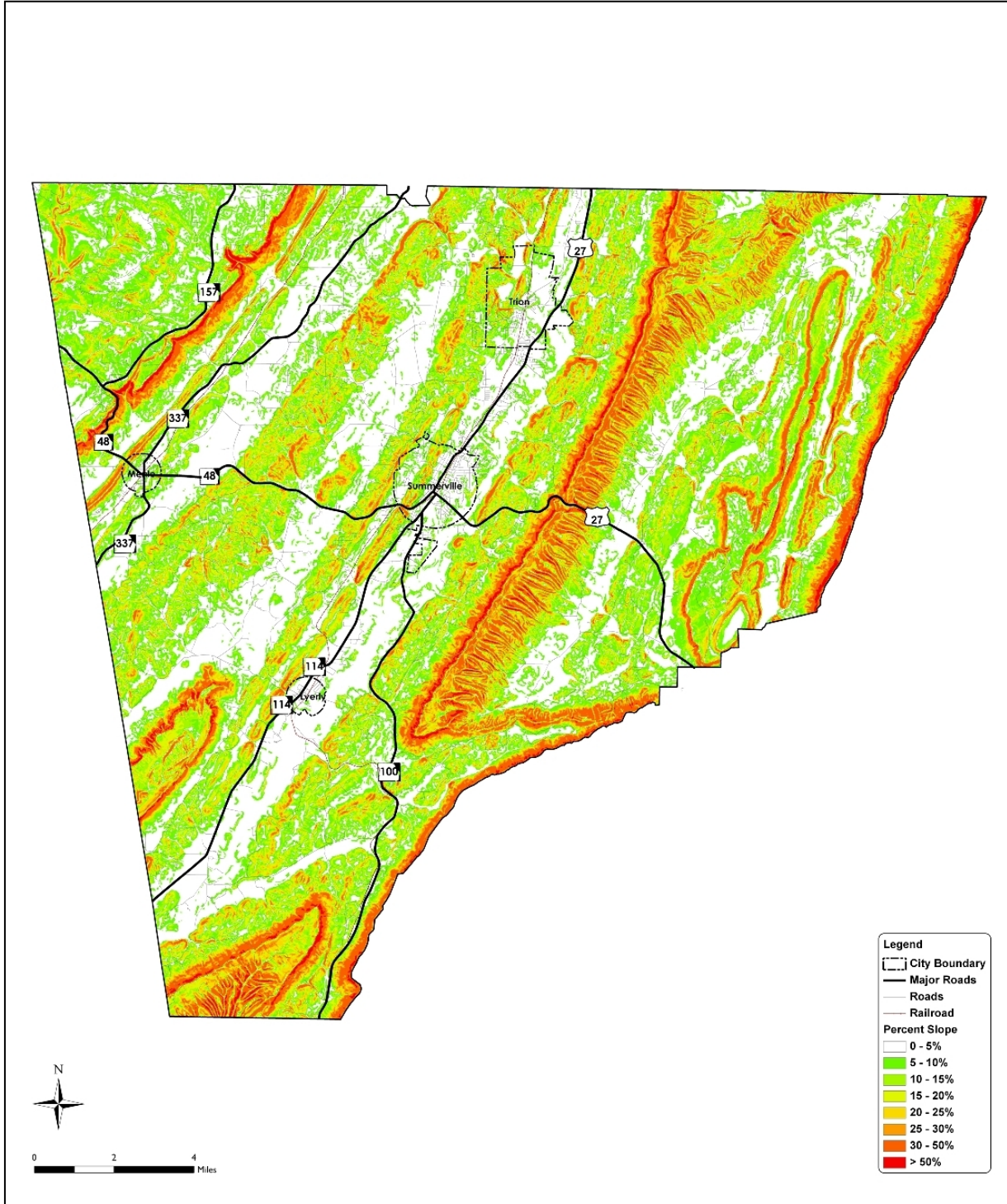
ATLAS OF MAPS

- Map 1: Environmental Planning Criteria
- Map 2: Slope Analysis
- Map 3: Floodplains
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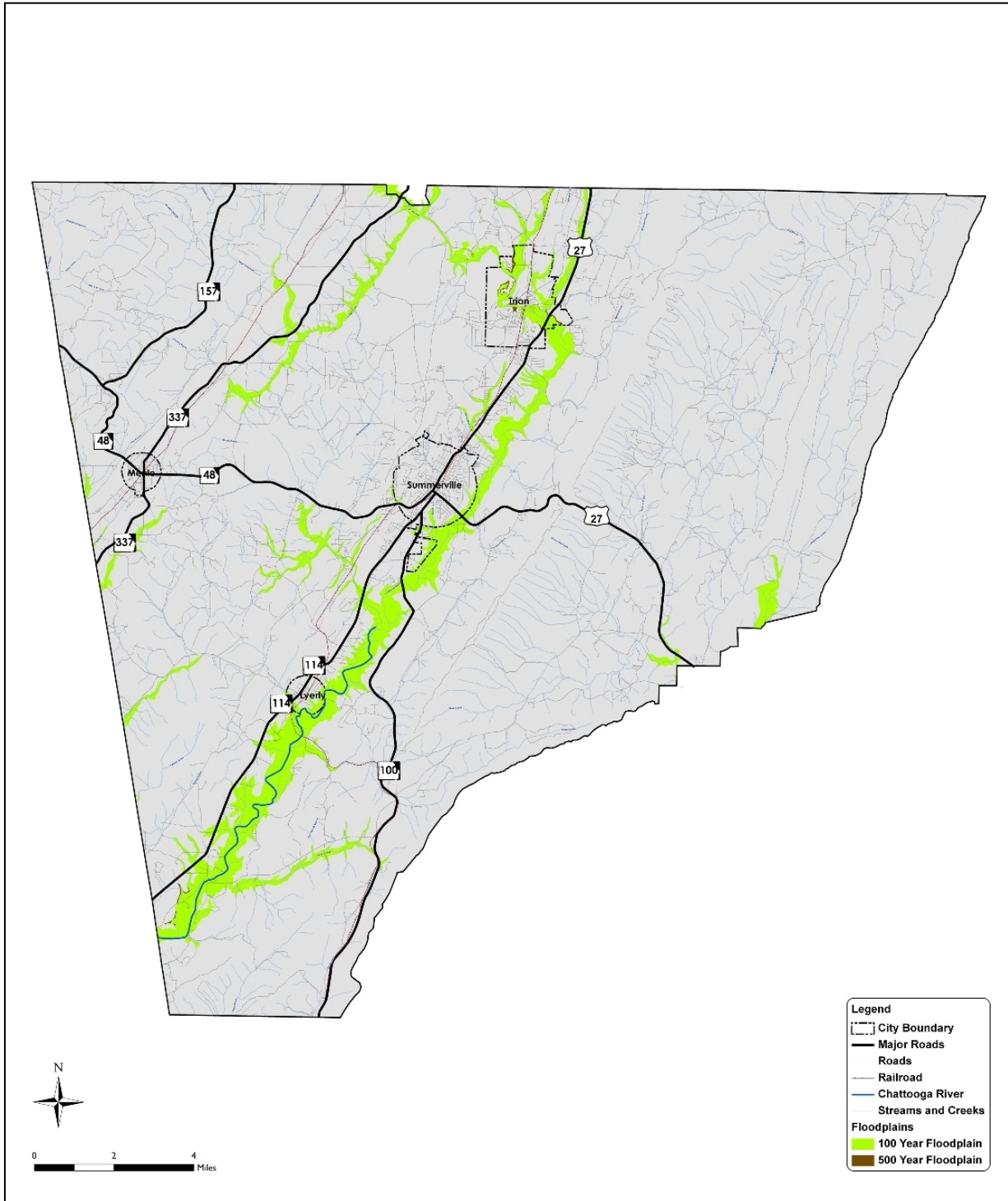
Map I – Environmental Planning Criteria



