

# Gordon County Comprehensive Plan



2007-2027

Prepared by

 **MACTEC**

engineering and constructing a better tomorrow

Prepared for  
Gordon County  
Georgia



***GORDON COUNTY  
COMPREHENSIVE PLAN 2007-2027***

Prepared for:  
**Gordon County  
City of Fairmount  
City of Plainville  
City of Ranger  
Town of Resaca**

By:



**MACTEC Engineering and Consulting, Inc.**  
Atlanta, Georgia  
December 2007

Project 6311-05-0067

# Acknowledgements

**Gordon County Board of Commissioners**

<b>Alvin Long</b> <i>Board of Commissioners Chair</i>		
<b>Richard Gordon</b> <i>Commissioner</i>	<b>Judy Bailey</b> <i>Board of Commissioners Vice-Chair</i>	<b>Rebecca Hood</b> <i>Commissioner</i>
<b>Phil Garner</b> <i>Commissioner</i>		

**City of Fairmount**

<b>Steve Brannon</b> <i>Mayor</i>	
<b>Bobby Cook</b> <i>Councilmember</i>	<b>Thomas Crawford</b> <i>Councilmember</i>
<b>Billy Lowe</b> <i>Councilmember</i>	<b>Jerry Mauldin</b> <i>Councilmember</i>

**City of Plainville**

<b>Sally Johnston</b> <i>Mayor</i>	
<b>Ray Black</b> <i>Councilmember</i>	<b>Frances Fossett</b> <i>Councilmember</i>
<b>Greg Martin</b> <i>Councilmember</i>	<b>Scott Whittle</b> <i>Councilmember</i>

**City of Ranger**

<b>David Charity</b> <i>Mayor</i>	
<b>James Haynes</b> <i>Councilmember</i>	<b>Jewell Thacker</b> <i>Councilmember</i>

**Town of Resaca**

<b>Joe Don Griffith</b> <i>Mayor</i>	
<b>Julia Baker</b> <i>Councilmember</i>	<b>Jimmy Brown</b> <i>Councilmember</i>
<b>Johnny Brown</b> <i>Councilmember</i>	



**GORDON COUNTY BOARD OF COMMISSIONERS**

**RESOLUTION**

**TO APPROVE AND ADOPT THE GORDON COUNTY COMPREHENSIVE PLAN 2007-2027 IN ACCORDANCE WITH CHAPTER 110-12-1 OF THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS STANDARDS AND PROCEDURES FOR LOCAL COMPREHENSIVE PLANNING**

**WHEREAS**, the Gordon County Board of Commissioners has completed the update of its comprehensive plan in a document entitled, Gordon County Comprehensive Plan 2007-2027 and submitted the plan to the Coosa Valley Regional Development Center and the Georgia Department of Community Affairs for their review; and

**WHEREAS**, the comprehensive plan is a joint plan that addresses Gordon County and the municipalities of Fairmount, Plainville, Ranger, and Resaca; and

**WHEREAS**, the comprehensive plan provides a coordinated and comprehensive plan of the long-term vision and priorities for growth and development in Gordon County; and

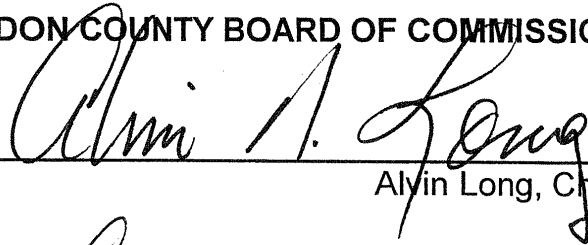
**WHEREAS**, all portions of the comprehensive plan were prepared in accordance with the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 as set forth by the Georgia Department of Community Affairs; and

**WHEREAS**, the Coosa Valley Regional Development Center submitted a letter to Gordon County dated November 28, 2007 stating that the Georgia Department of Community Affairs has approved the Gordon County Comprehensive Plan 2007-2027 including all municipalities within the county.

**NOW, THEREFORE BE IT RESOLVED**, that the Gordon County Board of Commissioners does hereby approves and adopts the update of the comprehensive plan entitled, Gordon County Comprehensive Plan 2007-2027.

**SO RESOLVED THIS 18<sup>th</sup> DAY OF DECEMBER, 2007.**

**GORDON COUNTY BOARD OF COMMISSIONERS**



Alvin Long, Chairman



Annette Berry, County Clerk



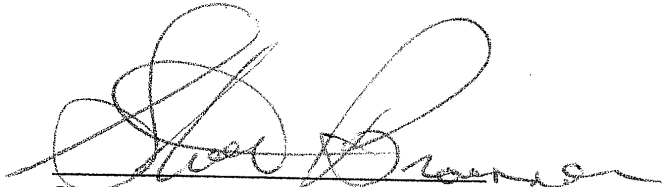
**A RESOLUTION**

**WHEREAS, pursuant to O.C.G.A. 50-8-1 et seq the Georgia Department of Community Affairs has established minimum standards and procedures for coordinated and comprehensive local government planning, and**

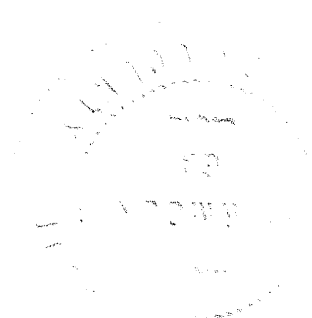
**WHEREAS, the City of Fairmount, Georgia has compiled, reviewed, modified, and finalized a document in compliance with the State of Georgia Minimum Planning Standards and Procedures for Local Comprehensive Planning,**

**NOW, THEREFORE BE IT RESOLVED by the Mayor and City Council of the City of Fairmount, Georgia that the Gordon County Comprehensive Plan: 2007-2027 (August 2007) is hereby officially approved and adopted.**


**SO RESOLVED THIS DAY, THE 3 OF December, 2007.**



**Steve Brannon, Mayor  
City of Fairmount**



**ATTEST:**



**City Clerk**



**CITY OF PLAINVILLE**

**RESOLUTION**

**TO APPROVE AND ADOPT THE GORDON COUNTY COMPREHENSIVE PLAN 2007-2027 IN ACCORDANCE WITH CHAPTER 110-12-1 OF THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS STANDARDS AND PROCEDURES FOR LOCAL COMPREHENSIVE PLANNING**

**WHEREAS**, the City of Plainville has completed the update of its comprehensive plan in a document entitled, Gordon County Comprehensive Plan 2007-2027 and submitted the plan to the Coosa Valley Regional Development Center and the Georgia Department of Community Affairs for their review; and

**WHEREAS**, the comprehensive plan is a joint plan that addresses Gordon County and the municipalities of Fairmount, Plainville, Ranger, and Resaca; and

**WHEREAS**, the comprehensive plan provides a coordinated and comprehensive plan of the long-term vision and priorities for growth and development in the City of Plainville; and

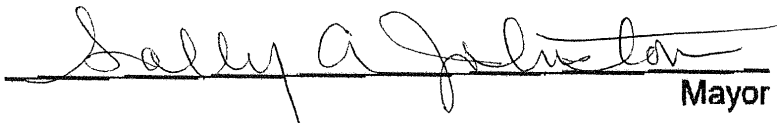
**WHEREAS**, all portions of the comprehensive plan were prepared in accordance with the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 as set forth by the Georgia Department of Community Affairs; and

**WHEREAS**, the Coosa Valley Regional Development Center submitted a letter to Gordon County dated November 28, 2007 stating that the Georgia Department of Community Affairs has approved the Gordon County Comprehensive Plan 2007-2027 including all municipalities within the county.

**NOW, THEREFORE BE IT RESOLVED**, that the Mayor and City Council of the City of Plainville does hereby approve and adopt the update of the comprehensive plan entitled, Gordon County Comprehensive Plan 2007-2027.

**SO RESOLVED THIS** 3 **DAY OF DECEMBER, 2007.**

**CITY OF PLAINVILLE**

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
Clerk





**CITY OF RANGER**

**RESOLUTION**

**TO APPROVE AND ADOPT THE GORDON COUNTY COMPREHENSIVE PLAN 2007-2027 IN ACCORDANCE WITH CHAPTER 110-12-1 OF THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS STANDARDS AND PROCEDURES FOR LOCAL COMPREHENSIVE PLANNING**

**WHEREAS**, the City of Ranger has completed the update of its comprehensive plan in a document entitled, Gordon County Comprehensive Plan 2007-2027 and submitted the plan to the Coosa Valley Regional Development Center and the Georgia Department of Community Affairs for their review; and

**WHEREAS**, the comprehensive plan is a joint plan that addresses Gordon County and the municipalities of Fairmount, Plainville, Ranger, and Resaca; and


**WHEREAS**, the comprehensive plan provides a coordinated and comprehensive plan of the long-term vision and priorities for growth and development in the City of Ranger; and

**WHEREAS**, all portions of the comprehensive plan were prepared in accordance with the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 as set forth by the Georgia Department of Community Affairs; and

**WHEREAS**, the Coosa Valley Regional Development Center submitted a letter to Gordon County dated November 28, 2007 stating that the Georgia Department of Community Affairs has approved the Gordon County Comprehensive Plan 2007-2027 including all municipalities within the county.

**NOW, THEREFORE BE IT RESOLVED**, that the Mayor and City Council of the City of Ranger does hereby approve and adopt the update of the comprehensive plan entitled, Gordon County Comprehensive Plan 2007-2027.

**SO RESOLVED THIS** 6th **DAY OF DECEMBER, 2007.**

  
\_\_\_\_\_  
CITY OF RANGER  
Mayor

  
\_\_\_\_\_  
Clerk



TOWN OF RESACA, GA

RESOLUTION

Gordon County Comprehensive Plan 2007 - 2027

WHEREAS, the Mayor and Council of the Town of Resaca, Georgia have completed the 20 year comprehensive plan update, Gordon County Comprehensive Plan 2007-2027, hereinafter referred to as "The Comprehensive Plan."

WHEREAS, the Comprehensive Plan is a joint plan that addresses Gordon County and the municipalities of Fairmount, Plainville, Ranger, and Resaca.

WHEREAS, the Comprehensive Plan provides a coordinated and comprehensive plan of the long-term vision and priorities for growth and development in the Town of Resaca.

WHEREAS, the Comprehensive Plan was prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005, and established by the Georgia Planning Act of 1989.

WHEREAS, the minimum public hearing requirements prescribed by the Comprehensive Plan and state law have been met.

WHEREAS, the Mayor and Council of the Town of Resaca, Georgia find that the Comprehensive Plan furthers the purposes of promoting the health, safety, prosperity, aesthetics and general welfare of the present and future residents of the Town of Resaca.

BE IT THEREFORE RESOLVED, that the Mayor and Council of the Town of Resaca, Georgia does hereby adopt the 20-year comprehensive Plan update, Gordon County Comprehensive Plan 2007-2027.

Adopted this 11 day of December, 2007

Town of Resaca, Georgia

BY:

Joe Don Griffith Sr  
Joe Don Griffith, Sr., Mayor

ATTEST:

Frances B. Jennings  
Frances b. Jennings, Town Clerk



**Gordon County  
Comprehensive Plan 2007-2027**

***COMMUNITY  
AGENDA***

Prepared for:  
**Gordon County  
City of Fairmount  
City of Plainville  
City of Ranger  
Town of Resaca**



# Community Agenda Table of Contents

---

- 1 INTRODUCTION..... 1-1**
  - 1.1 Purpose..... 1-1
  - 1.2 Scope ..... 1-1
- 2 VISION FOR FUTURE DEVELOPMENT: 2007-2027..... 2-2**
  - 2.1 Introduction ..... 2-2
  - 2.2 Character Areas ..... 2-2
    - 2.2.1 Gordon County..... 2-2
    - 2.2.2 City of Fairmount..... 2-18
    - 2.2.3 City of Plainville..... 2-27
    - 2.2.4 City of Ranger..... 2-30
    - 2.2.5 Town of Resaca..... 2-33
- 3 COMMUNITY ISSUES AND OPPORTUNITIES..... 3-42**
  - 3.1 Gordon County..... 3-42
  - 3.2 City of Fairmount..... 3-48
  - 3.3 Town of Resaca..... 3-50
- 4 IMPLEMENTATION PROGRAM..... 4-53**
  - 4.1 Gordon County Policies..... 4-53
  - 4.2 2002-2006 Report of Accomplishments..... 4-58
  - 4.3 2007-2011 Short Term Work Program (STWP)..... 4-58
  - 4.4 Long Term Work Program ..... 4-53
- 5 APPENDIX: CITY OF CALHOUN CHARACTER AREAS..... 5-1**





## List of Maps

---

Future Development Map – Gordon County .....	2 -17
Future Development Map – City of Fairmount .....	2 -26
Future Development Map – City of Plainville .....	2 -29
Future Development Map – City of Ranger .....	2 -32
Future Development Map – Town of Resaca .....	2 -41
Future Development Map – City of Calhoun .....	5-15



# 1 Introduction

---

## 1.1 Purpose

The Comprehensive Plan is an important, guiding policy document that addresses a wide range of factors and presents short and long range recommendations. State law requires Gordon County and its five municipalities to update their respective Comprehensive Plans by June 30, 2009. As prescribed by the Georgia Department of Community Affairs (DCA), the update of the Comprehensive Plan follows the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005. Gordon County adopted its current Comprehensive Plan in 1992.

This update of the plan, just as the previous plan, is a joint effort that includes the County and the municipalities of Fairmount, Plainville, Ranger and Resaca. It should be noted that the City of Calhoun has prepared a stand-alone comprehensive plan document for the same twenty year planning horizon as the County's plan. However, the two plans were undertaken concurrently and included joint public participation activities. In addition, due to the overlap of City and County boundaries in some instances, the detailed Future Development Map for Calhoun and descriptions of its character areas are included in the Appendix of this plan. The Appendix can be referenced for properties that are located in unincorporated Gordon County "islands" inside the City limits and for properties that abut the City limits.

For planning purposes, DCA classifies Gordon County as an "Advanced" planning level jurisdiction. Fairmount and Resaca qualify as "Basic", and Plainville and Ranger qualify as "Minimal" planning level jurisdictions. The requirements for Gordon County, Fairmount and Resaca are the same for the Community Agenda portion of the plan; whereas, the "Minimal" planning level require only an update of the Community Vision (Future Development Map/Character Areas) and an update of the Short Term Work Program. Required components for each jurisdiction are included in this document.

## 1.2 Scope

The Community Agenda includes the County's vision for the future, key issues and opportunities it chose to address during the 20-year planning period and its five-year specific short term work program for achieving this vision and addressing the identified issues and opportunities. In outlining future development for the County and the municipalities of Fairmount, Plainville, Ranger and Resaca, the Community Agenda is the most important part of the *Gordon County Comprehensive Plan 2007-2027*.

Part I of the Comprehensive Plan included the Community Assessment and Analysis of Supporting Data that were prepared prior to the implementation of the Community Participation Program. These provided a preliminary look at the issues and opportunities, areas of special concern and an analysis of the existing development patterns that included recommended Character Areas. The Community Agenda represents these ideas and additional ideas that have been fine-tuned through the public participation process. It provides a refined future development map with character areas, a more tailored list of issues and opportunities, and a short-term work program for the County and each city. In support of the implementation program, the Community Agenda provides policy statements intended to guide the County and its municipalities.



## 2 Vision for Future Development: 2007-2027

---

### 2.1 Introduction

A key component of the comprehensive planning process is the creation of a Future Development Map that reflects the County's vision for growth and development for the next twenty years. This vision is expressed in unique "character areas" that cover the entire County. Character area planning focuses on the way an area looks and how it functions. Tailored development strategies are applied to each area, with the goal of enhancing the existing character/function or promoting a desired character for the future.

The character areas recommended for Gordon County and its municipalities, defined and shown in the Future Development Map, define areas that:

- Presently have unique or special characteristics that need to be preserved
- Have potential to evolve into unique areas
- Require special attention because of unique development issues

The eleven character areas are described in the following pages. Each description includes the following information, which presents an overall vision for future growth and development for a character area:

- Development Pattern
- Primary Land Uses
- Quality Community Objectives
- Implementation Strategies

The development pattern describes the nature of preferred development in a character area, such as appropriate design, infrastructure, and intensity. The land use section lists permissible land uses within each character area. The Quality Community Objectives (QCO) section identifies the QCOs that will be pursued in the character area. These objectives were adopted by the Georgia Department of Community Affairs (DCA) to measure how communities preserve their unique resources while accommodating future development. Finally, the implementation strategies section identifies the measures the County can take to ensure that the development pattern described by each character area can be implemented.

### 2.2 Character Areas

#### 2.2.1 Gordon County

Eleven character areas are reflected on the Future Development Map for unincorporated Gordon County, as follows:

1. River Corridor/Floodplain Preserve
2. Hillside Conservation
3. Historic Resource Protection
4. Salacoa Creek Park
5. Rural Crossroads
6. Rural/Agricultural Reserve
7. Emerging Suburban
8. Emerging Mixed Use Center – Community Node
9. Emerging Mixed Use Center – Regional Activity
10. Industrial
11. Proposed South Calhoun Bypass



## Gordon County Character Areas

### 1. River Corridor/Floodplain Preserve

The River Corridor/Floodplain Preserve character area reflects the County's environmentally sensitive areas and undeveloped natural lands that are not suitable for development. The character area includes river corridors, wetlands, and floodplain areas. In addition to contributing to the rural feel of the County and providing opportunities for passive recreation, the Coosawattee, Conasauga and Oostanaula rivers serve as the primary water sources for Gordon County and converge to form regional water sources for Northwest Georgia and Northeast Alabama. The County's waterways and wetlands also harbor endangered animal and plant species.



*View of the Coosawattee River*

#### ***Development Pattern***

The development pattern should seek to:

- Preserve rural character, natural resources and views of natural features
- Protect open space in a linear pattern, typically following river and stream corridors
- Protect water quality with appropriate stream and reservoir buffers, septic tank setbacks and prohibition of uses that are prone to pollution
- Protect natural habitat
- Accommodate a greenway system that follows the County's rivers
- Provide opportunities for environmental education or low-impact recreation, such as canoeing and hiking
- Follow Best Management Practices (BMPs) for erosion and sedimentation, as defined in the Georgia Erosion and Sedimentation Act
- Minimize impervious surfaces
- Discourage extension of public utilities, especially sewer, that would encourage development of these areas
- Maintain a high degree of open space

#### ***Primary Land Uses***

- Undeveloped areas left in their natural state
- Passive parks
- Agriculture

#### ***Quality Community Objectives***

- Open Space Preservation
- Environmental Protection
- Sense of Place

#### ***Implementation Strategies***

- Prepare a Greenways Master Plan, with particular focus on utilizing river corridors to create a comprehensive path system
- Acquire land for a County-wide greenway network



*Example of potential for greenway along waterway as shown here from the Three Rivers Greenway in West Columbia, SC*

## Gordon County Character Areas

### 1. River Corridor/Floodplain Preserve (con't.)

#### *Implementation Strategies (con't.)*

- Adopt Georgia Stormwater Management Manual and enforce stormwater BMPs to enhance waterway protection
- Adopt specific cross sections for roads that cross these areas
- Promote these areas as passive-use tourism and recreation destinations
- Encourage use of Agricultural Best Management Practices for Protecting Water Quality
- Continue to enforce existing "Part V" Environmental Ordinances (for river corridor and watershed protection)
- Promote the use of conservation easements and conservation tax credits by landowners

### 2. Hillside Conservation

This area includes the steep slopes that comprise much of western and eastern Gordon County, including over 8,000 acres of Chattahoochee National Forest, the Johns Mountain Wildlife Management Area (WMA) and a portion of the Talking Rock WMA. The northeastern portion of the County, adjacent to the Talking Rock WMA, has developed into a popular second home/vacation destination. Its views and proximity to Carter's Lake make it a desirable location for new homes, however this development has the potential to harm the area's natural resources. Concerns include the water quality of nearby creeks, rivers and lakes due to erosion and the loss of trees. The Hillside Conservation character area is intended to maintain the areas' steep slopes, which provide views and tree cover that contribute to the County's unique character, while accommodating low-density residential development with minimal impact on the environment.



*A birds-eye view in northeast Gordon County*



*Hillside development can cause soil erosion and loss of trees*

#### *Development Pattern*

The development pattern should seek to:

- Protect water quality with appropriate soil erosion and control measures
- Incorporate adequate infrastructure for accessibility and for water and fire protection needs
- Protect existing trees
- Protect scenic views
- Preserve rural character and viewsheds
- Conserve natural features and resources
- Limit impacts of new development on the environment
- Reduce impervious cover
- Utilize natural features for stormwater management
- Encourage low-intensity uses

#### *Primary Land Uses*

- Undeveloped areas left in their natural state
- Passive recreation
- Low-intensity single-family residential
- Forestry/Agricultural





## Gordon County Character Areas

### 2. Hillside Conservation (con't.)

#### *Quality Community Objectives*

- Open Space Preservation
- Environmental Protection
- Sense of Place

#### *Implementation Strategies*

- Adopt a Hillside Development Ordinance
- Adopt a Tree Protection Ordinance
- Continue to enforce existing BMPs for stormwater and soil and erosion control

### 3. Historic Resource Protection

The Historic Resource Protection character area contains two significant historic resources: the Resaca Battlefield area and New Echota State Historic Site. The Resaca Battlefield area includes large tracts of privately-owned property where Civil War trenches are still visible, 500+ acres of state-owned property, the state-owned Resaca Confederate Cemetery, the County-owned Fort Wayne Civil War Historic Site, Lay's Ferry south of the Town of Resaca and Rome Crossroads near Coosa Valley Tech in Calhoun. The New Echota State Historic Site, the location of the early 19<sup>th</sup> century capital of the Cherokee Nation, is approximately 2,000 acres and is listed on the National Register of Historic Places. The historic Trimble House, located just north of the Gordon County/Bartow County line, is also included in this character area. The Historic Resource Protection character area includes all of these sites as well as the areas surrounding them, which have the potential to develop in ways that would negatively impact these important historic resources.

