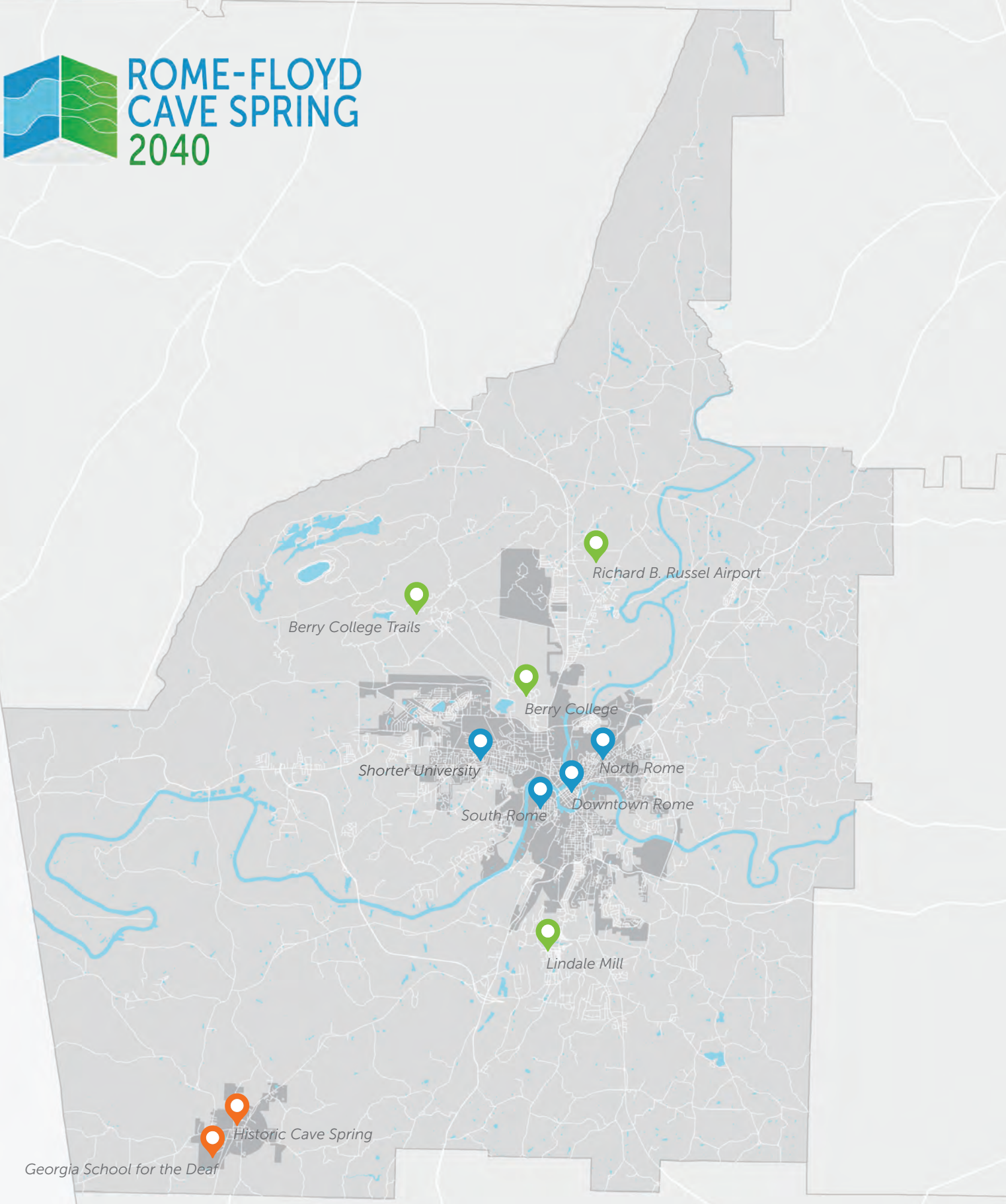




**ROME-FLOYD
CAVE SPRING
2040**



COMPREHENSIVE PLAN

ADOPTED
10.23.2018



ROME-FLOYD
CAVE SPRING
2040

ACKNOWLEDGMENTS

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Wright Bagby, Post 2

Allison Watters, Post 3

Larry Maxey, Post 4*

Scotty Hancock, Vice Chairman, Post 5

Jamie McCord, County Manager*

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EXECUTIVE SUMMARY

Floyd County, located in northwest Georgia, was established in December of 1832 after state legislature passed a law extending its jurisdiction over Cherokee territory. Two years after the county's creation, the county seat was moved to a fertile area of land where the Etowah, Oostanaula, and Coosa rivers meet: there, the city of Rome was born. Historically, Rome's claims to prominence were based on the transportation and cotton industries, unlike today where healthcare and education are important to the area's influence in northwest Georgia and nearby Alabama. A victim of Sherman's March to Atlanta during the Civil War, the city rapidly recovered during Reconstruction, and became a grander city, boasting beautiful architecture and a thriving downtown. Around the same time Floyd County was founded, the city of Cave Spring was incorporated in the southwestern end of the county. Named for the limestone spring, Cave Spring was once known as an educational hub with its Manual Labor School and School for the Deaf, the latter still operating there today. Today, Cave Spring is known for its historic character, the downtown, and the cave at Rolater Park.

In 2017, the administrations of the City of Rome and Floyd County retained consultants TSW, a planning, architecture, and landscape architecture firm located in Atlanta; and Bleakly Advisory Group, economic and market experts also located in Atlanta. The planning team, made up of the consultants and the Rome-Floyd County Department of Planning & Zoning, was charged with creating an update to Rome and Floyd County's comprehensive plan, last updated in 2008. The goal of this endeavor was to keep the current comprehensive plan relevant, while producing new and improved recommendations for implementation for Floyd County, the City of Rome, and the City of Cave Spring.

The process began in early 2018, with the city and county staff leading two kick-off meetings with the greater Rome-Floyd County community. The kick-off meetings provided information to supplement the existing conditions analysis made thus far by the consultants, and helped inform the facilitation of the planning workshops. The workshops produced recommendations tailored to each of the three identified planning areas: unincorporated Floyd County, the City of Rome, and the City of Cave Spring. The results of this process is an all-inclusive plan that examines and responds to the unique needs and opportunities of each area of the county. The plan provides a clear vision to be a community that provides equitable living options, efficient transportation, a strong local economy, and protection of natural and cultural resources; and a guide for appointed and elected officials, land owners, residents, business leaders, developers, and other stakeholders to use to make decisions to achieve that vision.

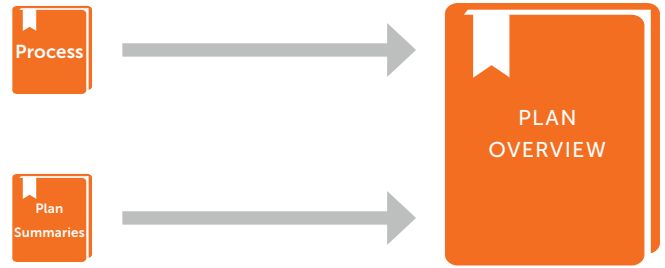
Features of this plan include:

- » 4 unified goals that guide policy;
- » Policies catered to Floyd County, Rome, and Cave Spring to address their unique needs and opportunities;
- » Recommended redevelopment plans with identified implementation strategies and best practices; and
- » Individual 5-year short term work programs for Floyd County, Rome, and Cave Spring.

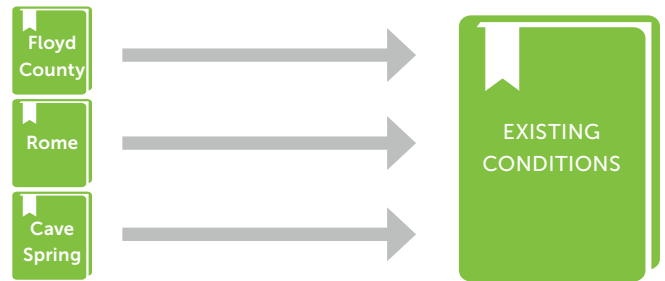
HOW TO USE THIS PLAN

The plan is broken down into three chapters and two appendices:

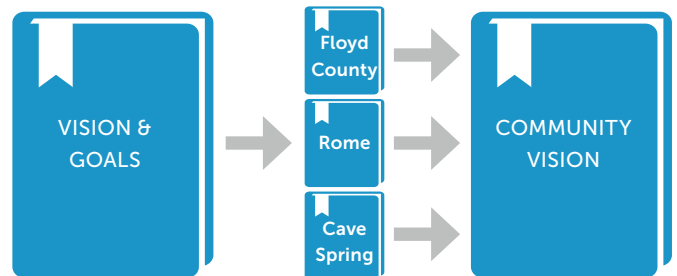
Plan Overview. This chapter provides a summary of the conditions that led to this plan’s creation, the geographical areas studied, an overview of the planning process, introduces the public participation piece, and summarizes previous and current plans that informed the recommendations discussed later in this document.



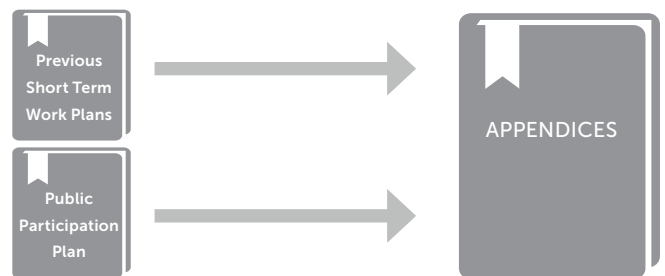
Existing Conditions. This chapter examines the regulatory framework and physical conditions within Floyd County, the City of Rome, and the City of Cave Spring. Each municipality has its own unique section within this chapter for the benefit of administrative bodies and other plan users. A market study for the entire county was conducted, and the results of it are reported here.



Community Vision. The heart of this plan, this chapter discusses the overarching vision and goals of the entire planning area. Once again, Floyd County, the City of Rome, and the City of Cave Spring have their own sections within this chapter that breaks down community-specific policies and projects relating to land use, transportation, and economic development, and includes their 5-year community work plans as a means of implementation.



Appendices. Appendix 1 includes each municipality’s Short Term Work Programs from the 2008-2012 and 2013-2017 planning periods. Appendix 2 outlines the public participation element in more detail, discussing marketing and outreach strategies, meeting summaries, and the results of the Community Input Survey.



1 PLAN OVERVIEW

This chapter discusses the purpose of the comprehensive plan, outlines the planning process, and summarizes previous planning efforts that will likely impact the recommendations set forth later on in this plan.



ROME-FLOYD
CAVE SPRING
2040



Pages 4-5: Historic Clock Tower in Rome (source: Shane Clements via flickr.com)

PURPOSE

This comprehensive plan envisions the future of Floyd County and the cities of Rome and Cave Spring, and outlines the steps to be taken to fulfill it. As time passes and as conditions change, this plan will serve as a guide for cooperation and coordination between each of the municipalities, other service providers, and current and future property owners as a means to respond to those changes. The goals, policies, and strategies contained in this plan have been carefully crafted to support new development and redevelopment that is beneficial to the community and maintains its vision. The plan should be used to support decisions regarding growth management, transportation, housing, economic development, resource management, and the community's quality of life over the next few decades. While this is a unified plan, it will largely be administered by the Rome-Floyd County joint government and the county and the city's individual departments as it applies. Since the City of Cave Spring is autonomous from Rome-Floyd County, they will be administering the elements of the plan that only pertain to them. It should be noted that there are some projects outlined within this plan that will require the complete cooperation from all the municipalities.

Furthermore, this plan fulfills the State of Georgia's requirements for local comprehensive planning, and the requirements to maintain the governments of Floyd County and the cities of Rome and Cave Spring's status as Quality Local Governments.

STUDY AREAS

The Rome-Floyd/Cave Spring Comprehensive Plan covers the entire 518 square miles of Floyd County, Georgia, with special attention paid to each the City of Rome and the City of Cave Spring. Each City's base map can be found on pages 8-9. Each topic discussed in this chapter and subsequent chapters will focus on either Floyd County, Rome, or Cave Spring.

FLOYD COUNTY

WALKER

CHATTOOGA

GORDON

ALABAMA

City of Rome

Alabama Highway

Martha Berry Highway

Highway 53

E Rome Bypass

Carterville Highway

W. Rome Bypass

Cedartown Highway

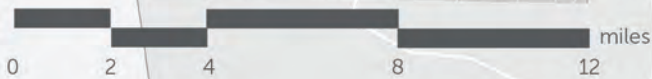
Rockmar Road

BARTOW

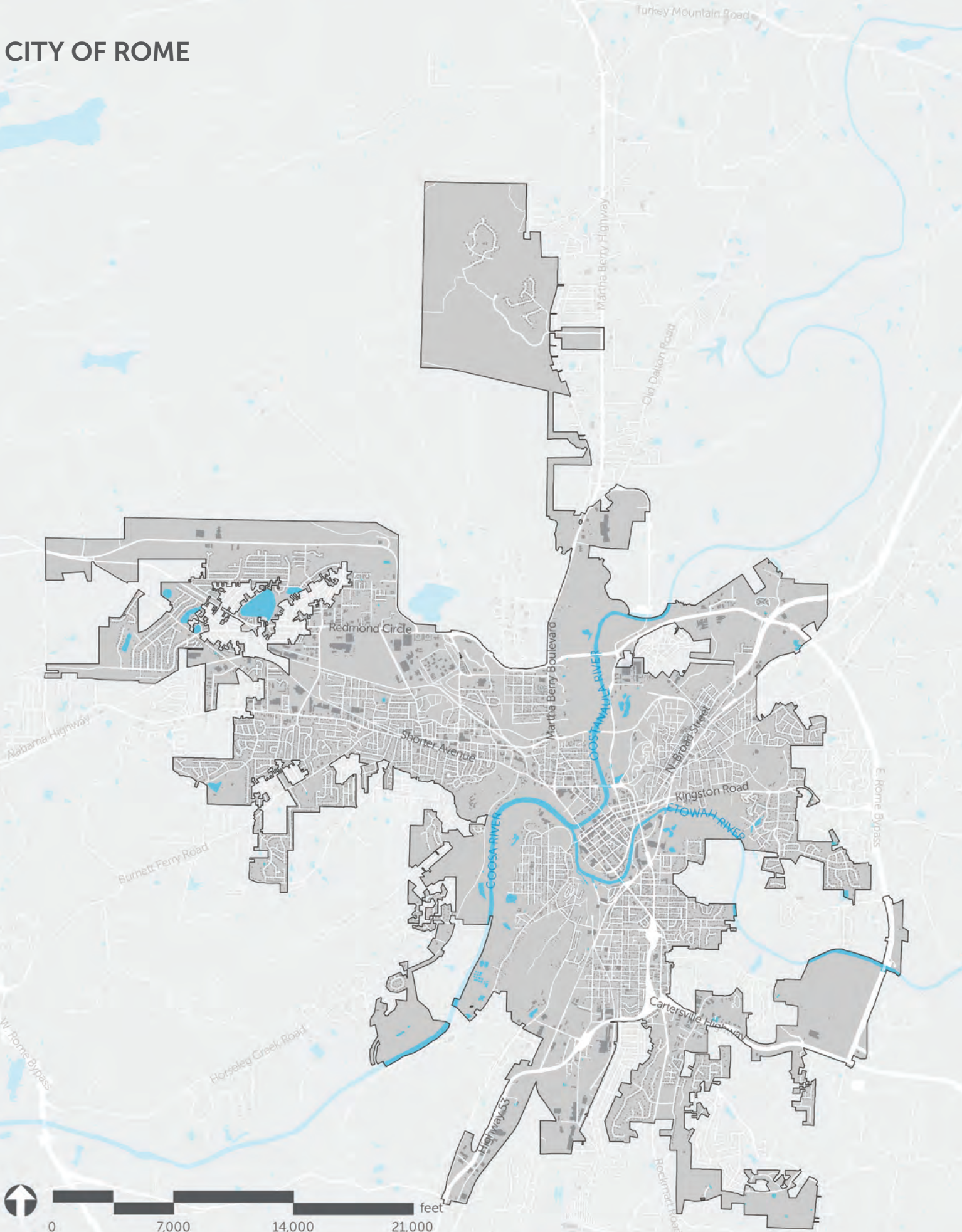
City of Cave Spring

Highway 53

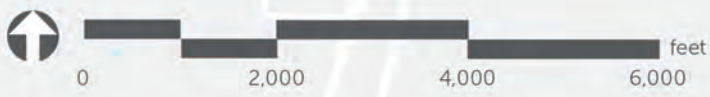
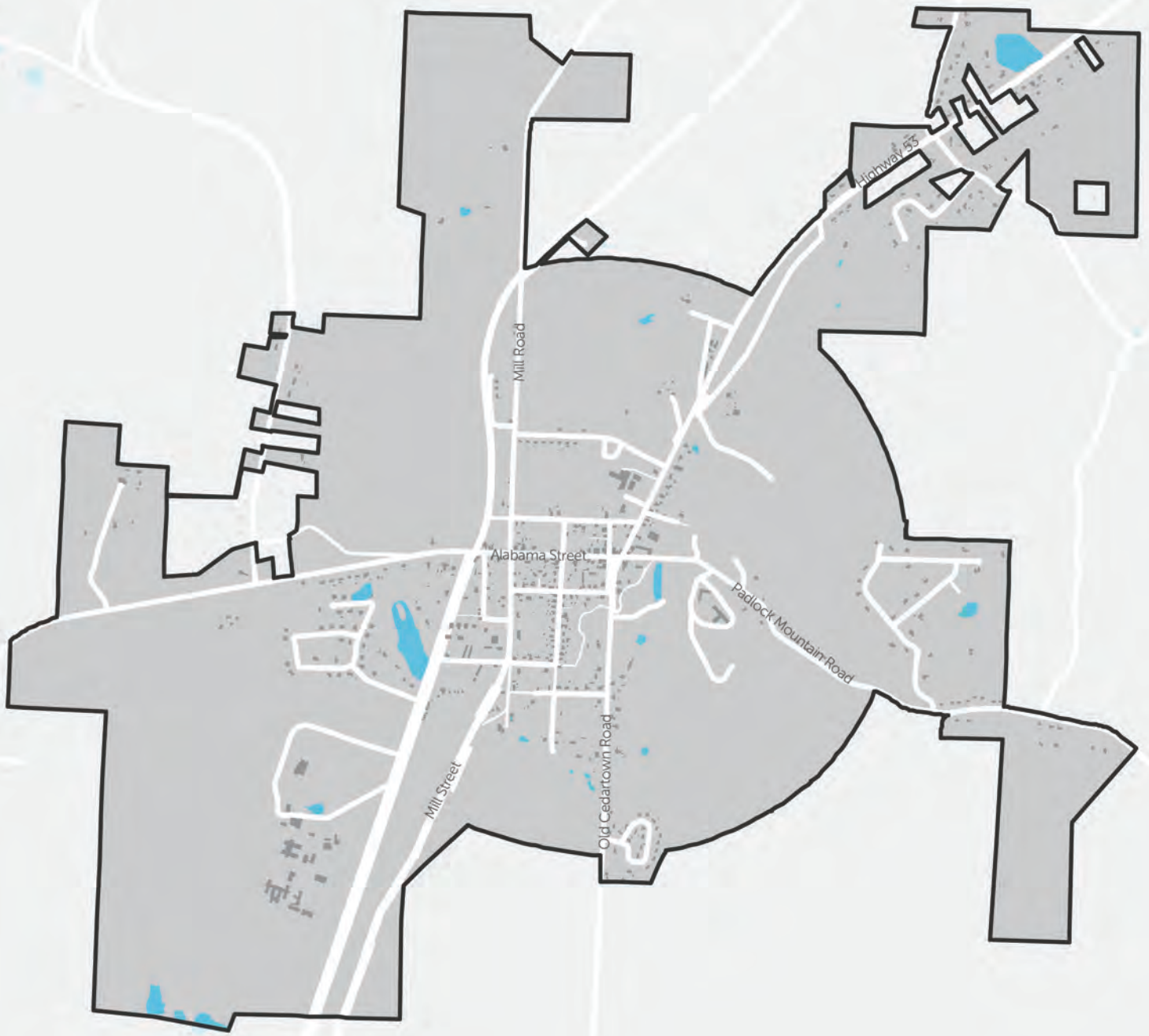
POLK



CITY OF ROME



CITY OF CAVE SPRING



PLANNING PROCESS

1 The first phase focused on researching and analyzing the community based on previous planning efforts, and collecting data on regulatory processes, on-the-ground conditions, and local preferences on land use, transportation, housing, and economic development, and other important planning elements.

2 The next phase consisted of bringing the results of the analyses to the public and using it to create realistic visions and goals for the new plan.

3 The Planning Team used all of the data and public input to draft unique recommendations for Floyd County, the City of Rome, and the City of Cave Spring and presented them to the public for comment.

PUBLIC KICK-OFF MEETINGS

- » Presentation and S.W.O.T. analyses

STAKEHOLDER MEETINGS

- » Steering Committee creation and initial meeting
- » One-on-one interviews with stakeholders

1

GAINING MOMENTUM

INITIAL CONSULTATION SESSION

- » Develop our approach with the Rome and Floyd County governments

DATA COLLECTION + ASSESSMENT

- » Local, regional, state, and private resources
- » Review and assess the previous comprehensive plan, and other plans.

2

LEARNING ISSUES & PREFERENCES

ONLINE SURVEY

STEERING COMMITTEE MEETINGS

- 4 During the final phase of the plan, the Planning Team refined recommendations based on public input, and then re-presented them for further input. The feedback was incorporated into the final recommendations that eventually were adopted by the Floyd County Commission, the Rome Commission, and the Cave Spring City Council.



PREVIOUS PLANS

CITY OF ROME AND FLOYD COUNTY COMPREHENSIVE PLAN // 2008

The previous Rome-Floyd County comprehensive plan was adopted in 2008 and was the result of a three year process that relied heavily on public participation. The City of Cave Spring participated in the creation of this plan, despite their autonomy of the joint Rome-Floyd County administration. The plan included policy recommendations, a future land use plan and character areas (see pages 18-23 for those maps), and an implementation plan that includes a Community Work Program.

VISION

The 2008 vision for the future of Rome and Floyd County was based on input received from the community through focus groups, community workshops, and questionnaires. It is a statement of community values as well as a description of the desired future of Rome, Cave Spring, and Floyd County.

“Rome, Cave Spring, and the many communities and neighborhoods within Floyd County reflect the values and aspirations of our residents.

Our diverse backgrounds are reflected in our diversity of housing and commercial areas.

Our appreciation for rich natural resources is reflected in our high quality and well managed rivers, forests and fields.

Our pride in our community is reflected in the attractiveness of the developed environment.

Our respect for those who came before us is reflected in our retention of valuable cultural and historic resources.

Our desire to leave a better community for future generations is reflected in our active participation in community initiatives.”

GOALS

- » **Land Use.** To maintain a balanced, sustainable land use pattern that accommodates projected growth while fostering community vitality, improving the quality of the developed environment and protecting the integrity of the natural environment.
- » **Rural Area.** Preserve and protect important natural resources and agricultural and forestry areas from the undue encroachment of other land uses.
- » **Corridors.** To maintain the major highway corridors through the County as attractive and functional gateways to Rome and Floyd County.
- » **Urbanizing Areas.** To promote and sustain the vitality of developed areas of the County, including the cities of Rome and Cave Spring, and the urbanizing areas surrounding these cities.
- » **Redevelopment and Infill Development.** To promote compatible and sustainable redevelopment and infill development within the City of Rome, Cave Spring, and Floyd County.
- » **Local Economy.** Maintain a strong local economy that provides a stable economic base, employment opportunities for all segments of the local population and the fiscal resources to provide high quality public services to all residents.
- » **Agriculture.** Support the stability of agricultural and forestry uses by protecting their operations from nuisance complaints and by promoting agricultural entrepreneurship.
- » **Education.** Improve the job readiness and skill level of the local workforce to maintain high employment levels and attract new businesses to the County.

- » **Tourism.** Develop a sustainable tourism economy based on the promotion of natural, arts and cultural, recreational and commercial resources within the Rome/Floyd County community.
- » **Housing.** Preserve a housing stock that provides adequate and attainable housing in diverse types that creates stable, viable neighborhoods.
- » **Public Facilities & Services.** Provide adequate public facilities and services for existing and future residents and businesses in an equitable and cost-effective manner.
- » **Transportation.** Provide a convenient and cost effective transportation system that emphasizes connectivity, safety, choices of modes, and harmony between transportation modes and land uses.
- » **Airport Facilities.** Protect the function of the airport and related economic development opportunities from incompatible uses and development.
- » **Wastewater.** Ensure that wastewater facilities and services are provided to adequately service the long-term needs of existing and proposed development.
- » **Water Supply.** Maintain the high quality of surface and groundwater and all public water supplies and ensure that water systems are adequately designed and constructed to meet the basic and emergency needs of the community.
- » **Solid Waste.** Promote the safe, efficient, and environmentally sensitive management of solid waste in a manner that minimizes negative impacts on County residents.
- » **Natural Resources.** Preserve and protect resources essential to sustain a healthy environment, including the County's river and stream corridors, and woodland habitats.
- » **Cultural Resources.** Retain Floyd County's historic, archaeological, artistic and cultural assets for future generations of residents and visitors.

NEEDS & OPPORTUNITIES

- » Retain small town and rural character
- » Embrace inclusiveness and diversity
- » Remain cognizant of safety and security
- » Promote infill and redevelopment.
- » Retain agriculture by reducing encroachment of incompatible uses
- » Allow greater flexibility to capitalize on agriculture-related businesses
- » Find ways to address agricultural operators' concerns about trails
- » Retain meaningful wildlife habitat and buffer areas
- » Coordinate with large landowners
- » Retain the housing mix needed for Floyd County workers
- » Protect private property rights
- » Preserve attractive gateways and efficient travel routes
- » Address major corridor issues before a development boom
- » Providing for travel choices
- » Address sediment issues
- » Support best agricultural management practices
- » Monitor proliferation of septic systems
- » Address stormwater issues
- » Maintain spirit of cooperation with economic development efforts
- » Prepare residents for the job market
- » Expand job opportunities
- » Improve communication between service providers and developers
- » Streamline the development process
- » Define the relationship between Cave Spring and Rome/Floyd County Plan
- » Continue public participation efforts

FUTURE LAND USE MAP

The previous comprehensive plan created a future land use map and table to identify the type and intensity of land uses for future development. It was intended to be used as a guideline for providing future services and evaluating future zoning and development requests. The future land use maps can be found on pages 18, 20, and 22.

FUTURE LAND USE CATEGORY	TYPICAL USES	DENSITY/ INTENSITY RANGE	APPLICABLE ZONING
Agriculture	Agriculture, forestry, and agricultural-related activities on large parcels of land. Some large-lot residential uses may occur, ranging from farmhouses to clustered subdivisions that preserve agricultural or open space.	Less than 1 DU/Acre	Agricultural Residential; Suburban Residential
Suburban Residential	Suburban residential provides space for one home every 2 acres, on average. The land is generally held in private ownership and residents are not served by municipal utilities.	Up to 1 DU/ Acre	Agricultural Residential; Suburban Residential
Low Density Residential	Low density residential uses may include conventional subdivisions which are typically low density neighborhoods that include design components such as segregated uses, streets designed primarily for cars, cul-de-sacs, private open space, and large lots.	1-4 DUs/ Acre	Low Density Traditional Residential
Medium Density Residential	Townhomes and condominiums at moderate density are 2-3 stories tall. This type of development is generally be located on the busier streets of lower density residential neighborhoods.	4-9 DUs/ Acre	High Density Traditional Residential
High Density Residential	Triplexes, apartment buildings, condominiums, and townhomes at higher densities are included in this category. Buildings may be as tall as 4-5 stories.	10-14 DUs/ Acre	Duplex Residential; Multifamily Residential
Commercial	Commercial uses include a wide variety of retail uses, including restaurants, movie theaters, car dealerships, and stores. Commercial uses range from small boutiques to large "big box" centers.		All commercial zoning districts
Office Park	Office parks include buildings from 1 to 3 stories in height, and cover approximately a third of the site. Although office uses are predominant, small retail components may be included in these developments to serve on-site employees.		Neighborhood Office Commercial; Office Institutional
Industrial	Industrial uses sometimes require open space in order to buffer them from adjacent uses, and might include light industrial uses such as shipping and warehousing, technology industries and assembly plants, or more intense heavy industrial uses.		All industrial zoning districts
Mixed Use	Permits a mix of residential and nonresidential development. Typical combines multi-family dwelling units with commercial and office uses. Uses may be mixed within a building (such as apartments above retail shops) or within a development site.	10-14 DUs/ Acre	Planned Development, Urban Mixed Use

CHARACTER AREAS

The previous comprehensive plan identified seven “character areas” that address two main issues surrounding new development and redevelopment: the timing of growth with regard to the availability of public facilities and compatibility between development types. The resulting Future Development Map was intended to be used along with the Future Land Use map to provide another layer of guidance for decision-making. Maps showing where each character area is located within the county and cities can be found on pages 19, 21, and 23.

CHARACTER AREA	TYPICAL USES	PUBLIC FACILITIES & SERVICES	COMPATIBILITY ISSUES
Town Center	Mixed uses typical of a downtown or traditional neighborhood, including low to high density residential, neighborhood services, office and commercial uses, generally characterized by pedestrian orientation, including sidewalks and street trees; on-street parking; small, regular lots; and buildings close to or at the front property line	The full range of public facilities and services is available.	Retaining the historic character that is a cultural and economic resource through compatible design.
Urban Area	Uses that provide a wide range of options for housing, employment, and recreation, with the greatest opportunities for infill and redevelopment.	The full range of public facilities and services is available.	Connectivity to other uses (work, play, and shopping) in these predominantly single-use neighborhoods; reuse and redevelopment of existing buildings should be context-sensitive.
Urban Growth Area	Uses that provide a wide range of options for housing, employment, and recreation, expected to develop over the next twenty years. While some opportunities for infill and redevelopment may be available, most development in this area is likely involve the development of previously undeveloped or agricultural land.	The full range of public facilities and services is available or planned during the next 20 years.	Balanced land uses, including a mix of housing types, that provide connectivity to other uses (work, play, and shopping) and encourage high quality development.
Activity Corridor	Corridors extending from the cities to the County line, providing for the safe and convenient movement of goods and people through the region, providing opportunities for commercial and industrial development with easy access to major transportation routes and generally characterized by traffic congestion, high vehicular traffic, and auto-oriented development.	Roads, water, centralized wastewater and fire protection services are available or planned for extension.	Appropriate access standards, setbacks, landscaping and signage requirements that result in safe and attractive corridors that serve the traveling public and nearby businesses while maintaining road capacity.

CHARACTER AREA	TYPICAL USES	PUBLIC FACILITIES & SERVICES	COMPATIBILITY ISSUES
Rural Commercial Corridor	Corridors extending from the cities to the County line, providing for the safe and convenient movement of goods and people through the region and an attractive gateway to the County and Cities	Roads, water, and centralized wastewater services may be available or planned for extension in the next 20 years. Services are limited in areas further from the cities. Response times may be longer.	Appropriate access standards, setbacks, landscaping and signage requirements that minimize interruptions to continuous traffic flow and reflect the rural character of the surrounding area.
Rural Area	Land in an open or cultivated state, including agricultural and timber operations and rural residential uses, characterized by low population density, very large lots, open space and a high degree of building separation.	Limited public facilities and services are available.	Protect viable agriculture from incompatible development; maintain rural character through use of landscaping and setbacks.
Conservation Area	Undeveloped natural lands and environmentally sensitive areas not suitable for development, including riparian buffers along rivers and streams, wetlands, flood plains, hills and mountains with steep slopes, scenic areas, and wildlife management areas.	Limited public facilities and services are available.	Best practices to ensure that changes result in appropriate resource protection.



TOWN CENTER



RURAL COMMERCIAL CORRIDOR



URBAN AREA



RURAL AREA



URBAN GROWTH AREA



CONSERVATION AREA

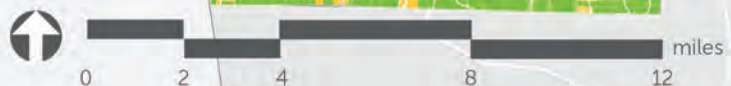
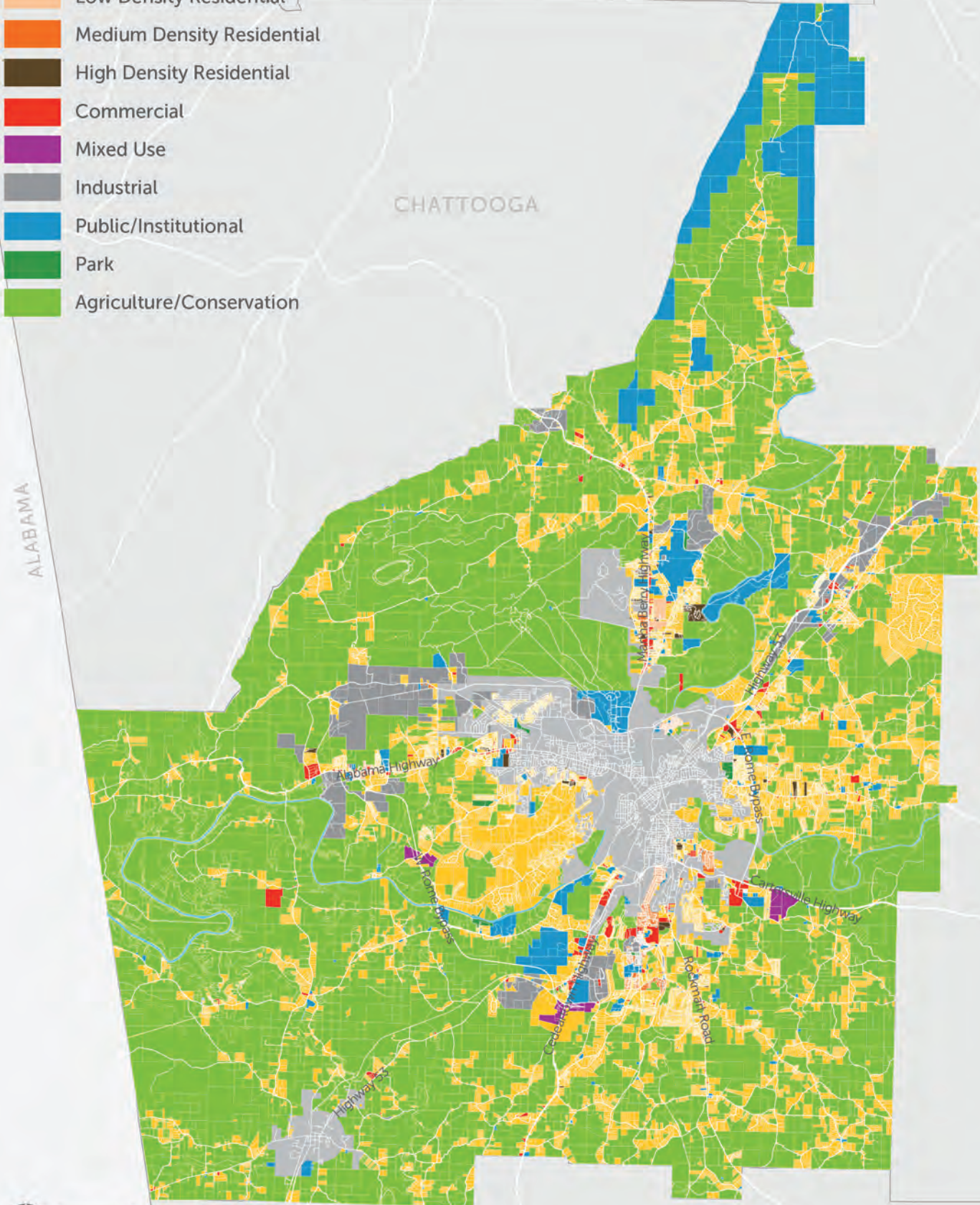


ACTIVITY CORRIDOR

FLOYD COUNTY FUTURE LAND USE

LEGEND

- Suburban Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Mixed Use
- Industrial
- Public/Institutional
- Park
- Agriculture/Conservation



LEGEND

- Conservation
- Rural Area
- Urban Growth Area
- Urban Area
- Town Center
- Activity Corridors
- Rural Commercial Corridors

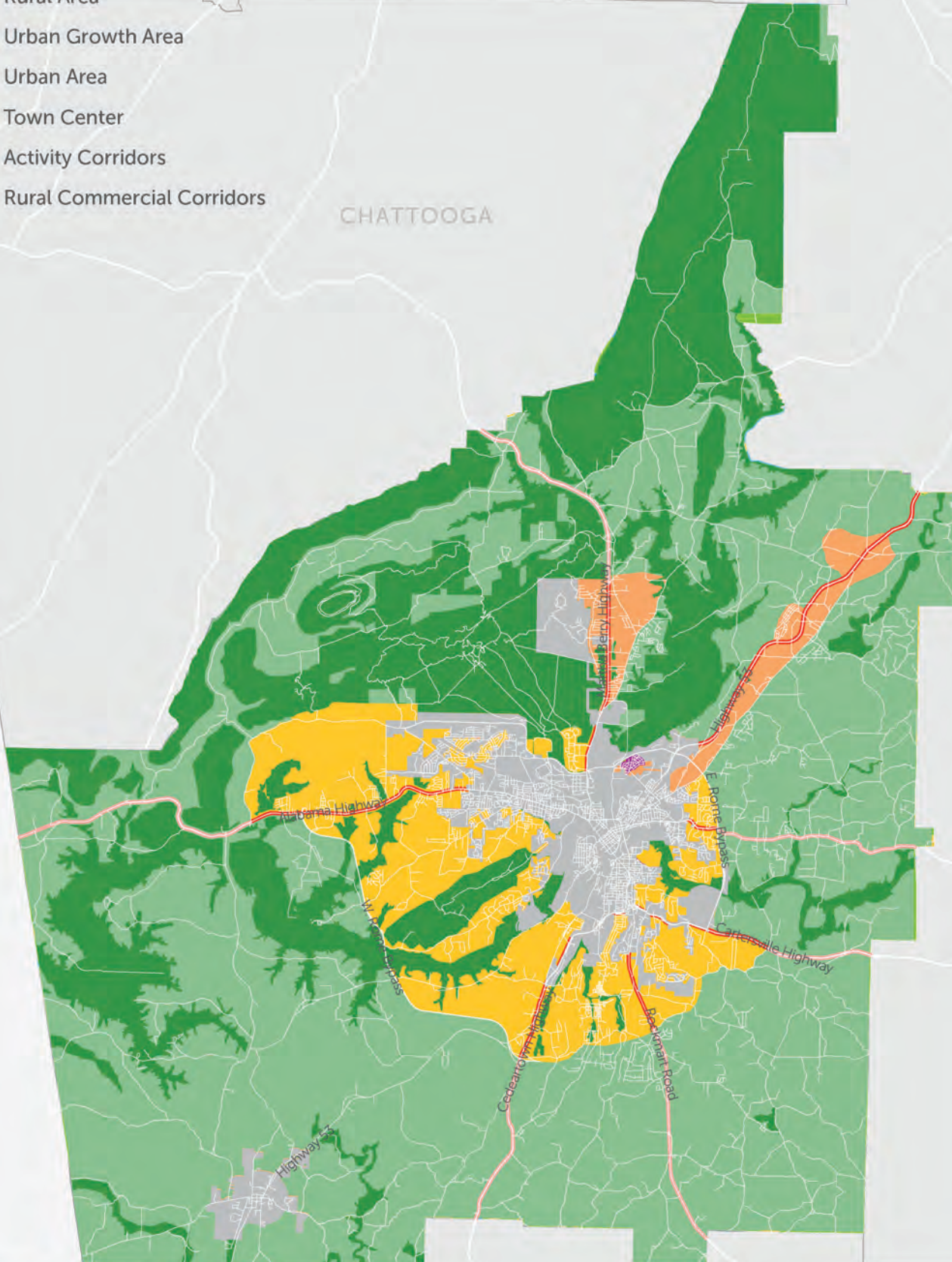
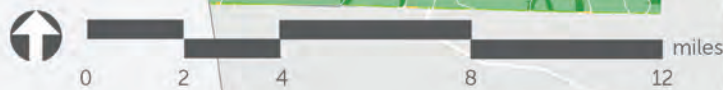
FLOYD COUNTY CHARACTER AREAS

ALABAMA

CHATTOOGA

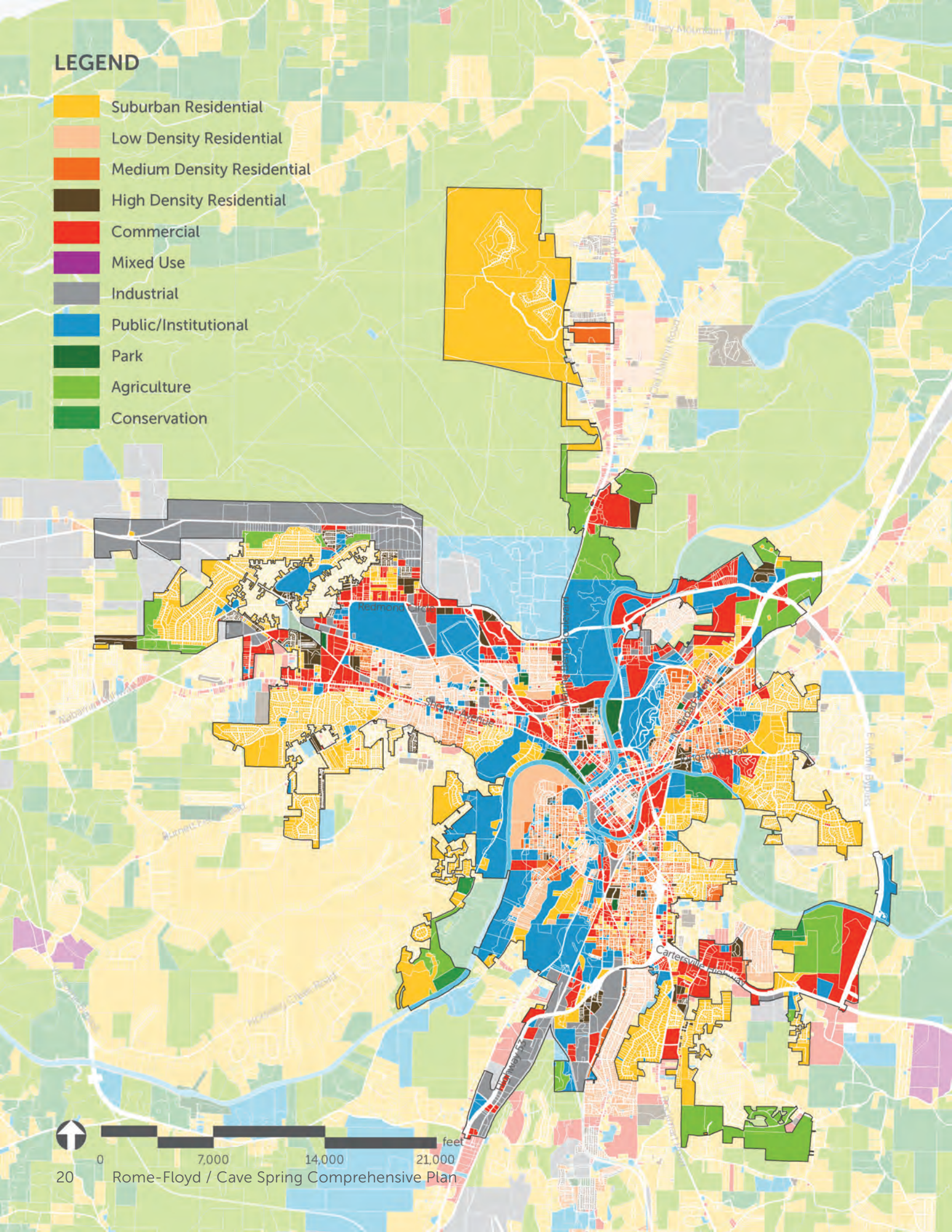
WALKER

POLK



LEGEND

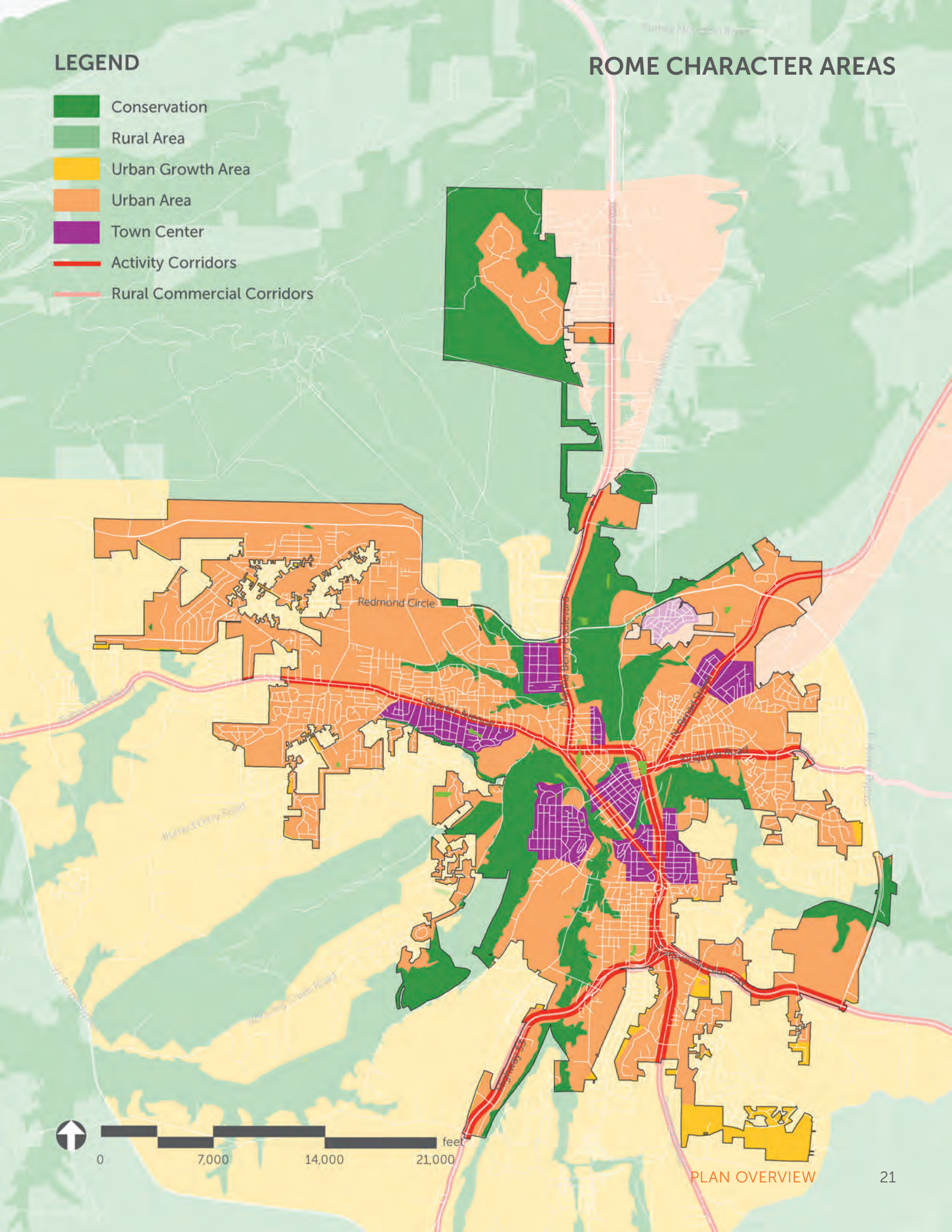
- Suburban Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Mixed Use
- Industrial
- Public/Institutional
- Park
- Agriculture
- Conservation



LEGEND

- Conservation
- Rural Area
- Urban Growth Area
- Urban Area
- Town Center
- Activity Corridors
- Rural Commercial Corridors

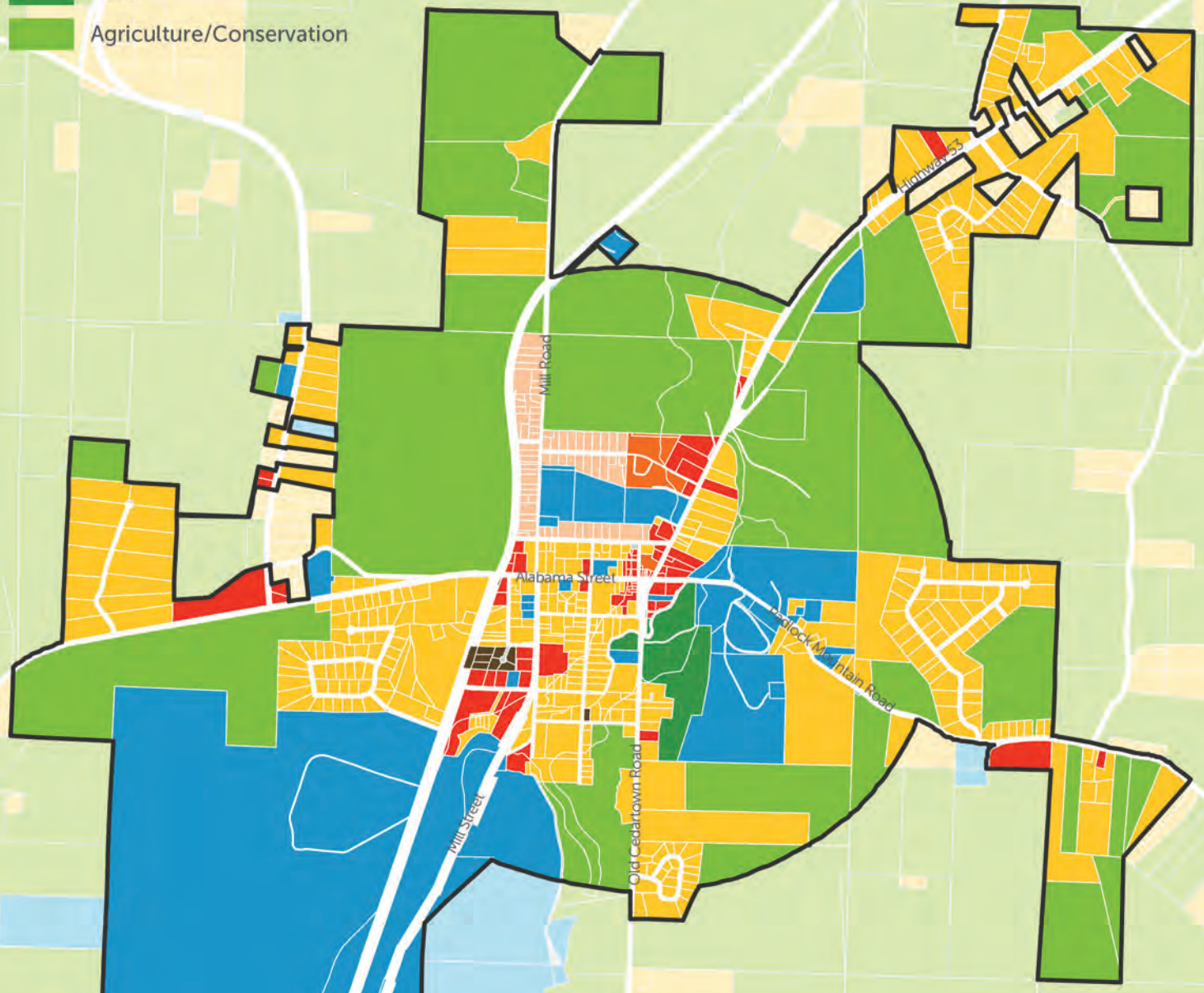
ROME CHARACTER AREAS



LEGEND

- Suburban Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Public/Institutional
- Park
- Agriculture/Conservation

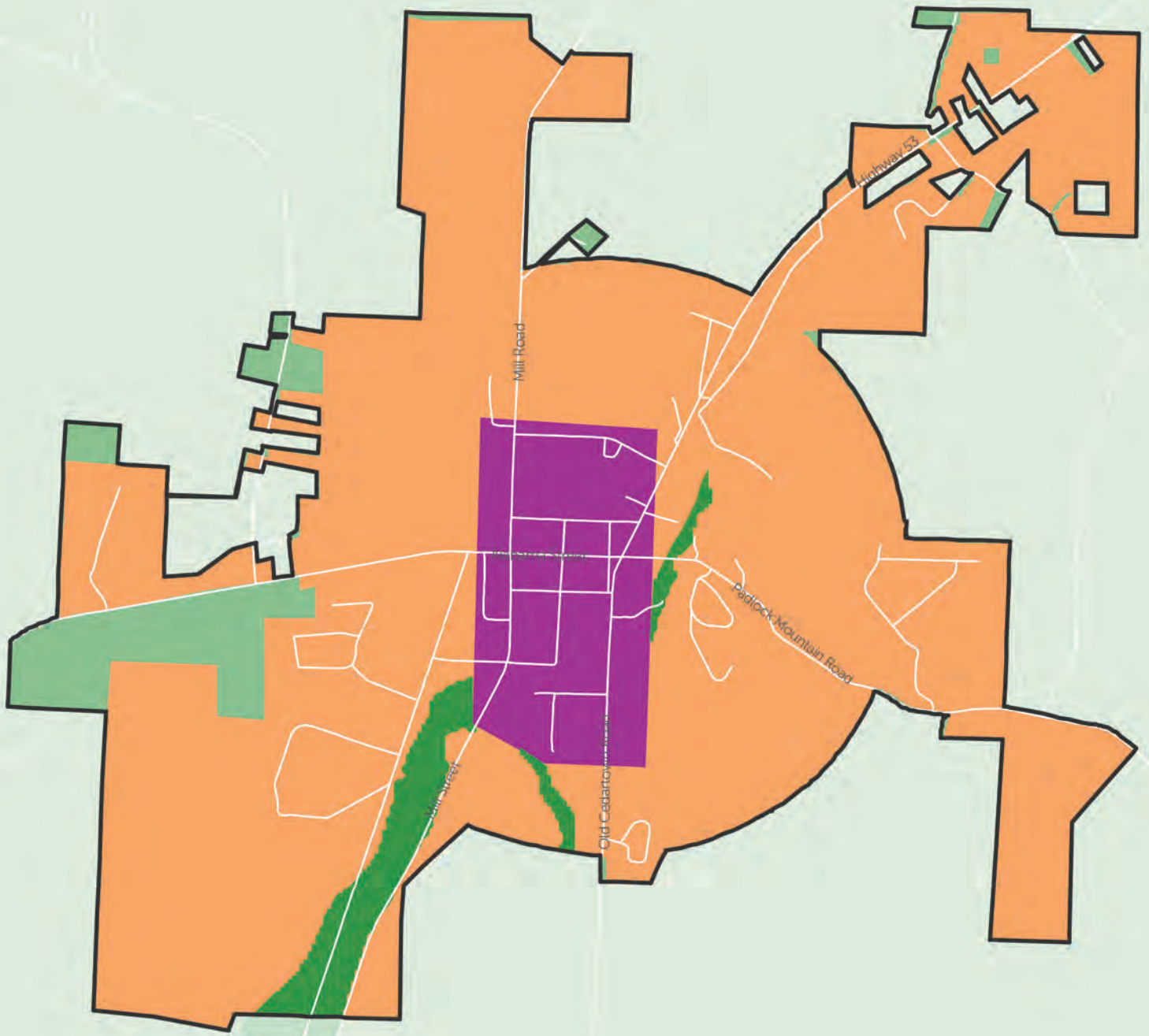
CAVE SPRING FUTURE LAND USE



LEGEND

- Conservation
- Rural Area
- Urban Area
- Town Center

CAVE SPRING CHARACTER AREAS



SOUTH ROME REDEVELOPMENT MASTER PLAN & MODIFICATION // 2009

Since 1982, more than \$36 million of public investments have been made in South Rome. The South Rome Redevelopment Master Plan was written and approved in 2004 to plan for more investments for the area. While the Master Plan was still pertinent, the Modification was written to update several improvements or changes that have occurred since the plan was originally written. The Modification's vision is aligned with the vision of the original plan, but improves it by addressing everything that has been completed and still needed in the community. Relevant elements from this plan will be included in the comprehensive plan as seen fit by the community. A map of the study area can be found to the right.

VISION

"Each neighborhood in South Rome shares a common vision: to make South Rome a safe and attractive place to live."

KEY GOALS

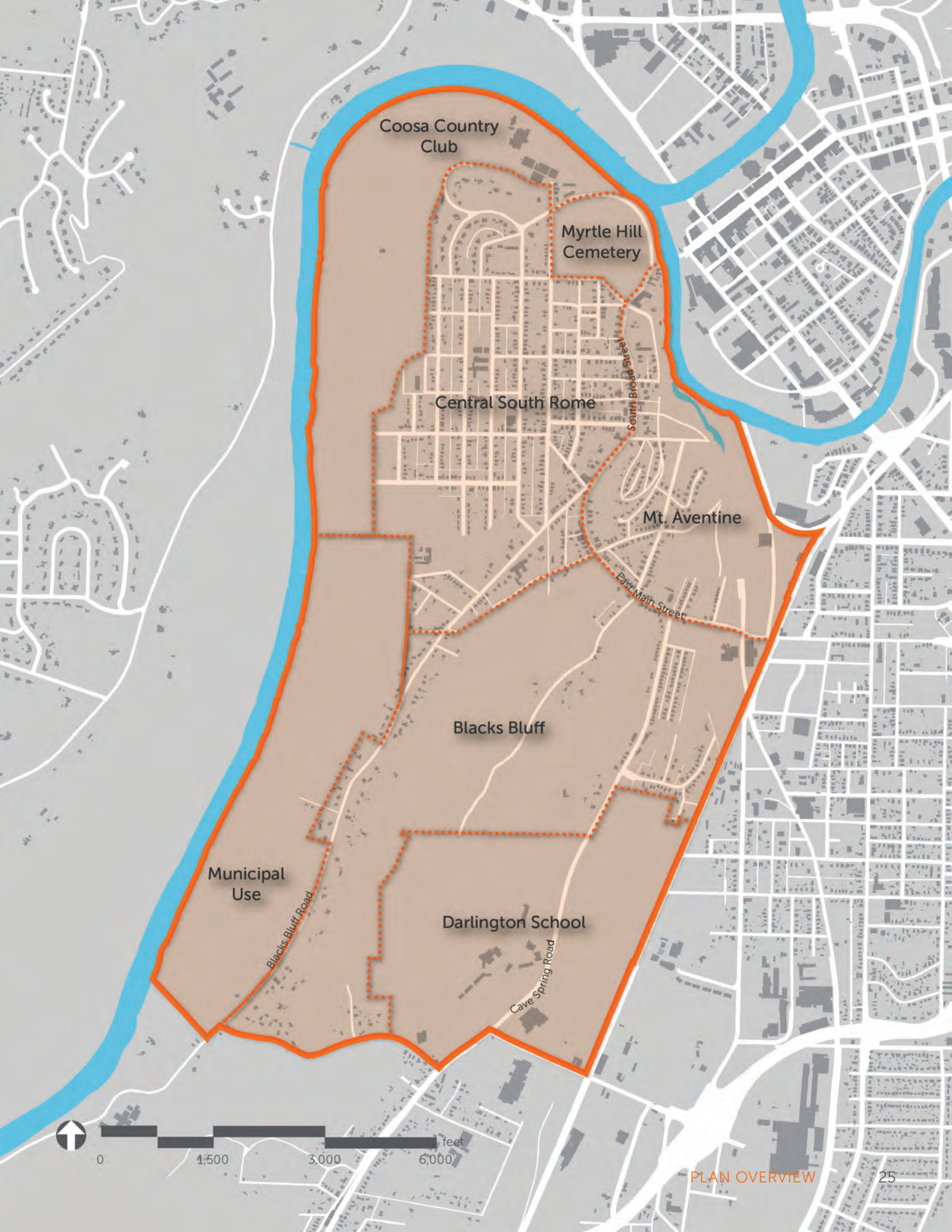
- » Encourage community stakeholder involvement in South Rome as to promote consensus building
- » Create a distinctive, attractive community with a "sense of place" for South Rome that promotes historic preservation, improvement of housing and promotion of home ownership, and concentration of human-scale, commercial uses at major nodes
- » Provide a variety of transportation and mobility choices interconnected by safe streets and trails to link South Rome residents to shopping, school, and work.
- » Preserve and enhance open space, natural beauty, and critical environmental areas

PROGRESS FROM 2004 TO 2009

- » 75 dilapidated properties saw demolition
- » The City of Rome acquired 23 properties, 16 of which were sold or transferred to the South Rome Redevelopment Agency
- » The South Rome Redevelopment Agency acquired 36 properties, 12 of which were held onto for single family development, 5 of which were sold or transferred to non-profit agencies or contractors, and the remainder were slated for mixed-use development. Lands were acquired from the City, Floyd County, and the South Rome Redevelopment Corporation.
- » The South Rome Redevelopment Corporation acquired 22 properties, half of which were slated for mixed-use development, and the remaining half were demolished and slated for single-family development.

CONCLUSIONS

- » South Rome should be a community of thriving, diverse residential neighborhoods, linked together by a shared corridor (South Broad/East Main/Cave Spring Road).
- » Sidewalks and trails should be provided or upgraded throughout South Rome to encourage pedestrian/bicycling activity and to strengthen the linkages between neighborhoods.
- » Each of the existing neighborhoods should remain primarily single-family residential, and the City should offer assistance where needed to ensure that the more economically distressed neighborhoods become more stable, mixed-income communities with a larger percentage of owner-occupied housing.
- » Because neighborhood residents do not want more multi-family housing or commercial development within their neighborhoods, these uses should be located along South Broad Street and East Main Streets.



Coosa Country Club

Myrtle Hill Cemetery

Central South Rome

Mt. Aventine

Blacks Bluff

Municipal Use

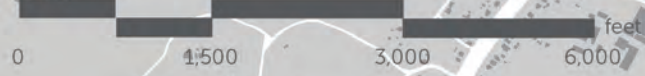
Darlington School

South Broad Street

East Main Street

Blacks Bluff Road

Cave Spring Road



NORTHWEST GEORGIA REGIONAL HOSPITAL REDEVELOPMENT PLAN // 2015

Originally opened as a temporary army hospital, the federal government bought the 133 acre property in 1946 and the hospital was reestablished as a tuberculosis treatment facility. The hospital was nationally known for innovative treatment methods and, in January 1971, it welcomed its first mentally handicapped patients. The hospital was renamed to Northwest Georgia Regional Hospital ("NWGRH") in July 1973. The campus continued to treat tuberculosis patients until 1996 when it became solely a mental health treatment facility. The hospital closed in 2011 along with other state-owned mental health facilities around Georgia due to funding and aging facilities. The site is owned and maintained by the State of Georgia.

In 2015, the City of Rome hired a consultant team to research, evaluate, design, document, and execute creative placemaking for the former Northwest Georgia Regional Hospital Site. The study evaluated physical conditions of the landscape, on-site utilities, the status of existing buildings' interiors and exteriors, and the current real estate market conditions. The plan identified realistic long-term strategies and projects to transform the use, appearance, and experience of this site.

KEY GOALS

- » Generate well paying jobs
- » Generate taxable land uses
- » Develop a plan driven by the City of Rome
- » Establish a buy-in/partnership with the State of Georgia

TOP DEVELOPMENT PRIORITIES

- » Job creation
- » Increase tax base
- » Heavy manufacturing
- » Advanced manufacturing
- » High-tech
- » "Mega-Site" for one large company

RECOMMENDATIONS

- » Create a technology district with a large central green space that includes a water feature and the preservation of the existing chapel. Reclassify the area as mixed-use and industrial in the future land use map.
- » Change the zoning designation of the site from Office-Institutional (O-I) to Planned Development (P-D).
- » Create a trail extension from the proposed Redmond Trail and Berry Hill Trails to the site for connectivity
- » Realign Redmond Road and North Division Street
- » Create a series of street design standards to ensure walkability, bike infrastructure, landscape consistency, and safety.
- » Prepare the site for development

IMPLEMENTATION

- » Acquire the site from the State, and negotiate costs related to demolition and maintenance from the State
- » Provide incentives to attract economic development prospects to the site, such as an Opportunity Zone and Tax Allocation Districts
- » Create a non-profit development corporation to carry out the implementation of the plan

Page 27: Rendering of a design option of the Northwest Georgia Regional Hospital site



2017-2022 REGIONAL COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY // 2017

The Northwest Georgia Regional Commission (NWGRC) completed their five year update of the Northwest Georgia Economic Development Strategy for the years 2017 through 2022 in the fall of 2017. The study area covers the entire northwestern corner of Georgia, including Floyd County. The plan is a strategy-driven plan for regional economic development that examines how to leverage and/or improve on factors related to human capital, community assets, essential infrastructure, and business climate.

VISION

"Northwest Georgia strives to become a region where economic opportunities are available for all citizens; where our natural resources are used wisely and conserved for future generations; where community facilities and services support the needs of everyone; where cooperation among the public, private, and non-profit sectors is common-place, and where citizens have opportunities to enjoy a healthy and productive life."

KEY ISSUES

- » Regional economic base has historically depended on manufacturing and flooring, but the Great Recession forced many layoffs and manufacturing as an industry has changed and requires less human labor.
- » The Northwest Georgia region is performing below the national average - the unemployment rate is higher than that of the nation and per capita income is only 67% of the national average.
- » The region needs more skilled workers with technical training, certifications, and degrees.

GOALS & STRATEGIES

HUMAN CAPITAL

- » **Workforce Skills.** Increase the number of residents skilled in advanced manufacturing (and other middle-skill, living wage occupations) in order to meet current and changing needs of northwest Georgia employers.
- » **Educational Attainment.** Expand the number of students in the region that are prepared for future employment in skilled and professional positions through enhanced educational opportunities and active career counseling.
- » **Human Services.** Ensure appropriate human services are available to meet the needs of the region's current and future workforce.

COMMUNITY ASSETS

- » **Tourism and Film Industry.** Increase tourism, visitor spending, and revenue earned from the film industry in northwest Georgia.
- » **Quality of Life.** Enhance quality of life amenities in the region to retain talent and gain a competitive advantage when recruiting new businesses and industry.
- » **Housing.** Ensure adequate housing is available to meet the needs of the northwest Georgia workforce, which is affordable, decent, and safe.

ESSENTIAL INFRASTRUCTURE

- » **Industrial Properties.** Ensure northwest Georgia has sufficient, ready to develop industrial properties available to meet the region's current and future needs.
- » **Transportation.** Advocate for transportation projects that are critical for regional economic development.
- » **High Speed Internet.** Increase coverage and accessibility of high-speed internet for residential, commercial, and industrial areas, with a focus on rural areas.

- » **Traditional Infrastructure.** Ensure communities in the region have adequate basic infrastructure to implement their community and economic development objectives.

BUSINESS CLIMATE

- » **Improved Business Climate.** Increase entrepreneurship and innovation by supporting business development in existing and emerging sectors.

KEY PERFORMANCE MEASURES

HUMAN CAPITAL

- » **Workforce Skills.** Increased number of students in career and technical education programs, including apprenticeships, internships, and on-the-job training programs.
- » **Educational Attainment.** Increased number of residents that have high school diplomas, have graduated from College and Career Academies, and have received post-secondary certificates or degrees.
- » **Human Services.** Increased number of programs that remove barriers to participation in the workforce (such as childcare, affordable healthcare, and public transportation).

COMMUNITY ASSETS

- » **Tourism and Film Industry.** Increase in tourism and visitor spending in the region; increased participation in Georgia's Camera Ready Communities program.
- » **Quality of Life.** Number of projects completed aimed at improving quality of life amenities in the region, such as trail, parks, recreation programs, community centers, and public safety programs.
- » **Housing.** Number of projects completed that increases or improves availability of workforce housing, which is affordable, decent, and safe.

ESSENTIAL INFRASTRUCTURE

- » **Industrial Properties.** Increase in ready to develop industrial parks, spec buildings, and Georgia Ready for Accelerated Development (GRAD) sites.
- » **Transportation.** Number of projects completed that are critical for regional economic development.
- » **High Speed Internet.** Increase coverage and accessibility of high-speed internet in northwest Georgia.
- » **Traditional Infrastructure.** Number of projects completed that provide or improve basic infrastructure that allow communities to implement their community and economic development objectives.

BUSINESS CLIMATE

- » **Improved Business Climate.** Increase number programs supporting business development in existing and emerging sectors; enhanced access to capital; and number of new or improved business centers that act as incubators and accelerators providing business development services and space.

LONG RANGE TRANSPORTATION PLAN FOR 2040 // 2016

The Rome-Floyd County Metropolitan Planning Organization (MPO) is required to prepare a Long Range Transportation Plan (LRTP) every four years. This recent version of the LRTP was adopted in 2016. The LRTP process is based on federal requirements, Transportation Demand Modeling, and public input. The goal of the process was to produce a list of transportation projects that is fiscally constrained, meets the transportation goals of the community, and conforms to air quality requirements.

VISION

"The citizens of Rome and Floyd County envision an accessible, multi-modal transportation system in Floyd County that is economically efficient, environmentally sound, and moves people and goods in an energy efficient manner. It will position Floyd County to compete in the global economy of the 21st century, and to prepare for future technologies and future limits on fossil fuels. Citizens value a transportation system that will support sustainable economic development and quality of life, while preserving investment in neighborhoods, natural resources, historic sites, and air and water quality. They want a system that meets both personal and business transportation needs, and provides affordable, safe, convenient choices for transportation, including bike and pedestrian connectivity. The public wants full participation in transportation planning to ensure a system that is physically and economically accessible to all citizens of Rome and Floyd County. Citizens want transportation planning integrated with overall community planning and land use policies, so that transportation design is pro-active and supports planned, orderly growth; rather than being reactive to development."

KEY GOALS

- » Continue to support public transit within the City of Rome, and continue to evaluate expansion of service to unincorporated areas. Evaluate transit routes and stops to maximize service, especially along major corridors
- » Connect and expand the bike/pedestrian system within the community and connect with regional trail systems, especially the Silver Comet Trail via Rockmart or Cedartown and the Sims Mountain Trail. Encourage the construction and maintenance of sidewalks within and between residential, recreational, educational, and commercial developments.
- » Pursue additional bike, pedestrian, and other modes of transportation within downtown Rome. Consider adoption of a Complete Streets Policy.
- » Commit adequate funding to maintain and repair existing streets, sidewalks, bridges, trails, and highways to promote an efficient transportation
- » Complete the south and southeastern segments of the Rome bypass to allow through traffic an opportunity to avoid inter-city streets. Investigate the best routes for completion of the northern and northwestern segments
- » Provide improved and more direct connection from Rome and Floyd County to I-75 via SR-140, US-411, and/or a new route
- » Integrate transportation planning with comprehensive land use planning so transportation needs can be met proactively, rather than reactively
- » Work with other counties in the region to optimize use of financial resources

PROJECT LIST

PI #	PROJECT NAME/DESCRIPTION
SHORT-TERM PRIORITY 2016-2023	
621600	South Rome Bypass UTL
621600	South Rome Bypass CST
0013718	SR-1/SR-20/US-27 at Etowah River & NS#719103R PE
0013718	SR-1/SR-20/US-27 at Etowah River & NS#719103R ROW
0013718	SR-1/SR-20/US-27 at Etowah River & NS#719103R CST
0013937	SR-1/US-27 at Big Dry Creek PE
0013937	SR-1/US-27 at Big Dry Creek ROW
0013937	SR-1/US-27 at Big Dry Creek CST
632760	SR-101 Interchange ROW
650540	SR-1/SR-101 UTL
650540	SR-1/SR-101 CST
662420	Southeast Rome Bypass UTL
662420	Southeast Rome Bypass CST
0007019	SR-140/Turkey Mountain Widening PE
MID-TERM PRIORITY 2024-2030	
0000400	SR-101 Widening ROW
0000400	SR-101 Widening UTL
0000400	S.R.101 Widening CST
621690	SR-101 Widening UTL
621690	SR-101 Widening CST
632760	SR-101 Interchange UTL
632760	SR-101 Interchange CST
LONG-TERM PRIORITY 2031-2040	
0006019	SR-20 Widening PE
621740	Cave Spring West Bypass PE

ROME-FLOYD COUNTY MPO BICYCLE, PEDESTRIAN, AND TRAIL MASTER PLAN // 2015

In the summer of 2014, the Rome-Floyd County MPO began developing a bicycle, pedestrian, and trail plan for Rome-Floyd County. The purpose of the plan is to provide a clear framework for the development of new facilities, programs, and policies that will support safe and convenient walking and biking conditions for transportation and recreation.

VISION

"Walking and biking in Rome-Floyd County will be safe, convenient, and enjoyable forms of transportation and recreation. Creating favorable walking and biking conditions and expanding route options for a wider range of cyclists and pedestrians is key for the community's economic, environmental, social, and physical well-being. When implemented, the improved and connected walkway and bikeway network will enhance connections between neighborhoods, job centers, tourist attractions, shops, schools, places of worship, and other daily destinations."

KEY GOALS

- » Achieve Bicycle Friendly Community Designation by 2018
- » Achieve Walk Friendly Community Designation by 2018
- » Double the number of people that walk and bike to work within 5 years
- » Create a 27 mile on-street bikeway network
- » Create a 45 mile trail network
- » Expand the sidewalk network along major roadways and around parks and schools

OPPORTUNITIES

- » At the time this report was written, the only bike lane in Rome-Floyd County was along Armuchee Connector from Oostanula River and the end of the Heritage Park Trail to US-27.
- » Bicycle parking is available in some areas, such as at schools and downtown Rome.
- » Sidewalks, marked crosswalks, curb ramps, and signalized intersections provide dedicated space for pedestrians and help people navigate intersections safely.
- » Trails in Rome and Floyd County allow the community to connect with natural areas, such as the rivers, and connect between neighborhoods. Several pedestrian bridges help pedestrians and bicyclists cross the rivers throughout downtown Rome.

CONSTRAINTS

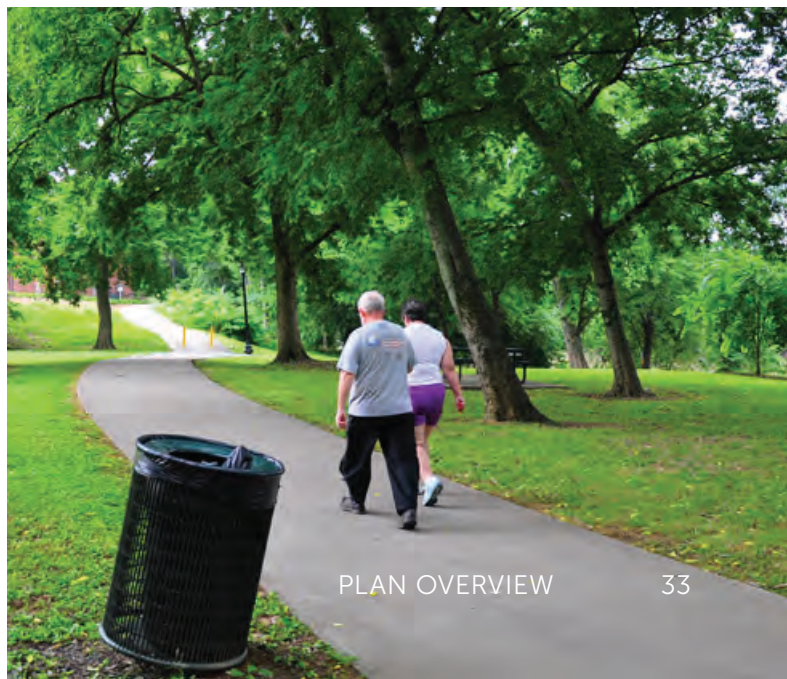
- » A lack of a network of on-street bikeways.
- » Busy roads without bicycle facilities also present major challenges, not only for riding safely along these roadways but also for simply crossing them.
- » Sidewalk gaps and broken sidewalks can make it difficult to walk along streets, particularly major corridors. Lack of frequent crossings makes it difficult to cross roads, particularly along major corridors.
- » Gaps between existing trails limit route options, length of trips, and connections to destinations in the community. The width of trails in many places is narrow, making it difficult or unsafe for pedestrians and bicyclists to pass one another.

KEY RECOMMENDATIONS

- » Form a Bicycle and Pedestrian Advisory Committee
- » Safe Routes to School
- » Safety and trail user etiquette campaigns
- » Open street event
- » Bicycle and pedestrian resource webpage
- » National Bike Month events
- » Employer-based programs
- » Hike and bike map
- » Wayfinding program
- » Safety training for officers
- » Conduct annual bike/pedestrian counts at key locations
- » Conduction of roadway safety audits
- » Complete Streets policy

KEY PROJECTS

- » Trail from Berry College to the River
- » Berry College to Shorter University rail-to-trail
- » Etowah River Trail
- » Cave Spring Trail
- » Buffered bike lane on Technology Parkway
- » Buffered bike lane on Riverside Parkway/Braves Boulevard
- » Buffered bike lane on 12th Street
- » 3rd Street bike lane
- » 5th Avenue bike lane
- » 1st Street/Broad Street bike lane
- » Broad Street bike lane
- » 6th Avenue bike lane
- » Cycle track on 1st Avenue
- » Cycle track on 4th Street
- » Cycle track on 2nd Avenue/6th Street/Maple Street



CAVE SPRING TO CEDARTOWN TRAIL FEASIBILITY STUDY // 2015

The purpose of the Cave Spring to Cedartown (CSC) Trail Feasibility Study was to articulate an implementable vision for a multi-use trail connection between Cave Spring and the Silver Comet Trail in Cedartown. The study identified opportunities and constraints along multiple potential trail alignments and recommended a preferred alignment. This study also provided specific recommendations and implementation steps to guide the development of the CSC Trail. Funded by the Georgia Department of Transportation (GDOT), the study advanced the ideals of economic prosperity, healthy communities, promoting local heritage, preserving environmental assets, and enhancing community connections.

GUIDING PRINCIPLES

- » **Connect Cave Spring to the Silver Comet Trail.** Provide a safe, comfortable, multi-use path connection for people of all ages and abilities.
- » **Use the trail as an economic development tool.** Maximize the economic benefits of the proposed trail in the region by making it attractive to tourists, an amenity for businesses and employees, an asset to property owners, and a boon to the regional tax base.
- » **Promote healthy activity.** Increase opportunities for outdoor recreation and active transportation by connecting to existing parks, trails, schools, libraries, churches, and businesses.
- » **Enhance access to the region's cultural, ecological, and historic assets.** Provide a Spring-to-Spring connection that links Cave Spring Historic Districts, Rolater Park, the Pinhoti Trail, Cedar Creek, Cedartown's Indian Removal Camp, Big Spring Park, and Historic Downtown Cedartown.

TRAIL PHASING

- » Phase 1 provides valuable connections to the Pinhoti Trail and downtown Cave Spring. Streetscape improvements are recommended in downtown to attract trail users and make the city more "trail-friendly." From the downtown the trail extends on the west side of Cedartown Road as a sidepath. Pastoral landscapes and views of agricultural structures are part of the experience. Phase 1 terminates at the Dead Goat Gate trailhead where another connection can be made to the Pinhoti Trail.
- » Phase 2 connects Silver Comet Trail users to the CSC Trail as a direct link. Just west of the existing trailhead at the Depot, the CSC trail uses low volume roads to extend through downtown as a sidepath. An alternate route for cyclists is also provided along Main Street for users desiring a direct connection to the thoroughfare. Phase 2 connects to Big Spring Park and its future improvements as well as Good Year Park. The trail extends along the east side of the creek until connecting with Northwest Park.
- » Phase 3 begins in Northwest Park and will provide a link to users traveling on future phases along Cave Spring Rd. The route is primarily off-road and intends to showcase the beauty of Big Spring Creek and the pastoral landscapes of Polk County. There are opportunities for views to the creek as well as interpretive areas. If easements cannot be obtained in parcels adjacent to Cave Spring Road, an alternative is proposed that extends along Seab Green Road as a sidepath in the roadway right-of-way.
- » Phase 4 completes the final link in the CSC Trail. It is the most cost prohibitive due to the number of structures required. From Seab Green Road the trail will extend as a sidepath along the south side of Cave Spring Road. The trail will use the roadway right-of-way atop existing cable utilities where possible. An alternative is proposed that continues along the creek, avoiding one of

the bridges if easements can be obtained. The terminus of this phase will be at the Dead Goat Gate trailhead.

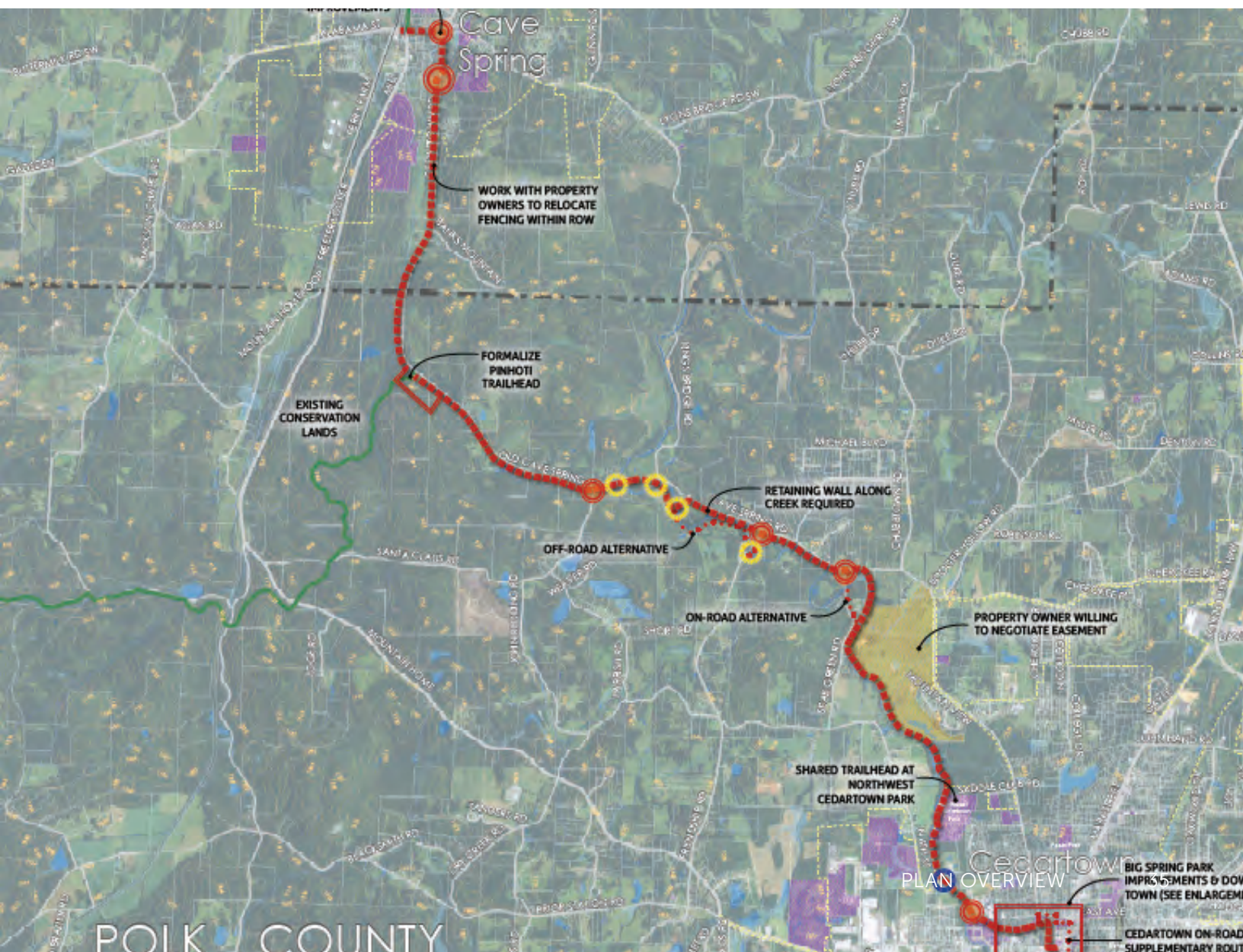
PHASE 1 RECOMMENDATIONS

- » Work with downtown Cave Spring businesses, Downtown Authority, and Cave Spring officials to make streetscape improvements to better accommodate trail users and become a “trail town.”
- » Provide wayfinding signage to lead trail users to Rolater Park. Install gateway monument or welcome signage along the trail so users know they are entering Cave Spring limits.
- » Work with adjacent property owners to obtain easements where trail extends outside of roadway right-of-way and to relocate agricultural fencing.

- » Culvert extension required to bridge trail across stream. Work with GDOT and Floyd County officials.
- » Work with Pinhoti Trail board members to better accommodate all trail users at existing Dead Goat Gate trailhead. Expand and improve parking area, install signage and kiosk, and provide other comfort station support for users.

PHASE 1 COSTS & CONSIDERATIONS

- » 3 parcels of public land and 19 parcels of privately-owned land would be affected
- » When constructed, the first phase would be about 2.9 miles long
- » Estimated costs are \$2,269,866, of which would fall to the City of Cave Spring, Floyd County, and Polk County to fund.



ROME DOWNTOWN MASTER PLAN // 2012

In an effort to strengthen, sustain, and expand Rome's downtown, the Downtown Development Authority hired the University of Georgia's Fanning Institute to develop a Master Plan in March 2012. It was developed to help guide growth and change in Downtown Rome for the next 20 years. Ultimately, the planning team developed a series of recommendations for downtown programming, urban design, and landscape design.

VISION

"The Downtown Rome Master Plan seeks to strengthen economic development, encourage sustainable initiatives, and increase entertainment opportunities that will eventually establish a more viable, vibrant, and successful city."

KEY GOALS

- » Extend the downtown streetscape.
- » Improve gateways.
- » Create a vision for the West 3rd and 5th Avenue Districts.
- » Increase the number of businesses downtown.
- » Increase upper story residential opportunities.

CONSTRAINTS

- » There is a lack of visual cues to help determine the start and entry into downtown. Broad Street has unique architecture and streetscape design, however Turner McCall Avenue, 2nd Avenue, and other key locations downtown, do not.
- » Second Avenue creates a division line through downtown.
- » The top of Broad Street acts as the primary entrance to downtown, however it lacks much of the feel of downtown Rome.

- » Some middle sections of Broad Street need improved sidewalks, expanded streetscapes to side streets in the district, and facades that conform to the architecture in the historic district.
- » The Cotton Block gateway into downtown lacks any sense of arrival.
- » The 5th Avenue Arts District is underutilized with a high number of vacant buildings, and building facades are not well maintained.
- » The west 3rd Street area is currently underutilized with little economic activity.
- » Public gathering spaces are not maximized along the riverfront.

SOLUTIONS

- » Create a landscaped buffer for pedestrians and widen existing sidewalks where needed.
- » Improve safety by reducing the amount of curb cuts.
- » Bring continuity to downtown Rome by adding attractive site amenities such as trees, street furnishings, creative signage, and street lighting.
- » Replace empty lots with buildings that are designed with the context of the Historic Downtown District in mind.
- » Create a partnership with corridor property owners to allow the city to plant trees on their private property.
- » Screen unappealing facades such as parking decks with "greened" screens.
- » Configure roads and median to maximize green space, plantings, sidewalks, and pedestrian crossings.
- » Activate the Southeastern Mills in Cotton Block to help increase economic activity and to become a unique downtown destination for downtown Rome visitors.
- » Change current ordinances to allow for bars and nightlife in the 5th Avenue Arts District.

Building upon the already existing Heritage Trail System, “activity nodes” should be created along the river fronts.

YEAR-ONE STRATEGIES

- » Implement vacant storefront improvement program to help activate vacant storefronts downtown.
- » Review historic preservation guidelines periodically to assure that preservation and new development is being balanced.
- » Refine process for upper story residential development to help the Downtown Development Authority learn how to assist new upper-story development downtown.
- » Streamline process for opening a business to assist new businesses with the process of opening a new business downtown.
- » Recruit businesses to downtown beginning with a market analysis to better understand the opportunities and to partner with local banks and realtors to foster more downtown development opportunities.

FIVE-TO-TEN YEAR CONCEPTS

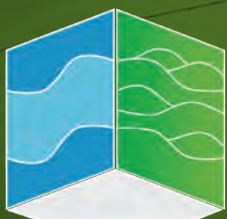
- » Encourage upper-story housing by creating a sprinkler incentive program.
- » Strengthen the downtown business development program to decrease the amount of vacant storefronts and upper story offices.
- » Redevelop the 5th Avenue District to become an arts and entertainment destination and to allow this area to feel more like a traditional downtown.
- » Bring vibrancy to the rivers with additional parks and recreational space to promote river use and provide quick and easy access.
- » Connect to downtown using a trolley system.
- » Provide downtown Rome with multiple parking options.
- » Develop and design overlay for the West 3rd River District to assure that new development complements the look and feel of historic downtown Rome.

Below: Rendering of an alleyway improvement at the 5th Avenue Arts District



2 EXISTING CONDITIONS

Chapter 2 discusses current and projected demographics and employment, and existing land use, transportation network, housing, natural and cultural resources, and commercial market as it relates to Floyd County, Rome, and Cave Spring. The data presented, along with information gathered during meetings with stakeholders and the general public, yield a unique list of needs and opportunities for each municipality that will impact the recommendations laid out in Chapter 3 - Community Vision.



ROME-FLOYD
CAVE SPRING
2040



ETOWAH

HOW TO USE THIS CHAPTER

This chapter of the Rome-Floyd / Cave Spring Comprehensive Plan is broken down to show conditions in unincorporated Floyd County, the City of Rome, and the City of Cave Spring. The section on Rome occasionally features the downtown area for additional context.