Map 2 – Slope Analysis



Map 3 – Floodplains



Map 4 – General Soil Map

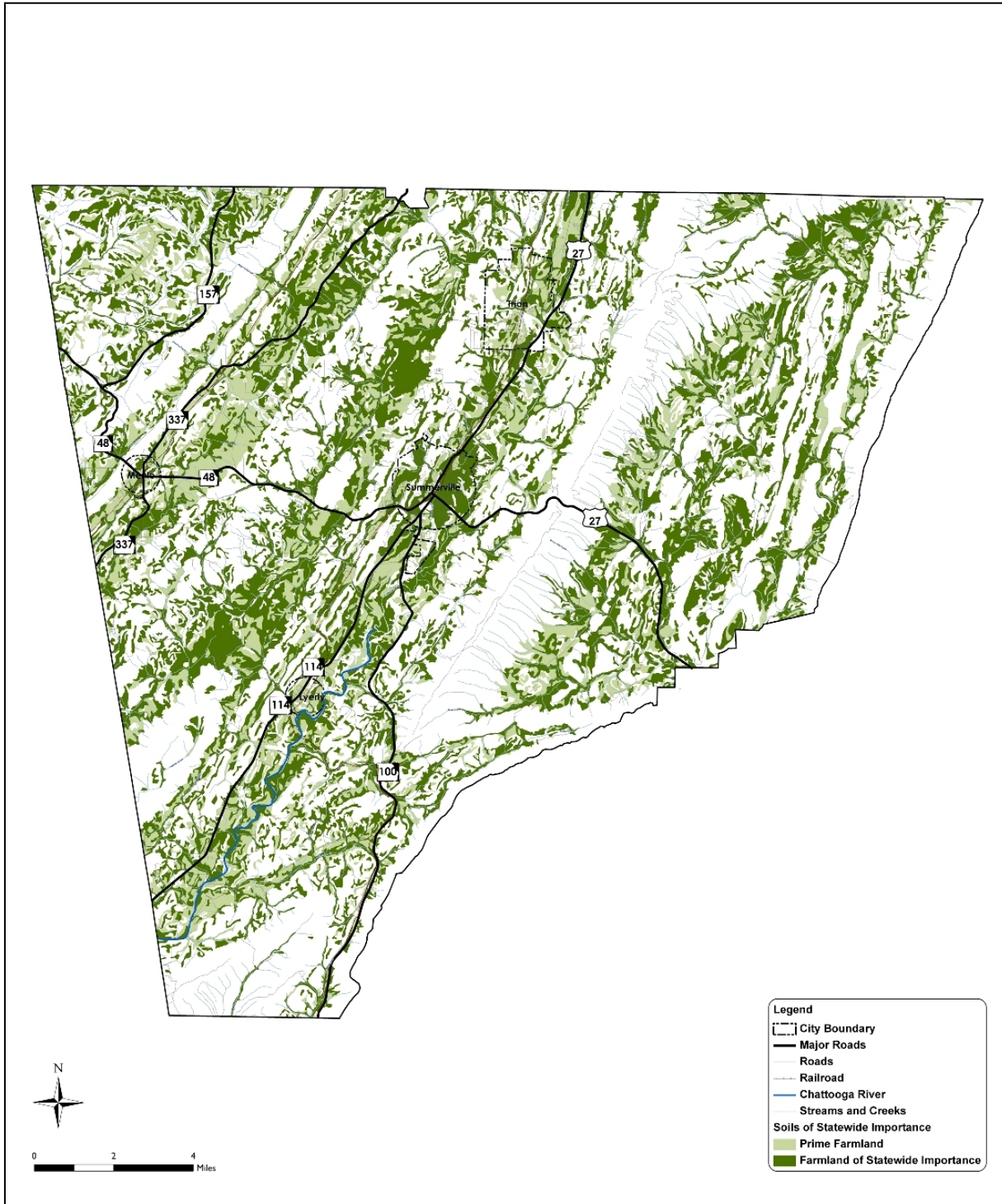


Note: Map not to scale
Source: USDA Soil Conservation Service (1977)

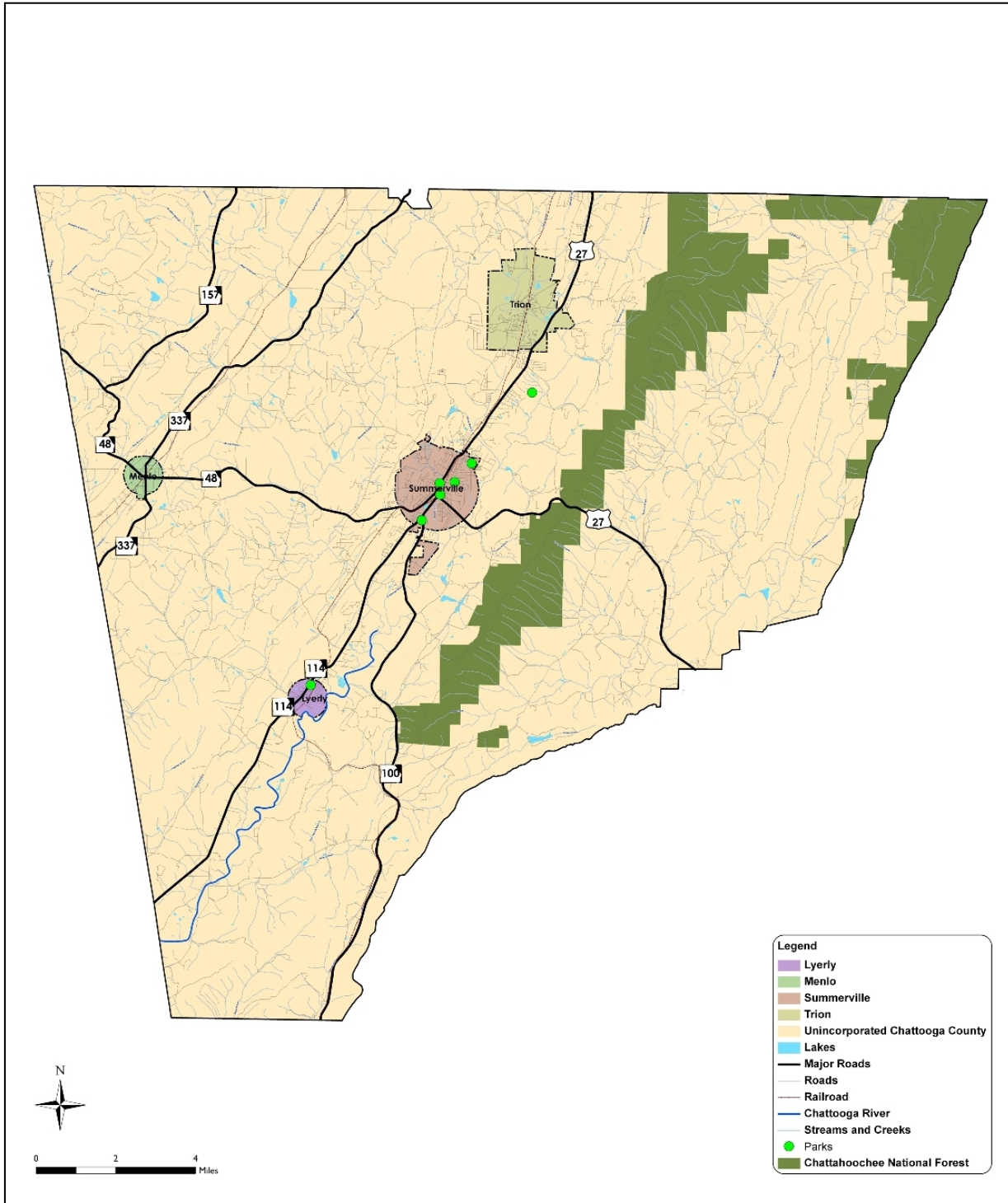
Legend

- 1 Chewacla-Toccoa-Roanoke
- 2 Whitwell-Cedarbluff-Tupelo
- 3 Wax-Rome-Wolftever
- 4 Holston-Etowah-Wolftever
- 5 Townley-Cunningham-Conasauga
- 6 Shack-Fullerton-Decatur
- 7 Hartselis-Linker
- 8 Hector-Hartsells
- 9 Allen-Holsten
- 10 Nella-Bodine-Montevallo
- 11 Shack-Fullerton