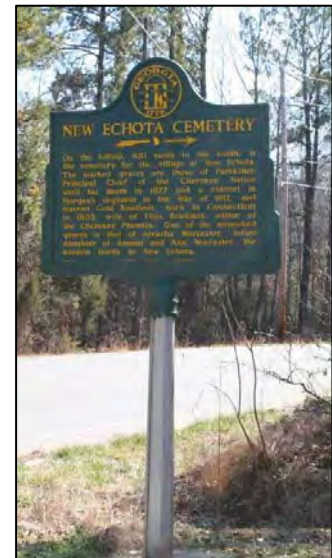
#### *Development Pattern*

The development pattern should seek to:

- Buffer the historic sites from encroaching development
- Protect "gateways", including I-75 interchanges, from incompatible and unattractive development that detracts from the historic nature and rural character of the area
- Encourage building/site design and scale that is compatible with the surrounding historic environment
- Preserve the integrity of historic sites
- Widen and extend roadways (as well as other utilities) into these areas only when absolutely necessary and based on acceptable environmental and fiscal impacts and planned uses
- Accommodate new residential development in the form of large-lot residential uses set back far from the street and screened by trees, if possible, or in the form of conservation subdivisions that maximize open space and existing vegetation
- Encourage low-impact uses
- Protect viewsheds
- Limit clearing and grading

#### *Primary Land Uses*

- Undeveloped areas and passive parks
- Agricultural
- Low-intensity single-family residential



*The New Echota Cemetery is located outside of the larger state-owned site*

## Gordon County Character Areas

### 3. Historic Resource Protection (con't.)

#### *Quality Community Objectives*

- Heritage Preservation
- Open Space Preservation
- Sense of Place

#### *Implementation Strategies*

- Designate local historic districts or overlay zoning districts
- Develop design guidelines to address alterations to existing commercial properties and to address new construction in the character area
- Adopt specific cross sections for roads in these areas
- Coordinate with the Georgia Department on Transportation on potential or planned road/bridge projects in the area
- Prohibit outdoor storage and land uses that are incompatible with the area
- Promote the use of conservation easements and conservation tax credits by land owners to preserve privately held portions of the Resaca Battlefield
- Acquire an access easement for the New Echota Cemetery site
- Implement the recently completed Fort Wayne Civil War Historic Site Master Plan



*The Fort Wayne Historic Site Master Plan (2007) recommends educational and recreational uses for this County-owned property that is part of the larger Resaca Battlefield*

### 4. Salacoa Creek Park



*Salacoa Creek Park provides recreational opportunities such as fishing and boating, as well as scenic views of the area's natural resources*

Salacoa Creek Park is a 364-acre County-owned recreational area that permits fishing, boating, camping, and swimming. It also includes nature trails that overlook a 126 acre lake. The park is surrounded by rolling hills that afford scenic views and contribute to the unique character of the area. The Salacoa Creek Park character area includes the park and the surrounding areas, which have the potential to develop in ways that could negatively impact this important recreational site.

#### *Development Pattern*

The development pattern should seek to:

- Buffer the park from encroaching development
- Encourage low-impact uses
- Protect viewsheds
- Limit clearing and grading
- Protect existing trees
- Provide opportunities to expand park amenities to increase community usage and to generate additional revenue for park operations



## Gordon County Character Areas

### 4. Salacoa Creek Park (con't.)

#### *Primary Land Uses*

- Undeveloped areas
- Passive parks
- Low-intensity single-family residential (on private property)

#### *Quality Community Objectives*

- Open Space Preservation
- Sense of Place
- Environmental Protection

#### *Implementation Strategies*

- Adopt a Viewshed Protection Ordinance
- Expand park amenities with revenue-generating facilities



*Salacoa Creek Park's amenities include a walking trail*

### 5. Rural Crossroads

Rural Crossroads are small activity areas located at highway intersections that serve rural and agricultural areas. They are recognized as places in the County, but they are largely undeveloped and do not provide extensive goods and services for surrounding residents. Nicklesville and Oakman are two examples.

#### *Development Pattern*

The development pattern should seek to:

- Protect rural character
- Provide small-scale commercial opportunities for meeting local needs
- Cluster buildings at the area's center
- Maintain open space surrounding the center
- Encourage compatible architecture styles that maintain the regional rural character rather than "franchise" or "corporate" architecture
- Limit clearing and grading
- Reduce access points along the highway
- Connect to greenways/trail system, wherever possible
- Accommodate residential growth that respects the rural character and open spaces (large-lot development or conservation subdivisions)



*The Oakman community, located on U.S. Highway 411, in northeast Gordon County*

#### *Primary Land Uses*

- Low-intensity single-family residential
- Civic/institutional
- Passive parks
- Neighborhood commercial/retail



## Gordon County Character Areas

### 5. Rural Crossroads (con't.)

#### *Quality Community Objectives*

- Sense of Place
- Regional Identity

#### *Implementation Strategies*

- Adopt minimum standards for commercial building and site design
- Adopt a Conservation Subdivision Ordinance
- Widen roadways only when absolutely necessary

### 6. Rural/Agricultural Reserve



*Agriculture, a traditional industry in the County, contributes to the rural nature of this character area*



*The existing development pattern of large lots and open space should be maintained*



*Tree canopies are valuable contributions to scenic views and the rural character of the area*

The Rural/Agricultural Reserve character area is widespread throughout Gordon County. The character area includes predominantly rural, undeveloped land that is suited for agricultural and large-lot residential uses. Development in the area should respect the County's farming tradition and maintain its rural, open spaces. Lack of sewer infrastructure is common, which makes higher density development unsuitable. An exception is clustering of homes to preserve significant amounts of open space. "Conservation subdivisions" may be an appropriate alternative to large-lot residential uses and an appropriate response to development pressures for lower density residential neighborhoods.

#### *Development Pattern*

The development pattern should seek to:

- Protect farmland, open space, and environmentally-sensitive areas by maintaining large lot sizes
- Preserve economic function of agriculture, livestock and forestry in Gordon County
- Cluster new residential development in a conservation subdivision design that incorporates significant amounts of open space and natural conservation areas
- Limit grading and clearing
- Preserve natural hydrology and drainageways
- Connect new conservation subdivisions to a County-wide network of greenways
- Discourage extension of public utilities into these areas
- Carefully design roadway alterations to minimize scenic and environmental impacts
- Preserve rural character, viewsheds, and natural features/resources
- Allow unpaved roads and shared driveways that provide access from a public road for up to six residences
- Limit impacts of new development on the environment, including reducing limits on clearing and grading



## Gordon County Character Areas

### 6. Rural/Agricultural Reserve (con't.)

#### *Development Pattern (con't.)*

- Reduce impervious cover
- Utilize natural features for stormwater management
- Accommodate low-intensity uses

#### *Primary Land Uses*

- Agricultural
- Low-intensity single-family residential
- Passive recreation

#### *Quality Community Objectives*

- Sense of Place
- Open Space Preservation
- Environmental Protection

#### *Implementation Strategies*

- Adopt a policy that discourages extension of public utilities into these areas
- Continue to follow BMPs for any land disturbance activities, including tree harvesting and utility construction
- Adopt a Conservation Subdivision Ordinance
- Adopt typical street cross-sections for these areas that identify appropriate width and configuration and that require paved roads to use drainage swales in lieu of curb and gutter
- Encourage the use of Stormwater Better Site Design Standards (part of the Georgia Stormwater Management Manual) to conserve natural areas, reduce impervious surfaces and better integrate stormwater treatment in site planning and design
- Increase buffer requirements between agricultural and non-agricultural uses
- Adopt policies that require setting aside land as part of subdivision development for a County-wide network of greenways/trails for use by non-motorized users
- Promote the use of conservation easements and conservation tax credits by landowners to help preserve viable farmland



*An example of a conservation subdivision, which maximizes and protects existing green space/trees*  
Source: Georgia Stormwater Management Manual

### 7. Emerging Suburban

Suburban-type residential development (smaller-lot neighborhoods versus individual, large lots) has occurred to some extent east of Calhoun between State Highway 156 (Red Bud Road) and State Highway 53. These residential subdivisions have typically developed in a leap-frog fashion, and they lack connectivity when they do abut. Like much of the County, the homes utilize septic systems. Less dense residential development has occurred southwest of Calhoun. Together, these two areas have the potential to accommodate residential growth in the County. Development is not expected to be at the same intensity as what is encouraged in the Emerging Mixed Use – Community Node character areas, especially due to the presence of groundwater recharge areas, the lack of sewer infrastructure, and the existing development pattern that includes large-lot development. Conservation subdivisions, however, are a suitable use to help retain the open spaces and rural character that are prevalent throughout the area.

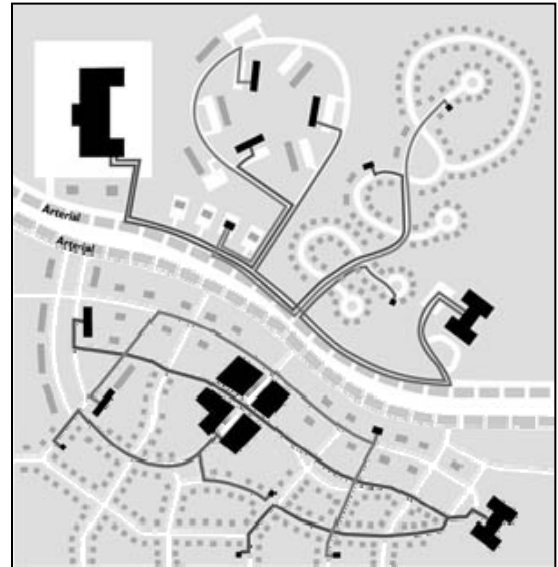
## Gordon County Character Areas

### 7. Emerging Suburban (con't.)

#### *Development Pattern*

The development pattern should seek to:

- Respect the rural character
- Provide adequate open space
- Provide connected system of streets within new subdivisions and connect to existing subdivisions
- Include a variety of housing choices
- Limit clearing and grading
- Provide sidewalks, street trees and decorative, pedestrian-scale lighting
- Provide safe facilities for pedestrians, schools buses, and bicyclists using the road right-of-way
- Connect to a network of greenways/trails, wherever possible
- Continue to follow the lot size requirements of the Groundwater Recharge Area Protection Ordinance
- Assure compatibility of infill development with surrounding neighborhoods
- Require residential subdivisions accessing a highway to be interconnected and to provide at least two entrances
- Allow higher density development if water/sewer infrastructure can be provided
- Encourage conservation subdivisions
- Provide active and passive recreation opportunities for area residents



*The Emerging Suburban character area seeks to encourage the connectivity depicted on the bottom of the diagram and discourage conventional suburban sprawl shown in the top of the diagram.*

#### *Primary Land Uses*

- Single-family residential
- Passive and active recreation
- Civic/institutional

#### *Quality Community Objectives*

- Housing Choices
- Open Space Preservation
- Transportation Alternatives
- Sense of Place

#### *Implementation Strategies*

- Adopt a Conservation Subdivision Ordinance
- Adopt a Landscape and Buffer Ordinance
- Continue to enforce the existing Groundwater Recharge Area Protection Ordinance
- Adopt a Tree Protection/Replacement Ordinance
- Adopt maximum lot coverage requirements



## Gordon County Character Areas

### 8. Emerging Mixed Use Center – Community Node

The Emerging Mixed Use Center- Community Node character area represents locations at major crossroads primarily surrounded by the Emerging Suburban and Rural/Agricultural Reserve character areas. Specifically, the Emerging Town Center represents Sugar Valley, Red Bud and Sonoraville, which are recognized as small, non-incorporated communities. Not yet highly developed, these areas include some commercial uses and/or community facilities that serve local residents and have the potential to meet additional goods and service needs to reduce vehicular trips to more established commercial areas such as Calhoun. This character area is intended to support mixed-use development that provides additional housing choice at increased densities, community shopping opportunities, and space for civic and institutional uses such as public schools and recreational facilities. These uses are intended to be in close proximity to one another and easily accessible on foot and by car.

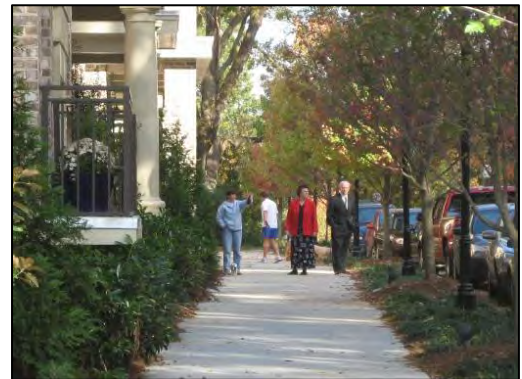
#### *Development Pattern*

The development pattern should seek to:

- Concentrate commercial and mixed-use development at major roadway intersections (nodal development)
- Accommodate housing at higher densities than what is typically found in rural and suburban areas
- Provide a range in housing types, including opportunities for senior housing due to the close proximity of goods and services
- Provide a mix of uses that serve surrounding residential areas
- Incorporate traditional neighborhood design elements, including reduced building and yard setbacks to accommodate higher residential densities
- Create safe, convenient pedestrian or multi-use trail connections to residential areas
- Depict clear physical boundaries and transitions between the edge of the character area and the surrounding low-density, rural areas
- Discourage strip development
- Develop with a series of interconnected, pedestrian-scale mixed uses
- Limit driveway spacing along the highway frontage and align driveways wherever possible
- Require shared driveways and inter-parcel access
- Incorporate landscaping of commercial sites/parking lots
- Provide sidewalks between businesses



*Example of small two-story mixed use neighborhood center that is appropriate for the Emerging Mixed Use Center – Community Node character area*



*Pedestrian-friendly design is encouraged throughout the character area*



*TND form: (1) Lower-density residential, (2) urban residential, (3) Mixed-Use center, (4) Open Space and Civic Site, (5) Linear Park*

## Gordon County Character Areas

### 8. Emerging Mixed Use Center – Community Node (con't.)

#### *Development Pattern (con't.)*

- Prohibit regional businesses or Big Box retailers
- Provide pedestrian connectivity between residences and major destinations such as recreation centers, libraries, schools, and shops
- Incorporate quality signs that are scaled and placed appropriately

#### *Primary Land Uses*

- Mixed use (commercial, retail, residential)
- Civic/institutional
- Passive and active parks

#### *Quality Community Objectives*

- Traditional Neighborhoods
- Infill Development
- Transportation Alternatives
- Housing Choices
- Sense of Place



*Single Family Street in the Village of Tannin TND, Orange Beach, Alabama*

#### *Implementation Strategies*

- Adopt a Traditional Neighborhood Design (TND) ordinance
- Adopt tailored design guidelines/development standards for commercial development
- Adopt a Senior Housing Ordinance
- Adopt a Landscape and Buffer Ordinance

### 9. Emerging Mixed Use Center – Regional Activity

Emerging Mixed Use Center – Regional Activity represents areas that the potential to develop a regionally-marketed mixture of uses, including employment and housing opportunities, due to interstate access and proximity to other larger scale areas that are developed or have the potential to develop. “Big box” retail should be limited to these areas and designed to fit into mixed-use planned development with limited parking that is shared with surrounding uses. The Trimble Hollow/I-75 area is identified as Emerging Mixed Use Center – Regional Activity. It is located at the south end of the County, adjacent to the interstate, east of the Industrial character area, and just south of the City of Calhoun and the Prime Outlet Mall. The planned Calhoun Bypass includes an interchange at Union Grove Road, just north of the site. This interchange, and the potential for another at Trimble Hollow Road, position this area for growth.

#### *Development Pattern*

The development pattern should seek to:

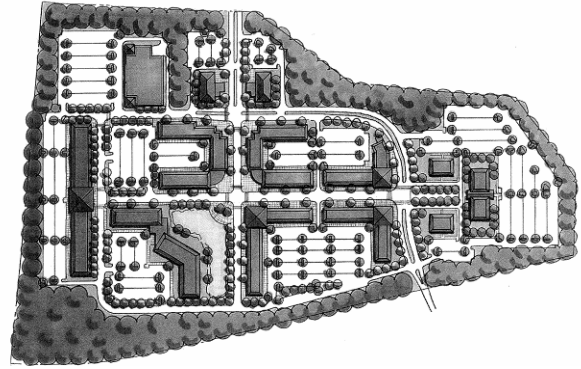
- Include a relatively high-density mix of commercial and retail centers, office, services, and employment to serve a regional market area
- Include a diverse mix of higher-density housing types (town homes, apartments, lofts, and condominiums) that can serve a broad range of incomes, including workforce and affordable housing
- Provide strong, walkable connections between different uses
- Provide wide curb lanes or bike lanes to permit bicycling
- Connect to nearby networks of greenspace or multi-use trails, available to pedestrians, bicyclists, and equestrians for both tourism and recreation purposes.

## Gordon County Character Areas

### 9. Emerging Mixed Use Center – Regional Activity (con't.)

#### *Development Pattern (con't.)*

- Depict clear physical boundaries and transitions between the edge of the character area and the surrounding low-density, rural areas
- Incorporate landscaping of commercial sites/parking lots
- Discourage strip development
- Reflect a campus or unified development
- Require shared driveways and inter-parcel access
- Clearly define road edges by locating buildings at roadside with parking to the rear
- Limit truck traffic by prohibiting warehousing or other operations requiring heavy truck use
- Prohibit new billboards
- Encourage compatible architecture styles that maintain the regional character
- Encourage parking lots to incorporate on-site stormwater mitigation or retention features, such as pervious pavements



*A mixed-use center on a regional scale: commercial/office, industrial, and high-density residential are compatible uses, and buildings are oriented toward an internal network of streets*  
Source: Community By Design

#### *Primary Land Uses*

- Office, retail, and other typical commercial uses
- Higher density residential uses (including townhomes and condominiums)
- Light industry
- Educational institutions

#### *Quality Community Objectives*

- Housing Choices
- Employment Options
- Appropriate Businesses

#### *Implementation Strategies*

- Adopt a Landscape and Buffer Ordinance
- Amend Development Regulations to promote the desired development pattern (e.g. requiring sidewalks and interparcel access)
- Coordinate with the City of Calhoun to provide water and sewer service

### 10. Industrial

The Industrial character area is intended to accommodate low and high intensity industry in locations that have interstate and rail access. A location that is identified as suitable for accommodating new industry and creating jobs is located south of Calhoun. Rail service runs along on the western edge of the character area, I-75 forms its eastern boundary, and the nearby Tom B. David Airport has ample capacity. Proximity to residential growth areas, including the Emerging Suburban character area in the southwest portion of the County, and the Emerging Mixed Use Center – Regional Activity to the east provides opportunities for workforce housing. While attracting new industry is important to the economic health of the County, the intent of the Industrial character area is to balance growth with environmental considerations.



## Gordon County Character Areas

### 10. Industrial (con't.)

#### *Development Pattern*

The development pattern should seek to:

- Provide diverse industries
- Protect air and water quality
- Prevent adverse impacts to natural resources and surrounding population
- Address traffic impacts and circulation in site design
- Provide adequate buffers
- Limit visibility of industrial operations/parking from the interstate
- Limit grading and clearing

#### *Primary Land Uses*

- Light industrial
- Heavy industrial

#### *Quality Community Objectives*

- Employment Options
- Appropriate Businesses
- Regional Cooperation

#### *Implementation Strategies*

- Adopt design/development standards for industrial sites
- Coordinate with Calhoun and Fairmount to provide water and sewer service
- Create a "development impact matrix" to determine potential impacts of specific industries on the environment and infrastructure



*Proximity to I-75 makes southern Gordon County an attractive location for industries such as the new LG Chem Plant, shown here*  
Source: Google Earth

### 11. Proposed South Calhoun Bypass

The Proposed South Calhoun Bypass character area reflects the conceptual alignment of the four-lane limited access bypass that is planned south of Calhoun. In addition to helping route truck traffic around downtown Calhoun, it has the potential to accommodate additional industrial opportunities in the southern portion of the County. This segment of the Calhoun Bypass, which also includes a western and eastern portion, is approximately 6.8 miles in length and connects SR 53 West to SR 53 East. Construction of an interstate interchange at Union Grove Road is a key element of the project.