The purpose of breaking down existing conditions, and the remainder of this planning document, by geography is to allow users of the plan to easily key into needs and opportunities unique to each area.

This analysis was generated using the most recent and complete data available. Most commonly used data sources include:

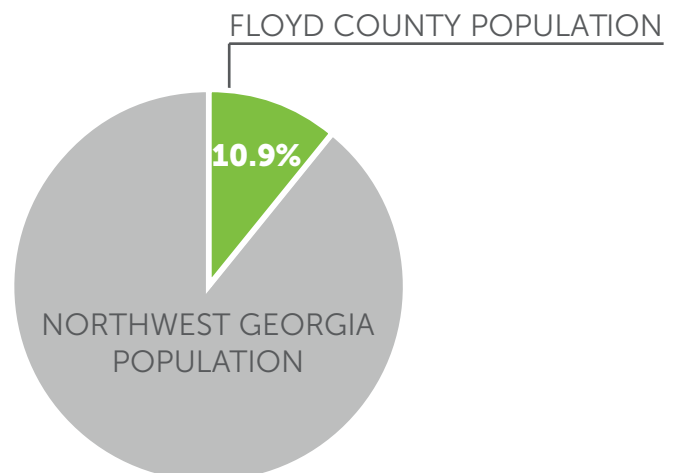
- » Rome-Floyd County Planning & Zoning
- » Rome-Floyd County GIS
- » Northwest Georgia Regional Commission
- » U.S. Census American Community Survey (2016)
- » Georgia Office of Planning and Budget
- » Georgia Department of Labor

FLOYD COUNTY

DEMOGRAPHICS

TOTAL POPULATION

- » In 2018, Floyd County's total population (including Rome and Cave Spring populations) was 98,161 people.
- » In previous years, Floyd County saw 0.5% yearly increases in population, lower than the regional and statewide growth rates. The county can expect a 0.34% average annual growth rate from 2018 through 2040. This equates to 7,525 new county residents (105,686 total), and 342 new residents each year.
- » The 2017 Northwest Georgia Economic Development Strategy projects a 0.64% annual growth rate for the region (15 northwestern Georgia counties) by 2021.
- » Though some counties are expected to experience elevated population growth relative to others in the region, due to inclusion in the Chattanooga or Atlanta Metropolitan Statistic Areas (MSAs) or location along commuter corridors, Floyd County's share of the population is expected to remain steady, although their growth rate will remain lower than the region's.



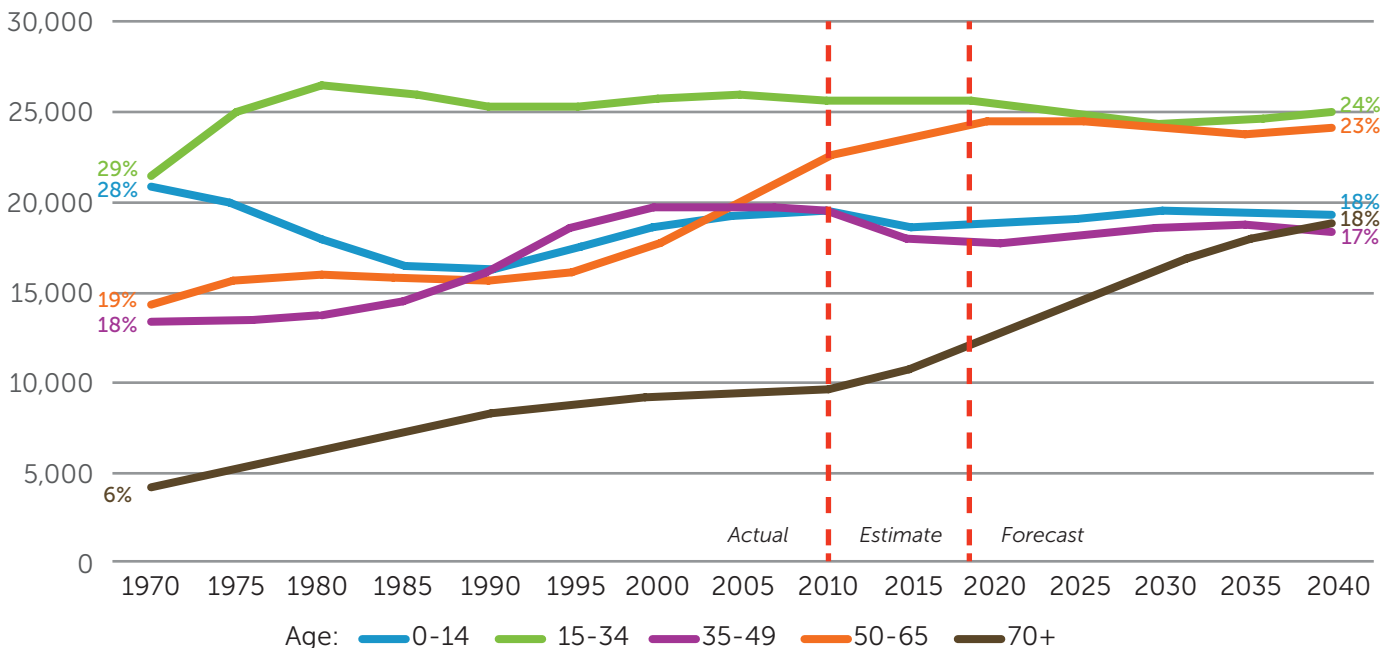
POPULATION	FLOYD COUNTY	NORTHWEST GEORGIA	STATE OF GEORGIA
2000 Census	90,565	696,789	8,186,491
2010 Census	96,317	863,217	9,687,653
2018 Estimate	98,161	898,050	10,467,269
CAGR Growth (2000-2018)	0.5%	1.5%	1.5%
New Population (2000-2018)	7,596	201,072	2,280,778

AGE

Within the entire county, the age of current residents are broken down below by age group:

- » Ages 0-14: 19%
- » Ages 15-34: 27%
- » Ages 35-49: 18%
- » Ages 50-69: 24%
- » Ages 70 and older: 12%

The graph below shows the changes in age groups within the county between 1970 (actual) and present-day, and present-day to the year 2040 (forecast). What's important to note is that in 1970, residents over the age of 50 made up only a quarter of the entire population. But, in 2040, that same age group will make up 41% of the population, illustrating a dramatic shift toward an older population. Floyd County will add a total of 8,000 more residents over the age of 50 by the year 2040, while losing around 1,400 residents between the ages of 15 and 34, due to both the aging of those already in that age group, and because of out-migration.

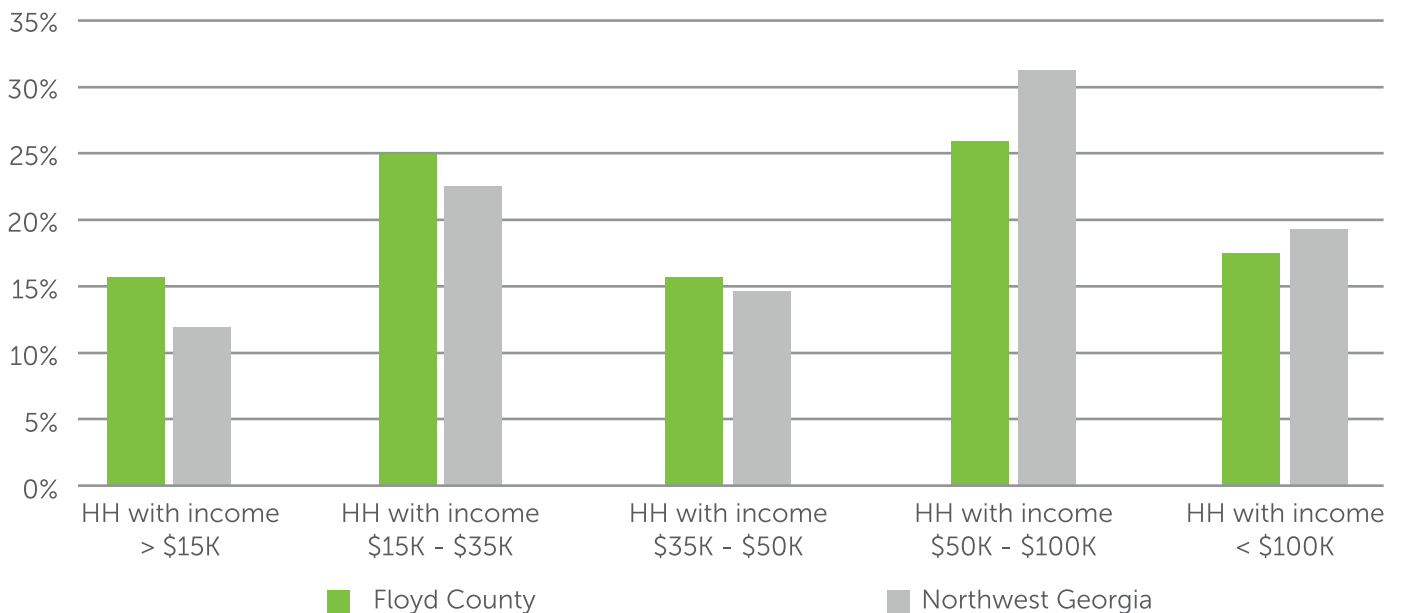
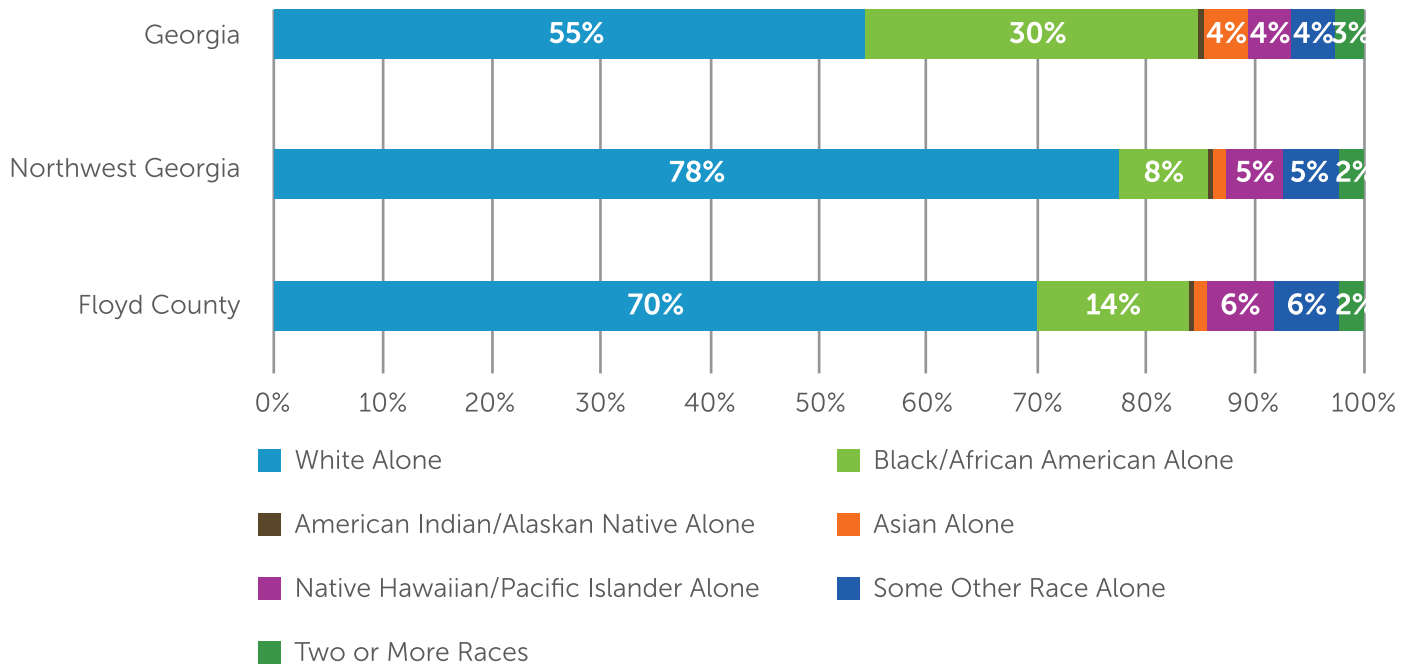


RACE & ETHNICITY

- » Floyd County, as a whole, is less racially and ethnically diverse than the state of Georgia, but has more diversity than the Northwest Georgia Region.
- » The most diverse area of the county is Rome (see page 74 for more information).
- » 70% of residents classify themselves as white, 14% as black or African American, and 11% of all residents report Hispanic or Latino origin.

INCOME

- » Compared to the overall region, residents in Floyd County are generally less affluent.
- » The median household income for the entire county in 2018 is \$43,463. The Northwest Georgia region reports a median household income of \$50,762.
- » About 57% of Floyd County households bring home less than \$50,000, while about 18% of households are reporting incomes of \$100,000 and higher.



EDUCATIONAL ATTAINMENT

- » Educational attainment is low in Floyd County, but is consistent with the rest of the region.
- » Only 19% of Floyd County residents have a bachelor’s degree or an advanced degree, while 20% of the population has not graduated with a high school diploma.
- » Compared to the region and state, attainment of a bachelor’s degree and/or an advanced degree is higher than the region, but lower than the state. High school graduation rates are slightly lower than the region, and 6% lower than the state’s rate.

EMPLOYMENT

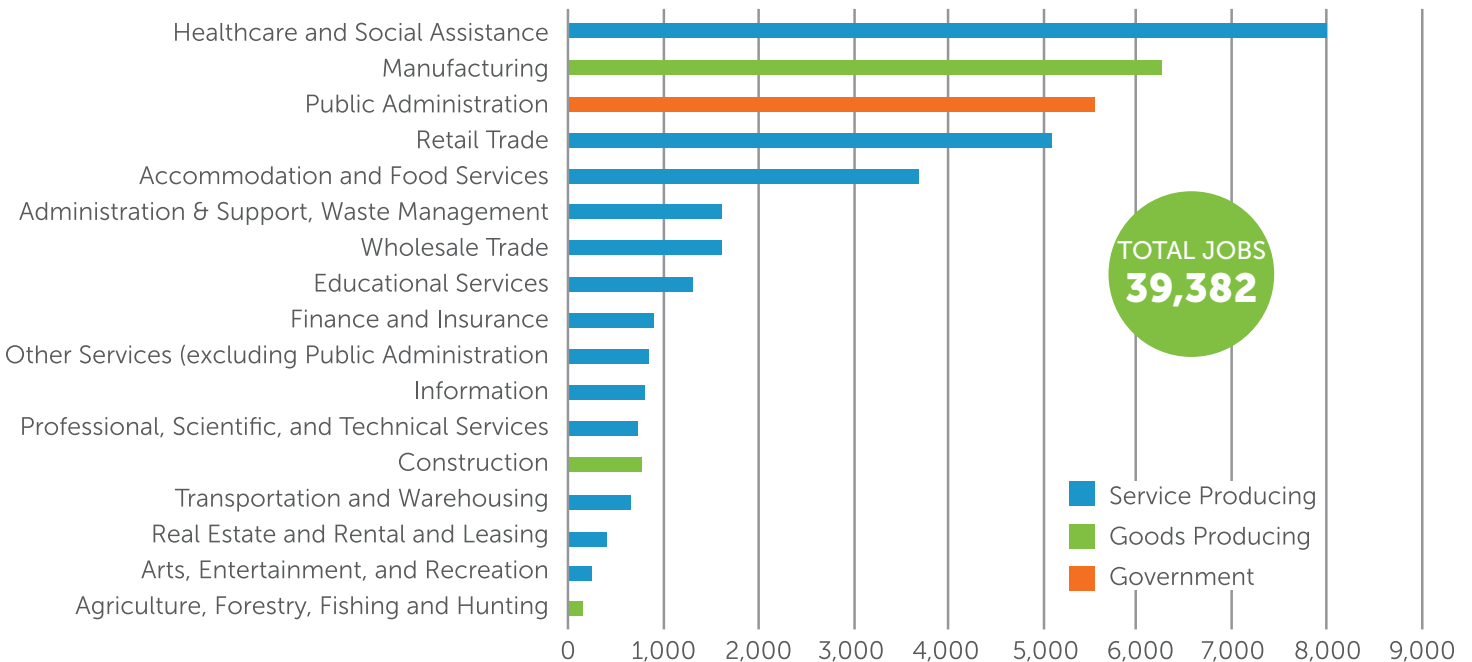
The Rome Floyd Chamber of Commerce has identified five targeted industry sectors:

	EDUCATION	HEALTHCARE	LOGISTICS	DIGITAL	ADVANCED MANUFACTURING
LOCAL EMPLOYMENT TRENDS	The education field has seen negative employment growth in Floyd County since 2010.	Health services employment in Floyd County outpaces state and local averages.	Wholesale trade and transportation is the highest-growth industry sector in the country with high average annual wages.	Floyd County has seen negative employment growth in information and professional/business services, two highly digital fields.	Manufacturing is one of the highest-paid industry sectors with potential for job growth in Floyd County.
LOCAL EDUCATION RESOURCES	Berry College, Shorter University, and Georgia Highlands College all offer Education as an area of study.	Berry College and Shorter University offer 4-year nursing degrees, while Georgia Highlands College and Northwestern Georgia Technical College offer 2-year nursing degrees. The Augusta University Medical College - Northwest trains 3rd-4th year medical students.	Georgia Highlands College has just begun offering a BBA in Logistics and Supply Chain Management.	Georgia Highlands College offers AS degrees in computer technology fields. Berry College has degree concentrations in Computer Science and Web Development.	Northwestern Georgia Technical College offers AA and diplomas/certificates in technology-related fields.

GENERAL ASSESSMENT

- » In 2018, there was an estimated 39,382 jobs within Floyd County. By 2040, that number is expected to rise to 46,176 jobs, an average annual growth rate of 0.76%, which equates to 6,794 new employees, with a rate of 437 per year.
- » Floyd County's employment is largely concentrated in three industry sectors: health services, manufacturing, and retail trade.
- » In 2000, jobs in the manufacturing sector made up 24% of all Floyd County jobs. In 2018, the sector comprises of only 16% of jobs (see graph below).
- » The current leading industry, healthcare/social assistance, increased its share of all jobs from 14% in 2000 to 21% in 2018.
- » From 2012 to 2015, Floyd County added a total of 5,701 jobs across all sectors. This equates to a recovery of 35% of the jobs lost during the Great Recession.
- » Healthcare and social assistance is expected to remain the highest employment industry in Floyd County, capturing an increasing share of employment in the country.
- » Average salaries in Floyd County lag state averages in many sectors. The highest paid industry sectors in Floyd County are information, wholesale trade and transportation, and manufacturing.

FLOYD COUNTY'S EMPLOYMENT BY INDUSTRY

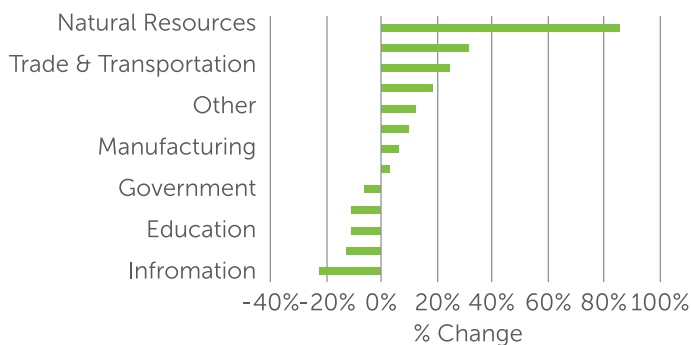


- » The matrix below assesses the historic and projected future growth of Floyd County employment sectors and their current average annual wage in the country.
- » The key sectors with high growth and higher wages are shown in the upper right quadrant:
 - » Wholesale trade & transportation
 - » Manufacturing
 - » Health services
 - » Financial activities
- » Future growth in these employment sectors represent the best opportunities for economic impact in Floyd County.

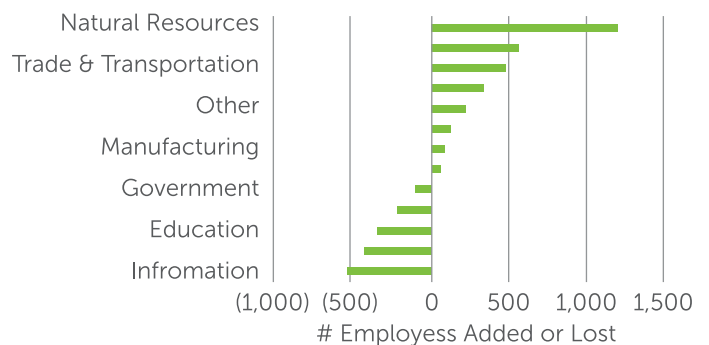


- » While the highest percentage gains since 2010 have been in natural resources (agriculture, forestry, fishing, and hunting), retail trade has seen the largest absolute growth from 2010-2016. Despite being two of the largest industry sectors in the country, health services and education have seen little or no negative growth since 2010.

% EMPLOYMENT CHANGE 2010-2016



EMPLOYMENT CHANGE 2010-2016



- » The two largest healthcare providers in the county (Floyd Medical and Redmond Regional Medical) serve as the two largest single employers in the county. Along with Harbin Clinic, these three companies combined provide over 11% of all the county's jobs.
- » The top 10 manufacturing employers in Floyd County combined provide over 9% of all the county's jobs.

TOP 10 EMPLOYERS

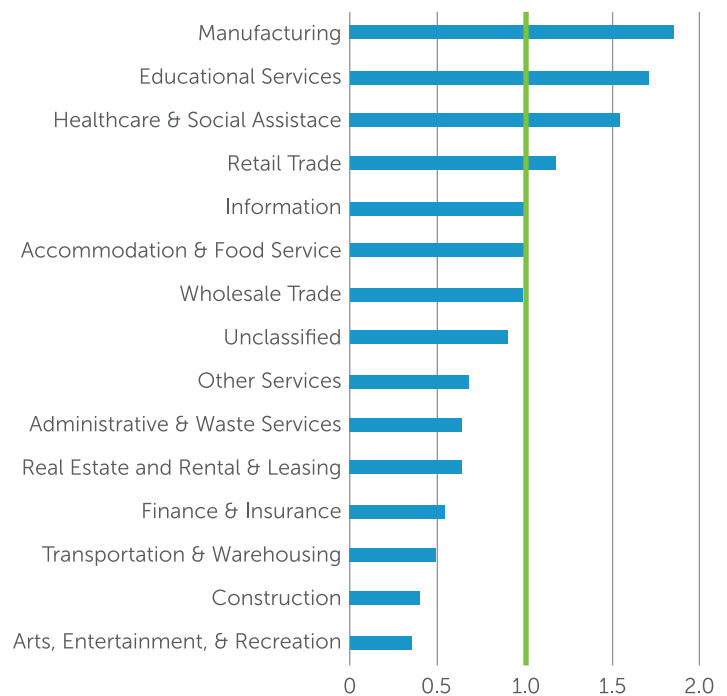
EMPLOYER	SECTOR	EMPLOYEES
Floyd Medical Center	Healthcare	2,507
Redmond Regional Medical Center	Healthcare	1,200
Lowe's Regional Distribution Center	Distribution	820
Harbin Clinic	Healthcare	792
Walmart Supercenter (2 stores)	Retail	622
Berry College	Education	562
Kellogg's	Manufacturing	552
F&P Georgia	Manufacturing	518
International Paper Company	Manufacturing	451
Syntec Industries	Manufacturing	350

TOP 10 MANUFACTURING EMPLOYERS

EMPLOYER	TYPE	EMPLOYEES
Kellogg's	Food Production	552
F&P Georgia	Automotive	518
International Paper	Paper	450
Neaton Rome	Automotive	427
Hillshire Brands	Food Production	350
Syntec Industries	Carpet	350
Southeastern Mills	Food Production	340
Mohawk	Carpet	230
Bekaert	Wire	218
Pirelli Tire	Tires	190

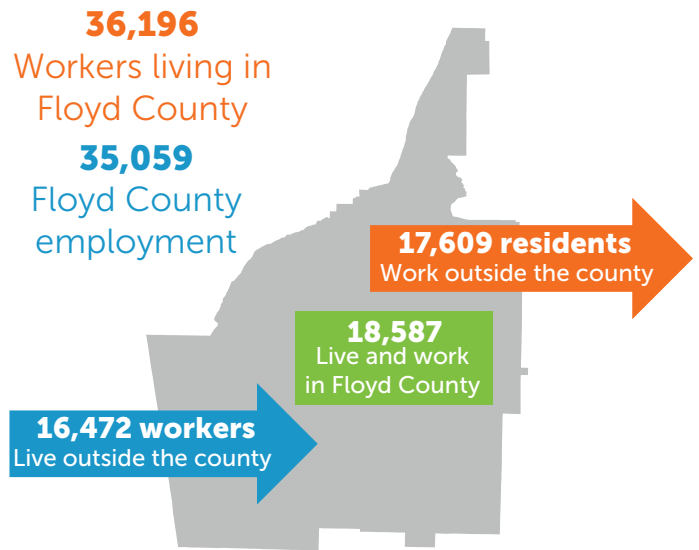
LOCATION QUOTIENT

- » Location quotient, shown right, quantifies industry concentration in Floyd County as compared to the nation. This measure can reveal what makes the area "unique" in comparison to the national average.
- » A value greater than 1 is considered an "exporter," meaning the area has enough employees to meet local demand for the industry, and may even be providing goods and services outside the region.
- » A value less than 1 is considered an "importer," meaning the area must import goods and services into the region to meet local demand.
- » Floyd County has a very high location quotient for the manufacturing, education, and healthcare industries.



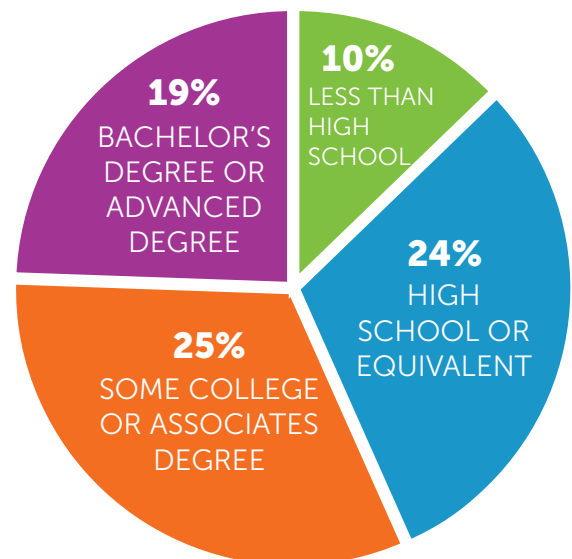
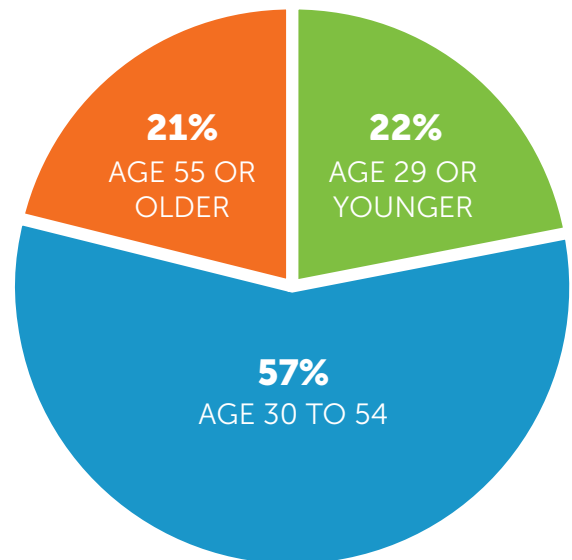
EMPLOYMENT INFLOW/OUTFLOW

- » While Floyd County has nearly as many jobs within the county as it does residents who work, just over half (18,500) of working residents are employed within the county, with nearly equal numbers of employees commute in to the county (16,500) as residents who commute out for work (17,600).
- » 53% of employees working in Floyd County live within the county.
- » 35% of Floyd County residents are employed within the city of Rome, while 13% are employed elsewhere in the county.



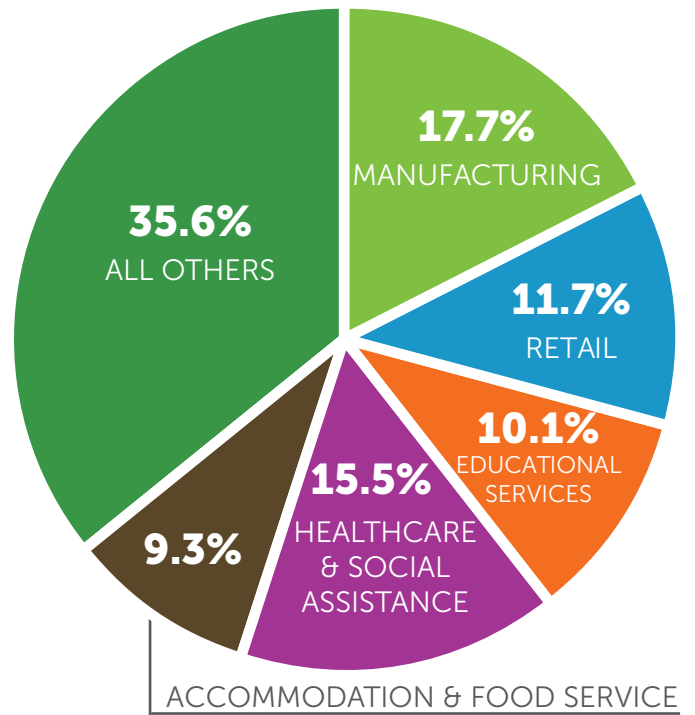
EMPLOYEE PROFILE

- » The typical employee in Floyd County is between the ages of 30 and 54.
- » 35% of employees make an income of \$40,000 a year or higher.
- » 53% of those employed in the county also live somewhere within the county, with the greatest percentage of commuters coming from neighboring Polk, Chattooga, and Gordon counties.
- » Top ZIP codes of workers living in the county: 30165 (Rome), 30161 (Lindale), 30125 (Cedartown), and 30173 (Lindale).
- » 19% of Floyd County employees hold college degrees, similar to the educational attainment of its residents.
- » The racial and ethnic profile of employees has changed little since 2009: 18.9% of all employees remain non-white.

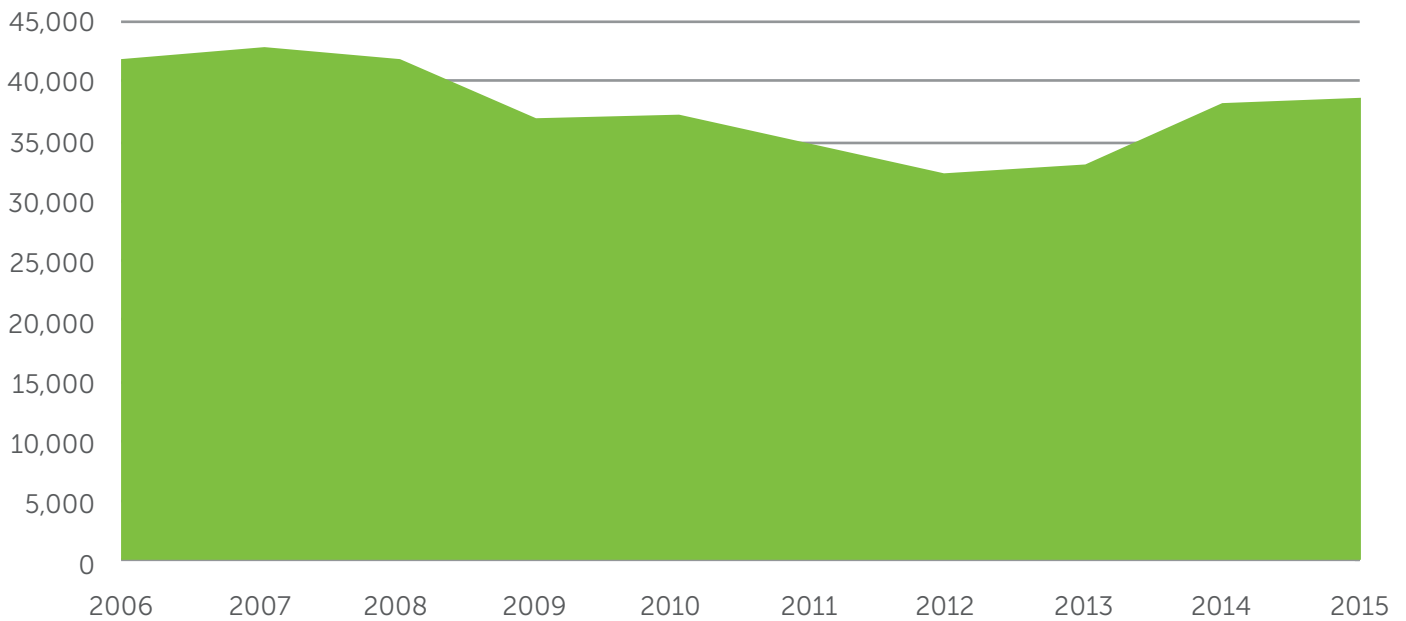


EMPLOYED RESIDENTS

- » The number of employed Floyd County residents grew significantly from 2012-2015, growing by over 6,300 residents during that period.
- » Floyd County residents are employed in a variety of sectors including:
 - » Manufacturing
 - » Retail trade
 - » Educational services
 - » Healthcare and social assistance
 - » Accommodation and food services



TOTAL EMPLOYED FLOYD COUNTY RESIDENTS (2006-2015)





The Lowe's Distribution Center in northern Floyd County.

LAND USE

The existing make-up of land uses in unincorporated Floyd County is primarily agriculture or land set aside for conservation (75.6%).

Residences make up the next largest land use at 15.6%. The average residential parcel is 1.71 acres, a typical size for rural homesteads and an indicator of low density. Most residences are single family detached homes on these larger lots, although there are multi-family dwellings near the City of Rome.

Public/institutional lands are those that are owned by a tax-exempt organization (e.g. public schools, colleges and universities, churches, or governments). They make up 5.2% of the lands in Floyd County. Most notable of those are Berry College, Georgia Highlands College, the Richard B. Russell Airport, wildlife management areas, and parts of the Chattahoochee National Forest.

Commercial lands make up less than 1% of unincorporated Floyd County. These lands feature anywhere from small, local businesses to big box retail centers like Walmart Supercenter. Most commercial areas are along major road corridors.

Lastly, industrial lands and lands used for utility purposes make up 3% of unincorporated Floyd County. These are primarily made up of industrial parks, manufacturing plants, and utilities such as power lines, water towers, and government offices administering utilities. Most notable are International Paper, the Lowe's Distribution Center, and F&P Georgia Manufacturing.

Below: Some of Floyd County's agricultural lands



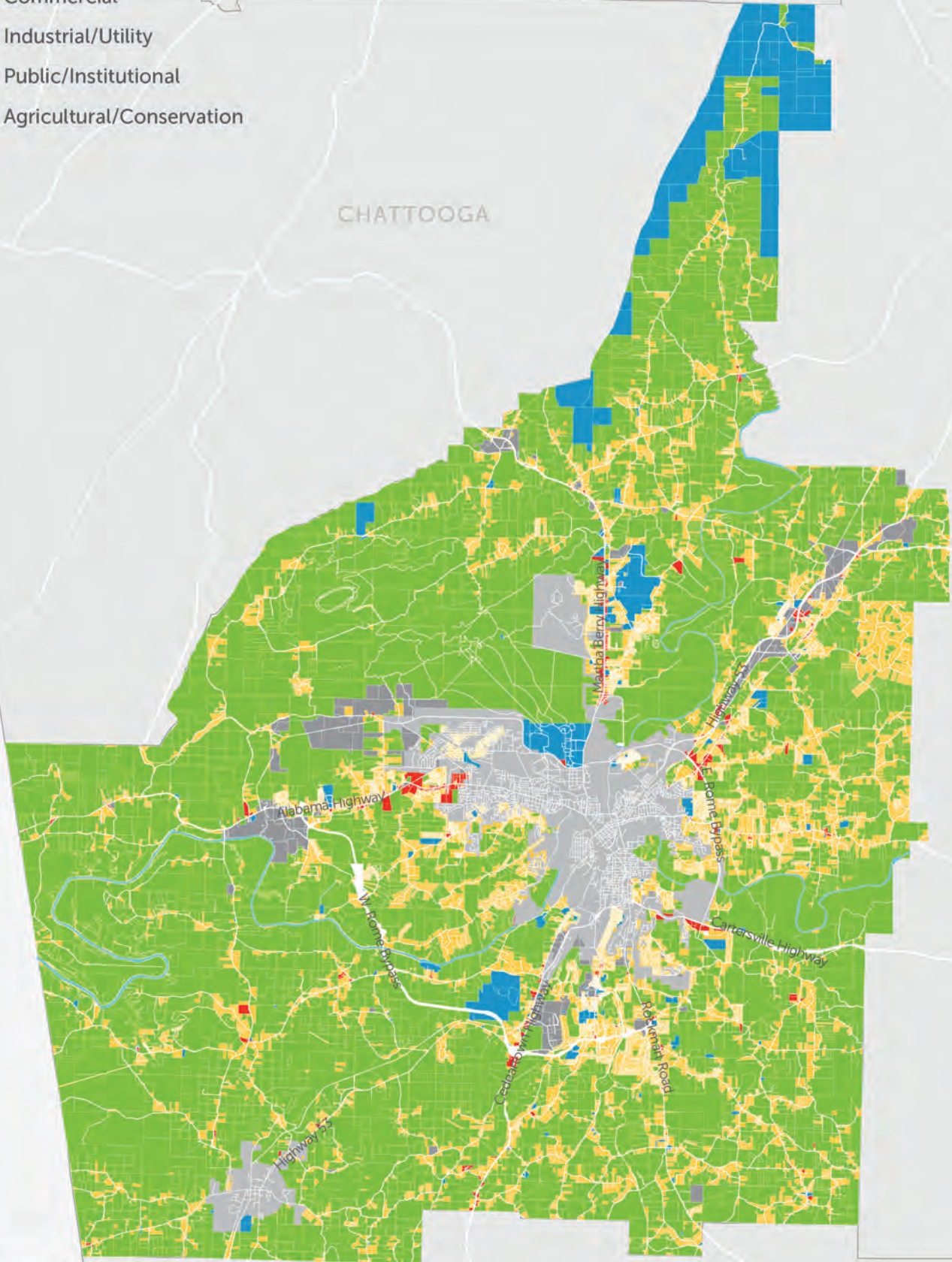
LEGEND

- Residential
- Commercial
- Industrial/Utility
- Public/Institutional
- Agricultural/Conservation

ALABAMA

WALKER

CHATTOOGA



POLK

EXISTING CONDITIONS

COMMUNITY FACILITIES

Understanding where community facilities are located within a given area and how they serve the surrounding community is important to any planning process: it not only shows areas that are unlikely to change in the coming decade, but it gives insight to the services and facilities that are insufficient for the current and projected needs of residents.

SCHOOLS

FLOYD COUNTY SCHOOLS

The Floyd County School system currently has 9,475 students attending 10 primary and elementary schools, 4 middle schools, and 5 high schools, including the Floyd County College & Career Academy. The school system runs on a charter system: students are free to attend any school within their attendance zone, and in the event that there is space available at any other school, the school can allow students from outside the attendance zone to attend.

In 2017, the four-year high school graduation rate was 94.3%. 52.5% of students were considered to be “college ready,” a metric that measures each graduate’s performance on various standardized testing. In 2016, 61% of Floyd County graduates enrolled in college, down from 65% in 2015.

HIGHER EDUCATION

There are two higher education institutions in unincorporated Floyd County: Georgia Highlands College and Berry College.

The Floyd campus of **Georgia Highlands College** is one of six campuses in the system. Originally founded as Floyd Junior College in 1970, it became a state college in 2011 and now serves 6,000 students system-wide. The campus in Floyd County is the original campus. It features associate, bachelor, and online degree programs, and supports transfer programs designed for students to finish their studies in four-year institutions.

Berry College is a private, four-year liberal arts college that enrolled 2,110 students in the recent academic year. Two-thirds of their students come from Georgia. The campus is one of the world’s largest college campuses at 27,000 acres. It offers 45 majors and 40 minors in bachelor, graduate, and pre-professional programs in education, sciences, humanities, and nursing. The school is also home to Berry College Elementary and Middle School, a private school that teaches 129 elementary and middle school students.

Berry College is also a source of tourism for Floyd County. It features buildings with beautiful architecture that serves as a backdrop for weddings and other events; nature trails for hikers, joggers, cyclists, and horseback riders; and the Martha Berry Museum and other cultural venues.

LEGEND

- Floyd County Schools
- Colleges & Universities

ALABAMA

WALKER

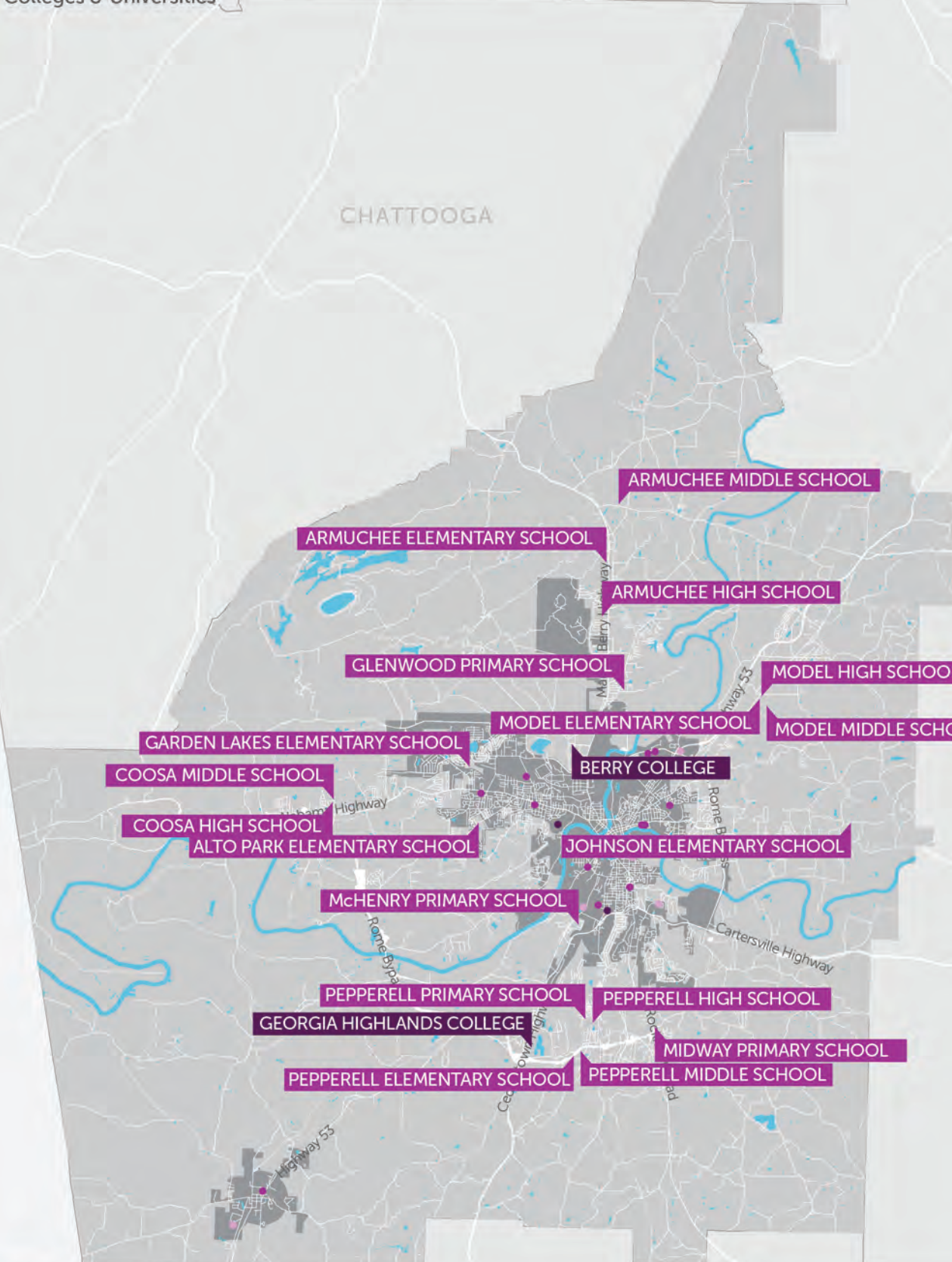
CHATTOOGA



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POLK

EXISTING CONDITIONS



PARKS AND RECREATION

The Rome-Floyd Parks & Recreation Authority operates parks, recreational facilities, and programs for the entire county. There are 12 parks and 5 recreation centers in unincorporated Floyd County. They feature open space for passive recreation, and various active recreational opportunities.

Alto Park, just south of Rome city limits, is a 68 acre park with a softball complex, and is the center for the entire community's softball services. It also features a 10-court, lighted tennis center open to the public, picnic facilities, playground equipment, a volleyball court, and trails.

Armuchee Park, located in the northern part of Floyd County, is a 31 acre park with basketball courts, camping areas, fishing, a picnic shelter, playground equipment, three softball/baseball fields, and two unlighted tennis courts.

Brushy Branch Park, a 6 acre park located in the southwestern part of the county and accessible to Lake Weiss and the Coosa River, has a fishing and boat ramp and picnic areas. Its proximity to water provides for water-based recreational activities.

Coosa Park is an 11 acre park with softball and baseball fields, playground equipment, picnic facilities, and open space for passive recreation.

Etowah Park off of Kingston Highway offers 107 acres of park space, and is known as one of the busiest parks in the community. The **Senior Citizen Center** is on-site as well.

Garden Lakes Park, located behind Garden Lakes Elementary School, is a 38 acre park with picnic areas and practice fields for youth sports teams. The **Anthony Recreation Center** is located adjacent to the park, and features a gym, outdoor patio and grill areas, and space for community events.

Lock and Dam Park, a 73 acre park off of Blacks Bluff Road, is on the National Registry of Historical Landmarks. It is known for its crappie and stripper fishing. The park offers visitors RV-ready campsites with picnic areas, trails, the Coosa River Trading Post, and a fishing and boat access ramp.

Midway Park, a 12 acre park in southeastern Floyd County, offers picnic areas, playground equipment, and a practice facility for youth sports teams in addition to mountain views.

North Floyd Park has baseball and softball fields, picnic areas, and playground equipment. The adjacent **Thornton Recreation Center** features a fitness center and space for hosting events.

Riverside Park is located in an unincorporated pocket of land within Rome. This 8 acre park has a softball/baseball field and an unlighted tennis court. The facility serves as a facility for both youth and adult sports.

Shag Williams Park (also known as Shannon Park) is a 22 acre park with covered outdoor basketball courts, multi-purpose fields, picnic areas, playground equipment, fitness trails, softball and baseball fields, and a tennis court. The park is used as a practice facility for youth sports teams. Adjacent to the park is the **Shannon Scout Hut**, a recreation center that is used as an event space.

Wolfe Park in the Lindale neighborhood features tennis courts, ball fields, playground equipment, walking trails, and a pavilion. Next door at the **Gilbreath Recreation Center**, there is a gymnasium, outdoor patio and grill areas, and space for events.

LEGEND

- Public Parks
- Public Recreation
- Trails

ALABAMA

WALKER

CHATTOOGA

ARMUCHEE PARK

THORNTON RECREATION CENTER

SCOUT HUT CENTER

SHAG WILLIAMS PARK

NORTH FLOYD PARK

GARDEN LAKES PARK

ANTHONY RECREATION CENTER

COOSA PARK

RIVERSIDE PARK

ETOWAH PARK

ALTO PARK

SENIOR CITIZEN CENTER

LOCK AND DAM PARK

GILBREATH RECREATION CENTER

WOLFE PARK

MIDWAY PARK

BRUSH BRANCH PARK

Alabama Highway

Martha Berry Highway

Highway 53

Etowah Bypass

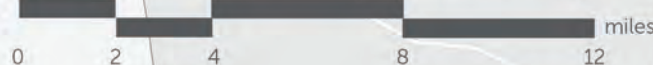
Cartersville Highway

Rockmar Road

Cedartown Highway

W. Pool Bypass

Highway 53



POLK

EXISTING CONDITIONS

TRANSPORTATION

The following section reports on the existing conditions of Floyd County's transportation network, including roadway classification, crashes, and bicycle and pedestrian infrastructure. The information presented will influence the recommendations made in Chapter 3 - Community Vision.

COMMUTING PATTERNS

82% of Floyd County residents drive alone to work. The next most popular mode of transportation is carpooling, which makes up about 9% of commutes. Very few (3%) walk to work, and nobody bikes to work.

ROADWAY CLASSIFICATION

Floyd County's roadways serve a primary purpose of connecting local roads to freeways for both local and long-distance trips. Examining the functional classification of the roadways gives insight as to how the roadways are supposed to function in relationship to each other and with the regional transportation network, and can determine if there are any problems affecting mobility. Functional classification is often broken down into two main categories: arterials and collectors. See the sidebar to the right for an in-depth explanation on arterials and collectors.

The network as a whole is very centered around Rome, that is to say there are many arterials designed to bring people to and from Rome, through Rome, around Rome, and connect to other regional centers. The collector streets serve as key corridors in the more rural areas of Floyd County, and are designed to balance capacity with function. They tend to be more sparse in these more rural areas. Considering the population density of Floyd County and where its major industrial and commercial centers are located, the functional classifications as they are seem to be sufficient in meeting the needs of roadway users. However, there are other factors that affect the experience of roadway users, such as roadway condition, roadway and intersection design, signalization, et cetera.

ARTERIALS VERSUS COLLECTORS

Roadways serve two primary travel needs: access to/from specific locations and travel mobility. While these two functions lie at opposite ends of the continuum of roadway function, most roads provide some combination of each. Roads that serve mobility purposes provide fewer opportunities for entry and exit. Roads that serve accessibility functions provide many opportunities for entry and exit.

The Federal Highway Administration (FHWA) defines the different functional classifications below:

Principal Arterials and Minor Arterials

In urban areas, Principal Arterials typically serve activity centers, transportation terminals, major centers of industry and commerce, and large institutional facilities. They provide more mobility than minor arterials. On the other hand, minor arterials have a slightly more important land access function.

Major Collectors and Minor Collectors

A road that is not designated as an Arterial but that connects larger generators to the Arterial network can be classified as a Major Collector. Major Collectors generally are busier, have more signal-controlled intersections and serve more commercial development. Minor Collectors serve more clustered residential areas that have yet to be served by a roadway within higher classification categories.

In short, Arterials are higher-capacity roads designed to carry heavy amounts of traffic with few interruptions. Collectors are lower-capacity roads designed to carry a moderate amount of traffic, but has many crossroads to connect to local and Arterial roads. For the purposes of effective transportation planning, these considerations are important as they impact not just roadway design, but the experience of traveling.

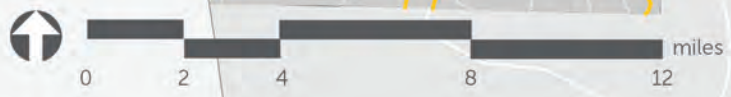
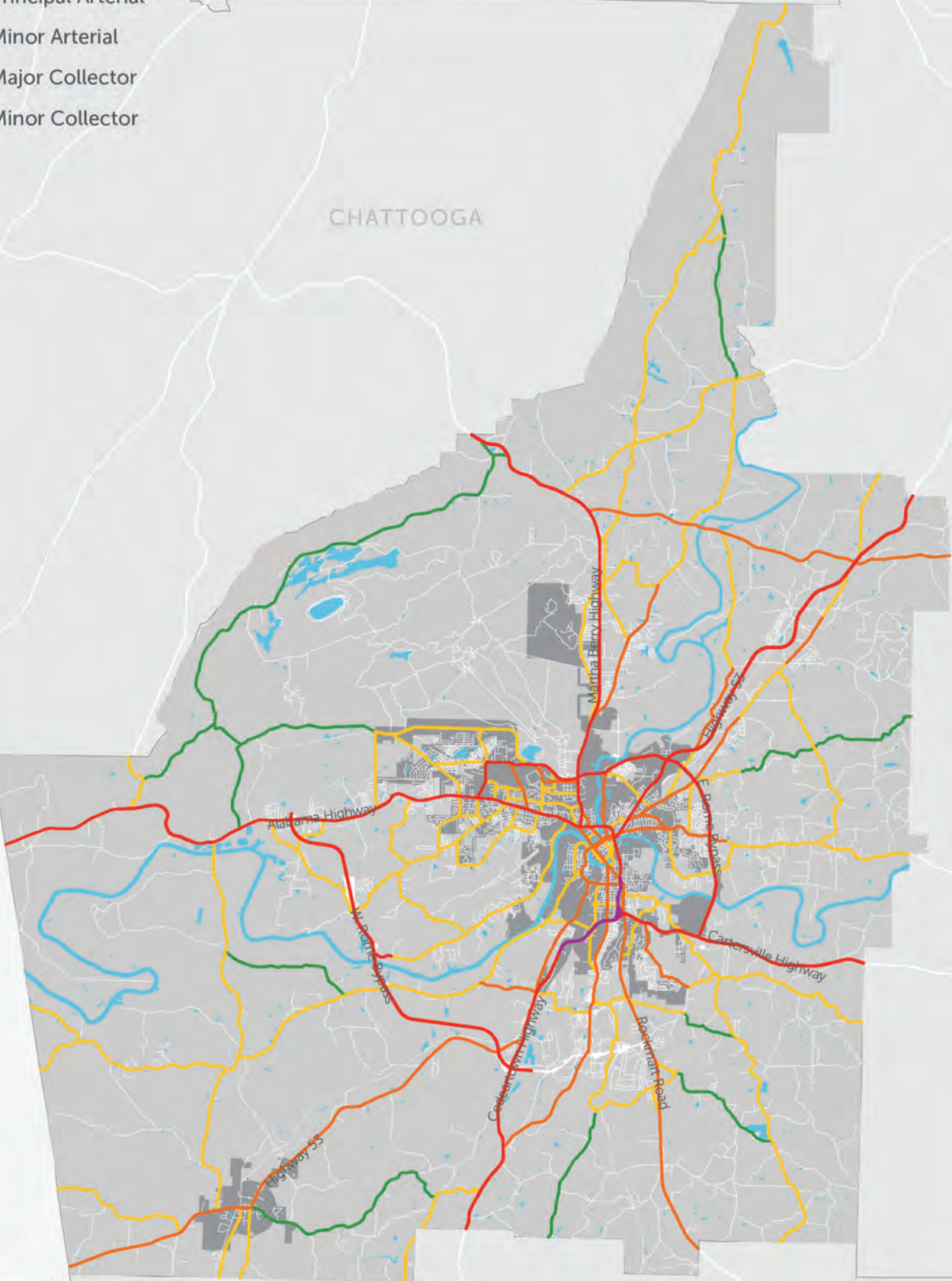
LEGEND

- Freeway
- Principal Arterial
- Minor Arterial
- Major Collector
- Minor Collector

ALABAMA

WALKER

CHATTOOGA



POLK

EXISTING CONDITIONS

TRAFFIC

See below and the map to the right for annual average daily traffic counts from 2016 (annual average daily traffic is recorded by the Georgia Department of Transportation, and reflects the average number of vehicles that travel different road segments in any given day).

- » Barker Road: 400
- » Bells Ferry Road: 120-160
- » Big Texas Valley Road: 1,320
- » Blacks Bluff Road: 200-2,200
- » Burnett Ferry Road: 1,880-2,230
- » Calhoun Road: 3,450-5,340
- » Callier Springs Road: 1,300-2,050
- » Chulio Road: 350-3,720
- » Circle Drive/Eden Valley Road: 1,880
- » Donahoo Road: 1,090
- » Everett Springs Road: 370-390
- » Floyd Springs Road: 170-1,160
- » Horseleg Creek Road: 750-2,890
- » Huffaker Road: 500-1,250
- » Jones Mill Road/McGrady Road: 470
- » Livingston Road: 530
- » Lyons Bridge Road: 230
- » Maple Road: 7,690
- » Mathis Road: 790
- » Miller Mountain Road/Booger Hollow Road: 180
- » Old Cedartown Highway: 2,310-4,580
- » Old Dalton Road: 1,180-4,580
- » Old Rockmart Road: 940-2,870
- » Old Summerville Road: 1,140-2,160
- » Plainville Road: 810
- » Pleasant Valley Road: 430-610
- » Radio Springs Road: 170-300
- » Reeceburg Road: 530-2,960
- » SR-1/East Rome Bypass: 13,300-13,600
- » SR-1/West Rome Bypass: 2,730
- » SR-20/Alabama Highway: 6,880-16,700
- » SR-100/Fosters Mill Road: 1,630-3,770
- » SR-100/Holland Road: 1,400
- » SR-101/Rockmart Road: 6,820-12,900
- » SR-101 Spur: 1,100
- » SR-140/Turkey Mountain Road: 4,180-9,500
- » SR-153: 3,500-4,440
- » SR-156/New Rosedale Road: 2,050-2,570
- » SR-293/Kingston Highway: 2,030-7,580
- » Turner Chapel Road: 1,300
- » Walker Mountain Road: 2,350
- » Ward Mountain Road: 1,570-1,630
- » Warren Road: 430
- » Wax Road: 460-1,790
- » Wayside Road: 140-1,240
- » Wilkerson Road: 320-550
- » Wilshire Road: 1,240-1,510
- » US-27/Cedartown Highway: 2,840-19,700
- » US-27/Martha Berry Highway: 11,500-19,800
- » US-411/SR-20/Cartersville Highway: 15,800-17,700
- » US-411/SR-53/New Calhoun Highway: 13,300-16,800
- » US-411/SR-53/Gadsden Road: 3,320

Compared to Rome, unincorporated Floyd County sees less traffic overall. There are no road segments that see over 20,000 vehicles daily. Most of the traffic is concentrated on arterials, fulfilling the function of those roads. Most of the roads that see less than 5,000 vehicles daily are located in more rural areas, indicating that residents and visitors are more likely to use federal and state highways while traveling through the county. While classified as principal arterials, the Rome Bypass sees relatively little traffic, however, this is expected to change as the remainder of bypass is constructed.

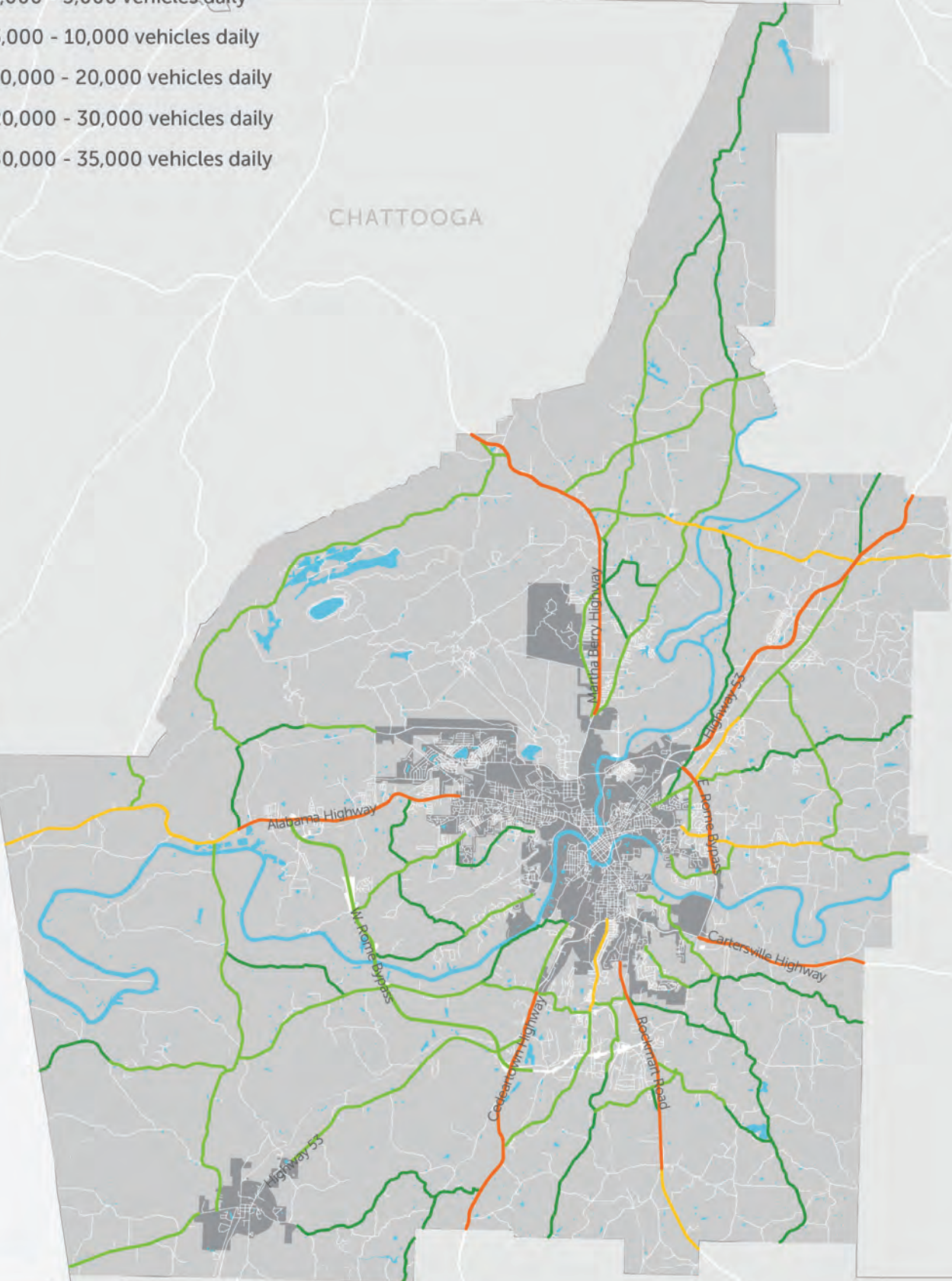
LEGEND

- 0 - 1,000 vehicles daily
- 1,000 - 5,000 vehicles daily
- 5,000 - 10,000 vehicles daily
- 10,000 - 20,000 vehicles daily
- 20,000 - 30,000 vehicles daily
- 30,000 - 35,000 vehicles daily

ALABAMA

WALKER

CHATTOOGA



POLK

EXISTING CONDITIONS

CRASHES

Crash data indicates the safety of existing roadways. The more incidents a roadway has, the more likely it is that there are safety improvements that can be made to reduce the overall crash rate.

County-wide, there were 1,935 crashes resulting in a fatality or injury between 2011 and 2017, with 21 fatalities and 2,754 injuries.

The majority of the crashes occur along major roadways, particularly along:

- » SR-20/Alabama Highway;
- » US-27/Martha Berry Highway;
- » US-27/SR-53/New Calhoun Highway
- » SR-140/Turkey Mountain Road;
- » US-411/SR-20/Cartersville Highway;
- » SR-101/Rockmart Road;
- » US-27/SR-53/Cedartown Highway; and
- » Wax Road.

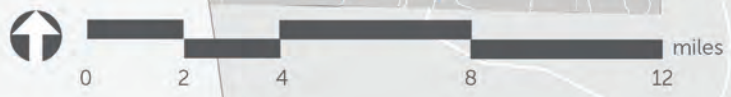
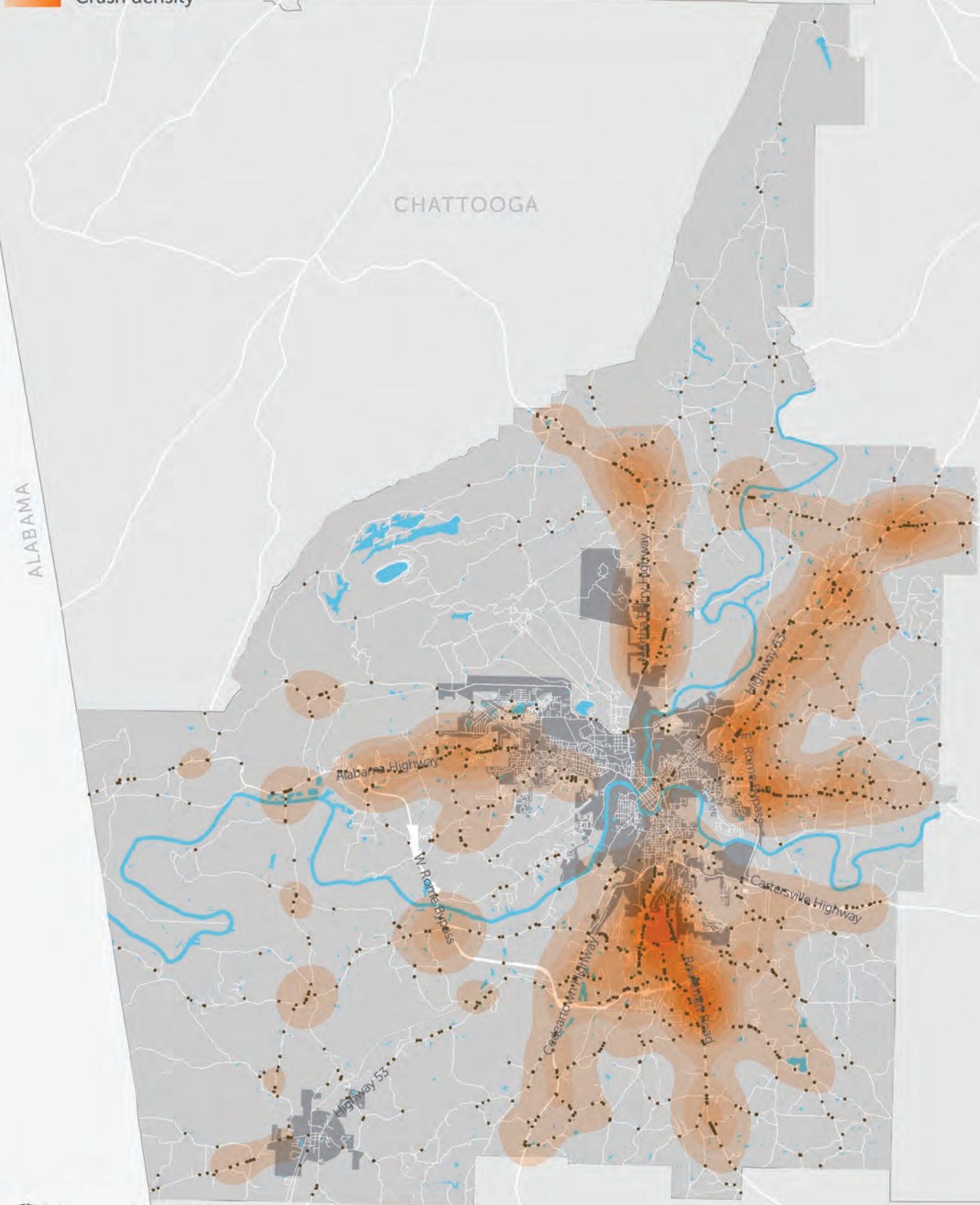
The southeastern end of Floyd County appears to have a significant density of crashes, especially along SR-101/Rockmart Road and surrounding streets.

The following sections on Rome and Cave Spring will examine crash data for those particular communities.

LEGEND

• 1 crash resulting in fatality or injury

Crash density

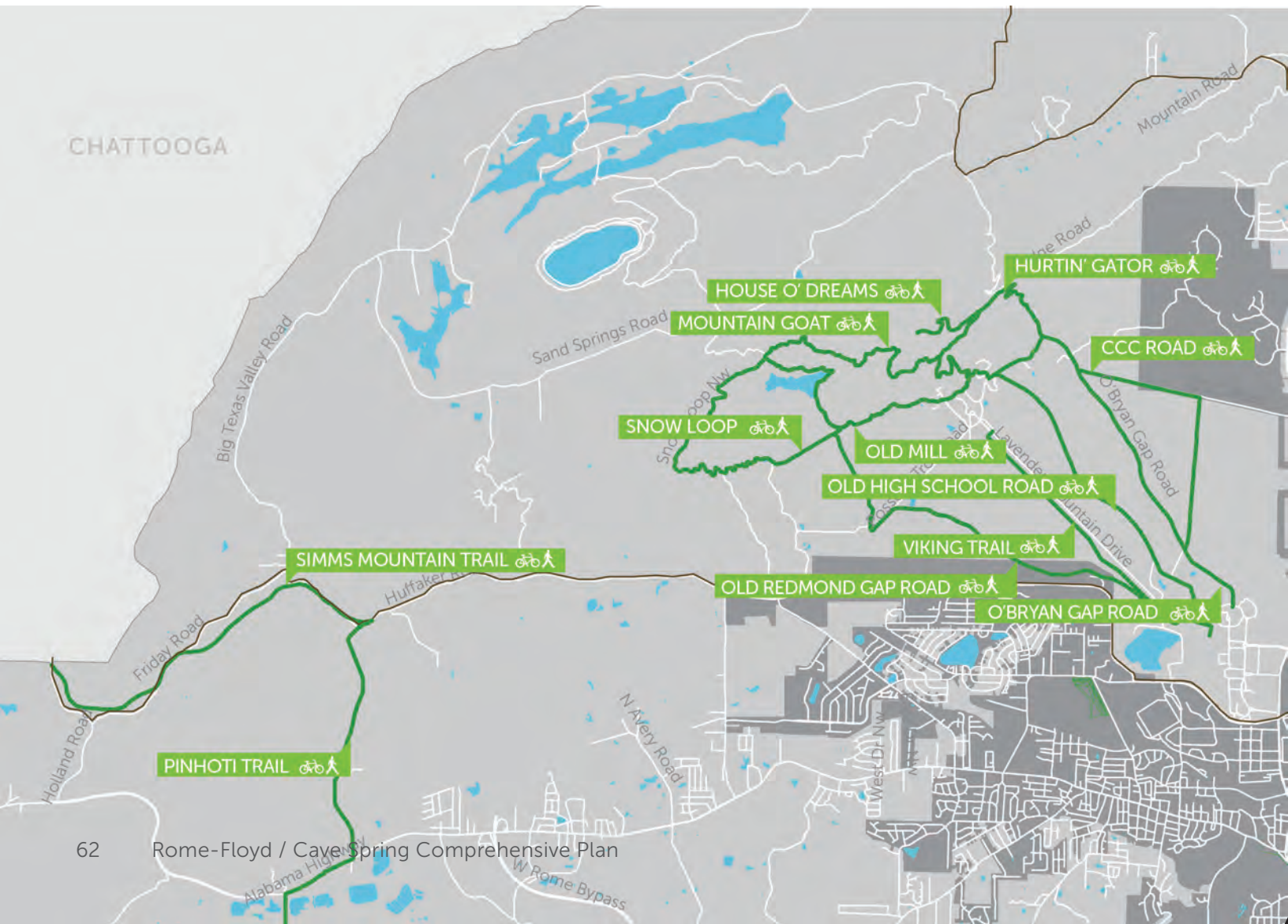


BICYCLE & PEDESTRIAN FACILITIES

Floyd County has some dedicated facilities for those walking and biking, however, the coverage of the network is low relative to the entire roadway network. County-wide, 11.9 miles of bikeways and multi-use paths cover just 0.85% of the roadway network, and 83 miles of sidewalks cover 5.9% of the roadway network (most are located in Rome). The only known on-road bicycle lane is along the Armuchee Connector near the Braves Stadium.

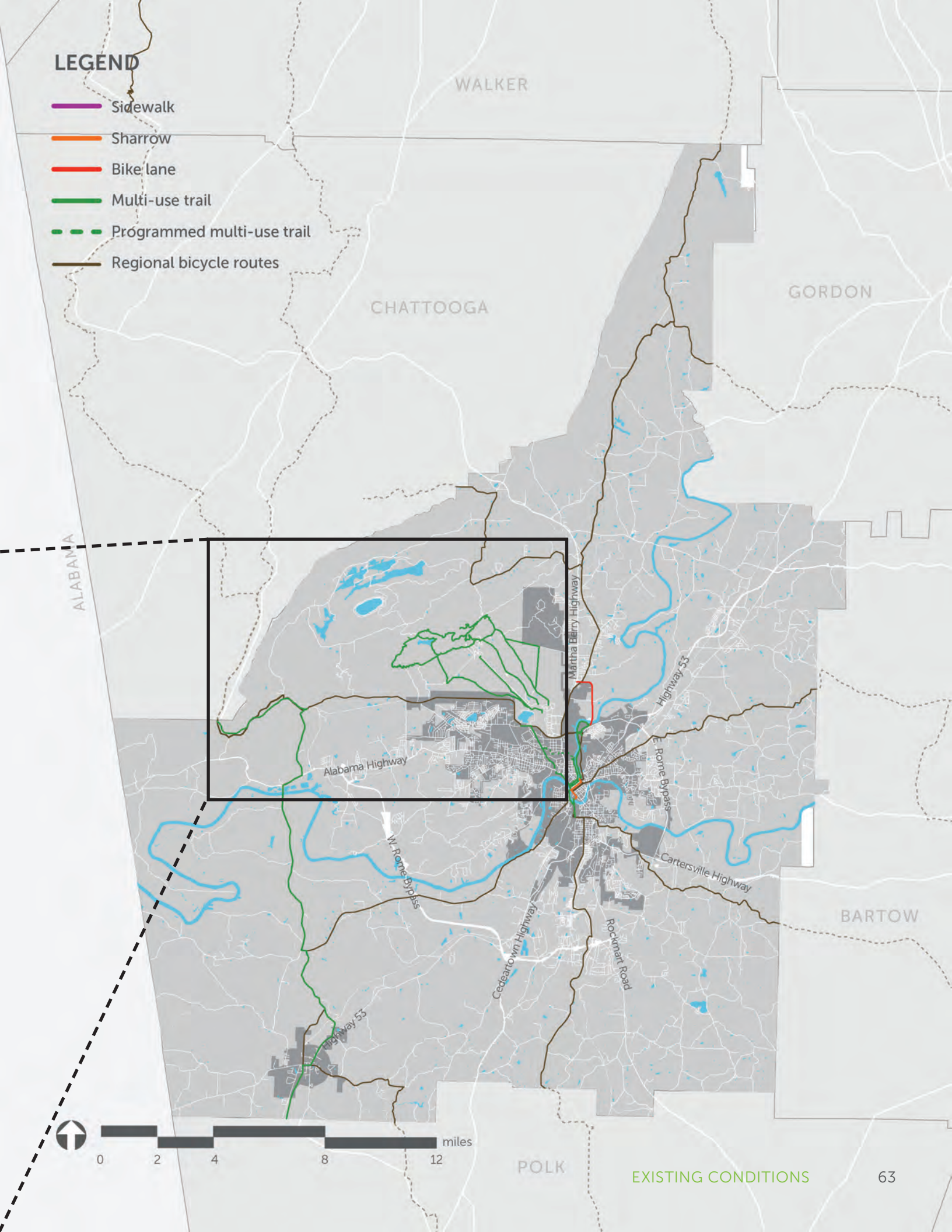
Floyd County is unique in that it has mountain bike trails too, including parts of the Pinhoti Trail and Berry College's mountain bike trails. Floyd County also has a network of regional bike routes. These routes are signed but do not have dedicated roadway space for cyclists.

The map on the right shows the complete network in Floyd County, as well as what exists in Rome and Cave Spring. The inset map below shows all of the trails within the unincorporated county in more detail. All of the trails except the Simms Mountain Trail and the Pinhoti Trail are owned and operated privately by Berry College.



LEGEND

- Sidewalk
- Sharrow
- Bike lane
- Multi-use trail
- Programmed multi-use trail
- Regional bicycle routes

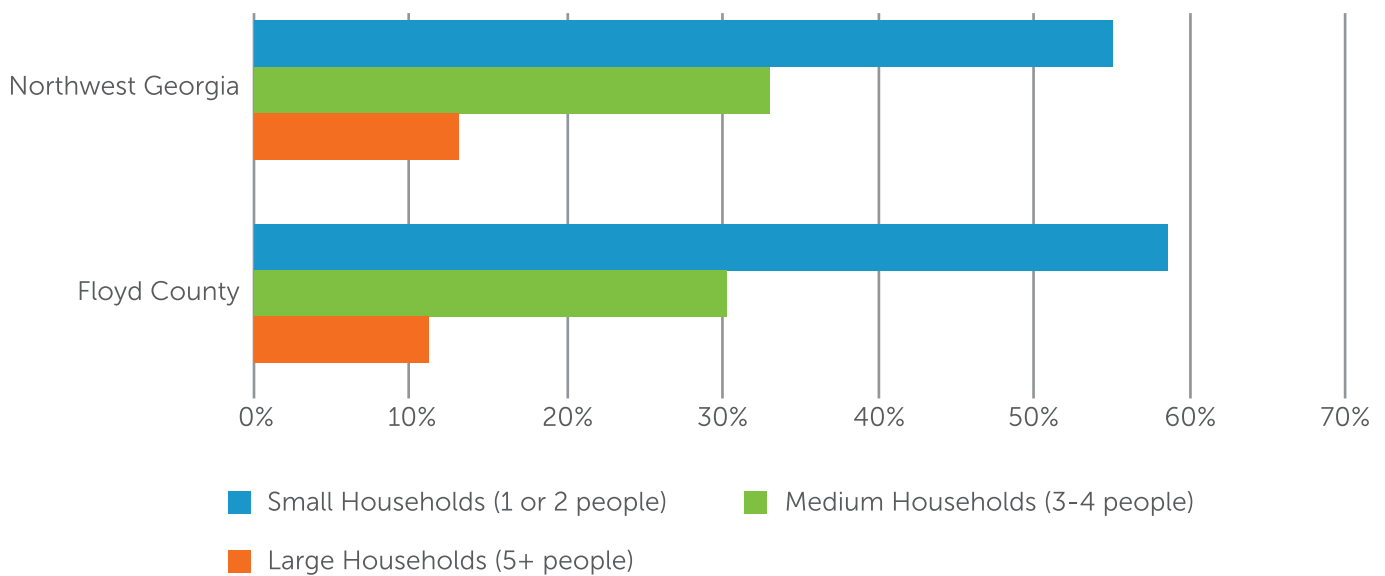


HOUSING

HOUSEHOLD CHARACTERISTICS

- » Households throughout the county tend to be slightly smaller than those in the overall region.
- » Two-thirds of households in the county do not have children, a slightly higher rate than in the rest of the Northwest Georgia region and the state.

HOUSEHOLD CHARACTERISTICS	FLOYD COUNTY		NORTHWEST GEORGIA		STATE OF GEORGIA	
Estimated households (2018)	35,878		325,220		3,891,635	
Small households (1 or 2 people)	21,001	59%	177,420	55%	2,219,343	57%
Medium households (3-4 people)	10,905	30%	106,868	33%	1,222,657	31%
Large households (5+ people)	3,962	11%	40,932	13%	449,635	12%
Households with children	12,358	34%	124,313	38%	1,435,527	37%
Households without children	23,520	66%	200,907	62%	2,456,108	63%
Non-family households	11,023	31%	85,960	26%	1,227,580	32%
Estimated average household size (2018)	2.6		2.7		2.6	



HOUSING TYPE & TENURE

- » The majority of housing units in the county are single family detached, accounting for 72% of the housing stock.
- » 37% of all housing is renter-occupied.
- » Due to the limited amount of multi-family housing in Floyd County, nearly half of the rental stock is single family homes.
- » More than one out of every four single family homes in the county is occupied by a renter.

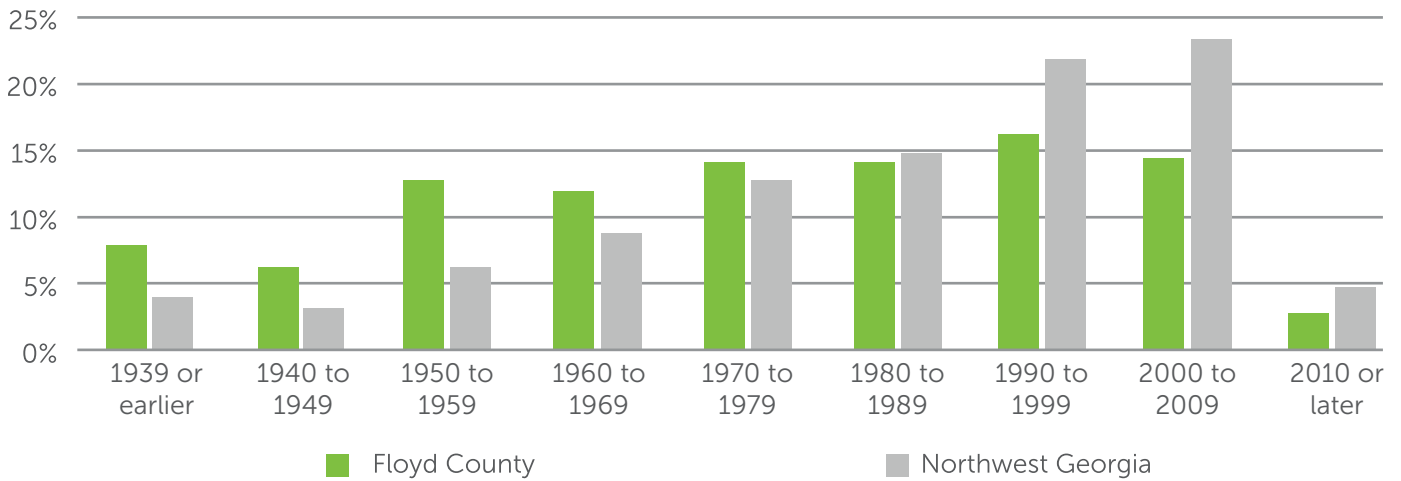
	% OF ALL HOUSING UNITS	% OF ALL RENTER-OCCUPIED UNITS	% OF ALL OWNER-OCCUPIED UNITS	% OF UNITS IN CATEGORY THAT ARE RENTER-OCCUPIED	% OF UNITS IN CATEGORY THAT ARE OWNER-OCCUPIED	TOTAL
Single family	73.7%	48.7%	90.5%	26.5%	73.5%	100%
Townhome	1.4%	2.2%	1.0%	59.6%	40.4%	100%
Subtotal - Single family & Townhome	75.1%	50.9%	91.5%	27.1%	72.9%	100%
Duplex	6.1%	14.9%	0.2%	98.0%	2.0%	100%
3 or 4 units	2.7%	6.5%	0.1%	97.8%	2.2%	100%
5 to 9 units	2.3%	5.6%	0.0%	100.0%	0.0%	100%
10 or more units	5.3%	13.0%	0.1%	98.9%	1.1%	100%
Subtotal Multi-family	16.4%	40.0%	0.4%	98.5%	1.5%	100%
Mobile home or other type	8.5%	9.2%	8.0%	43.5%	56.5%	100%
Total	100%	100%	100%			

- » Housing affordability is a possible issue in different areas of Floyd County: 27.7% of homeowners paying a mortgage as part of their monthly housing costs report using over 30% of their income towards those costs. 48.5% of renters report spending 30% or more of their income toward rent alone.

HOUSEHOLD INCOME	% OF ALL HOUSEHOLDS IN INCOME CATEGORY	% OF ALL OWNERS IN INCOME CATEGORY	% OF ALL RENTERS IN INCOME CATEGORY	% OF INCOME CATEGORY WHO OWN HOMES	% OF INCOME CATEGORY WHO RENT HOMES	TOTAL
Less than \$25,000	28.4%	18.0%	44.0%	37.9%	62.1%	100%
\$25,000-\$49,999	27.4%	25.0%	31.1%	54.6%	45.4%	100%
\$50,000-\$74,999	17.8%	20.3%	14.0%	68.4%	31.6%	100%
\$75,000-\$99,999	10.9%	14.6%	5.3%	80.5%	19.5%	100%
\$100,000-\$149,999	10.2%	14.4%	4.0%	84.3%	15.7%	100%
\$150,000 or more	5.3%	7.7%	1.6%	87.8%	12.2%	100%
Total	100%	100%	100%			

AGE OF HOUSING

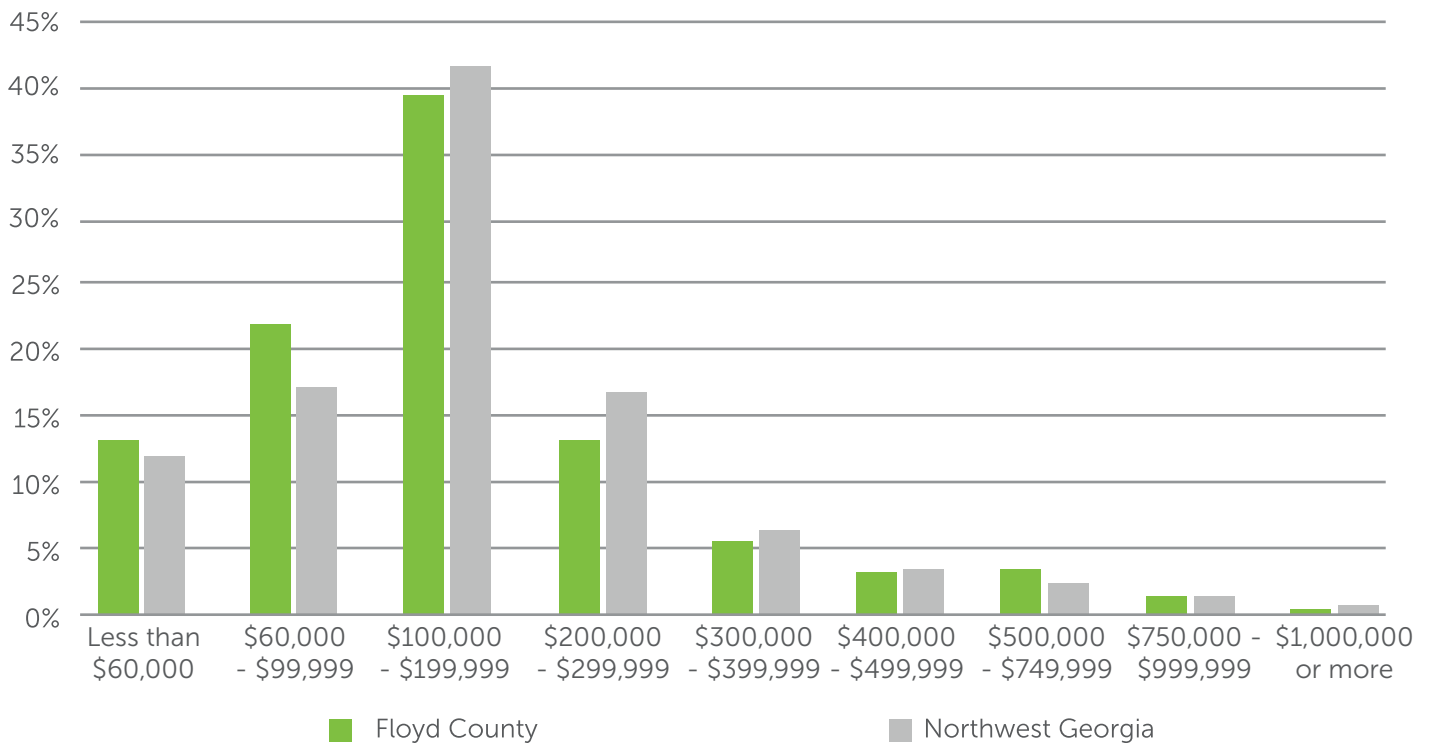
» The housing stock in Floyd County is significantly older, with two-thirds of all units being built before 1990.



HOUSING VALUE

» Nearly 40% of the housing in the county is valued between \$100,000 and \$200,000.

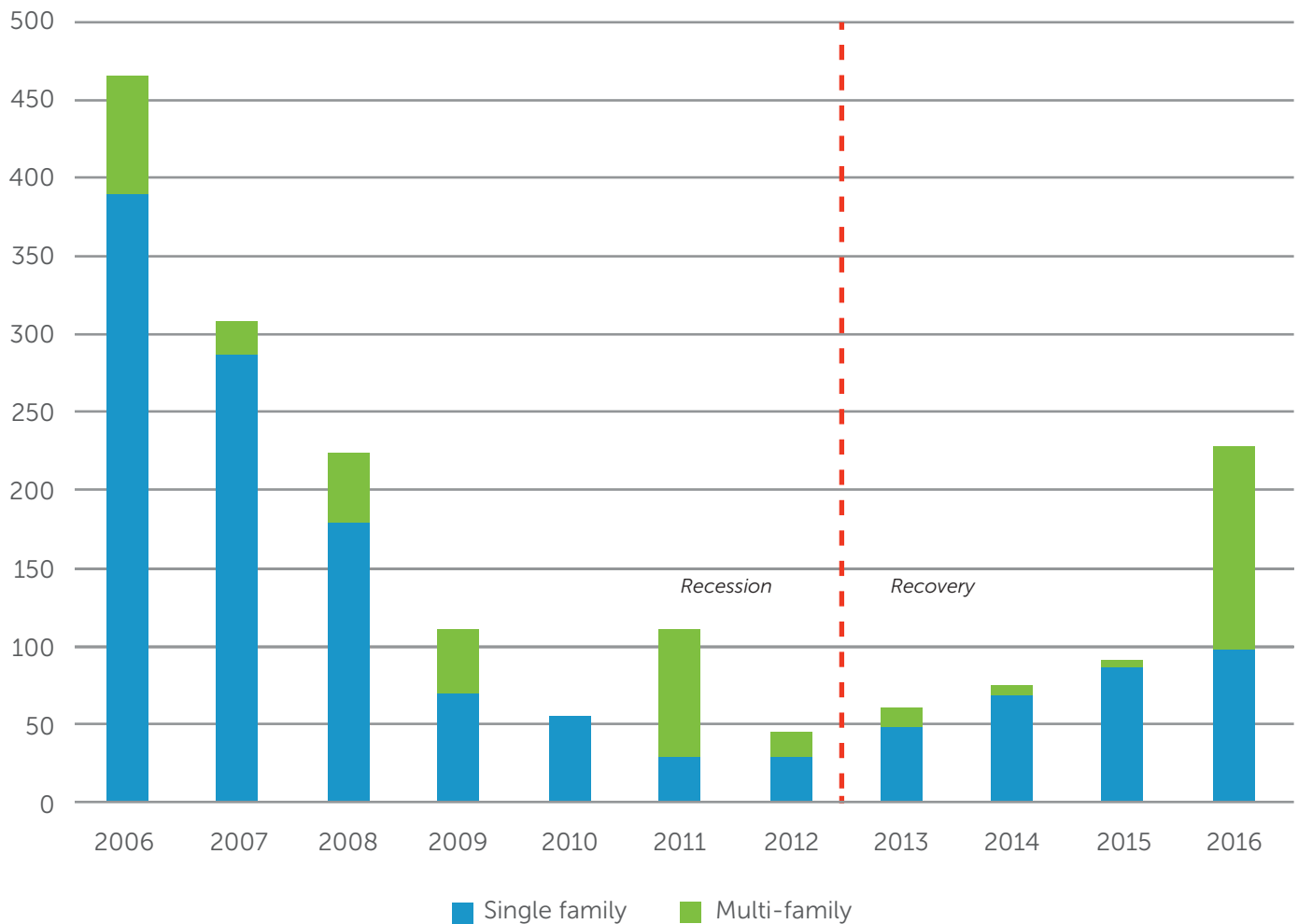
» The median value is \$130,713, about \$13,000 less than the Northwest Georgia median value.