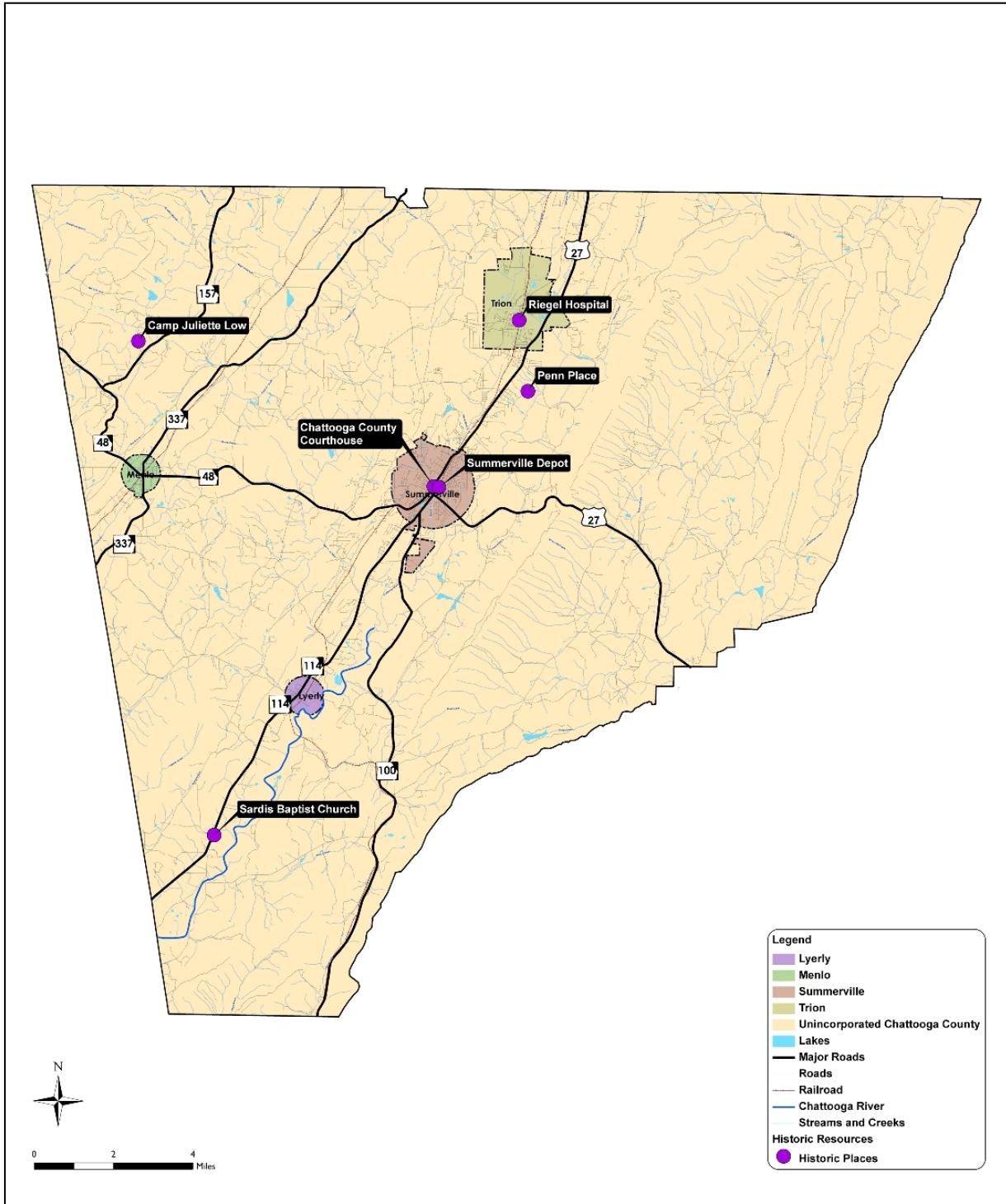
Map 5 – Soils of Statewide Importance



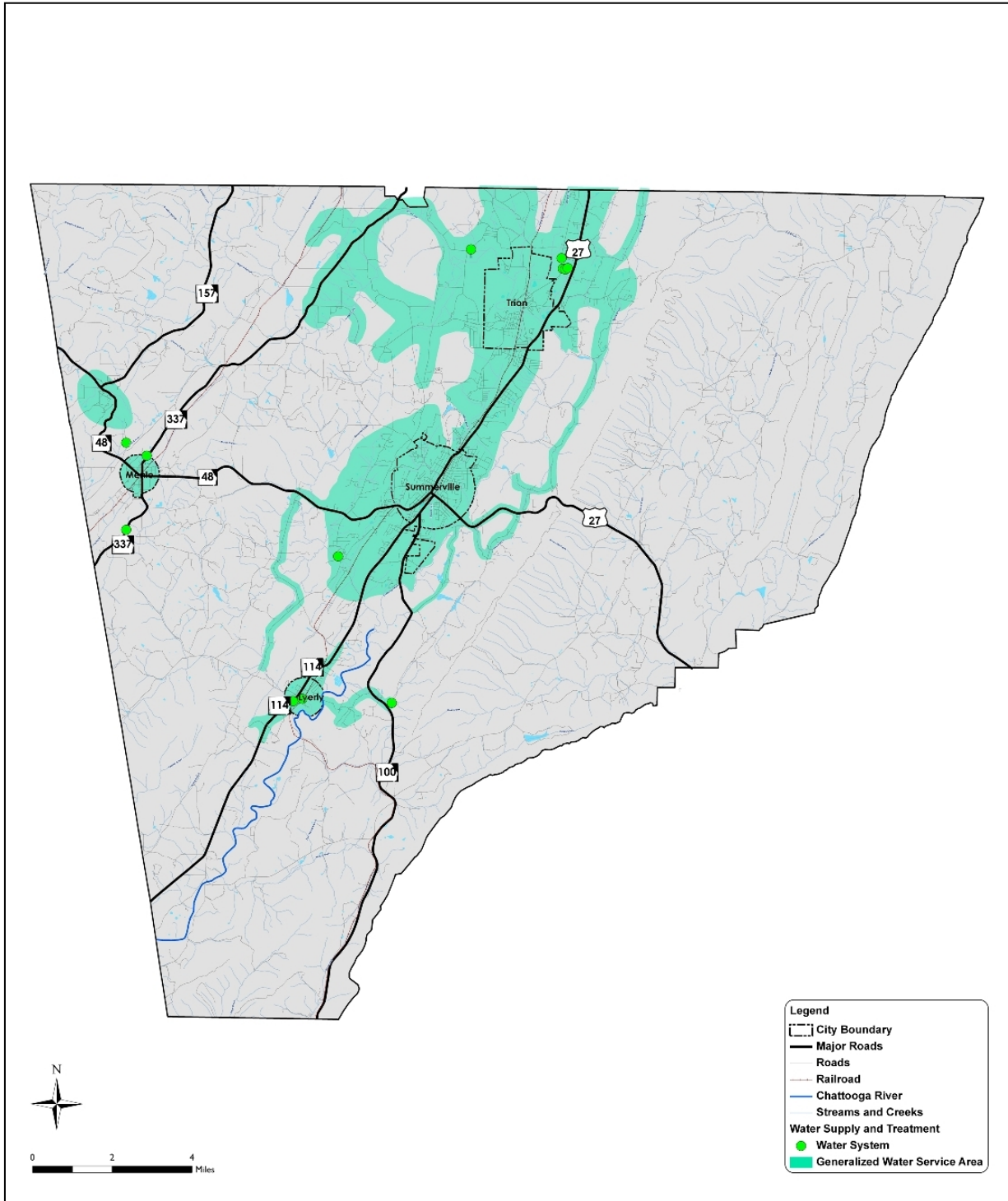
Map 6 – Scenic Areas, Forests, Recreation and Conservation Areas