#### *Development Pattern*

The development pattern should seek to:

- Take the form of corridor development, with clear physical boundaries and transitions between the edge of the character area and surrounding residential areas
- Accommodate diverse industries
- Protect air and water quality
- Prevent adverse impacts to natural resources and surrounding population
- Address traffic impacts and circulation in site design
- Provide adequate vegetative buffers along the corridor

## Gordon County Character Areas

### 11. Proposed South Calhoun Bypass (con't.)

#### Development Pattern (con't.)

- Limit grading and clearing
- Prohibit billboards and promote sign, landscaping and site standards that enhance the aesthetics of the corridor

#### *Primary Land Uses*

- Light industrial
- Ancillary commercial uses

#### *Quality Community Objectives*

- Employment Options
- Appropriate Businesses
- Regional Cooperation

#### *Implementation Strategies*

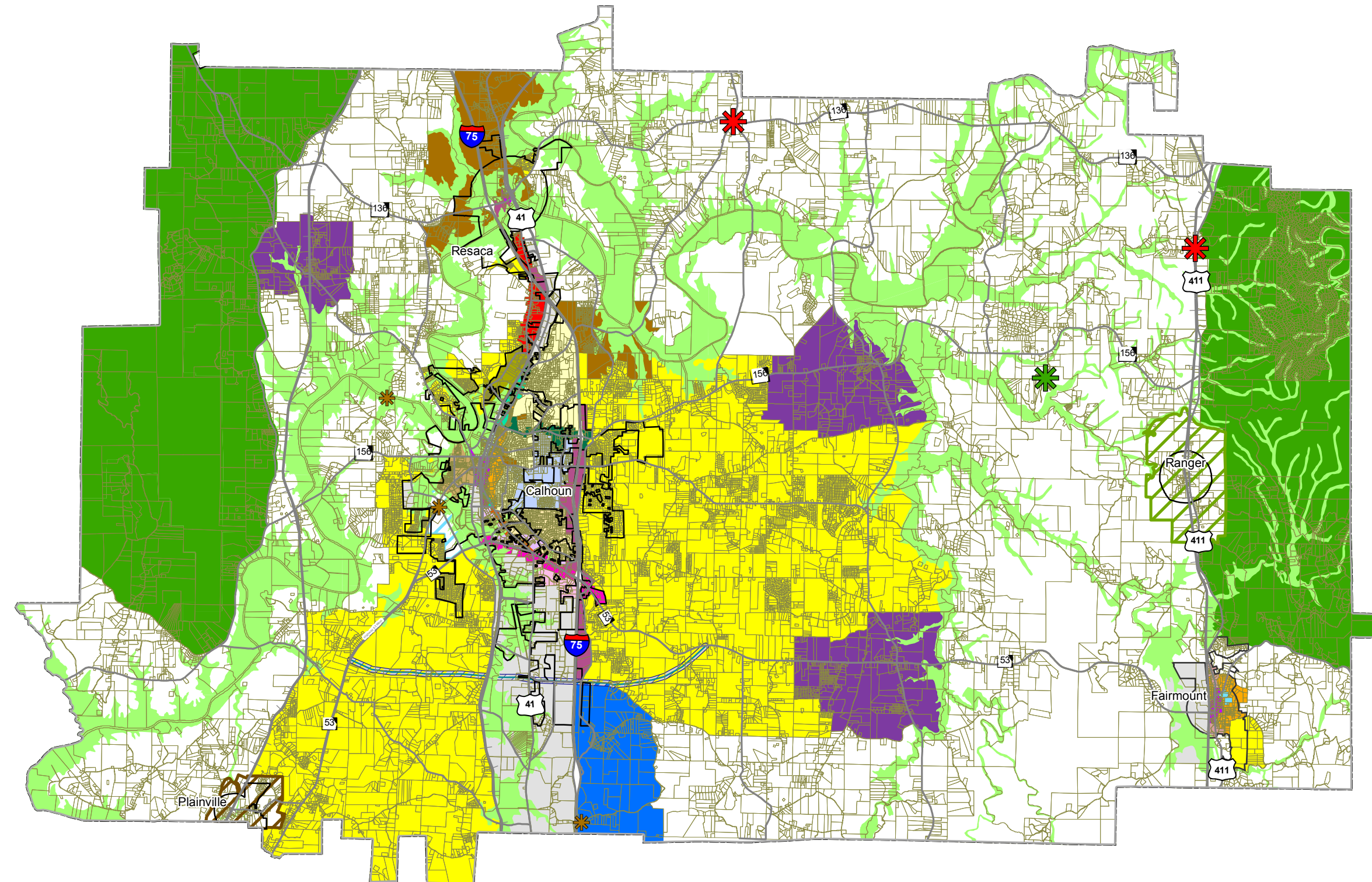
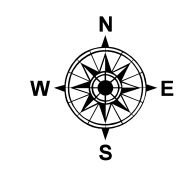
- Adopt design/development standards for industrial sites
- Coordinate with the City of Calhoun to provide water and sewer service
- Recruit businesses that are suitable for the character area



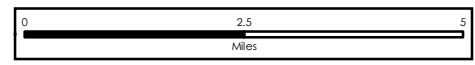


*Page intentionally left blank.*





<b>Legend</b> County Boundary Parcels Major Roads Railroad City Limits	<b>Gordon County Character Areas</b> River Corridor / Floodplain Preserve Hillside Conservation Historic Resource Protection Rural / Agricultural Reserve Emerging Mixed Use Center - Community Node Emerging Mixed Use Center - Regional Activity Emerging Suburban Industrial Proposed South Calhoun Bypass Salacoa Creek Park Rural Crossroads Historic Resource Protection	<b>Calhoun Character Areas</b> River Corridor / Floodplain Preserve Historic Resource Protection Rural / Agricultural Reserve Historic Downtown West Calhoun In-Town Traditional Neighborhood Emerging Suburban Emerging Suburban Interstate Access Commercial Mauldin Road Mix Neighborhood Commercial Peters Street Residential Red Bud Corridor Dews Pond Community	<b>Fairmount Character Areas</b> River Corridor / Floodplain Preserve Rural / Agricultural Reserve Historic Downtown In-Town Traditional Neighborhood Public Institutional Core Emerging Suburban Highway 411 Commercial Corridor Industrial <b>Plainville Character Areas</b> Plainville Area <b>Ranger Character Areas</b> Ranger Area	<b>Resaca Character Areas</b> River Corridor / Floodplain Preserve Historic Resource Protection Rural / Agricultural Reserve Highway 41 Commercial Corridor Emerging Suburban Interstate Access Commercial Highway 41 North Corridor Historic Downtown  For information on Character Areas inside Calhoun City Limits, please see Appendix.
	Dixie Highway Corridor Dixie Highway Transitional Highway 41 North Corridor Highway 41 South Corridor Highway 53 Corridor Highway 53 Transitional Emerging Mixed Use Center - Regional Activity Higher Learning Center Industrial Proposed South Calhoun Bypass Historic Resource Protection			



Future Development Map	
Gordon County	
Prepared by: TJH	
Checked by: PHH	
Project Number: 631106008	
Figure Number: 1	



## 2.2.2 City of Fairmount Character Areas

Eight character areas are reflected on the Future Development Map for the City of Fairmount, as follows:

1. River Corridor/Floodplain Preserve
2. Rural/Agricultural Reserve
3. Historic Downtown
4. In-Town Traditional Neighborhood
5. Emerging Suburban
6. Public/Institutional Core
7. Highway 411 Commercial Corridor
8. Industrial

### 1. River Corridor/Floodplain Preserve

The River Corridor/Floodplain Preserve character area reflects environmentally sensitive areas and undeveloped natural lands that may not be suitable for development, such as river corridors, wetlands, and floodplain areas. In Fairmount, this character area is comprised of a small floodplain area in the southwest portion of the City; it also abuts the City limits in several places.

#### *Development Pattern*

The development pattern should seek to:

- Preserve rural character, natural resources and views of natural features
- Protect water quality with appropriate stream and reservoir buffers, septic tank setbacks and prohibition of uses that are prone to pollution
- Minimize impervious surfaces
- Maintain a high degree of open space

#### *Primary Land Uses*

- Undeveloped areas left in their natural state
- Passive parks, including golf courses
- Agriculture

#### *Quality Community Objectives*

- Open Space Preservation
- Environmental Protection
- Sense of Place

#### *Implementation Strategies*

- Review measures that comply with Georgia Department of Natural Resources for protecting wetlands, watersheds and groundwater recharge areas for potential adoption by the City



*Salacoa Creek traverses the western edge of the city*  
Source: Google Earth



## City of Fairmount Character Areas

### 2. Rural/Agricultural Reserve

The Rural/Agricultural Reserve character area includes predominantly rural, undeveloped land that is suited for agricultural and large-lot residential uses. Development in the area should maintain the area's rural character and its open spaces. A "conservation subdivision" may be an appropriate alternative to large-lot residential uses due to its goal of maximizing open space.

#### *Development Pattern*

The development pattern should seek to:

- Preserve rural character, viewsheds, and natural features/resources by maintaining large lot sizes
- Where the topography will permit, accommodate new residential development in a "conservation subdivision" or "rural cluster" design that incorporates significant amounts of open space and natural conservation areas into the neighborhood configuration
- Limit grading and clearing
- Preserve natural hydrology and drainageways
- Carefully design roadway alterations to minimize scenic and environmental impacts
- Utilize natural features for stormwater management
- Accommodate low-intensity uses
- Connect to a network of greenways/trails, wherever possible



*An example of a conservation subdivision, which maximizes and protects existing green space/trees via site design*

Source: Georgia Stormwater Management Manual

#### *Primary Land Uses*

- Agricultural
- Low-intensity single-family residential
- Passive recreation

#### *Quality Community Objectives*

- Open Space Preservation
- Environmental Protection
- Sense of Place

#### *Implementation Strategies*

- Evaluate a Conservation Subdivision Ordinance for potential adoption by the City
- Follow BMPs for any land disturbance activities

## City of Fairmount Character Areas

### 3. Historic Downtown

The Historic Downtown character area incorporates the traditional central business district as well as a variety of land uses commonly found in rural town centers: a blend of commercial businesses, historic residential properties, and important civic traditions such as City Hall and the town square. This traditional character area is enhanced by pedestrian friendly sidewalks, attractive streetscapes, historic downtown architecture, and a busy railroad corridor.



*The development pattern of the downtown 'core' should be followed throughout the downtown: traditional storefronts close to the street and to one another, sidewalks, and local-oriented businesses*



*Residential uses are also found in the downtown area, including this historic home*



*Fairmount City Hall: a key civic use located downtown*

#### ***Development Patterns***

The development pattern should seek to:

- Encourage pedestrian access to downtown via sidewalks and trail systems
- Encourage on-street parking
- Reinforce traditional pedestrian-scaled development patterns (including building placement, lighting, site features, sidewalk use and amenities, traffic patterns)
- Serve surrounding neighborhoods
- Enhance existing building stock with appropriate maintenance and rehabilitation
- Represent a mix of uses, including civic uses, that attracts residents to the downtown and creates vitality
- Accommodate redevelopment and infill opportunities that respect the traditional development patterns and architectural styles
- Reinforce downtown as the community focal point of Fairmount
- Encourage traditional storefront design for retail and office uses
- Reuse vacant structures
- Promote preservation of residential structures vs. demolition upon a change in use (e.g. conversion to professional office or retail), with lighting, parking, and signage that is compatible with the residential context

#### ***Primary Land Uses***

- Retail/neighborhood commercial
- Professional office
- Government facilities
- Parks
- Single-family residential (where it already exists)
- Mixed Use (e.g. residential above ground floor retail, where viable)

## City of Fairmount Character Areas

### 3. Historic Downtown (con't)

#### *Quality Community Objectives*

- Sense of Place
- Infill Development
- Heritage Preservation

#### *Implementation Strategies*

- Continue to construct new sidewalks or improve existing sidewalk accessibility or linkages from surrounding neighborhoods to the downtown
- Create Fairmount Business/Merchants Association
- Implement Downtown Streetscape Plan
- Identify vacant buildings / sites and coordinate with the Gordon County Chamber of Commerce to promote these downtown-area "opportunities"
- Renovate space or construct a new City Hall downtown



*Renovated town square in Downtown Fairmount*

### 4. In-Town Traditional Neighborhood

The In-Town Traditional Neighborhood character area reflects Fairmount's historic housing stock and traditional pattern of development. The area primarily consists of relatively well-maintained single-family housing with a distinct identity through architectural design, building placement, street design, and presence of street trees and some sidewalks. The neighborhoods are generally thought of as "in-town" due to their proximity and accessibility to the central business district.

#### *Development Patterns*

The development pattern should seek to:

- Respect the traditional building placement, with homes that are closer to the street and have reduced separation between adjacent dwellings
- Promote sensitive building rehabilitation that is in keeping with a building's existing architectural style and scale and that of neighboring homes
- Promote a pedestrian-scale community, with an emphasis on walkability and connectivity
- Accommodate senior housing opportunities that can be integrated into, and are consistent with, the existing development pattern and can benefit from close proximity to downtown goods and services
- Accommodate in-fill development that compliments the scale, setback and style of existing adjacent homes
- Maintain existing homes and character-defining site features (e.g. drives, walls, lighting, landscaping, tree cover)
- Provide housing choice while respecting the established single-family development pattern



*Historic homes found in the area can include unique site features that should be preserved*



*Existing townhomes and apartments provide housing options*



## City of Fairmount Character Areas

### 4. In-Town Traditional Neighborhood (con't.)

#### *Primary Land Uses*

- Single-family residential
- Senior housing
- Parks

#### *Quality Community Objectives*

- Traditional Neighborhoods
- Sense of Place
- Regional Identity
- Housing Choices

#### *Implementation Strategies*

- Adopt a Zoning Ordinance and Official Zoning Map to delineate appropriate residential uses and densities (e.g. single-family and multi-family)
- Add sidewalks where they do not currently exist to provide connectivity within the character area and to other character areas / activity centers
- Adopt Senior Housing Guidelines for application on suitable properties close to the city center
- Permit garage apartments or mother-in-law units in single-family districts



*Sidewalks, like this one approaching Fairmount Elementary, provide important connections between neighbors, neighborhoods, and activity centers like parks and schools*

### 5. Emerging Suburban

Suburban-type residential development (smaller-lot neighborhoods versus individual, large lots) is becoming more commonplace in once rural areas, including to a large extent the southeast portion of the City. Potential issues include mass clearing and grading, lack of connectivity within and to surrounding uses, and loss of open / green space.

#### *Development Pattern*

The development pattern should seek to:

- Respect the rural character
- Provide adequate open space
- Provided a connected system of streets within new subdivisions and connect to existing or future developments
- Include a variety of housing choices without sacrificing quality of design and construction
- Limit clearing and grading
- Provide sidewalks and street trees
- Provide safe facilities for pedestrians, schools buses, and bicyclists using the road right-of-way
- Connect to a network of greenways/trails, wherever possible
- Encourage Conservation Subdivisions
- Provide active and passive recreation opportunities for area residents



*Breaking ground in Fairmount: Construction of a 600-lot residential development is evident beyond the existing homes shown in the foreground*



## City of Fairmount Character Areas

### 5. Emerging Suburban (con't.)

#### *Primary Land Uses*

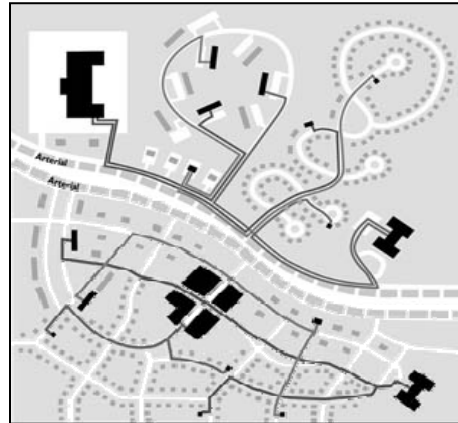
- Single-family residential
- Parks

#### *Quality Community Objectives*

- Housing Choices
- Sense of Place

#### *Implementation Strategies*

- Evaluate Section 3-4 *Tree Protection* of the state's 2004 Model Code: Alternatives to Conventional Zoning for potential adoption by the City
- Require sidewalks in all new residential subdivisions
- Adopt basic design standards for residential construction (e.g. requirements for exterior building materials on one or more façades)



*Connectivity depicted on the bottom of the diagram is encouraged; conventional suburban sprawl shown in the top of the diagram is discouraged*

### 6. Public/Institutional Core

The Public Institutional Core character area is made up of an area just east of downtown that is surrounded by the In-Town Residential character area. Key community buildings such as the Community Center, recreation area, Fairmount Elementary School, and the former Fairmount clinic building are located here.

#### *Development Patterns*

The development pattern should seek to:

- Preserve existing buildings and maintain viable uses
- Maintain and enhance pedestrian-friendly environment

#### *Primary Land Uses*

- Public/Institutional
- Parks

#### *Quality Community Objectives*

- Sense of Place
- Heritage Preservation
- Transportation Alternatives

#### *Implementation Strategies*

- Construct sidewalks to connect surrounding residences
- Repair the Fairmount Clinic to permit its reuse



*Fairmount Elementary, Fairmount Community Center and the recreation area are within walking distance of local neighborhoods*

## City of Fairmount Character Areas

### 7. Highway 411 Commercial Corridor

The Highway 411 Corridor character area is represented north and south of the Historic Downtown, and it includes a mix of commercial and low-density residential uses. The corridor is characterized by deep setbacks, limited pedestrian infrastructure, and inconsistent building materials and commercial signage.

#### *Development Patterns*

The development pattern should seek to:

- Accommodate local, versus regional, businesses
- Preserve or increase traffic flow by consolidating driveways and encouraging interparcel access
- Limit signs and billboards
- Limit or shield outside storage and displays
- Incorporate minimum design standards for non-residential uses (exterior cladding, signage and landscaping) to improve the overall appearance of this “gateway corridor”
- Depict clear physical boundaries and transitions between the edge of the character area and adjacent character areas, in particularly those that include residential uses
- Landscape parking lots to provide shade, reduce impervious surfaces, to improve the appearance of a site, and to shield parking areas from public view
- Coordinate land use planning with bike and pedestrian opportunities

#### *Primary Land Uses*

- Commercial (retail and office uses)

#### *Quality Community Objectives*

- Appropriate Business
- Employment Options

#### *Implementation Strategies*

- Adopt a Sign Ordinance to control height, placement and size of signs (reference Section 3-7 *Signs* of the state’s 2004 Model Code: Alternatives to Conventional Zoning)
- Evaluate Section 3-9 *Landscaping and Buffers* for potential use in augmenting City’s landscape/buffer regulations for commercial uses
- Consider adoption of minimum standards for commercial construction (e.g. required exterior building materials on one or more façade)



*The IGA grocery store, located along U.S. Highway 411 north of downtown Fairmount. serves local residents*



*Separate driveways (versus shared) for commercial uses have the potential to impede traffic flow along U.S. Highway 411*

## City of Fairmount Character Areas

### 8. Industrial

The Industrial character area is intended to accommodate low and high intensity industry in locations that have highway and rail access. Fairmount is home to several industries inside its limits or nearby, such as the Pine Hall Brick Company. The City's ability to provide both water and sewer infrastructure positions it to be the recipient of additional industrial activity.



*Industries such as J.M. Huber and CETCO are located in close proximity to the rail, U.S. Highway 411 and State Highway 53*

#### *Development Pattern*

The development pattern should seek to:

- Provide diverse industry
- Protect air and water quality
- Provide adequate buffers
- Limit visibility of industrial operations/parking from the public right-of-way
- Limit grading and clearing

#### *Primary Land Uses*

- Light industrial
- Heavy industrial

#### *Quality Community Objectives*

- Appropriate Business
- Employment Options
- Regional Identify
- Regional Cooperation

#### *Implementation Strategies*

- Prepare a comprehensive Economic Development Plan with the Chamber of Commerce, the Development Authority of Gordon County (aka the Industrial Authority), and the other Gordon jurisdictions to identify desired industries and locations and to develop a marketing strategy
- Recruit light or "clean" industrial uses
- Evaluate Section 3-9 *Landscaping and Buffers* of the DCA Model Code for potential use in augmenting City's landscape/buffer regulations for industrial uses



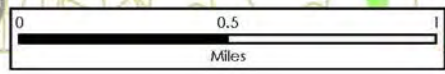


53 Fairmount Hwy

53 Fairmount Hwy

United States Highway 411

Legend	
	Parcels
	Road
	Railroad
	Major Road
	City Limits
Character Areas	
	Rural / Agricultural Reserve
	Highway 411 Commercial Corridor
	Public Institutional Core
	Emerging Suburban
	Historic Downtown
	In-Town Traditional Neighborhood
	Industrial
	River Corridor / Floodplain Preserve



### Future Development Map

### Fairmount

Prepared by:  
THP  
Checked by:  
PWH  
Project Number:  
6311050068



Figure Number:  
2



### 2.2.3 City of Plainville Character Area

One character area, labeled Plainville, is reflected on the Future Development Map for the City of Plainville. It includes the city boundaries as well as a greater area that can accommodate future growth and development. Plainville is currently a mix of uses in a predominantly rural area. This rural character should be retained with future development.