RESIDENTIAL BUILDING PERMITS

- » Building permit issuance is increasing for both single family and multi-family construction, but is still below the pre-Recession peaks of 2006.
- » Floyd County issued permits for 102 single family and 124 multi-family units in 2016.

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Single family	391	284	180	72	55	32	32	53	70	89	102
Multi-family	74	24	44	39	0	77	11	9	5	4	124
Total	465	308	224	111	55	109	43	62	75	93	226



APARTMENT MARKET

- » Currently, there are 2,674 multi-family units in Floyd County. Rome holds about 70% of the current offerings.
- » The number of multi-family units has risen slightly since 2000.
- » Typically, apartment units are rented out for \$656 per month (\$0.69/square foot), and are an average of 966 square feet.
- » 94% of units were occupied in 2018.

NATURAL AND CULTURAL RESOURCES

WATERSHEDS

Floyd County is located within three watersheds: the Upper Coosa watershed, the Oostanaula watershed, and the Etowah watershed. The Upper Coosa watershed is south of the Coosa River and west of Silver Creek, the Oostanaula watershed is north of the Coosa and Etowah rivers, and the Etowah watershed is south of the Etowah River and east of Silver Creek. All three of the watersheds are part of the Coosa river basin. The Environmental Protection Agency (EPA) has not reported any has not recently reported any water quality issues in Floyd County.

GROUNDWATER RECHARGE AREAS

According to the Coosa-North Georgia Water Planning District (CNGWPD), there are Paleozoic rock aquifers within the Etowah and Oostanaula River watersheds. Water quality issues known to be associated with the Paleozoic rock aquifers include turbidity, pH, hardness, and iron. For the 2010 plan's analysis, it was determined that there were no groundwater sustainable yield issues within the region based on current demands and conditions. No new analysis of groundwater availability was conducted as part of their Regional Water Plan update in 2017.

WETLANDS

According to data compiled through the National Wetlands inventory, there are wetlands along streams and near ponds. Within the county, there exists National Wetlands, and FEMA 100-year flood zones.

PROTECTED MOUNTAINS

Floyd County does not contain any protected mountains.

PROTECTED RIVER CORRIDORS

All three rivers, the Coosa, Etowah, and Oostanaula rivers, lie in protected river corridors, according to data from the Georgia Department of Natural Resources.

GREENSPACES & FLOODPLAINS

Floyd County has a variety of greenspaces including public parks and 20,350 acres of land preserved in wildlife management areas. Floodplains are plentiful throughout the county (see the map on page 69).


CULTURAL RESOURCES

Along with parks, according to the Rome Office of Tourism, there are a few places that serve as tourist destinations and points for cultural experiences:

- » Berry College. Many historical sites and other resources of cultural significant are located at Berry College, including the Martha Berry Museum, Ford Castle, and the Berry College Theatre Company.
- » Callier Springs Country Club
- » The Museum of Flight


LEGEND


Lands


 Chattahoochee National Forest


 Wildlife Management Areas

Water

 500-year Floodplain

 100-year Floodplain

 Floodway

 Groundwater Recharge Area

ALABAMA

WALKER

JOHNS MOUNTAIN WMA

CHATTOOGA

Chattahoochee National Forest

GORDON

ARROWHEAD WMA

OOSTANAULA RIVER

BERRY COLLEGE WMA

Alabama Highway

ETOWAH RIVER

COOSA RIVER

Highway 3

E Rome Bypass

Cartersville Highway

BARTOW

Cedartown Highway

Rockmart Highway



0 2 4 8 12 miles

POLK

EXISTING CONDITIONS

ISSUES & OPPORTUNITIES

Listed below are the primary issues and opportunities gathered through examining existing conditions and community engagement.

ISSUES

- » Population growth has been slower than expected, however, all future growth needs to be managed as to preserve rural areas.
- » The population is aging — there will be a need for not only more senior housing, but options for active seniors and those who will require more medical care.
- » There is available land with infrastructure for industry that needs to be developed.
- » Increased telecommuting could increase the population of the unincorporated county if it means workers do not have to live in Rome or other larger towns; however this could negatively impact any growth management measures that are put in place.
- » After they finish their education, millennials are moving away to live and work in larger cities, like Atlanta and Birmingham, which will further decrease the number of young families with children living in the county. Measures need to be taken to attract and retain this population.
- » A low inventory of rental properties is potentially affecting the number of millennials and even younger generations who stay in the area; they need 1 or 2 bedroom units that are in the \$500 to \$800 range, of which are sparse.
- » A growing income gap will exacerbate any equity issues present within the county.
- » There needs to be more focus directed toward under-served communities within the county.
- » There is “structured unemployment” happening throughout the county — there are plenty of jobs for residents, but residents do not have the skills required to take on those jobs, forcing those employers to look outside of the county for employees.
- » Only 3% of unincorporated land is used for industrial purposes. There needs to be more land set aside for industry to attract more employers and build more employer centers.
- » There is a potential need for more parks and recreation centers throughout the county.
- » There are no public transportation routes going through the unincorporated county, which will negatively eventually affect the existing and growing senior population, who could benefit from para-transit service.
- » 82% of residents drive to work — although the county is mostly rural, this is likely contributing to traffic congestion, and prompts the need to consider traffic demand management techniques in busier areas of the county.
- » The heaviest amount of traffic occurs along SR-20/Alabama Highway, SR-1/East Rome Bypass, US-27, US-411/Cartersville Highway, and SR-53 in the northeastern part of the county.
- » Most of the county’s crashes occur along SR-101/Rockmart Road.
- » There is a lack of public trails. The Berry College trails and the Pinhoti Trail provide recreational opportunities only in one section of the county.
- » Housing affordability is a possible issue. Nearly 28% of homeowners with a mortgage report using over 30% of their income towards housing. Nearly 49% of renters also report spending more than 30% of their income on housing.

- » Two-thirds of all housing was built before 1990. While there are merits to having an older housing stock, this can signal a weak housing market as older homes may not be in good condition and will continue to decline.
- » The presence of rivers, streams, and ponds creates a lot of wetlands and areas prone to flooding. This has potential to limit development opportunities.
- » The presence of groundwater recharging areas can have a negative effect on water quality.
- » The presence of the airport increases the county's attractiveness to prospective employers.
- » There is widespread presence of wireless data and broadband internet, something that many employers are looking for when considering locations or relocations.
- » Improving the appearance of transportation corridors will create a sense of place for both residents and visitors.
- » Expanding the trail network will have positive affects on tourism, recreation, and even commuting patterns.

OPPORTUNITIES

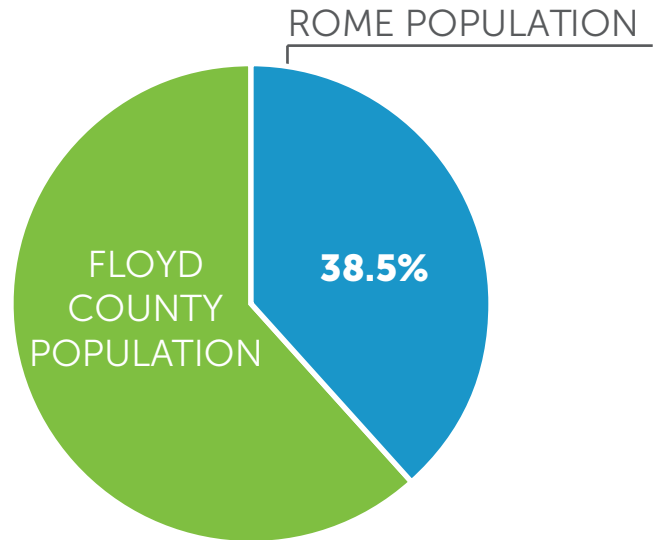
- » The aging population will prompt the need for more medical facilities and jobs in the medical field.
- » The presence of Georgia Highlands College and Berry College provides opportunities to leverage their academic programs for economic growth, particularly in the technology, education, and healthcare sectors.
- » Expansion of Floyd College and Career Academy will introduce more students to trade industries that the local workforce needs.
- » The county needs to grow the advanced manufacturing industry and related employment sectors.
- » The lands around the Lowe's Distribution Center could build off the distribution center and create a strong center for industry. Its location alongside SR-140 will prove to be advantageous.
- » Completion of the Rome Bypass will complete the transportation system in the southeastern corner of the county.
- » The widening of SR-140 will help create a better connection to I-75.
- » US-411/Cartersville Highway has potential to serve as a secondary, direct connection to I-75, increasing Floyd County's competitive edge in attracting business.
- » Unincorporated Floyd County is predominantly single family homes, and has only 30% of the entire county's multi-family housing stock. With housing affordability affecting county residents and households becoming smaller, there may be demand for more apartment units that can ease those issues.
- » There are declining areas within the unincorporated county that can benefit from adaptive reuse and/or redevelopment.

CITY OF ROME

DEMOGRAPHICS

TOTAL POPULATION

- » In 2018, Rome’s total population was 37,305 people.
- » In the 1960s, Rome made up nearly half of Floyd County’s population (46.8%). In subsequent decades, this percentage has decreased. Today, the city’s population makes up about 38.5% of the county’s population.
- » Population forecasts are based upon the assumption that Rome’s share of the county population will remain consistent throughout the next twenty or so years. However, this could change pending the outcome of growth strategies explored within this plan.
- » The city can expect a 0.23% average annual growth rate from 2018 through 2040. This equates to 4,326 new residents (41,631 total), and 197 new residents each year.



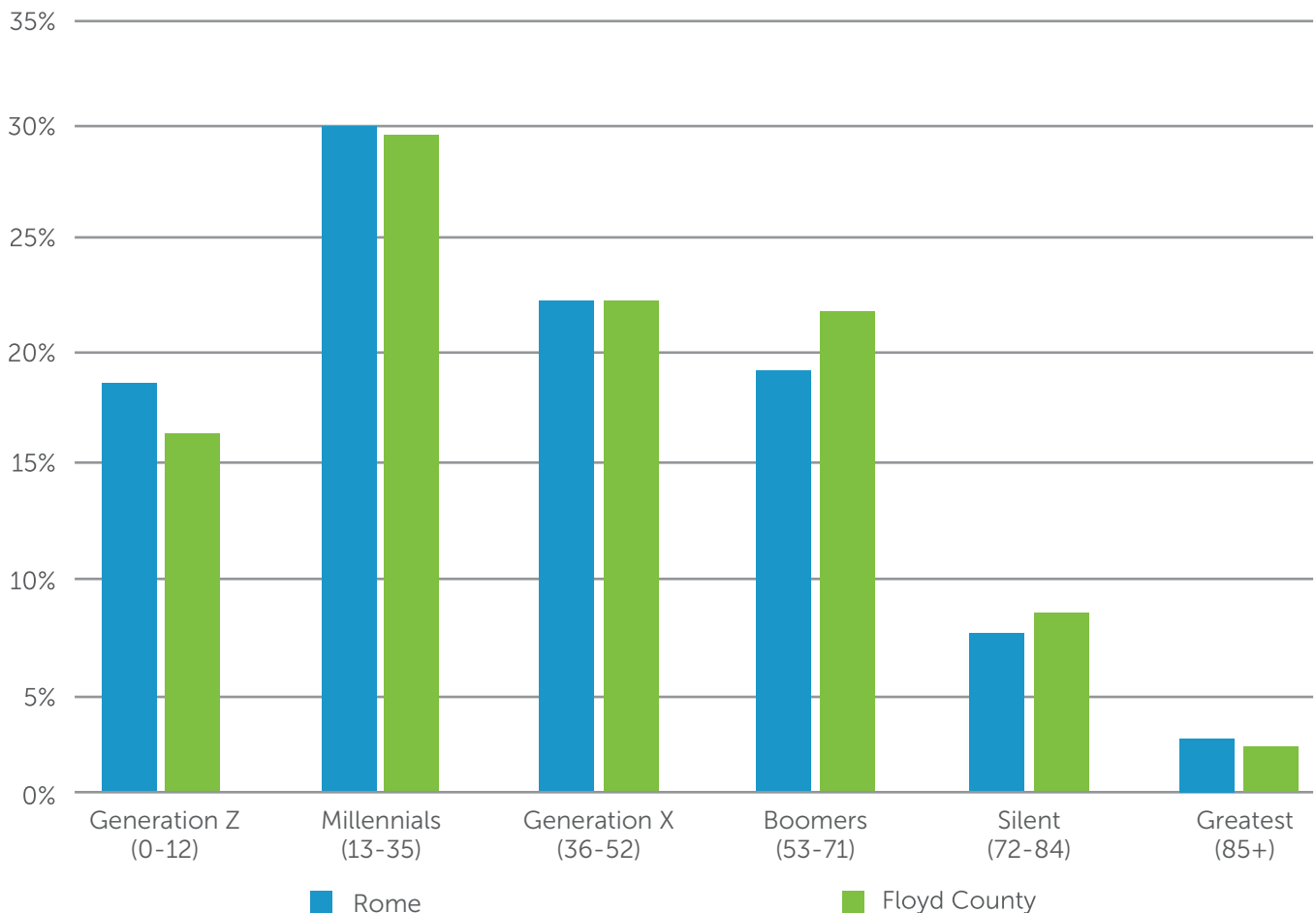
POPULATION	ROME	FLOYD COUNTY	STATE OF GEORGIA
2000 Census	34,980	90,565	8,186,491
2010 Census	36,303	96,317	9,687,653
2018 Estimate	37,792	98,161	10,467,269
CAGR Growth (2000-2018)	0.4%	0.5%	1.5%
New Population (2000-2018)	2,812	7,596	2,280,778

AGE

Within the city, the age of current residents are broken down below by generation:

- » Generation Z (ages 0-12): 18%
- » Millennials (ages 13-35): 30%
- » Generation X (ages 36-52): 22%
- » Baby Boomers (ages 53-71): 19%
- » Silent Generation (ages 72-84): 8%
- » Greatest Generation (ages 85 and older): 3%

Millennials are more prevalent in Rome than any other group, however, that is expected to change (see page 41). The median age for Rome residents is 35.9 years; compared to Floyd County and the Northwest Georgia region, the population is slightly younger by a few years. The graph below compares age of residents in Rome to those in Floyd County.

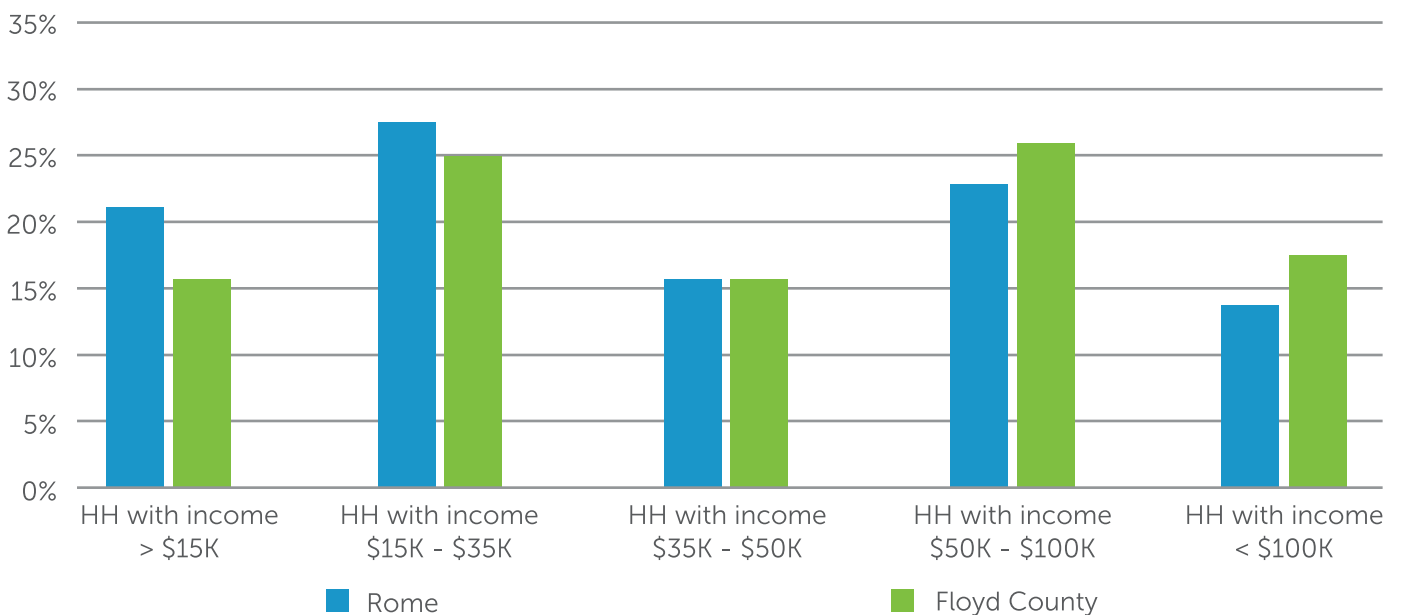
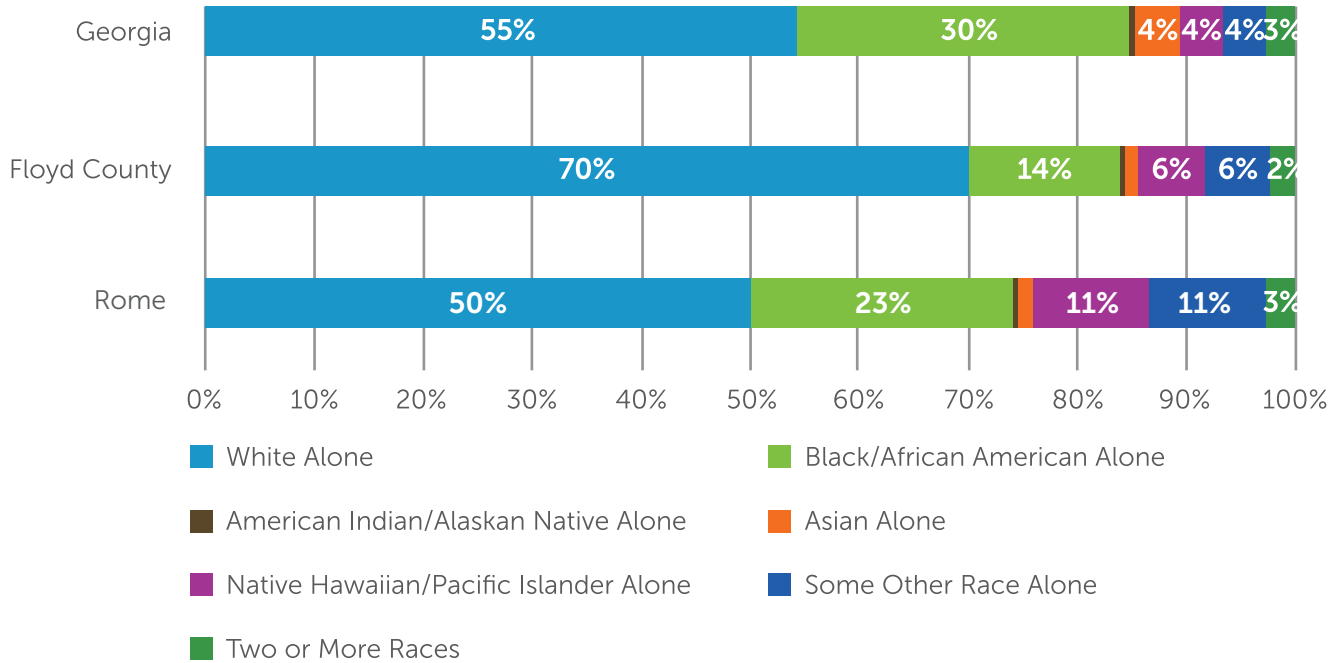


RACE & ETHNICITY

- » Rome is more racially diverse than the region, with only 50% of Rome’s residents classifying themselves as “white alone” compared to 70% of Floyd County and 78% of Northwest Georgia.
- » Rome has a higher percentage of Hispanic/Latino residents, with 20% reporting Hispanic or Latino ancestry, compared to Floyd County’s 11%.

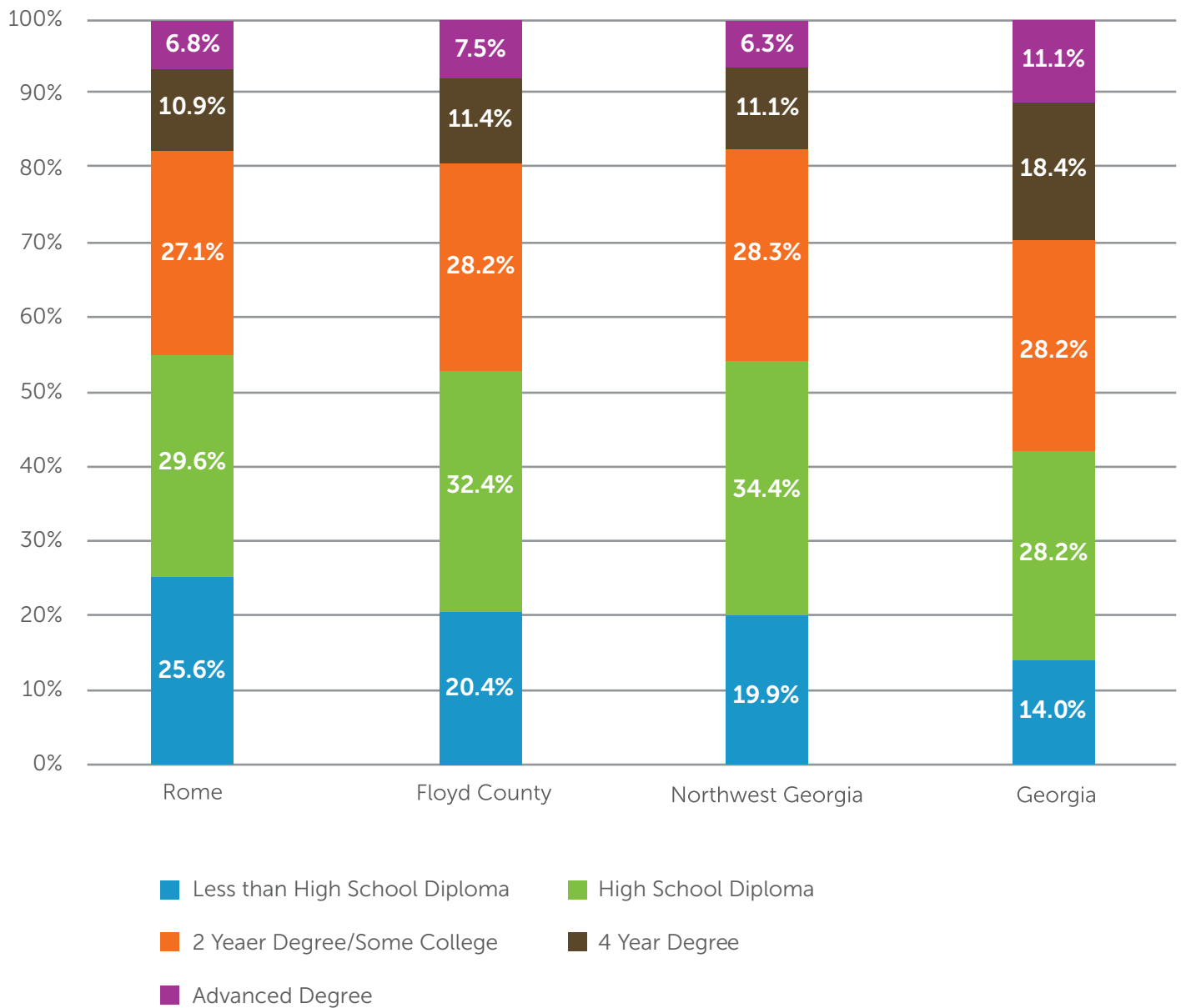
INCOME

- » The median household income of Rome residents is \$36,457.
- » 64% of Rome residents have incomes below \$50,000, contributing to a median household income that is 28% lower than the region’s median household income (\$50,762).



EDUCATIONAL ATTAINMENT

- » Educational attainment is low in Rome, but is consistent with the rest of the county and region.
- » Only 18% of Rome residents have a bachelor’s degree or an advanced degree, while about 26% of the population has not graduated with a high school diploma.
- » Compared to the county, region, and state, attainment of a bachelor’s degree and/or an advanced degree is about the same as the county and region, but lower than the state’s. High school graduation rates are lower than the county, region, and state’s rates, by 5.2%, 5.7%, and 11.6%, respectively.
- » The graph below shows the comparison between the city, county, region, and state.

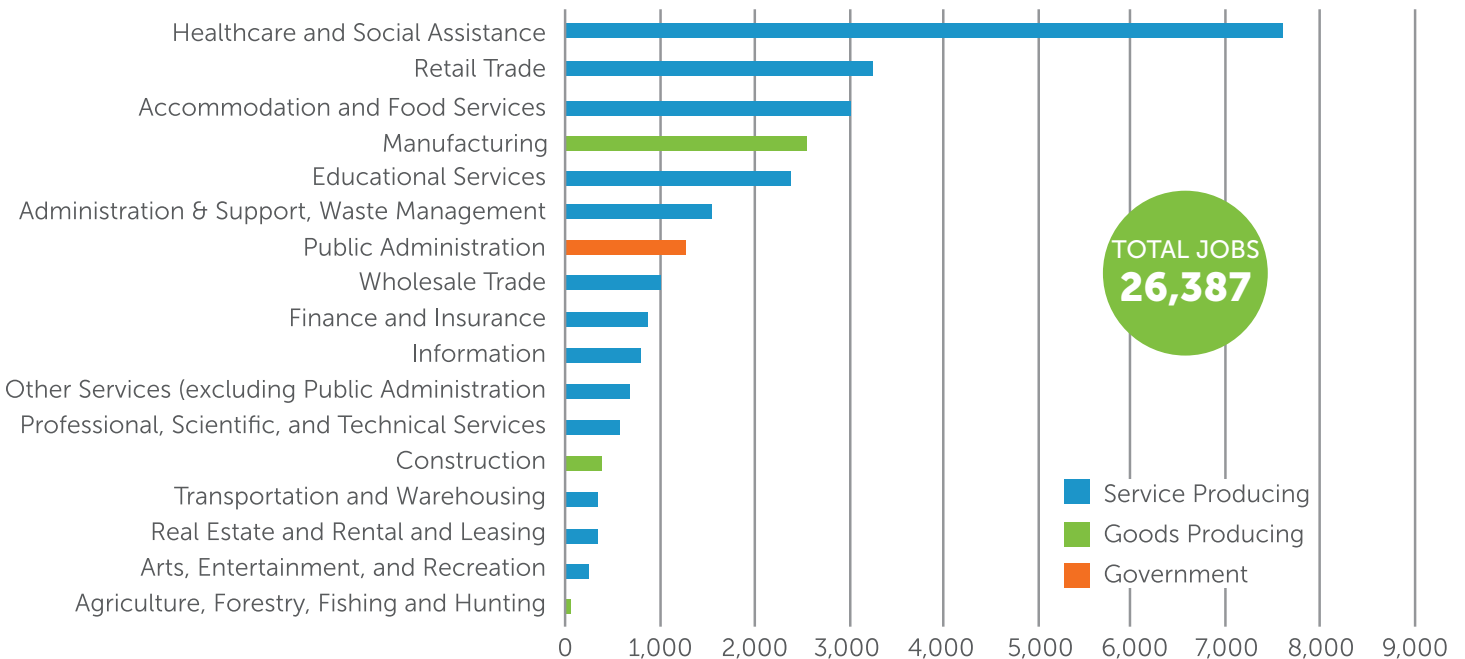


EMPLOYMENT

GENERAL ASSESSMENT

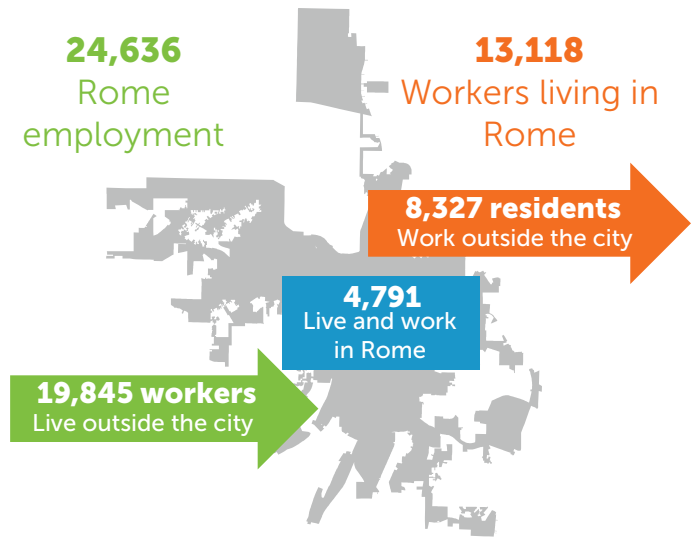
- » Employment in Rome fell from 30,033 jobs in 2006 to 26,387 jobs in 2015. The sharpest decline in employment happened in 2012.
- » The city has since recovered around 52% of the jobs lost during the Recession.
- » 62% of all employees work in Rome’s four leading employment sectors:
 - » Healthcare (28.4%)
 - » Retail trade (12.3%)
 - » Accommodation & food services (11.4%)
 - » Manufacturing (9.4%)
- » Manufacturing made up 15% of Rome’s jobs in 2002, but that has dropped to 9%.
- » The current leading industry, healthcare/social assistance, increased its share of all jobs from 23% in 2001 to 28% in 2018.
- » Healthcare and social assistance is expected to remain the highest employment industry in Rome, capturing an increasing share of employment in the country.

ROME’S EMPLOYMENT BY INDUSTRY



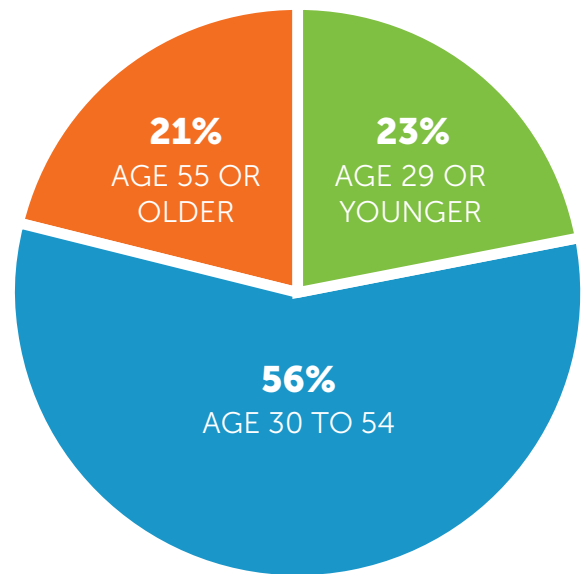
EMPLOYMENT INFLOW/OUTFLOW

- » Out of the 24,636 employees working in Rome, nearly 20,000 of them live outside the city. 80% of them live in neighboring communities, like unincorporated Floyd County and Cedartown.
- » About two-thirds of working Rome residents work outside of the city. Top places include unincorporated Floyd County, the Lindale area, and Atlanta.
- » 4,791 residents hold employment within Rome's city limits (36%)



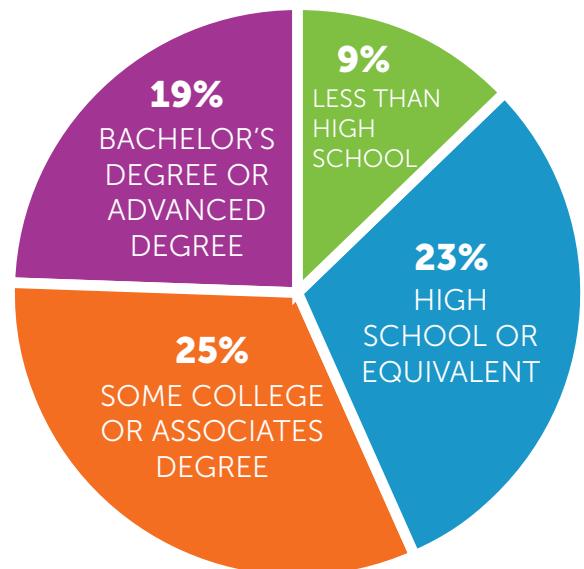
EMPLOYEE PROFILE

- » The typical worker in Rome is between the ages of 30 and 54.
- » 32% of employees make an income of \$40,000 a year or higher, compared to 35% in Floyd County and 40% in Georgia.
- » 19% of Rome employees hold a four-year college degree or more advanced degree, with an additional 25% reporting having some college or an Associate's degree.
- » The racial/ethnic profile of employees in Rome has changed little since 2009: 16% reported being part of a minority racial or ethnic group in both 2009 and 2015.



EMPLOYED RESIDENTS

- » The number of employed Rome residents has continued to recover since 2012, growing by 3,095 jobs from 2012 to 2015.
- » From 2013 to 2015, Rome averaged 9% growth in the number of employed residents.
- » Residents are employed in a variety of sectors including:
 - » Manufacturing (19.6%)
 - » Retail trade (11.6%)
 - » Educational services (8.9%)
 - » Healthcare and social assistance (15.3%)
 - » Accommodation and food services (10.3%)



LAND USE

The existing land use mix in Rome's city limits is more evenly distributed than in unincorporated Floyd County. The primary land use is residential at 31.0%. The average residential parcel is 0.45 acres, a typical size for more urban fringe/suburban communities.

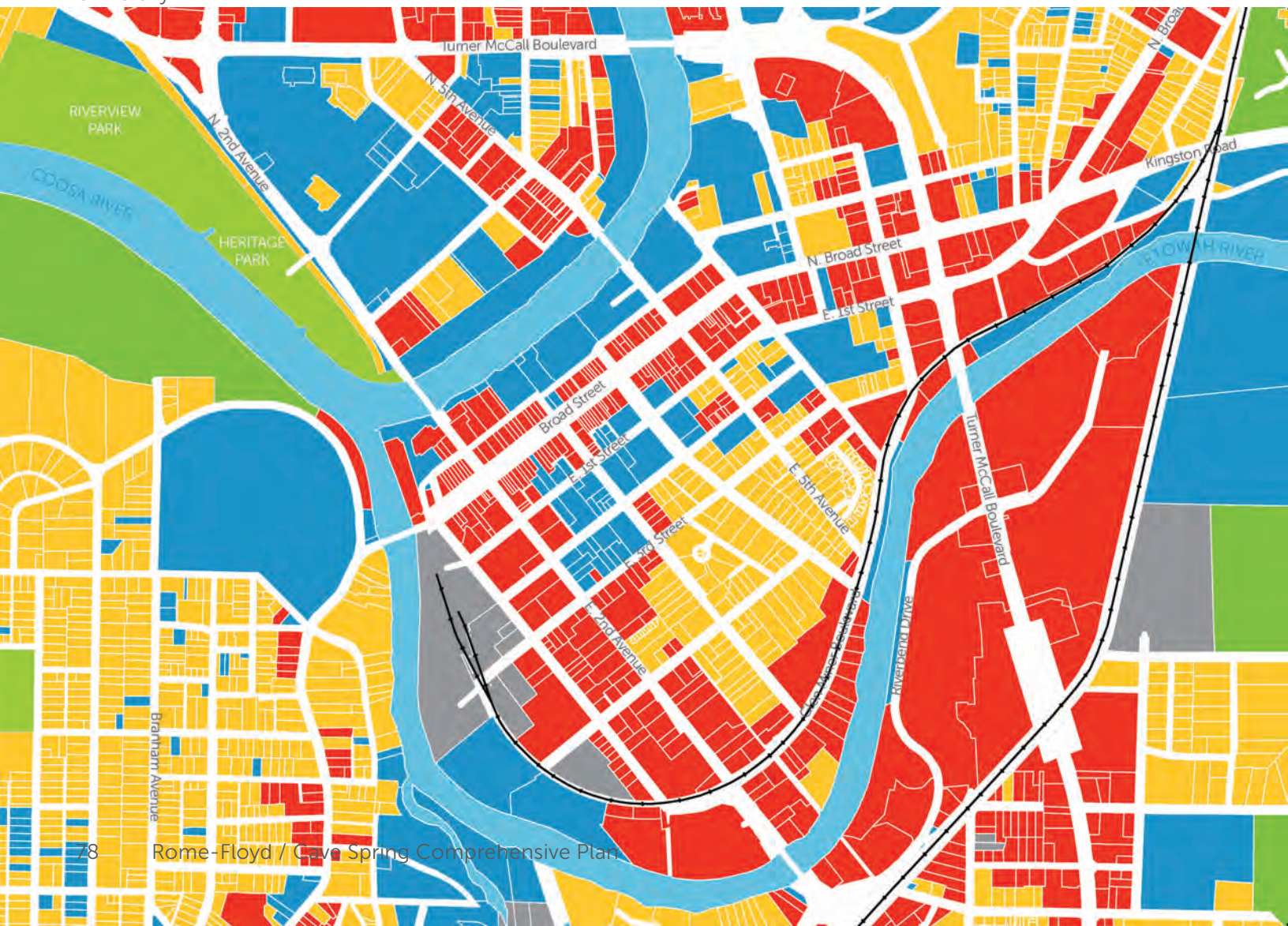
Agricultural lands or lands set aside for conservation make up about 24.3% of the city. These lands are primarily parks, small farms, environmentally sensitive areas, and underdeveloped or vacant lands.

Public/Institutional lands are those that are owned by a tax-exempt organization (e.g. public schools, colleges and universities, churches, or governments). They make up 18.0% of the land in Rome. Most notable of those are Northwestern Georgia Technical College, Rome City Schools, public parks, land owned by Rome-Floyd County, and land owned by Berry College and Shorter University.

Commercial lands make up 13.3 % of Rome.

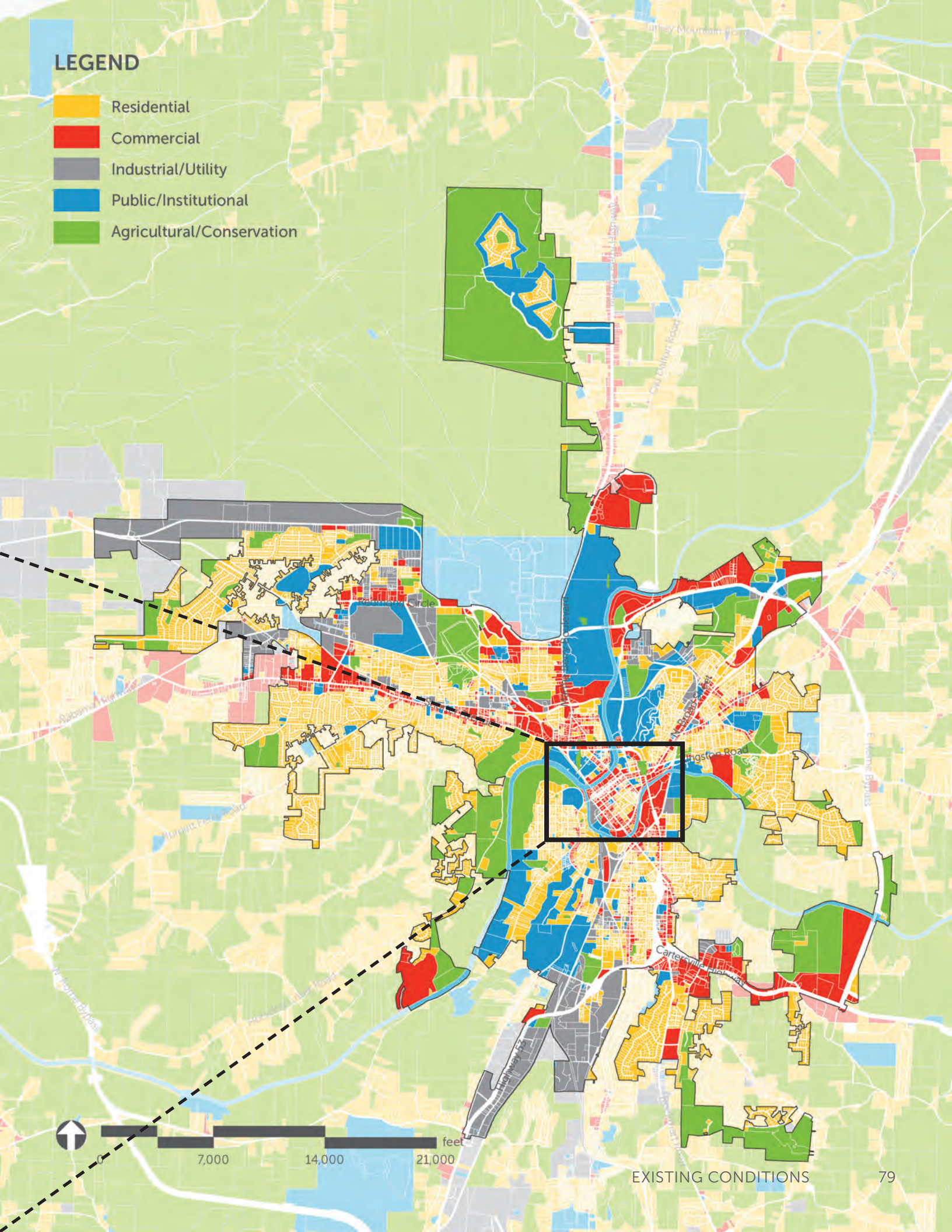
Commercial lands are concentrated in the downtown area, as well as along major corridors. In Rome, the main commercial centers are Mount Berry Mall, Sam's Club and Walmart Supercenter along Shorter Avenue, and Home Depot off of Turner McCall Boulevard, among other big box and chain retailers.

Lastly, industrial lands and lands used for utilities make up 13.4% of Rome. These are mainly manufacturing plants, industrial parks, and utilities such as power lines and government office administering utilities. Most notable is the vacant General Electric plant, Syntec Industries, and the Suzuki Manufacturing plant.



LEGEND

-  Residential
-  Commercial
-  Industrial/Utility
-  Public/Institutional
-  Agricultural/Conservation



COMMUNITY FACILITIES

Understanding where community facilities are located within a given area and how they serve the surrounding community is important to any planning process: it not only shows areas that are unlikely to change in the coming decade, but it gives insight to the services and facilities that are insufficient for the current and projected needs of residents.

SCHOOLS

ROME CITY SCHOOLS

The Rome City School system currently has 6,072 students attending 7 elementary schools, 1 middle school, and 1 high school.

In 2017, the four-year graduation rate was 88.5%, down from 92.8% from 2016. 53.2% of students were considered to be “college ready,” a metric that measures each graduate’s performance on various standardized testing. In 2016, 55% of graduates enrolled in college, down from 56% in 2015.

In 2017, voters voted “yes” for the Rome-Floyd County E-SPLOST. With the funds, Rome City Schools is currently reconstructing a new building for Main Elementary School, one of the system’s 7 elementary schools. It is estimated that it will be completed in time for the 2019-2020 school year.

HIGHER EDUCATION

There are two higher education institutions located in the Rome city limits. The Floyd County campus for **Georgia Northwestern Technical College** is located in the southern part of Rome. It enrolled 2,236 students in 2017. The college offers courses for 200 associate degrees, diplomas, and certificates in studies related to business, health, industry, nursing, and public service.

Shorter University, located in the western part of the city, is a private, liberal arts university affiliated with the Georgia Baptist Convention. It enrolls 1,507 undergraduate and graduate students, and offers online degree programs in nursing, humanities, social sciences, business, and education.

PRIVATE EDUCATION

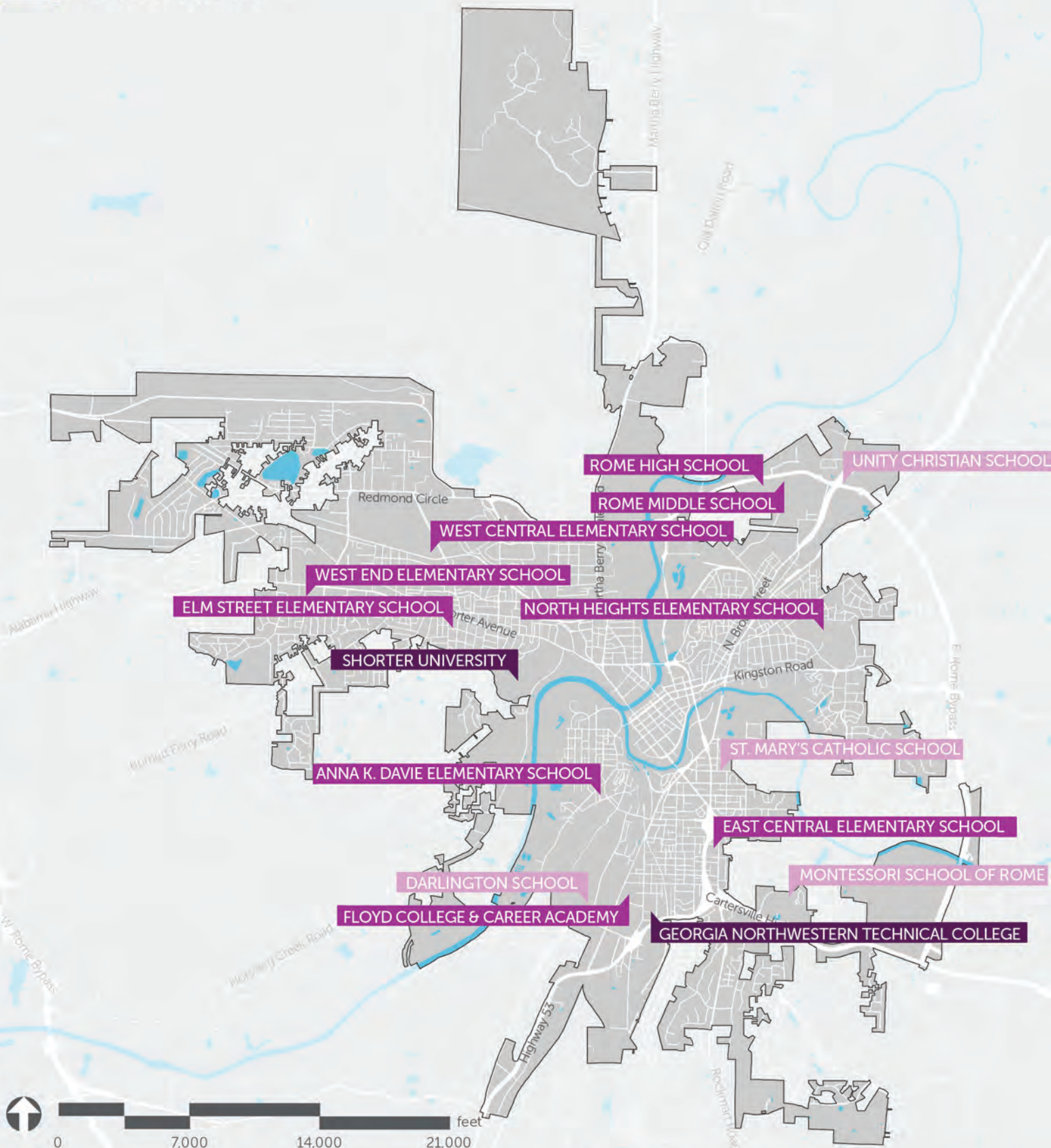
Within city limits are four private schools. The most notable of them is the Darlington School. The school is a coeducational day and boarding school founded in 1905. It enrolls approximately 750 students from pre-kindergarten through 12th grade. Other schools include the Unity Christian School, St. Mary’s Catholic School, and the Montessori School of Rome, which enrolls around 100 students from pre-kindergarten through 10th grade.

Below: Anna K. Davie Elementary School in South Rome.



LEGEND

- Rome City Schools
- Private Schools
- Colleges & Universities



PARKS AND RECREATION

The Rome-Floyd Parks & Recreation Authority operates parks, recreational facilities, and programs for the entire county. There are 6 parks and 1 recreation center in Rome city limits. They feature open space for passive recreation, and various active recreational opportunities.

Banty Jones Park, in the southern part of the city, has several fields for local sports games and practices, as well as playground equipment and picnic areas. Two blocks from the park is the **Fielder Center**, which consists of a gymnasium with two basketball courts and two multi-purpose rooms.

Heritage Park, one of the city's most visited parks, is located in historic downtown Rome. The 8 acre park offers views of the Oostanula and Etowah Rivers, passive recreation opportunities, a gazebo, picnic areas, fishing and river access, and trails.

Parks Hoke Park is a small park in the South Rome neighborhood. It has an outdoor basketball court, a playground, picnic areas, and a multi-purpose field.

The Northside Swim Center features a pool and slide with splash area. Other amenities include picnic pavilions and a playground. The Swim Center offers swimming lessons during the summer.

Ridge Ferry Park off of Riverside Parkway is a 60 acre park with two main areas. The south side features a concert stage and a large playground surrounded by pavilions. The north side has two smaller pavilions and playground, and features a paved trail along the river. Ridge Ferry Park hosts the Farmer's Market, the Rome Rowing Club, concerts, and many other community events.

Riverview Park, a 34 acre park, is located behind the levee on the Coosa River, and has a Youth Sports Complex. The complex includes a four-field baseball complex, a two-field football/soccer complex,

playground, and Legion Baseball Field. The park hosts the Unified Youth Football program and the Rome High School Wolves baseball team.

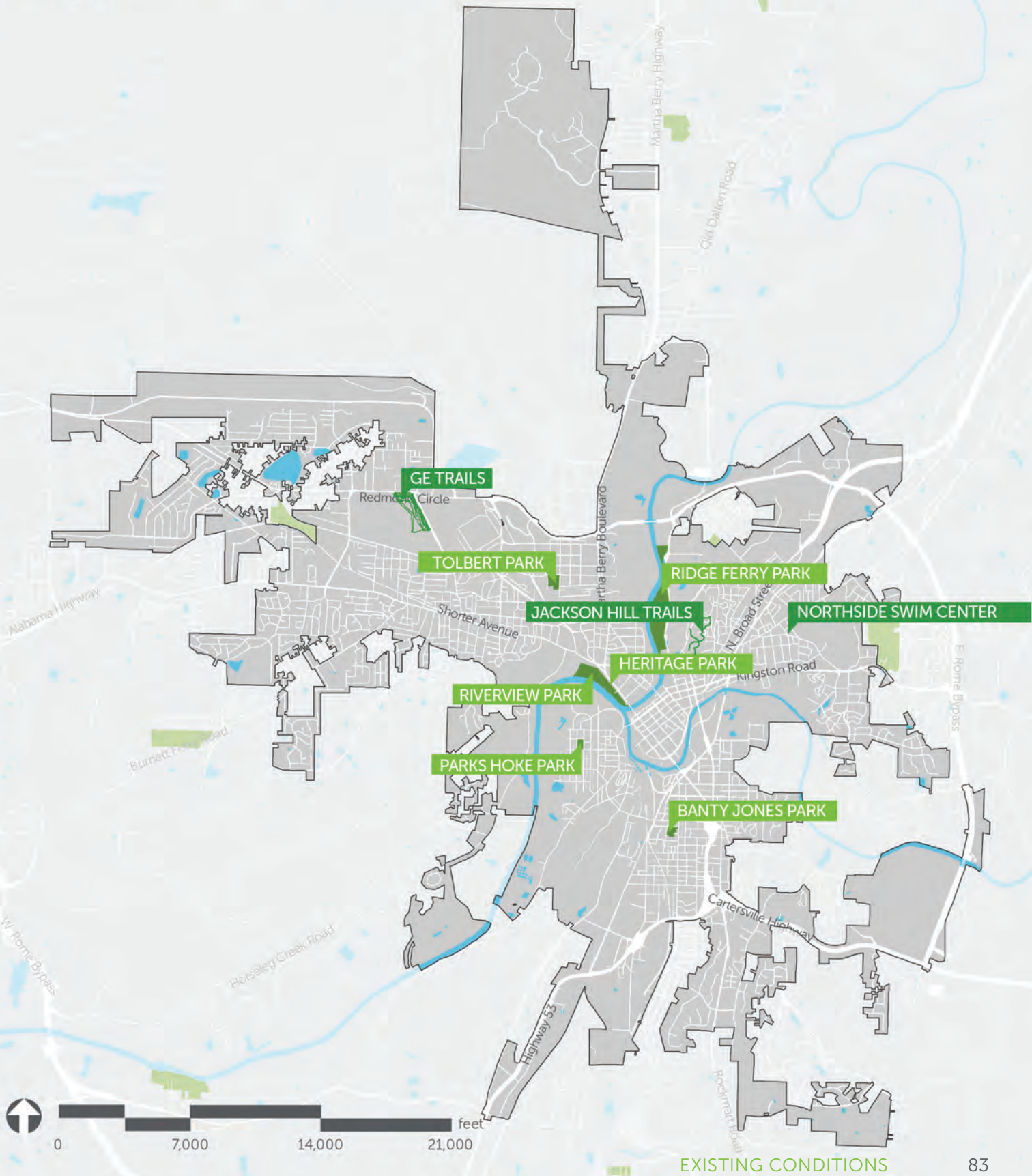
Tolbert Park, an 11 acre park, consists of an outdoor basketball court, a multi-purpose field, and two unlighted tennis courts. The park also serves as a practice facility for youth sports.

RECREATIONAL TRAILS

In addition to the parks and recreation centers, there are two sets of recreational walking trails within Rome: the Jackson Hill trails, and the GE trails (so called because they are located on the former General Electric plant site). The **Jackson Hill trails** are located at the location of Fort Norton, a fortification system which defended Rome during the Civil War. During the Great Depression, the area was redeveloped by the Works Progress Administration. Today, winding trails provide a quiet getaway and interpretive markers tell the story of the Civil War in Rome. The **GE trails** were opened in 2017, twenty years after the plant closed. There are three loops designed for mountain bikes, totaling four miles, as well as a 1.2 mile walking trail.

LEGEND

- Public Parks
- Public Recreation
- Trails



TRANSPORTATION

The following section reports on the existing conditions of Rome's transportation network, including roadway classification, crashes, transit, and bicycle and pedestrian infrastructure. The information presented will influence the recommendations made in Chapter 3 - Community Vision.

COMMUTING PATTERNS

81% of Rome residents drive alone to work. 10% of residents carpool to their jobs, the second highest mode of transportation. Only 2% of residents are able to walk to work, and fewer take transit or walk.

ROADWAY CLASSIFICATION

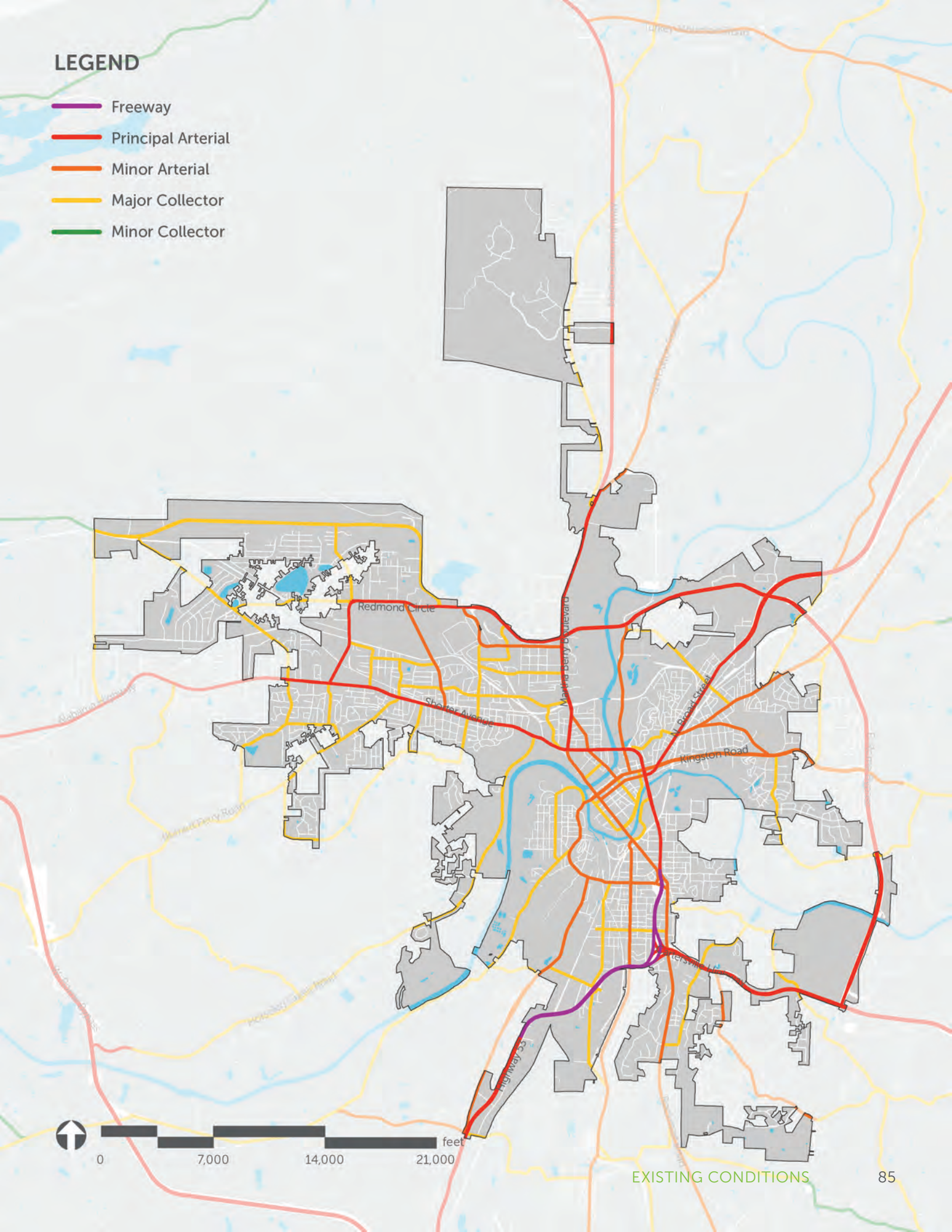
Rome's roadways serve a primary purpose of connecting local roads to freeways for both local and long-distance trips. Examining the functional classification of the roadways gives insight as to how the roadways are supposed to function in relationship to each other and with the regional transportation network, and can determine if there are any problems affecting mobility. Functional classification is often broken down into two main categories: arterials and collectors. See the sidebar on page 56 for an in-depth explanation on arterials and collectors.

The network as a whole is very centered around downtown and nearby neighborhoods. US-27/Martha Berry Boulevard, SR-20/Shorter Avenue, US-27/SR-1/Turner McCall Boulevard, US-411/SR-20/Cartersville Highway, SR-53/Cedartown Highway, SR-53/New Calhoun Highway, and the Veterans Memorial Highway serve as key arterials in Rome, distributing regional and, to a lesser extent, local traffic. They appear to carry the most traffic in the county (see pages 86-87), and see congestion. The collector streets also serve as key corridors that connect local traffic to the arterials, and are designed to balance capacity with function. Considering the population density of Rome and where its major industrial and commercial centers are located, the functional classifications as they are seem to be sufficient in meeting the needs of roadway users.

Congestion and traffic appear to be the major issues along arterials. However, there are other factors that may affect the experience of roadway users, such as roadway condition, roadway and intersection design, signalization, et cetera. When analyzing any potential roadway issue, these factors should be addressed first before considering any major roadway modification.

LEGEND

- Freeway
- Principal Arterial
- Minor Arterial
- Major Collector
- Minor Collector



TRAFFIC

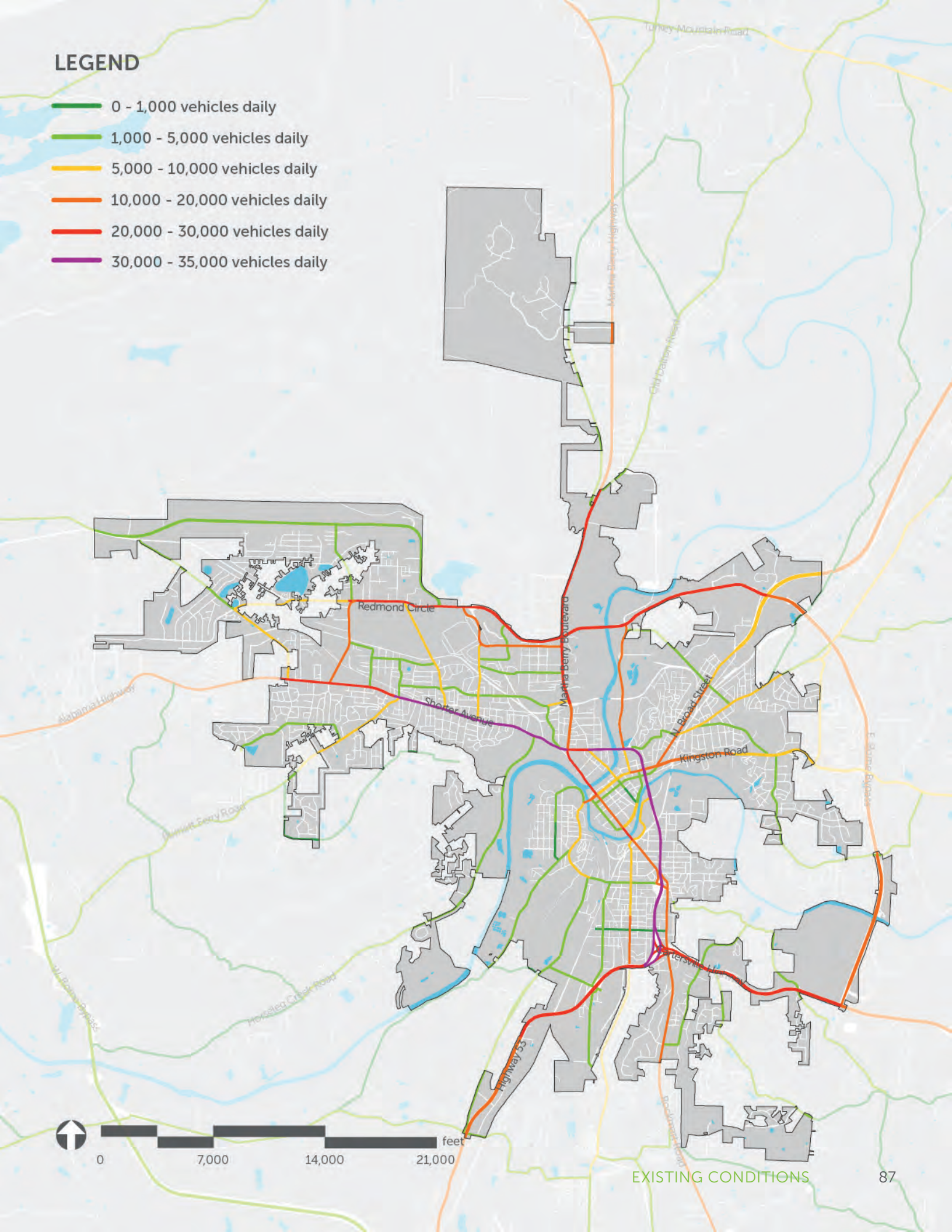
Between Shorter Avenue, Turner McCall Boulevard, and SR-53/Cedartown highway, Rome sees some of the highest traffic volumes in the county. See below and the map to the right for annual average daily traffic counts from 2016.

- » Billy Pyle Road: 1,040
- » Blacks Bluff Road: 1,320
- » Branham Avenue: 820-1,100
- » Broad Street: 9,460-14,000
- » Burnett Ferry Road: 7,400
- » Calhoun Avenue: 5,030-6,190
- » Cave Spring Road: 2,840
- » Cedar Avenue: 2,120-2,400
- » Charlton Street: 1,300
- » Darlington Drive: 3,200-3,590
- » Dean Avenue: 15,400
- » E 1st Avenue: 2,540-2,590
- » E 2nd Avenue: 11,300-30,200
- » E 5th Avenue/N 5th Avenue: 400-5,000
- » E 8th Avenue: 3,620
- » E 1st Street: 2,150-2,830
- » E 12th Street: 3,310-4,510
- » E 19th Street: 810
- » E Main Street: 8,730
- » Garden Lakes Boulevard: 8,280
- » Glenn Milner Boulevard: 6,130
- » Horseleg Creek Road: 4,130
- » Huffaker Road: 1,270-5,070
- » John Davenport Drive: 2,050-5,840
- » John Maddox Drive: 2,070-2,650
- » Kingston Avenue: 1,560
- » Lavender Drive: 5,010-5,290
- » Maple Avenue: 7,660-10,300
- » Mathis Drive: 1,930-2,540
- » N 2nd Avenue: 1,420-28,300
- » N Division Street: 5,320-8,080
- » North Avenue: 2,810
- » Old Airport Road: 1,570
- » Old Lindale Road: 3,750
- » Redmond Circle/Redmond Road: 10,400-20,900
- » Reservoir Street/Harvey Street: 2,660-3,800
- » Riverbend Drive: 7,660
- » Riverside Parkway: 5,930-13,600
- » Saddle Trail/Chateau Drive/Dodd Boulevard: 1,890-3,190
- » S Broad Street: 8,420
- » SR-1/East Rome Bypass: 13,000-13,600
- » SR-1/North Rome Connector: 22,600
- » SR-1/Veterans Memorial Highway: 21,900
- » SR-20/Shorter Avenue: 24,100-32,340
- » SR-53/Cedertown Highway: 17,950-28,600
- » SR-101/Rockmart Highway: 12,900
- » R-293/Martin Luther King Jr. Boulevard: 7,980-10,500
- » Technology Parkway: 1,250-2,740
- » Turner Chapel Road: 2,670
- » Watson Road: 1,320
- » Woodbine Avenue: 1,570
- » US-27/Martha Berry Boulevard: 17,300-25,800
- » US-27/SR-1/Turner McCall Boulevard: 23,500-32,540
- » US-27/SR-53/N Broad Street: 8,070-14,800
- » US-411/SR-20/Cartersville Highway: 17,700-27,300

The information shows that most of the city's traffic is located on principal and minor arterials, fulfilling their function. Very few streets see daily traffic under 1,000 vehicles; those areas are located in more residential areas in the city.

LEGEND

- 0 - 1,000 vehicles daily
- 1,000 - 5,000 vehicles daily
- 5,000 - 10,000 vehicles daily
- 10,000 - 20,000 vehicles daily
- 20,000 - 30,000 vehicles daily
- 30,000 - 35,000 vehicles daily



CRASHES

Crash data indicates the safety of existing roadways. The more incidents a roadway has, the more likely it is that there are safety improvements that can be made to reduce the overall crash rate.

Within Rome city limits, there were 90 crashes resulting in no fatalities and 140 injuries between the years 2011 and 2017. What should be noted is that within a half-mile of the city limits, there were 388 crashes resulting in 10 fatalities and 592 injuries.

The majority of the crashes that take place in Rome and in its immediate surrounding areas occur along major roadways, particularly along:

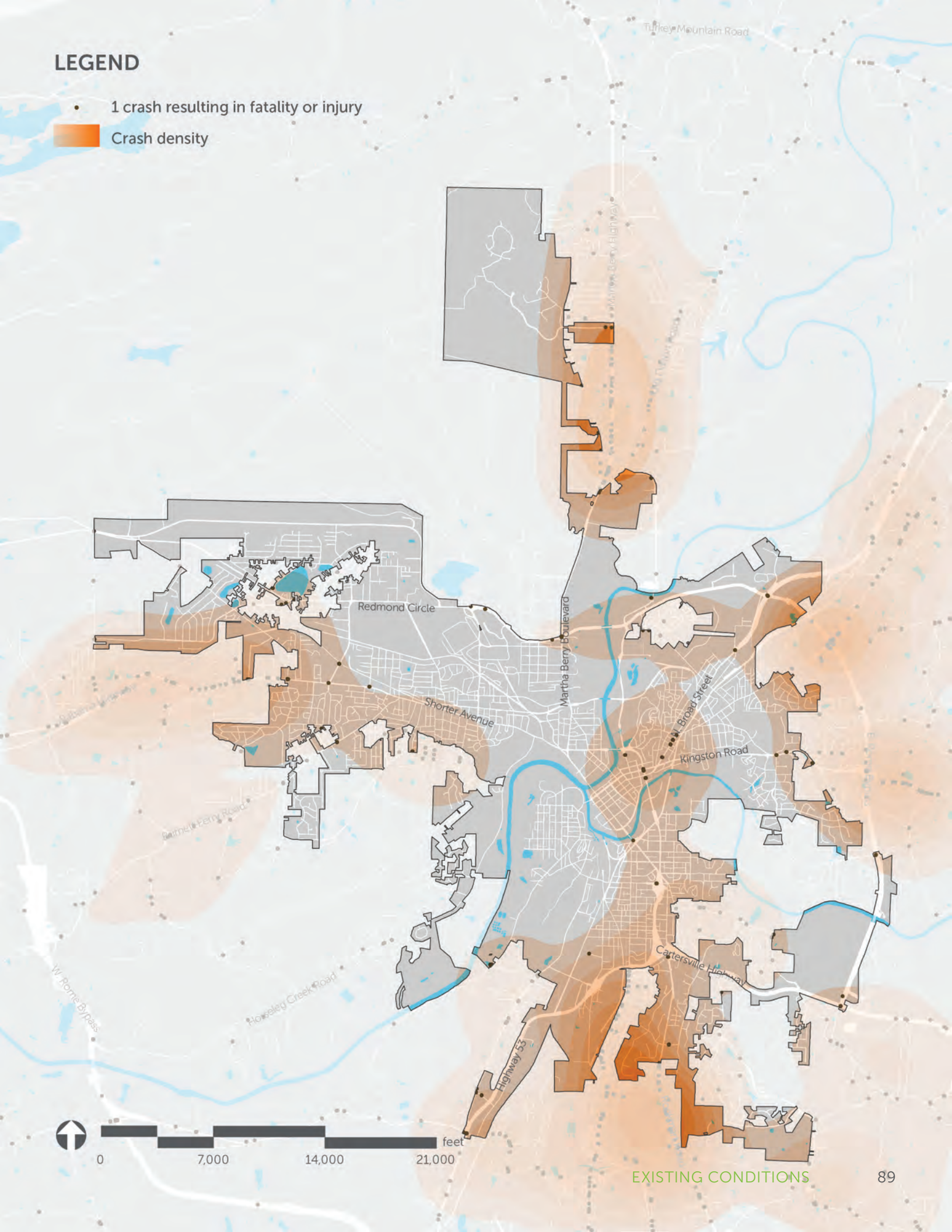
- » SR-20/Alabama Highway;
- » US-27/Martha Berry Highway;
- » SR-53/New Calhoun Highway
- » US-27/SR-1/Turner McCall Boulevard
- » SR-293/Kingston Highway
- » US-411/Cartersville Highway; and
- » SR-101/Rockmart Road

The northern and southern ends of Rome appear to have a significant density of crashes, especially along SR-101/Rockmart Road and its surrounding streets, and US-27/Martha Berry Highway. Compared to the county-wide number of 1,935 crashes, the city itself has had relatively few accidents resulting in death or injury. This indicates that roadway safety isn't a major issue within the city, however, there may be issues present that are cause for concern.

LEGEND

• 1 crash resulting in fatality or injury

Crash density



TRANSIT

The City of Rome operates the county's only transit system. Service is provided between 5:40am and 6:30pm on weekdays, and does not operate on weekends. In 2015, it was reported that on any given weekday, an average of 4,281 unlinked trips were made using the transit service, with most being Rome City Schools students using the tripper services.

The Main Line has five routes. Routes 1A and 1B cover the western end of Rome, along Shorter Avenue and Redmond Road. Route 1A serves around 258 passengers a day, and services 65 total bus stops. The latest transit analysis showed that the average trip length on the route (the total time it takes to complete the entire route) was between 49 and 59 minutes. The three most used stops are Heritage Point Apartments, John Maddox Drive, and the Redmond Circle Walmart. Route 1B serves around 242 passengers a day, and services 61 total bus stops. Analysis shows that the average trip length on the route is between 51 and 60 minutes. The three most used stops are the Redmond Circle Walmart, Shorter Ave/Sycamore St, and Floyd Medical Center.

Routes 2A and 2B go through South Rome and areas along Cartersville Highway. Route 2A services around 279 passengers a day, and services 60 total bus stops. The latest transit analysis shows that the average trip length on the route is between 50 and 66 minutes. The three most used stops are Walmart, East 19th St/ Flannery St, and Hicks Dr/Goodwill. Unlike Route 2A, Route 2B serves the Darlington School, the Veterans Outreach Clinic, and additional apartment complexes. Route 2B serves around 208 passengers a day, and services 62 total bus stops. The average trip length on the route is between 52 and 62 minutes. The three most used stops are Hicks Dr/Goodwill, Hicks Dr/Home Depot, and Riverbend Dr/TJ Maxx.

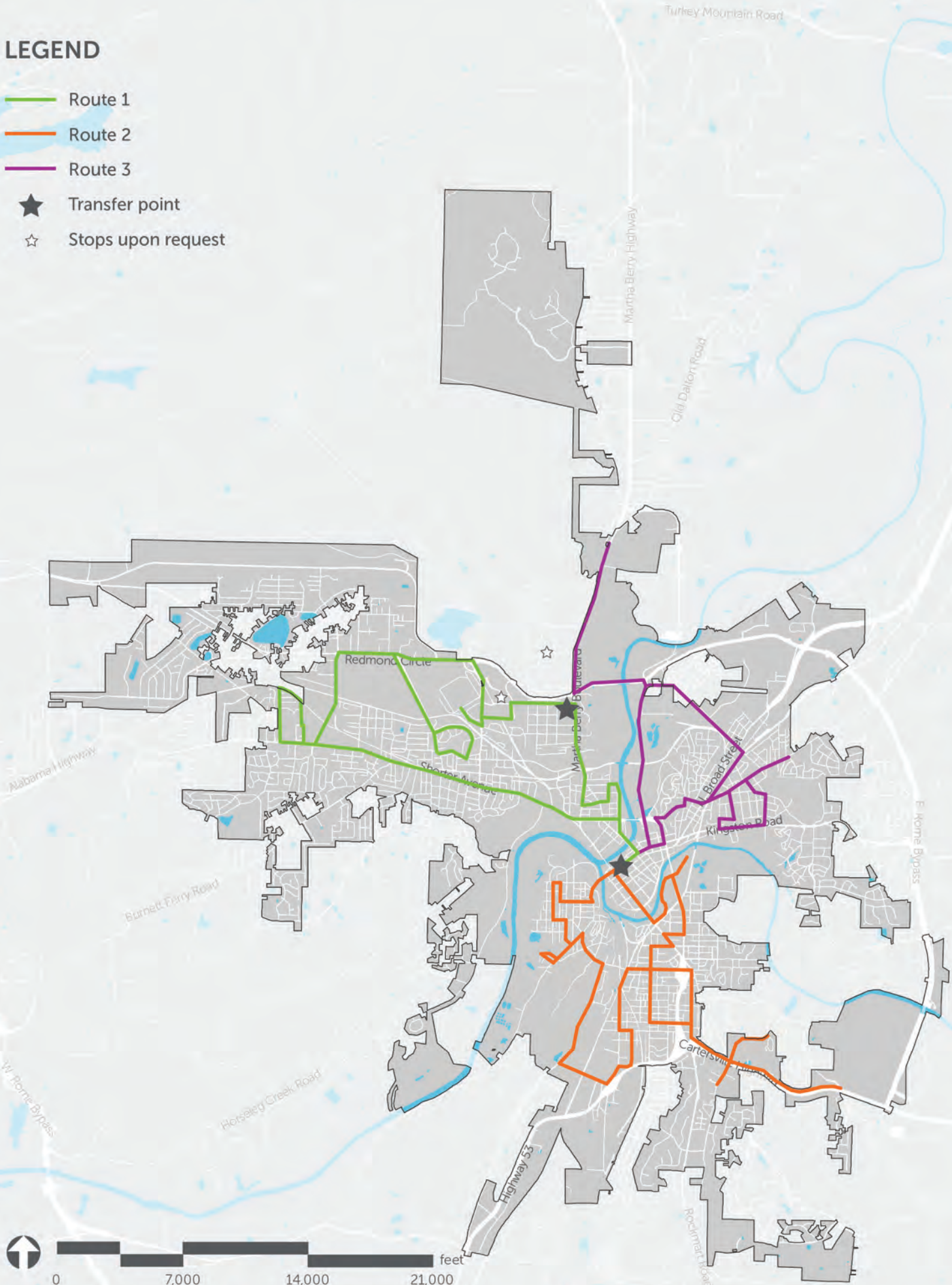
Route 3 covers North Rome, and can take passengers to Berry College and Mount Berry Mall. It serves around 172 passengers a day, and services 38 total bus stops. The average trip length on the route is between 47 and 59 minutes. The three most used stops are Riverside Pkwy DEFACS, Berry Square Mall main entrance, and Watters St/Spurlock St.

All three routes connect downtown at the transit station on E. 1st Street between 2nd and 3rd Avenues, and the Harbin Clinic serves as a transfer point for Routes 1 and 3. In addition to the Main Line, Rome Transit Department offers Tripper Services that operate during morning and afternoon peak hours. They are open to the public, and connect to the Main Line. The Tripper Services are used by Rome City Schools to bus students from their homes to their respective schools. Curb-to-curb para-transit service is offered for individuals with disabilities and the elderly pending application to Rome Transit Department. It operates within 3/4 miles of the Main Line during operating hours.

The 2015 transit analysis showed that the five routes have a good spatial relationship with the transit department's target riders (those likely to have less reliable access to personal transportation), and provides adequate access to medical, educational, and social services, as well as commercial centers.

LEGEND

- Route 1
- Route 2
- Route 3
- ★ Transfer point
- ☆ Stops upon request

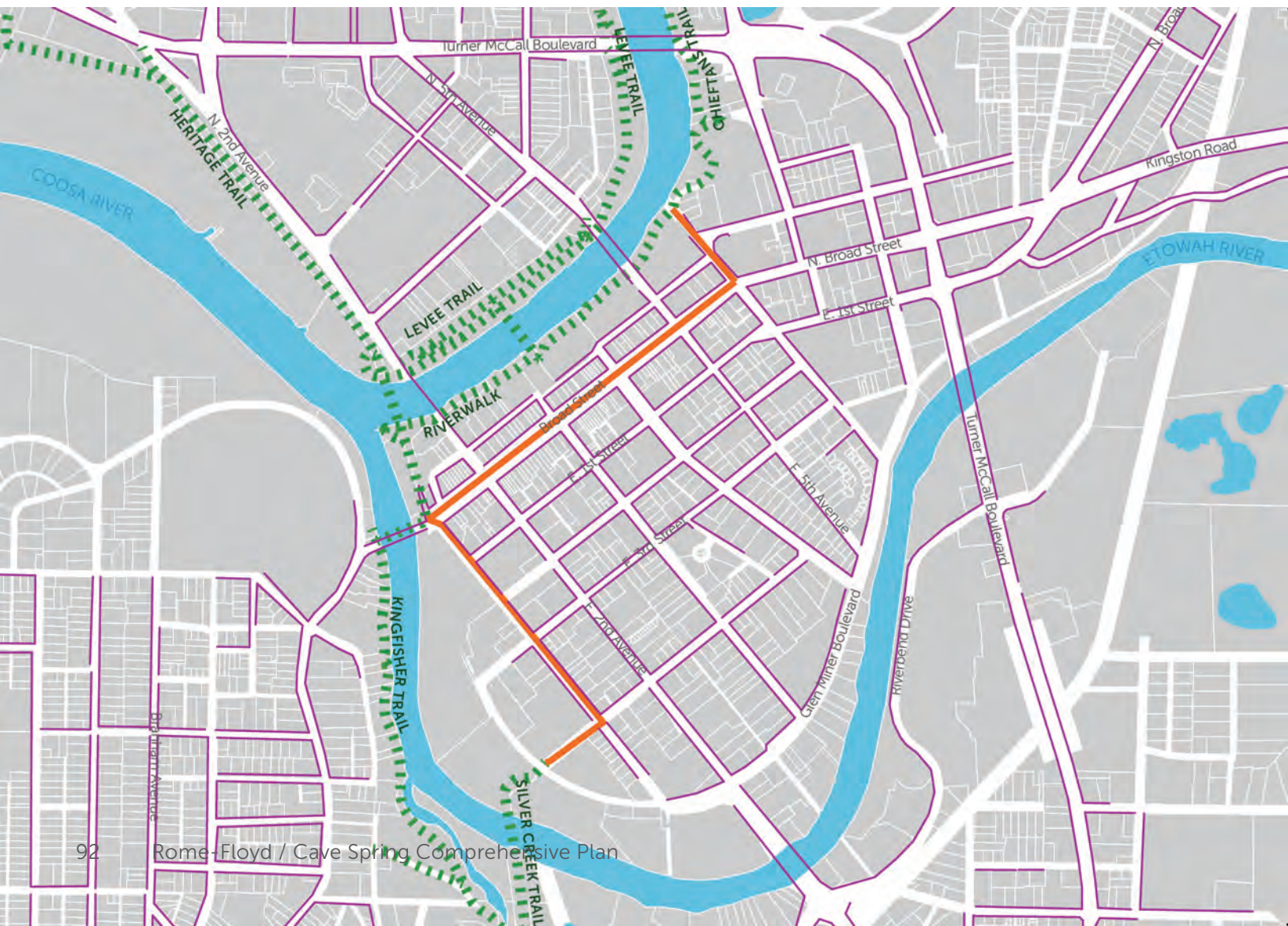


BICYCLE & PEDESTRIAN FACILITIES

Rome has some dedicated facilities for walking and biking, most notably the Heritage Trail System.

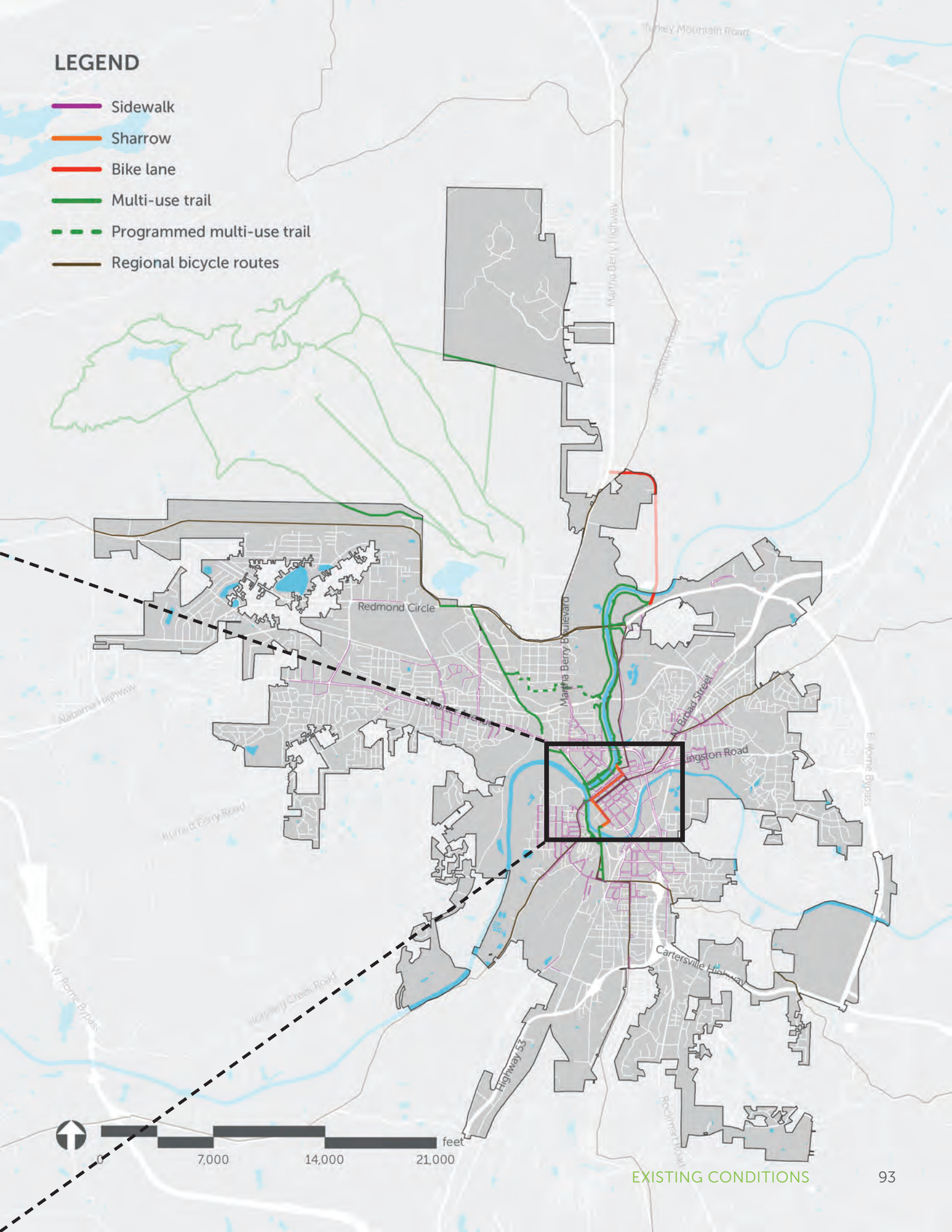
However, the coverage of the network is low relative to the entire roadway network. Bikeways and multi-use paths cover just 0.85% of the roadway network, and sidewalks cover 5.9% of the roadway network.

Throughout the city, there are regional bicycle routes. The routes are signed, but do not have dedicated road space for cyclists. Routes 134, 139, and 145 go through Rome. Also present are sharrows along 1st Avenue downtown and Broad Street that connect to the Silver Creek Trail, the Kingfisher Trail, and the Chieftans Trail. The Rome-Floyd County MPO Bicycle, Pedestrian, and Trail Master Plan (see pages 32-33) made recommendations on how to expand upon bicycle and pedestrian facilities in the city and proposed roadways that could accommodate those improvements.



LEGEND

- Sidewalk
- Sharrow
- Bike lane
- Multi-use trail
- Programmed multi-use trail
- Regional bicycle routes

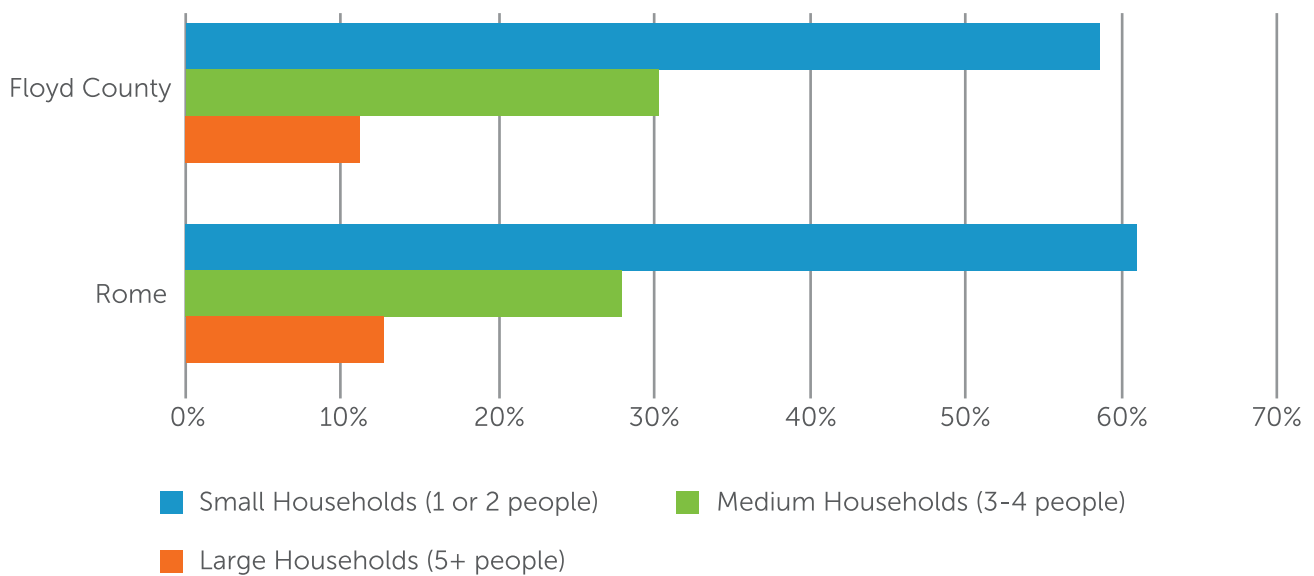


HOUSING

HOUSEHOLD CHARACTERISTICS

- » Households in the city tend to be slightly smaller than those in the overall region.
- » Two-thirds of households in the city do not have children, a slightly higher rate than in the rest of the Northwest Georgia region and the state.