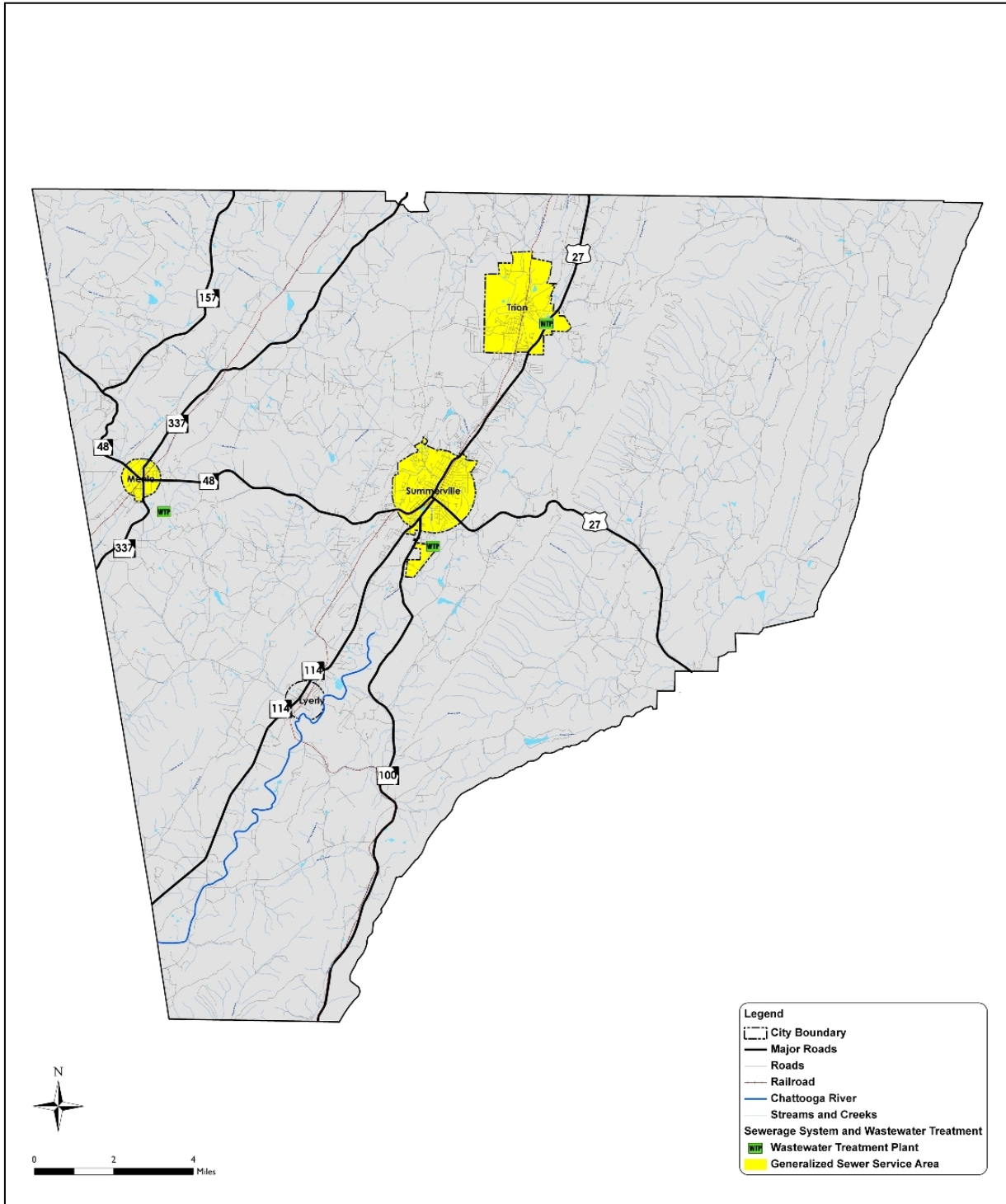
Map 7 – Cultural and Historic Resources



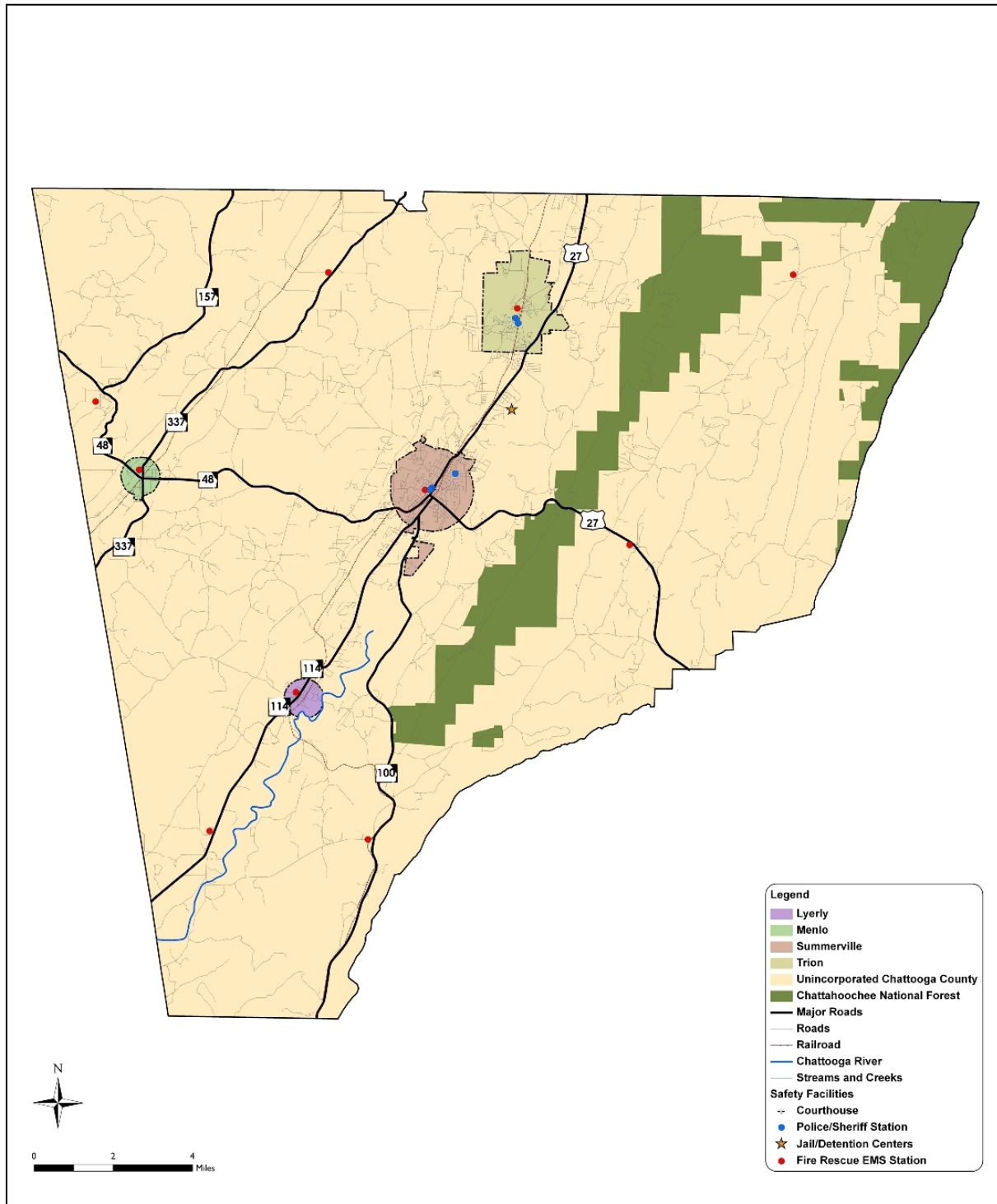
Map 8 – Water Supply and Treatment