#### *Development Pattern*

The development pattern should seek to:

- Preserve rural character and traditional features such as the downtown area
- Preserve natural, cultural and historic resources and views of natural features
- Maintain a high degree of open / green space
- Reflect a unique identity for the Plainville community
- Depict clear physical boundaries and transitions between differing land uses
- Appropriately screen commercial and industrial parking and loading areas
- Protect water quality with appropriate stream and reservoir buffers, septic tank setbacks and prohibition of uses that are prone to pollution
- Follow Best Management Practices (BMPs) for any land disturbance activities
- Coordinate land use planning with bike and pedestrian opportunities
- Provide community gathering spaces
- Encourage maintenance of private property

#### *Primary Land Uses*

- Single-family residential
- Public/institutional
- Parks
- Commercial
- Light industrial

#### *Quality Community Objectives*

- Sense of Place
- Heritage Preservation

#### *Implementation Strategies*

- Adopt measures that comply with Georgia Department of Natural Resources for protecting wetlands, watersheds and groundwater recharge areas
- Continue to construct new sidewalks or improve existing sidewalk connectivity between residential uses and parks / public uses
- Implement Magistrate Court to enforce property maintenance codes
- Coordinate with County on maintenance and operation of parks



*Green space characterizes much of the city*



*The city playground is a popular destination for local families*



*This industrial use is in close proximity to civic and residential uses, reflecting the traditional mixed development pattern*

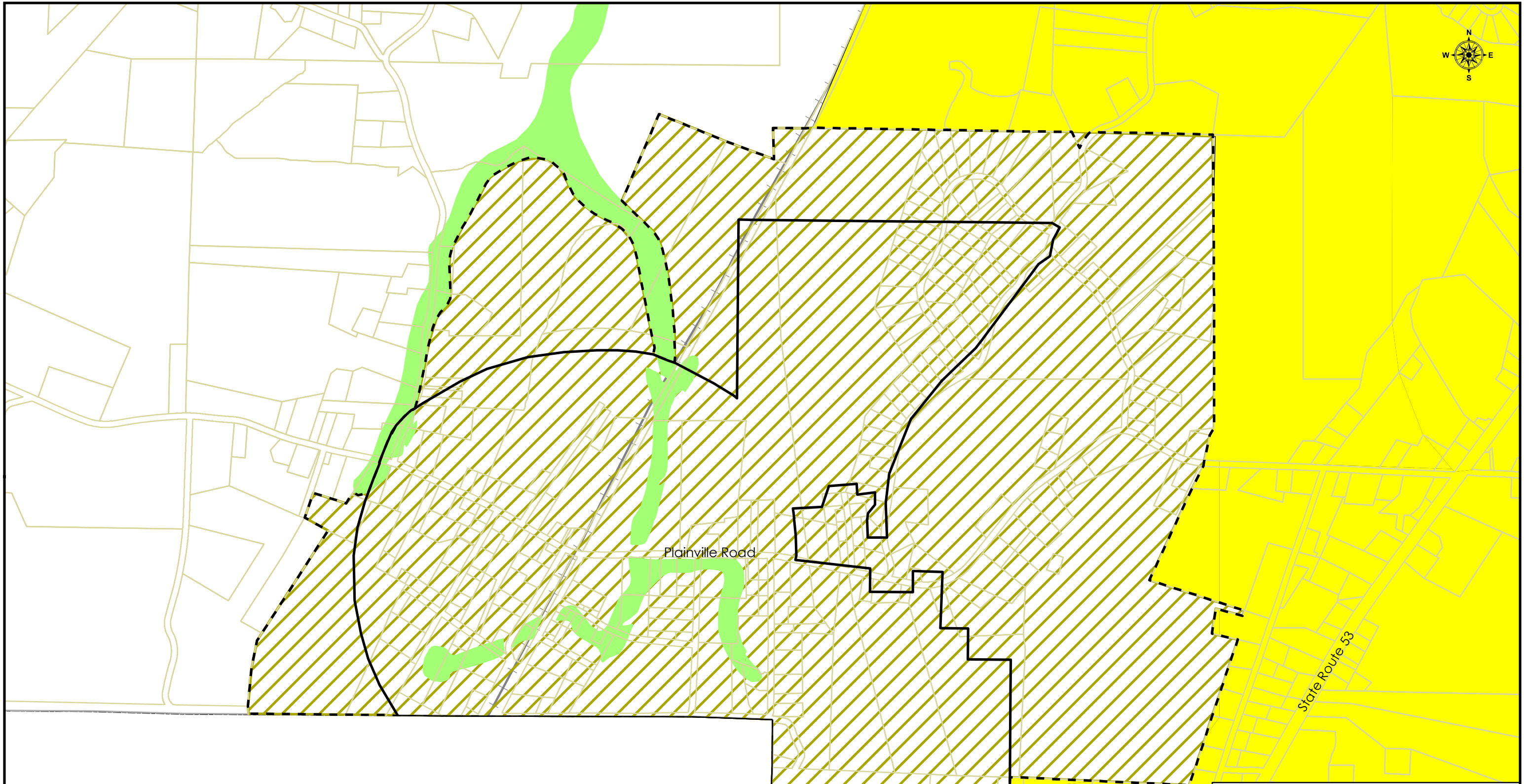


*Sidewalks increase accessibility to community uses like the rec center*

*Page intentionally left blank.*

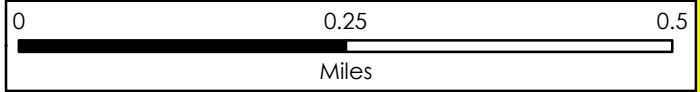






**Legend**

	Railroad	<b>Character Areas</b>
	City Limits	
	Parcels	



<b>Future Development Map</b>		
<b>Plainville</b>		
Prepared by: THP		<b>Figure Number:</b> 3
Checked by: PWH		
Project Number: 6311050068		





## 2.2.4 City of Ranger Character Area

One character area, labeled Ranger, is reflected on the Future Development Map for the City of Ranger. It includes the city boundaries as well as a greater area that can accommodate future growth and development. The City of Ranger is currently a mix of residential and commercial uses, primarily oriented along U.S. Highway 411. Sewer availability via the City of Fairmount and rail/highway access position Ranger to experience higher intensity development in the form of industrial and commercial uses along U.S. Highway 411. In addition to accommodating potential economic and physical growth, this character area strives to promote quality development that is consistent with the rural nature of the area and contributes to a unique sense of place.

### *Development Pattern*

The development pattern should seek to:

- Preserve rural character, natural resources and views of natural features
- Maintain a high degree of open / green space, including with new development
- Preserve, rehabilitate and reuse (if applicable) historic buildings
- Preserve or increase traffic flow by consolidating driveways and encouraging interparcel access for commercial uses
- Limit signs and billboards
- Incorporate minimum design standards for non-residential uses (exterior cladding, signage and landscaping) to improve the overall appearance of the U.S. Highway 411 corridor and the city as a whole
- Direct commercial uses along U.S. Highway 411
- Reinforce the physical center of town as “downtown Ranger” with shops, dining opportunities and community gathering places and streetscape improvements
- Direct light industrial uses west of the railroad, north of the town center
- Direct heavy industrial west of the railroad, south of the town center
- Accommodate senior housing in areas suitable for residential use and in close proximity to community amenities
- Limit clearing and grading, especially with development amidst the steeper slopes east of the existing city limits
- Depict clear physical boundaries and transitions between differing land uses
- Landscape parking lots to provide shade, reduce impervious surfaces, to improve the appearance of a site, and to shield parking areas from public view



*Residential and commercial uses can be found side-by-side along U.S. Highway 411 in the heart of Ranger*



*Ranger Park and Community Center are new amenities for local residents; the addition of park space at a central location along U.S. Highway 411 can help establish a contribute to a “downtown” look and feel*

## City of Ranger Character Area

### *Development Pattern (con't.)*

- Coordinate land use planning with bike and pedestrian opportunities
- Limit or shield outside storage and display of equipment/large merchandise
- Appropriately screen commercial and industrial parking and loading areas
- Protect water quality with appropriate stream and reservoir buffers, septic tank setbacks and prohibition of uses that are prone to pollution
- Follow Best Management Practices (BMPs) for any land disturbance activities

### *Primary Land Uses*

- Commercial (retail and office) along U.S. Highway 411
- Mixed use in the downtown area (i.e. residential above ground-floor retail, studio space or office)
- Light industrial west of the railroad, north of the town center
- Heavy industrial west of the railroad, south of the town center
- Large-lot single family residential (beyond 411 frontage and non-residential uses)
- Senior housing developments (beyond 411 frontage and non-residential uses)
- Public / Institutional
- Parks

### *Quality Community Objectives*

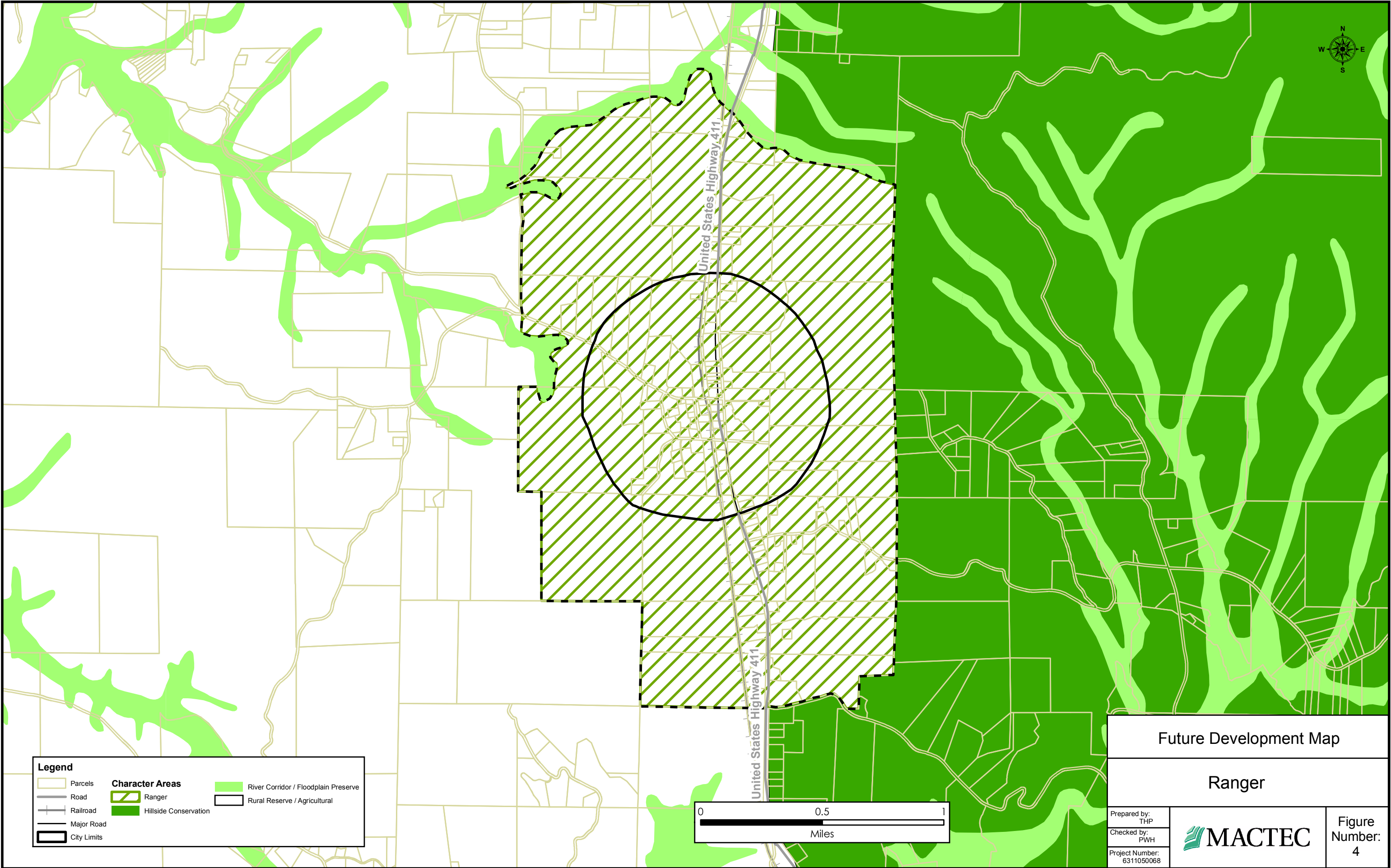
- Sense of Place
- Growth Preparedness

### *Implementation Strategies*

- Adopt measures that comply with Georgia Department of Natural Resources for protecting wetlands, watersheds and groundwater recharge areas
- Supplement existing development regulations with the following components of the DCA Model Code: Section 2-7 *Hillside Development*, Section 3-4 *Tree Protection*, Section 3-9 *Landscaping and Buffers*
- Adopt relevant components of Section 5-3 *Design Guidelines* from the state's Model Code or amend zoning ordinance to include basic architectural standards for non-residential uses
- Adopt a Sign Ordinance for consistent and appropriate placement, size and materials
- Coordinate with Gordon County Chamber of Commerce to promote vacant buildings and sites that are identified by the City of Ranger
- Coordinate with City of Fairmount and/or investigate feasibility of constructing a stand-alone system to extend sewer infrastructure for areas deemed appropriate for new development
- Continue to construct new sidewalks or improve existing sidewalk accessibility or linkages from residential uses to community facilities/activity centers such as the Ranger Community Center, Ranger Park and future downtown square/businesses
- Investigate historic preservation-related funding sources for building rehabilitation
- Prepare a downtown master plan

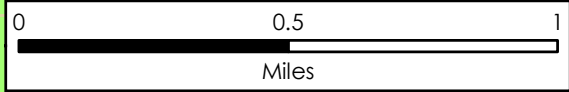


*Sidewalks along U.S. Highway 411 contribute to a pedestrian scale that should be encouraged through town*



**Legend**

Parcels	<b>Character Areas</b>	River Corridor / Floodplain Preserve
Road	Ranger	Rural Reserve / Agricultural
Railroad	Hillside Conservation	
Major Road		
City Limits		



Future Development Map

Ranger

Prepared by:  
THP

Checked by:  
PWH

Project Number:  
6311050068



Figure Number:  
4





## 2.2.5 Town of Resaca Character Areas

Eight character areas are reflected on the Future Development Map for the Town of Resaca, as follows:

1. River Corridor/Floodplain Preserve
2. Rural/Agricultural Reserve
3. Historic Resources Protection
4. Historic Downtown
5. Highway 41 Commercial Corridor
6. Emerging Suburban
7. Interstate Access Commercial
8. Highway 41 North Commercial Corridor

### 1. River Corridor/Floodplain Preserve

The River Corridor/Floodplain Preserve character area reflects environmentally sensitive areas and undeveloped natural lands that are not suitable for development. The character area includes river corridors, wetlands, and floodplain areas. Much of Resaca is classified as this character area due to the presence of the Oostanaula and Conasauga Rivers inside or abutting the city limits.



*The Oostanaula River winds through Resaca; to protect water quality it is important to limit nearby development*

Source: Google Earth

### ***Development Pattern***

The development pattern should seek to:

- Preserve rural character, natural resources and views of natural features
- Protect water quality with appropriate stream and reservoir buffers, septic tank setbacks and prohibition of uses that are prone to pollution
- Follow Best Management Practices (BMPs) for erosion and sedimentation, as defined in the Georgia Erosion and Sedimentation Act
- Minimize impervious surfaces
- Discourage extension of public utilities, especially sewer, that would encourage development of these areas
- Maintain a high degree of open space
- Protect open space in a linear pattern, typically following river and stream corridors
- Protect natural habitat
- Accommodate a greenway system that follows the County's rivers

### ***Primary Land Uses***

- Undeveloped areas left in their natural state
- Passive parks
- Agriculture

### ***Quality Community Objectives***

- Open Space Preservation
- Environmental Protection
- Sense of Place

### ***Implementation Strategies***

- Adopt measures that comply with Georgia Department of Natural Resources for protecting wetlands, watersheds and groundwater recharge areas



## Town of Resaca Character Areas

### 2. Rural/Agricultural Reserve

The Rural/Agricultural Reserve character area includes predominantly rural, undeveloped land that is suited for agricultural and large-lot residential uses. Development in the area should maintain the area's rural character and its open spaces. A "conservation subdivision" may be an appropriate alternative to large-lot residential uses due to its goal of maximizing open space.

#### *Development Pattern*

The development pattern should seek to:

- Preserve rural character, viewsheds, and natural features/resources by maintaining large lot sizes
- Where the topography will permit, accommodate new residential development in a "conservation subdivision" or "rural cluster" design that incorporates significant amounts of open space and natural conservation areas into the neighborhood configuration
- Limit grading and clearing
- Preserve natural hydrology and drainageways
- Discourage extension of public utilities into these areas
- Carefully design roadway alterations to minimize scenic and environmental impacts
- Utilize natural features for stormwater management
- Accommodate low-intensity uses
- Connect to a network of greenways/trails, wherever possible



*The Rural/Agricultural Reserve character area is intended to maintain the rural qualities and land*

#### *Primary Land Uses*

- Agricultural
- Low-intensity single-family residential
- Passive recreation



*An example of a conservation subdivision, which maximizes and protects existing green space/trees in the neighborhood design*

Source: Georgia Stormwater Management Manual

#### *Quality Community Objectives*

- Open Space Preservation
- Environmental Protection
- Sense of Place

#### *Implementation Strategies*

- Adopt a policy that discourages extension of public utilities into these areas
- Adopt a Conservation Subdivision Ordinance
- Follow BMPs for any land disturbance activities

## Town of Resaca Character Areas

### 3. Historic Resource Protection

The Historic Resource Protection character area reflects the Resaca Battlefield area, which includes large tracts of privately-owned property where Civil War trenches are still visible, 500+ acres of state-owned property on the west side of I-75, the state-owned Resaca Confederate Cemetery, and the County-owned Fort Wayne Civil War Historic Site east of U.S. Highway 41. This character area includes these sites as well as surrounding areas that have already experienced development or have the potential to develop in ways that would negatively impact these important historic resources.

#### *Development Pattern*

The development pattern should seek to:

- Buffer the historic sites from encroaching development
- Protect “gateways”, including I-75 interchanges, from incompatible and unattractive development that detracts from the historic nature and rural character of the area
- Encourage building/site design and scale that is compatible with the surrounding historic environment
- Preserve the integrity of historic sites
- Encourage low-impact uses
- Protect viewsheds
- Limit clearing and grading

#### *Primary Land Uses*

- Passive parks/land in its natural state
- Agricultural
- Low-intensity single-family residential

#### *Quality Community Objectives*

- Heritage Preservation
- Open Space Preservation
- Sense of Place

#### *Implementation Strategies*

- Coordinate with the Gordon County Historic Preservation Commission to adopt a local historic district or overlay zoning district with supporting design guidelines to guide future development
- Prohibit outdoor storage and land uses that are incompatible with the area
- Promote the use of conservation easements and conservation tax credits by land owners to preserve privately held portions of the Resaca Battlefield
- Coordinate with the County to implement the recently completed Fort Wayne Civil War Historic Site Master Plan and on other opportunities to protect Resaca Battlefield



*Trenches like these in the Fort Wayne Civil War Historic Site are visible throughout Resaca; their long-term preservation is uncertain due to much of the Resaca Battlefield being privately owned*



*The Resaca Confederate Cemetery contributes to the battlefield's and the town's history*

## Town of Resaca Character Areas

### 4. Historic Downtown

The Historic Downtown character area incorporates the traditional town center, including the former City Hall building and surrounding civic uses and businesses around the U.S. Highway 41/S.R. 136 intersection. Overall, the area reflects a mix of uses, including residences. Several historic structures are also located here, as well as the current Town Hall / recreation center facility on Walker Street.

#### *Development Pattern*

The development pattern should seek to:

- Encourage pedestrian access to downtown via sidewalks and trail systems
- Orient buildings close to the street and limit pavement/parking in the front of buildings
- Reinforce traditional pedestrian-scaled development patterns (including building placement, lighting, site features, sidewalk use and amenities, traffic patterns)
- Serve surrounding neighborhoods
- Retain and enhance existing building stock with appropriate maintenance and rehabilitation
- Represent a mix of uses, including civic uses, that attracts residents to the downtown and creates vitality
- Accommodate redevelopment and infill opportunities that respect the traditional development patterns and architectural styles
- Reinforce downtown as the community focal point of Resaca
- Encourage traditional storefront design for retail and office uses
- Reuse vacant structures
- Promote preservation of residential structures vs. demolition upon a change in use (e.g. conversion to professional office or retail), with lighting, parking, and signage that is compatible with the residential context

#### *Primary Land Uses*

- Retail/neighborhood commercial
- Professional office
- Government facilities
- Parks
- Single-family residential (where it already exists)
- Mixed Use (e.g. residential above ground floor retail, where viable)



*The Resaca Grocery is a long-standing business at the town's center: U.S. Highway 41 / S.R. 136 intersection*



*Existing and former residential uses are also found in the downtown area, including this historic structure in need of repair*



## Town of Resaca Character Areas

### 4. Historic Downtown (con't).

#### *Quality Community Objectives*

- Sense of Place
- Infill Development
- Heritage Preservation

#### *Implementation Strategies*

- Continue to construct new sidewalks or improve existing sidewalk accessibility within the downtown area to compliment the streetscape enhancements (e.g. traditional lamp posts) along Walker Street
- Continue to enforce Junk, Scrap and Salvage Yards Ordinance, utilizing the assistance of the Resaca Beautification Committee
- Identify vacant buildings / sites and coordinate with the Gordon County Chamber of Commerce to promote these downtown-area "opportunities"
- Seek grant opportunities to assist with building rehabilitation needs



*Disposal of junk and debris in the front yards of property along U.S. Highway 41 detracts from the character of the area*

### 5. Highway 41 Commercial Corridor

The Highway 41 Commercial Corridor is generally a north-south swath of properties between U.S. Highway 41 and the railroad. It includes businesses that are presently developed with deep setbacks, parking lots located between the street and buildings and limited pedestrian infrastructure. The character area should continue to reflect commercial uses but should become more pedestrian-friendly and compatible with the traditional character of the surrounding area.