HOUSEHOLD CHARACTERISTICS	ROME		FLOYD COUNTY		NORTHWEST GEORGIA		STATE OF GEORGIA	
Estimated households (2018)	14,035		35,878		325,220		3,891,635	
Small households (1 or 2 people)	8,521	61%	21,001	59%	177,420	55%	2,219,343	57%
Medium households (3-4 people)	3,847	27%	10,905	30%	106,868	33%	1,222,657	31%
Large households (5+ people)	1,667	12%	3,962	11%	40,932	13%	449,635	12%
Households with children	4,714	34%	12,358	34%	124,313	38%	1,435,527	37%
Households without children	9,321	66%	23,520	66%	200,907	62%	2,456,108	63%
Non-family households	5,232	37%	11,023	31%	85,960	26%	1,227,580	32%
Estimated average household size (2018)	2.5		2.6		2.7		2.6	



HOUSING TYPE & TENURE

- » The majority of housing units in the county are single family detached, accounting for 67% of the housing stock.
- » Rome has a much higher percentage of multi-family housing than Floyd County.
- » In addition to the rental of multi-family units, 41% of all renter housing units are single family units.
- » 34% of single family homes and 60% townhomes in the city are renter-occupied.

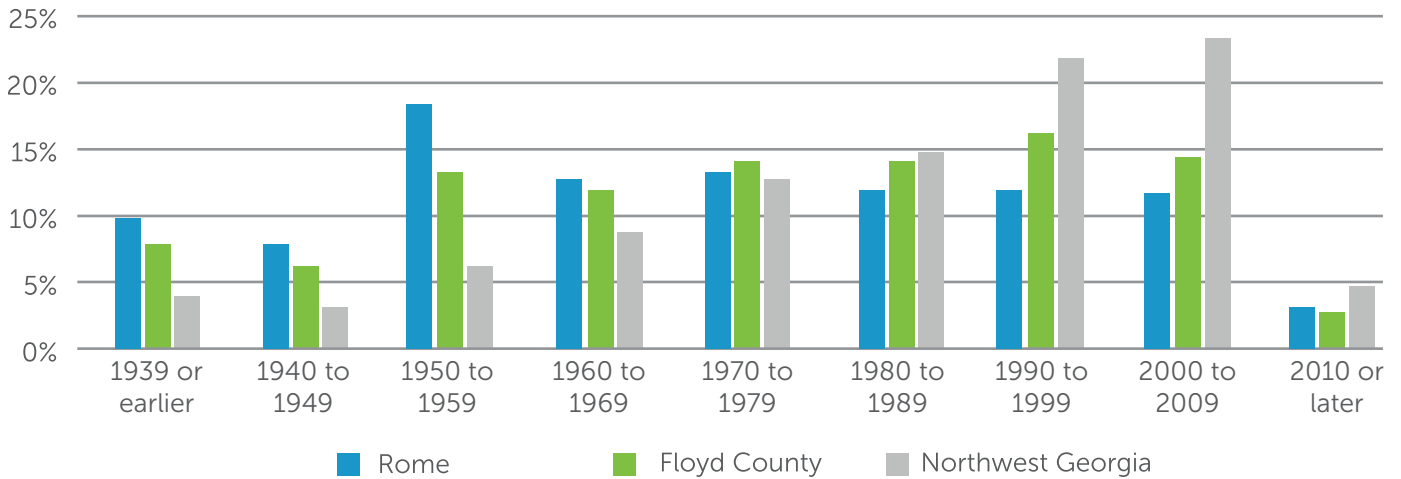
	% OF ALL HOUSING UNITS	% OF ALL RENTER-OCCUPIED UNITS	% OF ALL OWNER-OCCUPIED UNITS	% OF UNITS IN CATEGORY THAT ARE RENTER-OCCUPIED	% OF UNITS IN CATEGORY THAT ARE OWNER-OCCUPIED	TOTAL
Single family	66.1%	41.4%	95.5%	34.0%	66.0%	100%
Townhome	2.5%	2.8%	2.2%	60.2%	39.8%	100%
Subtotal - Single family & Townhome	68.6%	44.2%	97.7%	35.0%	65.0%	100%
Duplex	9.3%	16.6%	0.5%	97.5%	2.5%	100%
3 or 4 units	5.0%	8.9%	0.4%	96.4%	3.6%	100%
5 to 9 units	4.1%	7.5%	0.2%	97.8%	2.2%	100%
10 or more units	11.8%	21.3%	0.5%	98.1%	1.9%	100%
Subtotal Multi-family	30.2%	54.3%	1.6%	97.6%	2.4%	100%
Mobile home or other type	1.2%	1.5%	0.7%	71.8%	28.2%	100%
Total	100%	100%	100%			

- » While renters are generally clustered at the lower end of the income scale, Rome shows a mix of higher-income renters who might wish to purchase a home, but may be limited by a tight real estate market, “renters by choice” who choose higher-amenity rental communities, and holdovers from the foreclosure crisis unable to qualify for mortgage financing despite being income-qualified.
- » Housing affordability is a possible issue in Rome: 32.7% of homeowners paying a mortgage as part of their monthly housing costs report using over 30% of their income towards those costs. 47.5% of renters report spending 30% or more of their income toward rent alone.

HOUSEHOLD INCOME	% OF ALL HOUSEHOLDS IN INCOME CATEGORY	% OF ALL OWNERS IN INCOME CATEGORY	% OF ALL RENTERS IN INCOME CATEGORY	% OF INCOME CATEGORY WHO OWN HOMES	% OF INCOME CATEGORY WHO RENT HOMES	TOTAL
Less than \$25,000	33.7%	18.3%	46.6%	24.8%	75.2%	100%
\$25,000-\$49,999	28.2%	24.5%	31.2%	39.7%	60.3%	100%
\$50,000-\$74,999	16.2%	20.1%	12.9%	56.7%	43.4%	100%
\$75,000-\$99,999	8.4%	12.9%	4.6%	70.2%	29.8%	100%
\$100,000-\$149,999	7.5%	13.1%	2.7%	80.3%	19.7%	100%
\$150,000 or more	6.4%	11.1%	1.9%	83.1%	16.9%	100%
Total	100%	100%	100%			

AGE OF HOUSING

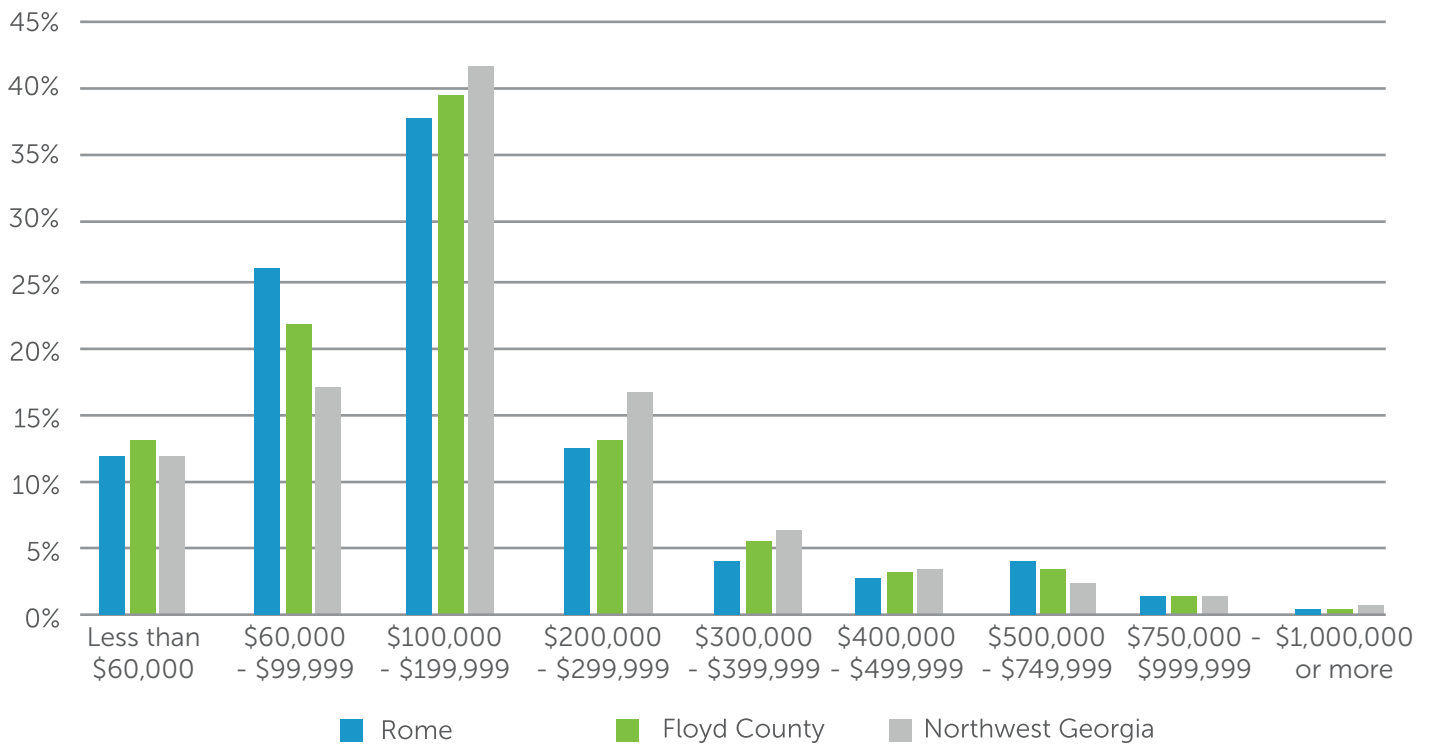
» The housing stock in Rome is significantly older, with 73% of all units being built before 1990.



HOUSING VALUE

» Nearly 40% of the housing in the city are valued between \$100,000 and \$200,000.

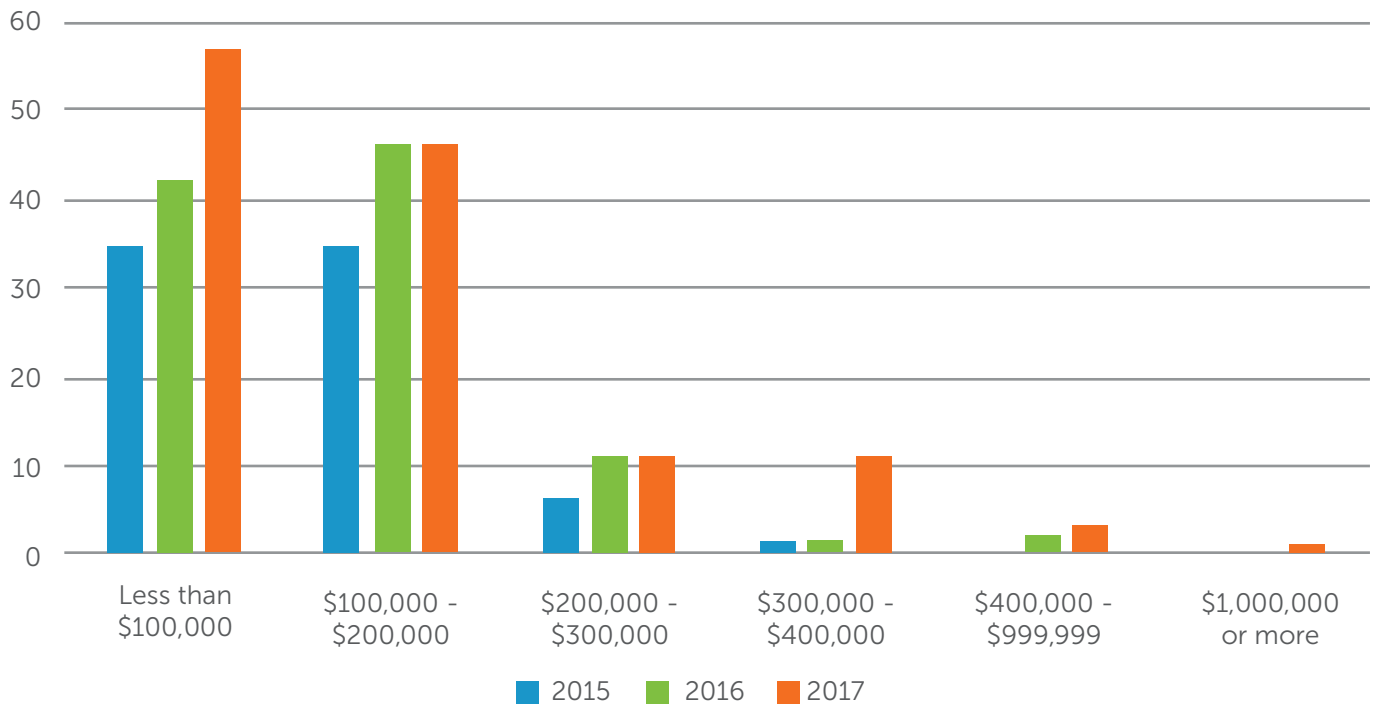
» The median value is \$125,227, about \$5,500 less than Floyd County, and \$18,000 less than the Northwest Georgia median value.



NEW HOME SALES

- » The median sale price for new homes in Rome has risen 9% in the past 12 months (2017 to 2018) to a new high of \$121,863 (\$75/square foot).
- » Most new homes sold in Rome are single family detached homes (81%); that number has decreased since 2016 (89%).
- » The number of homes sold in the higher price ranges has increased significantly in 2015.

NEW HOME SALES BY PRICE



APARTMENT MARKET

- » Rome is home to 70% of Floyd County's multi-family offerings.
- » The number of units has risen slightly since 2000, with the opening of 4 new complexes in Rome and 1 in unincorporated Floyd County, totaling 423 units.
- » Multi-family units average 6.5% vacancy.
- » Typically, apartment units in Rome cost an average of \$662 per month to rent, and are an average size of 964 square feet.

NATURAL & CULTURAL RESOURCES

WATERSHEDS

Rome is located centrally where three watersheds meet: the Upper Coosa watershed, the Oostanaula watershed, and the Etowah watershed. The Upper Coosa watershed is south of the Coosa River and west of Silver Creek, the Oostanaula watershed is north of the Coosa and Etowah rivers, and the Etowah watershed is south of the Etowah River and east of Silver Creek. All three of the watersheds are part of the Coosa river basin. The Environmental Protection Agency (EPA) has not reported any has not recently reported any water quality issues in Rome.

GROUNDWATER RECHARGE AREAS

According to the Coosa-North Georgia Water Planning District (CNGWPD), there are Paleozoic rock aquifers within the Etowah and Oostanaula River watersheds. Water quality issues known to be associated with the Paleozoic rock aquifers include turbidity, pH, hardness, and iron. For the 2010 plan's analysis, it was determined that there were no groundwater sustainable yield issues within the region based on current demands and conditions. No new analysis of groundwater availability was conducted as part of their Regional Water Plan update in 2017. Within Rome, these recharge areas are located in the South Rome neighborhood, and southwest of the neighborhood along the Coosa River.

WETLANDS

According to data compiled through the National Wetlands inventory, there are wetlands along streams and near ponds. Within the city, there exists National Wetlands, and FEMA 100-year flood zones.

PROTECTED MOUNTAINS

Rome does not contain any protected mountains.

PROTECTED RIVER CORRIDORS

All three rivers, the Coosa, Etowah, and Oostanaula rivers, lie in protected river corridors, according to data from the Georgia Department of Natural Resources.

GREENSPACES & FLOODPLAINS

Rome has a variety of greenspaces including six public parks and private recreation areas. Floodplains are plentiful throughout the county (see the map on page 99).

CULTURAL RESOURCES

Along with parks, according to the Rome Office of Tourism, there are places that serve as tourist destinations and points for cultural experiences within Rome:

- » Historic DeSoto Theatre
- » Rome City Auditorium
- » Labyrinth of Rome
- » Rome Area History Museum
- » State Mutual Stadium
- » Myrtle Hill Cemetery
- » Coosa Country Club
- » Chieftans Museum
- » Duke Museum of Military History



HISTORIC DISTRICTS

Rome has five local historic districts, with four being on the National Registry of Historic Places (bolded):



- » **Between the Rivers** (designated June 4, 1979)
- » **Oakdene Place** (designated July 6, 1981)
- » **Avenue A** (designated April 20, 1998)
- » **East Rome** (designated May 17, 1999)
- » **College Heights** (designated July 3, 2000)

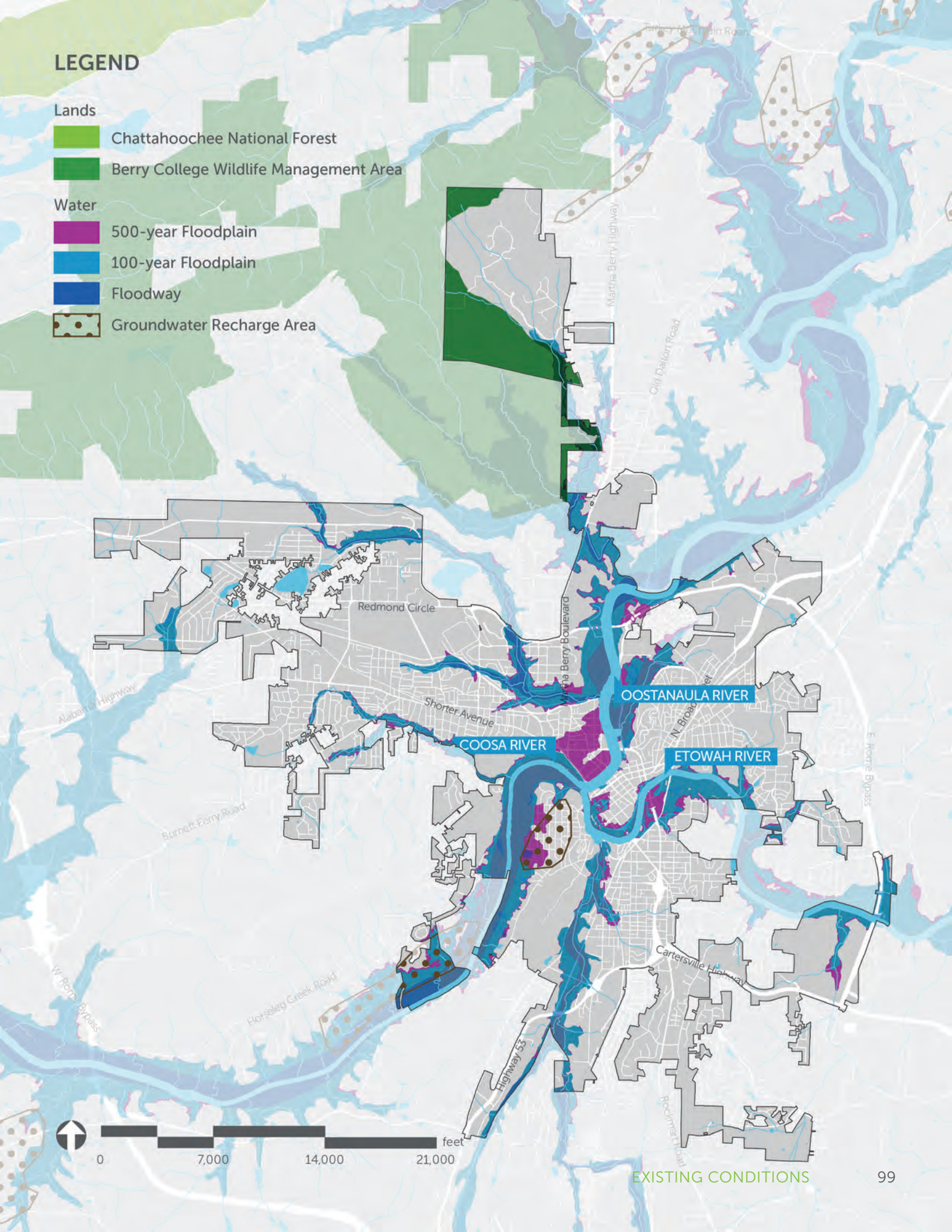
LEGEND

Lands

-  Chattahoochee National Forest
-  Berry College Wildlife Management Area

Water

-  500-year Floodplain
-  100-year Floodplain
-  Floodway
-  Groundwater Recharge Area



Historic preservation is carried out by the Rome Historic Preservation Commission, who works concurrently with the Rome-Floyd Planning and Zoning Department staff in carrying out the provisions of the historic preservation ordinance.

BETWEEN THE RIVERS

This area, which lies between the Etowah, Oostanaula, and Coosa Rivers, is the site of Rome's founding in 1834 and where early businesses and industries served the town. From May to November of 1864, the Union troops occupied Rome. When General Sherman left Rome for his March to Atlanta, most of Rome had been burned by his troops. After the war, the rebirth that began between the rivers in downtown, became the finest Victorian city center in Georgia, and is the largest, intact Victorian-era district in the state.

OAKDENE PLACE

Originally developed for Rome's prominent families and industrial and civic leaders, Oakdene Place was a planned subdivision with a curvilinear street layout with planted street trees, hedges, rock walls, and a planned lake which was never built. Oakdene Place's first phase of development was from the late 1870s until 1903 when the construction of a foundry to the south halted development. Oakdene Place is listed on the National Register of Historic Places and is historically significant in the areas of architecture, community planning and development, landscape architecture, and local history. The northern part of the district contains large Queen Anne, late Victorian, and Neoclassical style houses built by some of Rome's prominent families.

AVENUE A

The Avenue A area developed originally as part of the village of DeSoto, an early suburb of Rome, located on the flat land northwest of the historic heart of Rome in Between the Rivers and across the Oostanaula River. DeSoto began a slow growth in the 1870s and 1880s as Rome's entrepreneurs and land companies laid out streets and sold lots in the area. The Avenue A

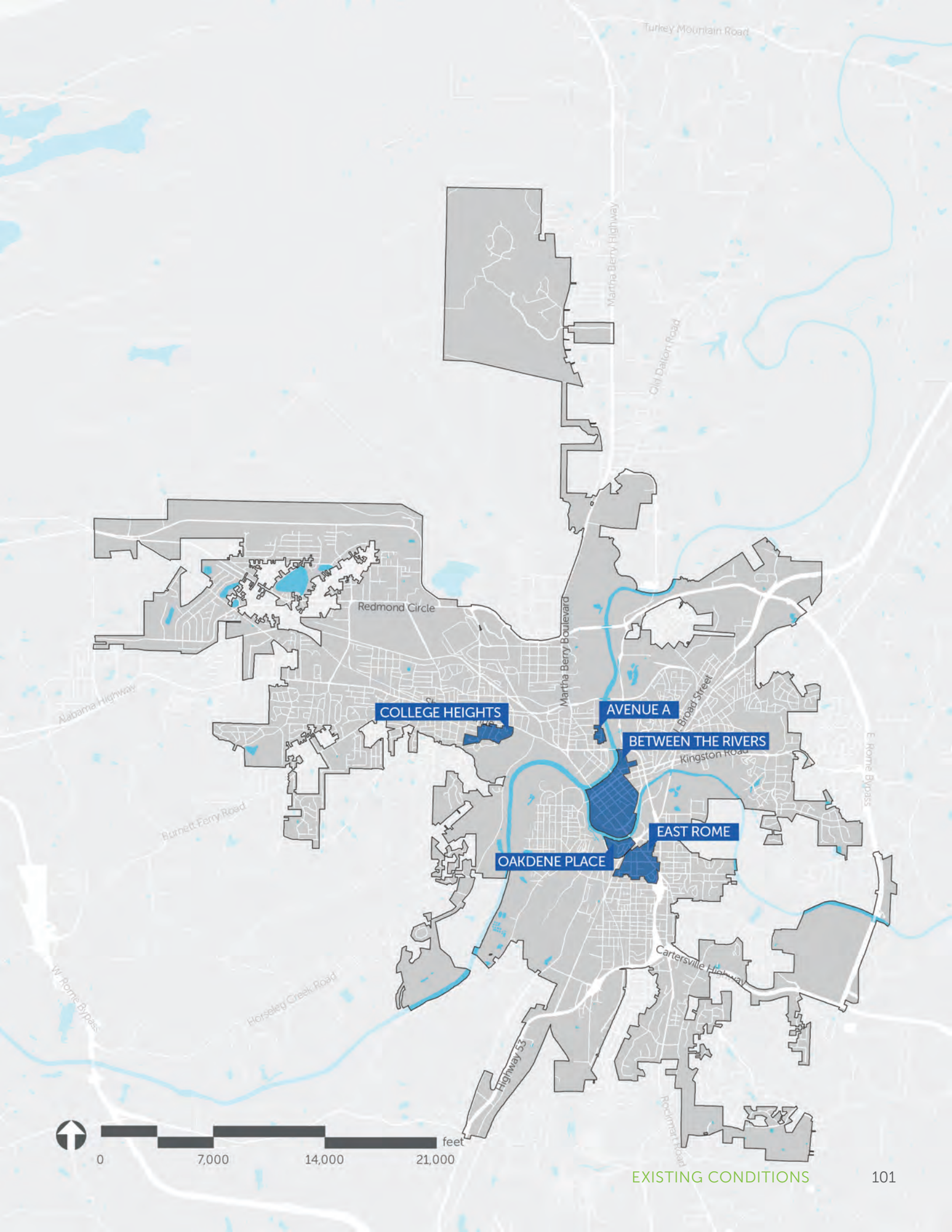
Historic District is historically significant in the areas of community planning and development, architecture, and local history. In terms of community planning and development, the district is significant for its development as an early suburb of Rome, which was later incorporated into the city. In terms of architecture, the district is significant for its group of intact residences that document typical housing in Rome dating from the 1880s to the 1920s.

EAST ROME

The East Rome Historic District is a late 19th- and early 20th-century neighborhood with residential, commercial, and institutional uses. The area is known for its Victorian, Queen Anne, Second Empire, Georgian Revival, and Bungalow/Craftsman Style homes. Some of the most elaborate Victorian structures are the Colonel Hamilton Yancey Residence in the Second Empire style, located on the northeast corner of Second Avenue and East 10th Street, and the large two-story Queen Anne style residence on the south side of East 8th Street between 2nd Avenue and Turner McCall Boulevard.

COLLEGE HEIGHTS

Shorter University, established in the 1870s near downtown Rome, moved to its present location on what is now known as Shorter Avenue in 1911. Construction of this new campus spurred the development of the adjacent neighborhood known as College Heights. The College Heights Historic District features a curvilinear street pattern that is typical of early twentieth century neighborhood development. The district is characterized by varying lot sizes, informal landscaping, and an eclectic mix of house styles and sizes. The district is a good example of the evolving architectural trends of the twentieth century; the neighborhood has examples of suburban housing dating from the 1910s through the 1960s. Predominate house styles are: Colonial Revival; English Vernacular Revival, and Craftsman. Predominate house types include: minimal traditional; English cottage; ranch; Georgian; and side-gabled cottage.



ISSUES & OPPORTUNITIES

Listed below are the primary issues and opportunities gathered through examining existing conditions and community engagement.

ISSUES

- » The population is aging — there will be a need for not only more senior housing, but options for active seniors and those who will require more medical care.
- » After they finish their education, millennials are moving away to live and work in larger cities, like Atlanta and Birmingham, which will further decrease the number of young families with children living in the city.
- » 32% of workers within the city are making \$40,000 per year or more, 44% of workers have some college or a post-secondary degree. This indicates that jobs in the city are somewhat low-skill and low-paying. There needs to be a focus in developing new jobs that are higher-skill and pay higher wages, without compromising the existence of lower-skill and lower-wage jobs.
- » A low inventory of rental properties is potentially affecting the number of millennials and even younger generations who stay in the area. There isn't a lot of 1 or 2 bedroom units that are in the \$500 to \$800 range.
- » There is a low inventory of medium- to high-quality single family units for rent or sale. The housing stock consists of mainly older, poorer quality units and higher priced units that are not affordable to most current and prospective residents.
- » Housing affordability is a possible issue. Nearly 33% of homeowners with a mortgage report using over 30% of their income towards housing. 47.5% of renters also report spending more than 30% of their income on housing.
- » 73% of all units were built before 1990. While there are merits to having an older housing stock, this can signal a weak housing market, as older homes may not be in good condition and will continue to decline.
- » A growing income gap will exacerbate any equity issues present within the city.
- » Despite efforts, there is a low focus on underserved communities, especially North Rome.
- » 82% of residents drive to work — although the region is suburban/rural, this is likely contributing to traffic congestion, and prompts the need to consider traffic demand management techniques within the city.
- » On paper, the city's transit system is able to effectively serve its target populations, but there is a need to consider expanding service.
- » There are few alternative modes of transportation, such as walking and biking. There are some facilities in place, but they are not very well connected nor do they reach activity centers.
- » Aging infrastructure is a major issues, especially the bridges.
- » A flat tax digest will not yield the money needed to fund future improvements.
- » Rome has an issue with food deserts. Residents report having to drive further distances for fresh food. There are little to no fresh food outlets located in low-income areas, in areas where car ownership rates are low, or in areas where walkability is high.
- » The presence of rivers, streams, and ponds creates a lot of wetlands and areas prone to flooding. This has potential to limit development opportunities.
- » The presence of groundwater recharging areas can have a negative effect on water quality.

OPPORTUNITIES

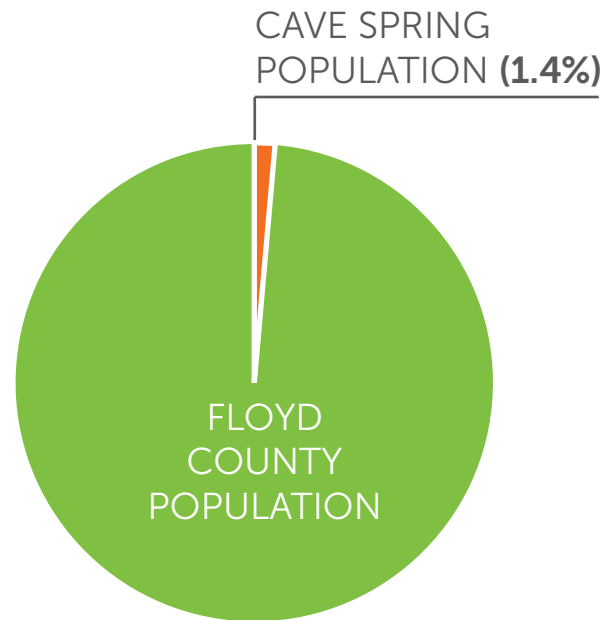
- » The aging population will prompt the need for more medical facilities and jobs in the medical field.
- » Furthering downtown's development via its master plan will provide many unique opportunities in the coming years.
- » The presence of Shorter University and Northwestern Georgia Technical College provides opportunities to leverage their academic programs for economic growth, particularly in the technology, education, and healthcare sectors.
- » The creation of a College and Career Academy will have the potential to introduce more students to trade industries that the local workforce needs.
- » There is widespread presence of wireless data and broadband internet, something that many employers are looking for when considering locations or relocations.
- » Rome currently has a lot of higher-income renters (about 22% of all renters have a household income of \$50,000 and higher), that may consist of a combination of "renters by choice" and holdovers from the foreclosure crisis nearly a decade ago that cannot purchase a home at this time despite being income-qualified. In the coming years, some of these holdovers may begin purchasing new homes, providing opportunities for the residential real estate market.
- » The rivers are prime areas to develop new parks and recreation opportunities.
- » Improving the appearance of transportation corridors will create a sense of place for both residents and visitors.
- » Expanding the trail network will have positive affects on tourism, recreation, and even commuting patterns.
- » Expanding transit service within Rome and throughout the rest of the county will have positive effects on quality of life, traffic, and economic development.
- » There are declining areas within the city that can benefit from adaptive reuse and/or redevelopment.
- » The closing of the recycling center in North Rome provides an opportunity to redevelop the area and bring some needed investment into the area.

CITY OF CAVE SPRING

DEMOGRAPHICS

TOTAL POPULATION

- » In 2018, Cave Spring’s total population was 1,347 people. This is nearly 400 more people than recorded in 2000, and the highest average annual rate of growth compared to Rome and Floyd County.
- » Cave Spring makes up about 1.4% of the county’s population. Historically, the city has hovered between 1-2% of the total county population, and their share is expected to remain consistent.
- » Population forecasts are based upon the assumption that Cave Spring’s share of the county population will remain consistent throughout the next twenty or so years. However, this could change pending the outcome of growth strategies explored within this plan.
- » Compared to growth between 2000 and 2018, it is forecast to be much slower over the next twenty years. The city can expect a 0.23% average annual growth rate from 2018 through 2040. This equates to 98 total new residents (1,445 total), and 4 new residents each year.



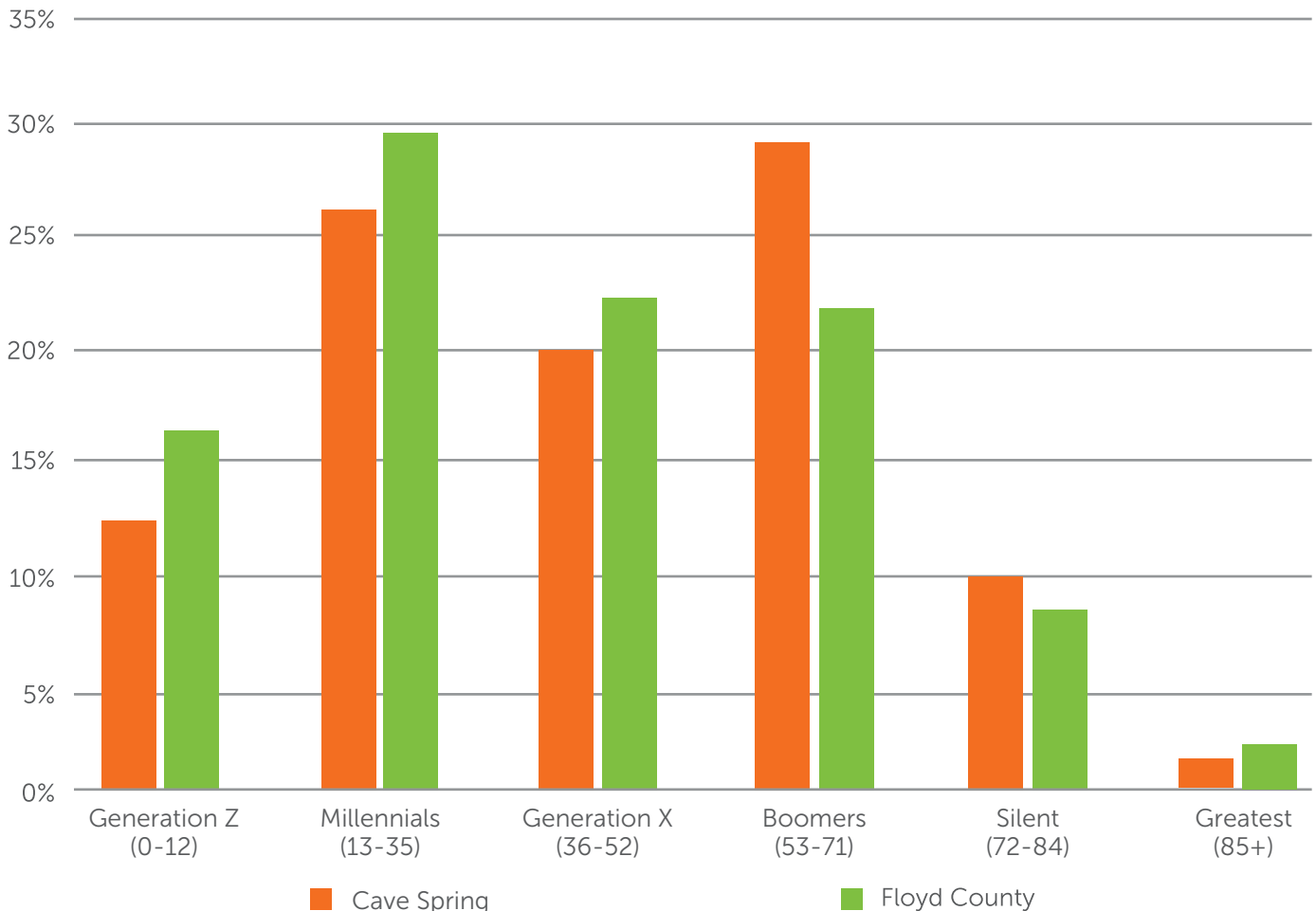
POPULATION	CAVE SPRING	FLOYD COUNTY	STATE OF GEORGIA
2000 Census	975	90,565	8,186,491
2010 Census	1,200	96,317	9,687,653
2018 Estimate	1,374	98,161	10,467,269
CAGR Growth (2000-2018)	1.9%	0.5%	1.5%
New Population (2000-2018)	399	7,596	2,280,778

AGE

Within the city, the age of current residents are broken down below by generation:

- » Generation Z (ages 0-12): 13%
- » Millennials (ages 13-35): 26%
- » Generation X (ages 36-52): 20%
- » Baby Boomers (ages 53-71): 29%
- » Silent Generation (ages 72-84): 10%
- » Greatest Generation (ages 85 and older): 2%

Baby Boomers are more prevalent in Cave Spring than any other group. Like the rest of the county, the proportion of residents over the age of 50 is expected to remain higher (see page 41). The median age for Cave Spring residents is 46.9 years; compared to Floyd County and the Northwest Georgia region, the population is older by about 9 years. The graph below compares age of residents in Cave Spring to those throughout Floyd County.

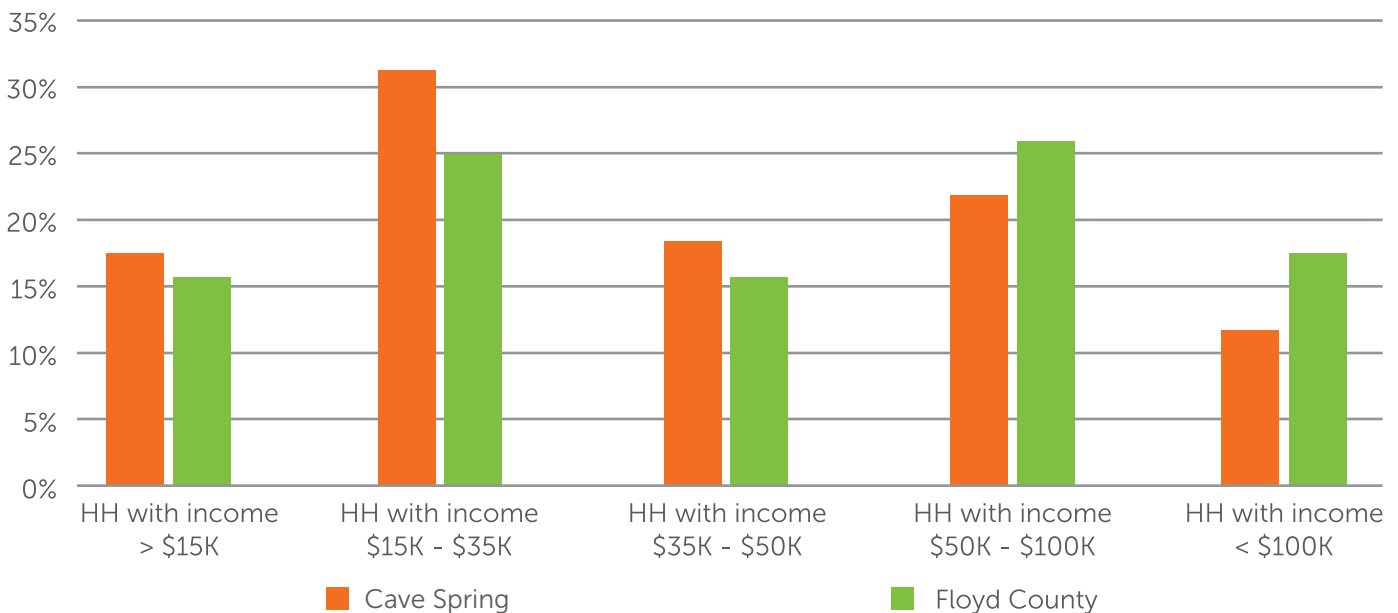
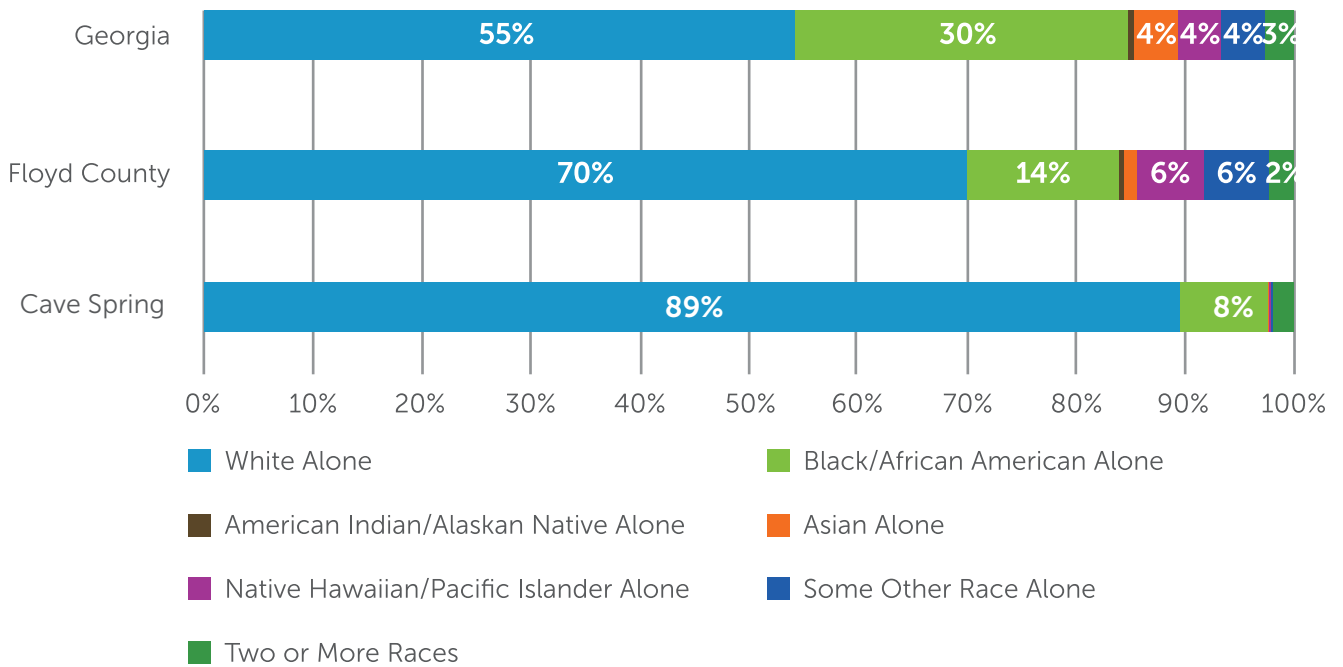


RACE & ETHNICITY

- » Cave Spring is not only less racially and ethnically diverse than the remainder of Floyd County, but it is less diverse than the Northwest Georgia region and the state.
- » 89% of Cave Spring residents classify as “white alone,” with the next most prevalent racial group (Black/African American alone) makes up only 8% of the population.
- » 2% of residents report having Hispanic or Latino origins, compared to Floyd County’s 11%.

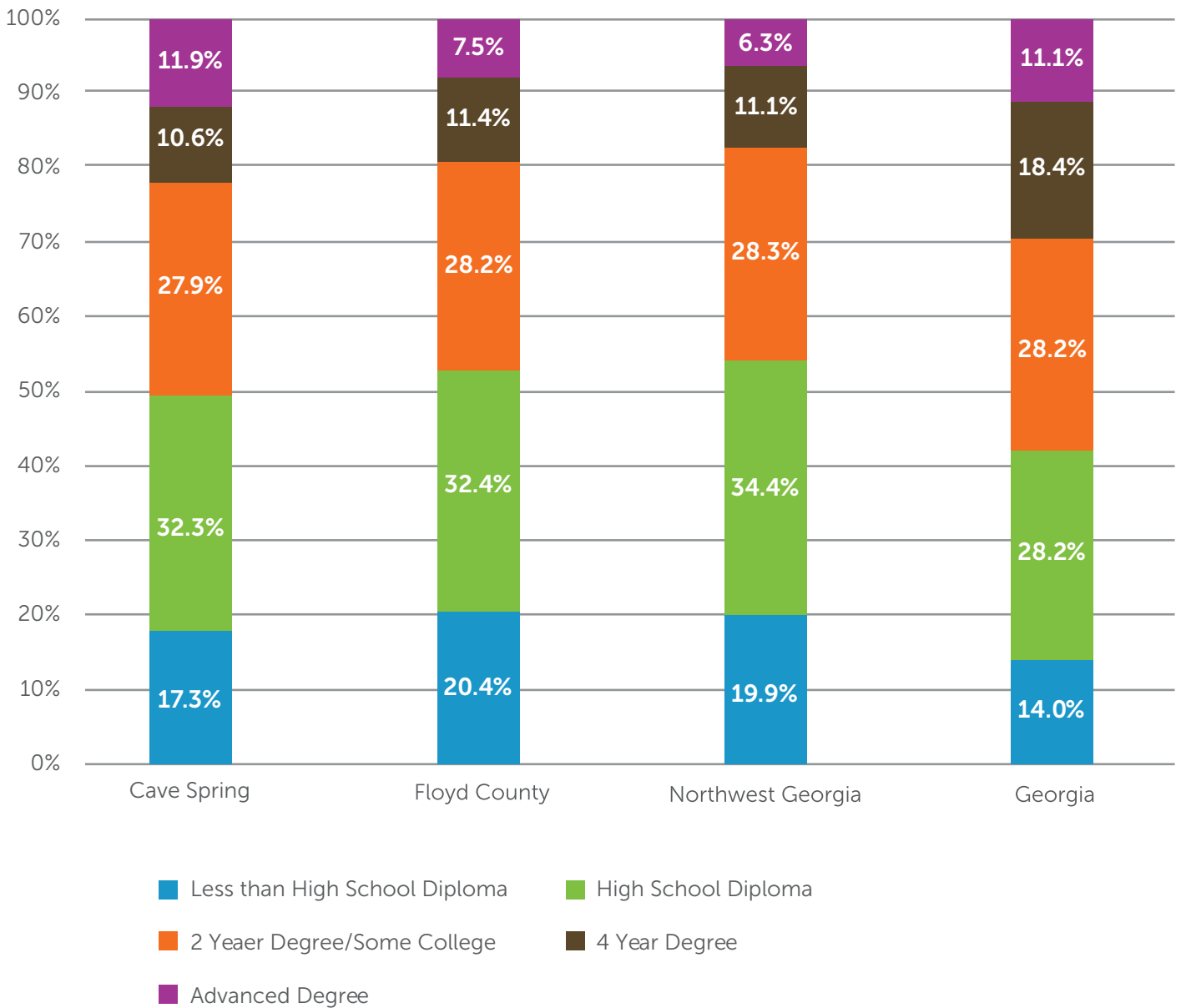
INCOME

- » Compared to the overall region, residents in Floyd Cave Spring are generally less affluent.
- » The median household income for Cave Spring in 2018 is \$36,586. Floyd County reports a median household income of \$43,463.
- » About 68% of Cave Spring households bring home less than \$50,000, while about 12% of households are reporting incomes of \$100,000 and higher.



EDUCATIONAL ATTAINMENT

- » Educational attainment is higher in Cave Spring than in Floyd County, but is somewhat consistent with the rest of the region.
- » 22.5% of Cave Spring residents have a bachelor’s degree or an advanced degree, while 17% of the population has not graduated with a high school diploma. What should be noted is that the rate of residents with an advanced degree is highest among the county, region, *and* state.
- » Compared to the region and state, attainment of a bachelor’s degree or an advanced degree is higher than the region, but lower than the state. High school graduation rates are slightly higher than the county and region, and 3% lower than the state’s rate.

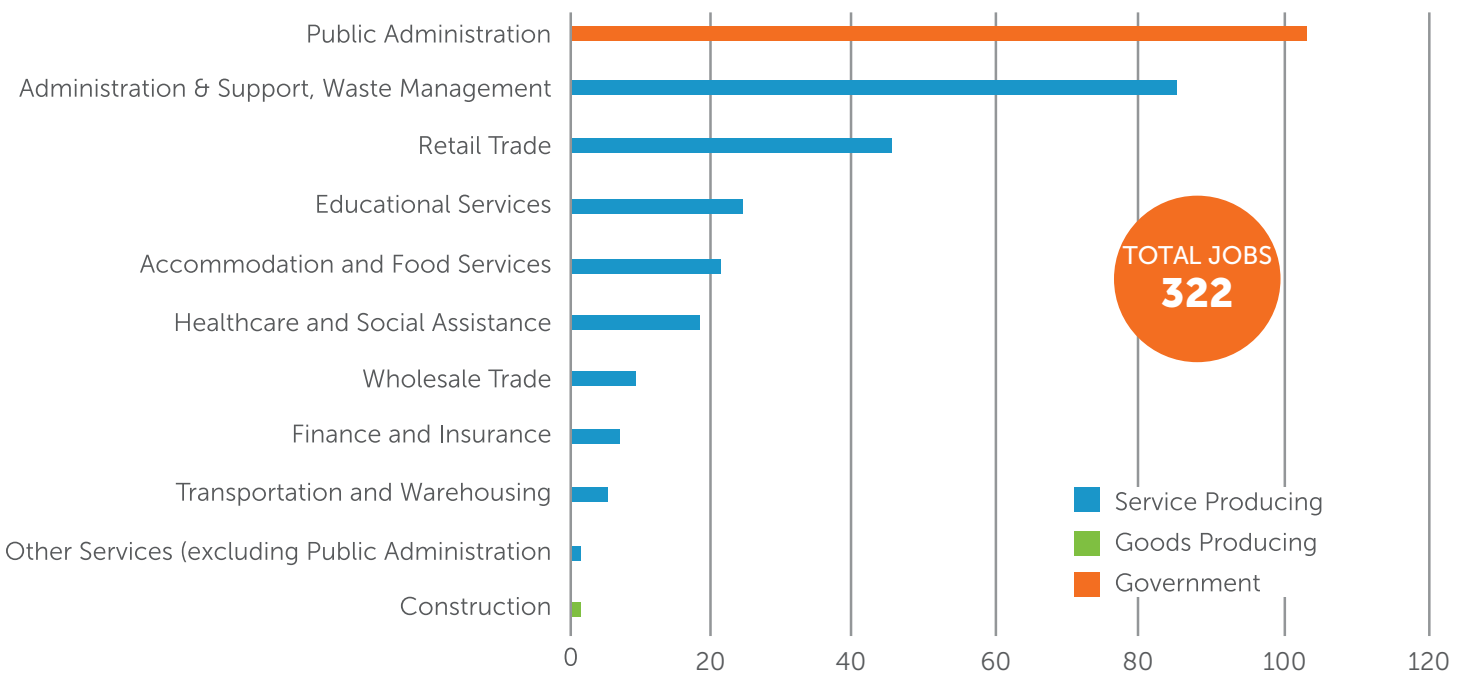


EMPLOYMENT

GENERAL ASSESSMENT

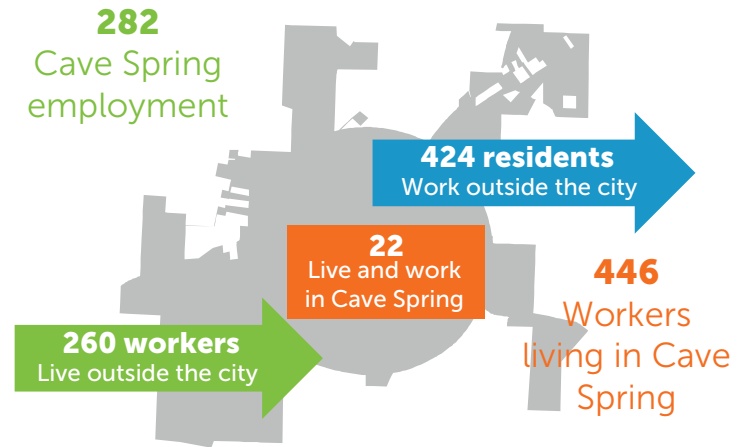
- » Employment in Cave Spring grew from 226 jobs in 2006 to 322 jobs in 2018.
- » 73% of all employees work in retail trade, administration & support, and public administration.
- » 19% of the city's employees hold a bachelor's degree.
- » The city's employee pool is predominantly white (79%).
- » Cave Spring exports almost twice as much employees (424) as it imports (260). Only 22 Cave Spring employees live within the city.
- » Employment in the city was still recovering in 2015 with 322 jobs, just shy of its 2011 high of 366 jobs.
- » Retail Trade made up 26% of all jobs in 2002, but that number has fell to 14%.
- » Educational services was once 25% of all jobs, but that sector now comprises 8% of all jobs. However, the administration & support industry increased its share of Cave Spring's jobs from 1% in 2002 to 27% in 2018.

CAVE SPRING'S EMPLOYMENT BY INDUSTRY



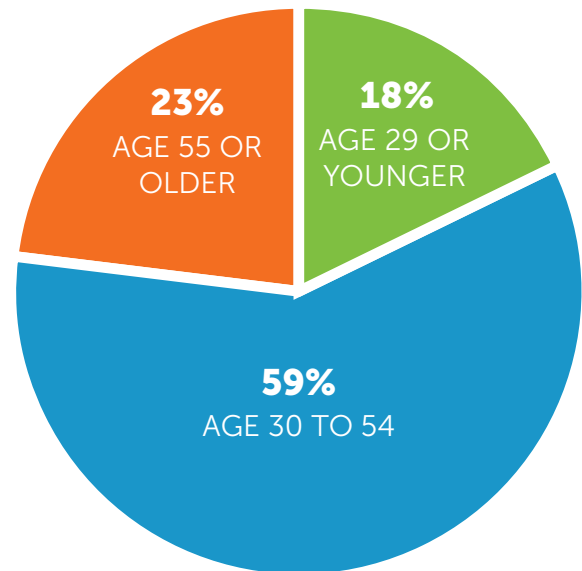
EMPLOYMENT INFLOW/OUTFLOW

- » While the vast majority of the 282 employees working in Cave Spring commute in, almost twice as many workers who live in Cave Spring commute outside the city for work.
- » Only 8% of employees working in Cave Spring also live within the city.
- » Nearly one of every three employed Cave Spring residents commute to Rome.
- » 27% of all employees live in other parts of Floyd County, 9% live in Rome, and 3% come from Cedartown.



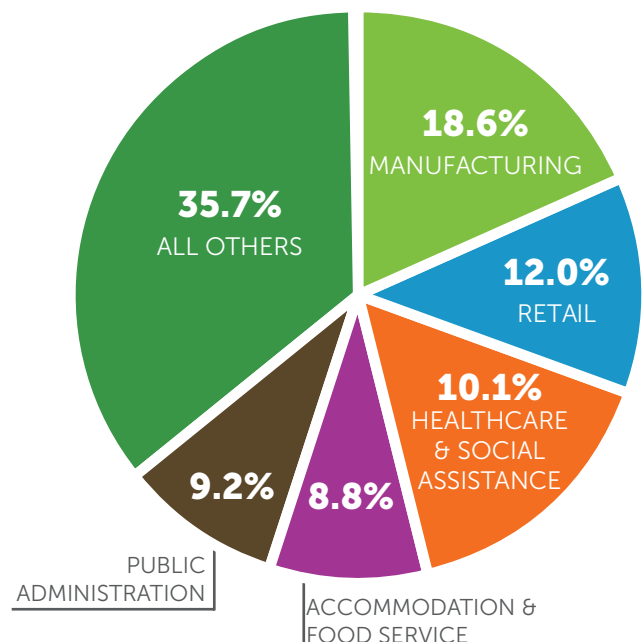
EMPLOYEE PROFILE

- » The typical worker in Cave Spring is between the ages of 30 and 54.
- » 15% of employees make an income of \$40,000 a year or higher, compared to 35% in Floyd County and 40% in Georgia.
- » 19% of Cave Spring employees hold a four-year college degree or more advanced degree, with an additional 23% reporting having some college or an Associate's degree.
- » The racial/ethnic profile of employees in Rome has changed little since 2009: around 21% reported being part of a minority racial or ethnic group in both 2009 and 2015.



EMPLOYED RESIDENTS

- » The number of employed Cave Spring residents has exceeded pre-Recession levels, growing by 20% from 2006 to 2015.
- » Residents are employed in a variety of sectors including:
 - » Manufacturing (18.6%)
 - » Retail trade (12.0%)
 - » Healthcare and social assistance (15.8%)
 - » Accommodation and food services (8.8%)
 - » Public administration (9.2%)



LAND USE

The existing land use mix in Cave Spring is fairly even, with the exception of commercial land being a definitive minority. The primary land use is agricultural/conservation at 43%. These lands are primarily farms and environmentally sensitive areas. These also include some underdeveloped or vacant lands.

At 27.6%, residential uses tie with public/institutional lands as the second-highest land use. The average residential parcel is 1.18 acres, a typical size for more rural communities, however two-thirds of residential parcels are under 1 acre, which is more dense than rural communities typically see.

Public/institutional lands are those that are owned by a tax-exempt organization (e.g. public schools, colleges and universities, churches, or governments). They make up 27.6% of the land in Cave Spring. Most notable of those are Rolater Park, Cave Spring Library, Cave Spring Park, Cave Spring Elementary School, and the Georgia School for the Deaf.

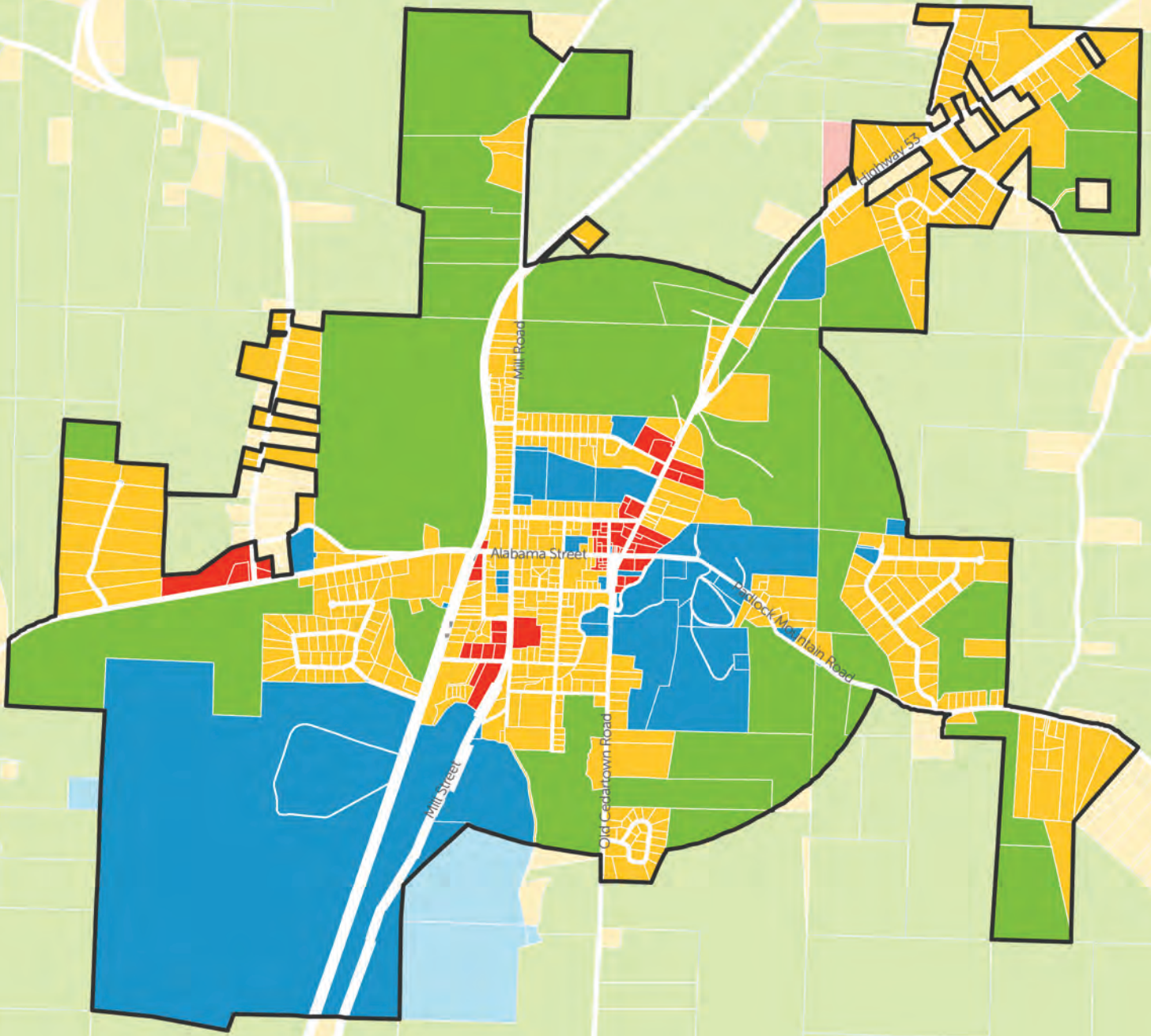
Commercial lands make up 1.8% of Cave Spring. Commercial lands are concentrated in the downtown area. Typical commercial development in Cave Spring is 1 to 2 story buildings, oriented to the sidewalk or street. Businesses include several restaurants, antique shops, a Dollar General, and other neighborhood businesses such as gas stations, car washes, a grocery store, and banks. There are vacant commercial buildings within the city, which provides opportunity to introduce other local businesses.

Below: Downtown Cave Spring.



LEGEND

- Residential
- Commercial
- Public/Institutional
- Agricultural/Conservation



COMMUNITY FACILITIES

Understanding where community facilities are located within a given area and how they serve the surrounding community is important to any planning process: it not only shows areas that are unlikely to change in the coming decade, but it gives insight to the services and facilities that are insufficient for the current and projected needs of residents.

SCHOOLS

CAVE SPRING ELEMENTARY SCHOOL

The city's only public school, Cave Spring Elementary School, is under the umbrella of the Floyd County School system (see page 52 for more information). Cave Spring Elementary School feeds into Coosa Middle School and Coosa High School, and enrolls 226 students in grades pre-kindergarten through 5th grade. It should be noted that Cave Spring Elementary School is currently one of the State of Georgia's lowest performing elementary schools: the Georgia Department of Education gave the school a score of 55.8 (F) on its College and Career Ready Performance Index (CCRPI) which measures student achievement and progress. Student mobility (the number of times students enroll and withdraw divided by fall enrollment) is high at 24%, compared to the rest of the Floyd County Schools at 12% and Rome City Schools at 16%. Low school performance has a two-fold effect on local population: families will move out of a community if the local schools are under-performing in favor of a higher performing local school, and the school risks losing some funding due to declining populations. Lower home prices can also affect the share of money a school receives from the local school system. All these factors, along with some school district-specific factors, are likely affecting Cave Spring Elementary School's performance.

GEORGIA SCHOOL FOR THE DEAF

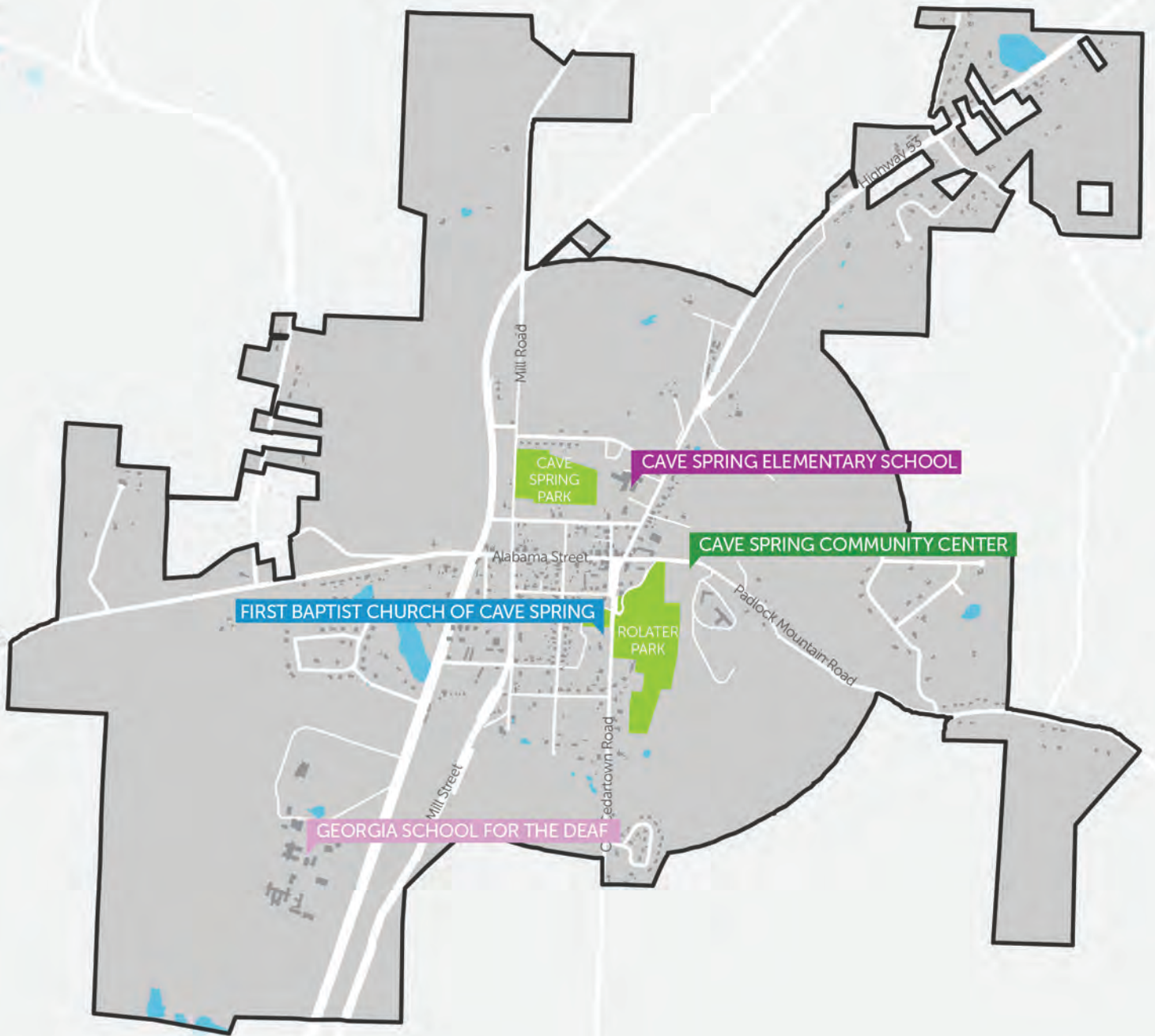
Founded in 1846, the Georgia School for the Deaf (GSD) provides education and services to deaf and hard-of-hearing students between the ages of three and eighteen years old. The campus is 300 acres, and is located in the southern part of Cave Spring. It offers residential options for non-local students. GSD is the state's only school serving deaf and hard-of-hearing youth. The relationship between Cave Spring and GSD is unique because many residents and business owners in the city are able to communicate with sign language.

PARKS AND RECREATION

The Rome-Floyd Parks & Recreation Authority operates parks, recreational facilities, and programs for the entire county. They have 1 park in Cave Spring. **Cave Spring Park** along Mill Street is a 10 acre park with outdoor basketball courts, multi-purpose fields, picnic shelters, a playground, softball/baseball fields, and two lighted tennis courts.

The **Cave Spring Community Center** was opened by the City of Cave Spring and its Downtown Development Authority in 2009 on the historic Georgia School for the Deaf campus. The building was originally the dining hall, and its main use is an event center.

The 29 acre **Rolater Park** features the eponymous cave and spring of Cave Spring. The park has covered pavilion areas and picnic tables, a playground, and wading areas. Flowing through it and other parts of the city is the Little Cedar Creek. Rolater Lake, located in the center of the park, offers public swimming during the summer months. Rolater Park is one of the city's biggest tourist attractions, alongside its historical buildings and the Georgia School for the Deaf.



TRANSPORTATION

The following section reports on the existing conditions of Cave Spring's transportation network, including roadway classification, crashes, and bicycle and pedestrian infrastructure. The information presented will influence the recommendations made in Chapter 3 - Community Vision.

COMMUTING PATTERNS

92% of Cave Spring residents commute to work driving alone. The next highest mode is carpooling, which makes up 6% of all commutes. Under 2% of the population report walking or bicycling as a means of commuting. Considering that 424 out of 446 employed residents work outside the city and in areas that are automobile-oriented, this is not surprising.

ROADWAY CLASSIFICATION

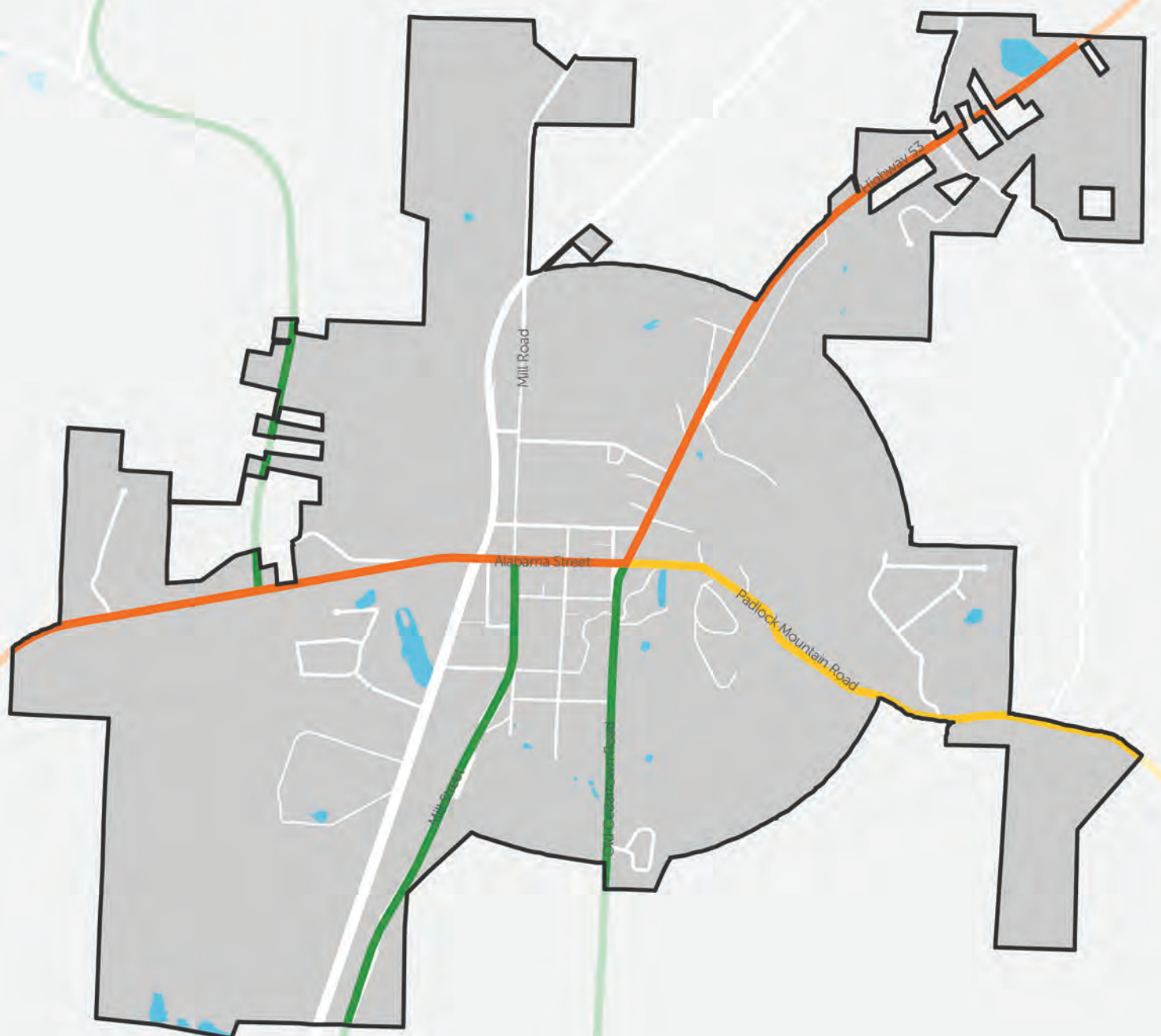
Cave Spring's roadways serve a purpose of connecting local roads to major county roads for both local and long-distance trips. Examining the functional classification of the roadways gives insight as to how the roadways are supposed to function in relationship to each other and with the regional transportation network, and can determine if there are any problems affecting mobility. Functional classification is often broken down into two main categories: arterials and collectors. See the sidebar on page 56 for an in-depth explanation on arterials and collectors.

The network as a whole is very centered around the city's historic center. The city's arterial (US-411/SR-53/ Alabama Street/Gadsden Road) connects Cave Spring to both Alabama, and northbound to Rome, northern Floyd County, and Gordon County. The collector streets serve as key corridors useful for both local and more regional trips. These streets were designed to balance capacity with function. The collectors on the southern side of Cave Spring, Old Cedartown Highway and SR-100/Mill Street, connect to Cedartown and Polk County, and Fosters Mill Road in the northwestern corner of Cave Spring terminates at Shorter Avenue in Rome. They tend to be more sparse in these more rural areas.

Considering the transportation patterns in this area of Floyd County and where Cave Spring's major commercial and residential centers are located, the functional classifications as they are seem to be sufficient in meeting the needs of roadway users. However, there are other factors that affect the experience of roadway users, such as roadway condition, roadway and intersection design, signalization, et cetera, that needs to be considered.

LEGEND

- Freeway
- Principal Arterial
- Minor Arterial
- Major Collector
- Minor Collector



TRAFFIC

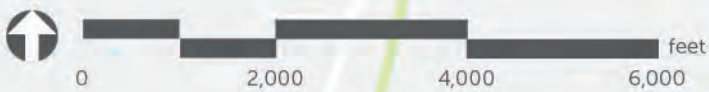
See below and the map to the right for annual average daily traffic counts from 2016 (annual average daily traffic is recorded by the Georgia Department of Transportation, and reflects the average number of vehicles that travel different road segments in any given day).

- » Fosters Mill Road: 2,540
- » Old Cedartown Road: 2,160
- » Padlock Mountain Road: 230
- » SR-100/Mill Street: 1,420-3,350
- » US-411/SR-53/Alabama Street/Gadsden Road: 3,500-6,030

Compared to Rome and unincorporated Floyd County, Cave Spring sees much fewer cars daily. There are no road segments that see over 10,000 vehicles daily. Most of the traffic is concentrated on US-411/SR-53/Alabama Street/Gadsden Road, the city's principal arterial, fulfilling the function of that road as it brings people to and from Rome and Alabama (specifically, Gadsden). Most of the roads that see less than 5,000 vehicles daily are located in more residential areas and less dense areas. The nearby West Rome Bypass has potential to divert more traffic away from Cave Spring, which could threaten the city's economic development by limiting its visibility.

LEGEND

- 0 - 1,000 vehicles daily
- 1,000 - 5,000 vehicles daily
- 5,000 - 10,000 vehicles daily
- 10,000 - 20,000 vehicles daily
- 20,000 - 30,000 vehicles daily
- 30,000 - 35,000 vehicles daily



CRASHES

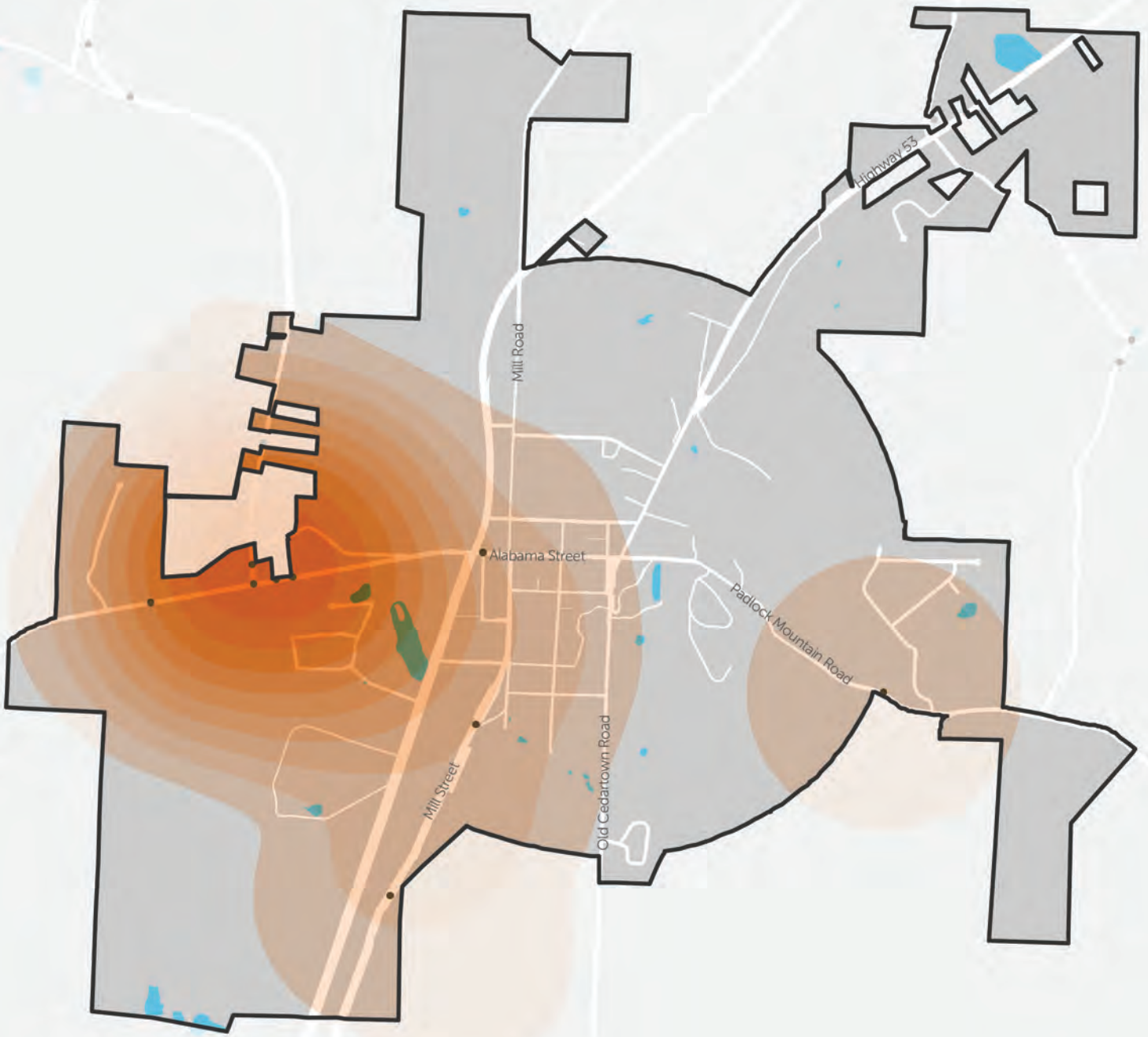
Crash data indicates the safety of existing roadways. The more incidents a roadway has, the more likely it is that there are safety improvements that can be made to reduce the overall crash rate.

In Cave Spring, there were 11 crashes resulting in a fatality or injury between 2011 and 2017, with 1 fatality and 14 injuries. The crash rate was less than 2 crashes per year.

The majority of the crashes occurred along US-411/SR-53/Alabama Street/Gadsden Road and SR-100/Mill Street, away from the city center.

LEGEND

- 1 crash resulting in fatality or injury
- Crash density



BICYCLE & PEDESTRIAN FACILITIES

Within the city of Cave Spring, there are limited pedestrian and bicycle facilities. Sidewalks are limited to the city's historic center, and there are no on-street bicycle facilities or off-road multi-use trails. The Northwest Georgia Regional Commission has designated Mill Street, Alabama Street, and Padlock Mountain Road as part of regional bicycle route #103. It is likely that in the future some on-street bicycle facilities could be built on these roads to realize that vision.

In 2015, a feasibility study was conducted to examine how Cave Spring could connect to the Silver Comet Trail to the south. Connecting to the trail via Cedartown would create economic development opportunities for Cave Spring, and could jump-start efforts to create a more complete and connected network of bicycle and pedestrian facilities (see pages 34-35 for more information on that effort). A segment of the Pinhoti Trail runs through Cave Spring. Most of Floyd County's portion of the trail are on-road, meaning that users have to use the roads to walk or bike. The trail connects to Alabama and the North Georgia mountains, and terminates at the Benton McKaye trail at Springer Mountain. There is potential to connect to this trail through the Cave Spring to Cedartown Trail.

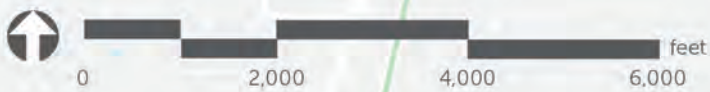
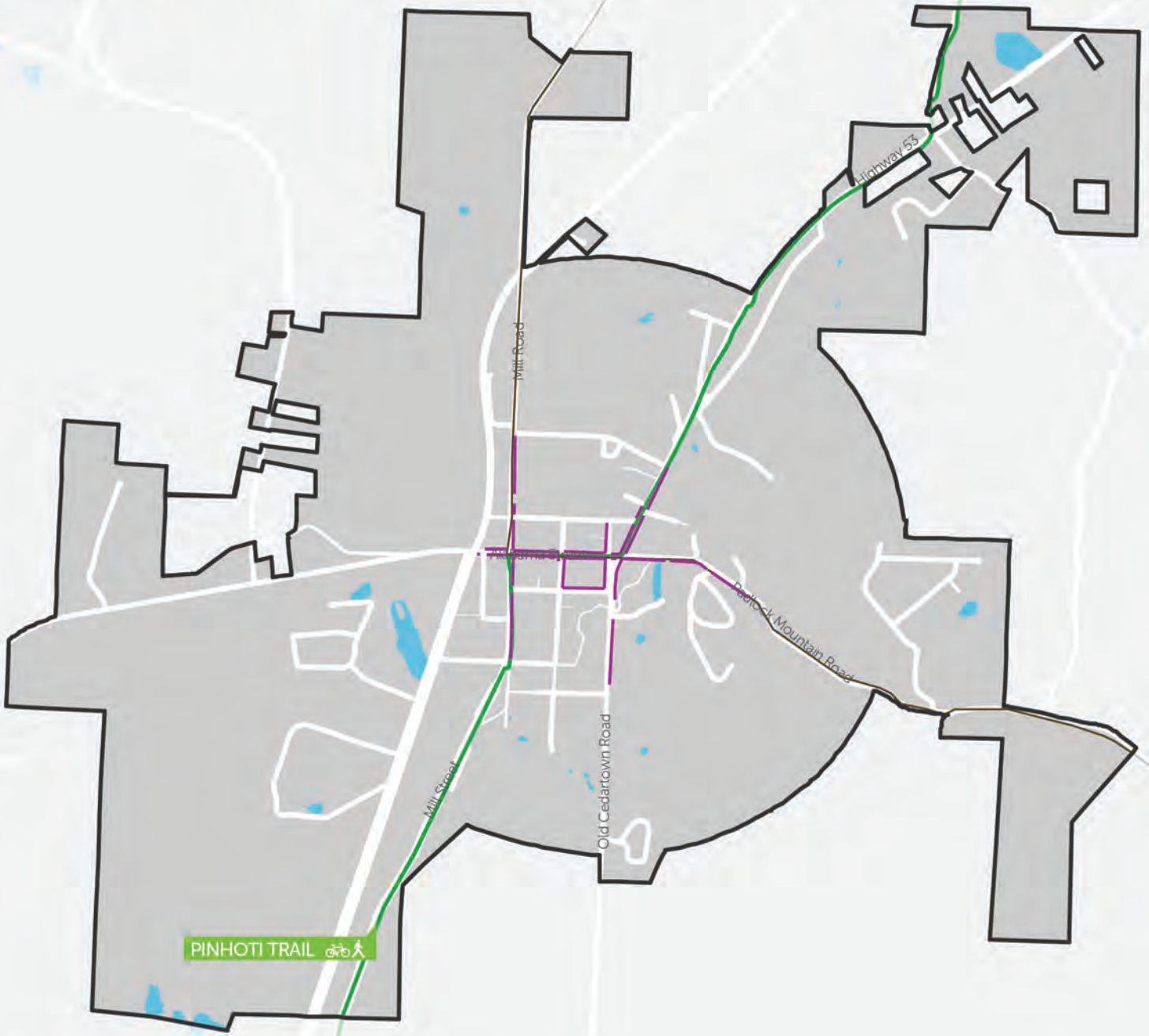
Below, left: There are sidewalks that provide some connectivity in downtown Cave Spring.

Below, right: A Pinhoti Trail marker in downtown Cave Spring.



LEGEND

- Sidewalk
- Sharrow
- Bike lane
- Multi-use trail
- Programmed multi-use trail
- Regional bicycle routes

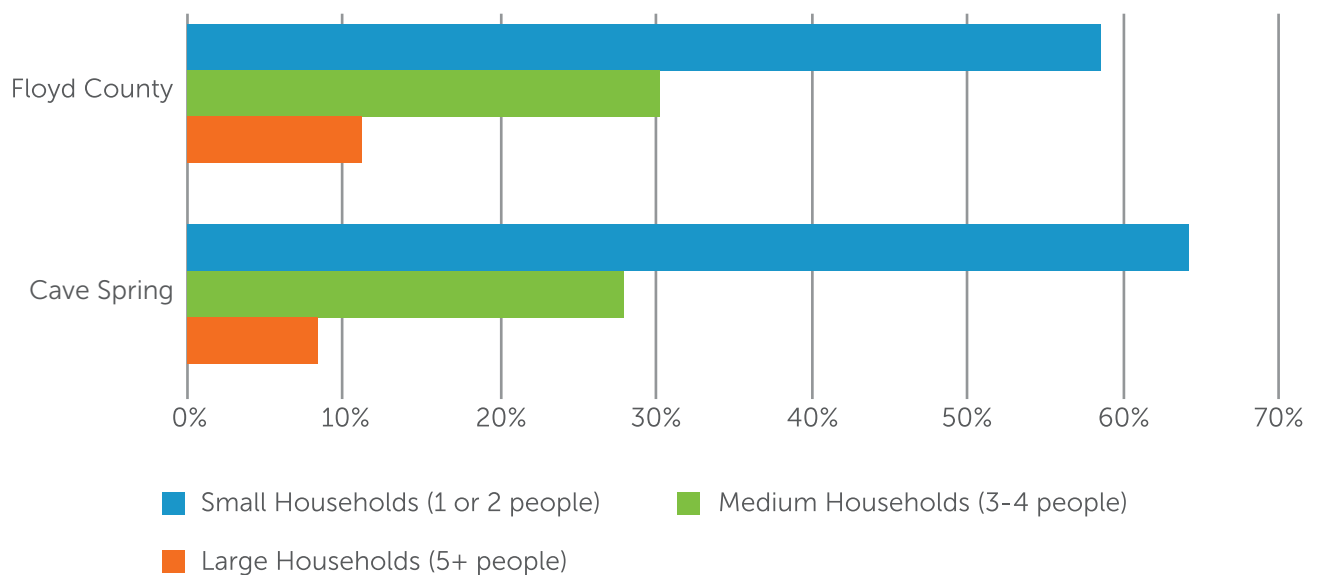


HOUSING

HOUSEHOLD CHARACTERISTICS

- » Households in the city tend to be slightly smaller than those in the overall region.
- » 71% of households in the city do not have children, a slightly higher rate than in the rest of the county, the Northwest Georgia region and the state.

HOUSEHOLD CHARACTERISTICS	CAVE SPRING		FLOYD COUNTY		NORTHWEST GEORGIA		STATE OF GEORGIA	
Estimated households (2018)	549		35,878		325,220		3,891,635	
Small households (1 or 2 people)	351	64%	21,001	59%	177,420	55%	2,219,343	57%
Medium households (3-4 people)	153	28%	10,905	30%	106,868	33%	1,222,657	31%
Large households (5+ people)	45	8%	3,962	11%	40,932	13%	449,635	12%
Households with children	159	29%	12,358	34%	124,313	38%	1,435,527	37%
Households without children	390	71%	23,520	66%	200,907	62%	2,456,108	63%
Non-family households	167	30%	11,023	31%	85,960	26%	1,227,580	32%
Estimated average household size (2018)	2.4		2.6		2.7		2.6	



HOUSING TYPE & TENURE

- » The majority of housing units in the county are single family detached, accounting for 70% of the housing stock.
- » Of these units, 17% are occupied by renters.
- » 29% of all housing is renter-occupied.
- » Cave Spring has no townhomes, and has a very low rate of multi-family units compared to the county.
- » 30% of renters live in single family homes.