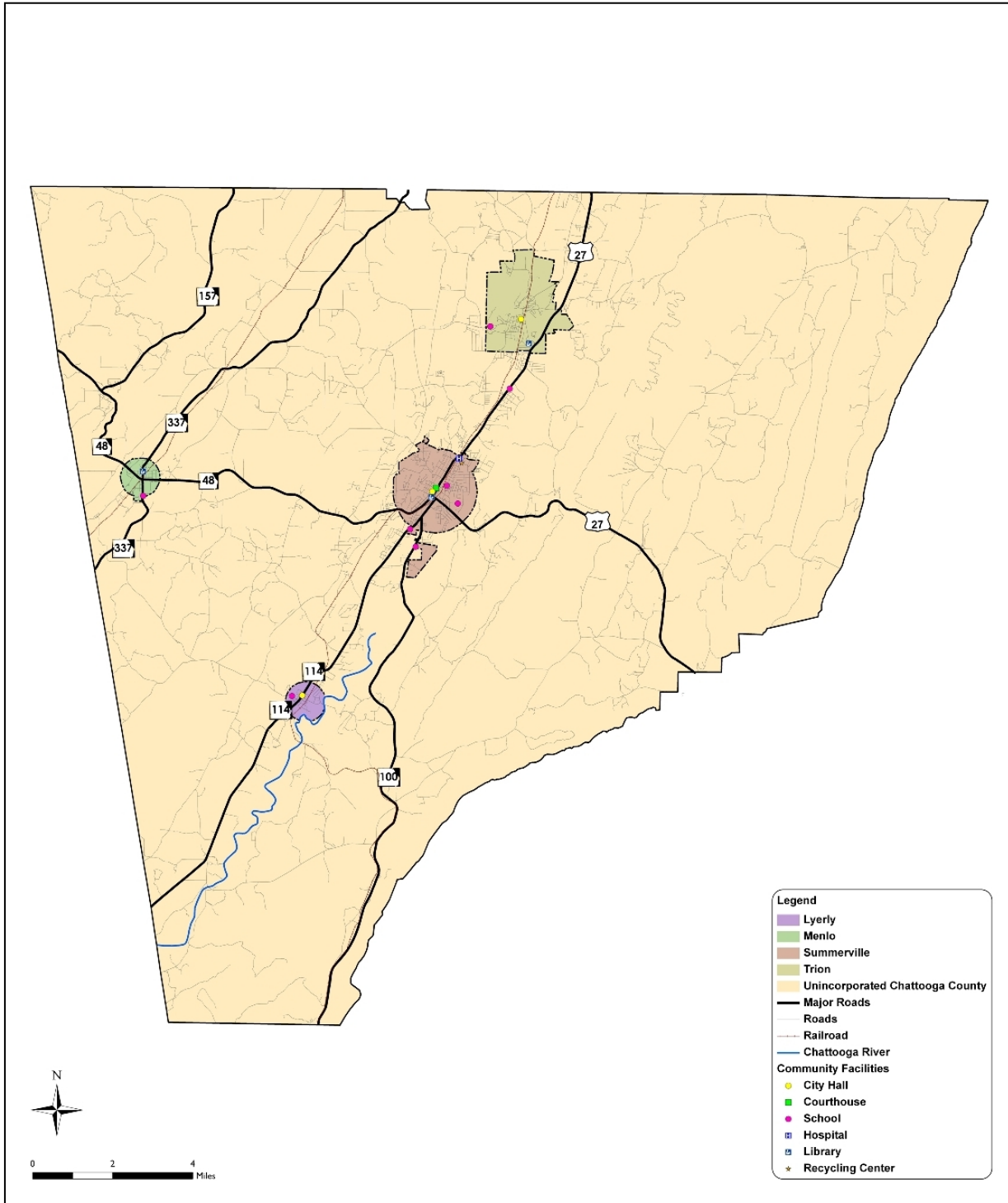
Map 9 – Sewerage System and Wastewater Treatment



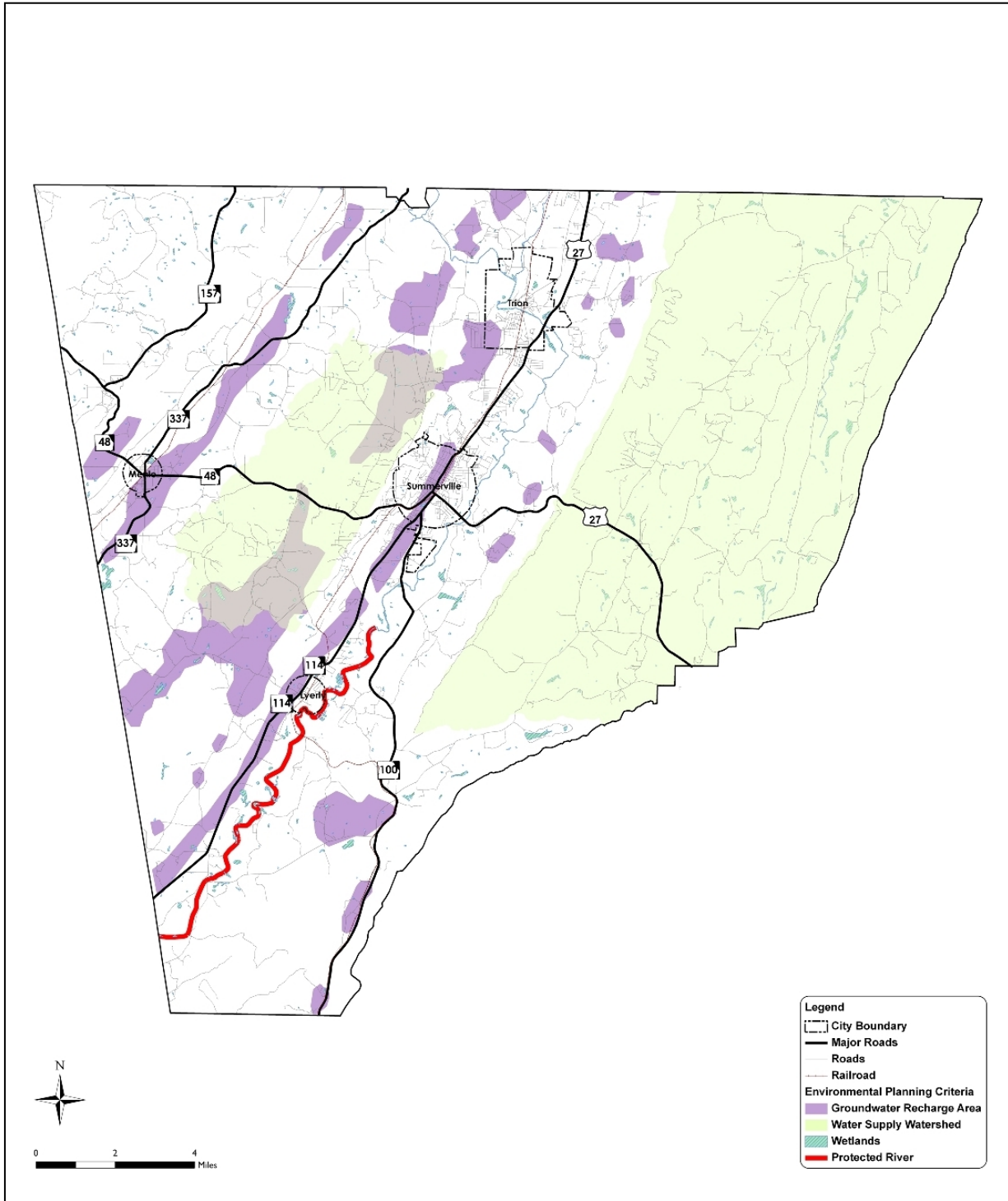
Map 10 – Fire Protection and Public Safety