#### *Development Patterns*

The development pattern should seek to:

- Limit signs and billboards
- Incorporate streetscape enhancements such as sidewalks, landscaping and decorative streetlights to improve the overall appearance of this "gateway corridor", to make it more pedestrian-friendly and to compliment the adjacent character areas
- Landscape parking lots to provide shade, reduce impervious surfaces, to improve the appearance of a site, and to shield parking areas from public view
- Encourage redevelopment that permits minimal building setbacks, parking to the rear of a building, interparcel access and shared driveways, and that requires quality materials and design (related to the building, the site, and signage)
- Coordinate land use planning with bike, pedestrian and transit opportunities
- Accommodate a mix of local, versus, regional-serving retail and commercial uses



*Storefronts, some vacant, in the Highway 41 Commercial Corridor character area*

## Town of Resaca Character Areas

### 5. Highway 41 Commercial Corridor (con't.)

#### *Primary Land Uses*

- Commercial and retail uses

#### *Quality Community Objectives*

- Appropriate Businesses
- Sense of Place

#### *Implementation Strategies*

- Adopt a Sign Ordinance to control height, placement and size of signs (reference Section 3-7 *Signs* of the state's 2004 Model Code: Alternatives to Conventional Zoning)
- Adopt Section 3-9 *Landscaping and Buffers* of the 2004 Model Code
- Identify vacant buildings and coordinate with the Gordon County Chamber of Commerce to promote these sites
- Adopt minimum standards for commercial construction (e.g. required exterior building materials on one or more façade)

### 6. Emerging Suburban

Suburban-type residential development (smaller-lot neighborhoods versus individual, large lots) is becoming more commonplace in once rural areas. The North Point neighborhood at the southern end of the city limits is one example, as well as the older Riverview-area homes. Potential issues include mass clearing and grading, lack of connectivity within and to surrounding uses, and loss of open / green space.



*Small picnic and playground areas, such as this common area in the North Point subdivision, are beneficial additions to a neighborhood*

#### *Development Pattern*

The development pattern should seek to:

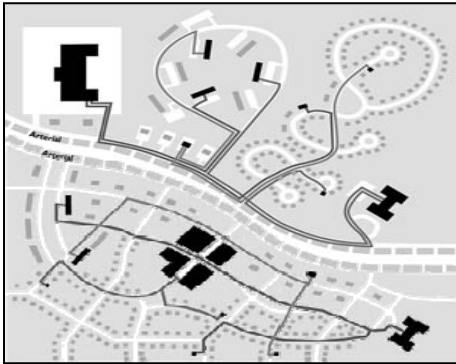
- Respect the surrounding rural character
- Provide adequate open space
- Provide a connected system of streets within new subdivisions and connect to existing or future developments
- Include a variety of housing choices without sacrificing quality of design and construction
- Limit clearing and grading
- Provide sidewalks and street trees
- Provide safe facilities for pedestrians, schools buses, and bicyclists using the road right-of-way
- Connect to a network of greenways/trails, wherever possible
- Encourage Conservation Subdivisions
- Provide active and passive recreation opportunities for area residents

#### *Primary Land Uses*

- Single-family residential
- Parks

## Town of Resaca Character Areas

### 6. Emerging Suburban (con't.)



*Connectivity depicted on the bottom of the diagram is encouraged; conventional suburban sprawl shown in the top of the diagram is discouraged*

#### **Quality Community Objectives**

- Housing Choices
- Sense of Place

#### **Implementation Strategies**

- Require sidewalks in all new residential subdivisions
- Adopt basic design standards for residential construction (e.g. requirements for exterior building materials on one or more façades)
- Adopt a Conservation Subdivision Ordinance

### 7. Interstate Access Commercial

Interstate Access Commercial accommodates uses that benefit from, and tend to be associated with, interstate access. A prime example is the Flying J truck stop east of the I-75 interchange. While this character area may accommodate auto-oriented uses, an important goal is to ensure that uses and the type and scale of development does not detract from the nearby historic resources and character of Resaca.



*The Flying J Travel Plaza, located at the I-75/SR 136 interchange, provides convenient access for travelers as well as a view of the Resaca Battlefield area*

#### **Development Pattern**

The development pattern should seek to:

- Depict clear physical boundaries and transitions (including landscaping and buffers) between Interstate Commercial uses and adjacent uses/character areas
- Minimize curb cuts and encourage interparcel access
- Limit signs and billboards
- Encourage site design that minimizes impervious surfaces, better integrates stormwater treatment, and screens parking and loading from the right-of-way
- Respect the history of the area, in particular the Resaca Battlefield

#### **Primary Land Uses**

- Commercial

#### **Quality Community Objectives**

- Appropriate Businesses
- Sense of Place
- Heritage Preservation



## Town of Resaca Character Areas

### 7. Interstate Access Commercial (con't.)

#### *Implementation Strategies*

- Adopt a Sign Ordinance to control height, placement and size of signs (reference Section 3-7 *Signs* of the state's 2004 Model Code: Alternatives to Conventional Zoning)
- Adopt Section 3-9 *Landscaping and Buffers* of the 2004 Model Code
- Adopt minimum standards for commercial construction (e.g. required exterior building materials on one or more façade)

### 8. Highway 41 North Commercial Corridor

Currently, only one parcel of land inside the Resaca town limits is designated Highway 41 North Commercial Corridor. The area is at the southern end of town that traverses a portion of U.S. Highway 41 with a mix of commercial and residential uses.

#### *Development Pattern*

The development pattern should seek to:

- Encourage development that transitions the area to a commercial corridor
- Depict clear physical boundaries and transitions between the highway and adjacent residential uses
- Incorporate access management techniques into site design, including shared driveways and interparcel access
- Adopt landscaping and site design standards to enhance overall appearance of a site, reduce impervious surfaces, and better integrate stormwater treatment
- Limit signs and billboards
- Limit clearing and grading

#### *Primary Land Uses*

- Commercial (non-"big box")

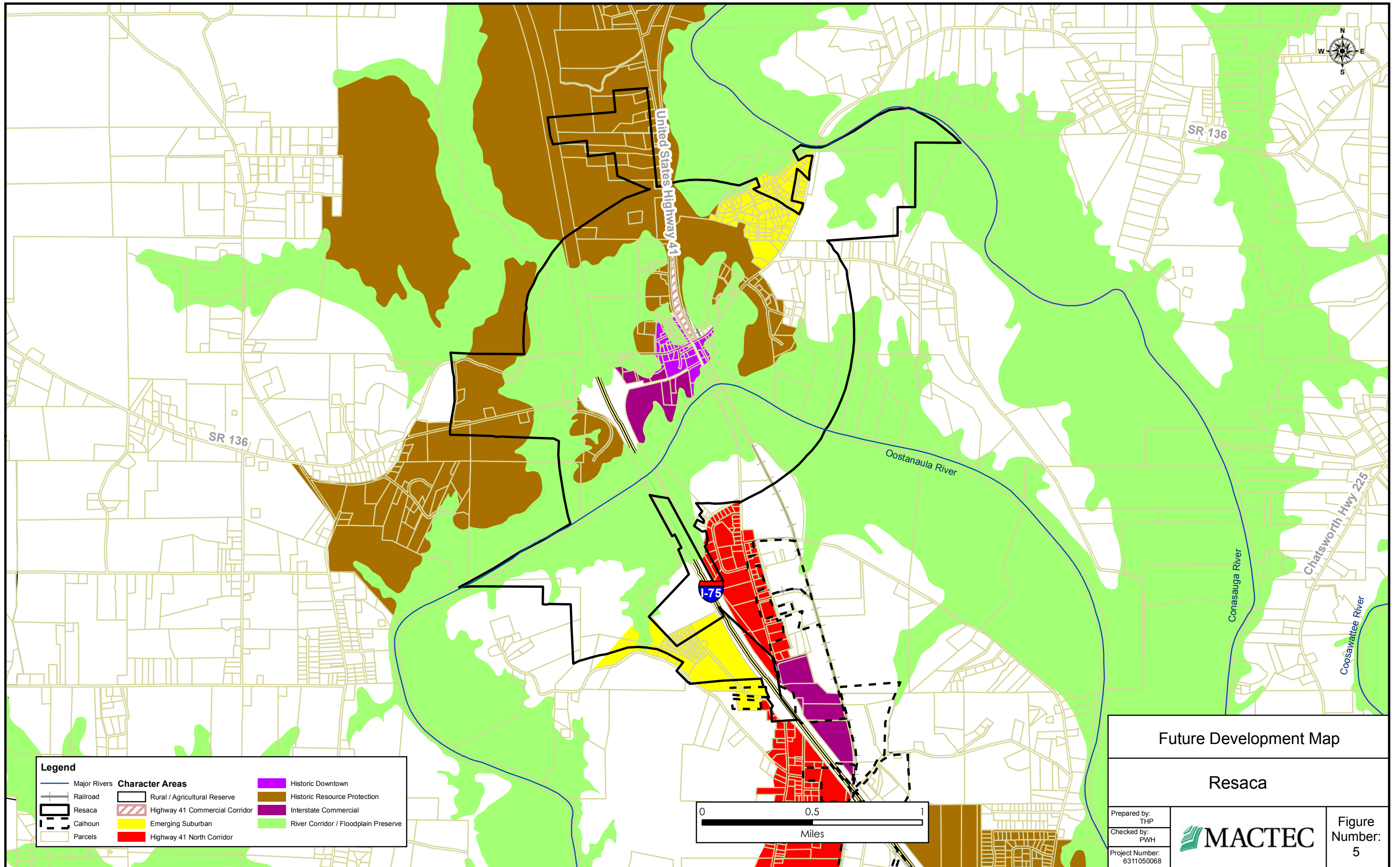
#### *Quality Community Objectives*

- Appropriate Businesses
- Sense of Place

#### *Implementation Strategies*

- Amend Zoning Ordinance to include minimum design standards for commercial uses (*i.e.* facade materials)
- Amend Street Ordinance to require interparcel access / shared driveways between similar uses
- Adopt a Landscape and Buffer Ordinance
- Follow BMPs for any land disturbance activities
- Adopt the Georgia Stormwater Management Manual, enforce stormwater BMPs to enhance waterway protection, and encourage the use of the manual's Stormwater Better Site Design Standards section to conserve natural areas, reduce impervious surfaces and better integrate stormwater treatment in site planning and design
- Adopt a Streetscape Master Plan to guide private/public enhancements in this city gateway area





Legend	
Major Rivers	<b>Character Areas</b>
Railroad	Rural / Agricultural Reserve
Resaca	Highway 41 Commercial Corridor
Calhoun	Emerging Suburban
Parcels	Highway 41 North Corridor
	Historic Downtown
	Historic Resource Protection
	River Corridor / Floodplain Preserve

Future Development Map	
Resaca	
Prepared by: THP	
Checked by: PWH	
Project Number: 6311050068	
Figure Number: 5	



### 3 Community Issues and Opportunities

This section provides an updated list of issues and opportunities that were identified in the Community Assessment portion of the Comprehensive Plan. The updated version reflects comments received during the two-day public Visioning Workshop (October 25 and 26, 2006). The following information is organized by the major topics defined in the Georgia Department of Community Affairs (DCA) Local Planning Requirements:

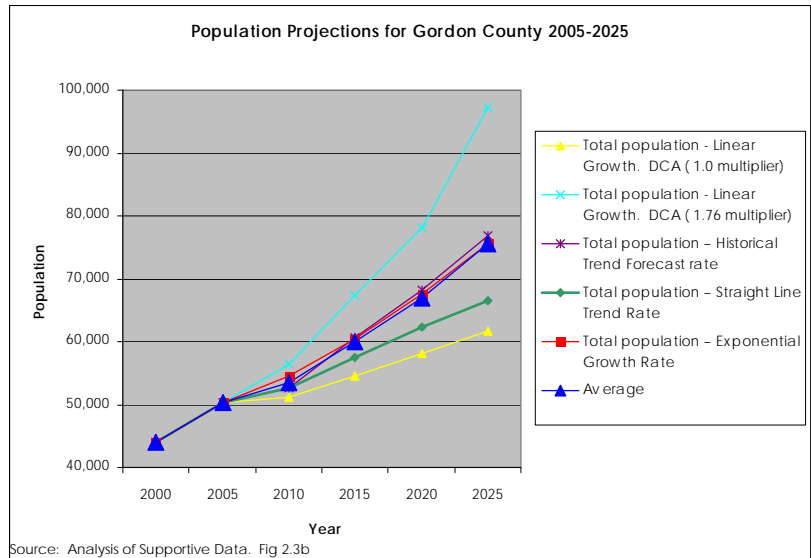
1. Population
2. Housing
3. Economic Development
4. Natural and Cultural Resources
5. Community Facilities and Services
6. Transportation
7. Land Use
8. Intergovernmental Coordination

#### 3.1 Gordon County Issues and Opportunities

##### 1. Population

###### Issues

- Steady growth rate is projected
- Growth in the senior population is anticipated, reflecting the national “Baby Boomer” trend
- Sustained growth in the Hispanic population, impacting public service provision
- Comprehensive social services are needed to keep pace with current trends that are anticipated to continue as the population grows (e.g. high teen pregnancy rate, high school drop-out rate, domestic violence, lack of child advocacy and quality daycare)



###### Opportunities

- Focus growth in areas served with existing infrastructure, and extend infrastructure to areas where growth is expected, based on current trends and the Future Development Map
- Expand existing senior services
- Promote senior housing opportunities
- Coordinate with the County Parks and Recreation Program, Gordon County Public Schools, and local churches as a means of public outreach with the Hispanic community
- Evaluate population projections in conjunction with the Gordon County Public Schools on an annual basis
- Coordinate with the Gordon County office of the Family Connection Partnership to address social issues



## Gordon County Issues and Opportunities

### 2. Housing

#### *Issues*

- Need for housing choices to address changing demographics
- Industry expansion in the County and Calhoun will require additional workforce housing

#### *Opportunities*

- Encourage alternatives to “conventional subdivisions” that have had proven success elsewhere, including Traditional Neighborhood Development (TND) and conservation subdivisions; both typically permit reduced house sizes, which contribute to the available range on housing in the County, and TND’s present an opportunity to provide a mix of housing types in one area
- Promote senior housing opportunities by adopting a Senior Housing Ordinance. Such an ordinance can address home and site features that are more functional for the elderly, and can encourage development of senior living opportunities in areas in close proximity to daily shopping/health/recreation needs

### 3. Economic Development

#### *Issues*

- Lack of a strategic economic development plan and promotional materials to guide business marketing and recruitment efforts
- Availability of infrastructure (mainly, water and sewer) to support locations along the railroad and interstate that have the potential to develop as industrial/commercial sites

#### *Opportunities*

- Prepare a comprehensive Economic Development Plan and promotional materials with the cities, Chamber of Commerce, and Industrial Development Authority to identify desired industries and locations and to develop a marketing strategy
- Coordinate with Calhoun and Fairmount to provide water and sewer service to areas suitable for new development
- Schedule regular coordination meetings and planning sessions with the Industrial Development Authority
- Collaboration between the Gordon County Historic Preservation Commission and Calhoun Historic Preservation Commission to foster heritage tourism

### 4. Natural and Cultural Resources

#### *Issues*

- Conservation of the County’s open space and prime agricultural land, which is difficult to achieve due to development pressures
- Threat of new/insensitive development encroaching on important historic areas, in particular the New Echota State Historic Site and the Resaca Battlefield area, which includes the County-owned Fort Wayne Civil War Historic Site and the Resaca Confederate Cemetery
- Hillside development is occurring at a rapid pace, especially in the eastern portion of the County, which can threaten scenic views and the natural environment
- Water quality protection is paramount, given the fact that regional waterways (Coosawattee, Conasauga and Oostanula rivers) that provide the majority of local processed drinking water are located in the County
- Lack of a tree protection/replacement ordinance
- Large areas of the County where residential development is occurring are located in a groundwater recharge area





## Gordon County Issues and Opportunities

### 4. Natural and Cultural Resources (con't.)

#### *Opportunities*

- The Gordon County Historic Preservation Commission can designate a local historic district to protect historic sites, and/or it can work with the County to establish design guidelines that can be used with a zoning overlay district
- Promote the use of conservation easements with property owners to protect agricultural land, environmentally sensitive areas, and privately-held property that is part of the Resaca Battlefield
- Promote County-wide heritage tourism
- Investigate the feasibility of a Transfer of Development Rights (TDR) program to conserve agricultural and undeveloped land
- Enhance river corridors protection, including the acquisition of land for a County-wide greenway
- The Georgia Land Conservation Program, which replaced the Georgia Greenspace Program, can be a source of grants, low-interest loans and tax incentives related to land conservation
- Coordinate stormwater management with Calhoun to ensure standards are consistent
- Protect open space while permitting new residential development by adopting a Conservation Subdivision Ordinance
- Identify and protect important scenic views, such as those that can be seen from Salacoa Creek Park
- Strengthen development standards for hillside development to address environmental concerns such as erosion and tree loss
- Promote the Georgia Conservation Tax Credit Program to encourage the donation of private land or conservation easements
- Research the National Scenic Byways Program as a potential tool for protecting important roadway corridors such as Highway 225 / Trail of Tears
- Utilize *Stormwater Better Site Design* standards from the Georgia Stormwater Management Manual to conserve natural areas, reduce impervious cover and better integrate stormwater treatment in site planning and design
- Protect groundwater recharge areas by promoting lower densities and continuing to enforce the Groundwater Recharge Area Protection Ordinance
- The Certified Local Government Program, administered by the Georgia State Historic Preservation Office, allows member jurisdictions to qualify for federal grant money that can be used to produce historic theme or context studies, cultural resource inventories, assessments of properties to determine their eligibility for local and National Register of Historic Places designation, building reuse and feasibility studies, design guidelines and conservation ordinances, and publications to educate the public about the benefits of historic preservation
- The proximity of New Echota to the Resaca Battlefield area, including the Fort Wayne Civil War Historic Site and the Resaca Confederate Cemetery presents an opportunity to link them together with a multi-use path, as identified in the 2007 Transportation Plan



## Gordon County Issues and Opportunities

### 5. Community Facilities and Services

#### *Issues*

- Changing public service demands of a diverse and growing population
- Lack of sewer infrastructure in much of the County
- Need for recreational opportunities in the western portion of the County
- Long distances between residential areas and day-to-day shopping needs/community services
- Insufficient water pressure at higher elevations, where hillside residential development is increasing

#### *Opportunities*

- Evaluate the feasibility of private package sewage plants for use in new residential subdivisions
- Coordinate with Gordon County Public Schools to locate new schools and to provide shared community services (computer usage for job training purposes, bi-lingual programs, etc.)
- Use sewer expansion to guide development to desired areas, such as Sonoraville, Red Bud and Sugar Valley
- Promote mixed-use nodes in areas of the County that already have some commercial or community services and have the potential to provide a greater concentration and variety of uses for nearby residents
- Encourage Traditional Neighborhood Development (TND) and senior housing in mixed-use nodes to permit residences and commercial/retail/uses or community facilities to be within walking distance of one another
- Development impact fees are used to expand the capacity of facilities for public safety, parks and recreation, and libraries; the 2007 Growth-Related Capital Improvements & Development Impact Fees study identified the extent of park improvements, park land acquisition, additional library space and collection materials, debt service for the County sheriff facility, and additional space and equipment for fire stations that would be needed to accommodate projected population growth
- The 2007 update to the Gordon County Parks and Recreation Master Plan will identify additional recreational opportunities (facility type and location) to serve the County's existing residents and its growing population
- Coordinate with the Cities of Calhoun and Fairmount on water and sewer infrastructure expansion
- Coordinate with the City of Calhoun to ensure that the Gordon County Fire Department's recommendations regarding water infrastructure for any proposed development are implemented

### 6. Transportation

#### *Issues*

- Poor local road conditions
- Lack of north-south connectivity in the residential areas east of the Calhoun city limits
- Few east-west routes at the south end of the County
- Few sidewalks / non-motorized options in non-rural areas
- Heavy traffic at the SR 53/ I-75 interchange



## Gordon County Issues and Opportunities

### 6. Transportation (con't.)

#### *Opportunities*

- Implement recommendations of 2007 City of Calhoun-Gordon County Transportation Plan
- The new Union Grove interchange and the Calhoun Bypass should minimize many issues related to east-west connectivity from I-75 to the residential developments east of Calhoun
- Prepare a County-wide Pedestrian/Bicycle Plan to identify opportunities for sidewalks, multi-use paths, bike lanes, and share-the-road signage
- Prepare a County-wide greenways plan, with focus on river corridors
- Seek Sidewalks-to-Schools funding
- Prepare a County-wide transit plan to determine ridership need and funding sources
- SPLOST funds have been earmarked for road, street and bridge projects throughout the County (\$11,500,000 through March 2012)

### 7. Land Use

#### *Issues*

- Incompatibility between land uses and zoning, due in part to A-1 (Agricultural District) zoning applied as a default district when the County adopted its zoning ordinance
- Need for a broader range of commercial zoning districts
- Need to streamline the large number of single-family residential districts
- Commercializing corridors, with the potential for access management problems and encroachment into adjacent rural and agricultural areas
- Development pressure around historic sites and in agricultural areas
- Development and infrastructure availability need to be in sync

#### *Opportunities*

- Major update to the zoning ordinance / creation of a Unified Development Code
- Concentrate commercial development at major intersections/nodes that are poised to support additional growth
- County staff can coordinate with the Historic Preservation Commission to create zoning overlay districts or local historic districts with design guidelines to protect the integrity of historic sites
- Steer development away from farmland and environmentally sensitive areas, directing it to areas identified as being appropriate growth areas
- Coordinate with Cities of Calhoun and Fairmount to extend water and sewer infrastructure to support desired growth, in particular industrial sites and other major employment centers