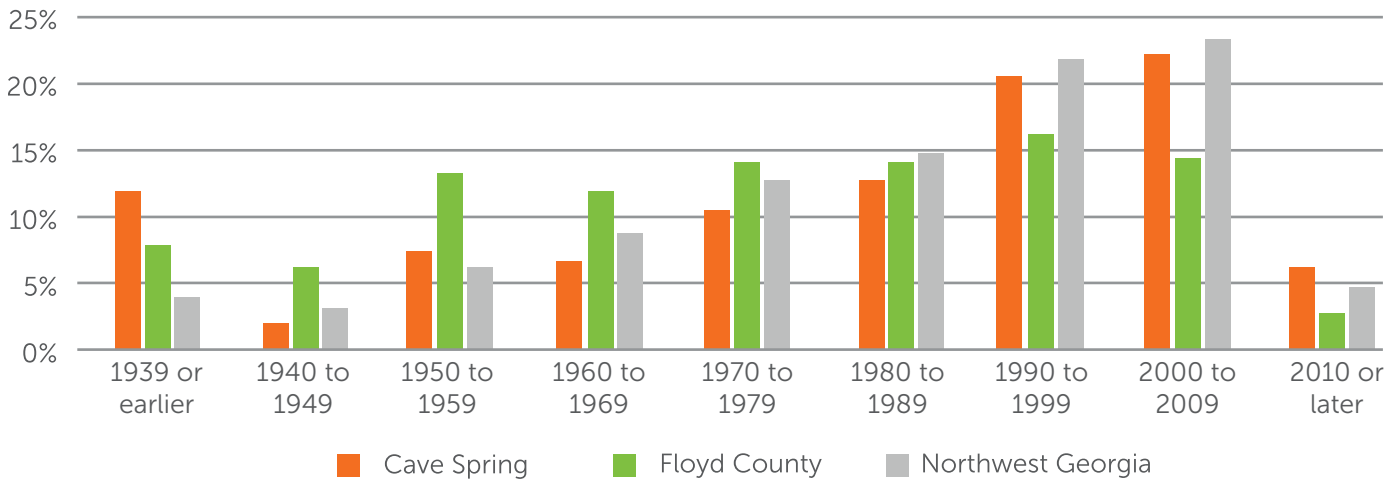
	% OF ALL HOUSING UNITS	% OF ALL RENTER-OCCUPIED UNITS	% OF ALL OWNER-OCCUPIED UNITS	% OF UNITS IN CATEGORY THAT ARE RENTER-OCCUPIED	% OF UNITS IN CATEGORY THAT ARE OWNER-OCCUPIED	TOTAL
Single family	70.8%	30.5%	96.5%	16.7%	83.3%	100%
Townhome	-	-	-	-	-	-
Subtotal - Single family & Townhome	70.8%	30.5%	96.5%	16.7%	83.3%	100%
Duplex	9.3%	22.3%	1.0%	93.4%	6.6%	100%
3 or 4 units	8.1%	20.8%	-	100%	-	100%
5 to 9 units	5.7%	14.7%	-	100%	-	100%
10 or more units	2.2%	5.6%	-	100%	-	100%
Subtotal Multi-family	25.3%	63.4%	1.0%	97.6%	2.4%	100%
Mobile home or other type	3.9%	6.1%	2.6%	59.9%	40.1%	100%
Total	100%	100%	100%			

- » Housing affordability is a possible issue in Cave Spring: 35.9% of homeowners paying a mortgage as part of their monthly housing costs report using over 30% of their income towards those costs. 39.9% of renters report spending 30% or more of their income toward rent alone.

HOUSEHOLD INCOME	% OF ALL HOUSEHOLDS IN INCOME CATEGORY	% OF ALL OWNERS IN INCOME CATEGORY	% OF ALL RENTERS IN INCOME CATEGORY	% OF INCOME CATEGORY WHO OWN HOMES	% OF INCOME CATEGORY WHO RENT HOMES	TOTAL
Less than \$25,000	33.3%	21.9%	51.2%	40.2%	59.8%	100%
\$25,000-\$49,999	27.6%	24.5%	32.5%	54.3%	45.7%	100%
\$50,000-\$74,999	17.6%	26.5%	3.6%	92.1%	7.9%	100%
\$75,000-\$99,999	12.4%	16.1%	6.6%	79.3%	20.7%	100%
\$100,000-\$149,999	7.3%	8.1%	6.1%	67.6%	32.4%	100%
\$150,000 or more	1.8%	2.9%	0.0%	100%	0.0%	100%
Total	100%	100%	100%			

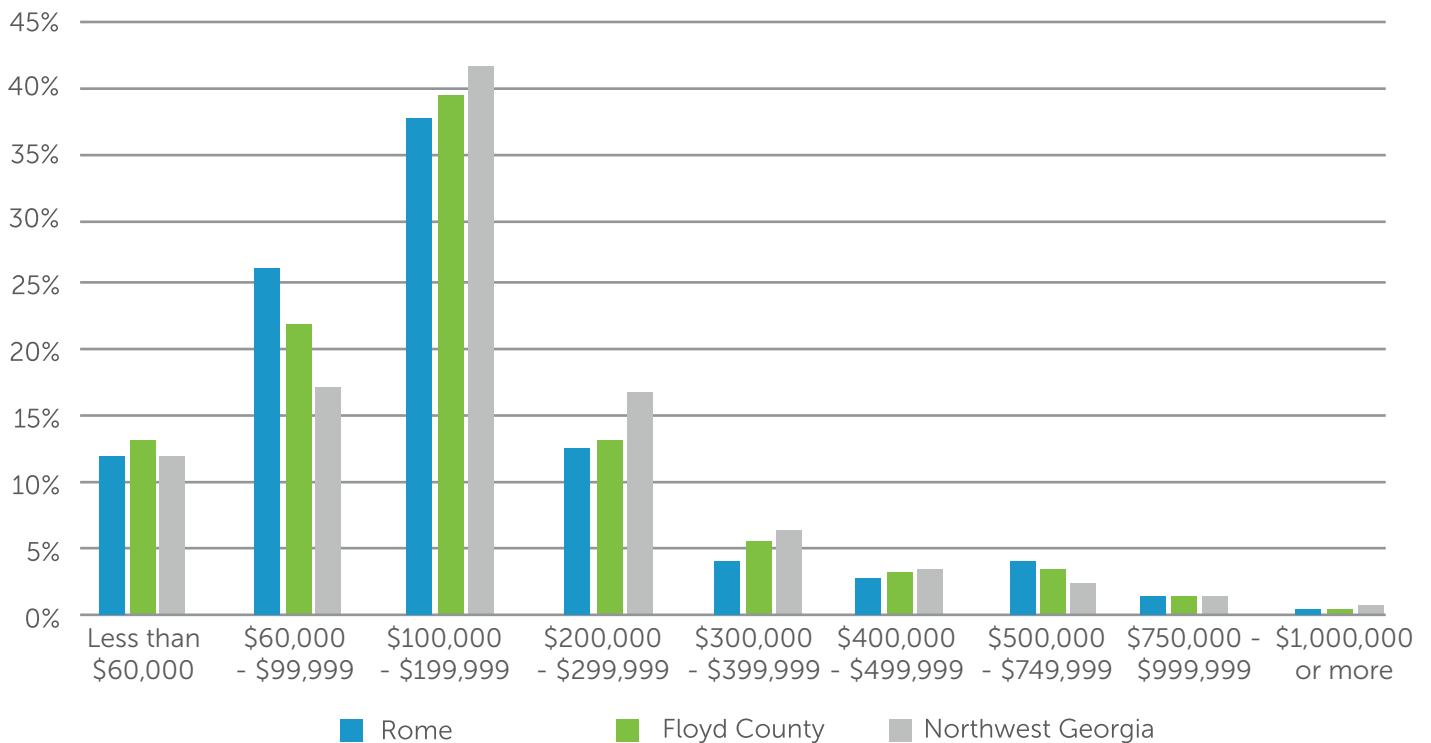
AGE OF HOUSING

- » The housing stock in Cave Spring is comparatively new than the other study areas, with 48% of all housing units built since 1990.



HOUSING VALUE

- » Nearly 40% of the housing in the city are valued between \$100,000 and \$200,000.
- » The median value is \$113,227, about \$17,000 less than Floyd County, and \$30,000 less than the Northwest Georgia median value.





NATURAL & CULTURAL RESOURCES

WATERSHEDS

Cave Spring is located in the Upper Coosa watershed, which is part of the Coosa river basin. The Environmental Protection Agency (EPA) has not reported any has not recently reported any water quality issues in Cave Spring.

GROUNDWATER RECHARGE AREAS

According to the Georgia Department of Natural Resources, there are no groundwater recharge areas in Cave Spring.

WETLANDS

According to data compiled through the National Wetlands inventory, there are wetlands along streams and near ponds. Within the city, there exists National Wetlands, and FEMA 100-year flood zones.

PROTECTED MOUNTAINS

Cave Spring does not contain any protected mountains.

PROTECTED RIVER CORRIDORS

There are no protected river corridors in Cave Spring.

GREENSPACES & FLOODPLAINS

Cave Spring has two parks, and a lot of land marked as "conservation" lands. Floodplains run through the center of the city along a major stream (see the map on page 127).

CULTURAL RESOURCES

Along with the parks and the cave, according to the Rome Office of Tourism, the Cherokee Vann Cabin is a key cultural resource with its display of Cherokee artifacts, and it is a National Trail of Tears site.

HISTORIC RESOURCES

Cave Spring has 24 listings on the National Register of Historic Places: 20 buildings and 4 districts, 2 of which are significant.

HISTORIC RESIDENTIAL DISTRICT

The Cave Spring Residential Historic District encompasses several intact blocks of housing and two churches along Alabama Road and Rivers Street west of downtown. The houses are detached, wood-framed, single family residences. They range in size from relatively large "mansions" (by Cave Spring standards) to small cottages and in date from the mid-nineteenth century to the early-twentieth century. Styles represented include Greek Revival, Gothic Revival, Italianate, Victorian Eclectic, and Queen Anne. The Cave Spring Residential Historic District is significant in terms of community planning and development because it represents the growth of a residential neighborhood in a town that was "planned" only by virtue of a gridiron street plan linked to country roads. Its development resulted from need and a convenient location along a major street. Once started, it grew upon itself in a self-supporting cycle. This rather ad-hoc development of a residential neighborhood along a major street in an otherwise undifferentiated gridiron is typical of small-town growth in the nineteenth century.

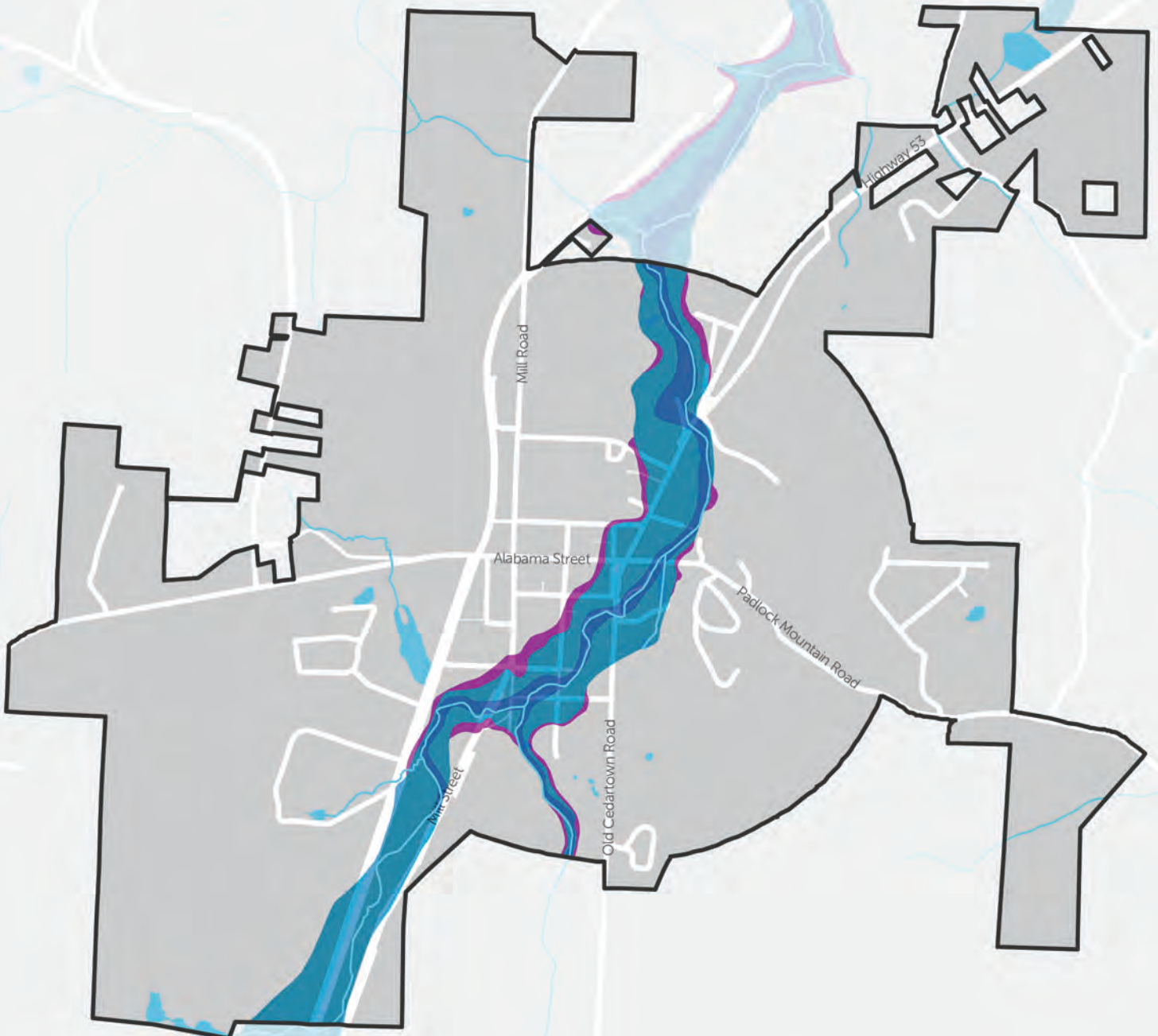
HISTORIC COMMERCIAL DISTRICT

The Cave Spring Commercial Historic District encompasses the historic commercial downtown of Cave Spring. It is centrally located within the city limits at the northeast corner of the gridiron street plan. Principal city streets and rural highways intersect in this area, creating an elongated, triangular-shaped park. Architecturally, the district consists primarily of a relatively dense group of several one- to two-story, late-nineteenth- and early twentieth-century brick buildings. This district is significant in terms of community planning and development because it represents the growth of a commercial center in a town that was "planned" only by virtue of a gridiron street plan joined to country roads. Its development was neither inevitable nor fortuitous; rather, it resulted from need and a convenient location at a major crossroads. It is very typical of small-town growth in the nineteenth century.

LEGEND

Water

- 500-year Floodplain
- 100-year Floodplain
- Floodway



ISSUES & OPPORTUNITIES

Listed below are the primary issues and opportunities gathered through examining existing conditions and community engagement.

ISSUES

- » The population is aging — there will be a need for not only more senior housing, but options for active seniors and those who will require more medical care.
- » Truck traffic through the downtown is a nuisance for residents and business owners.
- » There is limited recreation opportunities in Cave Spring.
- » The city lacks some of the financial resources needed to execute necessary improvements and programs.
- » There is a limited amount of developable real estate, which further limits economic development opportunities.
- » There are few entry-level job opportunities for younger workers.
- » After they finish their education, millennials are moving away to live and work in larger cities, like Atlanta and Birmingham, which will further decrease the number of young families with children living in the county. Measures need to be taken to attract and retain this population.
- » The local school population is diminishing — this may be related to the local elementary school's low performance. It brings forth a dilemma: is low school performance affecting population growth in Cave Spring, or is a declining population of school-age children and lower real estate prices affecting school performance?
- » Downtown Cave Spring has good bones, but there needs to be more investment in the area for it to truly thrive.

- » There are no public transportation routes in Cave Spring, which will negatively eventually affect the existing and growing senior population, who could benefit from para-transit service, and may hurt future economic development opportunities.
- » The Rome Bypass could hurt Cave Spring in diverting traffic away from the city, limiting the "face time" it may get from vehicles passing through the area.
- » With the exception of the Pinhoti Trail, there is a lack of public trails.
- » Housing affordability is a possible issue. Nearly 36% of homeowners with a mortgage report using over 30% of their income towards housing. Nearly 40% of renters also report spending more than 30% of their income on housing.

OPPORTUNITIES

- » Cave Spring has unique opportunities to expand its tourism base through not only the cave and its popular shopping and restaurant destinations, but through connecting to the Silver Comet Trail via Cedartown.
- » Annexing land into the city from Floyd County may prove beneficial to the tax digest (more property taxes) and could help fund some longer term projects.
- » Expansion of the Rome Transit Department's services into Cave Spring could provide new connections to Rome and the rest of the county.
- » New housing developments, especially senior housing, traditional neighborhood development, and loft housing in or near the downtown, can help attract new residents, as well as new local service-oriented businesses.

MARKET ANALYSIS & BROADBAND ACCESS

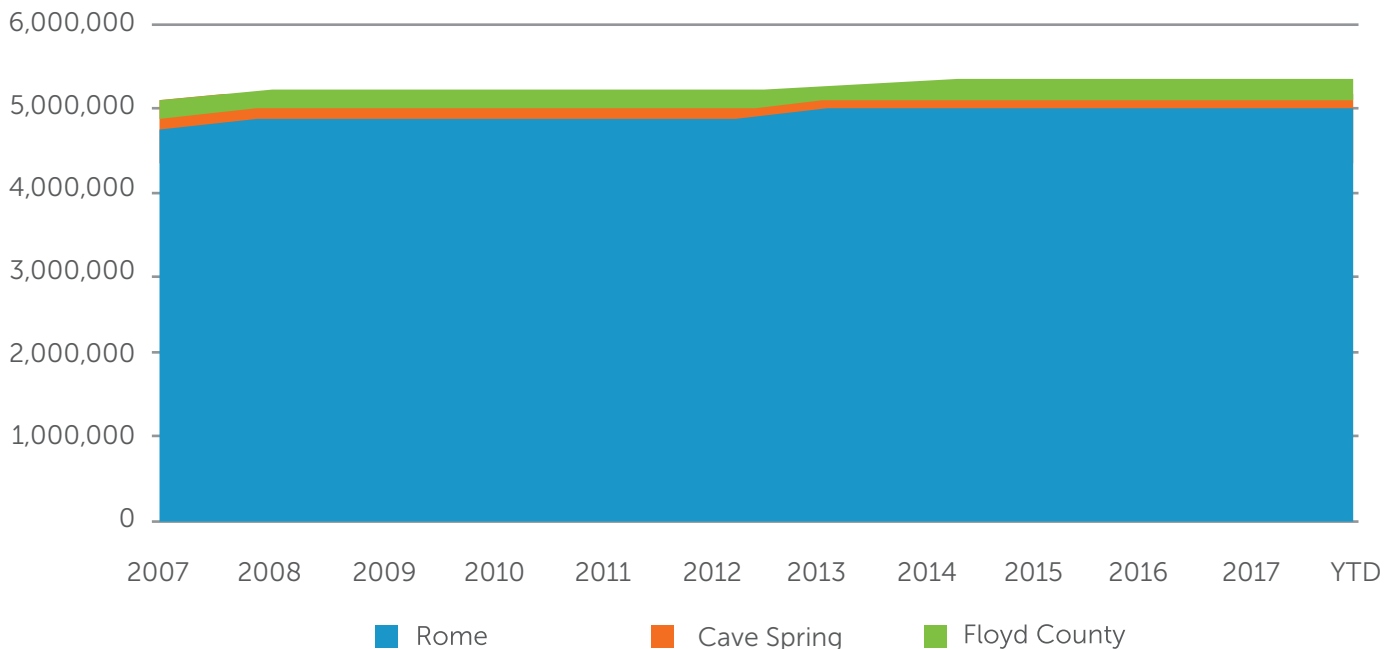
MARKET ANALYSIS

RETAIL MARKET

- » There is over 5 million square feet of retail space in Rome, making up about 96% of all of Floyd County's retail space. Cave Spring has only 63,000 square feet of retail.
- » Average retail rents in Rome (\$6.87/square foot) are slightly higher than the overall average for Floyd County (\$6.77/square foot). Retail rental rates in Rome are at a ten-year low.
- » Retail vacancy has decreased significantly since the Recession. Vacancy rates have decreased by more than half, from a 2011 high of 10% to only 4.6% in 2018.
- » Retail property in Floyd County is concentrated in downtown Rome and along the SR-20 corridor.

	CAVE SPRING	ROME	FLOYD COUNTY
Existing Buildings	12	407	441
Existing Square Footage	63,337	5,102,520	5,292,970
Vacancy Rate	-	4.6%	4.1%
Average Triple-Net Rent	-	\$6.87	\$6.77

TOTAL RETAIL SPACE

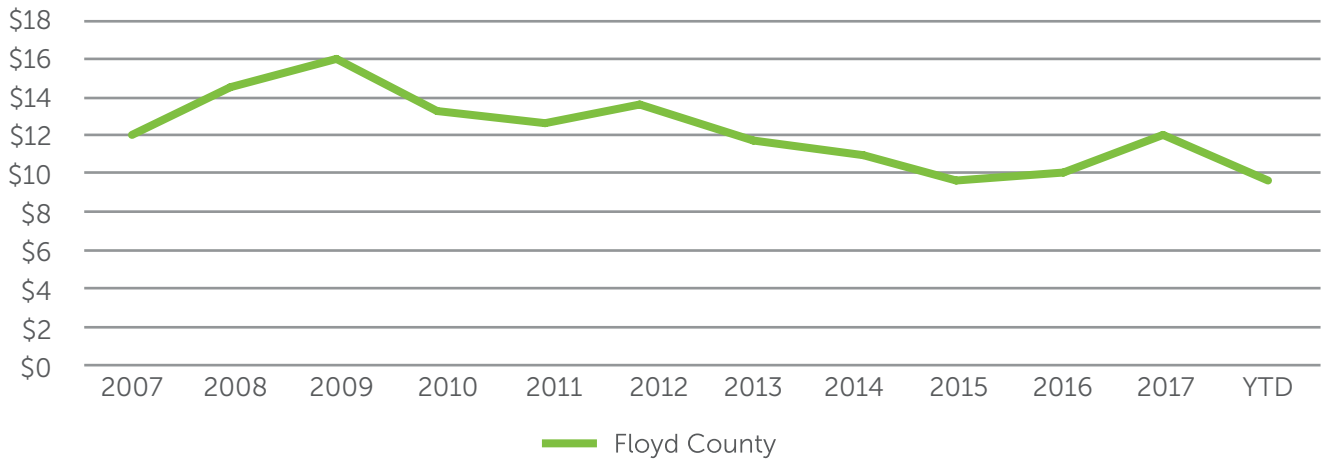


OFFICE MARKET

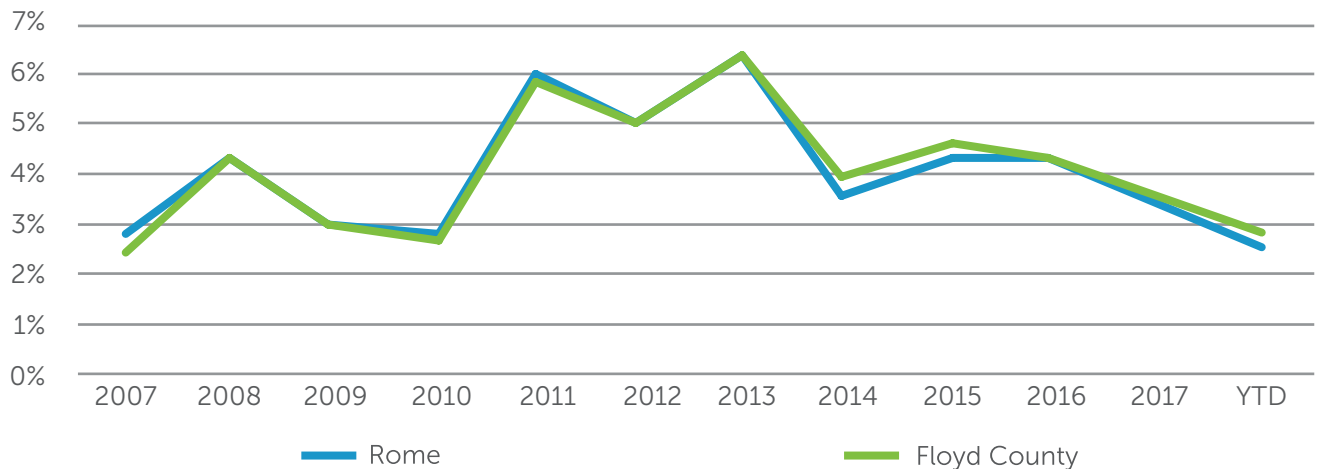
- » Office space in Rome makes up more than 99.9% of all Floyd County office space.
- » Office rents have fallen even during Recession recovery, from a 2009 high of \$15.98/square foot to a 2018 low of \$9.54/square foot.
- » Average office vacancy in Rome peaked at 6% in 2014 but has since recovered to a low of 2.7% in 2018.
- » Office property is concentrated in downtown Rome, near Berry College at SR-1 and SR-27, and near the intersection of East 2nd Avenue and East 12th Street.

	CAVE SPRING	ROME	FLOYD COUNTY
Existing Buildings	-	216	218
Existing Square Footage	-	1,951,572	1,960,175
Vacancy Rate	-	2.7%	2.9%
Average Triple-Net Rent	-	\$9.54	\$9.54

OFFICE RENT, 2007-2017



OFFICE VACANCY RATE, 2007-2017

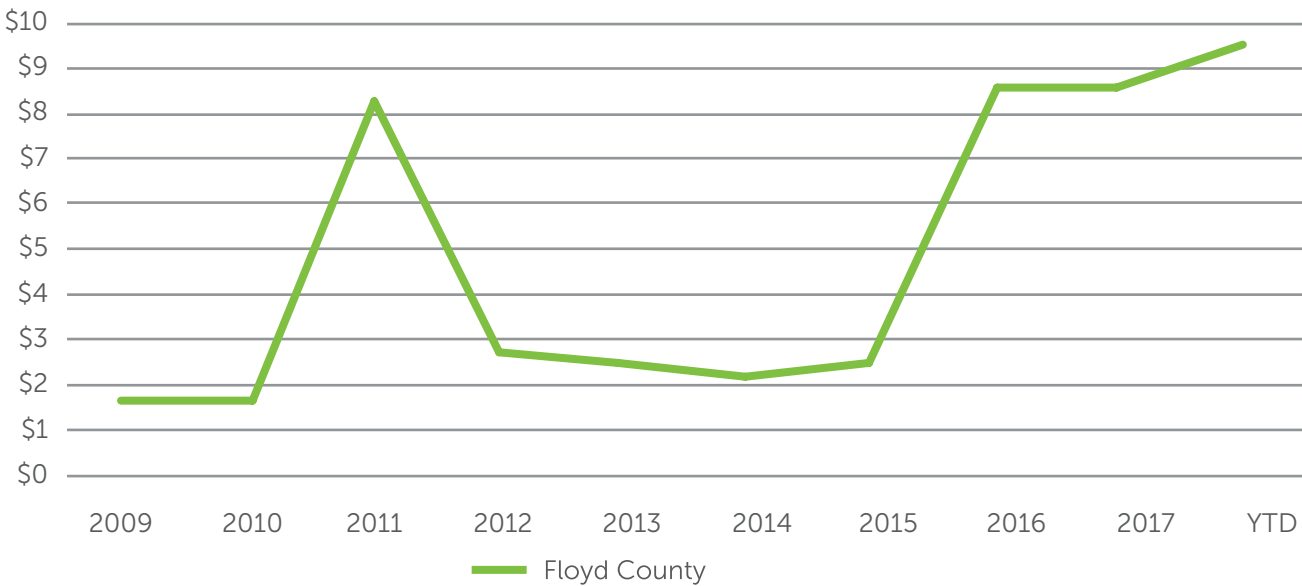


INDUSTRIAL AND FLEX SPACE MARKET

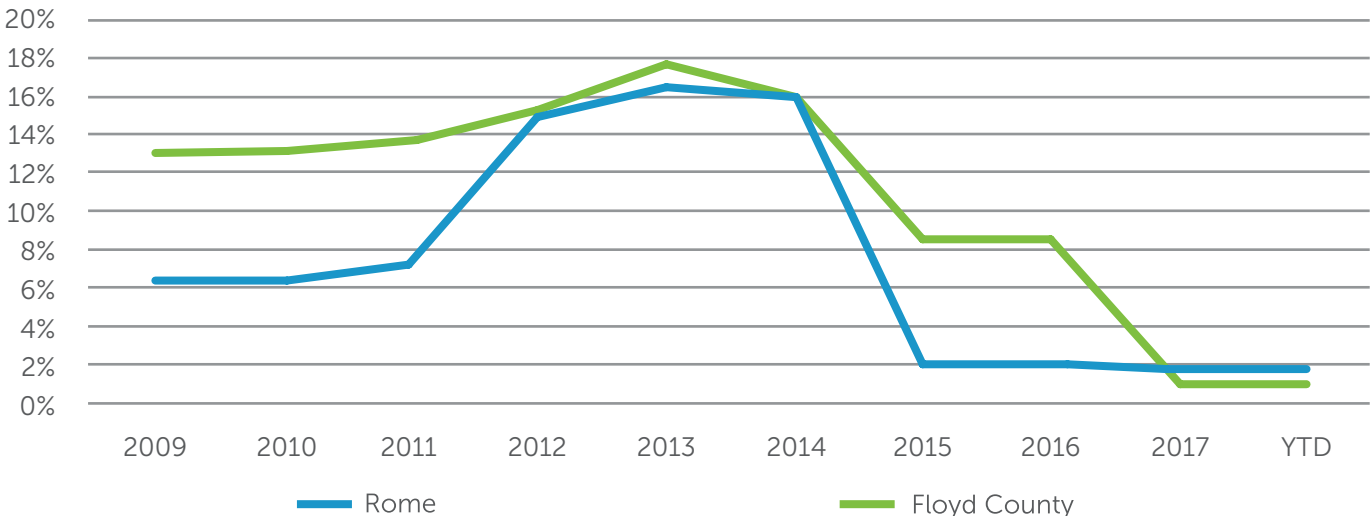
- » Industrial and flex rental rates rose sharply in 2016, from \$2.62/square foot in 2015 to \$8.61/square foot in 2016. Current rents are at a new high of \$9.50/square foot.
- » Vacancy rates for industrial/flex space has been decreasing since 2013 and are at a new low of 1.6% and 0.9% for Rome and Floyd County, respectively.
- » Industrial and flex property is most heavily concentrated along SR-53 (Lowe’s Distribution Center) and along SR-20 and US-27 on the southern end of Rome.

	CAVE SPRING	ROME	FLOYD COUNTY
Existing Buildings	-	216	218
Existing Square Footage	-	1,951,572	1,960,175
Vacancy Rate	-	2.7%	2.9%
Average Triple-Net Rent	-	\$9.54	\$9.54

RENT PER SQUARE FOOT, 2009-2017



VACANCY RATE, 2009-2017



BROADBAND ACCESS

INTERNET ACCESS

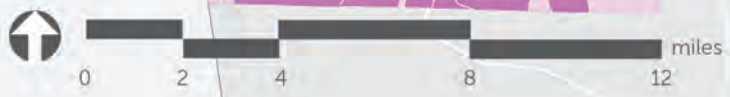
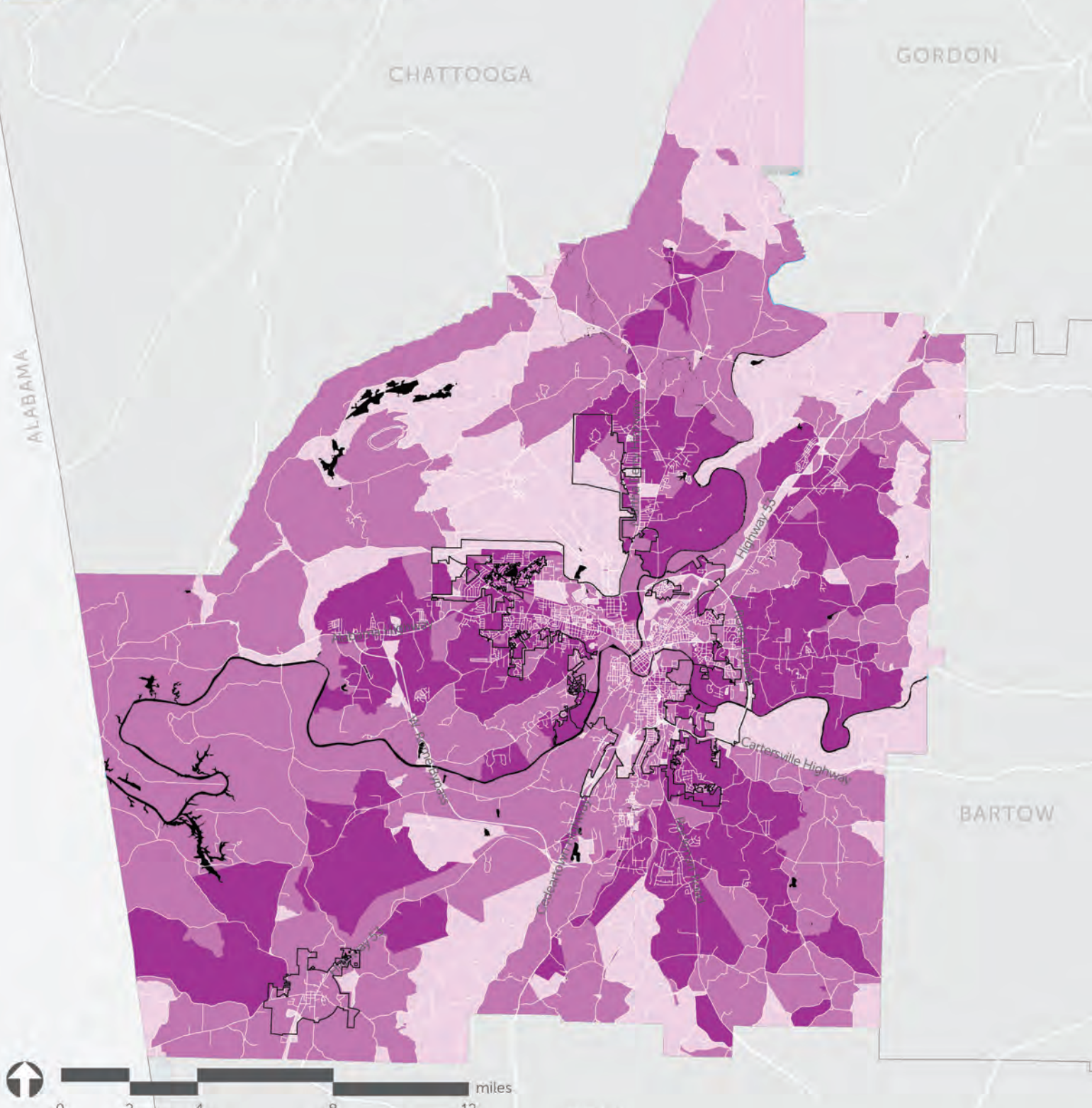
- » The Federal Communications Commission (FCC) defines, at minimum, standard broadband access as 25 megabits per second (mbps) download speed, and 3 mbps upload speed.
- » The FCC measures access from 6 different technologies, including “other” technologies: asymmetric digital subscriber line (ADSL), cable, fiber, fixed wireless, and satellite.
- » As of December 2016, the FCC reported that 7.2% of the total county population (including Rome and Cave Spring) did not have access to a fixed residential broadband provider that meets or exceeds the FCC’s definition of broadband access. Breakdowns are as follows:
 - » 45.6% of the population has access to 1 fixed residential broadband provider.
 - » 47.2% of the county has access to 2 fixed residential broadband providers.
 - » 3.63% of the urban population and 13.3% of the rural population do not have access to a fixed residential broadband provider.
- » Overall, Floyd County, especially near Rome, is well-covered by high speed broadband internet service. This type of service is necessary to attract employers in the digital and technology industries, as well as attract and retain younger households, as this has become a factor for this generation in choosing where to live or work.
- » Areas that appear to have the lowest broadband access are those that are already sparsely populated, such as northern Floyd County where WMAs and the Chattahoochee National Forest are located and northwestern Floyd County where the Berry College WMA is located. Berry College does not appear to have a fixed residential broadband provider on campus, however, they likely get their broadband access through a commercial provider. See the map on the right for more detail.
- » Within Rome, there are few pockets that do not have a fixed residential broadband provider. Those include the Northwest Georgia Regional Hospital site, the former General Electric site, the Floyd Medical Center campus, parks, major commercial and industrial centers, and undeveloped areas. The main providers of broadband service are AT&T and Comcast. See page 133 for a more detailed map of Rome’s residential broadband access.
- » With the exception of a small, undeveloped area to the south, Cave Spring is fully covered by Charter Communications. See page 134 for a more detailed map of Cave Spring’s residential broadband access.
- » If any area within the cities and the county without a broadband provider want to attract more residential development, the appropriate municipalities will need to work to ensure that broadband access can be provided in those areas.

CELLULAR DATA

- » The county has complete 3G cellular data coverage, with the majority having greater 4G coverage. This is a key amenity to attracting new businesses and residents.
- » Signal is reported as weakening outside of Rome.

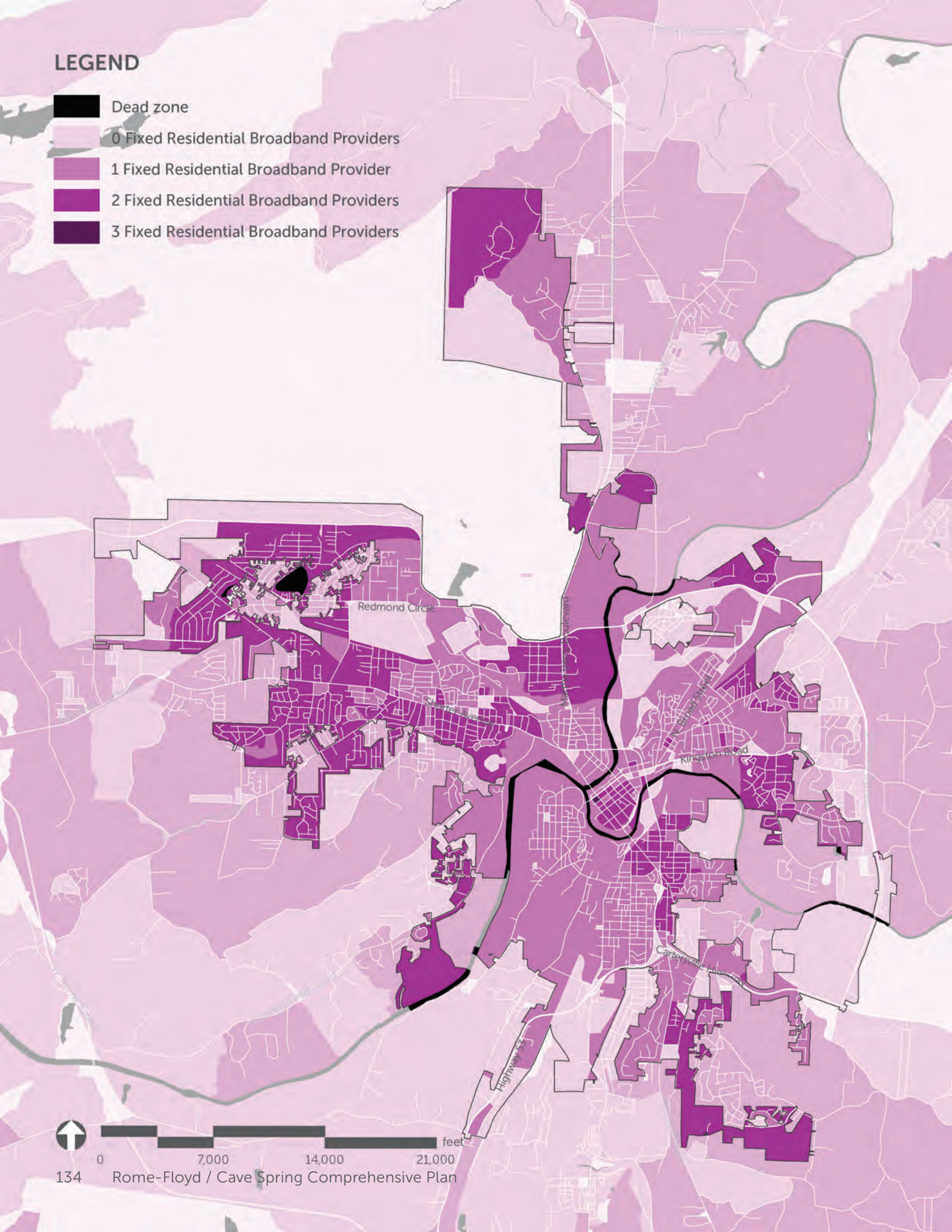
LEGEND

- Dead zone
- 0 Fixed Residential Broadband Providers
- 1 Fixed Residential Broadband Provider
- 2 Fixed Residential Broadband Providers
- 3 Fixed Residential Broadband Providers



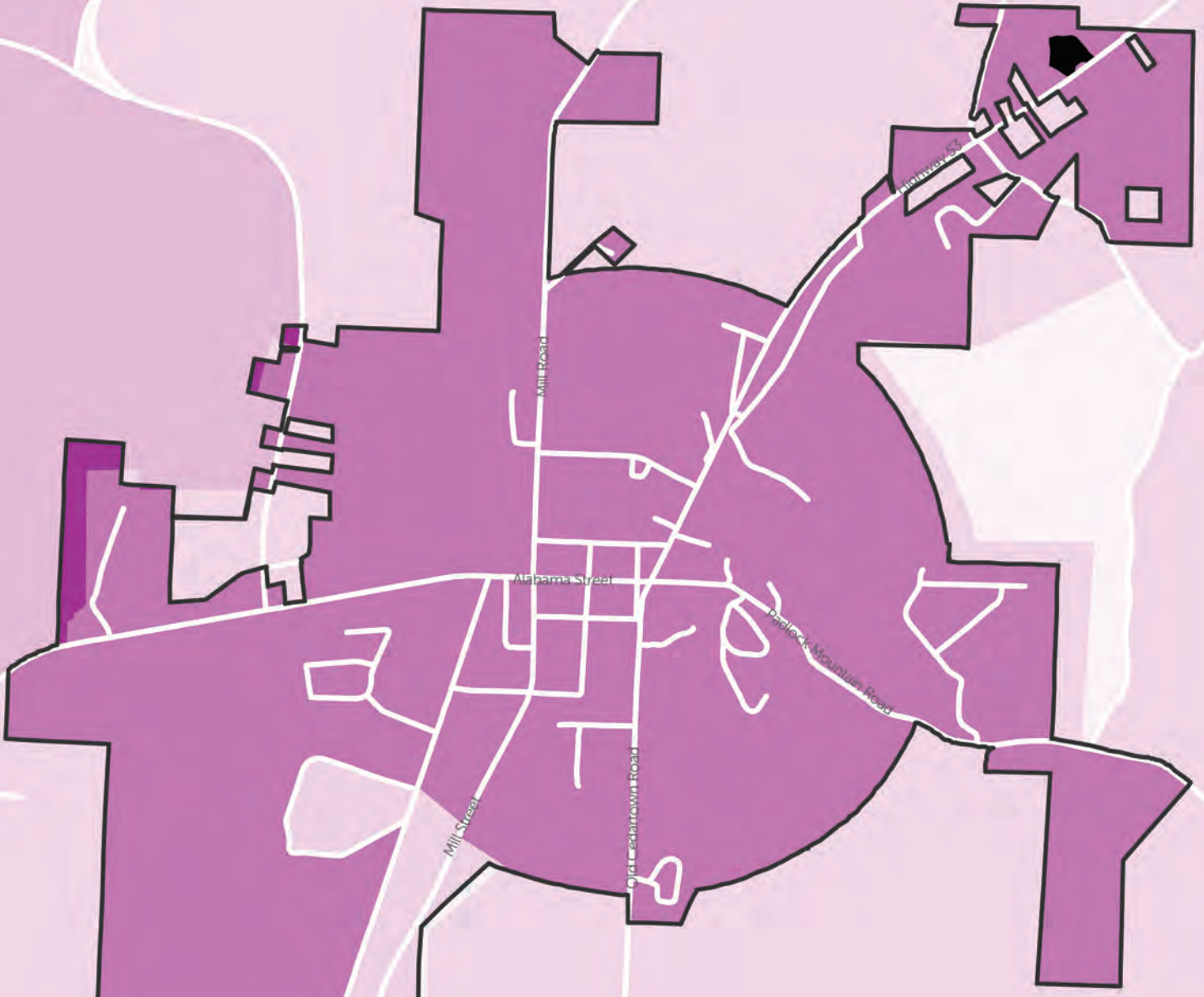
LEGEND

- Dead zone
- 0 Fixed Residential Broadband Providers
- 1 Fixed Residential Broadband Provider
- 2 Fixed Residential Broadband Providers
- 3 Fixed Residential Broadband Providers



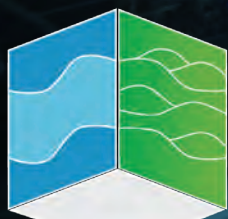
LEGEND

- Dead zone
- 0 Fixed Residential Broadband Providers
- 1 Fixed Residential Broadband Provider
- 2 Fixed Residential Broadband Providers
- 3 Fixed Residential Broadband Providers



3 COMMUNITY VISION

This chapter outlines the vision and goals for the entire county, and lists the recommended policies and projects for unincorporated Floyd County, Rome, and Cave Spring based on the analysis in Chapter 2 and public outreach.



*A Better Life For
Both*
**ROME-FLOYD
CAVE SPRING
2040**



OVERALL VISION

FLOYD COUNTY ASPIRES TO BE A PLACE THAT BOASTS A WIDE RANGE OF LOCALES, FROM ITS BEAUTIFUL, RURAL NATURE, TO THE SMALL TOWN FEEL THAT THE CITIES OF ROME AND CAVE SPRING HAVE TO OFFER, ALL WHILE REMAINING A COMMUNITY THAT PROVIDES EQUITABLE LIVING OPTIONS, EFFICIENT TRANSPORTATION, A STRONG LOCAL ECONOMY, AND PROTECTION OF NATURAL AND CULTURAL RESOURCES.

Below: The Capitoline Wolf statue in front of Rome City Hall, depicting the fabled Romulus and Remus.



GOALS

The Rome-Floyd / Cave Spring 2040 Comprehensive Plan seeks to achieve these four goals:



LIVABILITY

CREATE LIVABLE AND EQUITABLE COMMUNITIES THROUGHOUT FLOYD COUNTY



MOBILITY

ENSURE THAT THE TRANSPORTATION NETWORK CAN MEET EVERYONE'S NEEDS AND EXPECTATIONS



ECONOMIC VITALITY

FOSTER AN ENVIRONMENT WHERE BUSINESSES CAN GROW AND INDUSTRIES CAN THRIVE



PRESERVATION

PRESERVE HISTORIC, CULTURAL, AND NATURAL RESOURCES

HOW TO USE THIS CHAPTER

Just like the previous chapter, this section of the Rome-Floyd / Cave Spring Comprehensive Plan is separated by municipality: unincorporated Floyd County, City of Rome, and City of Cave Spring. The section on Rome will occasionally feature the downtown area for additional context. The following pages will discuss character areas and future land uses as they apply to the entire county, and then will discuss individual policies and projects for each geographic area.

The purpose of breaking down the community vision by municipalities is to allow the users of this plan (i.e. city/county officials and staff, concerned citizens, school districts, local boards and commissions, and potential developers) view policies and projects specific to their area of concern.

GOALS, POLICIES, & PROJECTS

There are three types of plan recommendations:

Goals are guiding statements that create a vision for the plan. They can range in specificity.

Policies are guidelines that provide direction for the implementation of the plan's goals. They often support specific implementation projects and should be the basis for actions by Rome-Floyd County and the City of Cave Spring. Policies should also guide the private sector, especially to the extent that they define plan aspirations.

Projects are specific tasks, such as construction and further studies, with a defined cost and time frame that implements policy. The success and completion of a project is measurable — the metrics are clearly defined. For example, a policy could prescribe new residential infill, but a project would outline the exact amount of housing units to be built, and the success would lie in how many of the housing units are actually built at the end of a planning period. All projects in this plan are linked to one or more policies.

CHARACTER AREAS

Character areas define, both spatially and through policy, how land is to be developed throughout the next decade. The Character Area Map for the entirety of Floyd County (see right) has experienced minor changes since the previous plan's adoption in 2008:

- » **New designation.** Cave Spring's historic center was previously defined as "Town Center." After examining the issues and opportunities of Cave Spring compared to the rest of the county, it was determined that a new character area, "Historic Cave Spring," should be created to reflect that.
- » **Adjustment of the Urban Growth Area boundary.** The Rome Bypass will serve as a urban growth boundary for the entire county. While it is not yet completed, the alignment has been determined, and should be used as the demarcation for that character area.
- » **Major changes to the Activity Corridor and Rural Commercial Corridor designations.** It was determined that the Activity Corridor character area, as written, would not adequately address the current needs and opportunities in the roadway corridors it served. It has been renamed the "Gateway Corridor" character area. Both character area designations saw updates to verbiage.
- » **Language.** Some of the language used in the previous plan has been edited for clarity and updated to address changes that have occurred in the last ten years.

See pages 187 and 223 to view the Character Area Maps for Rome and Cave Spring, respectively.

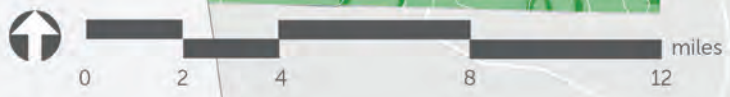
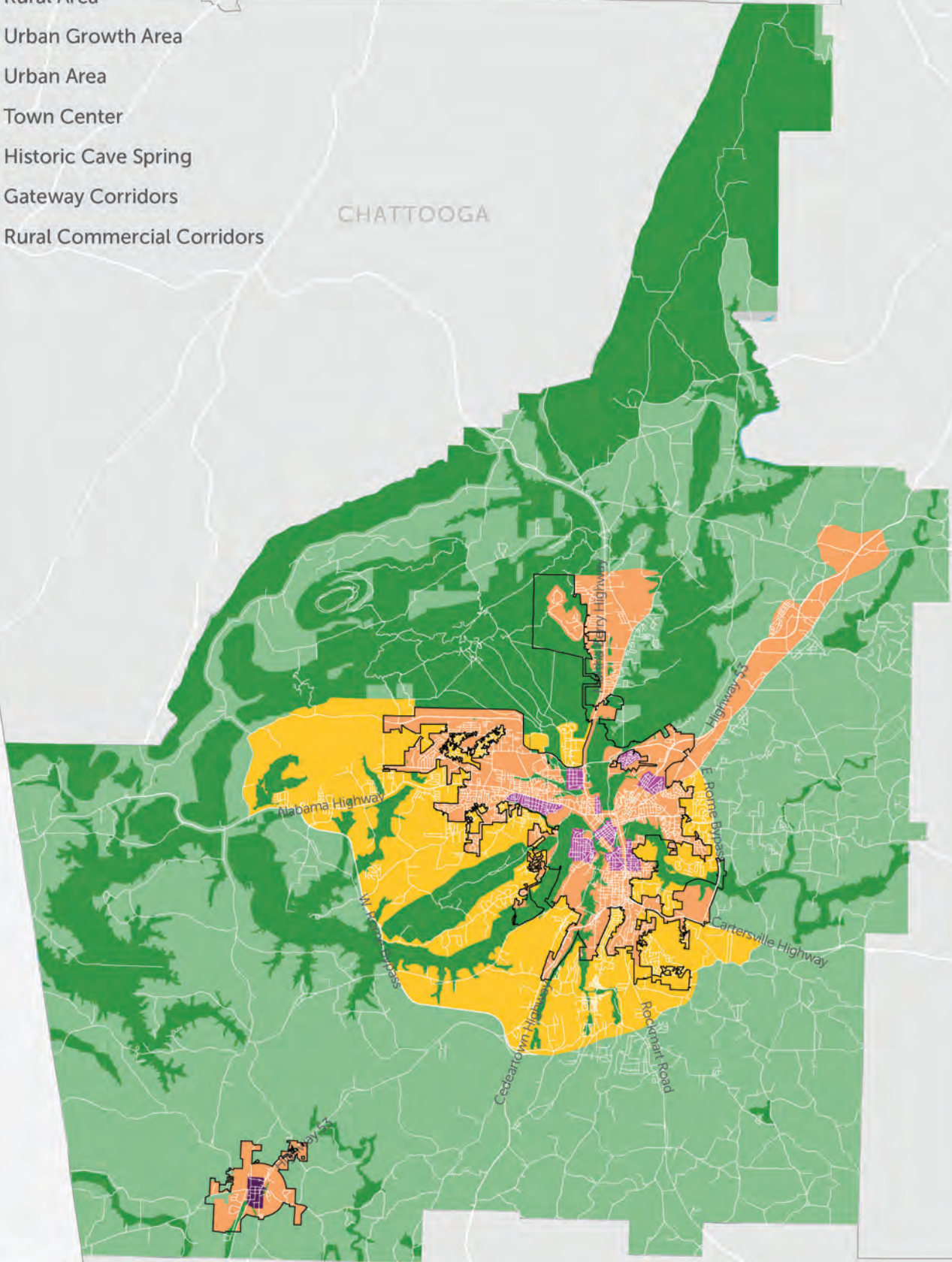
LEGEND

- Conservation
- Rural Area
- Urban Growth Area
- Urban Area
- Town Center
- Historic Cave Spring
- Gateway Corridors
- Rural Commercial Corridors

ALABAMA

WALKER

CHATTOOGA



POLK

TOWN CENTER

INTENT & LAND USES

Town Centers within Floyd County should include mixed uses typical of a downtown or traditional neighborhood development, including housing of higher densities, neighborhood-level services, and office and institutional uses. Creating a walkable environment is key — constructing and maintaining sidewalks should be a high priority, as well as maintaining on-street parking along major vehicle roadways and small city blocks. Connectivity to other uses (work, play, and shopping) in predominantly residential neighborhoods should be carefully considered, and adaptive reuse and redevelopment of existing buildings should be context-sensitive.

Appropriate land uses include:

- » Medium Density Residential
- » High Density Residential
- » Commercial
- » Light Industrial
- » Public/Institutional
- » Parks
- » Mixed Use

See pages 150-151 for more detail on future land uses.

WALK SCORE

Town Centers should aim to achieve a Walk Score of at least 90. A score of 90 indicates that an area is “a walker’s paradise” — daily errands would not require a car. See the bottom of this page for more information about Walk Score.

WHAT IS WALK SCORE?

Walk Score measures the walkability of any address using a patented system. For each address, Walk Score analyzes hundreds of walking routes to nearby amenities. Points are awarded based on the distance to amenities in each category. Amenities within a 5 minute walk (.25 miles) are given maximum points. For context, the City of Rome has a Walk Score of 27 which, according to the system, indicates car dependency.

DEVELOPMENT PATTERN

- » Homes, shops, small business, and institutions grouped together in attractive mixed use centers that service adjacent neighborhoods.
- » Pedestrian-friendly centers that include pleasant community gathering spaces. Residences bring round-the-clock activity to the area.
- » Buildings developed at a scale sufficient in size, bulk, and height to create an identity.
- » Commercial structures located near street front, with parking in rear of buildings and/or on the street, making the area more attractive and more pedestrian friendly.
- » Residential development that offers a mix of housing types (single family homes on small lots, townhomes, live/work units, lofts, apartments, etc), densities, and prices in the same neighborhood.
- » Maximum building heights of 4-5 stories.

ANTICIPATED DEVELOPMENT MEASURES

- » Updating development regulations to match desired development patterns.
- » Incentives to redevelop existing buildings and conduct infill development.
- » Access control measures.
- » Increased transit service.
- » Streetscape requirements.
- » Signage and wayfinding standards.



HISTORIC CAVE SPRING

INTENT & LAND USES

Just like the Town Center designation, Historic Cave Spring should include mixed uses typical of a downtown or traditional neighborhood development, including housing of all densities, neighborhood-level services, and office and institutional uses. Maintaining the walkable environment should be a priority, as well as providing adequate connections to the surrounding residential neighborhoods. Above all, maintaining the area’s historic, small-town charm must be considered with every decision made in the historic district.

Appropriate land uses include:

- » Low Density Residential
- » Medium Density Residential
- » High Density Residential
- » Commercial
- » Public/Institutional
- » Parks
- » Mixed Use

See pages 150-151 for more detail on future land uses.

WALK SCORE

The Historic Cave Spring area should aim to achieve a Walk Score of at least 90. A score of 90 indicates that an area is “a walker’s paradise” — daily errands would not require a car.

DEVELOPMENT PATTERN

- » Homes, shops, small business, and institutions grouped together in attractive mixed use centers that service adjacent neighborhoods. Centers are very pedestrian friendly and should include pleasant community gathering spaces. Residences bring round-the-clock activity to the area.
- » Commercial structures located near street front, with parking in rear of buildings and/or on the street, making the area more attractive and more pedestrian friendly.

- » Increased residential development that offers a mix of housing types (single-family homes on small lots, townhomes, live/work units, lofts, etc), densities, and prices in the same neighborhood.
- » Maximum building heights of 2-3 stories.

ANTICIPATED DEVELOPMENT MEASURES

- » Updating development regulations to match desired development patterns.
- » Incentives to redevelop existing buildings and conduct infill development.
- » Incentives to attract new businesses.
- » Access control measures.
- » Increased transit service.
- » Streetscape requirements.



URBAN AREA

INTENT & LAND USES

Within the county's urban areas (mostly Rome, Cave Spring, and areas along major corridor), land uses that provide a wide range of options for housing, employment, and recreation, with the greatest opportunities for infill and redevelopment, should be prioritized.

Appropriate land uses include:

- » Low Density Residential
- » Medium Density Residential
- » High Density Residential
- » Commercial
- » Industrial
- » Public/Institutional
- » Parks
- » Mixed Use

See pages 150-151 for more detail on future land uses.

WALK SCORE

Urban areas should aim to achieve a Walk Score of at least 70. A score of 70 indicates that an area is "very walkable" — most daily errands can be achieved by foot.

DEVELOPMENT PATTERN

- » Infill development on vacant sites or under-utilized sites closer in to the center of the community, matching the character of the surrounding neighborhood.
- » Distribution of affordably priced homes throughout region.
- » Residential development that offers a mix of housing types (single family, townhome, live/work units, lofts, apartments), densities, and prices in the same neighborhood.
- » Residential development with a healthy mix of uses within easy walking distance of residences.
- » Maximum building heights of 4-5 stories.

ANTICIPATED DEVELOPMENT MEASURES

- » Updating development regulations to match desired development patterns.
- » Incentives to redevelop existing buildings and conduct infill development.
- » Access control measures.
- » Increased transit service.
- » Streetscape requirements.



URBAN GROWTH AREA

INTENT & LAND USES

Within the area between Rome city limits and the impending Rome Bypass, land uses that provide a wide range of options for housing, employment, and recreation to be developed within the next twenty years should be prioritized. This may include the development of lands previously undeveloped or agricultural lands. The intent of this character area is to provide a “transition area” between the urban and the rural, and to preserve development outside of the Bypass, especially in the southern areas of Floyd County outside of Cave Spring. It is anticipated that these areas will receive a full range of public services within the next twenty years, if they do not already.

Appropriate land uses include:

- » Agriculture
- » Low Density Residential
- » Medium Density Residential
- » Commercial
- » Industrial
- » Public/Institutional
- » Parks
- » Mixed Use (in select areas)

See pages 150-151 for more detail on future land uses.

WALK SCORE

Urban growth areas, especially areas where growth may be more concentrated, should aim to achieve a Walk Score of at least 50. A score of 50 indicates that an area is “somewhat walkable” — some daily errands can be achieved by foot.

DEVELOPMENT PATTERN

- » Use of village centers in new developments that accommodate residents’ commercial and service needs.
- » Gridded street layouts that match those in older parts of the community and connect to the existing street network at many points.
- » Developments that have easy access to nearby transit, shopping, schools, and other areas where residents travel daily.
- » Distribution of affordably priced homes throughout the area.
- » Residential development with an appropriate mix of uses within easy walking distance of residences.

ANTICIPATED DEVELOPMENT MEASURES

- » Updating development regulations to match desired development patterns.
- » Incentives to redevelop existing buildings and conduct infill development.
- » Access control measures.



RURAL AREA

INTENT & LAND USES

This character area includes land in an open or cultivated state, including agricultural and timber operations and rural residential uses, characterized by low population density, very large lots, open space and a high degree of building separation. Maintaining the rural character should be prioritized, as well as protecting viable agriculture from incompatible development types.

Appropriate land uses include:

- » Agriculture
- » Rural Residential
- » Low Density Residential
- » Commercial
- » Industrial
- » Public/Institutional
- » Parks

See pages 150-151 for more detail on future land uses.

WALK SCORE

Rural areas are most likely to remain the most car-dependent areas of Floyd County. However, it is recommended that the rural character area strive to attain a Walk Score of at least 25. A score of 25 means that an area is “car-dependent” — most errands will require a car. A score of less than 25 indicates that an area is completely car-dependent.

DEVELOPMENT PATTERN

- » Use of significant site features, such as wetlands, streams, viewsheds, and topography, as amenities that shape identity and character of the area.
- » Very large lot sizes that limit development density and protect farmland and rural character.
- » Site plans, building design, and landscaping are sensitive to natural features, including topography and views.

ANTICIPATED DEVELOPMENT MEASURES

- » Agricultural buffering.
- » Right-to-farm protections.
- » Conservation subdivisions.
- » Rural design guidelines.
- » Development regulations that protect rural character.



CONSERVATION AREA

INTENT & LAND USES

Conservation areas include undeveloped, natural lands and environmentally sensitive areas that are not suitable for development, including riparian buffers along rivers and streams, wetlands, flood plains, hills and mountains with steep slopes, scenic areas, and wildlife management areas. Limited development should include in these areas. The construction of trails and parks is highly encouraged as they will minimally impact these sensitive lands.

Appropriate land uses include:

- » Agriculture (in limited quantities)
- » Rural Residential (in limited quantities)
- » Public/Institutional
- » Parks
- » Trails

See pages 150-151 for more detail on future land uses.

WALK SCORE

Not applicable.

DEVELOPMENT PATTERN

- » Untouched and undeveloped lands.
- » Very large lot sizes limit development density and protect farmland and rural character.
- » Riverfront development.

ANTICIPATED DEVELOPMENT MEASURES

- » Agricultural buffering.
- » Right-to-farm protections.
- » Rural design guidelines.
- » Development regulations that protect rural character.
- » Creation of a recreational trail system along the riverfront.



GATEWAY CORRIDORS

INTENT & LAND USES

Gateway Corridors are corridors extending from central Rome to the Rome Bypass that serve as gateways into Rome. The goals of this character area are to beautify the most traveled roads in the area with appropriate landscaping and screening, prioritize measures to reduce traffic congestion, and emphasize redevelopment along these corridors versus new greenfield development. Since the Gateway Corridors are spread throughout different character areas, appropriate land uses are limited to the character area that segments of the corridor lie within.

DEVELOPMENT PATTERN

- » Improvement of sidewalk and street appearance and amenities of commercial centers.
- » Driveway consolidation and inter-parcel connections between parking lots to reduce congestion.

ANTICIPATED DEVELOPMENT MEASURES

- » Access management.
- » Increased transit service.
- » Streetscape requirements, including landscaping.
- » Signage and wayfinding standards.



RURAL COMMERCIAL CORRIDORS

INTENT & LAND USES

Rural Commercial Corridors are corridors extending from the Rome Bypass to the county line that provide for the safe and convenient movement of goods and people through the region and an attractive gateway to the county and cities. The goal of this character area should be to concentrate commercial and employment centers along these roadways, and prioritize redevelopment over new development to prevent negative shifts in traffic patterns. Since the Rural Commercial Corridor is primarily within the rural character area, appropriate land uses are limited that character area (see page 146).

DEVELOPMENT PATTERN

- » Clustering higher density development at nodes along major corridors, separated by areas of open space or attractive rural residential development.
- » Driveway consolidation and inter-parcel connections between parking lots to reduce congestion.
- » Landscaped medians separating traffic lanes.
- » Restrictions on the number and size of signs and billboards.

ANTICIPATED DEVELOPMENT MEASURES

- » Access management.
- » Streetscape requirements, including landscaping.



FUTURE LAND USE

Land Use & Description	Residential Density
Conservation. Areas that are actively being held for environmental protection or historical preservation.	N/A
Agriculture. Large parcels that house agricultural activities within the rural areas of the county.	Up to 1 dwelling unit per acre
Rural Residential. Large-lot residential parcels located in the rural, unincorporated areas of the county.	Up to 2 dwelling units per acre
Low Density Residential. Typically found in subdivisions all over the county and in clusters.	1-4 units per acre
Medium Density Residential. Typically found in the cities and immediately outlying areas.	5-9 units per acre
High Density Residential. Typically found in the most urban areas of the cities.	10-14 units per acre
Commercial. Actual uses are defined by the zoning districts	N/A
Industrial. Actual uses are defined by the zoning districts	N/A
Public/Institutional. Classified as lands held by a public entity (the cities, county, State, or federal government) or by religious organizations.	N/A
Parks. Parcels owned by the Rome-Floyd Parks and Recreation Authority, and other lands that are privately owned but are open to the public.	N/A
Mixed Use. Permits a mix of residential and commercial development. The exact mix is dependent on the market and the needs of the surrounding areas.	5-14 units per acre

Future land use maps are parcel-by-parcel maps that show the type of development that is most appropriate for parcels *if* they are to develop or redevelop in the next ten to twenty years. Floyd County’s Future Land Use Map is informed by the Character Area map, and prescribes specific densities, intensities, and zoning districts that are most appropriate. See pages 155-159, 188-189, and 224 for the future land use maps for unincorporated Floyd County, Rome, and Cave Spring, respectively.

Height Limit	Uses	Recommended Zoning Districts
N/A	<ul style="list-style-type: none"> » Parks » Trails 	N/A
N/A	<ul style="list-style-type: none"> » Agriculture and forestry » Single-family, detached homes 	<ul style="list-style-type: none"> » AR - Agricultural Residential » SR - Suburban Residential
N/A	<ul style="list-style-type: none"> » Single-family, detached homes 	<ul style="list-style-type: none"> » AR - Agricultural Residential » SR - Suburban Residential
N/A	<ul style="list-style-type: none"> » Single-family, detached homes 	<ul style="list-style-type: none"> » LDTR - Low Density Traditional Residential
3 stories	<ul style="list-style-type: none"> » Single-family, detached homes (small lot) » Townhomes » Duplexes 	<ul style="list-style-type: none"> » DR - Duplex Residential » HDTR - High Density Traditional Residential
4-5 stories	<ul style="list-style-type: none"> » Townhomes » Apartments and condominiums 	<ul style="list-style-type: none"> » DR - Duplex Residential » MFR - Multifamily Residential
N/A	<ul style="list-style-type: none"> » Retail » Office 	<ul style="list-style-type: none"> » CC - Community Commercial » GHC - General Heavy Commercial » CBC - Central Business Commercial » NOC - Neighborhood Office Commercial » OI - Office Institutional
N/A	<ul style="list-style-type: none"> » Light industrial uses » Heavy industrial uses 	<ul style="list-style-type: none"> » LI - Light Industrial » HI - Heavy Industrial
N/A	<ul style="list-style-type: none"> » Government offices » Libraries » Schools » Places of worship 	Any Zoning District that permits public and institutional uses
N/A	<ul style="list-style-type: none"> » Parks (all typologies) » Recreational facilities 	Any Zoning District that permits parks
3 stories (Cave Spring and Unincorporated Floyd County) 5 stories (Rome)	<ul style="list-style-type: none"> » Townhomes » Stand-alone apartments and condominiums » Above-retail apartments and condominiums » Commercial » Public/institutional 	<ul style="list-style-type: none"> » PD - Planned Development » UMU - Urban Mixed Use

POLICY & PROJECT DEVELOPMENT

The planning process utilized a cumulative process to create policies and projects. Each meeting with stakeholders and the public included some type of activity to create and measure the support that potential policies would receive within each geographic area of the county.

For more information about the activities conducted with the public and their results, refer to A.2 - Community Participation Plan.

STEP 1: GOAL FORMULATION

After conducting stakeholder interviews and reviewing information received at the two Kick-Off meetings, several themes emerged:

- » Residents and other stakeholders were concerned about **livability**, especially the affordable housing crisis occurring throughout the entire county, the presence of food deserts, and other issues concerning maintaining and improving quality of life for all segments of the population.
- » While concerns about congestion were almost limited to Rome and immediately outlying areas, another major concern was the lack of **mobility** options throughout the county. While Rome has a city transit system, the buses do not extend beyond city limits, further limiting the opportunity to use mass transit for the other 60,000 residents of the county. Residents and stakeholders seemed interested in expanding walkability and bikeability through improving the current sidewalks and constructing new ones where demand was high, creating on- and off-street bicycle facilities, and trails that could be used for both recreation and commuting.

- » **Economic vitality** was another theme. Floyd County suffers from “structured unemployment,” which means that although unemployment rates among residents are low, a lot of industries and employment centers within the county are struggling to attract residents to fill job vacancies, relying on labor from other parts of the Northwest Georgia region. Furthermore, younger generations, especially millennials, are leaving the area to take jobs in larger cities which could be a result of not having enough jobs in industries that can attract these younger workers.
- » Residents and stakeholders throughout the county are very proud of the area’s natural beauty and rural character. The theme of **preservation** was prevalent in many conversations that were had throughout the planning process.

The Planning Team determined that all policies set forth in this plan needed to address at least one of these four themes, so the goals of livability, mobility, economic vitality, and preservations were created and later approved by the community.

STEP 2: DRAFTING POLICIES

Policies that met the four goals were then drafted. The Planning Team used the previous comprehensive plan’s policies as a starting point by including all policies that appeared to still be relevant in 2018. Next, the Planning Team analyzed the results of the S.W.O.T. analyses (see pages 288-289) to create action statements that could address both issues and opportunities throughout the county. Also included in the list of policies were items from the previous short term work plans that were ongoing or incomplete efforts that were determined to make better policies than projects, and the results from the Community Input Survey.

STEP 3: RATING POLICIES

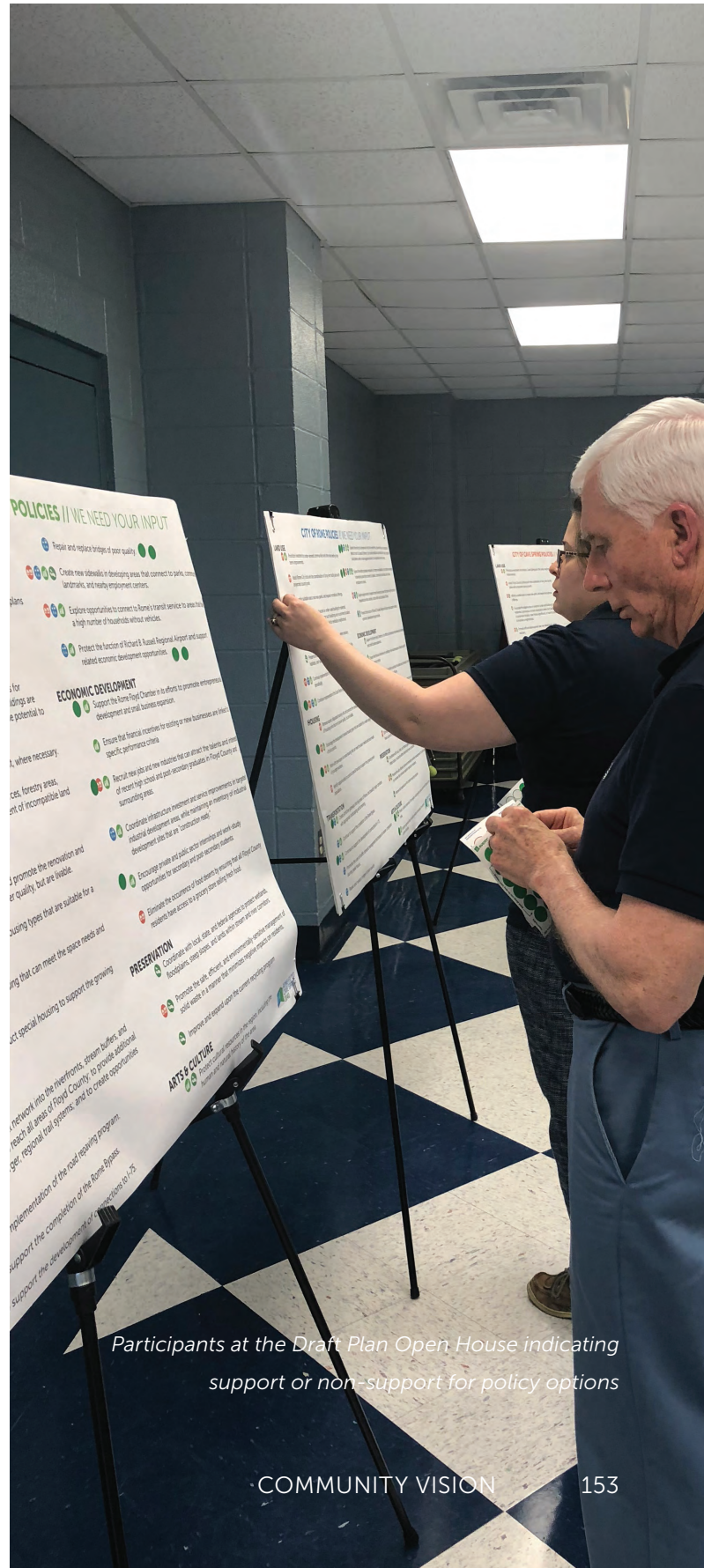
After policies were drafted, the Planning Team first presented a list of policies, sorted by land use, transportation, economic development, housing, and natural and cultural resources to the Steering Committee. The Steering Committee was to choose their top 3 to 5 choices for each category, and propose additional policy ideas. The Planning Team then used the policies that got the most “votes” and created a list of policies for members of the general public to choose for their community during the two Planning Workshops, rating them as “important,” “not important,” or “undesirable” (see pages 295-300 in A.2 - Community Participation Plan for the results of this activity). The results informed a unique list of policies for each municipality, and were refined before presenting them back to the public.

STEP 4: PRESENTING POLICIES FOR PUBLIC COMMENT

Lastly, the policy lists for each municipality were presented at the Draft Plan Open House for comment from the community. Overall, the policies presented received a lot of positive feedback, and only minor changes were suggested to improve recommended policies.

STEP 5: PROJECT DEVELOPMENT

After policies were accepted by the public, the Planning Team began to craft a project list and the short term work programs to implement these policies. Many projects were carried over from previous short term work programs and care was taken to create new, implementable projects that would advance the policies created during the planning process. The short term work programs do not reflect long-range projects, as many have yet to be programmed.



Participants at the Draft Plan Open House indicating support or non-support for policy options

FLOYD COUNTY

LAND USE POLICIES

POLICY #	POLICY				
F.1.1	Implement Character Areas (see page 117) and the parcel-by-parcel Future Land Use Map (see pages 155-159).				
F.1.2	Prioritize investment into under-served communities and other areas needing long-term improvements.				
F.1.3	Assist Floyd County Schools with the coordination of long-term facility plans and projected county growth.				
F.1.4	Encourage the adaptive reuse of vacant or under-used buildings for residential, commercial, or mixed-use projects where such buildings are in a prominent location, have historic significance, or have the potential to revitalize a neighborhood.				
F.1.5	Promote infill and redevelopment over new development, where necessary.				
F.1.6	Preserve and protect agricultural areas, natural resources, forestry areas, wildlife habitats, and water bodies from encroachment of incompatible land uses.				
F.1.7	Work with Rome and Cave Spring to address impacts of any annexation efforts.				

LEGEND

- Rural Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Mixed Use
- Industrial
- Public/Institutional
- Park
- Agriculture
- Conservation

ALABAMA

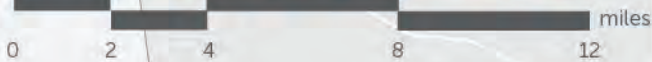
WALKER

CHATTOOGA

GORDON

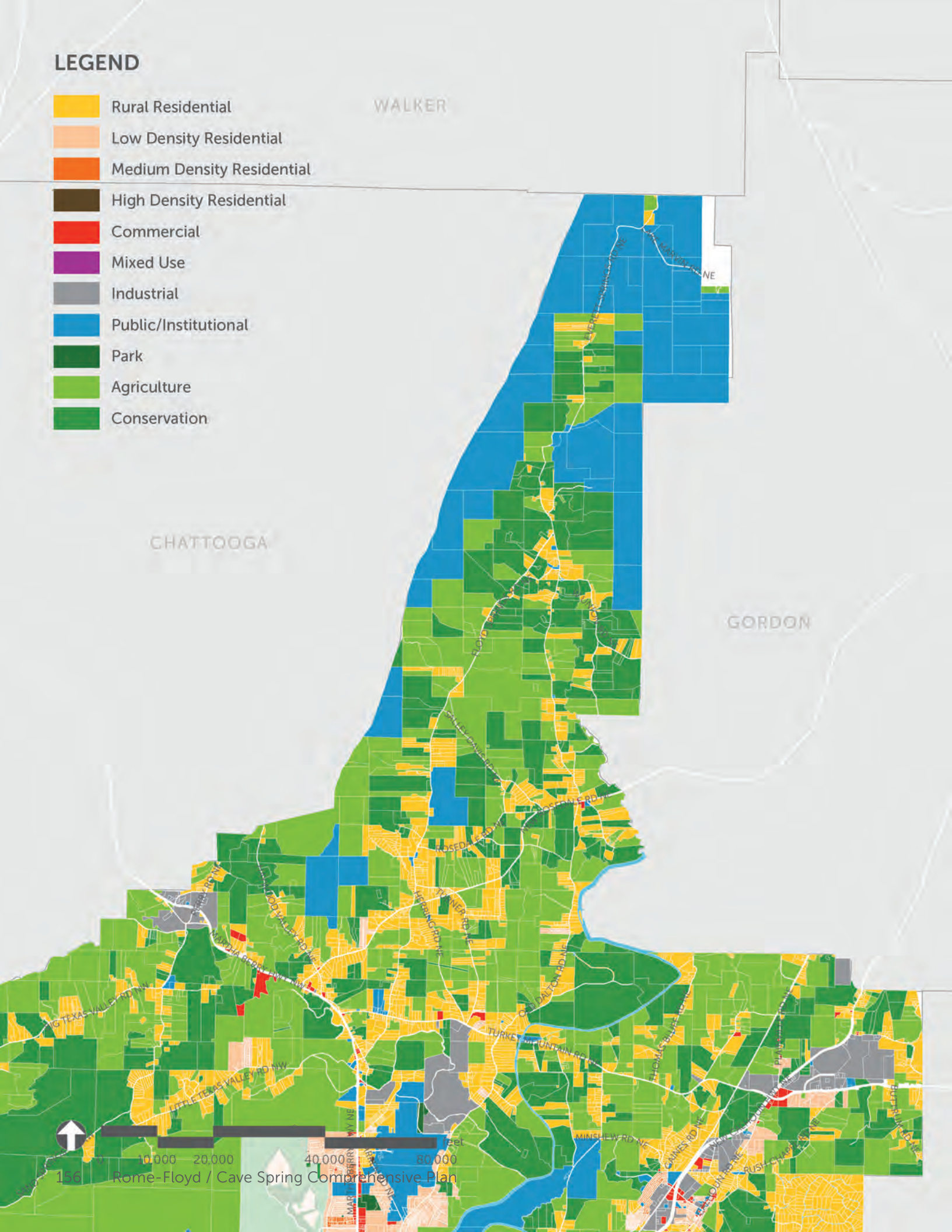
BARTOW

POLK



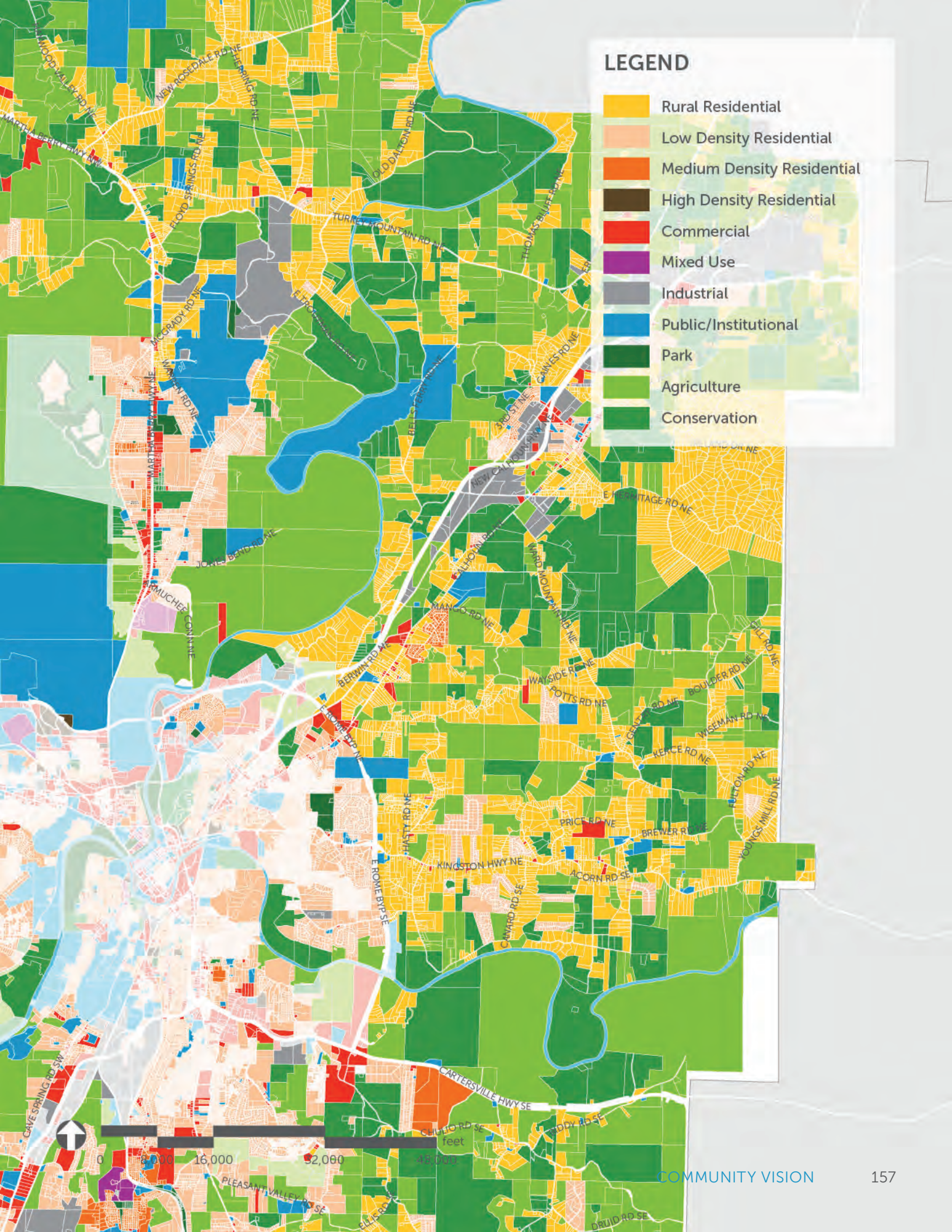
LEGEND

-  Rural Residential
-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Commercial
-  Mixed Use
-  Industrial
-  Public/Institutional
-  Park
-  Agriculture
-  Conservation



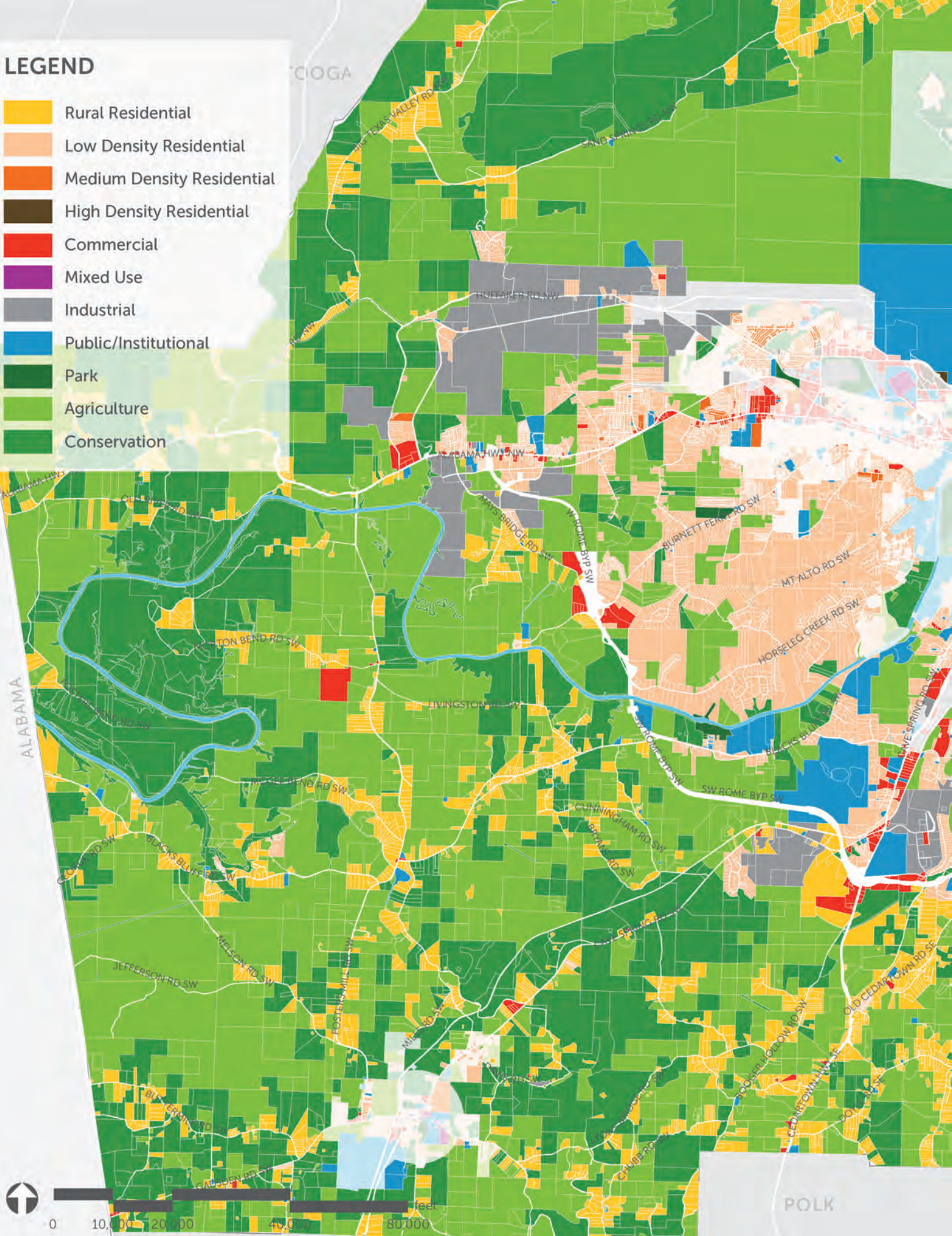
LEGEND

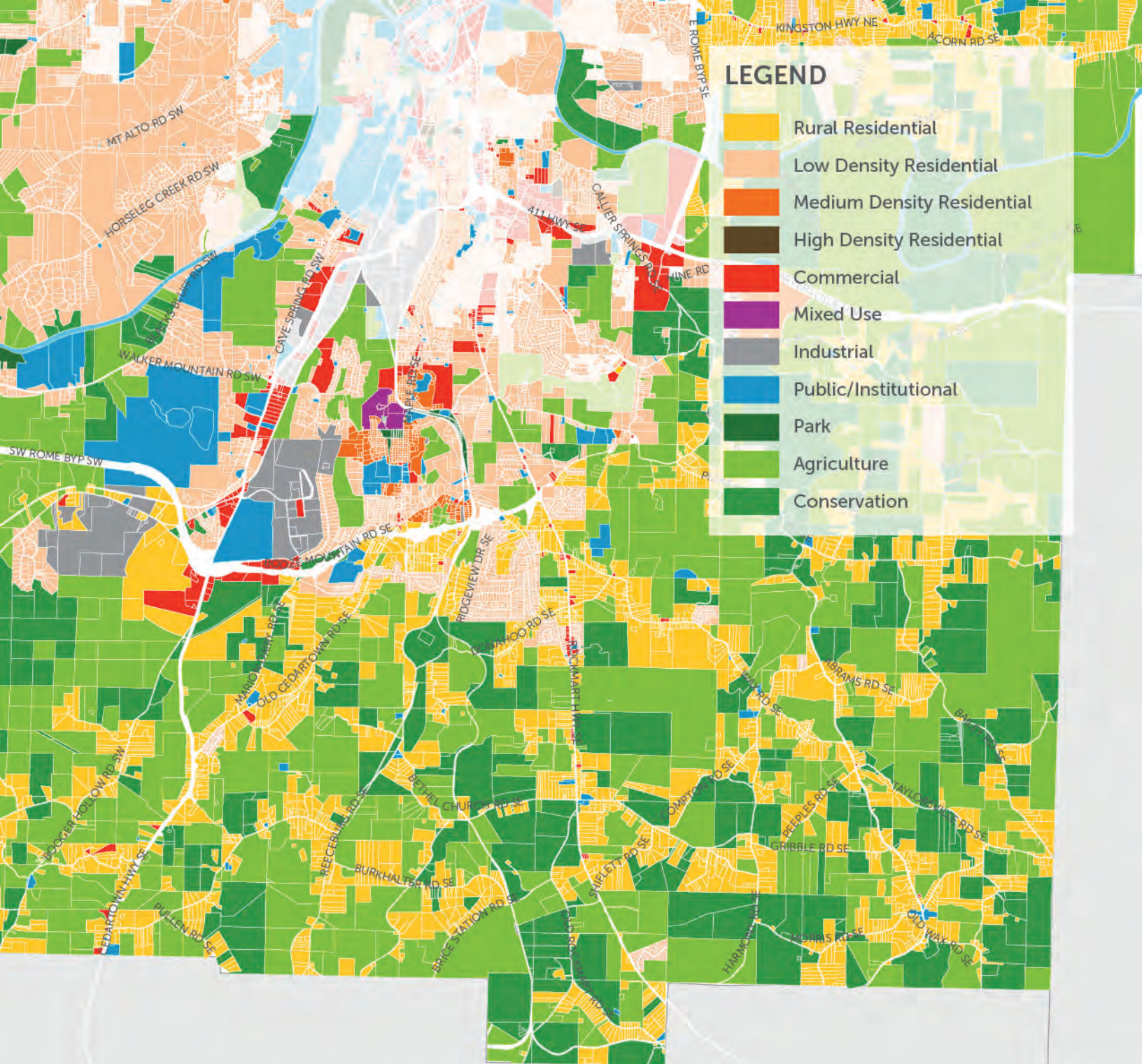
- Rural Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Mixed Use
- Industrial
- Public/Institutional
- Park
- Agriculture
- Conservation



LEGEND

- Rural Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Mixed Use
- Industrial
- Public/Institutional
- Park
- Agriculture
- Conservation

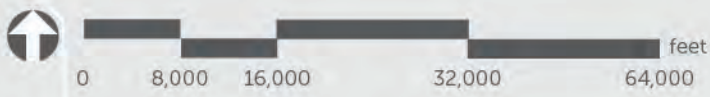




LEGEND

- Rural Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Mixed Use
- Industrial
- Public/Institutional
- Park
- Agriculture
- Conservation

POLK



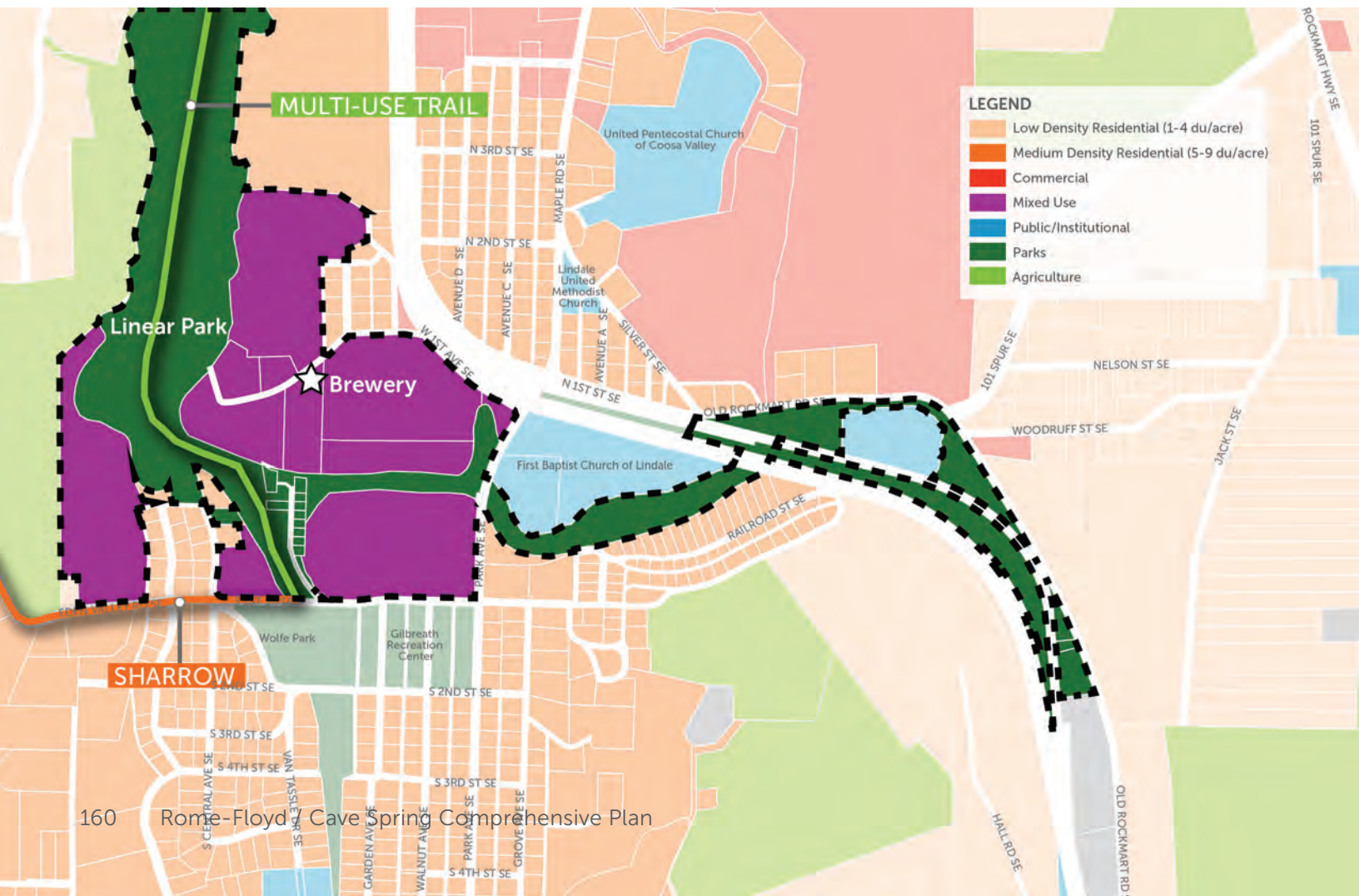
IMPLEMENTATION

The focus of the projects recommended in this plan is to begin a cycle of reinvestment in some of unincorporated Floyd County's most under-served neighborhoods, specifically Lindale and Shannon, to keep them vibrant for many years to come.