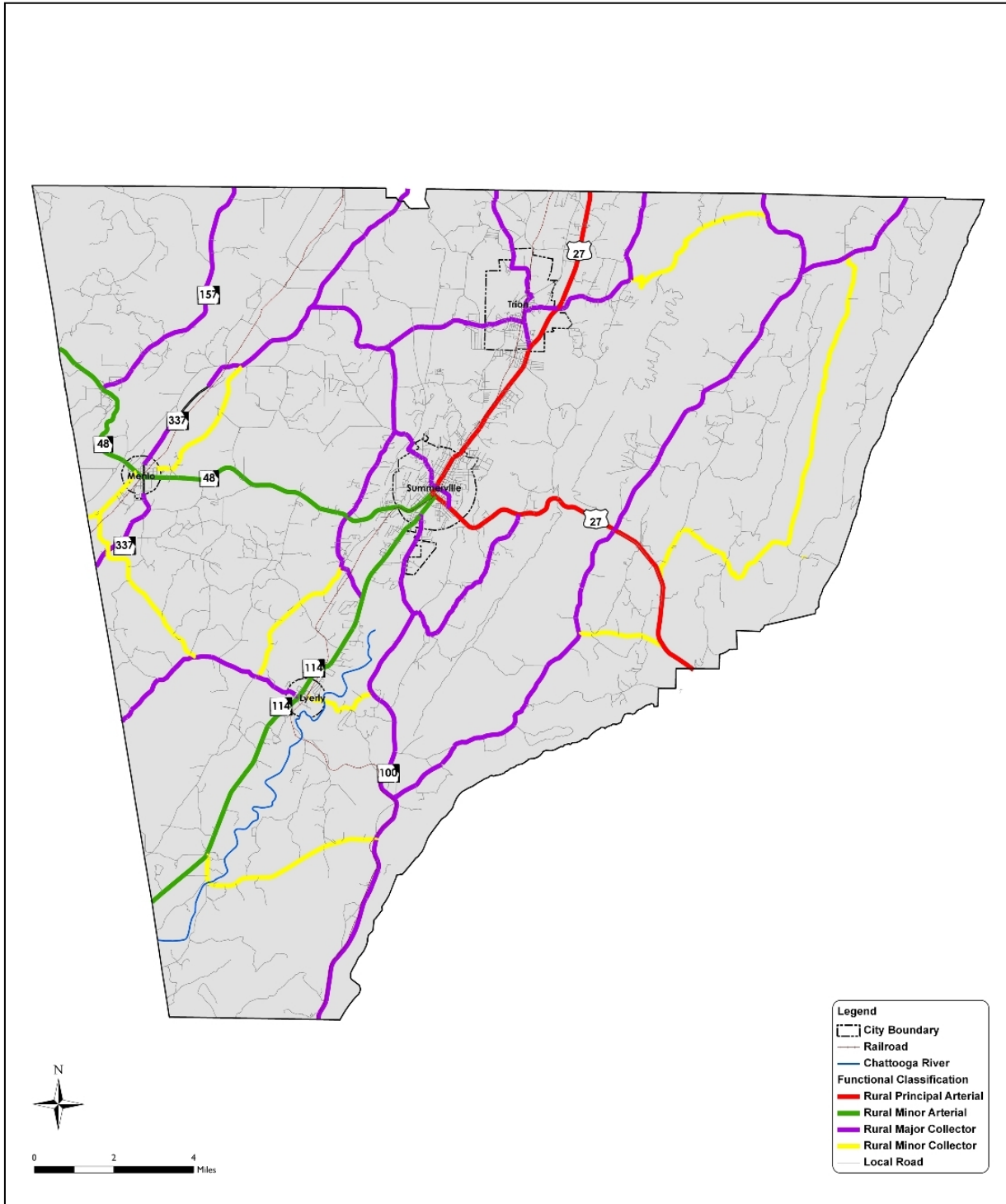
Map II – Community Facilities



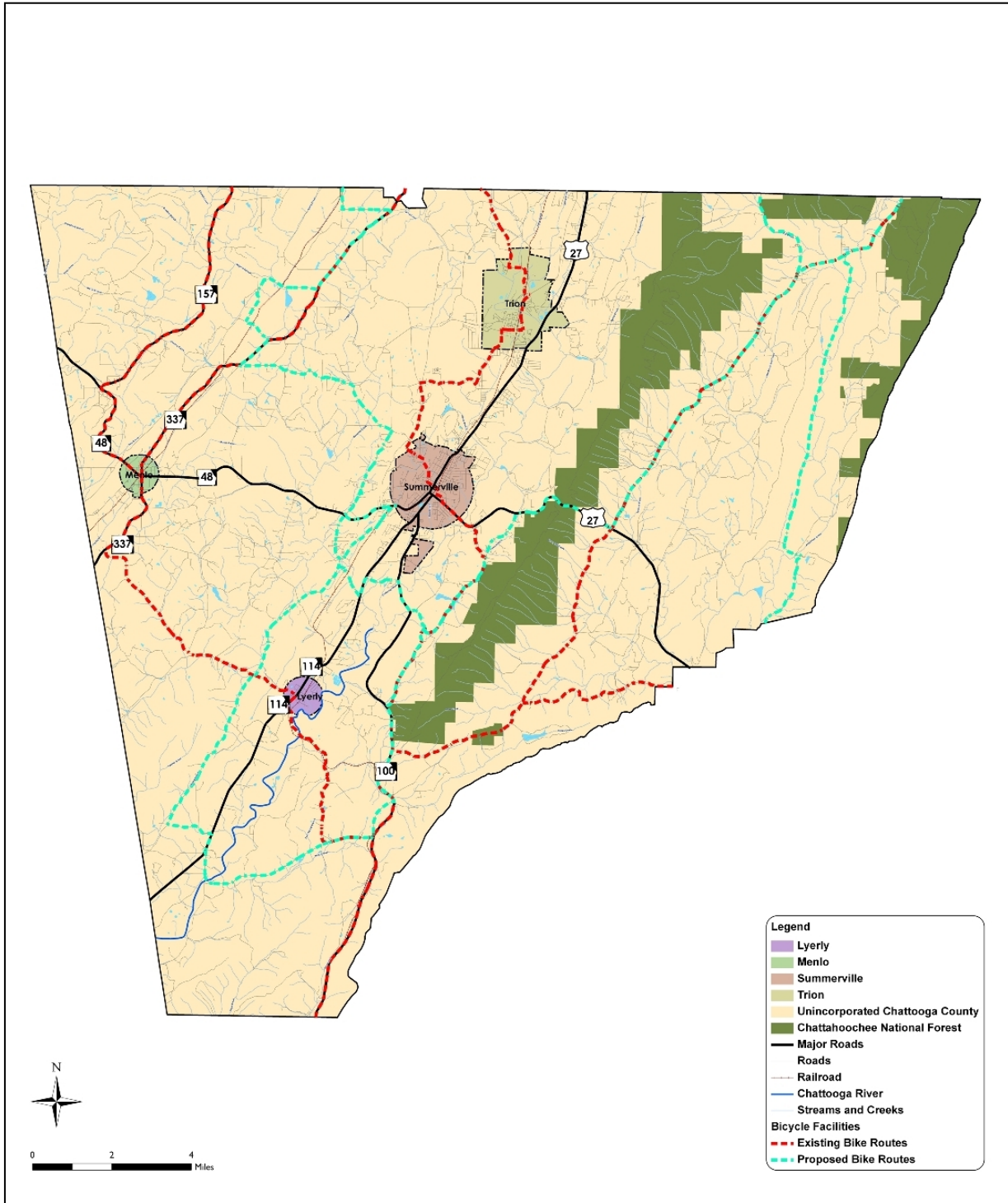
Map 12 – Road Jurisdiction Classification