### 8. Intergovernmental Coordination

#### *Issues*

- Land use and service delivery conflicts due to unincorporated County "islands" interspersed throughout the Calhoun city limits
- Need for enhanced coordination between the County and Calhoun/Fairmount regarding future growth and availability of water and sewer infrastructure
- Need for regional transportation planning, especially with growth that is occurring east of I-75 and Calhoun and south of the County in the Adairsville area (potential Cabela's site)
- Need for communication between the County and the Board of Education on growth issues and facility needs



## Gordon County Issues and Opportunities

### 8. Intergovernmental Coordination (con't.)

#### *Opportunities*

- The Service Delivery Strategy update, which is a required component of the comprehensive planning process
- Joint water/sewer planning among the jurisdictions
- Establish a coordinating committee tasked with improving intergovernmental coordination (e.g. transportation planning, stormwater management, land use planning)
- The updated Calhoun/Gordon County Transportation Plan, which is being undertaken in conjunction with the 2007 comprehensive plan updates for Gordon County and Calhoun



## 3.2 City of Fairmount Issues and Opportunities

### 1. Population

#### *Issues*

- Though growth has historically been stable, recent development interest has resulted in the planned addition of 600 homes as part of two new residential subdivisions
- Potential for City services to not keep pace with anticipated growth

#### *Opportunities*

- Focus additional residential growth in the southeast, where water and sewer infrastructure will be available and where higher-density residential development is already occurring
- Delineate areas that are intended to remain rural, "low growth"
- Newly re-established Fairmount water system has the potential to expand its customer (and tax) base

### 2. Housing

#### *Issues*

- Current minimum side yard requirements tend to preclude ranch homes that are preferred in senior-oriented housing developments
- Some housing is in need of repair

#### *Opportunities*

- Encourage alternatives to conventional residential subdivisions, primarily Conservation Subdivisions; this too can permit flexibility in lot size while conserving and promoting green space
- Seek CDBG funding for building rehabilitation projects
- Adopt Senior Housing Guidelines to address/encourage appropriate building and site design

### 3. Economic Development

#### *Issues*

- Lack of a strategic economic development plan to recruit desired industry

#### *Opportunities*

- Prepare a comprehensive Economic Development Plan with other cities, Chamber of Commerce, and Industrial Development Authority to identify desired industries and locations and to develop a marketing strategy

### 4. Natural and Cultural Resources

#### *Issues*

- Need for strengthened development regulations to protect trees, prevent mass grading and erosion, and protect water resources

#### *Opportunities*

- Review tools for potential application in the City, including a tree protection/replacement ordinance and additional grading standards
- Accommodate alternatives to conventional subdivisions, primarily Conservation Subdivisions, in areas suitable for development to conserve green space





## City of Fairmount Issues and Opportunities

### 5. Community Facilities and Services

#### *Issues*

- City Hall is located in a leased building
- Lack of professional full-time staff
- Potential for City services to not keep pace with anticipated growth

#### *Opportunities*

- Approximately 25% of the 2005 SPLOST funds are dedicated to renovation or construction of a new City Hall, and the City has acquired downtown property as a potential location for a new City Hall facility
- Hire an additional building inspector / planner and other professional staff
- Utilize SPLOST and grant funds to expand recreational opportunities and sidewalk facilities for City residents

### 6. Transportation

#### *Issues*

- Local roadways in need of repair
- Sidewalks are not required with all new development
- Potential for increased congestion along 411 with growth

#### *Opportunities*

- Almost 50% of the 2005 SPLOST funds are dedicated to city street projects
- Require sidewalks in all new residential subdivisions (can be part of Conservation Subdivision standards)
- Encourage interparcel access/shared driveways for businesses that front Highway 411

### 7. Land Use

#### *Issues*

- Growth in the area underscores the need for zoning

#### *Opportunities*

- Adoption of an official Zoning Ordinance / Map

### 8. Intergovernmental Coordination

#### *Issue/Opportunity*

- Coordination with the City of Ranger to extend sewer and other city services



### 3.3 *Town of Resaca Issues and Opportunities*

#### 1. Population

##### *Issues*

- Limited available land to support future population growth due to significant floodplain areas and Resaca Battlefield

##### *Opportunities*

- Encourage alternatives to conventional subdivisions, primarily Conservation Subdivisions, in areas suitable for development; this will permit increased housing densities while conserving and promoting green space

#### 2. Housing

##### *Issues*

- Lack of property maintenance
- Lack of standards for manufactured homes

##### *Opportunities*

- Coordinate with the Resaca Beautification Committee to identify properties not in compliance with the Junk, Scrap and Salvage Yards Ordinance and work with property owners to come into compliance
- Utilize State and Federal housing rehabilitation programs to maintain existing housing stock (*i.e.* CDBG funds)
- Adopt a manufactured home ordinance

#### 3. Economic Development

##### *Issues*

- Need for an economic development strategy that identifies how the Town can benefit from planned enhancements to the state-owned portion of the Resaca Battlefield and to the County-owned Fort Wayne Civil War Historic Site
- Lack of signage and other theming elements that 'announce' Resaca and contribute to a unique identity

##### *Opportunities*

- Coordinate with Gordon County Chamber of Commerce to market available properties that can cater to both local and tourist needs
- Utilize the assistance of the State of Georgia Department of Economic Development's Regional Tourism Director for NW Georgia to develop a tailored economic development plan
- Utilize SPLOST funds earmarked for historic/cultural facilities to enhance and support, rather than duplicate, facilities of the Fort Wayne Civil War Historic Site and the state-owned Resaca Battlefield site

#### 4. Natural and Cultural Resources

##### *Issues*

- Historic structures are in disrepair and underutilized, including the William Taylor House (former Resaca Town Hall)
- Threat of development encroaching on the Resaca Battlefield
- Potential threat to Coosawattee and Conasauga Rivers with development



## Town of Resaca Issues and Opportunities

### 4. Natural and Cultural Resources (con't.)

#### *Opportunities*

- Seek alternative funding sources, such as a Georgia Heritage Grant, to stabilize the William Taylor House and other eligible properties
- Promote the use of Federal historic rehabilitation tax credits and other incentive programs for underutilized or vacant structures
- Market for-sale historic properties with the Georgia Trust for Historic Preservation to encourage rehabilitation and reuse under new ownership
- Identify an adaptive reuse plan for the William Taylor House and seek alternative funding sources (*i.e.* conversion to a Welcome Center with potential financial assistance from a Transportation Enhancements [TE] grant or utilizing SPLOST funds)
- Adopt the State of Georgia "Part V" environmental ordinances for water supply watersheds, wetlands and groundwater recharge areas
- Target development in areas outside of the River Corridor/Floodplain Preserve character area
- The Fort Wayne Civil War Historic Site Master Plan, currently underway, will help preserve and enhance the County-owned portion of the Resaca Battlefield that is inside the Town limits
- Designate an overlay district with design guidelines to ensure development that is compatible with the area's history (in conjunction with the Gordon County Historic Preservation Commission)



*William Taylor House (former Resaca Town Hall)*

### 5. Community Facilities and Services

#### *Issues*

- Lack of sewer infrastructure in much of the Town
- Combined police station/municipal court/recreation center in one facility results in security issues and limits expansion opportunities

#### *Opportunities*

- \$500,000 of the 2005 SPLOST will be used for sewer expansion
- Evaluate the feasibility of private package sewage plants for use with new residential development
- Potential for leasing the existing County fire station for the Town's use after the new County facility is complete

### 6. Transportation

#### *Issues*

- Few sidewalks/pathways
- Condition of local roads
- Lack of directional signage to Resaca Town Hall/Community Center and local areas of interest
- Coordinate with the Georgia Department of Transportation to locate directional signage along U.S. 41 and SR 136



## Town of Resaca Issues and Opportunities

### 6. Transportation (con't.)

#### *Opportunities*

- Identify and prioritize sidewalks/streetscape projects eligible for SPLOST or TE funding
- Participate in a County-wide Greenways Master Plan
- Support the implementation of the New Echota Multi-Use Path, identified in the 2007 Calhoun-Gordon County Transportation Plan
- Approximately 22% of SPLOST funds are available for road improvements

### 7. Land Use

#### *Issues*

- Absence of zoning or any land use management system

#### *Opportunities*

- Adopt components of the Georgia Department of Community Affairs' (DCA) Model Code: *Alternatives to Conventional Zoning* to create a local land use management ordinance

### 8. Intergovernmental Coordination

#### *Issues*

- The State and County are undertaking (or have planned) significant projects to help protect portions of the Resaca Battlefield, some of which are located inside the Town limits

#### *Opportunities*

- Support Resaca Battlefield protection efforts and coordinate with appropriate governmental entities and non-profit entities, including the Friends of Resaca



## 4 Implementation Program

---

The previous sections in the Community Agenda outline the overall strategy for achieving the Vision for Future Development and for addressing the Community Issues and Opportunities. This section identifies the specific measures to be undertaken by Gordon County to implement the Comprehensive Plan. The Implementation Program includes the following sections:

- Policies
- 2002-2006 Short Term Work Program Report of Accomplishments
- 2007-2011 Short Term Work Program (STWP)
- Long Term Work Program

### 4.1 *Gordon County Policies*

Policies are adopted to provide ongoing guidance and direction to local officials. They provide a basis for making decisions in implementing the comprehensive plan, including achieving the Vision for Future Development and appropriately addressing the Community Issues and Opportunities. The following section identifies Gordon County's policies for the following topics:

1. Housing
2. Economic Development
3. Natural and Cultural Resources
4. Community Facilities and Services
5. Transportation
6. Land Use
7. Intergovernmental Coordination

*Policies for Fairmount, Plainville, Ranger and Resaca are included in their respective 5-Year Short Term Work Programs.*

#### 1. Housing

We will eliminate substandard or dilapidated housing in our community.

We will stimulate infill housing development in existing neighborhoods.

We will create affordable housing opportunities to ensure that all those who work in the community have a viable option to live in the community.

We will encourage development of housing opportunities that enable residents to live close to their places of employment.

We will accommodate our diverse population by encouraging a compatible mixture of housing types, densities and costs in each neighborhood.

We will encourage housing policies, choices and patterns that move people upward on the housing ladder from dependence to independence (home-ownership).

We will increase opportunities for low-to-moderate income families to move into affordable owner-occupied housing.





## Gordon County Policies

### 1. Housing (con't)

We support dispersion of assisted housing throughout the community in order to diversify neighborhoods and eliminate pockets of poverty.

### 2. Economic Development

We will support programs for retention, expansion and creation of businesses that are a good fit for our community's economy in terms of job skill requirements and linkages to existing businesses.

We will target reinvestment to declining, existing neighborhoods, vacant or underutilized sites or buildings in preference to new economic development projects in Greenfield (previously undeveloped) areas of our community.

We will seek to balance the supply of housing and employment in our community and consider their location in relation to each other.

We will take into account access to housing and impacts on transportation when considering economic development projects.

We will take into account impacts on infrastructure and natural resources in our decision making on economic development projects.

We will consider the employment needs and skill levels of our existing population in making decisions on proposed economic development projects.

We will carefully consider costs as well as benefits in making decisions on proposed economic development projects.

### 3. Natural and Cultural Resources

The protection and conservation of our community's resources will play an important role in the decision-making process when making decisions about future growth and development.

We will encourage new development to locate in suitable locations in order to protect natural resources, environmentally sensitive areas, or valuable historic, archaeological or cultural resources from encroachment.

We will factor potential impacts on air and water quality in making decisions on new developments and transportation improvements.

Infrastructure networks will be developed to steer new development away from sensitive natural resource areas.

We will promote the protection and maintenance of trees and green open space in all new development.

We will promote low impact development that preserves the natural topography and existing vegetation of development sites.

We will work to redirect development pressure away from agricultural areas in order to conserve farmland to protect and preserve this important component of our community.



## Gordon County Policies

### 3. Natural and Cultural Resources (con't.)

We will ensure safe and adequate supplies of water through protection of ground and surface water sources.

We will promote solid waste reduction and recycling initiatives.

### 4. Community Facilities and Services

Our community will make efficient use of existing infrastructure and public facilities in order to minimize the need for costly new/expanded facilities and services.

We will ensure that new development does not cause a decline in existing levels of service for the community's residents and employers.

We will limit development within our community to areas that can be reasonably served by public infrastructure.

We will ensure that capital improvements needed to accommodate future development are provided concurrent with new development.

We will coordinate provision of public facilities and services with land use planning to promote more compact nodal development at areas identified as suitable for such development.

Our community will use planned infrastructure expansion, which includes coordination with the Cities of Calhoun and Fairmount regarding sewer expansion, to support development in areas identified (in the comprehensive plan) as suitable for such development.

The community will seek ways for new growth to pay for itself (in terms of public investment in infrastructure and services to support the development) to the maximum extent possible.

We will invest in parks and open space to enhance the quality of life for our citizens.

We will work with the local school board to encourage school location decisions that support the community's overall growth and development plans.

### 5. Transportation

We will target transportation improvements to support desired development patterns for the community (recognizing that ready availability of transportation creates demand for land development in adjacent areas).

Our new and reconstructed roadways will be appropriately designed, using context sensitive design considerations, to enhance community aesthetics and to minimize impacts on the environment and our historic resources.

Planning of our new and reconstructed roadways will include consideration of whether the roadways can accommodate multiple functions, including pedestrian facilities, parking, bicycle routes, public transit (if applicable) as well as local vehicular circulation.

We will promote connectivity of our road network (such as fostering a grid network of streets, multiple connections between subdivisions) in the non-rural/agricultural areas of Gordon County.



## Gordon County Policies

### 5. Transportation (con't.)

We support the creation of a community-wide greenway or multi-use path network for pedestrians and cyclists.

### 6. Land Use

Our decisions on new development will contribute to, not take away from, our community's character and sense of place.

We encourage development that is sensitive to the historic context, sense of place, and overall setting of the community.

We want development whose design, landscaping, lighting, signage, and scale add value to our community.

Our community will use land efficiently to avoid the costs and problems associated with urban sprawl.

We will preserve the rural character of our community and provide the opportunity for agricultural and forestry activities to remain a vital part of the community.

Our gateways and corridors will create a "sense of place" for our community.

We are committed to creating safe and attractive neighborhoods throughout the community, where people have the ability to walk and bicycle and have easy access to schools, parks, and necessary services such as grocery stores.

Creation of recreational facilities and set-asides of greenspace are important to our community.

We are committed to providing pleasant, accessible public gathering places and parks throughout the community.

We are committed to directing growth to specific areas within our community in preference to widespread development of Greenfield (previously undeveloped) areas of the community.

We support appropriate residential and non-residential in-fill development and redevelopment in ways that complement surrounding areas.

We encourage mixed-use developments that are human-scale and less auto-oriented.

We support increases in residential density in areas where community design standards, environmental constraints and available or planned infrastructure capacities can satisfactorily accommodate the increased density.

We support new land uses that contribute to protecting the environment and preserving meaningful open space.

We support new land uses that enhance housing options in our community.

We will encourage development of a rational network of commercial nodes (villages, or activity centers) to meet the service needs of citizens while avoiding unattractive and inefficient strip development along major roadways.



## Gordon County Policies

### 6. Land Use (con't.)

We are open to land planning and development concepts that may be new to our area but have been tried successfully in other places.

### 7. Intergovernmental Coordination

We will seek opportunities to share services and facilities with neighboring jurisdictions when mutually beneficial.

We will work jointly with neighboring jurisdictions on developing solutions for shared regional issues (such as growth management, watershed protection, stormwater management).

We will pursue joint processes for collaborative planning and decision-making with neighboring jurisdictions.

We will consult other public entities in our area when making decisions that are likely to impact them.

We will provide input to other public entities in our area when they are making decision that are likely to have an impact on our community or our plans for future development.

We will engage in cooperative planning between the County and the Gordon County Board of Education in regard to the appropriate location and use of schools as community facilities.



## **4.2 2002-2006 Short Term Work Program Report of Accomplishments**

The Report of Accomplishments provides a status of each work item identified in the County's and each city's 2002-2006 Short Term Work Program. For each activity the Report identifies whether it was completed, postponed, dropped, or if it is underway.

## **4.3 2007-2011 Short Term Work Program (STWP)**

The STWP identifies specific implementation actions the local governments or other entities intend to take during the first five-year timeframe of the planning period. This includes ordinances, administrative systems, community improvements or investments, and financing arrangements or other programs/initiatives to be put in place to implement the Comprehensive Plan. For each action the STWP outlines the following information:

- Brief Description
- Timeframe for undertaking the activity
- Responsible party for implementing the activity
- Estimated cost
- Funding source

## **4.4 Long Term Work Program**

The long term work program identifies specific long-term implementation actions the County government or other entities intend to take beyond the first five-year timeframe of the planning period. This includes ordinances, administrative systems, community improvements or investments, and financing arrangements or other programs/initiatives to be put in place to implement the Comprehensive Plan. For each action this long term plan outlines the following information:

- Brief Description
- Timeframe for undertaking the activity
- Responsible party for implementing the activity
- Estimated cost
- Funding source

*Note: Gordon County is the only jurisdiction with a Long Term Work Program.*





*Page intentionally left blank.*



2007-2011 Short Term Work Program for:

Gordon County  
Fairmount  
Plainville  
Ranger  
Resaca



**Report of Accomplishments: Gordon County 2002-2006 Short Term Work Program**

ACTIVITY	YEAR	STATUS			
		<u>Complete</u>	<u>Underway</u> <i>(Show projected completion date)</i>	<u>Postponed</u> <i>(Provide reason)</i>	<u>Dropped</u> <i>(Provide reason)</i>
<b>Economic Development</b>					
Sewer line extension to Industrial Park	2002, 2003	<b>X</b>			
<b>Land Use</b>					
Revise Zoning Ordinance	2002, 2003		2008		
Revise Development Ordinance	2002, 2003		2008		
Computerized mapping for zoning	2002, 2003		2008		
<b>Community Facilities</b>					
Apple Road widening, alignment, resurfacing and ROW acquisition	2002				Resolved by another solution
Accelerate hydrant installation for ISO	2002-2006	<b>X</b>			
Airport Expansion (terminal/runway)	2002, 2003	<b>X</b>			
Administrative building expansion	2002	<b>X</b>			
Parking Deck	2002	<b>X</b>			
Road Dept. facility/fuel dump	2002	<b>X</b>			
Relocate HQ fire station	2002	<b>X</b>			
Expand Mental Health	2002, 2003	<b>X</b>			
GIS System	2002, 2003		Ongoing		
Employee and court parking	2002, 2003	<b>X</b>			

**Report of Accomplishments: Gordon County 2002-2006 Short Term Work Program**

ACTIVITY	YEAR	STATUS			
		<u>Complete</u>	<u>Underway</u> <i>(Show projected completion date)</i>	<u>Postponed</u> <i>(Provide reason)</i>	<u>Dropped</u> <i>(Provide reason)</i>
Surface treatment -- 22.5 miles of dirt roads	2002, 2003, 2004	X			
Renovate old GSP building for offices	2002, 2003	X			
Renovate parks in Calhoun, Fairmount, Resaca, Ranger and Plainville	2002-2006	X			
Provide space for GSP accident reconstruction	2002, 2003	X			
Plainville Road widening, alignment, resurfacing and ROW acquisition	2002, 2003, 2004				County abandoned project
Recreation complex	2002-2005	X			
Expand and renovate clerk of court offices	2002, 2003				County abandoned project
Renovate Salacoa Park	2002, 2003, 2004		Construction documents prepared - minor renovations complete - project planned for 2007 - 2010		
McDaniel Station Road widening, alignment, resurfacing and ROW acquisition	2002, 2003, 2004	X			
Newtown Road widening, alignment, resurfacing and ROW acquisition	2002, 2003, 2004	X			
Enlarge Oakman, Resaca, Redbud fire stations	2002, 2003, 2004	Minor renovations	Resaca to be complete in 2007		
Renovate old HQ fire station for offices	2002, 2003				County sold the building
Sewer study -- Fairmount to Sonorville	2002	X			
Provide space for Board of Elections and Registration	2002, 2003	X			
Provide space for joint Drug Task Force	2002, 2003	X			
E-911 consolidated dispatching	2002, 2003	X			
Re-wire main courthouse for electrical and data	2002, 2003		2009 completion due to an expanded scope of work		



**Report of Accomplishments: City of Fairmount 2002-2006 Short Term Work Program**

ACTIVITY	YEAR	STATUS			
		<u>Complete</u>	<u>Underway</u> <i>(Show projected completion date)</i>	<u>Postponed</u> <i>(Provide reason)</i>	<u>Dropped</u> <i>(Provide reason)</i>
<b>Land Use</b>					
Development standards and land use control	2002-2006	X			
<b>Natural and Historic Resources</b>					
Adopt measures that comply with GA DNR for protecting wetlands, watersheds and groundwater recharge areas	2002-2005			X	
<b>Community Facilities</b>					
Wastewater plant upgrade and sewer line expansion	2002-2006	X			
Full-time fire personnel	2004-2006			Budget constraints	
New Municipal Center	2005, 2006	X			
Street paving	2002-2006	X			
Parks and recreation improvements to include ADA improvements	2002-2006	X			
Create solid waste management department	2002-2006	X			
Construct City maintenance building	2002, 2003	X			
New police car	2003, 2005	X			
Communication improvements including interdepartmental and emergency services connections	2002-2004	X			
Roadway improvements including widening and place of sidewalks on TN St.	2004-2006	X			
Construct new wastewater treatment lab	2003, 2004	X			
New library	2004, 2005			Budget constraints	
Acquire land for expansion of city facilities	2002-2004	X			
Hire a City Manager	2002			Current Mayor provides management	