This plan also promotes growth management and more efficient development patterns. The overall plan as it applies to the unincorporated areas concentrates growth within the Rome Bypass and keeps all other areas rural and sparsely developed. The plan also emphasizes infill development, and redevelopment and adaptive reuse over new development. While new development and redevelopment is occurring, it will be very important for the county to coordinate with Floyd County Schools (FCS) on matters like projected growth. This will help FCS with their long-term facility plans. Ultimately, these measures will result in more efficient land use patterns, which can have a very positive effect on environmental sustainability and economic development.

PROJECT HIGHLIGHT: LINDALE MILL PLAN

Throughout the planning process, county residents stated that the Lindale area would be a good candidate for a redevelopment plan. Throughout the previous century, the community was formed around the Lindale Textile Mill located in the center of the community. When the mill closed in 2001, a huge blow was made to the local economy and the once vibrant neighborhood began to decline. The mill building has sat abandoned since its closure, providing an interesting opportunity to revitalize the community. The owner of the property has begun to go through the process of redeveloping the mill into a local destination area. Currently, it is being used for filming, photography projects, and events. A master plan needs to be done to examine the potential effects of redevelopment on the surrounding community, and create a unified plan that considers housing, transportation, urban design, greenspace, and economic development. Shown below is an example of how this area could be redeveloped.



POLICY CHECKLIST

F.1.1. // Implement the Character areas and the parcel-by-parcel Future Land Use Map.

- » LU.1 // Make revisions to the Unified Land Development Code to support the goals and policies of the comprehensive plan

F.1.2 // Prioritize investment into under-served communities and other areas needing long-term improvements.

- » LU.2 // Create a redevelopment plan for the Lindale Mill area that incorporates existing plans for the mill, and considers effects on adjacent properties.
- » ED.2 // Attract a catalytic development for the Lindale Mill site to jump-start development.

F.1.4 // Encourage the adaptive reuse of vacant or under-used buildings for residential, commercial, or mixed-use projects where such buildings are in a prominent location, have historic significance, or have the potential to revitalize a neighborhood.

- » LU.2 // Create a redevelopment plan for the Lindale Mill area that incorporates existing plans for the mill, and considers effects on adjacent properties.

F.1.5 // Promote infill and redevelopment over new development, where necessary.

- » LU.2 // Create a redevelopment plan for the Lindale Mill area that incorporates existing plans for the mill, and considers effects on adjacent properties.

F.1.6 // Preserve and protect agricultural areas, natural resources, forestry areas, wildlife habitats, and water bodies from encroachment of incompatible land uses.

- » LU.1 // Make revisions to the Unified Land Development Code (ULDC) to support the goals and policies of the comprehensive plan
- » NC.2 // Analyze ULDC for impacts upon conservation areas, wetlands, wildlife habitats, and forestry






The Lindale Mill as it stands today (source: www.lindalemill.com)



TRANSPORTATION & INFRASTRUCTURE

POLICIES

POLICY #	POLICY				
F.2.1	Complete the Rome Bypass.				
F.2.2	Develop connections to I-75 via SR-140 and US-411.				
F.2.3	Support the widening of US-27 to four lanes from Chattanooga to I-20.				
F.2.4	Collaborate with Federal Highway Administration (FHWA) and the Georgia Department of Transportation (GDOT) to resurface poorly-rated roadways.				
F.2.5	Support the widening of SR-101/Rockmart Road and improvements to the Ledbetter interchange.				
F.2.6	Expand the existing trail network into the riverfronts, stream buffers, and conservation areas to reach all areas of Floyd County; to provide connectivity into local trails; to connect to larger, regional trails like the Pinhoti Trail; and to create opportunities for recreation.				
F.2.7	Repair and replace bridges of poor quality.				
F.2.8	Create new sidewalks in developing areas that connect to parks, community landmarks, and nearby employment centers.				
F.2.9	Explore opportunities to connect to Rome's transit service to areas that have a high number of households without vehicles.				
F.2.10	Protect the function of Richard B. Russell Regional Airport and support projects and related economic development opportunities.				

POLICY #	POLICY	
F.2.11	Continue to carry out maintenance and improvements to water and sewer infrastructure in order to maintain the high quality of surface and groundwater and that wastewater facilities are equipped to meet the long-term needs of existing and proposed development.	
F.2.12	Seek and develop new sources of groundwater	
F.2.13	Work with the City of Rome to provide equitable sewer rates to county residents based on rate studies and/or arbitration.	
F.2.14	Continue to provide adequate police and fire services.	
F.2.15	Expand residential broadband coverage to areas in the county anticipating new residential development/ growth that already do not have coverage.	

IMPLEMENTATION

There are 40 transportation and infrastructure projects proposed within this plan:

- » 10 roadway projects totaling \$183 million;
- » 1 transit project;
- » 4 airport projects totaling \$750,000;
- » 12 bicycle and pedestrian projects totaling \$11 million; and
- » 13 infrastructure and service projects totaling \$2 million (includes mostly water and sewer improvements, most costs are still to be determined).

Total, all improvements are estimated to cost \$197 million. Implementing all transportation projects listed in this plan will require collaboration with federal and state agencies, such as the Federal Highway Administration (FHWA) and the Georgia Department of Transportation (GDOT). These agencies will contribute an estimated \$177 million of the funds needed to implement the transportation projects within this plan. The remaining amount of transportation funds will come from Floyd County’s general fund, existing and future SPLOST funds, Community Development Block Grants (CDBG), other municipalities when intergovernmental collaboration is warranted, and potential grant money through other state or federal programs. Improvements to water and sewer infrastructure will be funded through enterprise funds and the general fund. The maps on pages 165 and 167 show roadway projects, and bicycle and pedestrian projects, respectively. All projects are listed and explained on the Short Term Work Program on pages 178-183.

PROJECT HIGHLIGHT: LINDALE MILL TRAIL

In 2017, Floyd County voted “yes” on a Special Purpose Local Option Sales Tax (SPLOST) that would fund nearly \$64 million of improvements toward infrastructure, including an extension of the Silver Creek Trail to the Lindale area. The proposed trail would run from the Floyd County Health Department facility on East 12th Street along a long abandoned Norfolk Southern rail line to the intersection of 1st Street and Maple Street in Silver Creek. The trail would have many benefits: it would provide a connection an area of Floyd County slated for new development, the Lindale Mill, and would create a connection to Georgia Northwestern Technical College as the old rail line runs just past the Rome campus.

The proposed \$1.18 million budget includes \$450,000 to acquire the rail line, \$80,000 for engineering, \$500,000 for construction, and the remaining would be used for contingency (money set aside for unexpected expenses).



POLICY CHECKLIST

F.2.1. // Complete the Rome Bypass.

- » TI.7 // Construction of South Rome Bypass (from US-27/Six Mile to SR-101)
- » TI.8 // Construction of Southeast Rome Bypass (from SR-101 to US-411)

F.2.2 // Develop connections to I-75 via SR-140 and US-411.

- » TI.5 // Widening of SR-140 from SR-53/New Calhoun Highway to county line
- » TI.6 // Construct the Rome-Cartersville Development Corridor

F.2.4 // Collaborate with Federal Highway Administration (FHWA) and the Georgia Department of Transportation (GDOT) to resurface poorly-rated roadways.

- » TI.1 // Repaving of SR-53 from Rome city limits to SR-140
- » TI.4 // Resurfacing of SR-293/Kingston Highway from SR-1/East Rome Bypass to county line
- » TI.9 // Improve Huffaker Road from Fouche Gap Road to Big Texas Valley Road
- » TI.10 // Implement road resurfacing projects

F.2.6 // Expand the existing trail network into the riverfronts, stream buffers, and conservation areas to reach all areas of Floyd County; to provide connectivity into local trails; to connect to larger, regional trails like the Pinhoti Trail; and to create opportunities for recreation.

- » TI.16 // Lindale Mill Trail
- » TI.17 // Etowah River Trail
- » TI.18 // Etowah River Trail Connector
- » TI.19 // Oostanaula River Trail
- » TI.20 // Shannon Connector Trail
- » TI.21 // Armuchee Trail
- » TI.22 // Berry College Connector

LEGEND

- Sharrow
- Bike lane
- Multi-use trail
- Existing bike lane
- Existing mutli-use trail
- Regional bicycle routes

ALABAMA

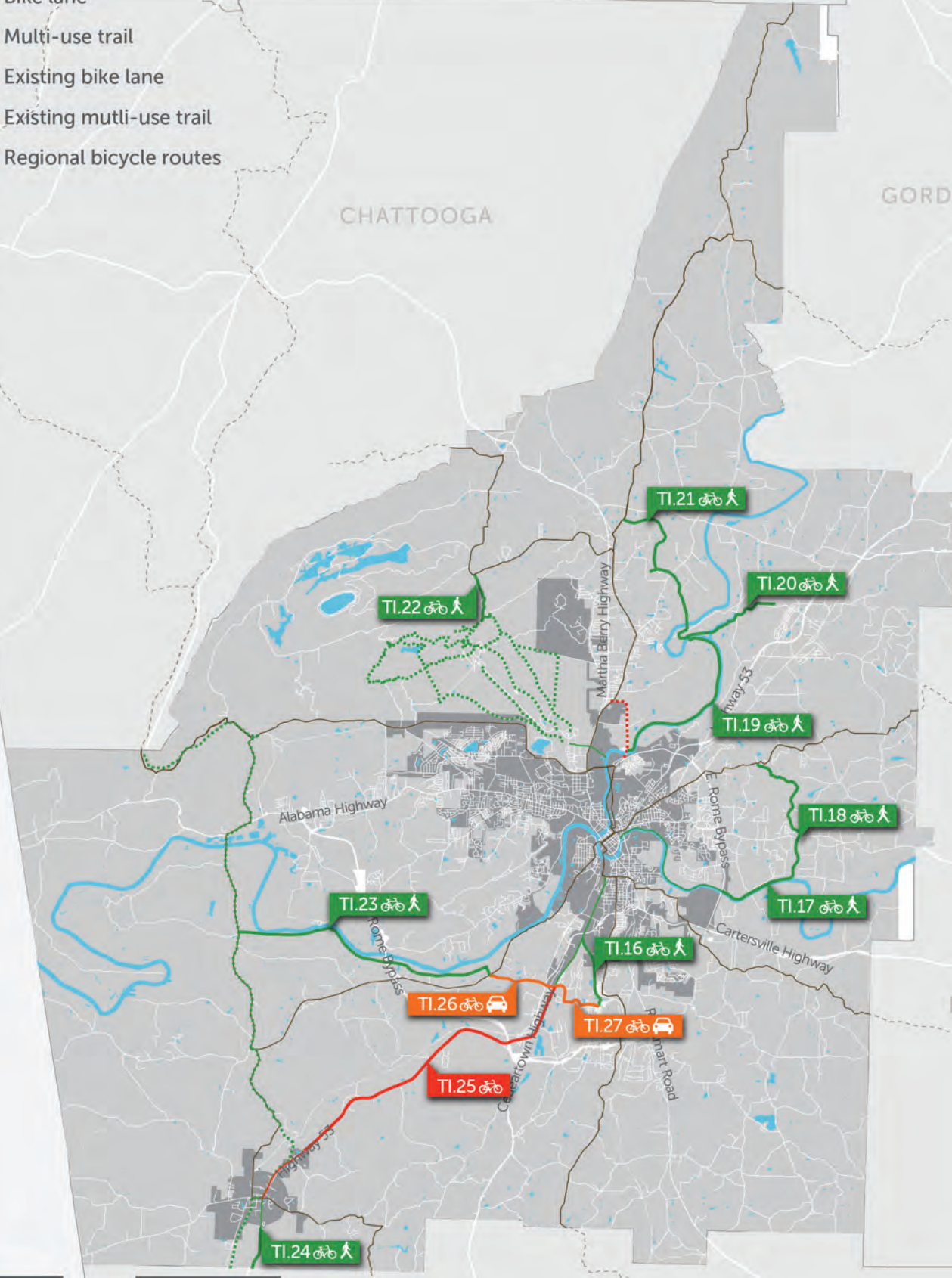
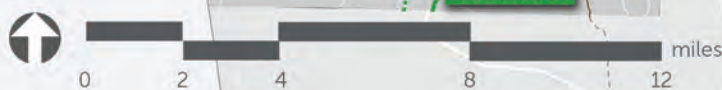
WALKER

CHATTOOGA

GORDON

BARTOW

POLK



LEGEND

- Repaving or safety improvements
- Roadway modifications
- Bridge improvements
- New roadways

ALABAMA

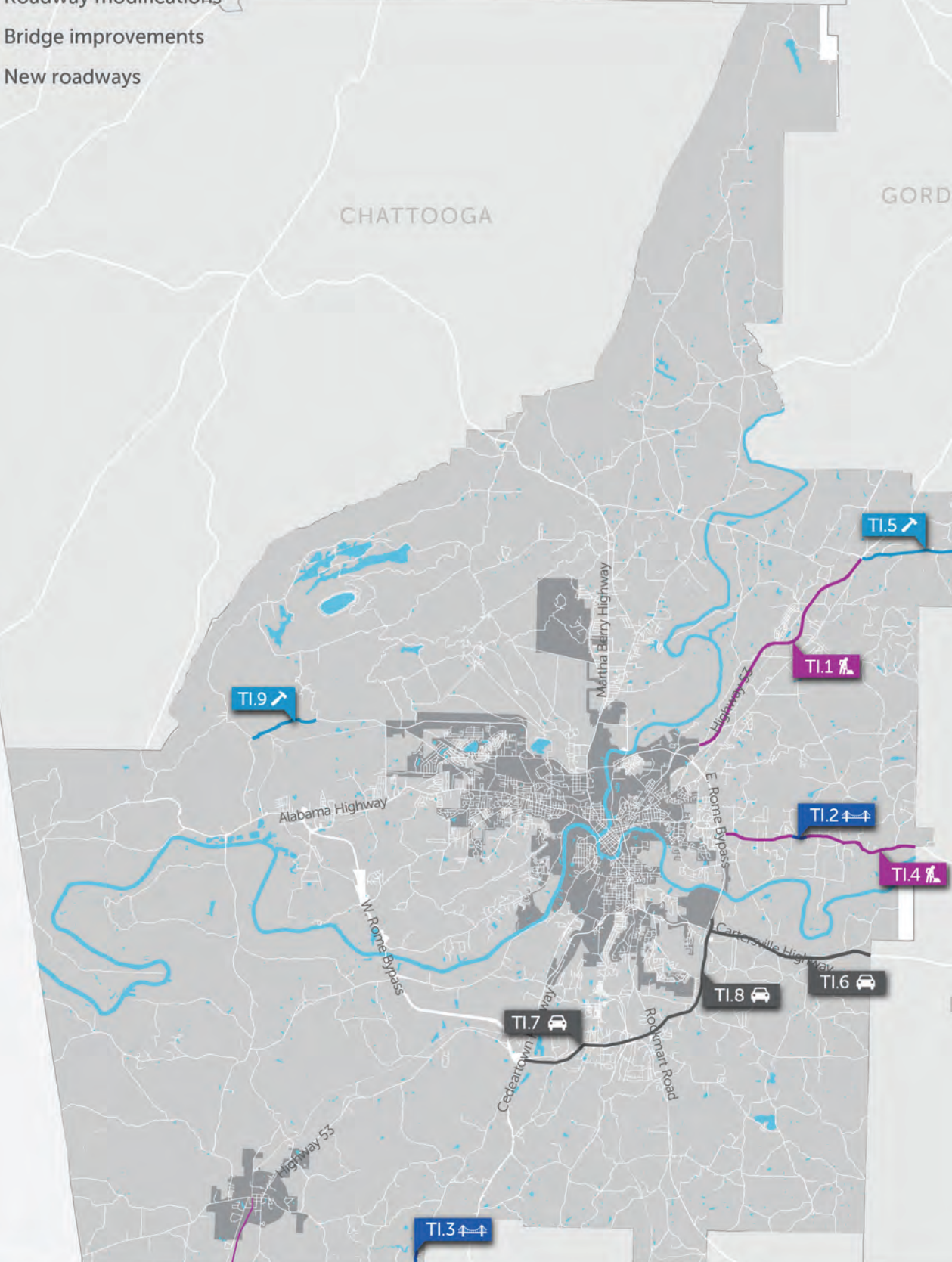
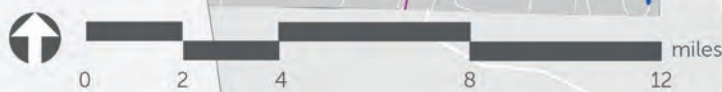
WALKER

CHATTOOGA











GORDON

BARTOW

POLK



HOUSING POLICIES

POLICY #	POLICY		
F.3.1	Preserve naturally occurring affordable housing (see the sidebar on page 169 for an explanation).		
F.3.2	Remove vacant, dilapidated housing units, and promote the renovation of housing units that are of poorer quality, but are otherwise livable.		
F.3.3	Encourage the development of various housing types that are suitable for a wide range of price points.		
F.3.4	Work with developers to create housing that can meet the space needs and price needs of younger workers.		
F.3.5	Identify opportunities to construct special housing to support the growing senior population.		
F.3.6	Work with existing neighborhood groups to actively promote redevelopment in blighted neighborhoods and preservation of existing, healthy neighborhoods.		
F.3.7	Enforce housing codes, nuisance ordinance, and solid waste ordinance.		

POLICY CHECKLIST

F.3.1. // Preserve naturally occurring affordable housing.

- » H.1 // Collaborate with Cave Spring to create a housing inventory that keeps record of the type, age, condition, value, and tenure of each housing unit within the county
- » H.3 // Review and adapt the ULDC to encourage the development of housing that is diverse in type and pricing using inclusionary housing policies, and remove administrative barriers to the creation of market-rate affordable dwelling units

F.3.6 // Work with existing neighborhood groups to actively promote redevelopment in blighted

neighborhoods and preservation of existing, healthy neighborhoods.

- » H.2 // Continue working with the Lindale, Shannon, and Riverside communities on neighborhood-level issues, and other communities as issues and opportunities arise

F.3.6 // Enforce housing codes, nuisance ordinance, and solid waste ordinance.

- » H.3 // Review and adapt the ULDC to encourage the development of housing that is diverse in type and pricing using inclusionary housing policies, and remove administrative barriers to the creation of market-rate affordable dwelling units

IMPLEMENTATION

The projects listed within this plan are intended to advance housing policies, specifically to increase housing choice in terms of type, size, pricing, location, et cetera. The projects listed in the Short Term Work Program on pages 182-183 are intended to execute the county's strategy to create equitable housing options for all ages, price points, and lifestyles.

PROJECT HIGHLIGHT: HOUSING STUDY

To fully understand the needs surrounding housing throughout the county, such as supply, condition, and affordability, there needs to be an inventory conducted that can:

- » Determine which units are vacant and/or dilapidated and warrant removal;
- » Determine units that are of poorer quality and may warrant basic improvements;
- » Seek code violations and correct them;
- » Determine candidates for historic preservation;
- » Identify potential issues with affordability; and
- » Identify gaps in the housing supply (most notably, housing types that are in high demand, but low in supply).

The results of the study can help advance housing policies, like preserving naturally occurring affordable housing, removing vacant and dilapidated units and renovating other units, encouraging the development of different housing types that are able to meet a range of price points, and identifying opportunities to create senior housing and units that are suitable for younger workers.

The City of Rome recently completed a study that took inventory of the type and condition of housing within the city limits. It is recommended that the county use their study as a guide. This project will require collaboration from Planning & Zoning, Community Development, and Building Inspections, along with stakeholders and consultants that may be hired to assist with the housing study.

WHAT IS NATURALLY OCCURRING AFFORDABLE HOUSING?

Naturally Occurring Affordable Housing (known as "NOAHs") are residential rental properties that maintain low rents *without* federal subsidy. It is the most common form of affordable units in the United States. NOAHs are typically Class B and Class C rental buildings, complexes, or detached housing that have been built between 1940 and 1990. Rents are lower-ranging, generally between \$550 and \$1,200, depending on the location and the quality of the unit. These housing units are affordable to most low- and moderate-income households (those that earn between 50-80% of the median household income). NOAH units are the housing at greatest risk of being lost due to market speculation and upgrades that result in higher rents and lost affordability. While upgrading poorer quality units is often desired and can boost community development, it is important to maintain a healthy inventory of naturally affordable units.

In Floyd County, 48.5% of renter households report being "cost burdened," that is, they spend more than 30% of their income on housing. Just under 30% of households with a mortgage also report being cost burdened. Low- and moderate-income households make up about 21% of all households; they bring home between \$21,700 and \$34,800 annually, before taxes. If the housing affordability metric (no more than 30% of pre-tax income) is applied, low-income households should pay no more than \$544 each month for housing, and moderate-income households shouldn't pay more than \$869 per month. Floyd County, and the cities of Rome and Cave Spring, should strive to balance preserving housing units that can provide these lower rents with the renovation of older units and construction of new market-rate units.

ECONOMIC DEVELOPMENT

POLICIES

POLICY #	POLICY		
F.4.1	Support the Rome Floyd Chamber in its efforts to promote entrepreneurial development and small business expansion.		
F.4.2	Increase efforts to support and recruit small businesses through incentives and marketing.		
F.4.3	Continue to market and promote the Forum to increase conventions and trade shows activity.		
F.4.4	Ensure that financial incentives for existing or new businesses are linked to specific performance criteria.		
F.4.5	Recruit new jobs and new industries that can attract the talents and interests of recent high school and post-secondary graduates in Floyd County and surrounding areas.		
F.4.6	Coordinate infrastructure investment and service improvements in targeted industrial development areas, while maintaining an inventory of industrial development sites that are "construction ready."		
F.4.7	Encourage private and public sector internships and work-study opportunities for secondary and post-secondary students.		
F.4.8	Leverage existing progressive economic development programs, such as the annual Confluence conference, to attract growth in the information and professional/business services sectors.		
F.4.9	Target avionic and aeronautic businesses for recruitment.		
F.4.10	Grow advanced manufacturing industry and related employment sectors.		
F.4.11	Build on the emerging distribution/logistics hub at the North Floyd Industrial Park (intersection of SR-53 and SR-140).		

POLICY #	POLICY	
F.4.12	Grow additional opportunities to leverage the quality local post-secondary education options for economic growth, particularly in the technology, education, and healthcare sectors.	
F.4.13	Continue to capitalize on opportunities to partner with local colleges and universities to emphasize logistics employment opportunities, among other initiatives.	
F.4.14	Invest in infrastructure and amenities that support entrepreneurs and remote workers.	
F.4.15	Find opportunities to utilize New Markets Tax Credits and CDBG funds to advance economic development throughout the county.	

IMPLEMENTATION

Economic development in Floyd County needs to focus on attracting new jobs, specifically advanced manufacturing, logistics, technology, education, and healthcare; growing existing businesses and business opportunities; and maximizing partnerships with higher education institutions.

The economic development projects outlined in the Short Term Work Program on pages 184-185 work in tandem with land use, transportation, and housing policies and projects. Floyd County is losing its younger subsets of the population to larger cities that can provide the employment, housing, and infrastructure that they need to be successful and have the amenities they desire. The Opportunity Zones program (see page 204 for more information) is a great way to ensure that the county is able to attract the industries that employ younger workers, and give incentives to investors to fund improvements to infrastructure that can support future workers and future development site through tax credits.

Implementation of the projects listed in the Short Term Work Program will involve coordination with the Rome Floyd Chamber of Commerce, Community Development, and the Rome-Floyd Development Authority.

PROJECT HIGHLIGHT: NORTH FLOYD INDUSTRIAL PARK

The Rome Floyd Chamber of Commerce and the Rome-Floyd Development Authority have previously identified an area of northern Floyd County that is a candidate for industrial expansion. Its proximity to the Richard B. Russell airport, location along the soon-to-be-widened SR-140/Adairsville Road, and proximity to an already existing industrial center makes it a good site to continue industrial expansion. The Development Authority, along with some private developers, has already purchased parcels at the intersection of SR-140/Adairsville Road and SR-53/ New Calhoun Highway to create development pads of at least 50 acres for industries looking to locate to Floyd County. The Chamber needs to continue to market this area to prospective industries and developers, and seek potential incentives for these new industries and developers. The image below shows an extension of Prosperity Way to Autry Road (currently under construction), and a possible configuration of development pads.

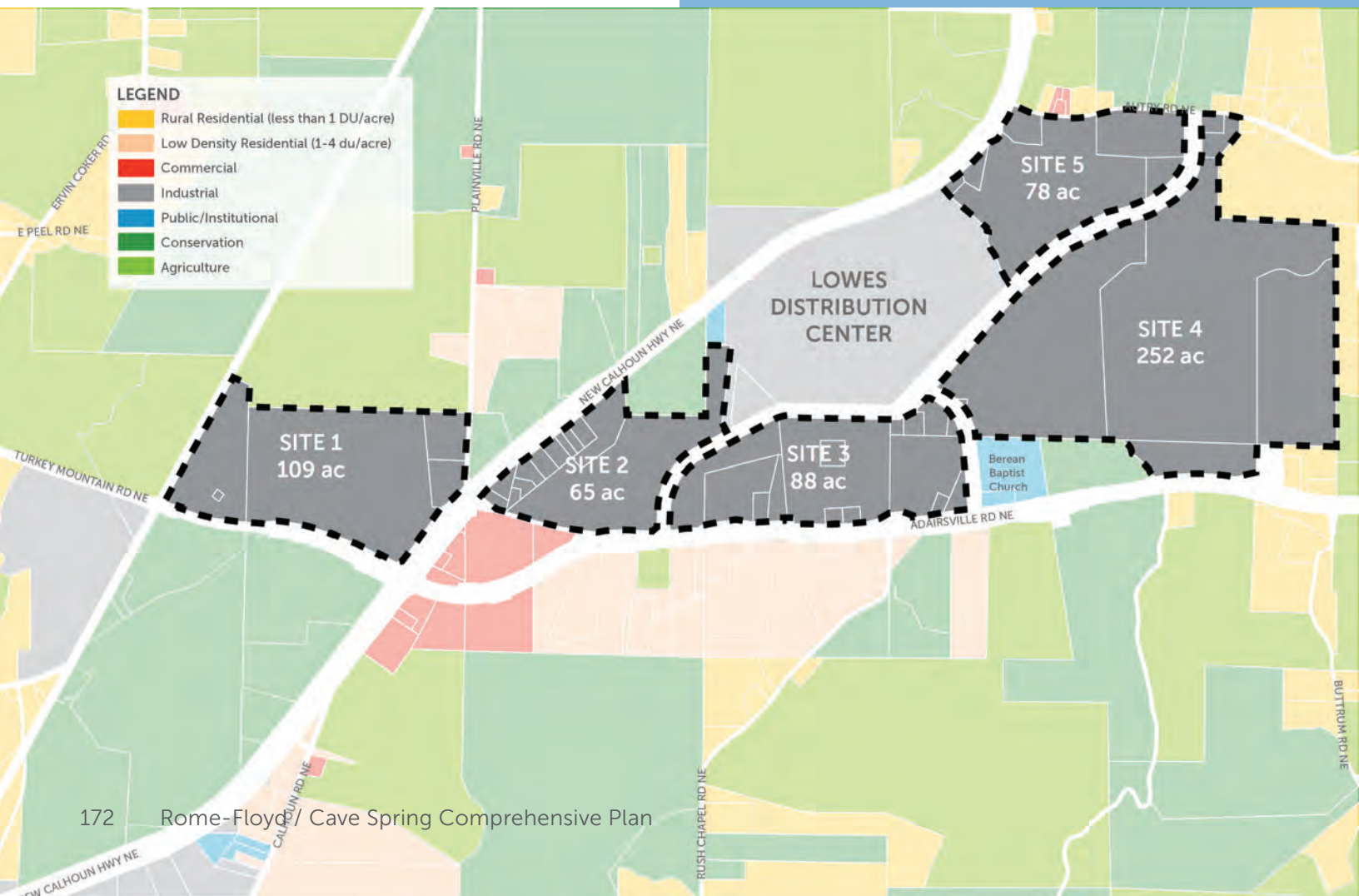
POLICY CHECKLIST

F.4.1. // Support the Rome Floyd Chamber in its efforts to promote entrepreneurial development and small business expansion.

- » ED.1 // Adopt new software program for marketing, recruitment and support of existing businesses
- » ED.3 // Continue to market parcels slated for industrial development near the Lowe's Distribution Center to prospective industries looking to locate in Floyd County














F.4.2 // Increase efforts to support and recruit small businesses through incentives and marketing.

- » ED.1 // Adopt new software program for marketing, recruitment and support of existing businesses
- » ED.3 // Continue to market parcels slated for industrial development near the Lowe's Distribution Center to prospective industries looking to locate in Floyd County



NATURAL & CULTURAL RESOURCES

POLICIES

POLICY #	POLICY
F.5.1	Protect cultural resources in the region, including the human and natural history of the area.  
F.5.2	Coordinate with local, state, and federal agencies to protect wetlands, floodplains, steep slopes, and lands within stream and river corridors. 
F.5.3	Continue to encourage public and private development of recreation along the rivers, in areas where development is appropriate and has low impact on the natural environment.  
F.5.4	Identify suitable areas to create new parks, and expand recreational offerings.  
F.5.5	Encourage at-risk and low-income youth to participate in organized recreation activities within the county. 
F.5.6	Create additional recreational opportunities within the county, incorporating the use of greenways and the trail network. 
F.5.7	Promote the safe, efficient, and environmentally-sensitive management of solid waste in a manner that minimizes negative impacts on residents.  
F.5.8	Improve and expand upon the current recycling program. 
F.5.9	Protect potential sources of water for future use through actions that could include land acquisition, zoning, transfer of development rights, or purchase of development easements. 

IMPLEMENTATION

There are 5 projects proposed within this plan that aim to advance policies related to natural and cultural resources. Most of these projects will require collaboration from various county departments, including Planning & Zoning, the Rome-Floyd Parks & Recreation Authority, and Keep Rome/Floyd Beautiful, among other public or private organizations.

PROJECT HIGHLIGHT: PARKS & RECREATION PLAN

Floyd County, Rome, and Cave Spring boast some of the most beautiful and beloved parks in the region. The county has a lot of opportunities related to recreation within and outside of its parks, and some demand to place new parks and facilities in areas that are currently under-served. It is recommended that the Rome-Floyd Parks & Recreation Authority undertake a parks and recreation master plan that can:

- » Take inventory of existing parks and infrastructure and determine if any improvements need to be made;
- » Examine current level-of-service and determine a targeted level-of-service;
- » Site new parks and recreation centers;
- » Determine where demand lies, and what kinds of facilities are in high demand; and
- » Create a capital improvement program.

While not a major priority for the county or cities at this time, such a plan will establish a long-term framework for future investment and generate targeted economic development opportunities.

POLICY CHECKLIST

F.5.1. // Protect cultural resources in the region, including the human and natural history of the area.

- » NC.2 // Analyze ULDC for impacts upon conservation areas, wetlands, wildlife habitats, and forestry
- » NC.3 // Support the Sara Hightower Regional Library

F.5.2. // Coordinate with local, state, and federal agencies to protect wetlands, floodplains, steep slopes, and lands within stream and river corridors.

- » NC.1 // Continue participation in the Clean Community and Adopt-a-Stream/Wetland/Highway/Lake programs; and conduct special events, workshops, and educational programs

F.5.4 // Identify suitable areas to create new parks, and expand recreational offerings.

- » NC.4 // Develop a parks and recreation plan with Rome and Cave Spring to take inventory of existing parks and infrastructure, examine current level-of-service and determine needed level-of-service, site new parks and recreation centers, and create a capital improvement program

F.5.5 // Encourage at-risk and low-income youth to participate in organized recreation activities within the county.

- » NC.5 // Continue to provide 50% off recreational program fees for all foster children and scholarship program

F.5.6 // Create additional recreational opportunities within the county, incorporating the use of greenways and the trail network.

- » NC.4 // Develop a parks and recreation plan with Rome and Cave Spring to take inventory of existing parks and infrastructure, examine current level-of-service and determine needed level-of-service, site new parks and recreation centers, and create a capital improvement program

CONSISTENCY WITH REGIONAL WATER PLAN & ENVIRONMENTAL CRITERIA

WATER PROTECTION REGULATIONS & POLICIES

The Rome-Floyd County Unified Land Development Code and the Rome-Floyd/Cave Spring 2040 Comprehensive Plan include policies that are consistent with the regional water plan and environmental planning criteria. These criteria include the Coosa-North Georgia Water Planning District (CNGWPD), Part 5 of the Environmental Planning Criteria of the Georgia Planning Act, and local Floyd County ordinances.

WATERSHEDS

Floyd County has three watersheds: the Upper Coosa watershed, the Oostanaula watershed, and the Etowah watershed. The Upper Coosa watershed is south of the Coosa River and west of Silver Creek, the Oostanaula watershed is north of the Coosa and Etowah rivers, and the Etowah watershed is south of the Etowah River and east of Silver Creek. All three of the watersheds are part of the Coosa river basin. The Environmental Protection Agency (EPA) has not reported any has not recently reported any water quality issues in Floyd County.

GROUNDWATER RECHARGE AREAS

According to the CNGWPD, there are Paleozoic rock aquifers within the Etowah and Oostanaula River watersheds. Water quality issues known to be associated with the Paleozoic rock aquifers include turbidity, pH, hardness, and iron. For the 2010 plan's analysis, it was determined that there were no groundwater sustainable yield issues within the region based on current demands and conditions. No new analysis of groundwater availability was conducted as part of their Regional Water Plan update in 2017.

WETLANDS

According to data compiled through the National Wetlands inventory, there are wetlands along streams and near ponds. Floyd County has adopted policies related to wetlands within Section 6 of its Unified Land Development Code. Section 6-19.3(a)(2) references the wetlands maps created by the Georgia Department of Natural Resources (DNR) as their adopted wetlands map. In order to alter or degrade a wetland, applicants must require approval by the United States Army Corps of Engineers under Section 404 of the Clean Water Act.

PROTECTED MOUNTAINS

Rome does not contain any protected mountains.

PROTECTED RIVER CORRIDORS

All three rivers, the Coosa, Etowah, and Oostanaula rivers, lie in protected river corridors, according to data from the Georgia Department of Natural Resources.

FLOODPLAINS

Section 2-6-31(b) of Floyd County's Code of Ordinances references areas of special flood hazard as identified by the Federal Emergency Management Agency (FEMA)'s most recent flood insurance study. Section 2-6-32(c) (2) states that proposed developments must obtain all necessary permits required from governmental agencies from which approval is required by federal or state law, including Section 404 permits issued by the United States Army Corps of Engineers in order to apply for a floodplain development permit.

Page 177: Johns Creek, which feeds into the Oostanaula River in northern Floyd County



SHORT TERM WORK PROGRAM (2019-2023)

ID #	PROJECT & DESCRIPTION	2019	2020	2021	2022	2023
GENERAL GOVERNMENT						
G.1	The governments will develop a more equitable method of cost sharing based on level of service in accordance with the Service Delivery Strategy Act of 1997.	x	x	x	x	x
LAND USE						
LU.1	Make revisions to the ULDC to support the goals and policies of the Comprehensive Plan	x	x	x	x	x
LU.2	Create a redevelopment plan for the Lindale Mill area that incorporates existing plans for the mill, and considers effects on adjacent properties.	x	x			
TRANSPORTATION & INFRASTRUCTURE						
ROADWAY						
TI.1	Repaving of SR-53 from Rome city limits to SR-140					x
TI.2	Bridge replacement at Booger Hollow Road at Lake Creek	x				
TI.3	Bridge replacement at SR-293/Kingston Highway at Dykes Creek - ROW acquisition		x	x		
TI.4	Resurfacing of SR-293/Kingston Highway from SR-1/East Rome Bypass to county line	x				
TI.5	Widening of SR-140 from SR-53/New Calhoun Highway to county line	x	x			
TI.6	Construct the Rome-Cartersville Development Corridor				x	x
TI.7	Construction of South Rome Bypass (from US-27/Six Mile to SR-101)	x	x	x	x	
TI.8	Construction of Southeast Rome Bypass (from SR-101 to US-411)		x	x	x	x
TI.9	Improve Huffaker Road from Fouche Gap Road to Big Texas Valley Road			x	x	x
TI.10	Implement road resurfacing projects	x	x	x	x	x
TRANSIT						
T.11	Cooperate with the City of Rome on a feasibility study on expanding the Rome Transit Department's services into unincorporated Floyd County	x	x			

RESPONSIBLE PARTIES	ESTIMATED COST	FUNDING SOURCES	NOTES
Floyd County; City of Rome; City of Cave Spring	Staff time	-	Floyd County has 31 joint agreements with Rome and Cave Spring. They will continue to evaluate joint agreements throughout Floyd County with Joint Services Committee that meets every other month.
Planning & Zoning	Staff time	-	
Planning & Zoning; Rome Floyd Chamber of Commerce; Rome-Floyd Development Authority	\$75,000	General fund; Rome Floyd Chamber of Commerce; Rome-Floyd Development Authority; Grant	Should include collaboration with the owner of the mill, Arimathea Holdings LLC.
Public Works; MPO; GDOT	\$5,000,000	GDOT	
Public Works; MPO; GDOT	\$1,000,000	GDOT	Funded by GDOT's Low Impact Bridge Program (LIBP)
Public Works; MPO; GDOT	\$250,000	FHWA; GDOT	GDOT: PI0015544
Public Works; MPO; GDOT	\$1,000,000	GDOT	Under construction as of 2018.
Public Works; MPO; GDOT	\$35,000,000	FHWA; GDOT	GDOT: PI0004915. Under construction as of 2018
Public Works; GDOT	\$1,000,000	FHWA; GDOT	Assigned a GDOT number; environmental studies underway
Public Works; MPO; GDOT	\$50,250,000	FHWA; GDOT	GDOT: PI621600
Public Works; MPO; GDOT	\$83,500,000	FHWA; GDOT	GDOT: PI662420
Public Works	\$617,000	General fund	
Public Works	\$5,200,000	SPLOST	
Rome Transit Department; Planning & Zoning; City of Cave Spring	TBD	General fund	Most of the costs of the study would be absorbed by Rome; Rome project #TI.20; Cave Spring project #TI.5

ID #	PROJECT & DESCRIPTION	2019	2020	2021	2022	2023
TRANSPORTATION & INFRASTRUCTURE (CON'T)						
AIRPORT						
TI.12	Complete economic development plan for Richard B. Russell Field	x				
TI.13	Construct new T-hangars at airport as needed	x	x	x	x	x
TI.14	Extend runway 1/19 by 1,000 feet	x				
TI.15	Install edge lighting on runway 7/25	x				
BICYCLE & PEDESTRIAN						
TI.16	Lindale Mill Trail (from city limits to S. 1st Street)			x	x	x
TI.17	Etowah River Trail (from Rome city limits to Etowah River Trail Connector)				x	x
TI.18	Etowah River Trail Connector (from Etowah River Trail to Wayside Road)					x
TI.19	Oostanaula River Trail (from Armuchee Connector to Old Dalton Road)			x	x	x
TI.20	Shannon Connector Trail (from Oostanaula River Trail to Gaines Road)					x
TI.21	Armuchee Trail (from Oostanaula River Trail to Floyd Springs Road)				x	x
TI.22	Berry College Trail Connector (from Hurtin' Gator Trail to Little Texas Valley Road via Texas Valley Road)	x	x	x		
TI.23	Coosa River Trail (from Walker Mountain Road to the Pinhoti Trail)		x	x	x	
TI.24	Cave Spring to Cedartown Trail (from Cave Spring city limits to county line)			x	x	x
TI.25	Bike lane: Cave Spring Trail (along Cedartown Highway from Eden Valley Road to Cave Spring city limits)				x	x
TI.26	Sharrows: Walker Mountain Road (from Cave Spring Trail to Coosa River Trail)					x
TI.27	Sharrows: Lindale Mill Trail Connector (from Lindale Mill Trail to Walker Mountain Road)					x

RESPONSIBLE PARTIES	ESTIMATED COST	FUNDING SOURCES	NOTES
Richard B. Russell Regional Airport	\$110,000	General fund	
Richard B. Russell Regional Airport	\$113,000	General fund	
Richard B. Russell Regional Airport	\$94,645	General fund	
Richard B. Russell Regional Airport	\$428,000	General fund; GDOT	
Public Works; Planning & Zoning	\$1,180,000	SPLOST	Utilizes abandoned Norfolk Southern rail line
Public Works; Planning & Zoning	\$800,000	General fund; Grant	
Public Works; Planning & Zoning	\$1,000,000	General fund; Grant	
Public Works; Planning & Zoning	\$2,100,000	General fund; Grant	
Public Works; Planning & Zoning	\$350,000	General fund; Grant	
Public Works; Planning & Zoning	\$950,000	General fund; Grant	
Public Works; Planning & Zoning	\$500,000	General fund; Grant	
Public Works; Planning & Zoning	\$1,900,000	General fund; Grant	
Public Works; Planning & Zoning; City of Cave Spring; Polk County; GDOT	\$1,500,000	General fund; City of Cave Spring; Polk County; NWGRC; Grant	Per feasibility study completed in 2015. Cave Spring is responsible for portion of Phase I within Cave Spring. Polk County to be responsible for portion of Phase I within Polk County. Cost estimate reflects portion of Phase I in Floyd County.
Public Works; Planning & Zoning	\$925,000	General fund; Grant	
Public Works; Planning & Zoning	\$1,500	General fund; Grant	
Public Works; Planning & Zoning	\$1,500	General fund; Grant	

ID #	PROJECT & DESCRIPTION	2019	2020	2021	2022	2023
TRANSPORTATION & INFRASTRUCTURE (CON'T)						
INFRASTRUCTURE & SERVICES						
TI.28	Retain experienced officers within the police department	x	x	x	x	x
TI.29	Update the Local Emergency Operations Plan.	x				
TI.30	The Fire Department will continue to relocate the existing stations as the joint facility study indicates when funds are available.		x	x	x	x
TI.31	Renegotiate water and sewer purchase contract between Floyd County and the City of Rome	x				
TI.32	Improve the existing water system and extend lines on a cost per customer basis	x	x	x	x	x
TI.33	The County will continue to seek the best prices for its water supply	x	x	x	x	x
TI.34	The County will review its water system operating and materials standards	x	x	x	x	x
TI.35	Review billing cycles periodically	x	x	x	x	x
TI.36	Study water rate structures and minimum billing amounts	x				
TI.37	Replace 12 miles of 2-inch water distribution lines	x	x	x	x	x
TI.38	Explore new groundwater sources in southern Floyd County	x	x	x	x	x
TI.39	Complete projects within the current Short-Term Work Program in the Joint Comprehensive Solid Waste Management Plan	x	x	x	x	x
TI.40	Design, permit and construct new phases of the landfill as needed	x	x	x	x	x
HOUSING						
H.1	Collaborate with Cave Spring to create a housing inventory that keeps record of the type, age, condition, value, and tenure of each housing unit within the county to: (1) determine which units are vacant and dilapidated and warrant removal, (2) determine which units should be targeted for renovation, (3) seek code violations; and (4) determine which units are candidates for historic preservation.	x	x			
H.2	Continue working with the Lindale, Shannon, and Riverside communities on neighborhood-level issues, and other communities as issues and opportunities arise.	x	x	x	x	x
H.3	Review and adapt the ULDC to encourage the development of housing that is diverse in type and pricing using inclusionary housing policies, and remove administrative barriers to the creation of market-rate affordable dwelling units	x	x	x	x	x

RESPONSIBLE PARTIES	ESTIMATED COST	FUNDING SOURCES	NOTES
Police	N/A	N/A	
Police	Staff time	-	
Fire	TBD	General fund	
Water	Staff time	Enterprise fund	
Water	Staff time	Enterprise fund	
Water	Staff time	Enterprise fund	
Water	Staff time	Enterprise fund	
Water	Staff time	Enterprise fund	
Water	Staff time	Enterprise fund	
Water	Staff time	Enterprise fund	
Water	Staff time	Enterprise fund	
Solid Waste; City of Rome; Solid Waste Collections	\$2,000,000	General fund; Enterprise fund	
Solid Waste; City of Rome; Solid Waste Collections	TBD	General fund; Enterprise fund	Phase 7 has recently begun
Planning & Zoning; Community Development; Building Inspections	\$50,000	General fund; Grant	Grant money could be applied for to offset any costs related to this project, including equipment and hiring a consultant; Rome has recently completed a similar effort; Cave Spring project #H.1
Planning & Zoning	\$1,000,000	General funds, Code Enforcement program fines, CDBG	
Planning & Zoning; Community Development	Staff time	-	

ID #	PROJECT & DESCRIPTION	2019	2020	2021	2022	2023
ECONOMIC DEVELOPMENT						
ED.1	Continue to implement new software program for marketing, recruitment and support of existing businesses	x	x	x		
ED.2	Attract a catalytic development for the Lindale Mill site to jump-start development.	x	x	x	x	
ED.3	Continue to market parcels slated for industrial development near the Lowe's Distribution Center to prospective industries looking to locate in Floyd County.	x	x	x	x	x
ED.4	Marketing and promotion of the Forum	x	x	x	x	x
ED.5	Determine areas within the county that may qualify for the state Opportunity Zone program and apply for designation	x	x	x	x	x
ED.6	Determine areas within the county that may qualify for the federal Opportunity Zone program and apply for designation	x	x	x	x	x
NATURAL & CULTURAL RESOURCES						
NC.1	Continue participation in the Clean Community and Adopt-a-Stream/Wetland/Highway/Lake programs; and conduct special events, workshops, and educational programs	x	x	x	x	x
NC.2	Analyze ULDC for impacts upon conservation areas, wetlands, wildlife habitats, and forestry	x	x	x	x	x
NC.3	Support for the Sara Hightower Regional Library	x	x	x	x	x
NC.4	Develop a parks and recreation plan with Rome and Cave Spring to take inventory of existing parks and infrastructure, examine current level-of-service and determine needed level-of-service, site new parks and recreation centers, and create a capital improvement program.				x	x
NC.5	Continue to provide 50% off recreational program fees for all foster children and scholarship program	x	x	x	x	x

ACRONYMS

SPLOST = Special Local Option Sales Tax

MPO = Floyd County-Rome Metropolitan Planning Organization

FHWA = Federal Highway Administration

GDOT = Georgia Department of Transportation

CDBG = Community Development Block Grant

RESPONSIBLE PARTIES	ESTIMATED COST	FUNDING SOURCES	NOTES
Chamber of Commerce	N/A	N/A	
Planning & Zoning; Rome Floyd Chamber of Commerce	Staff Time	-	
Rome Floyd Chamber of Commerce; Rome-Floyd Development Authority	\$50,000	General fund; Rome-Floyd Development Authority; Chamber of Commerce	
Rome Floyd Chamber of Commerce; Rome Downtown Development Authority	N/A	General fund; Chamber of Commerce	
Community Development	Staff time	-	Potential candidates may include the Lindale area
Community Development	Staff time	-	Potential candidates may include the Lindale area
Keep Rome/Floyd Beautiful	Staff time	-	
Planning & Zoning	Staff Time	-	
Floyd County	\$6,600,000	General fund	Annual support of \$1.259 million
Rome-Floyd Parks & Recreation Authority	\$75,000	General fund; Grant	Rome project #NC.8; Cave Spring project #NC.3
Rome-Floyd Parks & Recreation Authority	N/A	N/A	

PRIORITY PROJECTS

Priority projects are defined as those that can be started or completed within the first year of the plan, are relatively low-cost, and/or are important to the completion of other projects listed in the plan. Listed below are the priority projects for Floyd County:




LU.2 // Create a redevelopment plan for the Lindale Mill area that incorporates existing plans for the mill, and considers effects on adjacent properties.

TI.11 // Cooperate with the City of Rome on a feasibility study on expanding the Rome Transit Department's services into unincorporated Floyd County

H.1 // Collaborate with Cave Spring to create a housing inventory that keeps record of the type, age, condition, value, and tenure of each housing unit within the county

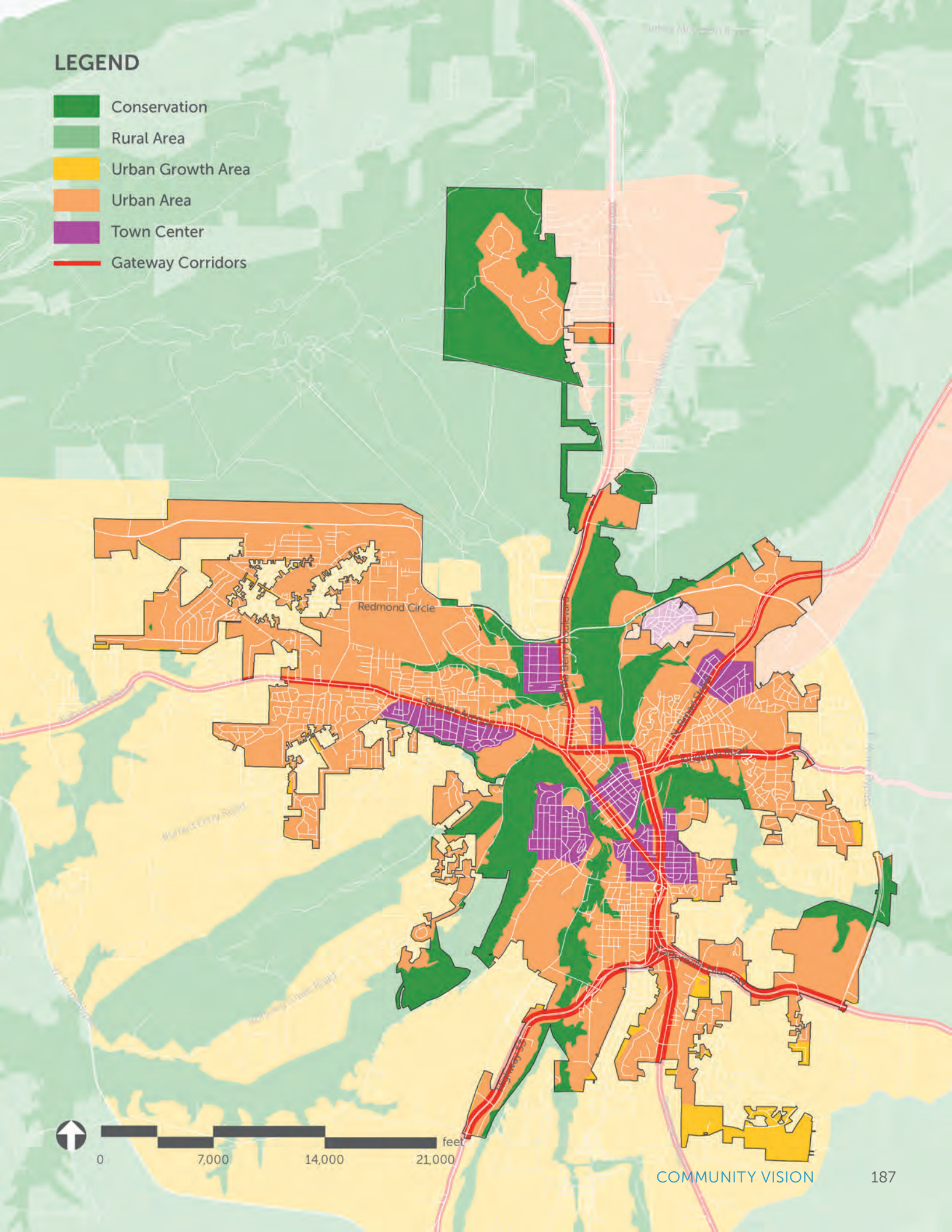
CITY OF ROME

LAND USE POLICIES

POLICY #	POLICY				
R.1.1	Implement Character Areas (see page 187) and the parcel-by-parcel Future Land Use Map (see pages 188-189).				
R.1.2	Prioritize investment into under-served communities and other areas needing long-term improvements.				
R.1.3	Assist Rome City Schools with the coordination of long-term facility plans and projected city growth.				
R.1.4	Encourage the adaptive reuse of vacant or under-used buildings for residential, commercial, or mixed-use projects where such buildings are in a prominent location, have historic significance, or have the potential to revitalize a neighborhood.				
R.1.5	Promote infill and redevelopment over new development, where necessary.				
R.1.6	Preserve and protect agricultural areas, natural resources, forestry areas, wildlife habitats, and water bodies from encroachment of incompatible land uses.				
R.1.7	Continue implementation of the South Rome Redevelopment Master Plan.				
R.1.8	Continue implementation of the Downtown Master Plan.				

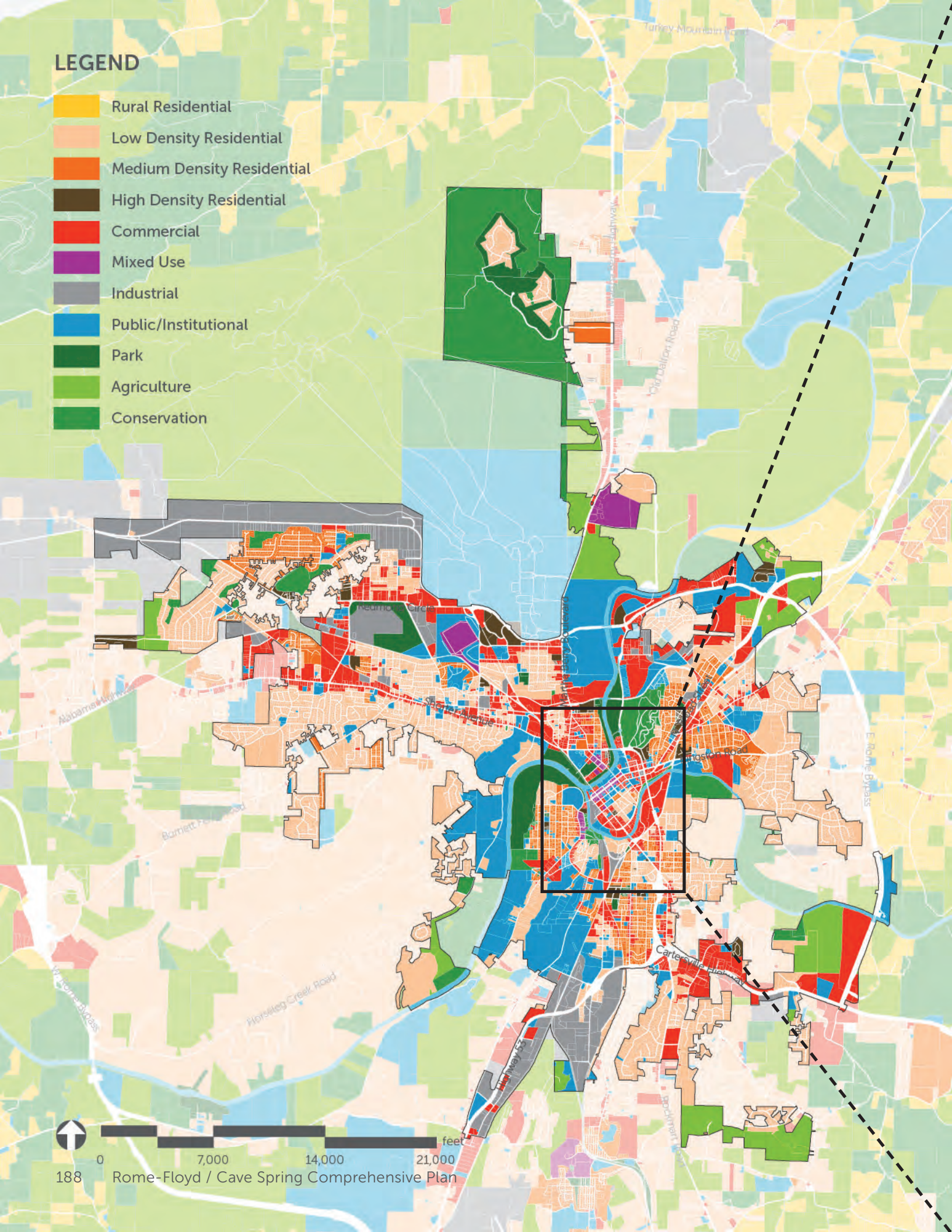
LEGEND

- Conservation
- Rural Area
- Urban Growth Area
- Urban Area
- Town Center
- Gateway Corridors



LEGEND

- Rural Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Mixed Use
- Industrial
- Public/Institutional
- Park
- Agriculture
- Conservation



DOWNTOWN ROME



IMPLEMENTATION

The focus of the projects recommended in this plan is to begin a cycle of reinvestment in some of Rome's most under-served neighborhoods (like North Rome), while continuing investment in other areas (like South Rome and Downtown) to keep them vibrant for many years to come.

POLICY CHECKLIST

R.1.1. // Implement the Character areas and the parcel-by-parcel Future Land Use Map.

- » LU.1 // Make revisions to the Unified Land Development Code to support the goals and policies of the comprehensive plan
- » TI.22 // Turner McCall Boulevard beautification project
- » TI.23 // Shorter Avenue beautification project
- » TI.24 // Martha Berry Boulevard beautification project

R.1.2 // Prioritize investment into under-served communities and other areas needing long-term improvements.

- » LU.4 // Assist the South Rome Development Corporation in updating their master plan
- » LU.5 // Create a master plan for the North Rome neighborhood that would examine redevelopment of the recycling center site, housing policies, and corridor improvements to North Broad Street
- » LU.7 // Begin the implementation of the Northwest Georgia Regional Hospital redevelopment plan
- » TI.21 // Maple Avenue Corridor Study

R.1.4 // Encourage the adaptive reuse of vacant or under-used buildings for residential, commercial, or mixed-use projects where such buildings are in a prominent location, have historic significance, or have the potential to revitalize a neighborhood.

- » LU.4 // Assist the South Rome Development Corporation in updating their master plan

- » LU.6 // Create a redevelopment plan for the Berry Square Mall site.

R.1.5 // Promote infill and redevelopment over new development, where necessary.

- » LU.5 // Create a master plan for the North Rome neighborhood that would examine redevelopment of the recycling center site, housing policies, and corridor improvements to North Broad Street
- » LU.6 // Create a redevelopment plan for the Berry Square Mall site.
- » TI.21 // Maple Avenue Corridor Study

R.1.6 // Preserve and protect agricultural areas, natural resources, forestry areas, wildlife habitats, and water bodies from encroachment of incompatible land uses.

- » LU.1 // Make revisions to the Unified Land Development Code (ULDC) to support the goals and policies of the comprehensive plan
- » NC.4 // Analyze ULDC for impacts upon conservation areas, wetlands, wildlife habitats, and forestry

R.1.7 // Continue implementation of the South Rome Redevelopment Master Plan.

- » LU.4 // Assist the South Rome Development Corporation in updating their master plan

R.1.8 // Continue implementation of the Downtown Master Plan

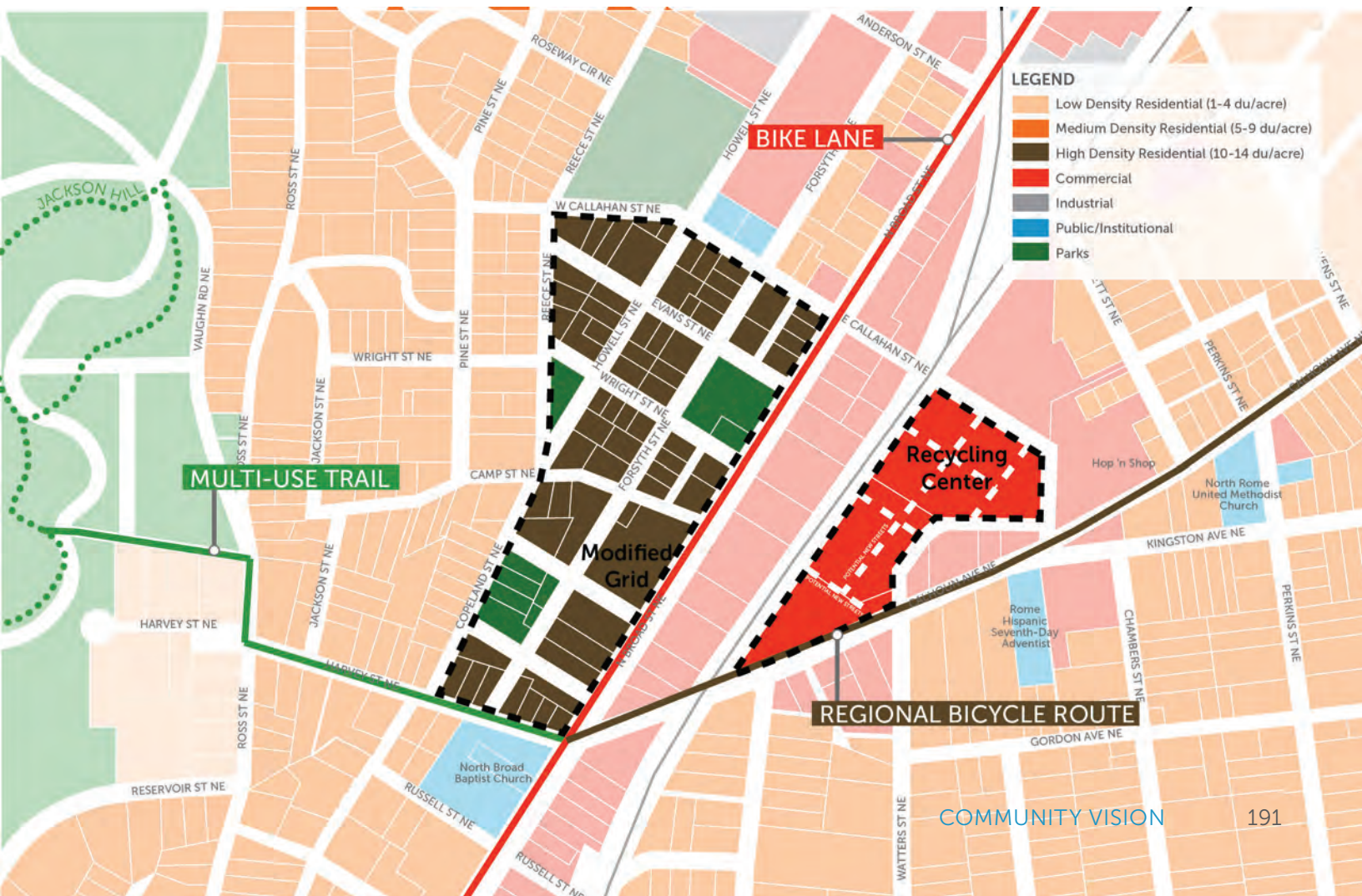
- » LU.2 // Complete the master plan for the River Arts District.
- » LU.3 // Update the Downtown Rome Master Plan

This plan also promotes growth management and more efficient development patterns. The overall plan concentrates growth in central Rome and some of its outlying areas through infill development and adaptive re-use, while keeping other areas more sparsely developed. While new development and redevelopment is occurring, it will be very important for city leadership to coordinate with Rome City Schools (RCS) on matters like projected growth. This will help RCS with their long-term facility plans. Ultimately, these measures will result in more efficient land use patterns, which can have a very positive effect on environmental sustainability, traffic patterns, and economic development.

Not only are revitalization and growth management major priorities, keeping policies and regulations consistent with this plan is key to implementation. The Unified Land Development Code (ULDC) should be continuously reviewed and updated to ensure that there are no difficulties implementing any land use policy or project.


PROJECT HIGHLIGHT: NORTH ROME PLAN

North Rome was identified as an area in need of special attention. The city's recycling center is located in the neighborhood and is slated for relocation, opening that land up for redevelopment. The City of Rome should commission a master plan that would examine redevelopment of the recycling center site, the availability of affordable housing, demand for various types of housing including high-density and "missing middle" housing types, and corridor improvements to N. Broad Street. Shown below, is an idea of how that area could be redeveloped: a Savannah-style grid system could be created west of North Broad Street by extending Forsyth Street down to Harvey Street and creating new east-west streets connecting N. Broad Street and Copeland Street. The blocks would have higher-density housing that surround public squares that could be programmed for passive or active recreation options. East of N. Broad Street, the recycling center street could be redeveloped into a commercial center with sidewalk-oriented retail. New bicycle facilities will provide additional connectivity to the area.



TRANSPORTATION & INFRASTRUCTURE

POLICIES

POLICY #	POLICY				
R.2.1	Create attractive gateways into key areas of Rome, and beautify major corridors with appropriate landscaping and screening.				
R.2.2	Support the completion of the Rome Bypass.				
R.2.3	Make improvements to SR-101, including intersection modifications at the Ledbetter Interchange.				
R.2.4	Support the widening of SR-140.				
R.2.5	Support the development of direct connections to I-75.				
R.2.6	Support the widening of US-27 to four lanes from Chattanooga to I-20.				
R.2.7	Promote the use of traffic demand management techniques to lessen congestion during peak hours.				
R.2.8	Repair and replace bridges of poor quality.				
R.2.9	Expand the existing trail network into the roadways, riverfronts, stream buffers, and conservation areas to reach all areas of Rome; to provide additional connectivity into larger, regional trail systems; and to create opportunities for recreation and commuting.				
R.2.10	Expand the existing sidewalk network to improve walkability, and create new sidewalks in developing areas that connect to parks, community landmarks, and nearby employment centers.				

POLICY #	POLICY			
R.2.11	Expand transit service to new commercial, service, and multi-family residential developments, and consistently amend routes and bus stop locations as new development occurs.			
R.2.12	Continue to support transit functions through capital improvements (new shelters, equipment, buses, et cetera).			
R.2.13	Collaborate with Federal Highway Administration (FHWA) and the Georgia Department of Transportation (GDOT) to resurface poorly-rated roadways.			
R.2.14	Solve issues with congestion through the modification of key intersections with low level-of-service.			
R.2.15	Support the function of Richard B. Russell Regional Airport and related economic development opportunities.			
R.2.16	Continue to carry out maintenance and improvements to water and sewer infrastructure in order to maintain the high quality of surface and groundwater and that wastewater facilities are equipped to meet the long-term needs of existing and proposed development.			
R.2.17	If areas, such as the former Northwest Georgia Regional Hospital site, former General Electric site, and other commercial and industrial centers, redevelop into residential or mixed-use centers, expand residential broadband service to those areas.			

IMPLEMENTATION

There are 61 transportation and infrastructure projects proposed within this plan:

- » 12 roadway projects totaling \$26 million;
- » 8 transit projects totaling \$3 million;
- » 4 corridor improvement projects totaling \$2.5 million;
- » 28 bicycle and pedestrian projects totaling \$12 million; and
- » 9 infrastructure and service projects totaling \$12.2 million (includes mostly water and sewer improvements).

All improvements are estimated to cost a total of \$56.2 million (\$44 million of that is on transportation alone). Implementing all transportation projects listed in this plan will require collaboration with federal and state agencies, such as the Federal Highway Administration (FHWA), the Federal Transit Administration (FTA), and the Georgia Department of Transportation (GDOT). These agencies will contribute an estimated \$25 million of the funds needed to implement the transportation projects within this plan. The remaining amount of transportation funds will come from Rome’s general fund, existing and future SPLOST funds, Community Development Block Grants (CDBG), and potential grant money through other state or federal programs. Improvements to water and sewer infrastructure will be funded through enterprise funds.

The map to the right shows roadway projects, and pages 195-197 show bicycle and pedestrian projects. All projects are listed and explained on the Short Term Work Program on pages 210-217.

PROJECT HIGHLIGHT: TRANSIT EXPANSION

Throughout the process of soliciting input from the public, the idea of expanding Rome’s transit service throughout the rest of the county was voiced multiple times. The quotes shown below are a small sample of statements made by residents throughout Floyd County in the Community Input Survey:

“There is no (public) transportation for county residents.”

“If I didn’t own my own car, I’d be stranded. The bus system doesn’t have enough stops to help those who need it.”

“In my area, there is no public transportation. I am not in need, but many are.”

“There is not enough public transportation.”

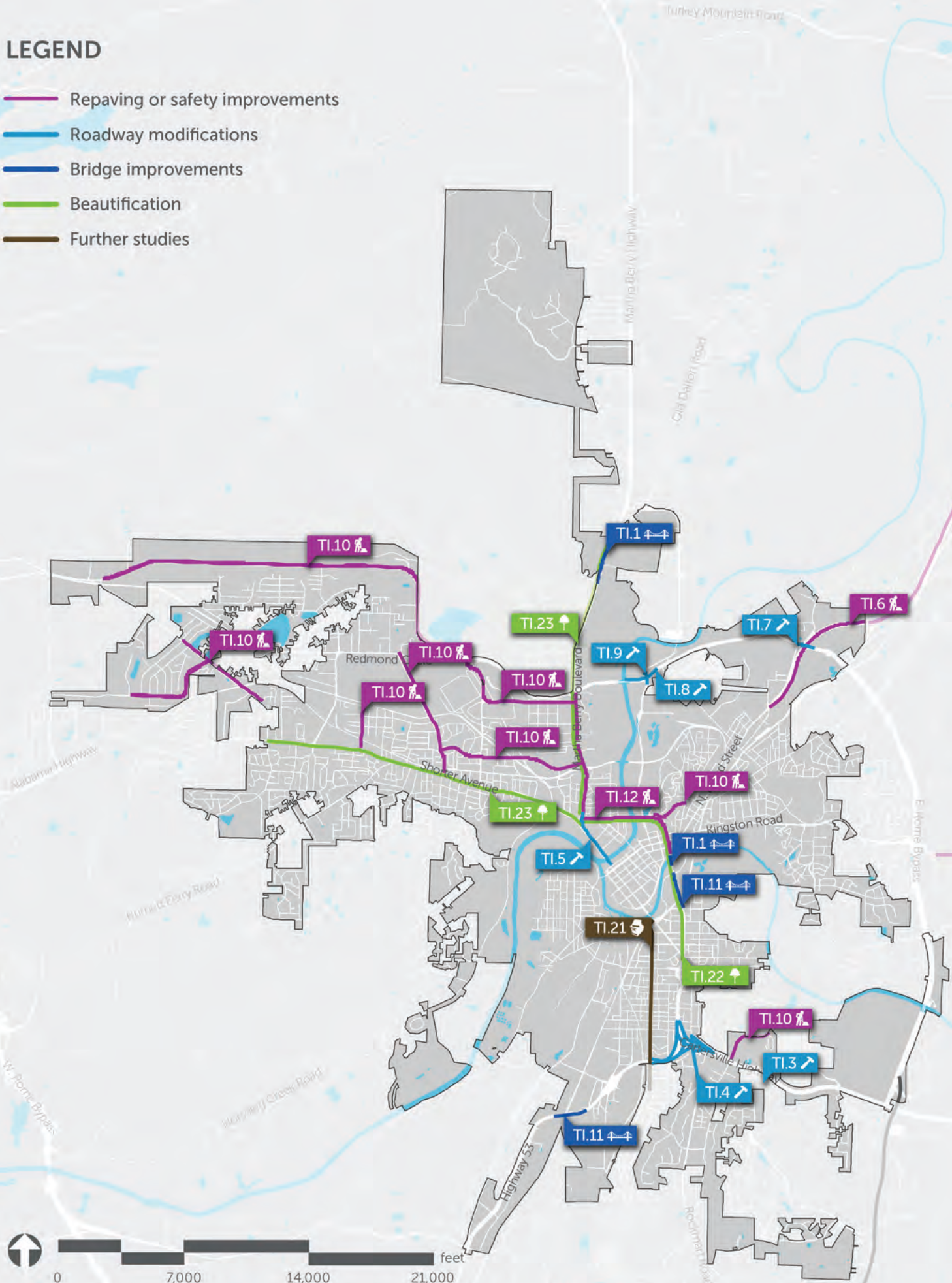
“There is no public transportation, particularly to Georgia Highlands (College).”

“We need bus service in Cave Spring to provide county-wide access to those who don’t have personal transportation.”

A study to measure the feasibility of expanding transit service within and beyond Rome is recommended. Such a study should examine the prevalence of vehicle-free households, poverty, and older populations who may require increased access to medical care, among other variables, to assess if there are areas that would benefit from transit. The study would also examine if potential changes to existing service within the city would be needed, especially in light of new development and redevelopment. Most importantly, implementation and funding mechanisms would have to be studied. The Rome Transit Department would likely have to reorganize and become a joint Rome-Floyd County department, which would involve some bureaucratic hurdles, reconfiguring existing funding, and new funding sources would have to be sought to reflect the increase in operation costs. The feasibility study would be the first step in determining if expanding Rome’s transit system is possible.

LEGEND

- Repaving or safety improvements
- Roadway modifications
- Bridge improvements
- Beautification
- Further studies



POLICY CHECKLIST

R.2.1. // Create attractive gateways into key areas of Rome, and beautify major corridors with appropriate landscaping and screening.

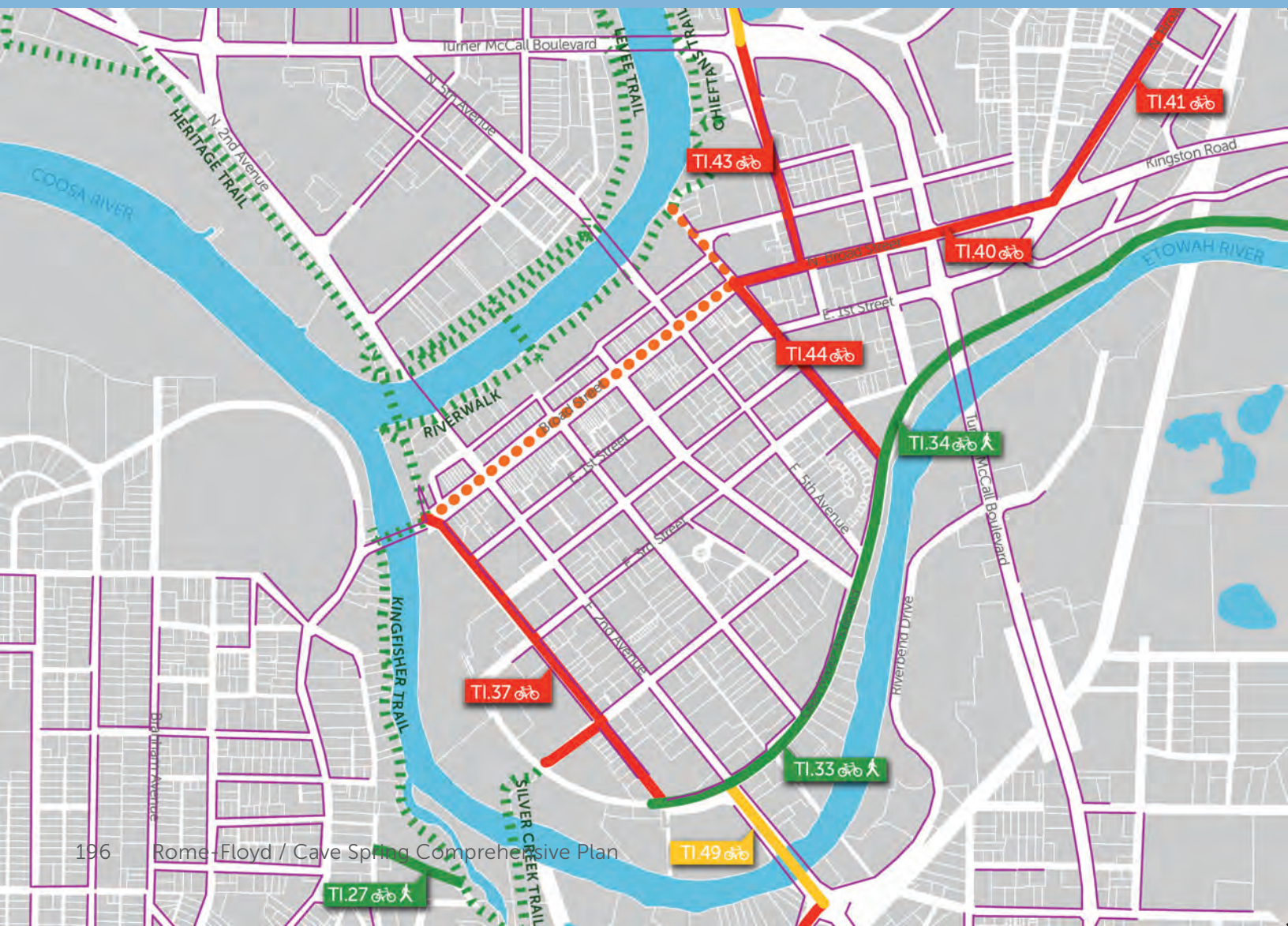
- » LU.1 // Make revisions to the Unified Land Development Code to support the goals and policies of the comprehensive plan
- » TI.22 // Turner McCall Boulevard beautification project
- » TI.23 // Shorter Avenue beautification project
- » TI.24 // Martha Berry Boulevard beautification project

R.2.3 // Make improvements to SR-101, including intersection modifications at the Ledbetter Interchange.

- » TI.4 // SR-101/Rockmart Road interchange with SR-1/SR-20/SR-53/US-411 - ROW acquisition

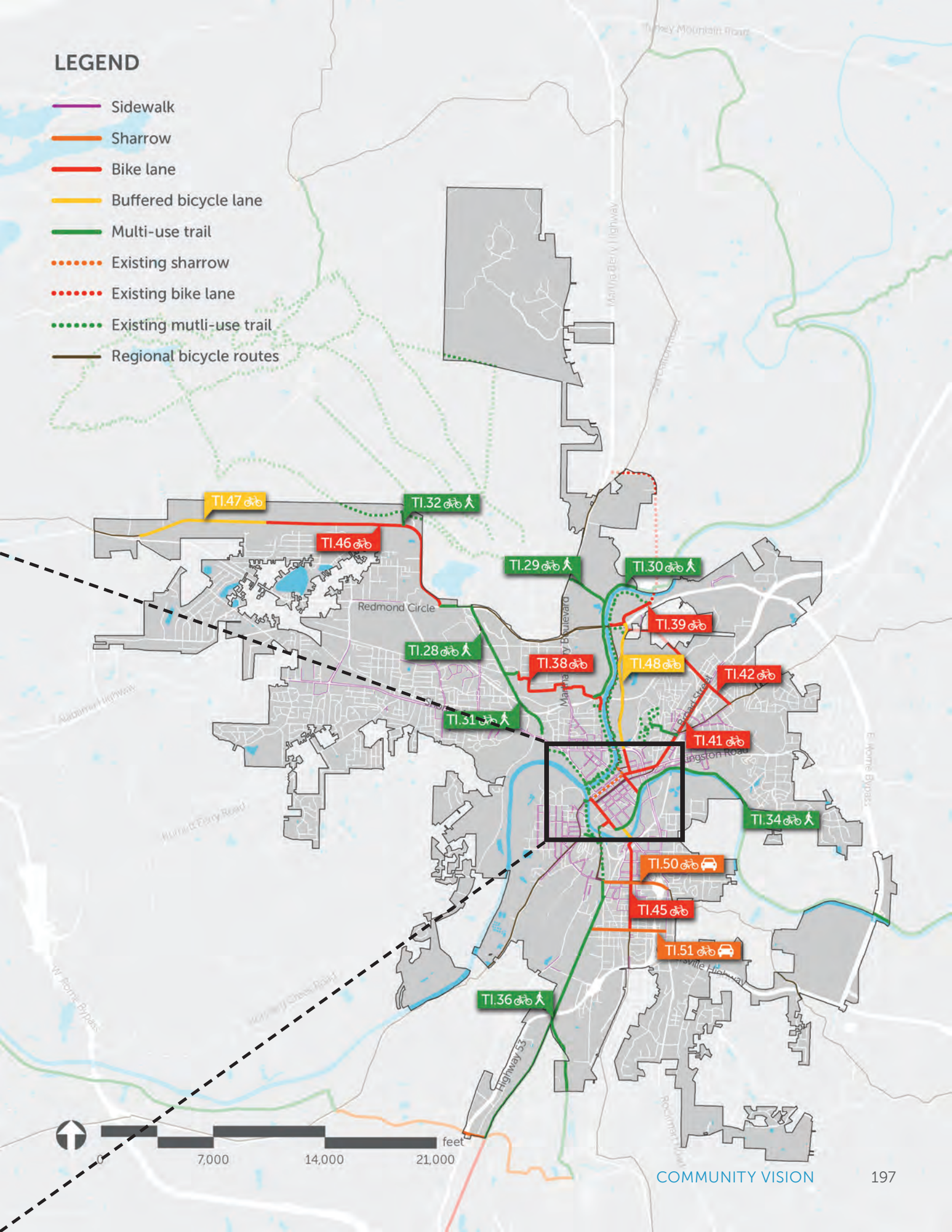
R.2.8 // Repair and replace bridges of poor quality.

- » TI.1 // Upgrade the Turner McCall Boulevard bridge over the Etowah River
- » TI.2 // Replace bridge at SR-1/US-27 at Big Dry Creek
- » TI.11 // Replacement of bridge joints at Turner McCall Boulevard over Norfolk Southern railroad and SR-1 over Norfolk Southern railroad













LEGEND

-  Sidewalk
-  Sharrow
-  Bike lane
-  Buffered bicycle lane
-  Multi-use trail
-  Existing sharrow
-  Existing bike lane
-  Existing multi-use trail
-  Regional bicycle routes



HOUSING

POLICIES

POLICY #	POLICY		
R.3.1	Preserve naturally occurring affordable housing (see the sidebar on page 169 for an explanation).		
R.3.2	Remove vacant, dilapidated housing units, and promote the renovation of housing units that are of poorer quality, but are otherwise livable.		
R.3.3	Encourage the development of various housing types that are suitable for a wide range of price points.		
R.3.4	Work with developers to create housing that can meet the space needs and price needs of younger workers.		
R.3.5	Identify opportunities to construct special housing to support the growing senior population.		
R.3.6	Continue to support and encourage non-profit housing efforts and organizations (like Habitat for Humanity) to create affordable housing units.		
R.3.7	Encourage the formation of new neighborhood groups, and work with them to promote safe, viable residential neighborhoods.		
R.3.8	Work with existing neighborhood groups to actively promote redevelopment in blighted neighborhoods and preservation of existing, healthy neighborhoods.		
R.3.9	Enforce housing codes, nuisance ordinance, and solid waste ordinance.		

IMPLEMENTATION

The projects listed within this plan are intended to advance housing policies, specifically to increase housing choice in terms of type, size, pricing, location, et cetera. The city has recently completed a housing inventory that identified vacant buildings and lots, condition, age, and value. The results of this study, along with the projects listed in the Short Term Work Program on pages 218-221 should guide the city's overall strategy in creating equitable housing options for all ages, price points, and lifestyles. Additionally, the city should continue its efforts in creating new housing in South Rome, and expand its efforts to other under-served neighborhoods.



A single-family house in Rome

POLICY CHECKLIST

R.3.1 // Preserve naturally occurring affordable housing.

- » H.1 // Review and adapt the ULDC to encourage the development of housing that is diverse in type and pricing using inclusionary housing policies, and remove administrative barriers to the creation of market-rate affordable dwelling units.
- » H.3 // Continue to work with developers to create a mix of housing in South Rome based on the master plan.
- » H.4 // Continue housing and infrastructure rehabilitation programs.

R.3.2 // Remove vacant, dilapidated housing units, and promote the renovation of housing units that are of poorer quality, but are otherwise livable.

- » H.5 // Review the results of the recent housing inventory to identify homes that are dilapidated and warrant removal and need to be renovated.

R.3.3 // Encourage the development of various housing types that are suitable for a wide range of price points.

- » H.1 // Review and adapt the ULDC to encourage the development of housing that is diverse in type and pricing using inclusionary housing policies, and remove administrative barriers to the creation of market-rate affordable dwelling units.

- » H.2 // Build a targeted 200 new market-rate affordable single family housing units as infill development in existing residential neighborhoods.
- » H.3 // Continue to work with developers to create a mix of housing in South Rome based on the master plan.

R.3.4 // Work with developers to create housing that can meet the space needs and price needs of younger workers.

- » H.2 // Build a targeted 200 new market-rate affordable single family housing units as infill development in existing residential neighborhoods.
- » H.3 // Continue to work with developers to create a mix of housing in South Rome based on the master plan.

R.3.8 // Enforce housing codes, nuisance ordinance, and solid waste ordinance.