Map 13 – Road Network Functional Classification



Map 14 – Alternative Transportation Modes



Community Participation Program



Community
Participation
Program

CHATTOOGA COUNTY
Joint Comprehensive Plan 2011-2031

Community Participation Program

Prepared for:

Northwest Georgia Regional Commission
Rome, Georgia

By:



MACTEC Engineering and Consulting, Inc.
Atlanta, Georgia

Approved by DCA: May 4, 2010
Prepared and submitted to DCA: February 2010

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INTRODUCTION

Introduction to the Community Participation Program for Chattooga County and the municipalities of Lyerly, Menlo, Summerville and Trion

PURPOSE

The purpose of the Community Participation Program is to ensure that the Chattooga County Comprehensive Plan, for Chattooga County and the municipalities of Lyerly, Menlo, Summerville, and Trion, reflects the full range of the community's values and desires, by involving a diverse spectrum of stakeholders in development of the plan. This broad-based participation will help ensure that the plan is implemented because many are involved in its development and thereby become committed to seeing it through.

SCOPE

The Community Participation Program provides a concise schedule to guide the development of the Community Agenda, including planned community participation events or meetings at key points during the process. This document includes three required steps described in the sections below:

- Identification of Stakeholders
- Identification of Participation Techniques
- Schedule for Completion of the Final Plan

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IDENTIFICATION OF STAKEHOLDERS

Outline of the Joint Comprehensive Plan's diverse group of community stakeholders set to be involved in the development of the Community Agenda

Coordination and oversight are very important parts of the overall work effort for this project. This approach, to ensure proper management of the process, includes oversight by the Chattooga County Board of Commissioners (BOC), the mayors and city councils in Lyerly, Menlo, Summerville and Trion, the Planning Commission, Steering Committee and city and county staff.

ELECTED OFFICIALS

Chattooga County Commissioner

- Jason Winters, Sole County Commissioner

Town of Lyerly City Council

- | | |
|------------------------|------------------------|
| • Charles Jones, Mayor | • Debbie Carnes |
| • Deborah Jones | • Robert Thompson, Jr. |
| • Juanita Baker | • William Bell |

City of Menlo City Council

- | | |
|-------------------------|-----------------|
| • Theresa Canada, Mayor | • John Vanhorn |
| • Charles Powell | • T.J. Luther |
| • Eddie Majors | • Patti Settoon |

City of Summerville City Council

- Joe R. Norton, Mayor
- Buddy Windell
- Brenda Burkes
- Jimmy Bryant
- Betty Bush
- Zachary Martin

Town of Trion City Council

- Johnny Ingle, Mayor
- Benjamin Perry
- Mickey McGraw
- Christopher Woods
- John Simmons
- James Russell

PROJECT MANAGEMENT TEAM

- Barnett Chitwood, Northwest Georgia Regional Commission
- David Howerin, Northwest Georgia Regional Commission
- Davis Kenemer Jr., Northwest Georgia Regional Commission
- Lee Walton – MACTEC Project Manager
- Marty Sewell – MACTEC Project Coordinator
- Paige Hatley – MACTEC
- Brad Davis - MACTEC

JOINT COMPREHENSIVE PLAN STEERING COMMITTEE

- James Russell (Town of Trion)
- Barnett Chitwood (NWGRC)
- David Kenemer (NWGRC)
- David Howerin (NWGRC)
- Keitha Shauibliu (City of Summerville)
- Joe Norton (City of Summerville)
- Jason Winters (Chattooga County Commissioner)
- Johny F. Ingle (Town of Trion)
- Josh Wyatt (Town of Lyerly)
- Sid Swords (City of Menlo)

SPECIFIC GROUPS TARGETED FOR OUTREACH

Developing a shared vision for the community requires input from all segments of the population. As recommended by DCA, the planning process will incorporate techniques (described in Chapter 3 of this document) that target outreach to the following diverse range of stakeholders/stakeholder groups in order to provide each with the opportunity to participate:

- Agricultural and forestry interests
- Banks
- Bicycle, hiking clubs
- Business owners, managers
- Churches, ecumenical councils
- Community development corporations
- Community residents representing a diverse range of backgrounds and interests
- Community service organizations
- Convention and Visitors Bureaus or other local/regional tourism officials
- Developers (profit and non-profit) and related planning and design consultants
- Downtown or area business people
- Entrepreneurs
- Environmental organizations
- Ethnic and minority groups
- Federal, state, regional agencies with local jurisdiction
- High school/college student representatives
- Immigrant groups
- Insurance companies
- Land trusts
- Library boards
- Local Family Connection Collaborative
- Local/regional news media
- Local/regional tourism officials
- Low income groups
- Major employers
- Municipal agencies and authorizes
- Neighborhood organizations
- Other interested community parties not included in this list
- Planning commission, preservation commission, zoning boards, variance and appeals boards and key staff
- Preservation organization and historical societies
- Property owners, including major land holders
- Public and private schools systems and colleges and universities
- Public and private Utility Boards/Directors
- Public Community Health Officials
- Public safety officials
- Real estate professionals
- Regional office of the Georgia EPD
- School boards
- State agencies with substantial local facilities in the area
- Trade associations (home builders, etc)
- Under-represented, marginalized groups
- Universities, private higher education

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PARTICIPATION TECHNIQUES

Identification of the specific techniques to be used during the Comprehensive Plan planning process that will help develop the Community Agenda

Chattooga County will rely heavily on public input during the preparation of the Community Agenda. Techniques described below will include stakeholder interviews, steering committee meetings, presentations to elected officials, interviews, workshops, web site, press releases, an open house, and public hearings.

JOINT COMPREHENSIVE PLAN STEERING COMMITTEE

The Joint Comprehensive Plan Steering Committee (JCPSC) is charged with providing feedback, advising the MACTEC Team, and providing assistance in shaping the overall planning process. The Steering Committee will be selected by the Northwest Georgia Regional Commission (NWGRC) with assistance from elected officials in each jurisdiction. Members include a mix of elected or appointed city and county officials, key property owners, neighborhood leaders, chamber of commerce and other economic development professionals, community service providers, areas residents, and others with some stake in the future development of the county and region (see list on page 2-1). The JCPSC will hold regularly-scheduled meetings, perhaps every other month or quarterly. Commonly meeting in advance of major public meetings, the JCPSC has the ability to assist with keeping the project on schedule, review the preliminary data and findings, provide a “reality check” to the staff and planning team, and to serve as a political barometer for plan recommendations.

GENERAL PUBLIC MEETINGS

Countywide Kickoff Meeting

The purpose of the Kickoff Meeting is to announce the beginning of the planning process to the citizens and other stakeholders and provide opportunity to view a presentation covering the project purpose and general plan approach. Initial opinion surveys and volunteer sign up forms are available at this meeting.

Community Workshops

Chattooga County will conduct two phases of community workshops during the development of the plan. Visioning workshops will make up phase one. A Framework workshop makes up phase two. Each phase is briefly described below.