Report of Accomplishments: City of Plainville 2002-2006 Short Term Work Program

ACTIVITY	YEAR	STATUS			
		<u>Complete</u>	<u>Underway</u> <i>(Show projected completion date)</i>	<u>Postponed</u> <i>(Provide reason)</i>	<u>Dropped</u> <i>(Provide reason)</i>
<b>Natural and Historic Resources</b>					
Adopt measures that comply with GA DNR for protecting wetlands, watersheds and groundwater recharge areas	2004-2006			X	
<b>Community Facilities</b>					
Street paving, 1 street per year	2002-2006	X			
Recreation area general improvements, to include Rec Building, ballfields & tennis courts	2003-2006	X			
Christmas decorations improvements	2006	X			
Upgrade tractor and general equipment purchase	2002-2006		General equipment upkeep/needs provided annually		
Equipment for Fire Department	2002-2006		Funds allocated annually to the Fire Department for their		
Purchase new software for City Hall	2006	X			
Financial support for the library depository, a part of the Dalton Regional Library System	2002-2006		City provides staff support and building facility		

**Report of Accomplishments: City of Ranger 2002-2006 Short Term Work Program**

ACTIVITY	YEAR	STATUS			
		<u>Complete</u>	<u>Underway</u> <i>(Show projected completion date)</i>	<u>Postponed</u> <i>(Provide reason)</i>	<u>Dropped</u> <i>(Provide reason)</i>
<b>Natural and Historic Resources</b>					
Adopt measures that comply with GA DNR for protecting wetlands, watersheds and groundwater recharge areas	2002-2004		2007		
<b>Community Facilities</b>					
Construct T-ball fields, install bleachers and paved walking path at City Park	2002, 2003	X			
Restore Community Club Building	2005	X			
City Beautification Projects	2003	X			
Additional and updated equipment for Fire Department	2003				Fire Department disbanded
New stove and refrigerator for Fire Department	2002	X			

**Report of Accomplishments: Town of Resaca 2002-2006 Short Term Work Program**

ACTIVITY	YEAR	STATUS			
		<u>Complete</u>	<u>Underway</u> <i>(Show projected completion date)</i>	<u>Postponed</u> <i>(Provide reason)</i>	<u>Dropped</u> <i>(Provide reason)</i>
<b>Natural and Historic Resources</b>					
Support historic preservation efforts to include property acquisition, beautification and technical assistance	2002-2006		2009		
Acquire 1860 Norton Home and renovate it into a museum	2006			Financial	
Adopt measures that comply with GA DNR for protecting wetlands, watersheds and groundwater recharge areas	2004-2006		2009		
Monitor development pressure along the river corridor and reevaluate need for a river corridor protection ordinance	2002-2006				
<b>Community Facilities</b>					
Improvements to Taylor's Ridge Road to include base, tile, ditches and crusher run	2002, 2003	X			
Support fire department with misc. equipment purchase	2002-2006	X			
Rights of way improvements to include mowing and ditching	2002-2006	X			
Renovation of the Town Hall	2005, 2006		2009		

2007-2011 Short Term Work Program for:

Gordon County  
Fairmount  
Plainville  
Ranger  
Resaca





**Gordon County 2007-2011 Short Term Work Program**

Project Type	Activity	2007	2008	2009	2010	2011	Cost Estimate	Funding Source	Responsible Party
Community Facilities & Services	Purchase additional land to expand the <b>Senior Citizens Center</b> .	X					\$55,000	SPLOST	County Administrator/County Attorney
Community Facilities & Services	Plan for more <b>senior citizens activities</b> such as health care, nutrition, exercise, transportation options, emergency services, housing availability and codes, taxation, workforce development, volunteer opportunities, etc.		X	X	X	X	\$0	N/A	Senior Citizens Center Director
Community Facilities & Services	Develop <b>Salacoa Creek Park</b> to have more revenue producing activities while protecting its existing character (includes building cabins and a small visitor/conference center, re-aligning the campground road to accommodate RVs, upgrading the entrance, adding playgrounds and nature trails, and protecting the scenic vistas from development).	X	X	X			\$500,000	SPLOST	Parks & Recreation Director
Community Facilities & Services	Implement <b>development impact fees</b> and use the additional revenue for needed capital projects for new park land and recreational facilities, new library facilities and materials, new fire stations and new apparatus, and new sheriff's office buildings.		X	X	X	X	TBD	Impact Fees	Board of Commissioners
Community Facilities & Services	Construct a new <b>DFCS building</b> .		X				\$0	State Funds	County Administrator/Forum
Community Facilities & Services	Coordinate with <b>Gordon County Family Connections</b> to address community needs such as affordable daycare, after-school teen programs, teenage pregnancy, and domestic violence.	X	X	X	X	X	\$0	N/A	County Administrator
Community Facilities & Services	Assist in constructing a new <b>Boys &amp; Girls Club</b> .		X				\$500,000	Grant Funds	Boys & Girls Club Director
Community Facilities & Services	Complete the construction of the new <b>fire station</b> in the Resaca area.	X					\$2,200,000	SPLOST	Fire Chief
Community Facilities & Services	Completion of a <b>County Emergency Operation Center</b> at the Fire Station Headquarters including EOC software.		X				\$70,000	General Funds	Fire Chief

**Gordon County 2007-2011 Short Term Work Program**

Project Type	Activity	2007	2008	2009	2010	2011	Cost Estimate	Funding Source	Responsible Party
Community Facilities & Services	Complete the construction of the <b>new jail and sheriff administration building</b> in the Resaca area.			X			\$30,000,000	SPLOST	County Administrator
Community Facilities & Services	Determine the future of the <b>old county jail</b> once the new jail is in operation. Options could be demolition, renovation for storage space, renovation for office space, juvenile or other correctional space, or an additional downtown parking deck.			X			\$1,000,000	General Funds	Board of Commissioners
Community Facilities & Services	Begin the <b>courthouse renovation</b> project, including selecting an architect, preparing construction documents for a new roof, wiring, plumbing, windows, façade, and plaza.	X	X	X			\$1,000,000	SPLOST	County Administrator
Community Facilities & Services	Prepare a five-year <b>plan for land acquisition for future fire stations</b> across the County.		X				\$0	N/A	Fire Chief
Community Facilities & Services	Ensure that the 911 Center becomes <b>Phase II compliant</b> .		X	X			\$60,000	General Funds	EMA Director / 911 Director
Community Facilities & Services	Determine the feasibility of installing a <b>reverse 911 system</b> .		X	X			\$60,000	General Funds	EMA Director / 911 Director
Community Facilities & Services	Evaluate the feasibility of <b>private package sewage plants</b> for use in new residential subdivisions and commercial areas.		X	X			TBD	General Funds	Building & Planning Director/ Environmental Health Director
Community Facilities & Services	Implement updated <b>Parks and Recreation Master Plan</b> .			X	X	X	TBD	General Funds	Parks & Recreation Director
Community Facilities & Services	Prepare a <b>Water and Sewer Expansion Plan</b> with Calhoun and Fairmount.		X	X			TBD	General Funds	Board of Commissioners
Community Facilities & Services	Make the Sonoraville Recreation Complex gym an official <b>Red Cross Emergency Shelter</b> with an emergency generator.		X				\$50,000	General Funds	Emergency Management Director

**Gordon County 2007-2011 Short Term Work Program**

<b>Project Type</b>	<b>Activity</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>Cost Estimate</b>	<b>Funding Source</b>	<b>Responsible Party</b>
Community Facilities & Services	Construct a new <b>pavilion</b> at the <b>Sonoraville Recreational Complex</b> .		X				\$300,000	General Funds or SPLOST	Parks & Recreation Director
Community Facilities & Services	Construct a <b>walking trail</b> between the Sonoraville Recreational Complex and Sonoraville School Complex.				X		\$150,000	Grant Funds	Parks & Recreation Director
Community Facilities & Services	Perform a <b>space needs study</b> of all County facilities (to also address <b>IT connectivity</b> between all County buildings).			X			\$75,000	General Funds	County Administrator
Economic Development	<b>Televis</b> e the county commission meetings and other public meetings.	X	X	X	X	X	\$10,000 / year	General Funds & Chamber Funds	County Administrator/ Chamber of Commerce
Economic Development	Support the Chamber of Commerce and the Industrial Development Authority on <b>economic development issues</b> to retain and bring more industry to the County.	X	X	X	X	X	\$0	N/A	Board of Commissioners
Economic Development	Prepare a comprehensive <b>Economic Development Plan</b> with the cities, the Chamber, and the Industrial Development Authority to identify desired industry and suitable locations, and to develop a marketing strategy.			X			TBD	General Funds	Board of Commissioners
Economic Development	Schedule regular <b>coordination meetings</b> and <b>planning sessions</b> with the <b>Industrial Development Authority</b> .	X	X	X	X	X	\$0	N/A	Board of Commissioners
Economic Development	Coordinate with the Calhoun Historic Preservation Commission, the Chamber, and the Georgia Historic High Country Travel Association to <b>promote heritage tourism</b> .		X	X	X	X	TBD	General Funds	County Administrator/Historic Preservation Commission
Housing	Adopt a <b>Senior Housing Ordinance</b> .		X				TBD	General Funds	Building & Planning Director/County Attorney
Housing	Adopt a <b>Conservation Subdivision Ordinance</b> .	X					TBD	General Funds	Building & Planning Director/County Attorney

**Gordon County 2007-2011 Short Term Work Program**

Project Type	Activity	2007	2008	2009	2010	2011	Cost Estimate	Funding Source	Responsible Party
Natural & Cultural Resources	Prepare an educational/promotional packet on the benefits of <b>conservation easements</b> and the <b>Georgia Conservation Tax Credits Program</b> to help protect farmland, open space, and historically and environmentally sensitive properties.			X			TBD	General Funds	County Administrator
Natural & Cultural Resources	Apply for funding from the <b>Georgia Land Conservation Program</b> to assist with property acquisition for a County greenway.		X	X	X	X	\$0	N/A	County Administrator
Natural & Cultural Resources	Adopt <b>Georgia Stormwater Management Manual</b> .		X				\$0	N/A	Building & Planning Director/County Attorney
Natural & Cultural Resources	Implement the <b>Fort Wayne Civil War Historic Site</b> Master Plan.	X	X	X			\$2,000,000	SPLOST & Grant Funds	County Administrator/Friends of Resaca
Natural & Cultural Resources	Encourage the state to develop the state-owned <b>Resaca Battlefield</b> site.	X	X	X			\$0	State Funds	Board of Commissioners
Natural & Cultural Resources	Adopt a <b>Viewshed Protection Ordinance</b> to protect views from Salaoca Creek Park.	X					\$0	N/A	Building & Planning Director/County Attorney
Natural & Cultural Resources	Adopt a <b>Hillside Development Ordinance</b> to address environmental issues associated with the development of steep slopes.		X				TBD	General Funds	Building & Planning Director/County Attorney
Natural & Cultural Resources	Participate in the Northwest Georgia Regional Water Resources Partnership's efforts to develop the <b>Regional Comprehensive Water Resource Plan</b> .	X	X	X			\$0	N/A	Board of Commissioners
Natural & Cultural Resources	Create <b>design guidelines</b> to help protect the historical integrity of the <b>New Echota area and other historic areas</b> .	X					\$20,000	General Funds	Building & Planning Director/Historic Preservation Commission
Natural & Cultural Resources	Adopt a <b>zoning overlay district or a locally designated historic district</b> for the New Echota area, where design guidelines will apply.	X					TBD	General Funds	Building & Planning Director/County Attorney
Natural & Cultural Resources	Identify protective measures for the <b>Resaca Battlefield</b> area, including researching DCA's Regionally Important Resource (RIR) program.		X				TBD	General Funds	Building & Planning Director/Historic Preservation Commission

**Gordon County 2007-2011 Short Term Work Program**

Project Type	Activity	2007	2008	2009	2010	2011	Cost Estimate	Funding Source	Responsible Party
Natural & Cultural Resources	Research the <b>National Scenic Byways Program</b> for its potential applicaton in the County, such as Highway 225 / Trail of Tears.				X		TBD	General Funds	Building & Planning Director/Historic Preservation Commission
Natural & Cultural Resources	Apply to the <b>Certified Local Government (CLG) Program</b> to qualify for historic preservation-related grant money.		X				TBD	General Funds	Building & Planning Director/Historic Preservation Commission
Land Use	Update the zoning ordinance and the development regulations, resulting in a <b>Unified Land Development Code</b> .	X	X				\$75,000	General Funds	Building & Planning Director/County Attorney
Land Use	<b>Coordinate with Calhoun to annex "islands"</b> into the city, making the boundary more square and streamlining service delivery, including road maintenance.	X	X	X	X	X	\$0	N/A	Board of Commissioners
Land Use	Investigate the feasibility of a <b>Transfer of Development Rights (TDRs)</b> program to conserve agricultural and undeveloped land.			X	X	X	\$0	N/A	Building & Planning Director/County Attorney
Land Use	Adopt a <b>Traditional Neighborhood Development (TND) ordinance</b> .		X				TBD	General Funds	Building & Planning Director/County Attorney
Land Use	Adopt a <b>Mixed Use Development ordinance</b> .		X				TBD	General Funds	Building & Planning Director/County Attorney
Transportation	Complete and implement the <b>2007 Transportation Master Plan Update</b> including the annual LARP paving program.	X	X	X	X	X	\$1,500,000 per year	SPLOST & GDOT Funds	Public Works Director
Transportation	Complete the <b>Newtown Road/SR 156 intersection improvement</b> project.	X	X				\$3,100,000	SPLOST & GDOT Funds	County Administrator
Transportation	Complete the <b>Pinhook Road Bridge</b> replacement project.	X					\$275,000	SPLOST & GDOT Funds	County Administrator
Transportation	Complete the <b>SR 53/McDaniel Station Road intersection improvement</b> project.	X	X	X			\$800,000	SPLOST & GDOT Funds	County Administrator/County Attorney
Transportation	Support the state DOT on the new <b>Union Grove Road/I-75 interchange and the south Calhoun by-pass</b> road projects.	X	X	X	X	X	\$0	State Funds	Board of Commissioners



**Gordon County 2007-2011 Short Term Work Program**

<b>Project Type</b>	<b>Activity</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>Cost Estimate</b>	<b>Funding Source</b>	<b>Responsible Party</b>
Transportation	Prepare a County-wide <b>Pedestrian/Bicycle Plan</b> .				X		TBD	General Funds	County Administrator
Transportation	Prepare a County-wide <b>Greenways Plan</b> .			X			TBD	General Funds	County Administrator
Transportation	Apply for <b>Sidewalks to Schools</b> funding.				X		\$0	N/A	County Administrator
Transportation	Prepare a County-wide <b>Transit Plan</b> to determine ridership need and funding sources.				X		TBD	General Funds	County Administrator
Intergovernmental Coordination	Complete the <b>Service Delivery Strategy Agreement</b> with the five cities.	X					\$0	N/A	Board of Commissioners
Intergovernmental Coordination	Partner with the Cities of Calhoun and Fairmount to install <b>water and sewer infrastructure</b> in unincorporated areas that are intended to grow and develop in accordance with the Future Development Map.		X	X	X	X	Unknown	Grant Funds & GEFA Loans	Board of Commissioners
Intergovernmental Coordination	Establish an <b>Intergovernmental Coordinating Committee</b> to create regular communication between the jurisdictions/Board of Education and to improve coordination on issues such as stormwater management, land use planning, water and sewer planning, and transportation planning.	X					\$0	N/A	Board of Commissioners
Intergovernmental Coordination	Incorporate <b>Board of Education</b> comments as part of the rezoning review process to identify potential impacts to County schools.	X	X	X	X	X	\$0	N/A	Building & Planning Director
Intergovernmental Coordination	Coordinate with Calhoun on <b>water infrastructure requirements</b> in proposed developments to ensure <b>compliance with fire safety needs</b> .	X	X	X	X	X	\$0	N/A	Building & Planning Director/Fire Chief
General Planning	Complete the <b>2007 Solid Waste Management Plan Update</b> .	X					\$10,000	Landfill Funds	County Administrator
General Planning	Establish and continue to build a County <b>Community Development Department</b> .		X	X	X	X	\$200,000 per year	General Funds	Building & Planning Director/County Administrator
General Planning	<b>Review and update HR policies and ordinances</b> , including the personnel and purchasing ordinances, as well as employee training.	X	X				\$0	N/A	HR Director/Purchasing Director/County Attorney

**Gordon County 2007-2011 Short Term Work Program**

<b>Project Type</b>	<b>Activity</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>Cost Estimate</b>	<b>Funding Source</b>	<b>Responsible Party</b>
General Planning	Continue to upgrade the county's <b>Geographic Information System (GIS)</b> .	X	X	X	X	X	\$100,000 per year	General Funds	IT Director
General Planning	Conduct an <b>aerial fly-over</b> of the entire County for <b>GIS purposes</b> , in conjunction with the City of Calhoun and surrounding counties.		X				\$175,000	General Funds	IT Director
General Planning	Prepare for the <b>next SPLOST referendum</b> (election would be Nov. 2011).					X	\$0	N/A	County Administrator
General Planning	Implement the <b>2007 county employee salary survey</b> county-wide.		X	X	X		\$400,000 per year	General Funds	HR Director
General Planning	Renegotiate the <b>School Nurse Program Agreement</b> prior to the termination deadline of October 2007.	X	X				\$0	N/A	County Attorney
General Planning	Renegotiate the <b>Ambulance Service Agreement</b> with Gordon Hospital prior to the termination deadline of July 2008.		X				\$0	N/A	County Attorney
General Planning	Renegotiate the <b>Cable Television Franchise Agreement</b> with Comcast Cable prior to the April 2011 termination date.					X	\$0	N/A	County Attorney
General Planning	<b>Televis</b> e the county commission meetings and other public meetings.	X	X	X	X	X	\$10,000 per year	General Funds	Board of Commissioners
General Planning	Continue to have <b>Movies &amp; Moonlight events</b> three times per year sponsored by private companies as a free community event.	X	X	X	X	X	\$0	N/A	Parks & Recreation Director

**City of Fairmount 2007-2011 Short Term Work Program**

Project Type	Activity	2007	2008	2009	2010	2011	Cost Estimate	Funding Source	Responsible Party
<b>Community Facilities &amp; Services</b>									
Policies: Maintain level of service for existing and future residents; Coordinate facilities and services with land use planning; Investiage financing mechanisms to help pay for future infrastructure									
Community Facilities & Services	Construct a new City Hall	X	X	X			\$250,000	SPLOST	Mayor and City Council
Community Facilities & Services	Street paving	X	X	X	X	X	\$15,000/year	LARP, SPLOST	Mayor and City Council
Community Facilities & Services	Water and sewer line expansion	X	X	X	X	X	\$20,000/year	SPLOST	Mayor and City Council
Community Facilities & Services	Planning and Development Administrator/Inspector position		X				\$40,000	General Funds	Mayor and City Council
Community Facilities & Services	City Manager positon		X				\$60,000	General Funds	Mayor and City Council
Community Facilities & Services	Repair Fairmount Clinic building (asbestos abatement and roof replacement) for future use		X				\$20,000	Grant Funds & General Fund	Mayor and City Council
Community Facilities & Services	Create a part-time volunteer Fire Department		X				\$100,000/year	General Funds	Mayor and City Council
Community Facilities & Services	Remodel/refurbish city parks	X	X	X	X	X	\$50,000/year	SPLOST/ General Funds	Mayor and City Council
Community Facilities & Services	Construct a skate park			X			\$40,000	SPLOST/ General Funds	Mayor and City Council
Community Facilities & Services	Construct an interactive community fountain					X	TBD	SPLOST/ General Funds	Mayor and City Council
Community Facilities & Services	Begin curb-side garbage pick-up service		X				TBD	Fee-based	Mayor and City Council
Community Facilities & Services	Construct a new Police Department building or revonate existing space			X			\$100,000	SPLOST/ General Funds	Mayor and City Council
<b>Economic Development</b>									
Policies: Encourage economic development and redevelopment; Accommodate new development while enhancing existing local assets; Maintain and encourage development that reinforces downtown as a center of government, culture, business, and mixed-use opportunities; Recruit industry that can benefit from existing infrastructure and capacity									
Economic Development	Prepare a joint Economic Development Plan with the County, other cities, the Chamber, and the Industrial Development Authority to identify desired industry and suitable locations, and to develop a marketing strategy			X			TBD	General Funds	Mayor and City Council
Economic Development	Encourage the creation of a Fairmount Business / Merchants Association			X			\$0	N/A	Mayor and City Council
Economic Development	Create a vacant building/site inventory for downtown			X			\$0	N/A	Mayor and City Council
Economic Development	Coordinate with Gordon County Chamber of Commerce to promote development opportunities, including downtown redevelopment		X	X	X	X	\$0	N/A	Mayor and City Council