- » H.1 // Review and adapt the ULDC to encourage the development of housing that is diverse in type and pricing using inclusionary housing policies, and remove administrative barriers to the creation of market-rate affordable dwelling units.

ECONOMIC DEVELOPMENT

POLICIES

POLICY #	POLICY			
R.4.1	Support the Rome Floyd Chamber in its efforts to promote entrepreneurial development and small business expansion.			
R.4.2	Ensure that financial incentives for existing or new businesses are linked to specific performance criteria.			
R.4.3	Recruit new jobs and new industries that can attract the talents and interests of recent high school and post-secondary graduates in Rome.			
R.4.4	Coordinate infrastructure investment and service improvements in targeted industrial development areas, while maintaining an inventory of industrial development sites that are "construction ready."			
R.4.5	Encourage private and public sector internships and work-study opportunities for secondary and post-secondary students.			
R.4.6	Eliminate the occurrence of food deserts by ensuring that all Rome residents have access to a grocery store selling fresh food.			
R.4.7	Encourage residents and businesses to shop locally to generate additional revenues for local businesses and producers.			
R.4.8	Grow additional opportunities to leverage the quality local post-secondary education options for economic growth, particularly in the technology, education, and healthcare sectors.			
R.4.9	Continue to capitalize on opportunities to partner with local colleges and universities to emphasize logistics employment opportunities, among other initiatives.			
R.4.10	Invest in infrastructure and amenities that support entrepreneurs and remote workers.			
R.4.11	Find opportunities to utilize New Markets Tax Credits and CDBG funds to advance economic development throughout the city.			

IMPLEMENTATION

Economic development in Rome needs to focus on attracting new jobs, growing existing businesses and business opportunities, and maximizing partnerships with higher education institutions. In order to implement some of the policies listed to the left, more needs to be done to encourage job growth and investment within the city.

The economic development projects outlined in the Short Term Work Program on pages 218-219 work in tandem with land use, transportation, and housing policies and projects. Rome is losing its younger subsets of the population to larger cities that can provide the employment, housing, and infrastructure that they need to be successful and have the amenities they desire. The Opportunity Zones program (see pages 204-205 for more information) is a great way to ensure that Rome is able to attract the industries that employ younger workers, and give incentives to investors to fund improvements to infrastructure that can support future workers and future development site through tax credits.

Implementation of the projects listed in the Short Term Work Program will involve coordination with the Rome Floyd Chamber of Commerce, Community Development, and the Rome-Floyd Development Authority.

POLICY CHECKLIST

R.4.1 // Support the Rome Floyd Chamber in its efforts to promote entrepreneurial development and small business expansion.

- » ED.1 // Continue to develop a Revolving Loan Fund with capital assets of one million dollars.
- » ED.2 // Redevelop the former General Electric property for commercial or light industrial use.
- » ED.5 // Market the Georgia Opportunity Zone in North Rome to attract developers and potential employers.
- » ED.6 // Market the federal Opportunity Zone downtown and south of downtown to investors.
- » ED.7 // Determine additional areas within the city that may qualify for the state Opportunity Zone program and apply for designation.
- » ED.8 // Determine additional areas within the city that may qualify for the federal Opportunity Zone program and apply for designation.

R.4.2 // Ensure that financial incentives for existing or new businesses are linked to specific performance criteria.

- » ED.4 // Reapply for designations for current Georgia Opportunity Zone in the city.

R.4.3 // Recruit new jobs and new industries that can attract the talents and interests of recent high school and post-secondary graduates in Rome.

- » ED.2 // Redevelop the former General Electric property for commercial or light industrial use.
- » ED.5 // Market the Georgia Opportunity Zone in North Rome to attract developers and potential employers.

R.4.6 // Eliminate the occurrence of food deserts by ensuring that all Rome residents have access to a grocery store selling fresh food.

- » ED.3 // Create incentives to attract affordable fresh food vendors to food deserts within Rome, specifically in areas where transit service and walkability are high.

PROJECT HIGHLIGHT: OPPORTUNITY ZONES

There are a variety of economic development programs and incentives that are available for both Rome and Floyd County. The program they should most consider and pursue are the State and new federal Opportunity Zones (OZ) programs. The State program, administered by the Georgia Department of Community Affairs (DCA), is designed to help attract jobs while the new federal program, once set up, will attract investment capital to specially designated areas.

There are a few areas in Rome that are part of its designated State OZ: parts of the River Arts District; an area bounded by Turner McCall Boulevard, Martha Berry Boulevard, and North 5th Avenue; and an area in North Rome. This designation (and the per new job tax credit) can help attract and retain jobs, and it appears that the city is not fully taking advantage of the potential. Since the city already has designated areas, they should be aware of them.

The State's program is outlined below:



- » Georgia created its Opportunity Zone program several years ago—now more than 100+ zones around the state with 30+ in approval pipeline.
- » The program combined and simplified several existing incentive programs into a more powerful and flexible job incentive program, such as Enterprise Zones, Urban Redevelopment Law, and State Job Tax Credit incentives.
- » It broadened the applicability of job tax credits to all types of jobs as long as they exceed local average wage levels.
- » The incentive is not just available to new employers but to existing employers who hire net new employees.
- » It provides a tax credit of up to \$2,500 per job for ten or more jobs created both existing and new employers in Tier 2 counties — a \$12,500 job tax credit over five years against state taxes paid by the company.

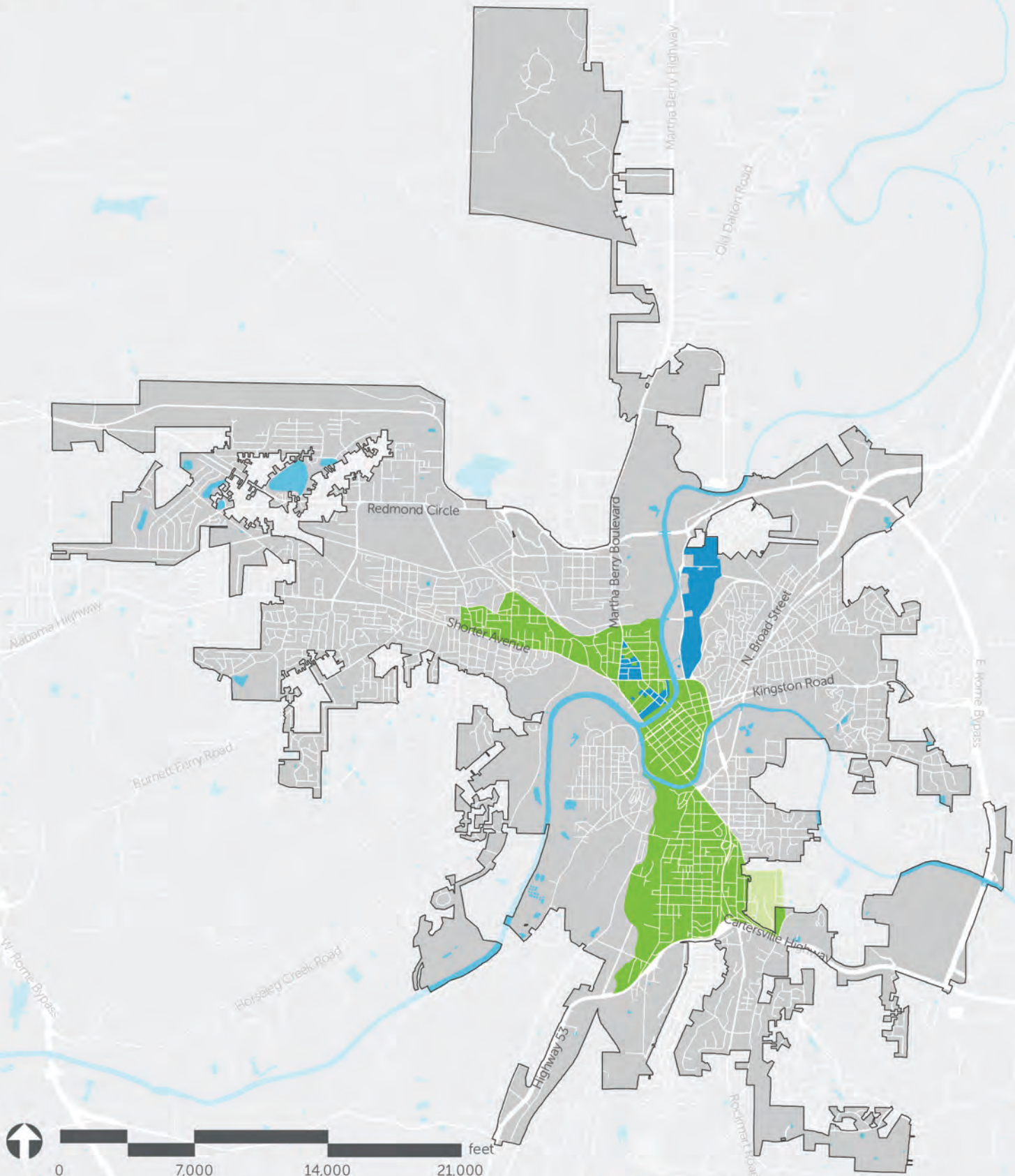
- » To be eligible for designation, OZ areas must meet a four way test of pervasive poverty (located in a Census block group with 15% or more residents in poverty), general distress, underdevelopment, and blight
- » Jobs created must meet three criteria to qualify:
 - » Must be full time at 35+ hours per week;
 - » Must be at a wage higher than the average wage in the county with the lowest average wage in the State; and
 - » Must offer health insurance to employees but the employer does not have to pay for the insurance.
- » The job tax credit is for a maximum of five years and may be used over a ten year period.
- » It is credit against Georgia Income Tax, any residual credit can be applied against withholding tax.
- » The company must file for the credit with the local community and DCA and be approved before claiming the credit on their taxes.

The federal Opportunity Zone program is new and is a result of the latest federal tax reform bill. The exact details are still being worked out, but designated census tracts will be eligible for tax credits to development investors. 250 Georgia Census tracts are included in the program, with two being in Rome (and they are the only two in Floyd County). It can be predicted that the future federal OZ in downtown Rome could help the city get the downtown housing they need and/or attract new office and retail, which would create more jobs.

See the map on page 205 to see the current State-designated OZs and the Census tracts currently eligible for the federal Opportunity Zone program.

LEGEND

-  State-designated Opportunity Zone
-  Census tracts eligible for federal Opportunity Zone program



NATURAL & CULTURAL RESOURCES

POLICIES

POLICY #	POLICY		
R.5.1	Protect cultural resources in the region, including the human and natural history of the area.		 
R.5.2	Explore opportunities for public-private partnerships for arts and culture funding.		
R.5.3	Continue to encourage public and private development of recreation along the rivers, in areas where development is appropriate and has low impact on the natural environment.		
R.5.4	Identify suitable areas to create new parks, and expand recreational offerings.		
R.5.5	Encourage at-risk and low-income youth to participate in organized recreation activities within the city.		
R.5.6	Create additional recreational opportunities within neighborhoods, incorporating the use of greenways and the trail network.		
R.5.7	Consider the nomination of additional historic properties to the National Register or Georgia Register, as opportunities arise.		 
R.5.8	Continue to support a diverse and active level of cultural activity.		
R.5.9	Coordinate with local, state, and federal agencies to protect wetlands, floodplains, steep slopes, and lands within stream and river corridors.		
R.5.10	Promote the safe, efficient, and environmentally-sensitive management of solid waste in a manner that minimizes negative impacts on residents.		
R.5.11	Improve and expand upon the current recycling program.		

IMPLEMENTATION

There are 9 projects proposed within this plan that aim to advance policies related to natural and cultural resources. Most of these projects will require collaboration from various city and county departments, including Planning & Zoning, the Historic Preservation Commission, the Rome-Floyd Parks & Recreation Authority, and Keep Rome/Floyd Beautiful, among other public or private organizations.

POLICY CHECKLIST

R.5.1 // Protect cultural resources in the region, including the human and natural history of the area.

- » NC.2 // Analyze ULDC for impacts upon historic properties
- » NC.3 // Create solutions for problems that impact historic properties, such as code enforcement
- » NC.5 // Seek out grants for cultural arts funding

R.5.2 // Explore opportunities for public-private partnerships for arts and culture funding.

- » NC.5 // Seek out grants for cultural arts funding

R.5.4 // Identify suitable areas to create new parks, and expand recreational offerings.

- » NC.7 // Barron Stadium improvements
- » NC.8 // Develop a parks and recreation plan with Floyd County to take inventory of existing parks and infrastructure, examine current level-of-service and determine needed level-of-service, site new parks and recreation centers, and create a capital improvement program

R.5.5 // Encourage at-risk and low-income youth to participate in organized recreation activities within the city.

- » NC.6 // North Broad Youth Center renovations
- » NC.9 // Continue to provide 50% off recreational program fees for all foster children and scholarship program.

R.5.6 // Create additional recreational opportunities within neighborhoods, incorporating the use of greenways and the trail network.

- » NC.8 // Develop a parks and recreation plan with Floyd County to take inventory of existing parks and infrastructure, examine current level-of-service and determine needed level-of-service, site new parks and recreation centers, and create a capital improvement program

R.5.8 // Continue to support a diverse and active level of cultural activity.

- » NC.5 // Seek out grants for cultural arts funding

R.5.9 // Coordinate with local, state, and federal agencies to protect wetlands, floodplains, steep slopes, and lands within stream and river corridors.

- » NC.1 // Continue participation in the Clean Community and Adopt-a-Stream/Wetland/Highway/Lake programs; and conduct special events, workshops, and educational programs.
- » NC.4 // Analyze ULDC for impacts upon conservation areas, wetlands, wildlife habitats, and forestry.

CONSISTENCY WITH REGIONAL WATER PLAN & ENVIRONMENTAL CRITERIA

WATER PROTECTION REGULATIONS & POLICIES

The Rome-Floyd County Unified Land Development Code and the Rome-Floyd/Cave Spring 2040 Comprehensive Plan include policies that are consistent with the regional water plan and environmental planning criteria. These criteria include the Coosa-North Georgia Water Planning District (CNGWPD), Part 5 of the Environmental Planning Criteria of the Georgia Planning Act, and local City of Rome ordinances.

WATERSHEDS

Rome is located centrally where three watersheds meet: the Upper Coosa watershed, the Oostanaula watershed, and the Etowah watershed. The Upper Coosa watershed is south of the Coosa River and west of Silver Creek, the Oostanaula watershed is north of the Coosa and Etowah rivers, and the Etowah watershed is south of the Etowah River and east of Silver Creek. All three of the watersheds are part of the Coosa river basin. The Environmental Protection Agency (EPA) has not reported any has not recently reported any water quality issues in Rome.

GROUNDWATER RECHARGE AREAS

According to the CNGWPD, there are Paleozoic rock aquifers within the Etowah and Oostanaula River watersheds. Water quality issues known to be associated with the Paleozoic rock aquifers include turbidity, pH, hardness, and iron. For the 2010 plan's analysis, it was determined that there were no groundwater sustainable yield issues within the region based on current demands and conditions. No new analysis of groundwater availability was conducted as part of their Regional Water Plan update in 2017.

WETLANDS

According to data compiled through the National Wetlands inventory, there are wetlands along streams and near ponds. The City of Rome has adopted policies related to wetlands within Section 6 of its Unified Land Development Code. Section 6-19.3(a)(2) references the wetlands maps created by the Georgia Department of Natural Resources (DNR) as their adopted wetlands map. In order to alter or degrade a wetland, applicants must require approval by the United States Army Corps of Engineers under Section 404 of the Clean Water Act.

PROTECTED MOUNTAINS

Rome does not contain any protected mountains.

PROTECTED RIVER CORRIDORS

All three rivers, the Coosa, Etowah, and Oostanaula rivers, lie in protected river corridors, according to data from the Georgia Department of Natural Resources.

FLOODPLAINS

Section 10-2(b) of Rome's Code of Ordinances references areas of special flood hazard as identified by the Federal Emergency Management Agency (FEMA)'s most recent flood insurance study. Section 10-3(c) (1) states that proposed developments must obtain all necessary permits required from governmental agencies from which approval is required by federal or state law, including Section 404 permits issued by the United States Army Corps of Engineers in order to apply for a floodplain development permit.



SHORT TERM WORK PROGRAM (2019-2023)

ID #	PROJECT & DESCRIPTION	2019	2020	2021	2022	2023
GENERAL GOVERNMENT						
G.1	The governments will develop a more equitable method of cost sharing based on level of service in accordance with the Service Delivery Strategy Act of 1997.	x	x	x	x	x
G.2	Update service delivery through incorporation of technology in city offices	x	x	x	x	x
LAND USE						
LU.1	Make revisions to the ULDC to support the goals and policies of the Comprehensive Plan	x	x	x	x	x
LU.2	Complete the master plan for the River Arts District	x				
LU.3	Update the Downtown Rome Master Plan				x	x
LU.4	Assist the South Rome Redevelopment Corporation in updating their master plan		x	x		
LU.5	Create a master plan for the North Rome neighborhood that would examine redevelopment of the recycling center site, housing policies, and corridor improvements to North Broad Street	x	x			
LU.6	Create a redevelopment plan for the Mount Berry Mall site					x
LU.7	Begin the implementation of the Northwest Georgia Regional Hospital redevelopment plan			x	x	x
TRANSPORTATION & INFRASTRUCTURE						
ROADWAY						
TI.1	Upgrade the Turner McCall Boulevard bridge over the Etowah River		x	x		
TI.2	Replace bridge at SR-1/US-27 at Big Dry Creek.	x	x	x		
TI.3	Intersection improvement for Chulio Road at US-411		x	x		
TI.4	SR-101/Rockmart Road interchange with SR-1/SR-20/SR-53/US-411 - ROW acquisition	x				
TI.5	North 2nd Avenue improvements				x	x
TI.6	Repaving of SR-53/Calhoun Highway from Dale Street to city limits					x
TI.7	Turn lane extensions at SR-1 at SR-53/Calhoun Highway				x	
TI.8	Extend left turn lane at SR-1/Veterans Memorial Highway at Riverside Parkway					x

RESPONSIBLE PARTIES	ESTIMATED COST	FUNDING SOURCES	NOTES
City of Rome; Floyd County; City of Cave Spring	Staff time	-	Reviewed and revised in 2018.
Information Technology	\$250,000	General fund	
Planning & Zoning	Staff time	-	
Planning & Zoning	\$100,000	General fund; SPLOST	
Planning & Zoning	\$100,000	General fund; Grants	
Planning & Zoning; South Rome Development Corporation	\$50,000	General fund; Grants	
Planning & Zoning; North Rome Community Action Committee	\$75,000	General fund; Grants	
Planning & Zoning; Rome-Floyd Development Authority	\$50,000	General fund	Recent TAD approved for this site.
Planning & Zoning; Rome-Floyd Development Authority	\$4,000,000	General fund	Per 2015 plan, price reflects cost of demolition
Public Works; MPO; GDOT	\$7,625,000	FHWA; GDOT	GDOT: PI0013718
Public Works; MPO; GDOT	\$3,750,000	FHWA; GDOT	GDOT: PI0013937
Public Works	TBD	General fund	
Public Works; GDOT	\$3,125,000	GDOT; General fund	GDOT: PI0013533; GDOT: PI632760
Public Works; GDOT	\$7,500,000	GDOT	Includes removal of the y-intersection, and rerouting of traffic to a four-leg intersection at N. 2nd Avenue/SR-101 at Turner McCall Blvd.
Public Works; GDOT	\$1,100,000	GDOT	
Public Works; GDOT	\$100,000	GDOT	TSAP Project
Public Works; GDOT	\$100,000	GDOT	TSAP Project

ID #	PROJECT & DESCRIPTION	2019	2020	2021	2022	2023
TRANSPORTATION & INFRASTRUCTURE (CON'T)						
ROADWAY (CON'T)						
TI.9	Intersection modification at Riverside Parkway and Braves Boulevard					x
TI.10	Placement of highway signs, striping, and pavement markings	x				
TI.11	Replacement of bridge joints at Turner McCall Boulevard over Norfolk Southern railroad and SR-1 over Norfolk Southern railroad	x	x			
TI.12	Resurfacing of Turner McCall Boulevard from Norfolk Southern railroad to US-27/Martha Berry Boulevard and US-27/Martha Berry Boulevard to SR-1/North Rome Connector	x				
TRANSIT						
TI.13	Create and implement 2020-2023 Transit Department Capital Projects Schedule	x	x			
TI.14	Replace transit coaches, when possible					
TI.15	Replace tools and equipment for transit department	x	x	x	x	x
TI.16	Continue capital maintenance parts program	x	x	x	x	x
TI.17	Purchase fare boxes	x	x	x	x	x
TI.18	Replace transit department equipment, as needed	x	x	x	x	x
TI.19	Renovate bus shelters	x	x	x	x	x
TI.20	Develop a study that examines the feasibility of expanding the Rome Transit Department into relevant areas unincorporated Floyd County and Cave Spring	x	x			
CORRIDOR IMPROVEMENTS						
TI.21	Maple Avenue Corridor Study		x	x		
TI.22	Turner McCall Boulevard beautification project		x	x		
TI.23	Shorter Avenue beautification project	x	x			
TI.24	Martha Berry Boulevard beautification project			x	x	

RESPONSIBLE PARTIES	ESTIMATED COST	FUNDING SOURCES	NOTES
Public Works; GDOT	\$160,000	GDOT	TSAP Project
Public Works; GDOT	\$141,600	GDOT	GDOT: PI0015171. 12.83 miles of city roads, including Dodd Boulevard, Reservoir Street, John Davenport Drive, Lavender Drive, Redmond Road, Garden Lakes Parkway, Huffaker Road, and Old Airport Road. Under construction as of 2018.
Public Works; GDOT	\$465,000	GDOT	Under construction as of 2018.
Public Works; GDOT	\$2,000,000	GDOT	Under construction as of 2018.
Transit; MPO	Staff time	-	
Transit	\$2,000,000	FTA; General fund	
Transit	\$200,000	FTA; General fund	
Transit	\$500,000	FTA; General fund	
Transit	\$100,000	FTA; General fund	
Transit	\$36,000	FTA; General fund	
Transit	\$250,000	FTA; General fund	These are bus shelters, benches, poles, signs and we have a grant to purchase additional ones and are in the process of going out for bid if necessary or hoping to purchase off of the last bid process.
Transit; Planning & Zoning; Floyd County; City of Cave Spring	\$90,000	FTA; General fund	This study should also examine potential service changes throughout its current system. Most of the costs of the study would be absorbed by Rome; Floyd County project #TI.11; Cave Spring project #TI.5
Public Works; Planning & Zoning	\$50,000	General fund; Grant	
Public Works; Planning & Zoning	\$500,000	General fund	Segments to be included in this project are to be determined
Public Works; Planning & Zoning	\$1,000,000	General fund	Segments to be included in this project are to be determined
Public Works; Planning & Zoning	\$1,000,000	General fund	Segments to be included in this project are to be determined

ID #	PROJECT & DESCRIPTION	2019	2020	2021	2022	2023
BICYCLE & PEDESTRIAN						
TI.25	Seek local matches for the 2008 (Redmond Trail) and 2011 (Connectivity and Accessibility) TE grant	x	x	x	x	x
TI.26	Implement sidewalk improvement program	x	x	x	x	x
TI.27	Cantrell Connector (from Kingfisher Trail to Morningside Drive)	x				
TI.28	Redmond Trail Phase II (from Technology Parkway to Charlton Drive)			x	x	x
TI.29	Berry College to the River -North (from Remembrance Road to Oostanaula River)		x	x	x	
TI.30	Levee Trail Extension (from Armuchee Connector to Levee Trail)		x	x	x	
TI.31	Berry College/Shorter University Rail-to-Trail (from Redmond Circle Trail Connection to Thornwood Trail at Shorter University)					x
TI.32	Berry College Trails Connection	x	x			
TI.33	Glenn Milner Boulevard Rail-to-Trail Conversion (from 1st Avenue to 8th Avenue)		x	x	x	x
TI.34	Etowah River Trail (from Glenn Milner Boulevard Rail-to-Trail Conversion to E. Rome Bypass)					x
TI.35	Jackson Hill Trail Connection (from Jackson Hill Trails to North Broad Street via Vaughn Drive and Harvey Street)	x	x	x		
TI.36	Lindale Mill Trail (from Floyd County Health Department to city limits)			x	x	x
TI.37	Bike lane: East 1st Avenue Connector (from Broad Street to 4th Street)	x	x	x		
TI.38	Bike lane: Redmond Trail Phase I (from Charlton Drive to Levee Trail)	x	x	x		
TI.39	Bike lane: Braves Boulevard (from Chieftans Trail to Armuchee Connector)	x	x			
TI.40	Bike lane: Broad Street (from 6th Avenue to MLK Jr)			x	x	
TI.41	Bike lane: North Broad Street (from MLK Jr to North Avenue)	x	x			
TI.42	Bike lane: North Avenue/Chatillion Road (from Calhoun Avenue to Riverside Parkway)			x	x	
TI.43	Bike lane: Riverside Parkway (from Turner McCall Boulevard to MLK Jr)		x	x		

RESPONSIBLE PARTIES	ESTIMATED COST	FUNDING SOURCES	NOTES
Public Works; Planning & Zoning	Staff time	-	
Public Works; Planning & Zoning; Community Development	\$5,000,000	SPLOST; CDBG	
Public Works; Planning & Zoning; GDOT	\$45,000	General fund; GDOT	
Public Works; Planning & Zoning	\$500,000	General fund; SPLOST	Per the Bicycle and Pedestrian Plan
Public Works; Planning & Zoning	\$450,000	General fund; Grant	Per the Bicycle and Pedestrian Plan
Public Works; Planning & Zoning	\$750,000	General fund; SPLOST	Per the Bicycle and Pedestrian Plan
Public Works; Planning & Zoning	\$430,000	General fund; Grant	Per the Bicycle and Pedestrian Plan
Public Works; Planning & Zoning	\$16,000	General fund	
Public Works; Planning & Zoning	\$275,000	General fund; Grant	Per the Bicycle and Pedestrian Plan
Public Works; Planning & Zoning	\$1,100,000	General fund; Grant	Per the Bicycle and Pedestrian Plan
Public Works; Planning & Zoning	\$170,000	General fund; Grant	
Public Works; Planning & Zoning	\$1,180,000	SPLOST	Utilizes abandoned Norfolk Southern rail line
Public Works; Planning & Zoning	\$195,000	FHWA; General fund	\$156,800 federal contribution (L220), \$39,200 local match.
Public Works; Planning & Zoning	\$500,000	FHWA; General fund	\$400,000 federal contribution (L220), \$100,000 local match
Public Works; Planning & Zoning	\$82,500	General fund	A buffered bikeway should be considered if possible
Public Works; Planning & Zoning	\$55,000	General fund; Grant	Per the Bicycle and Pedestrian Plan; A buffered bikeway should be considered if possible
Public Works; Planning & Zoning	\$150,000	General fund; Grant	A buffered bikeway should be considered if possible
Public Works; Planning & Zoning	\$212,000	General fund; Grant	
Public Works; Planning & Zoning	\$40,000	General fund; Grant	Per the Bicycle and Pedestrian Plan; A buffered bikeway should be considered if possible

ID #	PROJECT & DESCRIPTION	2019	2020	2021	2022	2023
TRANSPORTATION & INFRASTRUCTURE (CON'T)						
BICYCLE & PEDESTRIAN (CON'T)						
TI.44	Bike lane: 6th Avenue (from Broad Street to Glenn Milner Boulevard Rail-to-Trail Conversion)	x	x			
TI.45	Bike lane: Maple Avenue (from railroad tracks to 19th Street)				x	x
TI.46	Bike lane: Technology Parkway			x	x	
TI.47	Buffered bike lane: Technology Parkway				x	x
TI.48	Buffered bike lane: Riverside Parkway (from Braves Boulevard to Turner McCall Boulevard)			x	x	
TI.49	Buffered bike lane: East 2nd Avenue Bridge				x	x
TI.50	Sharrow: 12th Street (Silver Creek Trail Extension to Dean Avenue)		x			
TI.51	Sharrow: 19th Street (Silver Creek Trail Extension to Dean Avenue)		x			
TI.52	Develop and adopt a Complete Streets Policy	x	x			
INFRASTRUCTURE & SERVICES						
TI.53	Continue contract with Floyd County to provide fire protection.	x	x	x	x	x
TI.54	Replace small water mains along streets, as needed	x	x	x	x	x
TI.55	Carry out water tank maintenance.	x	x	x	x	x
TI.56	Construct new Etowah River pumping station.	x	x			
TI.57	Conduct water rate study.	x		x		x
TI.58	Carry out individual maintenance and improvement projects listed on the Water and Sewer Department 5-Year Plan.	x	x	x	x	x
INFRASTRUCTURE & SERVICES						
TI.59	Construct Woodbine Avenue sewer main.	x	x			
TI.60	Construct Wilshire Road sewer main.		x	x		
TI.61	Construct Possum Technology Parkway Station.		x	x		

RESPONSIBLE PARTIES	ESTIMATED COST	FUNDING SOURCES	NOTES
Public Works; Planning & Zoning	\$40,000	General fund; Grant	Per the Bicycle and Pedestrian Plan; A buffered bikeway should be considered if possible
Public Works; Planning & Zoning	\$150,000	General fund; Grant	Per the Bicycle and Pedestrian Plan; A buffered bikeway should be considered if possible
Public Works; Planning & Zoning	\$375,000	General fund; Grant	Per the Bicycle and Pedestrian Plan; A buffered bikeway should be considered if possible
Public Works; Planning & Zoning	\$230,000	General fund; Grant	Per the Bicycle and Pedestrian Plan
Public Works; Planning & Zoning	\$230,000	General fund; Grant	Per the Bicycle and Pedestrian Plan
Public Works; Planning & Zoning	\$20,000	General fund; Grant	Per the Bicycle and Pedestrian Plan
Public Works; Planning & Zoning	\$1,000	General fund	Per the Bicycle and Pedestrian Plan
Public Works; Planning & Zoning	\$1,200	General fund	
Public Works; Planning & Zoning	\$10,000	General fund	Per the Bicycle and Pedestrian Plan
City of Rome	Staff time	-	
Water and Sewer	\$750,000	Water/Sewer enterprise fund	
Water and Sewer	\$1,000,000	Water/Sewer enterprise fund	
Water and Sewer	\$9,000,000	Water/Sewer enterprise fund	
Water and Sewer	\$60,000	Water/Sewer enterprise fund	
Water and Sewer	\$24,000	Water/Sewer enterprise fund	60% for water, 40% for sewer
Water and Sewer	\$150,000	Water/Sewer enterprise fund	
Water and Sewer	\$200,000	Water/Sewer enterprise fund	
Water and Sewer	\$1,000,000	Water/Sewer enterprise fund	

ID #	PROJECT & DESCRIPTION	2019	2020	2021	2022	2023
ECONOMIC DEVELOPMENT						
ED.1	Continue to develop a Revolving Loan Fund with capital assets of one million dollars.	x	x	x	x	x
ED.2	Find new tenants for the former General Electric property for commercial or light industrial use	x	x	x	x	x
ED.3	Create incentives to attract affordable fresh food vendors to food deserts within Rome, specifically in areas where transit service and walkability are high	x	x	x	x	x
ED.4	Reapply for designations for current Georgia Opportunity Zone in the city.	x	x			
ED.5	Market the Georgia Opportunity Zone in North Rome to attract developers and potential employers	x	x	x	x	x
ED.6	Market the federal Opportunity Zone downtown and south of downtown to investors	x	x	x	x	x
ED.7	Determine additional areas within the city that may qualify for the state Opportunity Zone program and apply for designation	x	x	x	x	x
ED.8	Determine additional areas within the city that may qualify for the federal Opportunity Zone program and apply for designation	x	x	x	x	x
HOUSING						
H.1	Review and adapt the ULDC to encourage the development of housing that is diverse in type and pricing using inclusionary housing policies, and remove administrative barriers to the creation of market-rate affordable dwelling units	x	x	x	x	x
H.2	Build a targeted 200 new market-rate affordable single family housing units as infill development in existing residential neighborhoods.	x	x	x	x	x
H.3	Continue to work with developers to create a mix of housing in South Rome based on the Master Plan.	x	x	x	x	x
H.4	Continue housing and infrastructure rehabilitation programs.	x	x	x	x	x

RESPONSIBLE PARTIES	ESTIMATED COST	FUNDING SOURCES	NOTES
Community Development; Chamber of Commerce	\$1,000,000	EDA; CDBG; SBA; local financial institutions via CRA	
Rome-Floyd Development Authority; Planning & Zoning; Chamber of Commerce	Staff time	-	
Planning & Zoning; Chamber of Commerce	Staff time	-	
Community Development	Staff time	-	
Community Development	Staff time	-	
Community Development	Staff time	-	
Community Development	Staff time	-	
Community Development	Staff time	-	
Community Development	Staff time	-	
Planning & Zoning; Community Development	Staff time	-	
Planning & Zoning; Community Development; Rome-Floyd Development Authority; NWGHA; Private Developers; Non-Profits	Staff time	-	This project will rely on collaboration from developers and utilization of Low Income Housing Tax Credits.
Planning & Zoning; Community Development; Rome-Floyd Development Authority; Private Developers	Staff time	-	This project will rely on collaboration from developers and utilization of Low Income Housing Tax Credits.
Community Development	\$1,000,000	CDBG; CHIP funds	Minor Repair and Moderate Repair programs, and sidewalk improvements to low-income areas.

ID #	PROJECT & DESCRIPTION	2019	2020	2021	2022	2023
HOUSING (CON'T)						
H.5	Review the results of the recent housing inventory to identify homes that are dilapidated and warrant removal and need to be renovated.	x	x			
NATURAL & CULTURAL RESOURCES						
NC.1	Continue participation in the Clean Community and Adopt-a-Stream/Wetland/Highway/Lake programs; and conduct special events, workshops, and educational programs	x	x	x	x	x
NC.2	Analyze ULDC for impacts upon historic properties	x	x	x	x	x
NC.3	Create solutions for problems that impact historic properties, such as code enforcement	x	x	x	x	x
NC.4	Analyze ULDC for impacts upon conservation areas, wetlands, wildlife habitats, and forestry	x	x	x	x	x
NC.5	Seek out grants for cultural arts funding	x	x	x	x	x
NC.6	North Broad Youth Center renovations			x	x	x
NC.7	Barron Stadium improvements			x	x	
NC.8	Develop a parks and recreation plan with Floyd County to take inventory of existing parks and infrastructure, examine current level-of-service and determine needed level-of-service, site new parks and recreation centers, and create a capital improvement program				x	x
NC.9	Continue to provide 50% off recreational program fees for all foster children and scholarship program	x	x	x	x	x

ACRONYMS

SPLOST = Special Local Option Sales Tax

TAD = Tax Allocation District

MPO = Floyd County-Rome Metropolitan Planning Organization

FHWA = Federal Highway Administration

GDOT = Georgia Department of Transportation

FTA = Federal Transit Administration

EDA = Economic Development Administration

CDBG = Community Development Block Grant

SBA = Small Business Administration

CRA = Community Redevelopment Act

CHIP = Community HOME Investment Program

RESPONSIBLE PARTIES	ESTIMATED COST	FUNDING SOURCES	NOTES
Planning & Zoning; Community Development	Staff time	-	
Keep Rome/Floyd Beautiful	Staff time	-	
Planning & Zoning; Historic Preservation Commission	Staff Time	-	
Planning & Zoning; Historic Preservation Commission	Staff Time	-	
Planning & Zoning	Staff Time	-	
TBD	Staff time	-	
Rome-Floyd Parks & Recreation Authority	\$600,000	SPLOST	
Rome-Floyd Parks & Recreation Authority	\$825,000	SPLOST	
Rome-Floyd Parks & Recreation Authority	\$75,000	General fund; Grant	Floyd County project #NC.4; Cave Spring project #NC.3
Rome-Floyd Parks & Recreation Authority	N/A	N/A	

PRIORITY PROJECTS

Priority projects are defined as those that can be started or completed within the first year of the plan, are relatively low-cost, and/or are important to the completion of other projects listed in the plan. Listed below are the priority projects for Rome:

LU.2 // Create a master plan for the North Rome neighborhood that would examine redevelopment of the recycling center site, housing policies, and corridor improvements to North Broad Street

TI.20 // Develop a study that examines the feasibility of expanding the Rome Transit Department into relevant areas unincorporated Floyd County and Cave Spring

TI.23 // Shorter Avenue beautification project

TI.52 // Develop and adopt a Complete Streets Policy

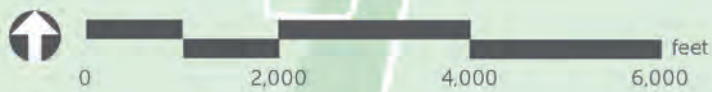
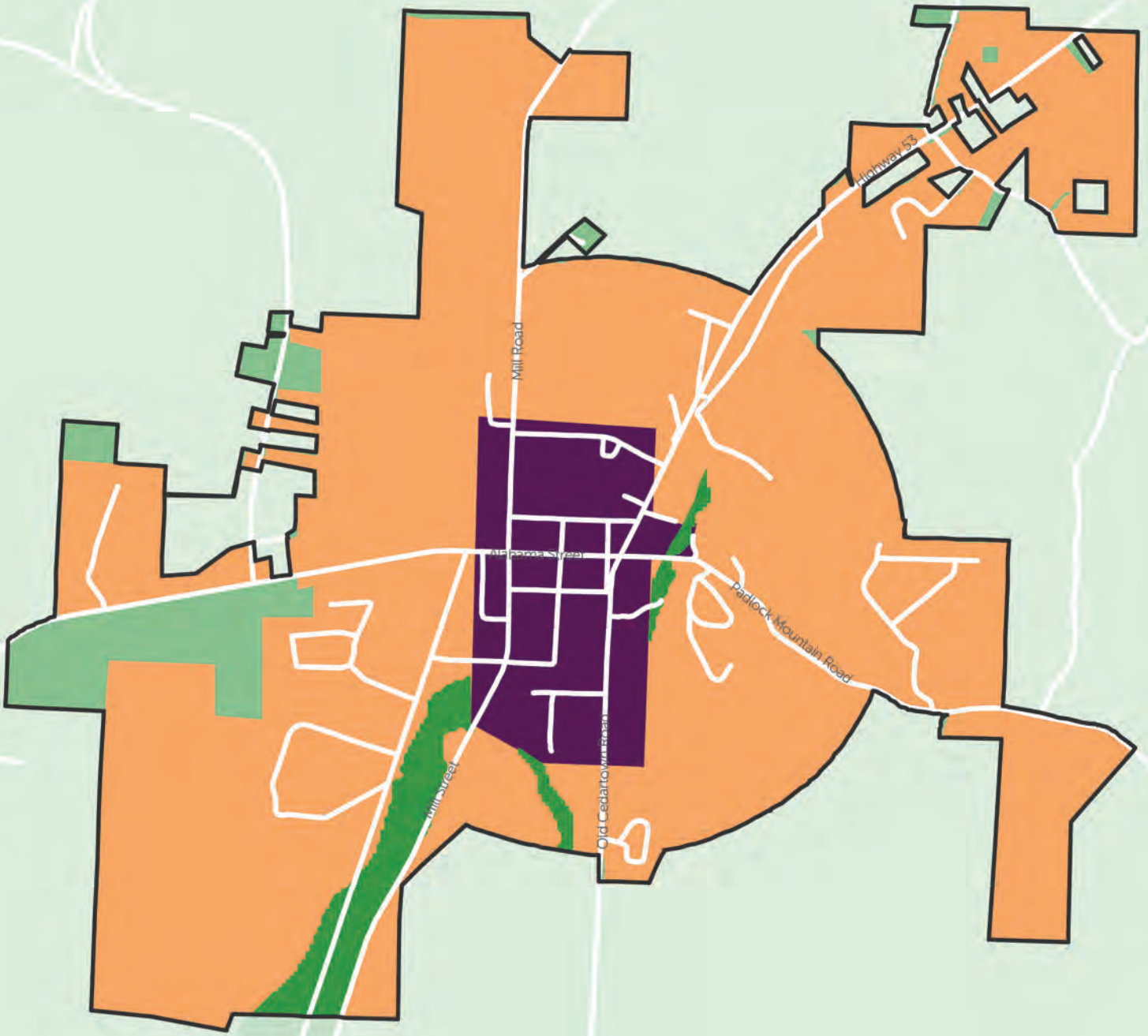
CITY OF CAVE SPRING

LAND USE POLICIES

POLICY #	POLICY				
C.1.1	Implement Character Areas (see page 223) and the parcel-by-parcel Future Land Use Map (see page 224)				
C.1.2	Prioritize investment into historic Cave Spring and other areas needing improvement.				
C.1.3	Assist Floyd County Schools with the coordination of long-term facility plans and projected county growth				
C.1.4	Promote infill and redevelopment over new development, where necessary				
C.1.5	Encourage the adaptive reuse of vacant or underused buildings for residential, commercial, or mixed-use projects where such buildings are in a prominent location, have historic significance, or have the potential to revitalize a neighborhood.				
C.1.6	Preserve and protect agricultural areas, natural resources, forestry areas, wildlife habitats, and water bodies from encroachment of incompatible land uses.				
C.1.7	Encourage annexation of more residential areas along SR-53/Rome Highway, Mills Road, and Spout Springs Road.				
C.1.8	Develop ordinances and programs aimed at easing the development process within Cave Spring, such as the creation of a zoning ordinance and design standards.				

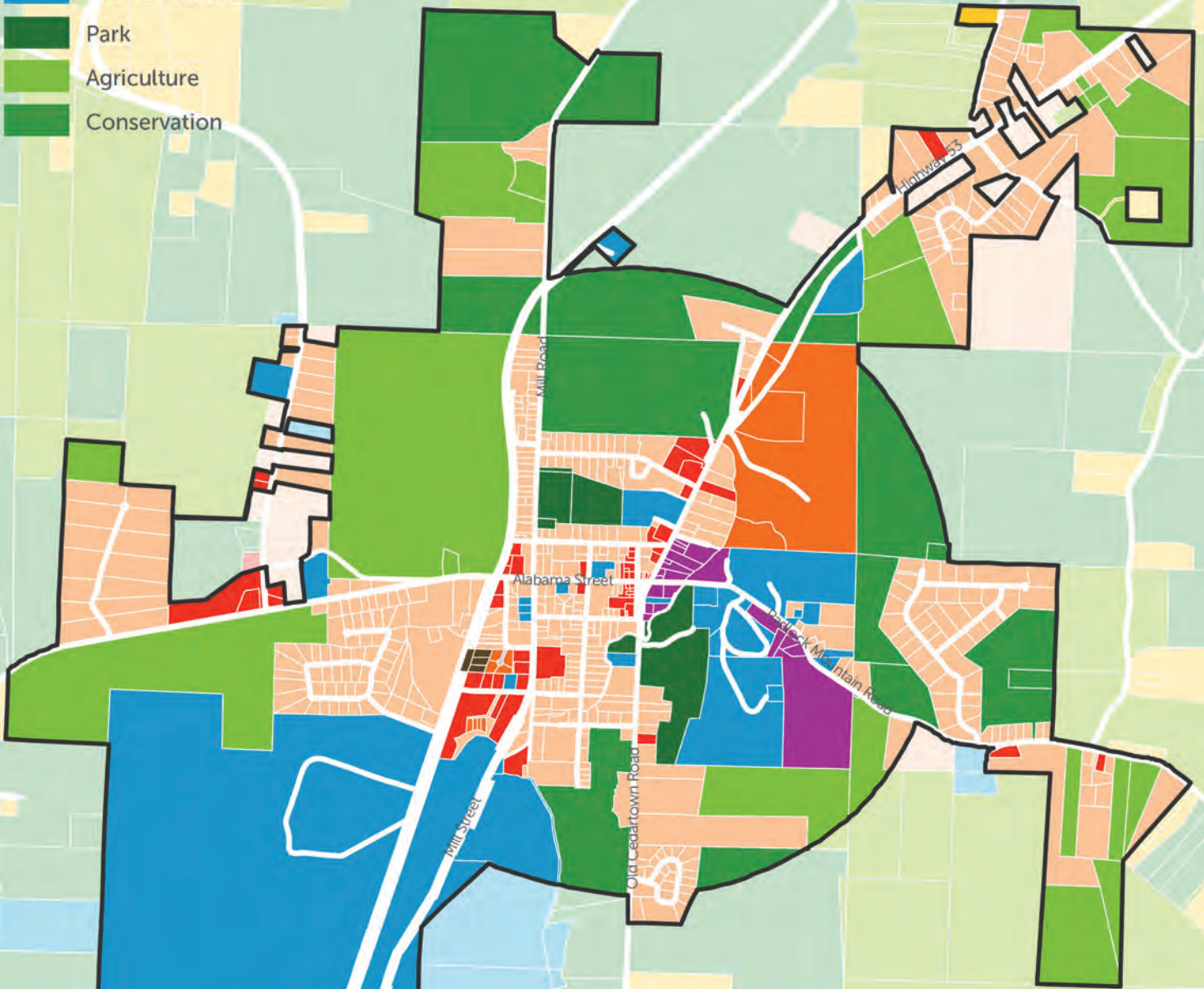
LEGEND

- Conservation
- Rural Area
- Urban Area
- Historic Cave Spring



LEGEND

- Rural Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Mixed Use
- Public/Institutional
- Park
- Agriculture
- Conservation



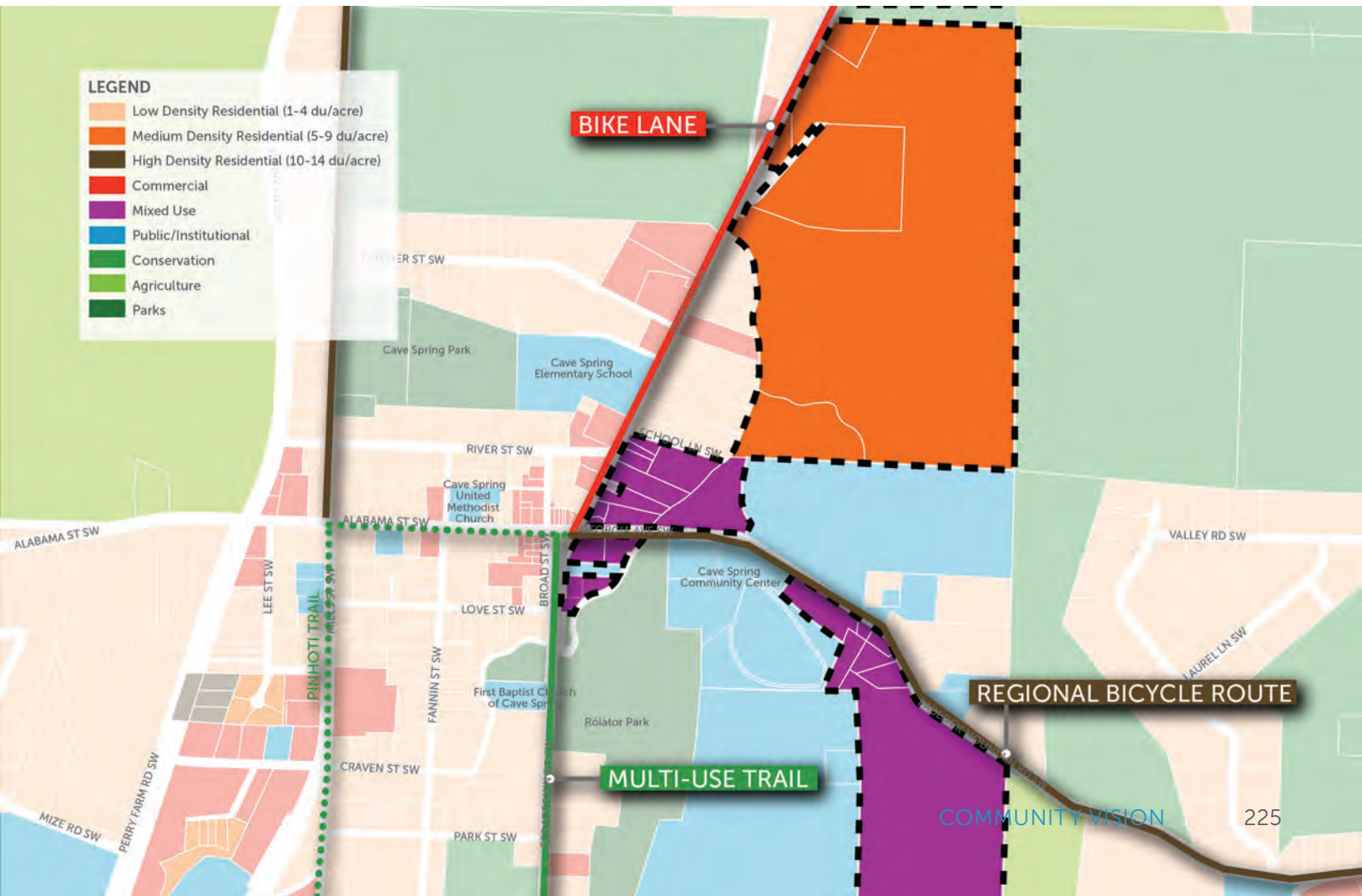
IMPLEMENTATION

Implementing the land use policies for Cave Spring will require some major efforts through 3 key projects, as reflected in the Short Term Work Program on pages 236-237.

PROJECT HIGHLIGHT: HISTORIC CAVE SPRING MASTER PLAN

Cave Spring's historic downtown has all the makings of most traditional neighborhoods: it has a gridded street network; it is walkable; and there is a mix of commercial, institutional, and residential land uses clustered in the center; and buildings are oriented to the street. Cave Spring needs to consider how it can capitalize on the downtown's strengths, while addressing its weaknesses (a slowly growing population) and its opportunities (becoming a town with a thriving tourism base). A master plan would examine the demand for certain businesses, housing needs for the downtown and surrounding areas, urban design solutions, and ways to capture users of the Pinhoti Trail and the Silver Comet Trail when the connection via Cedartown is completed.

The image below shows some future land use changes that can greatly benefit Cave Spring as a whole, and can provide a jumpstart to any future development for the area. Medium density housing and mixed-use spaces along the edge of the historic downtown would capture the principles of traditional neighborhood development well in that they can: create some needed density, offer a larger range of housing choices, create new centers for activity, and continue downtown's walkable patterns into new areas.



PROJECT HIGHLIGHT: DEVELOP ZONING ORDINANCE AND BUILDING AND DESIGN STANDARDS

In order to fully implement these land use policies and encourage new development, Cave Spring needs to create and adopt a zoning ordinance with design standards. To successfully use a future land use map, zoning ordinances are key in that they are the regulations that implement the map. Not only that, but a zoning ordinance, as well as design standards, has the capability of protecting existing development while ensuring that new development reflects the character of the community. Below are a couple of ways the city could carry out this effort:

- » **Adopt Rome-Floyd County's Unified Land Development Code (ULDC).** The ULDC regulates all lands within the county, except for Cave Spring. The city could work with Rome-Floyd County's Planning & Zoning Department to assign parcels to zoning districts laid forth in the ULDC. From there, the city could choose to establish a Planning Commission and/or Board of Zoning Appeals to carry out the code, or give Rome-Floyd County the responsibility.
- » **Create zoning ordinance and development regulations based on the ULDC.** Cave Spring could create its own ordinance based on the ULDC. The city would essentially follow the steps laid out above, but "customize" the code to fit their needs. With that being said, Cave Spring is a great candidate for a **form-based code**, which regulates land based on physical form, rather than the separation of uses. A form-based code would create predictable built results and maintain the city's high-quality public realm. In any case, after the code is adopted, the city would need to establish a Planning Commission and/or a Board of Zoning Appeals to carry out the code.






















This project will require public outreach from residents and business owners, as well as the services of a zoning consultant and attorney.

PROJECT HIGHLIGHT: CREATE AND IMPLEMENT AN ANNEXATION PLAN

The City of Cave Spring has annexed some land from unincorporated Floyd County over the last few years. The previous comprehensive plan identified areas along Rome Highway, Mills Road, and Spout Springs Road as areas of priorities. Continuing annexation efforts would have the benefit of increasing the city's tax base via more property taxes and likely increasing the amount of money that goes to Cave Spring Elementary School, which is one of the lowest performing schools in the state (see page 116 for more information). In order to carry out this project, the city would need to identify parcels that are candidates for annexation, conduct a cost-benefit analysis to measure the net benefits each parcel could bring to the city, and then begin the process of annexation. This will require public outreach from existing and potential residents.

TRANSPORTATION & INFRASTRUCTURE

POLICIES

POLICY #	POLICY				
C.2.1	Create attractive gateways at Cave Spring’s main entrances, and beautify major streets with appropriate landscaping and screening.				
C.2.2	Collaborate with Federal Highway Administration (FHWA) and the Georgia Department of Transportation (GDOT) to resurface poorly-rated roadways.				
C.2.3	Connect into both the county’s and region’s trail network, most notably the Silver Comet Trail.				
C.2.4	Expand the existing network of on-street and off-street bicycle facilities to provide better opportunities for connectivity and biking.				
C.2.5	Make improvements onto the existing sidewalk network to provide better opportunities for connectivity and walking				
C.2.6	Explore opportunities to connect to Rome’s transit service				
C.2.7	Continue to carry out maintenance and improvements to water and sewer infrastructure in order to maintain the high quality of surface and groundwater and that wastewater facilities are equipped to meet the long-term needs of existing and proposed development.				
C.2.8	Reduce water leakage in the water system throughout the city				
C.2.9	Support city-sponsored services.				
C.2.10	Expand residential broadband service to annexed areas that are not already covered.				

IMPLEMENTATION

There are 8 transportation and infrastructure projects proposed within this plan:

- » 1 roadway project totaling \$2,500,000
- » 1 transit project;
- » 3 bicycle and pedestrian projects totaling \$1.7 million; and
- » 3 infrastructure and service projects totaling \$2 million.

Total, all improvements are estimated to cost \$6.2 million (\$4.2 million on transportation alone).

Implementing all transportation projects listed in this plan will require collaboration with state agencies, such as the Georgia Department of Transportation (GDOT). GDOT is expected to contribute an estimated \$2.5 million of the funds needed to implement the transportation projects within this plan. The remaining amount of transportation funds will come from Cave Spring's general fund, and potential grant money through other state or federal programs. Improvements to water and sewer infrastructure will be funded through enterprise funds. Project TI.6 (sewer repairs) will be funded through the recent Floyd County SPLOST and a Community Development Block Grant (CDBG); the application for those funds is currently underway.

The map on page 231 shows roadway projects, and bicycle and pedestrian projects. All projects are listed and explained on the Short Term Work Program on pages 236-239.

POLICY CHECKLIST

C.2.1 // Create attractive gateways at Cave Spring's main entrances, and beautify major streets with appropriate landscaping and screening.

- » ED.3 // Design and place gateway signage in key entry points into the city

C.2.2 // Collaborate with Federal Highway Administration (FHWA) and the Georgia Department of Transportation (GDOT) to resurface poorly-rated roadways.

- » TI.1 // Repave Mills Road from Alabama Street to county line

C.2.3 // Connect into both the county's and region's trail network, most notably the Silver Comet Trail.

- » TI.2 // Secure outside funding (grants) of the Cave Spring to Cedartown Trail
- » TI.3 // Implement Phase I of the Cave Spring to Cedartown Trail
- » TI.4 // Cave Spring Trail along Cave Spring Road from city limits to intersection of Padlock Mountain Road and Georgia Avenue

C.2.4 // Expand the existing network of on-street and off-street bicycle facilities to provide better opportunities for connectivity and biking.

- » TI.4 // Cave Spring Trail along Cave Spring Road from city limits to intersection of Padlock Mountain Road and Georgia Avenue

C.2.6 // Explore opportunities to connect to Rome's transit service

- » TI.5 // Cooperate with the City of Rome on a feasibility study on expanding the Rome Transit Department's services into Cave Spring

PROJECT HIGHLIGHT: CAVE SPRING TO CEDARTOWN TRAIL

In 2015, a study was commissioned to create an implementable vision for a multi-use trail connection between Cave Spring and the Silver Comet Trail in Cedartown. The study identified opportunities and constraints along multiple potential trail alignments and recommended a preferred alignment, and provided specific recommendations and implementation steps. (See pages 38-39 for more information.) The implementation of Phase 1 has been included in this plan. When completed, it will be about 2.9 miles long, and run through 3 parcels of public land and 19 parcels of privately-held land. It is estimated to cost about \$3 million, with half of that money to come from the county, as a portion of the trail lies in the unincorporated county.

Phase 1 of the trail will provide valuable connections to the Pinhoti Trail and downtown Cave Spring. Streetscape improvements are also recommended in downtown to attract trail users and make the city more “trail-friendly.” From the downtown the trail will extend on the west side of Cedartown Road as a sidepath. Phase 1 terminates at the Dead Goat Gate trailhead where another connection can be made to the Pinhoti Trail.

In order to successfully implement this project, the city will have to work with downtown businesses, the Downtown Development Authority, city officials, and adjacent property owners. The city will also need to work with GDOT and Floyd County, as well as Polk County to ensure that there is coordination between the segment included in this project and their segments of the trail.

POLICY CHECKLIST (CON'T)

C.2.7 // Continue to carry out maintenance and improvements to water and sewer infrastructure in order to maintain the high quality of surface and groundwater and that wastewater facilities are equipped to meet the long-term needs of existing and proposed development.

- » T1.6 // Complete required sewer repairs to the collection system and Water Pollution Control Plant in order to meet the requirements set forth by the Georgia Environmental Protection Division, and continue to improve and upgrade all aspects of the sewer system

C.2.8 // Reduce water leakage in the water system throughout the city

- » T1.6 // Complete required sewer repairs to the collection system and Water Pollution Control Plant in order to meet the requirements set forth by the Georgia Environmental Protection Division, and continue to improve and upgrade all aspects of the sewer system

C.2.9 // Support city-sponsored services.

- » T1.7 // Support the Community Day Care Center for children
- » T1.8 // Support the Welcome Center

LEGEND

- Repaving or safety improvements
- Bike lane
- Multi-use trail
- Existing mutli-use trail
- Regional bicycle routes



HOUSING POLICIES

POLICY #	POLICY		
C.3.1	Preserve naturally occurring affordable housing (see the sidebar on page 169 for an explanation).		
C.3.2	Remove vacant, dilapidated housing units, and promote the renovation and restoration of housing units that are of poorer quality, but are livable.		
C.3.3	Encourage the development of various housing types that are suitable for a wide range of price points.		
C.3.4	Identify opportunities to construct special housing to support the growing senior population.		

IMPLEMENTATION

The projects listed on pages 238-239 are intended to advance housing policies, specifically to increase equitable housing choice in terms of type, size, pricing, location, et cetera.

POLICY CHECKLIST

C.3.1 // Preserve naturally affordable housing.

- » H.1 // Collaborate with Floyd County to create a housing inventory that keeps record of the type, age, condition, value, and tenure of each housing unit within the city
- » H.3 // Create provisions for the construction of market-rate affordable dwelling units

C.3.3 // Encourage the development of various housing types that are suitable for a wide range of price points.

- » H.3 // Create provisions for the construction of market-rate affordable dwelling units

C.3.4 // Identify opportunities to construct special housing to support the growing senior population.

- » H.2 // Identify areas within the city to construct senior housing units

ECONOMIC DEVELOPMENT

POLICIES

POLICY #	POLICY		
C.4.1	Focus economic development efforts towards the historic downtown area.		
C.4.2	Support the Rome Floyd Chamber in its efforts to promote entrepreneurial development and small business expansion.		
C.4.3	Ensure that financial incentives for existing or new businesses are linked to specific performance criteria.		
C.4.4	Recruit new jobs and new industries that can attract the talents and interests of recent high school and post-secondary graduates in Floyd County and surrounding areas.		
C.4.5	Continue support for a tourism economy based on the promotion of natural, cultural, recreational, and commercial resources within Cave Spring.		 

IMPLEMENTATION

Economic development in Cave Spring needs to focus on supporting a tourism-based industry, attracting new industries, and growing existing businesses and business opportunities. In order to implement some of the policies listed above, more needs to be done to encourage job growth and investment within the city.

POLICY CHECKLIST

C.4.1 // Focus economic development efforts towards the historic downtown area.

- » LU.1 // Create a master plan for historic Cave Spring that will focus on economic development, urban design, and housing

C.4.3 // Ensure that financial incentives for existing or new businesses are linked to specific performance criteria, such as specified numbers of jobs, wage rate targets, redevelopment objectives and/or other measurable economic development objectives.

- » ED.1 // Create tax incentives to attract new businesses

C.4.5 // Continue support for a tourism economy based on the promotion of natural, cultural, recreational, and commercial resources within Cave Spring.

- » ED.2 // Develop a marketing campaign to attract more tourism to Cave Spring
- » ED.3 // Design and place gateway signage in key entry points into the city

NATURAL & CULTURAL RESOURCES

POLICIES

POLICY #	POLICY		
C.5.1	Protect cultural resources in the city, including the human and natural history of the area.		 
C.5.2	Explore possible public-private partnerships for arts and culture funding.		
C.5.3	Identify suitable areas to create new parks, and expand recreational offerings.		
C.5.4	Encourage at-risk and low-income youth to participate in organized recreation activities within the city		
C.5.5	Create additional recreational opportunities within neighborhoods, incorporating the use of greenways and the trail network.		
C.5.6	Coordinate with local, state, and federal agencies to protect wetlands, floodplains, steep slopes, and lands within stream corridors.		
C.5.7	Promote the safe, efficient, and environmentally-sensitive management of solid waste in a manner that minimizes negative impacts on residents.		
C.5.8	Seek to reuse and recycle 100% of all waste through improvements to current recycling program.		

IMPLEMENTATION

There are 6 projects proposed within this plan that aim to advance policies related to natural and cultural resources. Most of these projects will require collaboration from various city and county departments, including the Rome-Floyd Parks & Recreation Authority and other public or private organizations.

POLICY CHECKLIST

C.5.1 // Protect cultural resources in the city, including the human and natural history of the area.

- » NC.1 // Complete preservation efforts on the Cherokee Cabin
- » NC.2 // Preserve Fairview/E.S. Brown School
- » NC.4 // Evaluate the condition and potential future use of the GSD Old Girl's Dormitory

C.5.3 // Identify suitable areas to create new parks, and expand recreational offerings.

- » NC.3 // Develop a parks and recreation plan with Rome and Floyd County to take inventory of existing parks and infrastructure, examine current level-of-service and determine needed level-of-service, site new parks and recreation centers, and create a capital improvement program

C.5.5 // Create additional recreational opportunities within neighborhoods, incorporating the use of greenways and the trail network.

- » NC.3 // Develop a parks and recreation plan with Rome and Floyd County to take inventory of existing parks and infrastructure, examine current level-of-service and determine needed level-of-service, site new parks and recreation centers, and create a capital improvement program

C.5.7 // Promote the safe, efficient, and environmentally-sensitive management of solid waste in a manner that minimizes negative impacts on residents.

- » SW.1 // Cooperate with the City of Rome and Floyd County in operating a joint sanitary landfill facility

C.5.8 // Seek to reuse and recycle 100% of all waste through improvements to current recycling program.

- » SW.2 // Expand recycling program



SHORT TERM WORK PROGRAM (2019-2023)

ID #	PROJECT & DESCRIPTION	2019	2020	2021	2022	2023
GENERAL GOVERNMENT						
G.1	Continue Capital Improvement Program for budgeting large capital improvement items	x	x	x	x	x
G.2	Comply with the Americans with Disabilities Act handicapped access requirements as required by law	x	x	x	x	x
G.3	Develop a more equitable method of cost sharing based on level of service in accordance with the Service Delivery Strategy Act of 1997	x	x	x	x	x
G.4	Collaborate with the Floyd County Board of Education to address the impacts of annexation			x	x	x
LAND USE						
LU.1	Create a master plan for historic Cave Spring that will focus on economic development, urban design, and housing.	x	x			
LU.2	Develop zoning ordinance and design standards		x	x		
LU.3	Create and implement an annexation plan			x	x	x
TRANSPORTATION & INFRASTRUCTURE						
ROADWAY						
TI.1	Repave Mills Road from Alabama Street to county line	x				
BICYCLE & PEDESTRIAN						
TI.2	Secure outside funding (grants) of the Cave Spring to Cedartown Trail	x	x	x		
TI.3	Implement Phase I of the Cave Spring to Cedartown Trail			x	x	
TI.4	Bike lane: Cave Spring Trail (along Cave Spring Road from city limits to intersection of Padlock Mountain Road and Georgia Ave)					x
TRANSIT						
TI.5	Cooperate with the City of Rome on a feasibility study on expanding the Rome Transit Department's services into Cave Spring.	x	x			

RESPONSIBLE PARTIES	ESTIMATED COST	FUNDING SOURCES	NOTES
City of Cave Spring	TBD		
City of Cave Spring	N/A	N/A	
City of Cave Spring	N/A	N/A	
City of Cave Spring; Floyd County Board of Education	N/A	N/A	
Cave Spring DDA	\$50,000	General fund; DDA; Grant	
City of Cave Spring	\$50,000	General fund	Will require hiring a zoning consultant and attorney
City of Cave Spring	Staff Time	-	Prioritize residential areas along Rome Highway, Mills Road, and Spout Springs Road
City of Cave Spring; GDOT	\$2,500,000	GDOT	Under construction as of 2018.
City of Cave Spring; Rome-Floyd Planning & Zoning	Staff Time	-	Work with Rome-Floyd County government to identify and apply for applicable grants to offset costs
City of Cave Spring; Floyd County; Polk County; GDOT	\$1,500,000	General fund; Floyd County; Polk County; Grant	Per feasibility study completed in 2015. Floyd County to be responsible for portion of Phase I within the unincorporated county. Polk County to be responsible for portion of Phase I within Polk County. Cost estimate reflects portion of Phase I in Cave Spring
City of Cave Spring	\$180,000	General fund; Floyd County	
City of Cave Spring; City of Rome	TBD	General fund	Most of the costs of the study would be absorbed by Rome; Floyd County project #TI.11; Rome project #TI.20

SHORT TERM WORK PLAN (2019-2023)

ID #	PROJECT & DESCRIPTION	2019	2020	2021	2022	2023
TRANSPORTATION & INFRASTRUCTURE (CON'T)						
INFRASTRUCTURE & SERVICES						
TI.6	Complete required sewer repairs to the collection system and Water Pollution Control Plant in order to meet the requirements set forth by the Georgia Environmental Protection Division, and continue to improve and upgrade all aspects of the sewer system.	x	x	x	x	x
TI.7	Support the Community Day Care Center for children	x	x	x	x	x
TI.8	Support the Welcome Center	x	x	x	x	
ECONOMIC DEVELOPMENT						
ED.1	Create tax incentives to attract new businesses	x	x	x	x	x
ED.2	Develop a marketing campaign to attract more tourism to Cave Spring	x	x	x	x	x
ED.3	Design and place gateway signage in key entry points into the city				x	x
ED.4	Research potential sites to house new medical facilities	x	x	x	x	x
HOUSING						
H.1	Participate in county-wide housing inventory that will identify age, condition, and value of homes to determine unique housing needs for each part of Floyd County		x	x	x	x
H.2	Identify areas within the city to construct senior housing units.	x	x	x	x	x
H.3	Create provisions for the construction of market-rate affordable dwelling units	x	x	x	x	x
SOLID WASTE						
SW.1	Cooperate with the City of Rome and Floyd County in operating a joint sanitary landfill facility.	x	x	x	x	x
SW.2	Expand recycling program	x	x	x	x	x
NATURAL & CULTURAL RESOURCES						
NC.1	Complete preservation efforts on the Cherokee Cabin	x				
NC.2	Preserve Fairview/E.S. Brown School	x	x	x	x	x
NC.3	Develop a parks and recreation plan with Rome and Floyd County to take inventory of existing parks and infrastructure, examine current level-of-service and determine needed level-of-service, site new parks and recreation centers, and create a capital improvement program.				x	x
NC.4	Evaluate the condition and potential future use of the GSD Old Girl's Dormitory	x	x	x	x	x

RESPONSIBLE PARTIES	ESTIMATED COST	FUNDING SOURCES	NOTES
City of Cave Spring	\$2,031,000	SPLOST; CDBG	\$1,281,000 SPLOST, \$750,000 CDBG
City of Cave Spring	TBD	General fund	
City of Cave Spring	TBD	General fund	
City of Cave Spring	Staff Time	-	
City of Cave Spring; Cave Spring DDA	\$25,000	General fund; Grant	
City of Cave Spring	\$100,000	General fund	
City of Cave Spring; Cave Spring DDA	Staff Time	-	
City of Cave Spring; Cave Spring DDA	Staff Time	-	Floyd County will absorb any and all costs for this effort; Rome has recently completed a similar effort; Floyd County project #H.1
City of Cave Spring	Staff Time	General fund	
City of Cave Spring; Cave Spring DDA	Staff Time	-	
City of Cave Spring	Staff Time	-	Using Waste Industries
City of Cave Spring; Rome-Floyd County	Staff Time	-	
City of Cave Spring	TBD	General fund	Close to completion
City of Cave Spring	TBD	General fund	
City of Cave Spring	\$15,000	General fund	Floyd County project #NC.4; Rome project #NC.8
City of Cave Spring	TBD	General fund	

A.1 REPORTS OF ACCOMPLISHMENTS

This section of the Appendix shows the reports of accomplishment for the 2008-2012 Short Term Work Program and the 2013-2017 Short Term Work Program.



ROME-FLOYD
CAVE SPRING
2040



2008-2012 SHORT TERM WORK PROGRAMS

FLOYD COUNTY

PROJECT NAME/DESCRIPTION	COMPLETE	UNDERWAY	POSTPONED	DROPPED	NOTES
ECONOMIC DEVELOPMENT					
Reassess the concept of economic development through the Rome/Floyd 20/20 process involving the two local government and the Greater Rome Chamber of Commerce (update of process completed in 2007)		x			Ongoing
The construction of a speculative industrial building will be completed				x	The focus of industrial marketing has moved toward development of large tracts of land with utilities, access, heavy-industrial zoning, etc.
Adopt new software program for marketing, recruitment and support of existing businesses		x			Ongoing
Increase efforts to support and recruit small businesses		x			Ongoing
Target avionic and aeronautic businesses for recruitment		x			Ongoing
Floyd County will continue to market and promote the Forum to increase conventions and trades show activity		x			Ongoing
HOUSING					
Establish a County-wide down-payment assistance program for new housing	x	x			Program was established in 2012
Floyd County will encourage, and work with neighborhood groups to actively promote redevelopment in blighted neighborhoods and preservation of existing healthy neighborhoods		x			Ongoing
INFRASTRUCTURE, UTILITIES, SERVICES					
The Floyd County Police Department will maintain its certification.		x			Ongoing
The Floyd County Police Department will work with other agencies to improve communication by upgrading to a multi-jurisdictional radio system.	x				Completed in 2013 with SPLOST funding
The Floyd County Police Department will work to retain experienced officers within the department		x			Ongoing

PROJECT NAME/DESCRIPTION	COMPLETE	UNDERWAY	POSTPONED	DROPPED	NOTES
INFRASTRUCTURE, UTILITIES, SERVICES (CON'T)					
Update the Local Emergency Operations Plan.		x			Ongoing
Improve communication infrastructure and upgrade the emergency communication system	x				Completed in 2013 with SPLOST funding
Construct new Work Release Center on Black Bluff Road	x				Completed in 2009
Floyd County will continue to contract with the City of Rome for the provision of fire protection services		x			Ongoing
The Fire Department will continue to relocate the existing stations as the joint facility study indicates when funds are available.		x			Ongoing
Renegotiate water purchase contract between Floyd County and the City of Rome		x			Ongoing
The County will place its primary emphasis on improving the existing water system and lines will be extended on a cost per customer basis		x			Some are completed, others remain
The County will protect potential sources of water for future use through actions that could include land acquisition, zoning, purchase of development easements, etc.		x			Ongoing
The County will continue to seek the best prices for its water supply		x			Contracting with the City of Calhoun
The County will review its water system operating and materials standards		x			Ongoing
Conduct a watershed assessment	x				Completed in 2012-2013
Review billing cycles periodically		x			Ongoing
Review water rate structures and minimum billing amounts		x			Ongoing
Initiate a program to replace all 2-inch water distribution lines		x			Ongoing
The County will continue to seek and develop new sources of groundwater		x			Ongoing
The County will work with the City of Rome to provide equitable sewer rates to County residents based on rate studies and/or arbitration.		x			Ongoing
Improve parking at Historic County Courthouse		x			
Construct parking deck adjacent river near the Forum	x				Completed in 2010

FLOYD COUNTY

PROJECT NAME/DESCRIPTION	COMPLETE	UNDERWAY	POSTPONED	DROPPED	NOTES
RECREATION					
Construct town green adjacent river, near Forum	x				Completed in 2010
Floyd County will continue to encourage further public and private development along the rivers, in areas where development is appropriate.	x	x			Ongoing
At-risk and low-income youth will be encouraged to participate in organized recreation activities via a scholarship program		x			Ongoing
Construct recreation center at North Floyd Park	x				Completed in 2010
Additional greenways and trails will be provided within the community incorporating the Pinhoti Trail through Floyd County, additional access to streams, and additions to the Rome and Cave Spring trail systems		x			Ongoing
Construct 2 new tennis courts at Etowah Park				x	Lack of funding
Renovate North Rome Swim Center	x				Completed in 2010
Renovate Marine Armory building for Recreation Administrative Offices	x				Completed in 2011
TRANSPORTATION					
Complete the projects identified within the Floyd-Rome Urban Transportation Study Area as part of the duly adopted Transportation Improvement Program.		x			Ongoing
Complete the projects identified by the Jordan, Jones and Golding study of 2002		x			Ongoing
Support the development of a direct connection to I-75 and I-85 from Rome and US 411.		x			Ongoing
Support the development of the completion of the Veteran's Memorial Highway road system around Rome		x			Ongoing
Support the widening to four lanes of Highway 101 from Rome to Rockmart, including intersection changes at the Ledbetter Interchange in Rome to feed traffic from SR 101 onto US411 and US27 without the use of Dean Street		x			Ongoing
Support completion of widening to four lanes of SR140 from US27 in northern Floyd County east to I75		x			Ongoing
Support completion of widening to four lanes of US27 from Chattanooga to I20		x			Ongoing

PROJECT NAME/DESCRIPTION	COMPLETE	UNDERWAY	POSTPONED	DROPPED	NOTES
TRANSPORTATION (CON'T)					
Purchase of right-of-way along US411 east for future construction of frontage roads	x				Completed in 2012
Construct connector road from Old School Road to Braves Boulevard	x				Completed in 2012
Improve Huffaker Road from Fouche Gap Road to Big Texas Valley Road		x			Ongoing
Complete economic development plan for Richard B. Russell Field	x	x			Ongoing
Construct new T-hangars at airport as needed			x		Postponed to 2017 due to lack of local funding match
Extend Runway 1/19 for 2,500 feet			x		Postponed to 2016; changed extension to 1,000 feet
Install edge lighting on Runway 7/25			x		Postponed to 2015
Extend Runway 7/25 for 750 feet			x		Postponed to 2018
Construct corporate hangar area west of terminal building			x		Postponed to 2014
Road resurface projects		x			Ongoing
SOLID WASTE					
The current Short-Term Work Program in the Joint Comprehensive Solid Waste Management Plan is hereby incorporated by reference.		x			Ongoing
Design, permit and construct new phases of the landfill as needed		x			Ongoing
Renovate remote solid waste site on Potts Road	x				
Renovate remote solid waste site on Hatfield Road	x				
NATURAL AND CULTURAL RESOURCES					
Continue to develop River Education Center at Old Pumping Station in Ridge Ferry Park	x				Completed in 2011
The County will continue its environmental awareness and education programs through participation in the Clean Community and Adopt-a-Stream/Wetland/Highway/Lake programs; and by conducting special events, workshops, and educational programs		x			Ongoing
Conduct a comprehensive survey of historic resources using the preliminary survey update				x	Lack of funding and staff

FLOYD COUNTY

PROJECT NAME/DESCRIPTION	COMPLETE	UNDERWAY	POSTPONED	DROPPED	NOTES
NATURAL AND CULTURAL RESOURCES (CON'T)					
Continue to map existing cemeteries located within Floyd County		x			Ongoing
The County will continue to support the Sara Hightower Regional Library		x			Ongoing
LAND USE					
Consider revisions to the ULDC to support the goals and objectives of the new Comprehensive Plan		x			
Complete an overlay district for the area surrounding the Richard B. Russell Airport				x	Lack of community interest
Complete an overlay district for the Highway 411 Corridor				x	Lack of community interest
GENERAL GOVERNMENT					
The facilities and programs of the local governments will comply with the Americans with Disabilities Act handicapped access requirements		x			Ongoing
Floyd County will consider adopting business licensing				x	Dropped after consideration
The governments will develop a more equitable method of cost sharing based on level of service in accordance with the Service Delivery Strategy Act of 1997. Agreement between Cave Spring, Rome and Floyd County will be reviewed and revised in 2018		x			Ongoing
The County is committed to support public education		x			Ongoing
Floyd County will work with The City of Rome to address the impacts of their anticipated annexation		x			Ongoing

CITY OF ROME

PROJECT NAME/DESCRIPTION	COMPLETE	UNDERWAY	POSTPONED	DROPPED	NOTES
ECONOMIC DEVELOPMENT					
Continue to develop a Revolving Loan Fund with capital assets of one million dollars		x			Ongoing
Encourage local governments and businesses to shop locally		x			Ongoing
HOUSING					
The City will continue to review and adapt if necessary its development codes to encourage the development of housing that is diverse in type and pricing		x			Ongoing
Continuing loan fund offering assistance to first-time home buyers and expand the program county-wide		x			Ongoing
Habitat for Humanity and similar housing efforts and organizations will be encouraged by the City		x			Ongoing
Build new affordable single family housing units as infill development in existing residential neighborhoods		x			Ongoing
The City of Rome will encourage, and work with, neighborhood groups to actively promote redevelopment in blighted neighborhoods and preservation of the existing, healthy neighborhoods		x			Ongoing
The City of Rome will work with developers to create a mix of housing in South Rome based on the Master Plan		x			Ongoing; as of 2012, 82 units in the Mercy Housing project
Create an East Rome Development Plan	x				
Create and implement a Comprehensive Housing Plan which will include a housing needs assessment and housing task force	x				
INFRASTRUCTURE, UTILITIES, SERVICES					
Increase the number of police officers on patrol within the City by expanding the fleet of patrol cars by 6 (2 per shift)				x	Dropped as written, likely to be re-written as an activity
Complete the process of equipping Automated Locater Systems on emergency vehicles, and tie this system into the Rome - Floyd County GIS system	x				Completed in 2010
Improve communication infrastructure and upgrade the emergency management and public safety communication system	x				
The City will continue its contract with Floyd County to provide fire protection		x			Ongoing

CITY OF ROME

PROJECT NAME/DESCRIPTION	COMPLETE	UNDERWAY	POSTPONED	DROPPED	NOTES
INFRASTRUCTURE, UTILITIES, SERVICES (CON'T)					
The Fire Department will relocate the existing stations as the joint facility study indicates when funds are available		x			Ongoing
Renovate stations #2, #9, and #10	x				
Construct new fire training facility	x				
Address isolated "pockets" of water distribution between Floyd County and the City of Rome in accordance with the Service Delivery Strategy Act of 1997	x				
Replace small water mains along Woodland Drive, North McLin Street, Wilkins Street, Central Avenue, Plymouth Road, Crestwood Drive, Susan Wayne Circle, Griffin Road, Brown Fox Drive, Ross Street and Beaver Run	x	x			Mains were replaced on nine streets; mains will be replaced on additional streets as the need arises and funds are available
Carry out water tank maintenance		x			Ongoing
Renovate operations building	x				
Construct new Etowah River pumping station			x		Rescheduled for 2017
Conduct a watershed assessment	x				
Construct Trend Mills Complex fire protection system improvements	x				
Conduct water rate study		x			Ongoing
Construct Darlington Drive water main	x				
Major upgrade to Blacks Bluff Wastewater Treatment Plant	x				
Relocate utilities to accommodate street and road improvement projects as necessary		x			Ongoing
Construct Woodbine Avenue sewer main		x			Scheduled for completion in 2013
Replace Avenue A sewer main	x				
Construct Possum Technology Parkway Station			x		Postponed to 2014
Construct Wilshire Road sewer main			x		Postponed to 2014
Install new bar screen on Coosa Wastewater Treatment Plant	x				
Carry out individual maintenance and improvement projects listed on the Water and Sewer Department 5-Year Plan (Water)	x				Completed, however the activity will advance into the next five-year plan period
Carry out individual maintenance and improvement projects listed on the Water and Sewer Department 5-Year Plan (Sewer)	x				Completed, however the activity will advance into the next five-year plan period
Construct sludge handling facility at Water Filter Plant	x				

PROJECT NAME/DESCRIPTION	COMPLETE	UNDERWAY	POSTPONED	DROPPED	NOTES
INFRASTRUCTURE, UTILITIES, SERVICES (CON'T)					
The City will continue to encourage further public and private development along the rivers, in areas where development is appropriate		x			Kingfisher Trail completed in 2012
Construct town green adjacent river, near Forum	x				Completed in 2010
Construct parking deck adjacent river, near Forum	x				Completed in 2011
Construct South Rome youth center	x				
Renovate City Hall/Carnegie Building	x				
RECREATION					
At-risk and low-income youth will be encouraged to participate in organized recreation activities via a scholarship program		x			Ongoing
Additional recreational opportunities will be provided within the neighborhoods incorporating the use of greenways and trails system, particularly using the existing Heritage Trail system		x			Some are complete, others remain
Construct a pedestrian bridge over the Oostanaula River from West 3rd Street to downtown area	x				
Additional greenways and trails will be provided within the community incorporating the Pinhoti Trail through Floyd County, additional access to streams, and additions to the Rome and Cave Spring trail systems		x			Ongoing
Support opportunities for low/moderate income youth to play golf		x			Ongoing
Renovate North Community Park and Rome Swim Center	x				
Renovate existing building for recreation administrative complex	x				

CITY OF ROME

PROJECT NAME/DESCRIPTION	COMPLETE	UNDERWAY	POSTPONED	DROPPED	NOTES
TRANSPORTATION					
<p>The community will implement the 20-year Transportation Plan by:</p> <ol style="list-style-type: none"> 1. Developing a multi-modal approach to transportation incorporating trail and river corridors and public transit as well as roads to meet the future transportation needs of the community. 2. Improving and expanding the role of public transit services within the county. 3. Committing adequate dollars to repair and maintain existing local roads, highways and bridges. 4. Continuing efforts to improve traffic flow on the three major arterials passing through Rome: Turner McCall Blvd., Shorter Ave., and Martha Berry Blvd. 		x			Ongoing
Complete the projects identified within the Floyd-Rome Urban Transportation Study Area as part of the duly adopted Transportation Improvement Program.		x			Ongoing
Complete the projects identified by the Jordan, Jones and Golding study of 2002		x			Ongoing
The community will actively support the development of a direct connection to I-75 and I-85 from US411		x			Ongoing
The community will actively support the development of the completion of the Veteran's Memorial Highway road system around Rome		x			Ongoing; should be completed by 2014
Relocate Heritage Park access and upgrade levee	x				
Construct new Rome High/Middle School access road	x				
Improve Shorter Avenue/Redmond Road intersection	x				
Improve South Broad Street corridor and sidewalk	x				
Replacement transit coaches		x			Ongoing
Replacement tools and equipment		x			Ongoing
Capital maintenance parts		x			Ongoing
Facility repairs (includes repair and paving of parking lot)		x			Ongoing
Purchase fare boxes		x			Ongoing
Replacement buses (hybrid)		x			Ongoing
Replacement shop and maintenance vehicles		x			Ongoing
Office equipment		x			Ongoing
Renovate Bus Shelters		x			Ongoing

PROJECT NAME/DESCRIPTION	COMPLETE	UNDERWAY	POSTPONED	DROPPED	NOTES
TRANSPORTATION (CON'T)					
Upgrade bus wash	x				
Purchase security radios and cameras		x			Ongoing
SOLID WASTE					
The current Short-Term Work Program in the Joint Comprehensive Solid Waste Management Plan is hereby incorporated by reference.		x			"Waste collection is now mechanical using carts; also recycling"
Design, permit, and construct new phases of the landfill as needed		x			New Phase VII is now open
NATURAL AND CULTURAL RESOURCES					
Continue to develop River Education Center at Old Pumping Station in Ridge Ferry Park	x				Completed in 2010
The City will continue its environmental awareness and education programs through participation in the Clean Community and Adopt-a-Stream/Wetland/Highway/Lake programs; and by conducting special events, workshops, and educational programs		x			Ongoing
Conduct a comprehensive survey of Rome's historic resources.				x	Lack of funding and staff
Use survey data as basis to identify individual properties and districts with potential for National Register eligibility or local designation.				x	Lack of funding and staff
Consider the nomination of additional historic properties to the National Register or Georgia Register, as opportunities arise		x			Ongoing
Analyze local zoning ordinance and land use for impacts upon historic properties		x			Ongoing
Work on associated problems that impact historic properties, such as code enforcement		x			Ongoing
Assist local non-profit organizations to maintain and improve property owned in Historic Downtown Rome (ex. Desoto Theater and RAHM)		x			Ongoing
The community will continue to support a diverse and active level of cultural activity		x			Ongoing

CITY OF ROME

PROJECT NAME/DESCRIPTION	COMPLETE	UNDERWAY	POSTPONED	DROPPED	NOTES
LAND USE					
Consider revisions to the ULDC to support the goals and objectives of the new Comprehensive Plan		x			Ongoing
Re-write and strengthen the City's Tree Ordinance.	x				
Complete an overlay district for the area surrounding the Richard B. Russell Airport				x	County project
Complete an overlay district for the Highway 411 Corridor				x	County project
Actively promote redevelopment in blighted neighborhoods and preservation of the existing, healthy neighborhoods		x			Ongoing
Encourage the formation of neighborhood groups, and work with them to promote safe, viable neighborhoods.		x			Ongoing
Continue to enforce housing codes, nuisance ordinance, and solid waste ordinance.		x			Ongoing
Support the efforts of the South Rome Redevelopment Comm. and agency		x			Ongoing
GENERAL GOVERNMENT					
Work with City government to minimize the Hispanic language barrier.	x				
Update service delivery through incorporation of technology in city offices		x			Ongoing
The governments will develop a more equitable method of cost sharing based on level of service in accordance with the Service Delivery Strategy Act of 1997. Agreement between Cave Spring, Rome and Floyd County will be reviewed and revised in 2008		x			Ongoing
The City of Rome will work with Floyd County to address the impacts of their anticipated annexation		x			Ongoing

CITY OF CAVE SPRING

PROJECT NAME/DESCRIPTION	COMPLETE	UNDERWAY	POSTPONED	DROPPED	NOTES
ECONOMIC DEVELOPMENT					
The City will continue to focus its economic efforts towards the downtown area and encourage local governments and businesses to shop locally using signage and other means		x			Ongoing
HOUSING					
The local government will actively promote redevelopment in blighted neighborhoods and preservation of the existing, healthy neighborhoods		x			Ongoing
INFRASTRUCTURE, UTILITIES, SERVICES					
The City will expand the sewer distribution system and treatment facility to encourage annexation of more residential areas along the Rome Highway, Mills Road, and Spout Springs Road		x			Ongoing; to be listed in the 2013-2017 STWP with revised scope
"The City will improve the water system so as to make it more profitable and provide fire protection. This includes improvements to the Rolater Park booster station"	x	x			Rolater Park booster station improvements were completed in 2009. Improvement of the system will be ongoing - will be listed in the 2013-2017 STWP
The City will reduce water leakage in the water system throughout the community	x	x			In the period from 2008-2012, a monitoring system and reporting process were developed. Activity will be listed in the 2013-2017 STWP; specific project is selection of a consultant to address specific problems
The City will support the Community Day Care Center for children		x			Ongoing
The City will continue to support the efforts of a private organization to construct a resource center for deaf residents. The City will assist as it is feasible to do so	x				Activity was discontinued because the private organization became inactive
The City will renovate and reequip the fire station	x				Completed in 2009
The City will renovate the dining hall on the Georgia School for the Deaf campus for use as a community/ senior center	x				Completed in 2009

CITY OF CAVE SPRING

PROJECT NAME/DESCRIPTION	COMPLETE	UNDERWAY	POSTPONED	DROPPED	NOTES
RECREATION					
At-risk and low-income youth will be encouraged to participate in organized and recreation activities		x			Ongoing
"Additional recreational opportunities may be provided within the neighborhoods by incorporating the use of greenways and a trails system linking downtown and Rolater Park with the residential areas of the City"		x			In 2012, a walking trail in Rolater Park was completed
SOLID WASTE					
Cave Spring will continue to cooperate with the City of Rome and Floyd County in operating a joint sanitary landfill facility.		x			Ongoing
The City will seek to reuse and recycle 100% of its wastes		x			Ongoing
NATURAL AND CULTURAL RESOURCES					
The community will continue to support a diverse and active level of cultural activity including, but not limited to, museums, music organizations, and theatre groups		x			Ongoing
GENERAL GOVERNMENT					
The City of Cave Spring will continue a Capital Improvement Program for budgeting large capital items that will include the use of depreciation and reserve fund accounts to finance the purchase of major equipment and facilities		x			Ongoing
The facilities and programs of the City will continue to comply with the Americans with Disabilities Act handicapped access requirements as required by law		x			A new welcome center is handicap accessible
The governments will develop a more equitable method of cost sharing based on level of service in accordance with the Service Delivery Strategy Act of 1997		x			Services Delivery Strategy was revisited in 2008-2010; language concerning support for the jail and fire services was formalized
The City of Cave Spring will work with the Floyd County Board of Education to address the impacts of their anticipated annexation. The population projections project that Cave Spring will add approximately 225 new residents over the next twenty years. Many of these residents will be added by annexation		x			Cave Spring will continue to annex contiguous property and will coordinate such activities with the Floyd County Board of Education

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2013-2017 SHORT TERM WORK PROGRAMS

FLOYD COUNTY

PROJECT NAME/DESCRIPTION	COMPLETE	UNDERWAY	POSTPONED	DROPPED	NOTES
ECONOMIC DEVELOPMENT					
Reassess the concept of economic development through the Rome/Floyd 20/20 process involving the two local government and the Greater Rome Chamber of Commerce (update of process completed in 2007)	x				Update in 2014. Creation of Partners in Prosperity
Increase efforts to support and recruit small businesses				x	This item is better suited as a policy, rather than a project.
Target avionic and aeronautic businesses for recruitment				x	This item is better suited as a policy, rather than a project.
Floyd County will continue to market and promote the Forum to increase conventions and trades show activity	x	x			New private management contract with Safari Hospitality Management. \$1.4 million in facility improvements and support of development of downtown.
Adopt new software program for marketing, recruitment and support of existing businesses			x		Will discuss with economic development staff to look at possible software options
HOUSING					
Establish a County-wide down-payment assistance program for new housing				x	
Floyd County will encourage, and work with neighborhood groups to actively promote redevelopment in blighted neighborhoods and preservation of existing healthy neighborhoods				x	Working in Lindale, Shannon, and Riverside communities currently. This item is better suited as a policy, rather than a project.
INFRASTRUCTURE, UTILITIES, SERVICES					
The Floyd County Police Department will maintain its certification.	x				Complete March 2016
The Floyd County Police Department will work to retain experienced officers within the department		x			2015 Pay plan adopted with 3-year implementation. 50% funding of POAB in 2017. Retirement options under discussion.