Visioning Workshops

The visioning workshops are facilitated meetings designed to discover the community vision and address the three key planning questions – “What do you have?” “What do you want?” and “How will you get it?” These are highly interactive meetings where attendees work in groups to draw maps, develop goals and policies, and design their community. The MACTEC Team will use the input from the workshops to finalize the issues and opportunities, character areas and to define a community vision. An evaluation of a series of visual images categorized by housing types and styles, streetscape appearance, open space, commercial areas, and other design or use types. Participants are asked to state a preference as images showing alternative designs are displayed side by side. Results are tabulated by the planning team for presentation in later meetings.

Framework Workshop

A framework workshop will take place following the visioning workshop. The workshop will include a presentation of the information gathered during the visioning workshop, including recommendations for addressing the issues and opportunities. The MACTEC Team will facilitate exercises with the participants intended to fine tune the community vision, including a discussion of the draft Future Development Map. The framework workshop provides the opportunity to specifically discuss key areas of Chattooga County where more specific implementation plans are warranted to ensure implementation of the community vision. The MACTEC Team will use the input from the workshop to prepare a final draft of the issues and opportunities, character areas and community vision and to begin exploring specific strategies designed to implement the community vision.

Open House

The open house will take place following the framework workshop in advance of the Transmittal Public Hearings for the Community Agenda. Participants will view the Community Agenda, including the Future Development Map and implementation plan, and will also have the opportunity to offer comments that may result in changes to the plan. The open house format allows participants to drop in at their convenience and stay as little or as long as they wish.

Public Hearing

Public hearings will be held in two rounds during the planning process at the Chattooga County Commission and at city council of the municipalities of Lyerly, Menlo, Summerville and Trion. The first round of public hearings, the Transmittal Resolution for the Community Assessment and Community Participation Program, will announce to the public that the planning process for updating the comprehensive plan is underway. The second round of public hearings, the Transmittal Resolution for the Community Agenda, will brief the community on the contents of the Community Agenda. The following paragraphs describe the two public meetings in greater detail.

Public Hearing I: Transmittal of Community Assessment/Community Participation Program

Public hearings will take place at regularly scheduled meetings of the County Commissioner and at the city councils for each municipality. The public hearings will inform the public of the Community Participation Program, including the project schedule and how the community can get involved as outlined in this document. The public hearing also provides the community an opportunity to comment on the draft Community Assessment. The Community Assessment highlights the issues and opportunities that will be taken into consideration in developing the Community Agenda. Following the public hearings, and based on input from the public and city and county officials, the Community Assessment, Analysis of Supporting Data, and Community Participation Program documents will be transmitted to the NWGRC for review and comment.

Public Hearing 2: Transmittal of the Community Agenda

Public hearings will take place at regularly scheduled meetings of the County Commissioner and at the city councils for each municipality. The MACTEC team will present the Community Agenda before the BOC following an Open House. The hearings provide an opportunity for residents to make final suggestions, additions, or revisions and to be informed of when the Community Agenda will be submitted to the NWGRC for review. Following the public hearings, and based on input from the public and county and city officials, the Community Agenda will be transmitted to the NWGRC for review and comment.

ADDITIONAL INFORMATION GATHERING TECHNIQUES

Stakeholder Interviews

During the development of the plan, the MACTEC Team will conduct one-on-one interviews with key community leaders using a standardized series of questions designed to gather detailed information about the county's future. Interviews will take place in person and by telephone. The interviews, usually between 30 minutes to an hour in duration, are designed to gather more detailed information about a particular area of expertise.

The stakeholders are representatives of the various organizations, such as representatives from fire and police departments, neighborhood homeowners' associations, faith-based organizations, civic associations, advocacy groups, realtors, conservationists, housing, hospital and transportation authorities and others. The information collected during the stakeholder interview assists in the development of the goals, objectives, and strategies for the comprehensive planning process.

Community Survey

A community survey will be distributed to those who attend the Kickoff Meeting in order to solicit comments, seek opinions, and begin to identify community goals. The MACTEC Team and county and city staff will meet with the local newspaper and request that each include in multiple editions a copy of a printed the survey that residents can clip, complete and submit for consideration in the planning process. The survey provides an opportunity for stakeholders to provide the MACTEC Team input related to the issues and opportunities facing Chattooga County. Surveys will also be made available for distribution at key area properties.

In addition, surveys can be printed and mailed to a representative sample of residents in the community or sent with a regular mailing by the county and/or city and other utilities (such as a water bill). Surveys may be made available at an information table in the County Courthouse/Administration Building, city halls and at other locations. Digital copies can be made available to the public on the city and county websites, as well.

PUBLIC RELATIONS STRATEGIES

Press Releases

Press releases will be prepared and distributed to the newspaper and radio stations that serve the Chattooga County area. The press releases will be used to announce public meetings and the posting of documents for public review. Press releases will include contact information for MACTEC Team, as well as the Chattooga County Commissioner's office.

Cable TV Information

Chattooga County will work with the local cable television provider, to include on the government information channels announcements of the public meetings and locations to view posted documents for public review.

Web Site

The MACTEC team will create a project website to serve as a portal for plan information throughout the planning process. Browsers will be able to download the documents for review as well as agendas and presentations from public meetings in PDF. The website will include meeting schedules, background information regarding planning in Georgia, and links to sources for additional information. It will also include contact information in order to submit comments by traditional mail, by e-mail, or by telephone. The project website address is: <http://www.chattoogaplan.com>

Email “blast” Database

Periodic mass mailings by email to provide important notices and other information are also a tool for distributing information. At public meetings, attendees can provide their e-mail addresses on the sign in sheet. Periodic progress e-mails and future meeting announcements can then be sent to the distribution list. In addition, local community groups will be encouraged to send email announcements of meetings (provided by the MACTEC Team) to their email lists.

Other Methods

Beyond the use of newspapers and the Internet for notification, there are many other alternatives for getting the word out.

Newsletter

Newsletters of community groups and neighborhood associations are a great way to target information of interest in a particular geographic area or to specific interest groups.

Flyers

Announcement flyers could be printed and then posted – with permission – in high traffic areas such as libraries, shopping areas, schools, and colleges.

Information Display

Information Display can be set up in the lobby of Courthouse/Administration Building that includes a display of photographs, maps, and planning features for all visitors to the building to visit.

Online Social Media

The planning team will incorporate social media to further inform the public and provide opportunities for input. The team will set up a Facebook page and a Twitter account.

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SCHEDULE FOR COMPLETION OF THE COMMUNITY AGENDA

Outline of the schedule proposed for preparation, review and adoption of the Joint Comprehensive Plan

The full proposed schedule for completion of the Plan is shown below.

Community Assessment (CA)/Community Participation Program (CPP) Transmittal Resolution Public Hearings

- Chattooga County Commissioner – February 25, 2010
- Menlo City County – March 2, 2010
- Summerville City Council – March 8, 2010
- Lyerly City Council – March 9, 2010
- Trion City Council – March 25, 2010

Public Countywide Kickoff Meeting

- Countywide – March 16, 2010

Visioning Workshops

- Trion/North Chattooga County Area – April 12, 2010
- Summerville/Central Chattooga County Area – April 19, 2010
- Menlo/West Chattooga County Area – April 22, 2010
- Lyerly/South Chattooga County Area – April 26, 2010
- East Chattooga County Area – May 4, 2010

Countywide Framework Workshop

- Countywide – May 24, 2010

JCPSC Meetings

- Meetings to take place throughout the planning process

Countywide Open House and Final Plan Draft Review

- Countywide – August 23, 2010

Community Agenda Transmittal Resolution Public Hearings

- Summerville City Council – October 11, 2010
- Lyerly City Council – October 12, 2010
- Chattooga County Commissioner – October 21, 2010
- Trion City Council – October 28, 2010
- Menlo City County – November 1, 2010

Adoption

- Chattooga County Commissioner – Date TBD
- Lyerly City Council – Date TBD
- Menlo City County – Date TBD
- Summerville City Council – Date TBD
- Trion City Council – Date TBD