PROJECT NAME/DESCRIPTION	COMPLETE	UNDERWAY	POSTPONED	DROPPED	NOTES
INFRASTRUCTURE, UTILITIES, SERVICES (CON'T)					
Update the Local Emergency Operations Plan.		x			Plan update is currently underway. Expected completion is fall of 2018
Floyd County will continue to contract with the City of Rome for the provision of fire protection services	x				Fire contract renewed in 2018.
The Fire Department will continue to relocate the existing stations as the joint facility study indicates when funds are available.		x			5 of 6 stations have been relocated. Discussions are underway on final relocation. Funding is available from previous SPLOST.
Renegotiate water purchase contract between Floyd County and the City of Rome		x			Partial plan was agreed to in 2016. Discussion is underway and anticipate a new agreement in 2018.
The County will place its primary emphasis on improving the existing water system and lines will be extended on a cost per customer basis		x			Fulton Well restarted in 2015, Everett Springs system online in 2018, Floyd County has connected with multiple sources for redundancy.
The County will protect potential sources of water for future use through actions that could include land acquisition, zoning, purchase of development easements, etc.				x	Biddy Road was last acquisition and is inactive but ready when needed. Future source development is ongoing. This item is better suited as a policy, rather than a project.
The County will continue to seek the best prices for its water supply		x			Improved connections with adjacent communities (Rome, Calhoun, Adairsville) have improved pricing along with re-activating Fulton Well.
The County will review its water system operating and materials standards		x			Ongoing in accordance with GA EPD.
Conduct a watershed assessment	x				Regional watershed was started in 2010 and adopted by the Northwest Regional partnership in 2012.
Review billing cycles periodically		x			Continuously evaluating to manage billing cycles. We added text messaging, voice mail, and email reminders that have drastically reduced cut offs from over 500 per month to less than 100 on average.

FLOYD COUNTY

PROJECT NAME/DESCRIPTION	COMPLETE	UNDERWAY	POSTPONED	DROPPED	NOTES
INFRASTRUCTURE, UTILITIES, SERVICES (CON'T)					
Review water rate structures and minimum billing amounts		x			Last rate increase was in 2013. Bond debt ratio has been improving and maintenance has been steady. Rate study should be considered in next year.
Initiate a program to replace all 2-inch water distribution lines		x			Replaced 6 miles of 2 inch lines since 2013. Have about 40 miles left and budget to replace 2.5 miles per year.
The County will continue to seek and develop new sources of groundwater				x	Fulton Well Membrane System in 2015, Bidy Road well is also available for future use. Explorations in south Floyd County have continued. This item is better suited as a policy, rather than a project.
The County will work with the City of Rome to provide equitable sewer rates to County residents based on rate studies and/or arbitration.		x			This will work in conjunction with the City of Rome's water purchase agreement. This item is better suited as a policy, rather than a project.
RECREATION					
At-risk and low-income youth will be encouraged to participate in organized recreation activities via a scholarship program	x				Provide 50% off program fees for all foster children. Developed a scholarship program in 2017.
Additional greenways and trails will be provided within the community incorporating the Pinhoti Trail through Floyd County, additional access to streams, and additions to the Rome and Cave Spring trail systems				x	Floyd County is lead agency on Redmond Trail project connecting to other trails in the City of Rome. Lindale Trail was approved in 2017 SPLOST and will connect to King Fisher Trail to Lindale Community. Paddle in camp sites were also approved in 2017 SPLOST locations TBD. This item is better suited as a policy, rather than a project.

PROJECT NAME/DESCRIPTION	COMPLETE	UNDERWAY	POSTPONED	DROPPED	NOTES
RECREATION (CON'T)					
Floyd County will continue to encourage further public and private development along the rivers, in areas where development is appropriate.				x	Braves Blvd. area development, W 3rd Street streetscape, Support of 2 TAD projects (W 3rd & Braves Blvd.), dog park in North Ridge Ferry underway. This item is better suited as a policy, rather than a project.
TRANSPORTATION					
<p>The community will implement the 20-year Transportation Plan by:</p> <p>1. Developing a multi-modal approach to transportation incorporating trail and river corridors and public transit as well as roads to meet the future transportation needs of the community. 2. Committing adequate dollars to repair and maintain existing local roads, highways and bridges. 3. Continuing efforts to improve traffic flow on the three major arterials passing through Rome: Turner McCall Blvd., Shorter Ave., and Martha Berry Blvd.</p>		x			20 year plan update in 2017. additional LMIG funds along with SPLOST funds and federal OSSP grants have increased additional dollars for maintaining local roads and bridges. Replaced Everett Springs bridge in 2017. Working with GDOT to widen Turner McCall bridge for improved flow through City center. This project should be broken out into several different projects in the next STWP to reflect progress and new transportation projects.
Complete the projects identified within the Floyd-Rome Urban Transportation Study Area as part of the duly adopted Transportation Improvement Program.	x				Redmond Trail (a one-mile loop) is complete. Other trail portions are complete and others are still under various states of development/ consideration. A pedestrian bridge over the Oostanaula was constructed, connecting two sides of the Heritage Trail. Reconfiguration of the Ledbetter Interchange (US 411/SR 20/SR 53, SR 101/Dean Ave) is slated for future development.

FLOYD COUNTY

PROJECT NAME/DESCRIPTION	COMPLETE	UNDERWAY	POSTPONED	DROPPED	NOTES
TRANSPORTATION (CON'T)					
Complete the projects identified by the Jordan, Jones and Golding study of 2002	x				Several Commercial and Civic projects (Marriott, parking deck, town green) have been constructed, while others remain to be built/renovated (Unity Point)
Support the development of a direct connection to I-75 and I-85 from Rome and US 411.		x			Created the Bartow / Floyd Development Corridor in 2017 and now have a new project identification number with the 411 connection to I-75. Environmental studies are underway and construction is expected in 2022.
Support the development of the completion of the Veteran's Memorial Highway road system around Rome		x			New section completed and opened in 2015 SR 20 in Coosa to US 27. US 27 / Six Mile to SR 101 ready for construction and expected to let in 2019. Final section from SR 101 to US 411 scheduled in 2020. This project should be broken out into two different projects in the next STWP to reflect forecasted completion dates and updated cost estimates for each piece of the Bypass.

PROJECT NAME/DESCRIPTION	COMPLETE	UNDERWAY	POSTPONED	DROPPED	NOTES
TRANSPORTATION (CON'T)					
Support the widening to four lanes of Highway 101 from Rome to Rockmart, including intersection changes at the Ledbetter Interchange in Rome to feed traffic from SR 101 onto US411 and US27 without the use of Dean Street				x	<p>GDOT has a revised project corridor to improve the Ledbetter Interchange connection by passing Dean Street. Discussions have been to utilize State Funding to complete the project. Other widening and improvements are still in planning stages to the bypass connection in Silver Creek. Areas south of the bypass have been revised to only include intersection improvements to the County line. This item is better suited as a policy, rather than a project.</p>
Support completion of widening to four lanes of SR1-40 from US-27 in northern Floyd County east to I-75		x			<p>SR 53 to I-75 currently under construction. Completion in 2020. Section from US-27 to is in planning stages.</p>
Support completion of widening to four lanes of US-27 from Chattanooga to I-20				x	<p>Support with GDOT and in Floyd County. This item is better suited as a policy, rather than a project.</p>
Road resurface projects		x			<p>Increased by 3 miles annually from previous 5 year period. Also have 5.2 million in SPLOST funding secured for paving over next 5 year period.</p>
Improve Huffaker Road from Fouche Gap Road to Big Texas Valley Road		x			<p>Some ROW has been purchased and preliminary planning. Was proposed in 2013 and 2017 SPLOST applications but did not make the final list.</p>

FLOYD COUNTY

PROJECT NAME/DESCRIPTION	COMPLETE	UNDERWAY	POSTPONED	DROPPED	NOTES
TRANSPORTATION (CON'T)					
Complete economic development plan for Richard B. Russell Field		x			ALP was completed in 2017 and approved 2018. GDOT is currently working with Floyd County to complete and economic development plan anticipated to be complete in 2019.
Construct new T-hangars at airport as needed		x			Have not had the need to build new T-Hangars due to the recession. We bottomed out at 85% occupancy in 2010 but are currently 92% occupied. When needed we have adequate space reserved for them.
Extend runway 1/19 for 1,000 feet		x			Runway extension plans are complete. Bids are scheduled to be open June 29, 2018. Recommendation to commission in July 2018.
Construct corporate hangar area west of terminal building	x				Corporate hangar construction funding was approved in 2017 SPLOST. Construction date TBD.
Install edge lighting on runway 7/25			x		It is in the 5 year CIP currently. Currently scheduled for 2019 pending GDOT joint funding.
SOLID WASTE					
The current Short-Term Work Program in the Joint Comprehensive Solid Waste Management Plan is hereby incorporated by reference.		x			
Design, permit and construct new phases of the landfill as needed 2X		x			Phase 7 has begun
NATURAL & CULTURAL RESOURCES					
The County will continue its environmental awareness and education programs through participation in the Clean Community and Adopt-a-Stream/Wetland/Highway/Lake programs; and by conducting special events, workshops, and educational programs		x			Ongoing through joint partnership and funding with City of Rome.

PROJECT NAME/DESCRIPTION	COMPLETE	UNDERWAY	POSTPONED	DROPPED	NOTES
NATURAL & CULTURAL RESOURCES (CON'T)					
Continue to map existing cemeteries located within Floyd County	x				
The County will continue to support the Sara Hightower Regional Library		x			Annual support of \$1.259 million for operations and additional \$242k in capital projects in last 5 year period with an additional \$25k budgeted in 2018. Partnered with RACA to develop the Sennett Amphitheater on county property adjacent to the Library.
LAND USE					
Consider revisions to the ULDC to support the goals and objectives of the new Comprehensive Plan		x			ULDC and land use maps are updated annually.
GENERAL GOVERNMENT					
The governments will develop a more equitable method of cost sharing based on level of service in accordance with the Service Delivery Strategy Act of 1997. Agreement between Cave Spring, Rome and Floyd County will be reviewed and revised in 2018		x			Floyd County has 31 joint agreements with Rome and Cave Spring. We continue to evaluate our joint agreements and equity throughout Floyd County with our Joint Services Committee that meets every other month.
Floyd County will work with The City of Rome to address the impacts of their anticipated annexation				x	Ongoing with minimal annexations in last 5 year period. This item is better suited as a policy, rather than a project.

CITY OF ROME

PROJECT NAME/DESCRIPTION	COMPLETE	UNDERWAY	POSTPONED	DROPPED	NOTES
ECONOMIC DEVELOPMENT					
Continue to develop a Revolving Loan Fund with capital assets of one million dollars.		x			City facilitated creation of Banking on Downtown Loan program with local banks and continue to utilize state RLF programs through Georgia DCA and GA Cities Foundation.
Encourage local governments and businesses to shop locally.				x	The DDA works through the committee process and through direct marketing to encourage the community to shop local. This item is better suited as a policy, rather than a project.
HOUSING					
The City will continue to review and adapt if necessary its development codes to encourage the development of housing that is diverse in type and pricing.		x			As the City of Rome becomes aware of development codes that potentially hinder affordable housing, they can and will be reviewed. The Rome/ Floyd Planning Department works to maintain the Unified Land Development Code and recommends code changes as necessary and prudent.
Continuing loan fund offering assistance to first-time home buyers and expand the program county-wide.	x				This program has been completed under a joint effort through a grant awarded to Floyd County.
Habitat for Humanity and similar housing efforts and organizations will be encouraged by the City.				x	The City of Rome strives to support affordable housing developers. One example of this cooperation is the waiver of water and sewer tap fees along with discounted building permit fees for organizations and non-profits working to improve the quality of housing in the City of Rome and Floyd County. This item is better suited as a policy, rather than a project.

PROJECT NAME/DESCRIPTION	COMPLETE	UNDERWAY	POSTPONED	DROPPED	NOTES
HOUSING (CON'T)					
Build new affordable single family housing units as infill development in existing residential neighborhoods.		x			This program is ongoing with five new houses constructed as in-fill redevelopment in partnership with the SRRRC on Wilson Ave. in South Rome. Three houses were sold and two are currently for sale. Additional in-fill housing construction is planned for 2018 and 2019.
The City of Rome will encourage, and work with, neighborhood groups to actively promote redevelopment in blighted neighborhoods and preservation of the existing, healthy neighborhoods.				x	The City has been a leader in neighborhood redevelopment for many years and continues to work closely with neighborhoods. An example of this would be the successful NEP program completed in North Rome and Summerville Park. This item is better suited as a policy, rather than a project.
The City of Rome will work with developers to create a mix of housing in South Rome based on the Master Plan.		x			The City worked in partnership with SRRRC and Laurel Street Residential to construct 84 affordable housing rental units on a scattered site development through the LIHTC program. Construction was completed in 2017 and 80% of the units have been leased.
The City will continue to enforce housing codes, nuisance ordinance, and solid waste ordinance.				x	The Rome/Floyd County Building Inspections department employees three Code Enforcement Officers (one specifically for three low income neighborhoods) to help battle slum and blight. This item is better suited as a policy, rather than a project.

CITY OF ROME

PROJECT NAME/DESCRIPTION	COMPLETE	UNDERWAY	POSTPONED	DROPPED	NOTES
HOUSING (CON'T)					
The City will actively promote redevelopment in blighted neighborhoods and reservation of the existing, healthy neighborhoods.				x	The City of Rome supports redevelopment efforts and is always willing to lead the conversation of redevelopment and assist neighborhood groups as needed. This item is better suited as a policy, rather than a project.
Encourage the formation of neighborhood groups, and work with them to promote safe, viable residential neighborhoods.				x	The City of Rome supports efforts and is always willing to lead the conversation of redevelopment and assist neighborhood groups as needed. The City employs a Neighborhood Sustainability Director to facilitate neighborhood efforts. This item is better suited as a policy, rather than a project.
INFRASTRUCTURE, UTILITIES, SERVICES					
Re-develop the former General Electric property for commercial and recreational use.		x			The City of Rome is working with private organizations to construct bicycle paths, pedestrian paths and other forms of passive recreation on the GE property. The opportunity for further recreational opportunities are being studied for further implementation.
Analyze police activity and increase manpower available to optimize resources, as needed.	x				
The City will continue its contract with Floyd County to provide fire protection.		x			Fire protection services are contracted between Rome and Floyd County and shall remain in place for the next performance period.
The Fire Department will relocate the existing stations as the joint facility study indicates when funds are available.				x	This is to be removed from the next short-term work program performance period.

PROJECT NAME/DESCRIPTION	COMPLETE	UNDERWAY	POSTPONED	DROPPED	NOTES
INFRASTRUCTURE, UTILITIES, SERVICES (CON'T)					
Replace small water mains along streets in the City of Rome and Floyd County, as needed.		x			This activity is ongoing.
Carry out water tank maintenance.		x			This activity is considered ongoing and will remain on the next short-term work program performance period.
Construct new Etowah River pumping station.		x			This activity is considered ongoing and will remain on the next short-term work program performance period.
Conduct water rate study.		x			This activity is considered ongoing and will remain on the next short-term work program performance period.
Carry out individual maintenance and improvement projects listed on the Water and Sewer Department 5-Year Plan.		x			This activity is considered ongoing and will remain on the next short-term work program performance period.
Relocate utilities to accommodate street and road improvement projects as necessary.				x	This activity is ongoing, but is better suited as a policy, rather than a project.
Construct Woodbine Avenue sewer main.			x		Pending the completion of approved engineering design documents.
Construct Wilshire Road sewer main.			x		This project is postponed due to insufficient funding. Engineering design will also need to be completed to proceed with this project.
Construct Possum Technology Parkway Station.			x		This project is postponed due to previous station improvements which appear to have extended the useful life of the existing station.

CITY OF ROME

PROJECT NAME/DESCRIPTION	COMPLETE	UNDERWAY	POSTPONED	DROPPED	NOTES
RECREATION					
The City will continue to encourage public and private development along the rivers, in areas where development is appropriate				x	This item is better suited as a policy, rather than a project.
At-risk and low-income youth will be encouraged to participate in organized recreation activities via a scholarship program				x	This item is better suited as a policy, rather than a project.
Additional recreational opportunities will be provided within the neighborhoods incorporating the use of greenways and trails system, particularly using the existing Heritage Trail system				x	This item is better suited as a policy, rather than a project.
Additional greenways and trails will be provided within the community incorporating the Pinhoti Trail through Floyd County, additional access to streams, and additions to the Rome and Cave Spring trail systems	x				Additional trail develop activity is currently underway
Support opportunities for low/moderate income youth to play golf			x		This activity is currently postponed in our community due to lack of support from a private entity.
TRANSPORTATION					
The community will actively support the development of the completion of the Veteran's Memorial Highway road system around Rome				x	This item is better suited as a policy, rather than a project.
The community will actively support the widening to four lanes of Highway 101 from Rome to Rockmart, including intersection changes at the Ledbetter Interchange in Rome to feed traffic from SR 101 onto US411 and US27 without the use of Dean Street				x	This item is better suited as a policy, rather than a project.
The community will actively support completion of widening to four lanes of SR140 from US27 in northern Floyd County east to I-75				x	This item is better suited as a policy, rather than a project.
The community will actively support the development of a direct connection to I-75 and I-85 from Rome				x	This item is better suited as a policy, rather than a project.
Replace under-rated Crescent Avenue Bridge	x				
Improve Chulio Road at SR411 intersection			x		Funding constraints; was considered for the 2017 SPLOST, but was withdrawn.
2008 (Redmond Trail) and 2011 (Connectivity and Accessibility) TE grant match		x			

PROJECT NAME/DESCRIPTION	COMPLETE	UNDERWAY	POSTPONED	DROPPED	NOTES
TRANSPORTATION (CON'T)					
The City will replace transit coaches, with hybrid vehicles when possible		x			Presently purchasing 3 tripper buses, 1 Main Line bus on order and delivery is expected late February or early March; 1 Paratransit bus on order and delivery expected late March or early April; working on bid package for 3 Main Line low floor buses; I am also presently working on bid package for a 15-pass van to transport bus operators for shift changes at Midtown Transit Station and other needs such as Paratransit as necessary; and replacing 1 Administrative vehicle and 2 Supervisor vehicles.
The City will continue to replace tools and equipment for the transit department		x			These are funds put in capital grants each year for continued replacement for tools and equipment for Transit as needed.
The City will continue its capital maintenance parts program		x			These are funds put into capital grants each year for continued replacement for capital maintenance parts.
The City will repair and improve its transit facility to maintain efficiency				x	At present, there is are no repairs or improvements to the transit facility scheduled
The City will purchase fare boxes		x			These are funds put in capital grants and we are presently in the process of purchasing fare boxes.

CITY OF ROME

PROJECT NAME/DESCRIPTION	COMPLETE	UNDERWAY	POSTPONED	DROPPED	NOTES
TRANSPORTATION (CON'T)					
Transit department furniture and equipment will be replaced as needed		x			These are funds put into capital grants each year for replacement if needed for furniture, computers, etc.
Replacement shop and maintenance vehicles				x	At present, there is no shop or maintenance vehicle scheduled to be replace in a capital grant.
Renovate Bus Shelters		x			City has obtained a grant to purchase additional shelters and is in the process of going out for bid, if necessary, or plans to purchase off of the last bid process.
Purchase security radios and cameras				x	These are funds put in capital grants and we purchase additional or replacement as needed each year.
SOLID WASTE					
The current Short-Term Work Program in the Joint Comprehensive Solid Waste Management Plan is hereby incorporated by reference.	x				
Design, permit, and construct new phases of the landfill as needed	x				
NATURAL AND CULTURAL RESOURCES					
The City will continue its environmental awareness and education programs through participation in the Clean Community and Adopt-a-Stream/Wetland/Highway/Lake programs; and by conducting special events, workshops, and educational programs		x			The City of Rome encourages continuing education through an aggressive Keep America Beautiful local affiliate and through our Environmental Education Center (ECO).
Consider the nomination of additional historic properties to the National Register or Georgia Register, as opportunities arise				x	The City of Rome currently manages 5 historic districts. This item is better suited as a policy, rather than a project.

PROJECT NAME/DESCRIPTION	COMPLETE	UNDERWAY	POSTPONED	DROPPED	NOTES
NATURAL AND CULTURAL RESOURCES (CON'T)					
Analyze local zoning ordinance and land use for impacts upon historic properties		x			All impacts upon historic properties with respect to ordinances and land use located within the corporate boundaries of the City of Rome are managed through the Rome/Floyd Planning Department.
Work on associated problems that impact historic properties, such as code enforcement		x			This activity is on-going with activity being managed through both the Rome/Floyd Planning Department and Building Inspection Department.
Assist local non-profit organizations to maintain and improve property owned in Historic Downtown Rome (ex. DeSoto Theater and RAHM)	x				This activity is considered to be complete and will not be included in the next short-term work performance period.
The community will continue to support a diverse and active level of cultural activity.				x	This item is better suited as a policy, rather than a project.
LAND USE					
Consider revisions to the ULDC to support the goals and objectives of the new Comprehensive Plan		x			The Rome/Floyd Planning Department is constantly reviewing the Unified Land Development Code (ULDC).
GENERAL GOVERNMENT					
The governments will develop a more equitable method of cost sharing based on level of service in accordance with the Service Delivery Strategy Act of 1997. Agreement between Cave Spring, Rome and Floyd County will be reviewed and revised in 2018		x			
Floyd County will work with The City of Rome to address the impacts of their anticipated annexation				x	Ongoing with minimal annexations in last 5 year period. This item is better suited as a policy, rather than a project.
Update service delivery through incorporation of technology in city offices		x			Efforts of service delivery are ongoing, including the use of various technologies (GIS, etc).

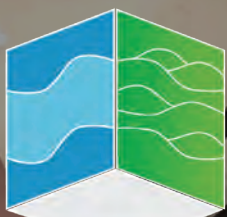
CITY OF CAVE SPRING

PROJECT NAME/DESCRIPTION	COMPLETE	UNDERWAY	POSTPONED	DROPPED	NOTES
ECONOMIC DEVELOPMENT					
The City will continue to focus its economic efforts towards the downtown area and encourage local governments and businesses to shop locally using signage and other means		x			
HOUSING					
The local government will actively promote redevelopment in blighted neighborhoods and preservation of the existing, healthy neighborhoods		x			Some dilapidated homes are still to be demolished
INFRASTRUCTURE, UTILITIES, SERVICES					
The City will expand the sewer distribution system and treatment facility to encourage annexation of more residential areas along the Rome Highway, Mills Road, and Spout Springs Road		x			
"The City will improve the water system so as to make it more profitable and provide fire protection. This includes improvements to the Rolater Park booster station"					
The City will reduce water leakage in the water system throughout the community		x			
The City will support the Community Day Care Center for children		x			
Renovation of City Hall	x				
Completion of second floor of Community Center			x		May not be financially feasible for the next five to ten years
The City of Cave Spring will continue to support the Welcome Center		x			
RECREATION					
At-risk and low-income youth will be encouraged to participate in organized and recreation activities		x			
Additional recreational opportunities may be provided within the neighborhoods by incorporating the use of greenways and a trails system linking downtown and Rolater Park with the residential areas of the City		x			

PROJECT NAME/DESCRIPTION	COMPLETE	UNDERWAY	POSTPONED	DROPPED	NOTES
SOLID WASTE					
Cave Spring will continue to cooperate with the City of Rome and Floyd County in operating a joint sanitary landfill facility.		x			Using Waste Industries
The City will seek to reuse and recycle 100% of its wastes		x			
NATURAL AND CULTURAL RESOURCES					
The City will support efforts to preserve the Cherokee Cabin		x			Close to completion
The City will support efforts to preserve Fairview/E.S. Brown School		x			
The City will evaluate the condition and potential future use of the Griffin Building and GSD Old Girl's Dormitory		x			Griffin portion torn down that was not able to be saved, Griffin remainder is complete
GENERAL GOVERNMENT					
The City of Cave Spring will continue a Capital Improvement Program for budgeting large capital items that will include the use of depreciation and reserve fund accounts to finance the purchase of major equipment and facilities		x			
The facilities and programs of the City will continue to comply with the Americans with Disabilities Act handicapped access requirements as required by law		x			
The governments will develop a more equitable method of cost sharing based on level of service in accordance with the Service Delivery Strategy Act of 1997		x			
The City of Cave Spring will work with the Floyd County Board of Education to address the impacts of their anticipated annexation. The population projections project that Cave Spring will add approximately 225 new residents over the next twenty years. Many of these residents will be added by annexation		x			

A.2 PUBLIC PARTICIPATION PLAN

This section of the Appendix details the methods and tools used to collect input from the general public, and the results of those efforts.



ROME-FLOYD
CAVE SPRING
2040



OUTREACH TOOLS

Meaningful community involvement is a crucial part of any planning process. The Planning Team used the following techniques to gather input from stakeholders within Floyd County, Rome, and Cave Spring:

- » A website for the public to access important information and upcoming meeting dates, email blasts to advertise all public meetings
- » An online survey to measure satisfaction of different elements of the area (land use, transportation and infrastructure, industry, housing, etc), and gather input on types of improvements that need to be made;
- » One-on-one stakeholder interviews;
- » Regular Steering Committee meetings; and
- » Public meetings.

MARKETING

All members of the Planning Team worked together to conduct marketing and communications. A website (www.romefloydplan.com) was created to share information about upcoming meetings, host the community input survey link, and materials presented at meetings. For each public workshop, email blasts were sent to the city and county’s listservs and the city and county’s social media pages. Yard signs with upcoming meeting details were placed in strategic areas for maximum exposure. Branded digital postcards and printed flyers were created and distributed to community members. Business cards were created with information about the planning process and the website listed were distributed to community members and businesses to provide public awareness of the planning process and encourage participation.



Plan for the Future
The Rome-Floyd/Cave Spring Comprehensive Plan update will guide the county and cities as they make decisions about future growth and transportation. We will be discussing redevelopment and preservation sites, parks and open space, road projects, pedestrian and bicycle infrastructure, and transit service.

Draft Plan Open House
May 1, 2018 // 6:30pm

@ **Anthony Recreation Center**
2901 Garden Lakes Blvd
Rome, GA 30165

Contact Us
Laura Richter
404.873.6730 ext. 133
lrichter@tsw-design.com




visit our website
www.romefloydplan.com



ROME-FLOYD CAVE SPRING 2040

GIVE US YOUR INPUT AT ONE OF OUR TWO KICK-OFF MEETINGS!

<p>March 6, 2018 // 6:30pm Rome Civic Center 400 Civic Center Drive Rome, GA 30161</p>	<p>March 15, 2018 // 6:30pm Thornton Recreation Center 102 North Floyd Park Road Rome, GA 30165</p>
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COMMUNITY INPUT SURVEY

A community input survey was hosted online through SurveyGizmo. The survey went live on February 27, 2018, and closed on April 22, 2018. The survey received a total of 192 responses. See pages 277-279 for a full list of questions, and pages 280-285 for a summary of the responses broken down by geographic area.

The survey asked each person where they lived within Floyd County (unincorporated Floyd County, the City of Rome, or the City of Cave Spring) and the survey would then present a set of questions tailored to that area. Participants were asked to rank planning elements in order of importance to them, list transportation improvements, rate infrastructure and services, choose industries and businesses they would like to see in their community, and report housing quality and affordability. Participants were given the option to participate in a Visual Preference Survey, where they were presented 30-35 images of potential housing types, commercial and industrial developments, open spaces, and transportation facilities, and asked to rank each on from 1 to 10, with 1 being "not at all appropriate" and 10 being "very appropriate."

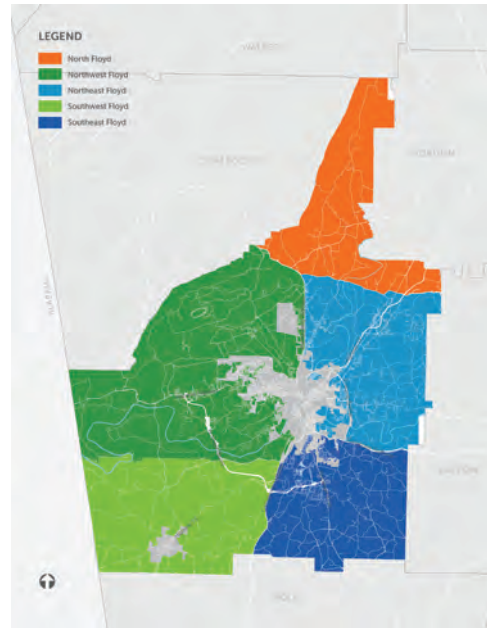
In summary, the responses indicated that economic development, environmental and natural resource preservation, and community facilities and services will be important factors for the entire county throughout the next decade. A more suburban land use mix is preferred, with a focus on lower density housing. Just over half of community members have a neutral opinion of the transportation network, which does not indicate satisfaction. Infrastructure and services are of medium quality, with the majority of respondents saying that they are, at best between "fair" and "satisfactory." The most common reasons people rated infrastructure low were roadway surfacing issues, congestion, and lack of alternative modes of transportation. Housing was viewed to be affordable and of medium quality. Respondents want to see more professional services and entertainment industries coming to the area.

SURVEY QUESTIONS

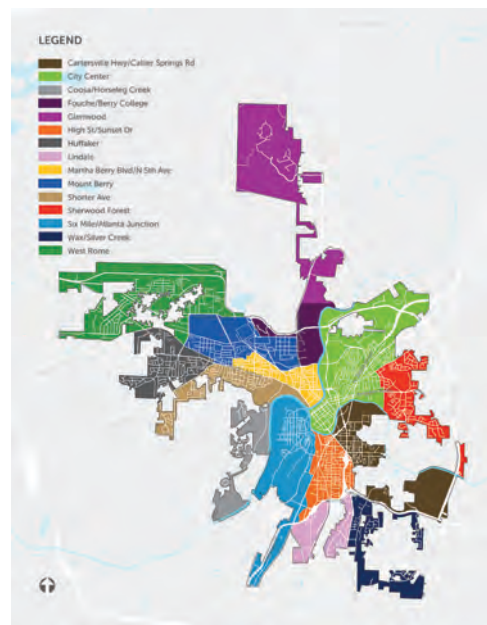
Where do you live/where do you spend most of your time?

- Unincorporated Floyd County
- City of Rome
- City of Cave Spring

(If "Unincorporated Floyd County" was selected) Using the map below, tell us in which part of unincorporated Floyd County you reside?



(If "City of Rome" was selected) Using the map below, tell us in which part of Rome you reside?



Please rank the following items in order of how important they are to you Floyd County's development over the next decade, with 1 being the *most* important and 7 being the *least* important.

- » Land use and regulation
- » Transportation
- » Economic development
- » Housing
- » Environmental/natural resources
- » Community facilities and services
- » Historic/cultural resources

What types of land uses would you like to see more, the same, or less?

	More	The Same	Less
Agriculture (less than 1 dwelling unit per acre)			
Suburban Residential (up to 1 dwelling unit per acre)			
Low Density Residential (1-4 dwelling units per acre)			
Medium Density Residential (4-9 dwelling units per acre)			
High Density Residential (10-14 dwelling units per acre)			
Retail			
Office			
Industrial (<i>not included in Cave Spring survey</i>)			
Mixed Use			
Parks			

How satisfied are you with the overall transportation network?

- Very dissatisfied
- Dissatisfied
- Neutral
- Satisfied
- Very satisfied

What do you believe to be the greatest transportation issue in your area?

Please indicate the condition you believe existing infrastructure and services in your area to be?

	Poor	Fair	Satisfactory	Excellent
Water				
Wastewater				
Stormwater				
Solid Waste				
Roadways				
Bridges				
Bicycle network				
Transit (<i>only included in Rome survey</i>)				
Richard B. Russell Regional Airport (<i>not included in Cave Spring survey</i>)				
Parks, recreation areas				

If you answered "poor" or "fair" to one or more of the above infrastructure or services, please give us more detail.

How would you describe the quality of existing housing in your area? Use the sliding scale below to indicate your answer, with 1 being "very poor," and 10 being "excellent."



How affordable do you believe housing is in your area?

- Very affordable
- Somewhat affordable
- Just right
- Somewhat unaffordable
- Very unaffordable

What industries would you like to see your area attract more of? Choose up to three (3).

- | | | |
|---|---|--|
| <input type="checkbox"/> Agriculture, forestry, fishing and hunting, and mining | <input type="checkbox"/> Real estate, and rental and leasing | <input type="checkbox"/> Healthcare and social assistance |
| <input type="checkbox"/> Construction | <input type="checkbox"/> Professional, scientific, and technical services | <input type="checkbox"/> Arts, entertainment, and recreation |
| <input type="checkbox"/> Manufacturing | <input type="checkbox"/> Management | <input type="checkbox"/> Accommodation and food services |
| <input type="checkbox"/> Wholesale trade | <input type="checkbox"/> Administration and support, waste management and remediation | <input type="checkbox"/> Public administration |
| <input type="checkbox"/> Transportation and warehousing, and utilities | <input type="checkbox"/> Educational services | |
| <input type="checkbox"/> Information | | |
| <input type="checkbox"/> Finance and insurance | | |

What types of businesses would you like to see more, the same, or less of in your area?

	More	The Same	Less
Big box retail			
Locally owned shops			
Specialty stores			
Casual dining			
Fine dining			
Grocery stores			
Medical offices			
Hotels, inns			
Bars, breweries, distilleries			

Is there anything else you would like the Planning Team to know as they move forward in the planning process?



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What INDUSTRIES do they want to attract?

- 1 PROFESSIONAL, SCIENTIFIC, AND TECHNICAL SERVICES
- 2 ARTS, ENTERTAINMENT, AND RECREATION
- 3 AGRICULTURE, FORESTRY, FISHING AND HUNTING, AND MINING

What is important to them for the future?

- 1 ECONOMIC DEVELOPMENT
- 2 ENVIRONMENT & NATURAL RESOURCES
- 3 LAND USE & REGULATION

What are the top issues with TRANSPORTATION?

- 1 POOR CONDITION OF ROADWAYS / LACK OF MAINTENANCE
- 2 LACK OF TRANSIT
- 3 POOR CONNECTION TO I-75
- 4 FEW OPTIONS FOR BIKING
- 5 CONGESTION / LACK OF ROADWAY CAPACITY

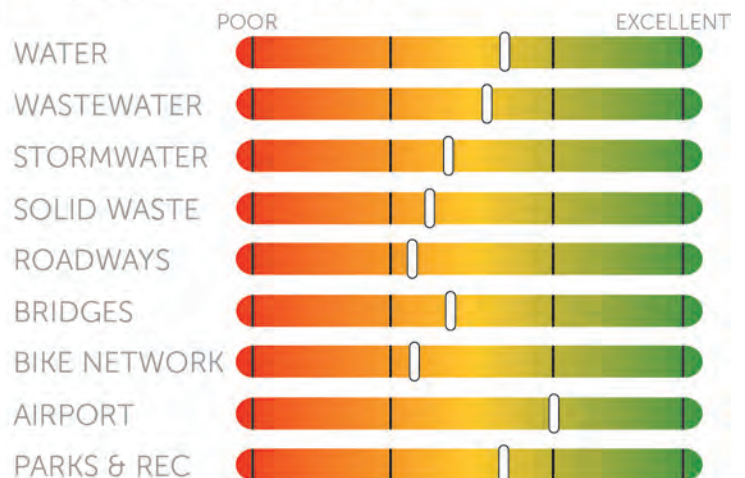
17% ARE **SATISFIED** WITH THE TRANSPORTATION NETWORK

What is housing like?



46% THINK HOUSING IN THEIR AREA IS **AFFORDABLE**

What is the condition of their existing infrastructure and services?



They want MORE



PARKS



SPECIALTY
RETAIL

They want THE SAME AMOUNT of



AGRICULTURE



LOW
DENSITY
HOUSING



RETAIL



OFFICE



MIXED USE

They want LESS



MEDIUM
DENSITY
HOUSING



HIGH
DENSITY
HOUSING



INDUSTRIAL



"BIG BOX"



CASUAL
DINING



FINE
DINING



BARS +
BREWERIES



MEDICAL
OFFICES

What kind of developments are MOST appropriate for Floyd County?



Rural Residential



Rural Residential



Agriculture



Mixed Use



Open Space



Conservation



Small Neighborhood Parks



Large Community Parks



Rural Road Corridors



Limited Sidewalks



Paved Trails



Greenway Trails



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What INDUSTRIES do they want to attract?

- 1 PROFESSIONAL, SCIENTIFIC, AND TECHNICAL SERVICES
- 2 ARTS, ENTERTAINMENT, AND RECREATION
- 3 RETAIL TRADE

What is important to them for the future?

- 1 ECONOMIC DEVELOPMENT
- 2 ENVIRONMENT & NATURAL RESOURCES
- 3 COMMUNITY FACILITIES & SERVICES

What are the top issues with TRANSPORTATION?

- 1 CONGESTION ALONG TURNER McCALL BLVD AND SHORTER AVE
- 2 LIGHTS NEED TO BE BETTER SYNCHRONIZED
- 3 INEFFECTIVE PUBLIC TRANSIT & PARATRANSIT
- 4 PARKING DOWNTOWN
- 5 LACK OF BRIDGE CONNECTIONS & POOR QUALITY

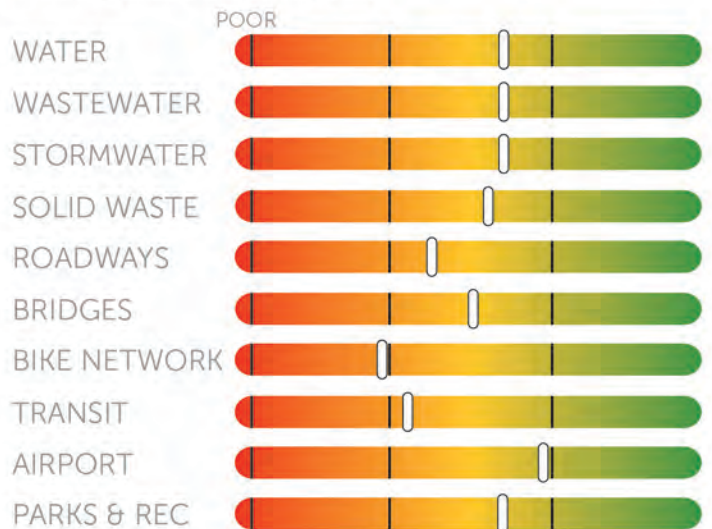
51% ARE **NEITHER SATISFIED NOR DISSATISFIED** WITH THE TRANSPORTATION NETWORK

What is housing like?



53% THINK HOUSING IN THEIR AREA IS **AFFORDABLE**

What is the condition of their existing infrastructure and services?



They want MORE



They want THE SAME AMOUNT of



They want LESS



What kind of developments are MOST appropriate for Rome?





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What INDUSTRIES do they want to attract?

- 1 ARTS, ENTERTAINMENT, AND RECREATION
- 2 RETAIL TRADE
- 3 ACCOMMODATION AND FOOD SERVICES
- 4 AGRICULTURE, FORESTRY, FISHING AND HUNTING, AND MINING

What is important to them for the future?

- 1 ECONOMIC DEVELOPMENT
- 2 ENVIRONMENT & NATURAL RESOURCES
- 3 COMMUNITY FACILITIES & SERVICES

What are the top issues with TRANSPORTATION?

- 1 QUALITY OF ROADS (POTHOLE)
- 2 NEED FOR ALTERNATIVE MODES
- 3 TRUCKS COMING THROUGH DOWNTOWN
- 4 LACK OF TRANSIT SERVICE

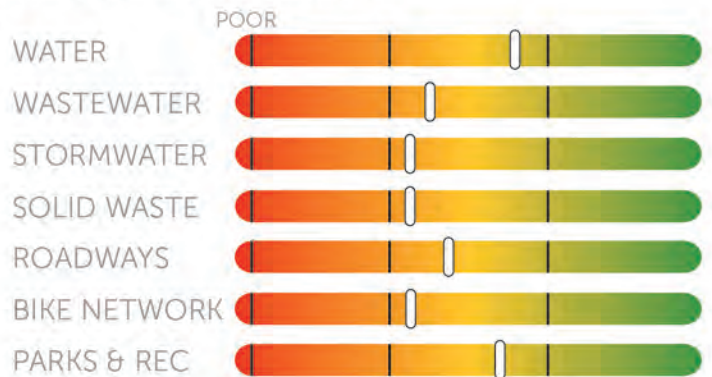
42% ARE **SATISFIED** WITH THE TRANSPORTATION NETWORK

What is housing like?



70% THINK HOUSING IN THEIR AREA IS **AFFORDABLE**

What is the condition of their existing infrastructure and services?



They want MORE



They want THE SAME AMOUNT of



They want LESS



What kind of developments are MOST appropriate for Cave Spring?



STEERING COMMITTEE

The City and County collectively chose 27 people, including staff members from Rome, Cave Spring, and Floyd County; City and County commissioners; superintendents of local boards of education; planning commissioners; leaders of Berry College, Shorter University, Georgia Highlands College, and Georgia Northwestern Technical College; and other representatives of local and regional organizations.

The roles of the Steering Committee were to:

- » Represent their community and its interests;
- » Provide guidance regarding local preferences;
- » Assist in making recommendations;
- » Review and give comment on draft plan materials; and
- » Help spread the word about the study and upcoming workshops to their community

The Steering Committee met 4 times throughout the process, often before public workshops. At meetings, the Steering Committee reviewed and gave nuanced input on ideas before they were presented to the public, and were given opportunities to speak about new information as it arose.

On February 28, 2018, the Planning Team interviewed members of the Steering Committee about what they felt the plan's goals should be, Rome and Floyd County's biggest strengths and weaknesses, the things that make the area unique, and what they would like to see happen moving forward. The top comments, separated by theme, can be found to the right.

Page 287: A Steering Committee meeting in progress.

STEERING COMMITTEE INTERVIEWS

LAND USE

- » Create more residential on the other side of the rivers
- » Need attractive gateways into the city
- » Growth management needs to be prioritized
- » Under-served areas should be a top priority moving forward

TRANSPORTATION

- » Airport is planning on extending runway length
- » The new US-411 connector to I-75 will positively affect mobility. The widening of SR-140 will also improve connectivity to I-75.
- » Transit system is limited to Rome
- » Expansion of the trail system
- » Bridges are in bad condition
- » Congestion problematic along major corridors

ECONOMIC DEVELOPMENT

- » Need high-tech jobs to attract younger population
- » Brownfield redevelopment
- » Food deserts are a major challenge
- » Attract new industries, and create jobs that cater to the skills Floyd County residents already have, and can provide livable wages

HOUSING

- » Best housing options are only affordable to the top 10%
- » Housing geared toward younger populations are not always geared toward their price points
- » There is a lot of blighted homes that need to be taken down or restored
- » Small inventory of affordable, rental properties



MEETINGS & EVENTS

KICK-OFF MEETINGS

The objectives of the Kick-Off Meetings were:

- » To brief the community on the process;
- » Give context of the planning issues that will ultimately affect the plan; and
- » Gather input on matters related to preservation and redevelopment, and the strengths and weaknesses present in each community in Floyd County.

On the evenings of March 6 and March 15, 2018, city and county staff hosted two Kick-Off Meetings: the first at the Rome Civic Center, and the second at the Thornton Recreation Center. Altogether, about 50 members of the community were in attendance.

At the Kick-Off Meetings, the plan's scope was introduced and attendees were briefed on the process, the schedule, and all of the ways to give input. A presentation on existing conditions was given to give community members some context on the conditions that will impact the development of the comprehensive plan.

Next, two activities were conducted to gather input. The first activity had attendees break into groups according to where they lived, and a member of city or county staff worked with them to conduct a S.W.O.T. analysis (see sidebar). The Planning Team used this information to help inform each area's individual goals and policies. For the next activity, 6 large maps of different areas of the county were presented. Attendees were asked to place green dots over areas they wanted to preserve, and red dots over areas they wanted to change. The results of this activity are on pages 290 and 291.

UNINCORPORATED FLOYD COUNTY STRENGTHS

- » Schools
- » Airport
- » Water
- » Low cost of living
- » Low taxes
- » Quality of life (streams, trails, parks, etc)
- » Cooperative community
- » Unified economic development

WEAKNESSES

- » Adaptive public transportation
- » Aging population
- » Available land with infrastructure for industry

OPPORTUNITIES

- » Improve appearance of transportation corridors
- » Expansion of College and Career Academy
- » Engaging active and well-educated senior population
- » All things digital

THREATS

- » Illegal drugs
- » Youth moving away

ROME

STRENGTHS

- » Medical facilities
- » Education
- » Community engagement
- » Church communities
- » Exceptional downtown area
- » Availability of water

WEAKNESSES

- » Food deserts
- » Cost of housing
- » Transportation: lack of expanded or alternative routes
- » Turner McCall Blvd at Broad Street
- » Need for single-family housing
- » Aging infrastructure
- » Cost of fiber optics

OPPORTUNITIES

- » Education
- » Availability of fiber optics
- » Develop recreational development of the rivers
- » Job development: digital, technology, software
- » Annexation strategy
- » Urban land uses
- » Comprehensive redevelopment plan
- » Corridor improvements

THREATS

- » Flat tax digest
- » Drugs/crime
- » Convenience stores with gambling machines
- » Not retaining our younger people

CAVE SPRING

STRENGTHS

- » The spring and park
- » Business district development
- » Elementary school
- » Historic buildings
- » Churches
- » Beautiful scenery

WEAKNESSES

- » Lack adequate financial resources
- » Truck traffic
- » Developable real estate limited
- » Lack of industry
- » Not enough entry-level job opportunities

OPPORTUNITIES

- » Wonderful water
- » Subdivision for seniors 55+
- » Trails like the Silver Comet Trail
- » Need expanded recreation facilities

THREATS

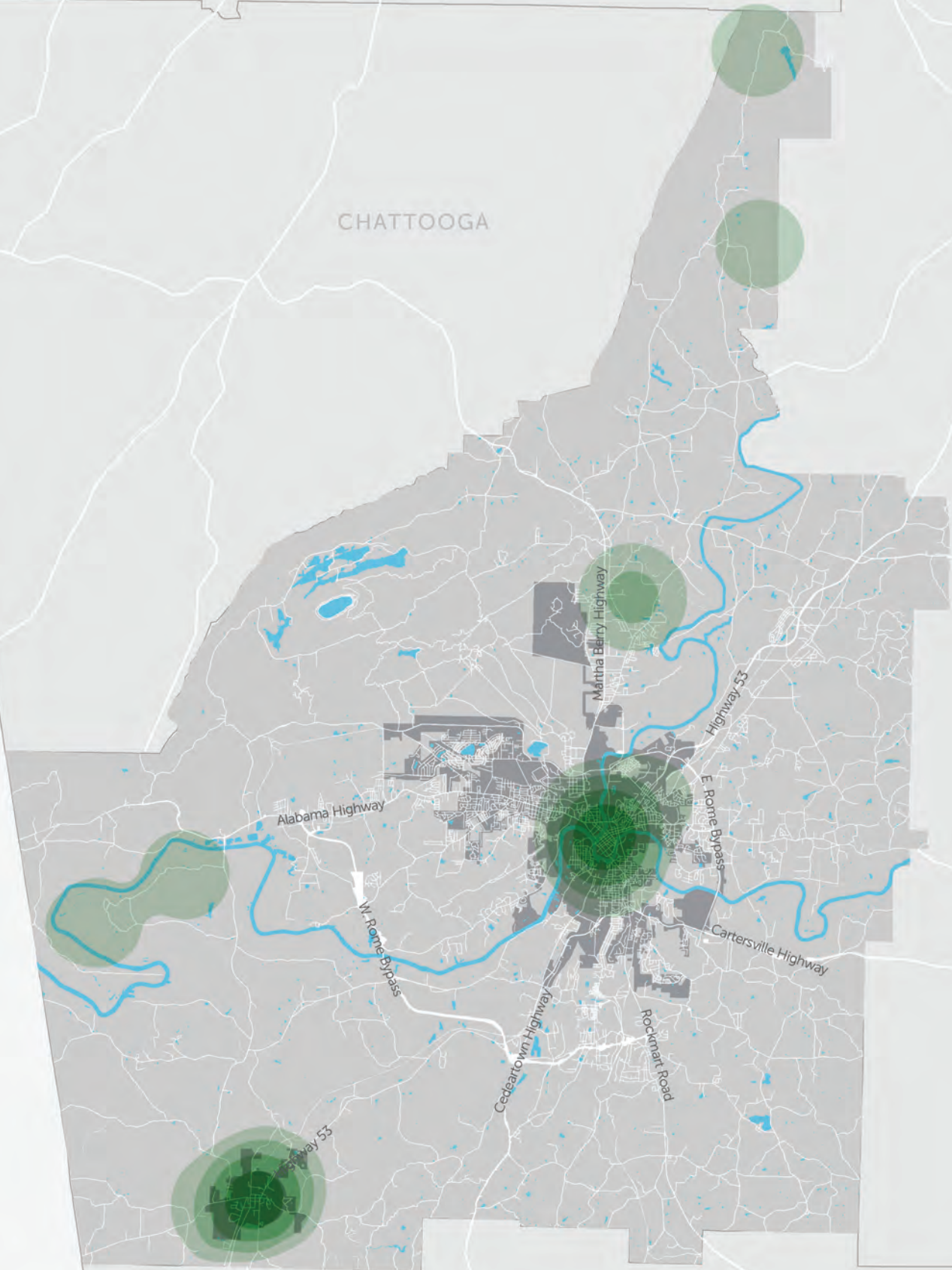
- » Aging population
- » Diminishing school population

AREAS TO PRESERVE

WALKER

CHATTOOGA

ALABAMA



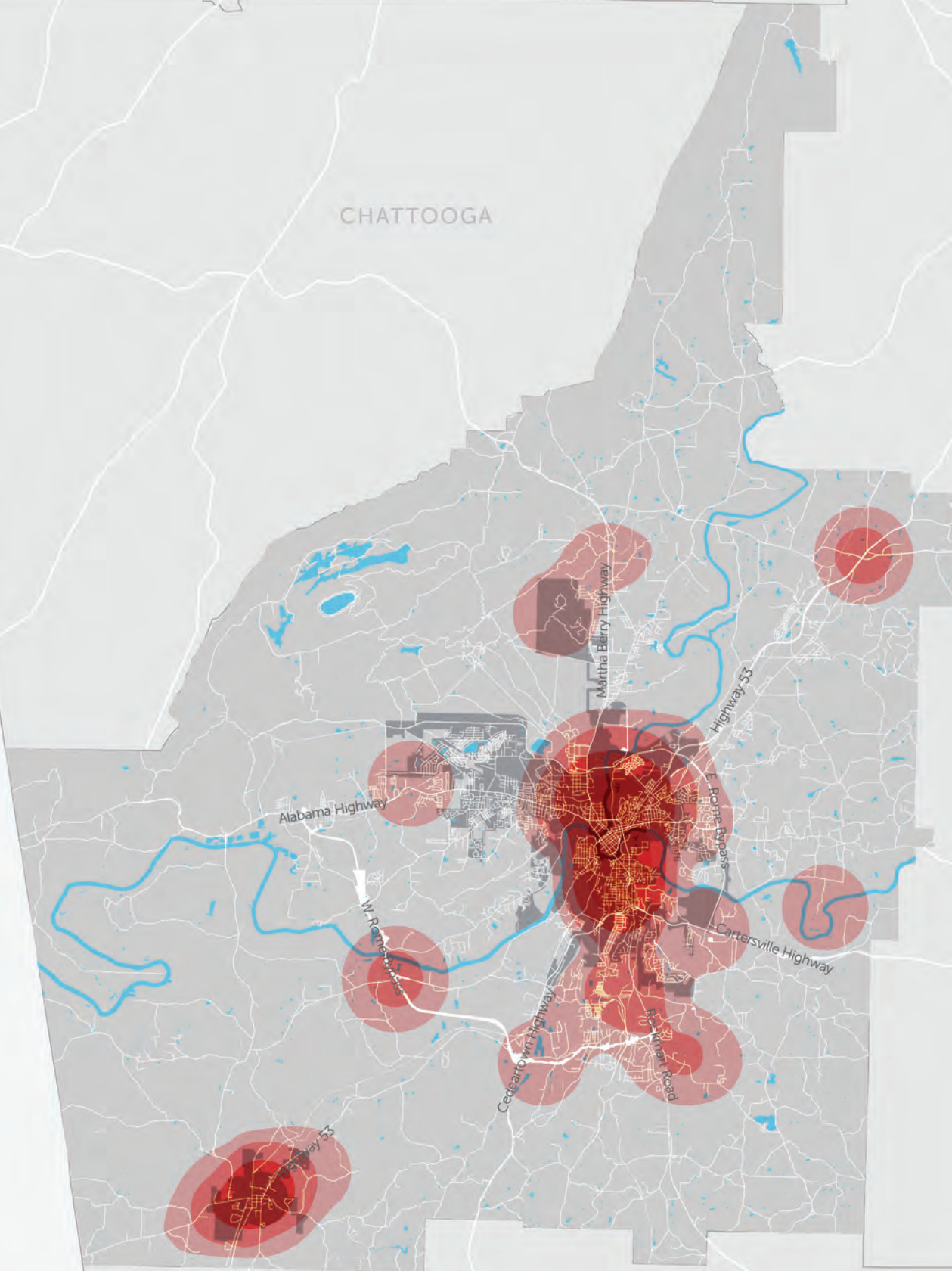
POLK

AREAS TO CHANGE

WALKER

CHATTOOGA

ALABAMA



PLANNING WORKSHOPS

The objectives of the Planning Workshops were:

- » To present the findings of the Kick-Off Meetings and survey to-date;
- » To expand on the analysis of existing conditions from the Kick-Off Meetings;
- » To gather ideas for a vision statement;
- » To further develop goals and policies; and
- » To receive input on areas presenting development and redevelopment opportunity.

Activities facilitated with the community included:

- » Listing words and phrases that described the community in the year 2040;
- » Ranking potential goal and policy statements as “important,” “unimportant,” or “undesirable;” and
- » Reviewing a map of “areas of opportunity” and listing how these areas could be improved.

The final results of both planning workshops can be found on pages 294-301.



PLANNING WORKSHOP #1

On March 20, 2018, the City of Cave Spring, along with staff from Rome/Floyd County, hosted the first Planning Workshop. There were 12 members of the community present, most of them residents of Cave Spring.

The Planning Team presented the results from the previous workshop, the survey results, and the market study. At the time of the workshop, there were no survey results coming from the City of Cave Spring. Members in attendance were urged to take the Community Input Survey online, and to spread the word about the survey to neighbors and colleagues. After the presentation, the three activities were facilitated.

KEY TAKEAWAYS

- » Cave Spring residents were supportive of more supportive housing types for seniors, and removing dilapidated homes and renovating other units that are of poor quality, but are livable.
- » There is interest in revitalizing the historic downtown through restoration of buildings, building a boutique hotel, creating loft-style housing, and creating new attractions and amenities to lure in a younger generation of tourists and residents.
- » Protecting natural and cultural resources, and promoting tourism are top priorities.
- » There has been feasibility studies conducted to connect Cave Spring to the Silver Comet Trail to the south, but no outside funding sources have been identified to implement it so far.

PLANNING WORKSHOP #2

On April 17, 2018, Rome-Floyd County hosted the second planning workshop in the Shannon Scout Hut, in the Shannon community. There were 56 members of the community present, most from the Shannon community.

Like the previous Planning Workshop, the Planning Team presented the results from the previous workshop, the survey results, and the market study. After the presentation, the three activities were facilitated.

KEY TAKEAWAYS

- » In this area of Floyd County, improving transportation and housing are the elements that need the most improvement.
- » There was a lot of concern about the maintenance of roads in the Shannon Oaks subdivision — they are currently privately owned but are not maintained nor are they designed well for emergency medical services, and fire and police access.
- » Residents were supportive of all affordable housing measures presented, as well as prioritizing infill development and adaptive reuse over new development.

PLANNING WORKSHOP RESULTS

WHATS THE VISION FOR THE PLAN?

Participants listed words and phrases that listed how they envisioned their community in the year 2040.

























- » Robust
- » Entrepreneur
- » Ecosystem
- » Vibrant downtowns with multiple districts
- » Innovation
- » Manufacturing
- » Healthcare
- » Education
- » Quality of life
- » Water availability
- » Preserve the community
- » Encourage development of jobs/housing
- » Develop community cooperation
- » Tourism
- » Extended trail system
- » New housing (2)
- » More families
- » Expanded tourist destinations
- » Connected by trails
- » Entertainment district (2)
- » Rehabilitation of historic structures for new purposes
- » Protect water resources
- » Promote alternative energy sources
- » Support tourism (2)
- » More transportation options to/from Rome
- » Support traditions of communities
- » Keep community identity
- » Home
- » Laid back
- » Destination location
- » No bypasses
- » More 55+ housing
- » Culturally responsible development
- » Attract digital and tourism economies
- » Excellent healthcare base
- » Good transportation network and mobility (5)























































WHAT'S IMPORTANT TO YOUR COMMUNITY?






































Participants were given a list of potential goal and policy statements that the Planning Team developed and the Steering Committee helped refine. They were instructed to identify their community (unincorporated Floyd County, Rome, or Cave Spring) and determine if the statements were important, unimportant, or undesirable to their community.




































- » **Important:** This will be important to my community's development and will be widely supported. Please include it as a key goal or policy for us.
- » **Unimportant:** This isn't very important to us, but it would have general support from the community anyway.
- » **Undesirable:** This wouldn't be supported by my community at all. Please do not include it as a goal or policy.

The table below and on following pages summarizes the results of this activity.

GOAL / POLICY STATEMENT	IMPORTANT	UNIMPORTANT	UNDESIRABLE
Prioritize investment efforts into under-served areas of the cities and county	Floyd County: 78%  Rome: 100%  Cave Spring: 67% 	Floyd County: 16%  Rome: 0% Cave Spring: 33% 	Floyd County: 6%  Rome: 0% Cave Spring: 0%
Facilitate mixed-use development in appropriate areas that compatibly incorporates and integrates a variety of housing unit types, support services, recreational and educational facilities, and employment opportunities.	Floyd County: 19%  Rome: 100%  Cave Spring: 80% 	Floyd County: 69%  Rome: 0% Cave Spring: 20% 	Floyd County: 12%  Rome: 0% Cave Spring: 0%
Assist the Floyd County School System and the Rome City School System with the coordination of long-term facility plans with projected County and City growth.	Floyd County: 38%  Rome: 100%  Cave Spring: 100% 	Floyd County: 56%  Rome: 0% Cave Spring: 0%	Floyd County: 6%  Rome: 0% Cave Spring: 0%
Identify suitable areas to create new parks, and expand recreational offerings.	Floyd County: 6%  Rome: 67%  Cave Spring: 83% 	Floyd County: 76%  Rome: 33%  Cave Spring: 17% 	Floyd County: 18%  Rome: 0% Cave Spring: 0%

GOAL / POLICY STATEMENT	IMPORTANT	UNIMPORTANT	UNDESIRABLE
Encourage the adaptive reuse of vacant or underused buildings for residential, commercial, or mixed-use projects where such buildings are in a prominent location, have historic significance, or have the potential to revitalize a neighborhood.	Floyd County: 76%  Rome: 100%  Cave Spring: 86% 	Floyd County: 24%  Rome: 0%  Cave Spring: 14% 	Floyd County: 0%  Rome: 0%  Cave Spring: 0% 
Promote infill and redevelopment over new development, where necessary.	Floyd County: 35%  Rome: 100%  Cave Spring: 63% 	Floyd County: 59%  Rome: 0%  Cave Spring: 37% 	Floyd County: 6%  Rome: 0%  Cave Spring: 0% 
Create and maintain a housing stock inventory, which includes substantial data on the condition, value and characteristics of residential structures.	Floyd County: 12%  Rome: 100%  Cave Spring: 57% 	Floyd County: 82%  Rome: 0%  Cave Spring: 43% 	Floyd County: 6%  Rome: 0%  Cave Spring: 0% 
Remove vacant, dilapidated housing units, and promote the renovation and restoration of housing units that are of poorer quality, but are livable.	Floyd County: 53%  Rome: 100%  Cave Spring: 89% 	Floyd County: 47%  Rome: 0%  Cave Spring: 11% 	Floyd County: 0%  Rome: 0%  Cave Spring: 0% 
Encourage the development of various housing types that are suitable for a wide range of price points.	Floyd County: 47%  Rome: 100%  Cave Spring: 72% 	Floyd County: 47%  Rome: 0%  Cave Spring: 14% 	Floyd County: 6%  Rome: 0%  Cave Spring: 14% 
Work with developers to create housing that can meet the space needs and price needs of younger workers.	Floyd County: 37%  Rome: 100%  Cave Spring: 43% 	Floyd County: 63%  Rome: 0%  Cave Spring: 43% 	Floyd County: 0%  Rome: 0%  Cave Spring: 14% 

GOAL / POLICY STATEMENT	IMPORTANT	UNIMPORTANT	UNDESIRABLE
Identify opportunities to construct special housing to support the growing senior population.	Floyd County: 59%  Rome: 100%  Cave Spring: 86% 	Floyd County: 35%  Rome: 0% Cave Spring: 14% 	Floyd County: 6%  Rome: 0% Cave Spring: 0%
Create attractive gateways into key areas of the cities and County, and beautify major corridors with appropriate landscaping and screening.	Floyd County: 25%  Rome: 100%  Cave Spring: 71% 	Floyd County: 62%  Rome: 0% Cave Spring: 29% 	Floyd County: 13%  Rome: 0% Cave Spring: 0%
Promote the use of traffic demand management techniques among top employment centers, including incentives for carpooling, staggered work shifts, use of company shuttles and public transportation, preferential parking for carpoolers, and other techniques that reduce trips during morning and evening rush hour.	Floyd County: 24%  Rome: 33%  Cave Spring: 43% 	Floyd County: 70%  Rome: 67%  Cave Spring: 57% 	Floyd County: 6%  Rome: 0% Cave Spring: 0%
Expand the existing trail network to reach all areas of Floyd County, to provide additional connectivity into larger, regional trail systems, and to provide opportunities for recreation and/or commuting.	Floyd County: 29%  Rome: 100%  Cave Spring: 100% 	Floyd County: 65%  Rome: 0% Cave Spring: 0%	Floyd County: 6%  Rome: 0% Cave Spring: 0%
Expand the existing network of on-street and off-street bicycle facilities to provide better opportunities for connectivity and biking	Floyd County: 24%  Rome: 67%  Cave Spring: 86% 	Floyd County: 59%  Rome: 33%  Cave Spring: 14% 	Floyd County: 17%  Rome: 0% Cave Spring: 0%
Expand the existing sidewalk network to provide better opportunities for connectivity and walking	Floyd County: 27%  Rome: 100%  Cave Spring: 67% 	Floyd County: 67%  Rome: 0% Cave Spring: 33% 	Floyd County: 6%  Rome: 0% Cave Spring: 0%

GOAL / POLICY STATEMENT	IMPORTANT	UNIMPORTANT	UNDESIRABLE
Explore opportunities to expand transit service outside of the City of Rome and into other parts of the county	Floyd County: 19%  Rome: 33%  Cave Spring: 83% 	Floyd County: 56%  Rome: 67%  Cave Spring: 17% 	Floyd County: 25%  Rome: 0% Cave Spring: 0%
Repair and replace bridges of poor quality	Floyd County: 80%  Rome: 100%  Cave Spring: 57% 	Floyd County: 20%  Rome: 0% Cave Spring: 43% 	Floyd County: 0% Rome: 0% Cave Spring: 0%
Protect the function of Richard B. Russell Regional Airport and support related economic development opportunities	Floyd County: 50%  Rome: 100%  Cave Spring: 60% 	Floyd County: 50%  Rome: 0% Cave Spring: 40% 	Floyd County: 0% Rome: 0% Cave Spring: 0%
Support the Rome Floyd Chamber in its efforts to promote entrepreneurial development and small business expansion.	Floyd County: 44%  Rome: 100%  Cave Spring: 86% 	Floyd County: 50%  Rome: 0% Cave Spring: 14% 	Floyd County: 6%  Rome: 0% Cave Spring: 0%
Ensure that financial incentives for existing or new businesses are linked to specific performance criteria, such as specified numbers of jobs, wage rate targets, redevelopment objectives and/or other measurable economic development objectives.	Floyd County: 47%  Rome: 67%  Cave Spring: 86% 	Floyd County: 47%  Rome: 33%  Cave Spring: 14% 	Floyd County: 6%  Rome: 0% Cave Spring: 0%
Recruit new jobs and new industries that can attract the talents and interests of recent high school and post-secondary graduates in Floyd County.	Floyd County: 73%  Rome: 100%  Cave Spring: 87% 	Floyd County: 27%  Rome: 0% Cave Spring: 13% 	Floyd County: 0% Rome: 0% Cave Spring: 0%

GOAL / POLICY STATEMENT	IMPORTANT	UNIMPORTANT	UNDESIRABLE
Coordinate infrastructure investment and service improvements in targeted industrial development areas, while maintaining an inventory of industrial development sites that are "construction ready."	Floyd County: 47% Rome: 100% Cave Spring: 67% 	Floyd County: 40% Rome: 0% Cave Spring: 33% 	Floyd County: 13% Rome: 0% Cave Spring: 0%
Encourage private and public sector internships and work-study opportunities for secondary and post-secondary students.	Floyd County: 38% Rome: 67% Cave Spring: 71% 	Floyd County: 50% Rome: 33% Cave Spring: 29% 	Floyd County: 12% Rome: 0% Cave Spring: 0%
Continue support for a tourism economy based on the promotion of natural, arts and cultural, recreational and commercial resources within Rome, Cave Spring, and Floyd County.	Floyd County: 29% Rome: 100% Cave Spring: 89% 	Floyd County: 65% Rome: 0% Cave Spring: 11% 	Floyd County: 6% Rome: 0% Cave Spring: 0%
Eliminate food deserts by ensuring that all Floyd County residents have access to a grocery store selling fresh food, and are either: under a half-mile walk from a store (transit-dependent residents); under a mile's drive from a store (residents in urban areas); or under a five-mile's drive from a store (residents in rural areas)	Floyd County: 38% Rome: 67% Cave Spring: 43% 	Floyd County: 50% Rome: 33% Cave Spring: 57% 	Floyd County: 12% Rome: 0% Cave Spring: 0%
Preserve and protect agricultural areas, natural resources, forestry areas, wildlife habitats, and waterbodies from encroachment of incompatible land uses.	Floyd County: 65% Rome: 100% Cave Spring: 67% 	Floyd County: 29% Rome: 0% Cave Spring: 33% 	Floyd County: 6% Rome: 0% Cave Spring: 0%
Coordinate with local, state, and federal agencies to protect wetlands, floodplains, steep slopes, lands within stream and river corridors.	Floyd County: 59% Rome: 67% Cave Spring: 89% 	Floyd County: 35% Rome: 33% Cave Spring: 11% 	Floyd County: 6% Rome: 0% Cave Spring: 0%

GOAL / POLICY STATEMENT	IMPORTANT	UNIMPORTANT	UNDESIRABLE
Promote the safe, efficient, and environmentally-sensitive management of solid waste in a manner that minimizes negative impacts on County residents.	Floyd County: 44% Rome: 67% Cave Spring: 78% 	Floyd County: 50% Rome: 33% Cave Spring: 22% 	Floyd County: 6% Rome: 0% Cave Spring: 0%
Improve and expand upon the current recycling program	Floyd County: 38% Rome: 67% Cave Spring: 56% 	Floyd County: 50% Rome: 33% Cave Spring: 44% 	Floyd County: 12% Rome: 0% Cave Spring: 0%
Protect cultural resources in the region, including the human and natural history of the area.	Floyd County: 41% Rome: 67% Cave Spring: 89% 	Floyd County: 53% Rome: 33% Cave Spring: 11% 	Floyd County: 6% Rome: 0% Cave Spring: 0%
Explore possible public-private partnerships for arts and culture funding.	Floyd County: 18% Rome: 100% Cave Spring: 62% 	Floyd County: 70% Rome: 0% Cave Spring: 38% 	Floyd County: 12% Rome: 0% Cave Spring: 0%

WHAT DO YOU WANT TO SEE IN THESE AREAS?

Participants listed improvements for nine “areas of opportunity,” which consisted of areas that were marked as “areas to change” during the Kick-Off Meetings, and other areas identified by stakeholders as places that should be closely examined throughout the planning process.

Historic Cave Spring

- » Attractions for younger people — entertainment and a microbrewery
- » Attractive housing to replace ugly properties
- » Trail system
- » Sidewalks
- » Outdoor dining

Lindale Mill

- » Incubator center with trails designed to access the area without an automobile

Maple Avenue Corridor

- » Revitalization effort regarding mill housing
- » Needs community outreach, educational development for current population
- » Trails
- » Mixed-income housing

Turner McCall Boulevard Corridor

- » Hicks Drive could be continued and connect to Martin Luther King Jr Boulevard to relieve traffic at Broad Street and Turner McCall.
- » Need more roads and bridges that branch off main traffic corridors to give alternative routes

Northwest Georgia Regional Hospital

- » Transfer ownership from State of Georgia to the community, then implement the 2015 plan for the area
- » Residential mixed-age, culturally-based community
- » Rental
- » Incentives for target occupants
- » Another business support center aimed to the gig community

Lowe’s Distribution Center

- » More manufacturing

DRAFT PLAN OPEN HOUSE

The objectives of the Draft Plan Open House were:

- » To present the final results of the Community Input Survey;
- » To present a draft vision statement, goals, and policies for public input; and
- » To get input on redevelopment area recommendations.

Activities facilitated with the community included:

- » Showing a slideshow of the survey results;
- » Filling out comment cards to indicate support for the plan so far; and
- » Placing green dots on items that are supported, and red dots on items that are not supported.

On May 1, 2018, Rome-Floyd County hosted the Draft Plan Open House at the Anthony Recreation Center, in the Garden Lakes community. There were 10 members of the community present.

At the Open House, the results of the Community Input Survey were played on a loop on a projector for interested participants to view. Boards displaying the vision statement and goals for the entire plan; policies for unincorporated Floyd County, Rome, and Cave Spring; the draft Character Area Map; future land use designations; and recommendations for Lindale Mill, northeast Floyd County, North Rome, and historic Cave Spring were placed around the room for comment.

Overall, the items developed by the Planning Team were met with positive reviews. The only adjustments that were recommended by the community included changing the future land use of some parcels from industrial to conservation to reflect the presence of a wetland, and general wordsmithing of policies. These comments were used to refine the plan for presentation the following month.

Below: Members of the community reviewing recommendations for a new industrial park for northeast Floyd County.



FINAL PLAN PRESENTATION

The objective of the Final Plan Presentation was:

- » To gather input on the vision statement, goals, policies, and projects for public input.

Activities facilitated with the community included:

- » Filling out comment cards to indicate support for the final plan;
- » Placing green dots on policies and projects that are supported, and red dots on items that are not supported; and
- » Selecting priority projects.

On June 5, 2018, Rome-Floyd County hosted the Final Plan Presentation at the Fire Administration Complex near downtown. There were 10 members of the community present.

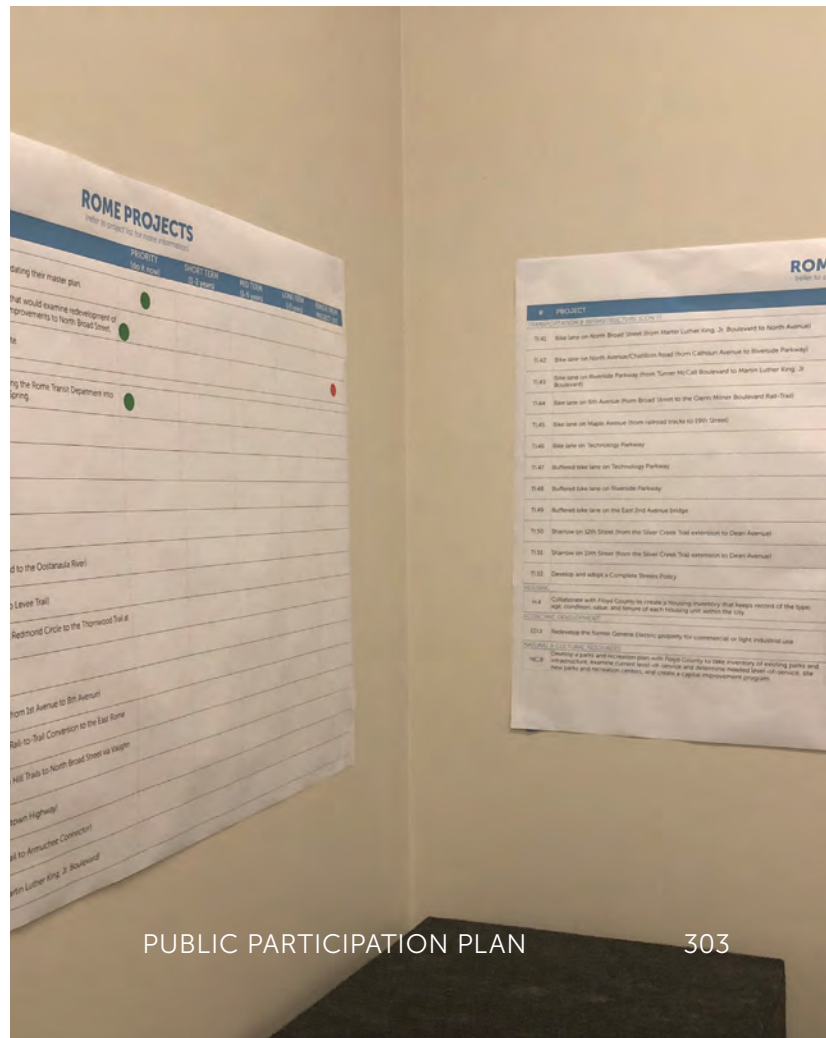
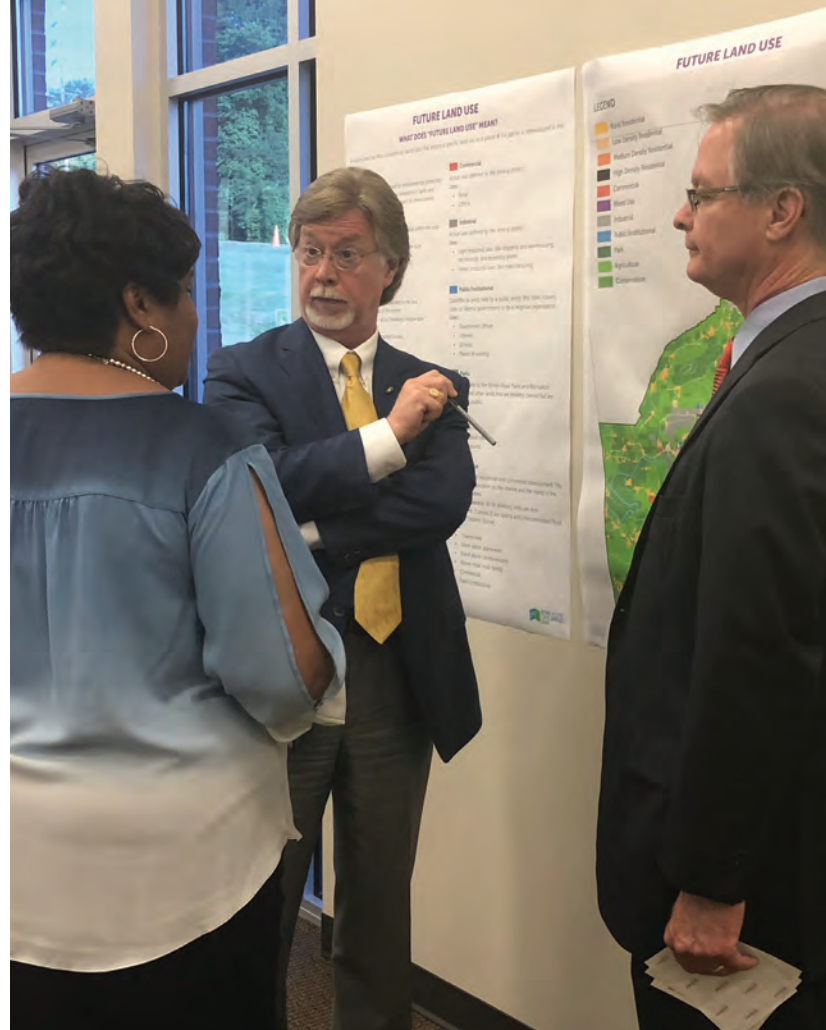
At the Final Plan Presentation, a presentation was given with the intent of describing the public engagement process, sharing the results of the economic development analysis, sharing key policies and projects, and explaining the steps to be taken to formally adopt the plan. Afterwards, everyone in attendance participated in the activities and members of the Planning Team were present to answer questions and give further explanation.

KEY TAKEAWAYS

- » Participants wanted to make the Lindale Mill master plan and North Rome master plan priority projects, along with beautifying Shorter Avenue and the Cave Spring to Cedartown Trail.
- » There was some discussion of removing a few of the project list items, or moving some to the next Short Term Work Program in 2024.
- » Comment cards filled out participants indicated that all who attended were in favor of the plan.

Top right: Participants discuss the Future Land Use map

Bottom right: Participants were asked to indicate on project lists which ones should be priority or longer term



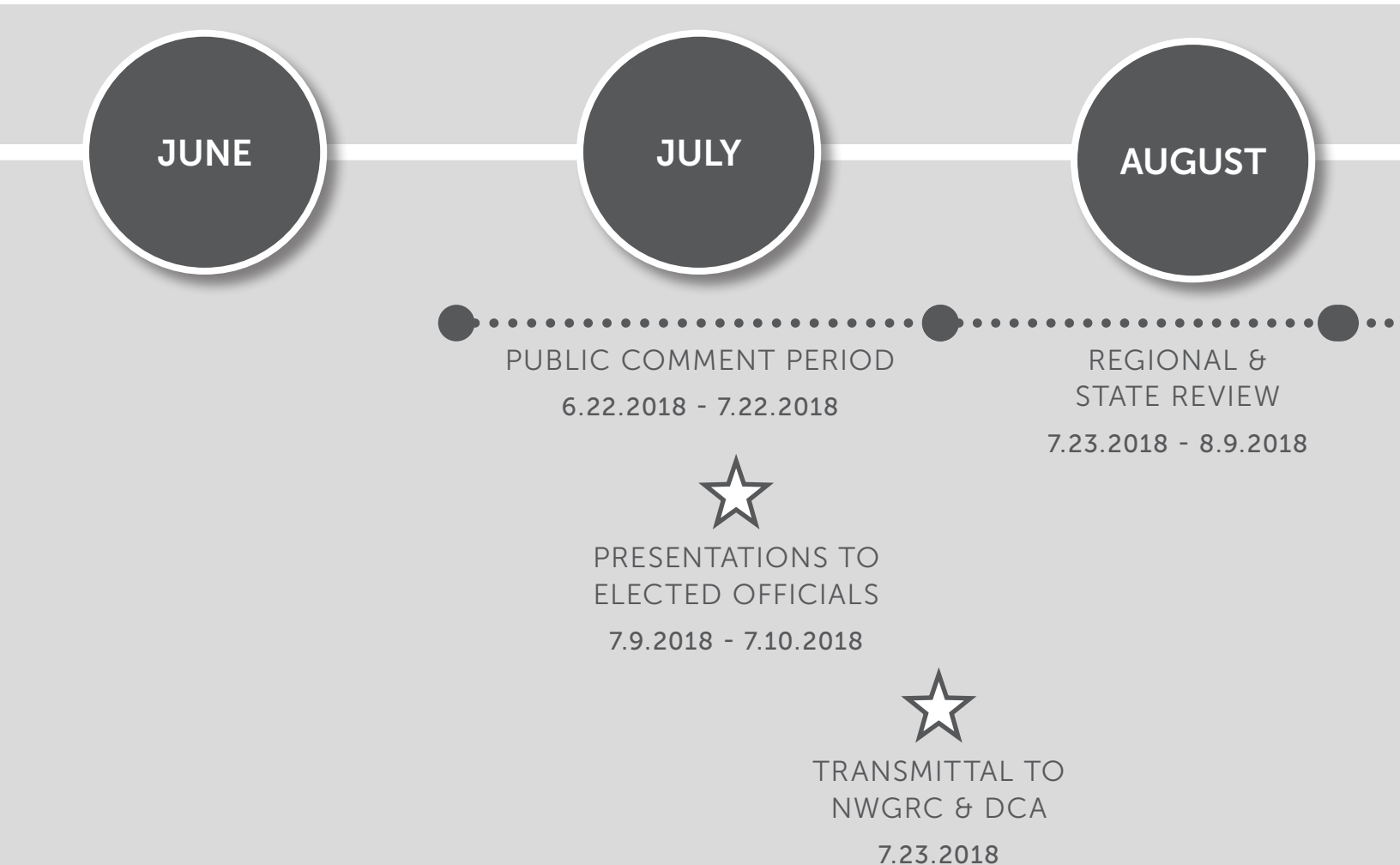
PUBLIC COMMENT PERIOD

After the Final Plan Presentation on June 5th, the Planning Team incorporated the feedback received from that meeting into a draft planning document. The document was sent to the City of Rome, City of Cave Spring, and Floyd County for review and further edits.

On June 22nd, the Planning Team uploaded a revised draft document onto the project website, and included a link to an online comment reporting tool called CiviComment, which allows viewers to click on the parts of the document for which they have feedback and provide it. The tool sorts the comments by page number for easy viewing. The Planning Team uploaded the Community Visions for each municipality on CiviComment. During the public comment period, the plan was presented individually to the Floyd County Commission, the Rome City Commission, and the Cave Spring City Council. The plan was received favorably. When the public comment period ended on July 22nd:

- » 2 comments were received for unincorporated Floyd County;
- » 1 comment was received for the City of Rome; and
- » 0 comments were received for the City of Cave Spring.

Out of these comments, 1 consisted of clarification questions, and 2 consisted of suggested project additions. Each comment was carefully considered by the Planning Team. After final edits were made, the Planning Team made an official transmittal to the Northwest Georgia Regional Commission (NWGRC) and the Georgia Department of Community Affairs (DCA) for review.



After the DCA reviewed the plan and gave their comments, those comments were addressed by the Planning Team. A new draft of the plan was then posted onto the project website for the general public to view.

SEPTEMBER

OCTOBER

PLAN REVISIONS

8.10.2018 - 8.17.2018



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A RESOLUTION OF THE CHAIRMAN AND COMMISSISON OF FLOYD
COUNTY ADOPTING THE ROME-FLOYD/CAVE SPRING 2040
COMPREHENSIVE PLAN

WHEREAS, the Georgia Planning Act of 1989 authorizes local governments throughout the State to prepare Comprehensive Plans to be used in guiding their future growth and development; and

WHEREAS, Floyd County, pursuant to the implementation requirements of its Comprehensive Plan, has prepared a ten-year update to its Comprehensive Plan; and

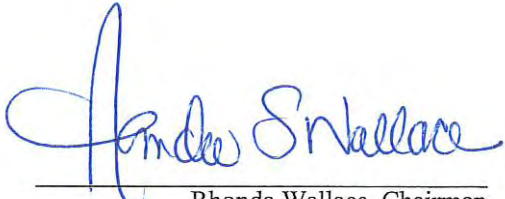
WHEREAS, the ten-year update of the Comprehensive Plan was prepared in accordance with the Minimum Planning Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989, and a public hearing was properly advertised and held on October 23, 2018 at the Floyd County Commissioners Meeting Room; and

WHEREAS, the ten-year update of the Comprehensive Plan were properly submitted to the Georgia Department of Community Affairs and the Northwest Georgia Regional Commission for review, and each has determined that the ten-year update of the Comprehensive Plan adequately addresses the requirements of the Minimum Standards and Procedures for Local Comprehensive Planning.

BE IT THEREFORE RESOLVED that the Chairman and Commission of Floyd County hereby adopts the ten-year update to the Comprehensive Plan;

BE IT FURTHER RESOLVED that the Chairman and Commission of Floyd County hereby authorizes this resolution to be submitted to the Northwest Georgia Regional Commission and Georgia Department of Community Affairs.

Adopted this 23 day of October, 2018.


Rhonda Wallace, Chairman

Attest:


Erin Elrod, County Clerk

A RESOLUTION OF THE MAYOR AND COMMISSISON OF THE CITY
OF ROME ADOPTING THE ROME-FLOYD/CAVE SPRING 2040
COMPREHENSIVE PLAN

WHEREAS, the Georgia Planning Act of 1989 authorizes local governments throughout the State to prepare Comprehensive Plans to be used in guiding their future growth and development; and

WHEREAS, the City of Rome, pursuant to the implementation requirements of its Comprehensive Plan, has prepared a ten-year update to its Comprehensive Plan; and


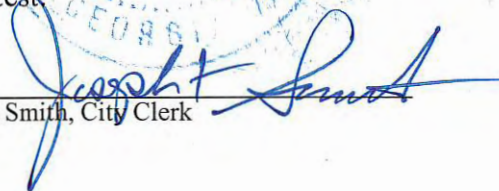
WHEREAS, the ten-year update of the Comprehensive Plan was prepared in accordance with the Minimum Planning Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989, and a public hearing was properly advertised and held on October 22, 2018 at the Rome City Commission Chambers; and

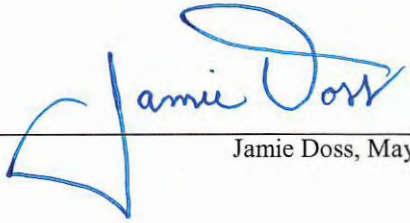
WHEREAS, the ten-year update of the Comprehensive Plan were properly submitted to the Georgia Department of Community Affairs and the Northwest Georgia Regional Commission for review, and each has determined that the ten-year update of the Comprehensive Plan adequately addresses the requirements of the Minimum Standards and Procedures for Local Comprehensive Planning.

BE IT THEREFORE RESOLVED that the Mayor and Council of the City of Rome hereby adopts the ten-year update to the Comprehensive Plan;

BE IT FURTHER RESOLVED that the Mayor and Commission of the City of Rome hereby authorizes this resolution to be submitted to the Northwest Georgia Regional Commission and Georgia Department of Community Affairs.

Adopted this 22nd day of OCTOBER, 2018.

Attest:


Joe Smith, City Clerk


Jamie Doss, Mayor

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF
CAVE SPRING ADOPTING THE ROME-FLOYD/CAVE SPRING 2040
COMPREHENSIVE PLAN

WHEREAS, the Georgia Planning Act of 1989 authorizes local governments throughout the State to prepare Comprehensive Plans to be used in guiding their future growth and development; and

WHEREAS, the City of Cave Spring, pursuant to the implementation requirements of its Comprehensive Plan, has prepared a ten-year update to its Comprehensive Plan; and


WHEREAS, the ten-year update of the Comprehensive Plan was prepared in accordance with the Minimum Planning Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989, and a public hearing was properly advertised and held on October 9, 2018 at the City of Cave Spring Council Chambers; and

WHEREAS, the ten-year update of the Comprehensive Plan were properly submitted to the Georgia Department of Community Affairs and the Northwest Georgia Regional Commission for review, and each has determined that the ten-year update of the Comprehensive Plan adequately addresses the requirements of the Minimum Standards and Procedures for Local Comprehensive Planning.

BE IT THEREFORE RESOLVED that the Mayor and Council of the City of Cave Spring hereby adopts the ten-year update to the Comprehensive Plan;

BE IT FURTHER RESOLVED that the Mayor and Council of the City of Cave Spring hereby authorizes this resolution to be submitted to the Northwest Georgia Regional Commission and Georgia Department of Community Affairs.

Adopted this 9th day of October, 2018.



Dennis Shoaf, Mayor

Attest:



Judy Dickinson, City Clerk