**City of Fairmount 2007-2011 Short Term Work Program**

Project Type	Activity	2007	2008	2009	2010	2011	Cost Estimate	Funding Source	Responsible Party
<b>Housing</b>									
Policies: Maintain existing housing stock; Protect existing neighborhoods; Accommodate senior housing / "aging in place" opportunities; Accommodate residential development that maximizes open space and provides housing choices; Promote walkable, safe neighborhoods									
Housing	Evaluate and possibly adopt a Conservation Subdivision Ordinance				X		\$0	N/A	Mayor and City Council
Housing	Adopt Senior Housing Design Guidelines as a reference tool for property owners and developers				X		\$0	N/A	Mayor and City Council
<b>Natural &amp; Cultural Resources</b>									
Policies: Protect and conserve the community's natural, historic and cultural resources; Reduce the impact of new development on the environment; Encourage development that conserves and maximizes open space/natural resources									
Natural & Cultural Resources	Evaluate and possibly adopt measures that comply with GA DNR for protecting wetlands, watersheds and groundwater recharge areas					X	\$0	N/A	Mayor and City Council / CVRDC
Natural & Cultural Resources	Evaluate the need for adopting additional regulations for grading (see <i>Environmental Regulations</i> section of the DCA Model Code, latest version)		X				\$0	N/A	Mayor and City Council
Natural & Cultural Resources	Evaluate the need for adopting a Tree Protection/Replacing Ordinance (see DCA Model Code, latest version)			X			\$0	N/A	Mayor and City Council
<b>Land Use</b>									
Policies: Promote development that enhances the overall community and gives consideration to adjoining, existing and planned developments; Support development where it can be adequately served by public facilities; Guide patterns of development throughout the planning process; Support opportunities for in-fill development and redevelopment that positively impacts the character of existing neighborhoods/commercial districts; Encourage the use of landscaping, lighting, signage and building design to add value to our community and contribute to a sense of place; Review land planning and development concepts that have been successful in other places; Use character area designations as a guide for development									
Land Use	Adopt Zoning Ordinance/Map			X			\$5,000	General Funds	Mayor and City Council
Land Use	Evaluate the need to strengthen/supplement existing landscape and buffer standards for commercial and industrial uses		X				\$0	N/A	Mayor and City Council
Land Use	Evaluate the need for adopting residential and commercial architectural design standards			X			\$0	N/A	Mayor and City Council
Land Use	Adopt a Sign Ordinance		X				\$0	N/A	Mayor and City Council
<b>Transportation</b>									
Policies: Protect or enhance transportation facilities and corridors to ensure they fulfill their desired functions; Encourage pedestrian connectivity and facilities in new developments and existing neighborhoods/commercial districts; Ensure safe routes for students and residents to local activity centers									
Transportation	Identify and prioritize sidewalk projects that will enhance connectivity, including between residences and activity centers ( <i>i.e.</i> Fairmount Elementary)			X				SPLOST	Mayor and City Council
Transportation	Apply for Safe Routes to Schools funding			X				Grant Funds	Mayor and City Council

**City of Fairmount 2007-2011 Short Term Work Program**

Project Type	Activity	2007	2008	2009	2010	2011	Cost Estimate	Funding Source	Responsible Party
<b>Intergovernmental Coordination</b>									
Policies: Participate in future facilities and services coordination between governmental entities; Continue coordination with adjacent local governments to provide for exchange of information; Support public-private partnerships and non-profit/government collaboration									
Intergovernmental Coordination	Complete the Service Delivery Strategy (SDS) Agreement update	X					\$0	N/A	Mayor and City Council
Intergovernmental Coordination	Coordinate with the City of Ranger to extend water/sewer infrastructure and provide other city services, and amend SDS accordingly	X	X	X	X	X	\$0	N/A	Mayor and City Council
Intergovernmental Coordination	Continue involvement in Northwest Georgia Regional Water Partnership	X	X	X	X	X	\$0	N/A	Mayor and City Council

**City of Plainville 2007-2011 Short Term Work Program**

Project Type	Activity	2007	2008	2009	2010	2011	Cost Estimate	Funding Source	Responsible Party
<b>Community Facilities &amp; Services</b>									
Policies: Maximize the use of existing facilities and services; Investiage financing mechanisms to help pay for future infrastructure; Participate in future facilities coordination between governmental entities; Ensure that new development does not cause a decline in local levels of service									
Community Facilities & Services	Street paving, 1 street per year	X	X	X	X	X	\$15,000/year	SPLOST	Mayor and City Council
Community Facilities & Services	Identify and prioritize sidewalk projects for potential future SPLOST funding	X	X				\$0	N/A	Mayor and City Council
Community Facilities & Services	Research ways to implement a Magistrate Court	X					\$0	N/A	Mayor and City Council
Community Facilities & Services	Continue support of the library depository, a part of the Dalton Regional Library System	X	X	X	X	X	\$500/year	General Funds	Mayor and City Council
Community Facilities & Services	Purchase equipment for Fire Department	X	X	X	X	X	\$3,000/year	General Funds	Mayor and City Council
<b>Economic Development</b>									
Policies: Encourage economic development and redevelopment; Accommodate new development while enhancing existing local assets									
Economic Development	Prepare a joint Economic Development Plan with the County, other cities, the Chamber, and the Industrial Development Authority to identify desired industry and suitable locations, and to develop a marketing strategy.			X			TBD	General Funds	Mayor and City Council
Economic Development	Coordinate with Gordon County Chamber of Commerce to promote development opportunities		X	X	X	X	\$0	N/A	Mayor and City Council
<b>Natural &amp; Cultural Resources</b>									
Policies: Protect and conserve the community's natural, historic and cultural resources									
Natural & Cultural Resources	Review and possibly adopt measures that comply with GA DNR for protecting wetlands, watersheds and groundwater recharge areas	X					\$0	N/A	Mayor and City Council / CVRDC
<b>Intergovernmental Coordination</b>									
Policies: Participate in future facilities and services coordination between governmental entities; Continue coordination with adjacent local governments to provide for exchange of information; Support public-private partnerships and non-profit/government collaboration									
Intergovernmental Coordination	Complete the Service Delivery Strategy (SDS) Agreement update	X					\$0	N/A	Mayor and City Council
Intergovernmental Coordination	Coordinate with County on maintenance and operation of parks	X	X	X	X	X	\$0	N/A	Mayor and City Council



### City of Ranger 2007-2011 Short Term Work Program

Project Type	Activity	2007	2008	2009	2010	2011	Cost Estimate	Funding Source	Responsible Party
<b>Community Facilities &amp; Services</b>									
Policies: Coordinate facilities and services with land use planning; Investiage financing mechanisms to help pay for future infrastructure; Participate in future facilities coordination between governmental entities									
Community Facilities & Services	Coordinate with City of Fairmount on water and sewer system needs and other city services	X	X	X	X	X			Mayor and City Council
Community Facilities & Services	Investigate the feasibility of constructing a stand-alone sewer system			X			\$0	N/A	Mayor and City Council
<b>Economic Development</b>									
Policies: Encourage economic development and redevelopment; Accommodate new development while enhancing existing local assets; Develop a central downtown area to attract business									
Economic Development	Prepare a joint Economic Development Plan with the County, other cities, the Chamber, and the Industrial Development Authority to identify desired industry and suitable locations, and to develop a marketing strategy.			X			TBD	General Funds	Mayor and City Council
Economic Development	Coordinate with Gordon County Chamber of Commerce to promote development opportunities, including vacant buildings and downtown-area development		X	X	X	X	\$0	N/A	Mayor and City Council
<b>Housing</b>									
Policies: Maintain existing housing stock; Protect existing neighborhoods; Provide opportunities for residents to "age in place"; Accommodate residential development that maximizes open space and provides housing choices									
Housing	Seek CDBG funding for eligible housing rehabilitation projects				X		TBD	Grant Funds	Mayor and City Council
Housing	Review and possibly adopt a Conservation Subdivision Ordinance			X			\$0	N/A	Mayor and City Council
<b>Natural &amp; Cultural Resources</b>									
Policies: Protect and conserve the community's natural and cultural resources; Reduce the impact of new development on the environment; Encourage development that conserves and maximizes open space, steep slopes, and other natural features									
Natural & Cultural Resources	Review and possibly adopt measures that comply with GA DNR for protecting wetlands, watersheds and groundwater recharge areas	X					\$0	N/A	Mayor and City Council / CVRDC
Natural & Cultural Resources	Research funding sources for historic building rehabilitation				X		\$0	N/A	Mayor and City Council / CVRDC
Natural & Cultural Resources	Review and possibly adopt a Hillside Development Ordinance (see DCA Model Code, latest version)		X				\$0	N/A	Mayor and City Council / CVRDC
Natural & Cultural Resources	Review and possibly adopt a Tree Protection/Replacement Ordinance (see DCA Model Code, latest version)		X				\$0	N/A	Mayor and City Council / CVRDC

**City of Ranger 2007-2011 Short Term Work Program**

Project Type	Activity	2007	2008	2009	2010	2011	Cost Estimate	Funding Source	Responsible Party
<b>Land Use</b>									
Policies: Guide patterns of development throughout the planning process; Promote development that enhances the overall community and gives consideration to adjoining, existing and planned developments; Support development where it can be adequately served by public facilities; Encourage development that helps define the downtown as a center of government, culture, business, and mixed-use opportunities; Encourage the use of landscaping, lighting, signage and building design to add value to our community and contribute to a sense of place; Review land planning and development concepts that have been successful in other places; Use character area designation/descriptions as a guide for development									
Land Use	Prepare a Downtown Master Plan			X			TBD	General Funds/Grant Funds	Mayor and City Council
Land Use	Review and possibly adopt a Landscape and Buffer Ordinance (use DCA Model Code, latest version, as a resource)			X			\$0	N/A	Mayor and City Council / CVRDC
Land Use	Adopt a Sign Ordinance (use DCA Model Code, latest version, as a resource)		X				\$0	N/A	Mayor and City Council / CVRDC
Land Use	Review and possibly adopt basic architectural design standards for non-residential uses (use <i>Design Guidelines</i> section from DCA Model Code, latest version, as a reference)		X				\$0	N/A	Mayor and City Council / CVRDC
<b>Transportation</b>									
Policies: Protect or enhance transportation facilities and corridors to ensure they fulfill their desired functions; Encourage pedestrian connectivity and access in and around activity centers such as the downtown area and the park/community center									
Transportation	Identify and prioritize sidewalk/streetscape projects for potential future SPLOST funding			X			\$0	N/A	Mayor and City Council
<b>Intergovernmental Coordination</b>									
Policies: Participate in future facilities and services coordination between governmental entities; Continue coordination with adjacent local governments to provide for exchange of information; Support public-private partnerships and non-profit/government collaboration									
Intergovernmental Coordination	Complete the Service Delivery Strategy (SDS) Agreement update	X					\$0	N/A	Mayor and City Council
Intergovernmental Coordination	Coordinate with the City of Fairmount for the potential provision of water/sewer infrastructure and other city services, and amend SDS accordingly	X	X	X	X	X	\$0	N/A	Mayor and City Council

**Town of Resaca 2007-2011 Short Term Work Program**

Project Type	Activity	2007	2008	2009	2010	2011	Cost Estimate	Funding Source	Responsible Party
<b>Community Facilities &amp; Services</b>									
Policies: Maintain level of service for existing and future residents; Coordinate facilities and services with land use planning; Investiage financing mechanisms to help pay for future infrastructure									
Community Facilities & Services	Sewer line expansion	X	X	X	X	X	\$100,000/year	SPLOST	Mayor and Council
Community Facilities & Services	Evaluate potential for use of private package sewage plants where sewer is unavailable			X			\$0	N/A	Mayor and Council
Community Facilities & Services	Street paving	X	X	X	X	X	\$15,000/year	LARP, SPLOST	Mayor and Council
Community Facilities & Services	Coordinate with Gordon County on the future use of the old fire station in Resaca	X	X				\$0	N/A	Mayor and Council
<b>Economic Development</b>									
Policies: Encourage economic development and redevelopment; Accommodate new development while protecting and enhancing historic, cultural and natural assets; Support heritage tourism efforts, including coordinated activities with other jurisdictions and non-governmental groups; Create a unique identity / sense of place using attractive, visable signage and coordinated streetscape elements									
Economic Development	Prepare an economic development plan with assistance from the State of Georgia Department of Economic Development's Regional Tourism Director for NW Georgia			X			TBD	General Funds	Mayor and Council
Economic Development	Identify vacant and underutilized downtown-area sites and coordinate with Gordon County Chamber of Commerce to promote them		X	X	X	X	\$0	N/A	Mayor and Council
Economic Development	Place "Welcome to Resaca" signs at prominent Town gateways		X				\$3,000	General Funds	Mayor and Council
<b>Housing</b>									
Policies: Maintain existing housing stock; Accommodate residential development that maximizes open space and provides housing choices; Encourage use of funding and technical assistance to rehabilliate existing homes; Ensure quality, safe construction with new development and maintenance of property with existing development									
Housing	Adopt a manufactured home ordinance		X				\$0	N/A	Mayor and Council / CVRDC
Housing	Seek CDBG or other funding for eligible housing rehabilitation projects			X	X	X	TBD	Grant Funds	Mayor and Council
Housing	Coordinate with Resaca Beautification Committee to identify/work with properties not in compliance with the Junk, Scrap and Salvage Yards Ordinance	X	X	X	X	X	\$0	N/A	Mayor and Council

**Town of Resaca 2007-2011 Short Term Work Program**

Project Type	Activity	2007	2008	2009	2010	2011	Cost Estimate	Funding Source	Responsible Party
<b>Natural &amp; Cultural Resources</b>									
Policies: Protect and conserve the community's natural, historic and cultural resources; Reduce the impact of new development on the environment; Encourage development that conserves and maximizes open space/natural and historic resources; Discourage the extension of public utilities into areas not suitable for development; Promote the use of conservation easements, conservation tax credits and other financial incentives to preserve historic and natural resources on privately held property; Coordinate with other jurisdictions and non-profit organizations to protect and promote the Resaca Battlefield and Cemetery; Prohibit incompatible land uses; Seek and promote funding and marketing mechanisms to rehabilitate and reuse historic structures; Support historic preservation efforts, to include property acquisition, beautification and technical assistance									
Natural & Cultural Resources	Adopt measures that comply with GA DNR for protecting wetlands, watersheds and groundwater recharge areas			X			\$1,000	General Funds	Mayor and Council / CVRDC
Natural & Cultural Resources	Continue to enforce the 1994 Resaca River Corridor Protection Plan	X	X	X	X	X	\$0	N/A	Mayor and Council / Gordon County
Natural & Cultural Resources	Designate a Resaca Battlefield overlay district and adopt design guidelines in conjunction with the Gordon County Historic Preservation Commission	X	X				\$1,000	General Funds	Mayor and Council / Gordon County/CVRDC
Natural & Cultural Resources	Renovate the former Town Hall			X	X		\$100,000	Grant Funds/General Funds/SPLOST	Mayor and Council
Natural & Cultural Resources	Evaluate the DCA Regionally Important Resource (RIR) designation/process for potential application to the Resaca Battlefield area		X				\$0	N/A	Mayor and Council / Gordon County/CVRDC
<b>Land Use</b>									
Policies: Guide patterns of development throughout the planning process; Promote development that enhances the overall community and gives consideration to adjoining, existing and planned developments; Support opportunities for in-fill development and redevelopment that positively impacts the character of existing neighborhoods/commercial districts; Encourage the use of landscaping, lighting, signage and building design to add value to our community and contribute to a sense of place; Review land planning and development concepts that have been successful in other places; Use character area designations as a guide for development									
Land Use	Adopt components of the DCA Model Code: Alternatives to Conventional Zoning to establish a local land use management ordinance (include a Conservation Subdivision/Rural Cluster Ordinance)		X				\$2,500	General Funds	Mayor and Council / CVRDC
Land Use	Review and possibly adopt basic architectural design standards for residential and commercial construction			X			\$1,000	Mayor and Council / CVRDC	Mayor and Council / CVRDC
Land Use	Review and possibly adopt a Sign Ordinance (use DCA Model Code, latest version, as a resource)		X				\$1,000	General Funds	Mayor and Council / CVRDC
Land Use	Review and possibly adopt a Landscape and Buffer Ordinance (use DCA Model Code, latest version, as a resource)				X		\$1,000	Mayor and Council / CVRDC	Mayor and Council / CVRDC

**Town of Resaca 2007-2011 Short Term Work Program**

Project Type	Activity	2007	2008	2009	2010	2011	Cost Estimate	Funding Source	Responsible Party
<b>Transportation</b>									
Policies: Protect or enhance transportation facilities and corridors to ensure they fulfill their desired functions; Encourage pedestrian connectivity and facilities in new developments and existing neighborhoods/commercial districts; Ensure safe routes for residents and tourists to local activity centers, including historic sites; Encourage use of multi-use paths utilizing river corridors and coordinate with neighboring jurisdictions on a comprehensive path system									
Transportation	Identify and prioritize sidewalk/streetscape projects for potential future SPLOST funding that will enhance pedestrian connectivity in the downtown area and accessibility to historic sites			X			\$0	N/A	Mayor and Council
Transportation	Coordinate with the County on a comprehensive Greenways Master Plan			X			TBD	General Funds	Mayor and Council
<b>Intergovernmental Coordination</b>									
Policies: Participate in future facilities and services coordination between governmental entities; Continue coordination with adjacent local governments to provide for exchange of information; Support public-private partnerships and non-profit/government collaboration									
Intergovernmental Coordination	Complete the Service Delivery Strategy (SDS) Agreement update	X					\$0	N/A	Mayor and Council
Intergovernmental Coordination	Continue to support multi-jurisdictional efforts to protect Resaca Battlefield	X	X	X	X	X	\$0	N/A	Mayor and Council

**Long Term Work Program for:**

**Gordon County**





### Gordon County Long Term Work Program

Project Type	Activity	Year	Cost Estimate*	Funding Source	Responsible Party
Community Facilities	Equip all sheriff's vehicles, fire trucks, EMA trucks, and ambulances with computer equipment for access to 911, GCIC and their respective databases.	2010	\$500,000	General Funds	IT Director
Community Facilities & Services	Purchase an aerial platform truck for the Fire Department.	2010	\$900,000	Fire Fund/General Fund	Fire Chief
Community Facilities & Services	Completion of P25 and Narrowbanding Compliance for all County emergency services (a radio system upgrade per FCC requirements).	2011	\$10,000,000	TBD	Fire Chief
Community Facilities & Services	Build a new Health Department building and include office space for other social service agencies.	2012	\$15,000,000	Future SPLOST	Board of County Commissioners/ Board of Health
Community Facilities & Services	Build a new County Administration building to house all non-judicial government functions for better operational efficiencies.	2012	\$20,000,000	Future SPLOST	Board of County Commissioners
Community Facilities & Services	Build a new 911 Center for more space and better security.	2012	\$7,000,000	Future SPLOST	Board of County Commissioners/ EMA and 911 Director
Community Facilities & Services	Build a new animal shelter to replace the old one.	2012	\$350,000	Future SPLOST	Board of County Commissioners/ Animal Control Director
Community Facilities & Services	Replace the Red Bud Fire Station with a new facility.	2012	\$6,000,000	Future SPLOST	Fire Chief

\*In 2008 dollars

### Gordon County Long Term Work Program

Project Type	Activity	Year	Cost Estimate*	Funding Source	Responsible Party
Community Facilities & Services	Replace existing downtown parking deck with a larger facility (in conjunction with Calhoun)	2012	\$5,000,000	Future SPLOST	Board of County Commissioners/ County Administrator
Community Facilities & Services	Build a new branch library.	2012	\$2,000,000	Future SPLOST	Board of County Commissioners/ Library Board
Community Facilities & Services	Build a new maintenance facility for the Building and Grounds Department.	2012	\$200,000	Future SPLOST	Building & Grounds Director
Community Facilities & Services	Provide additional senior center facilities across the County.	2012	\$3,500,000	Future SPLOST	Senior Citizens Center Director
Community Facilities & Services	Build an aquatic center at the Sonoraville Recreation Complex.	2012	\$6,500,000	Future SPLOST	Parks & Recreation Director
Community Facilities & Services	Create a 40-60 acre regional park between Red Bud and Resaca.	2012	\$5,000,000	Future SPLOST	Parks & Recreation Director

\*In 2008 dollars

## 5 Appendix: City of Calhoun Character Areas

### 5.1.1 River Corridor/Floodplain Preserve

The River Corridor/Floodplain Preserve character area reflects the City's environmentally sensitive areas and undeveloped natural lands that are not suitable for development. The character area includes river corridors, wetlands, and floodplain areas. In addition to providing opportunities for passive recreation and for animal/plant species protection, the Oostanaula River is a water source for Gordon County and the greater region.

#### *Development Pattern*

The development pattern should seek to:

- Protect open space in a linear pattern, typically following river and stream corridors
- Protect water quality with appropriate stream and reservoir buffers and prohibition of uses that are prone to pollution
- Provide new opportunities for environmental education or low-impact recreation, such as canoeing and hiking, and promote/enhance existing recreation opportunities adjacent to the Oostanaula River, such as the Clarence E. Harris River Park
- Follow Best Management Practices (BMPs) for erosion and sedimentation, as defined in the Georgia Erosion and Sedimentation Act
- Minimize impervious surfaces
- Discourage extension of public utilities, especially sewer, that would encourage development of these areas
- Maintain a high degree of open space
- Preserve natural resources and habitat and views of natural features
- Accommodate a greenway system that follows the Oostanaula River
- Prevent degradation to natural resources in areas that have already developed or have the potential due to existing zoning

#### *Primary Land Uses*

- Undeveloped areas left in their natural state
- Passive recreation
- Agriculture

### 5.1.2 Rural/Agricultural Reserve

The Rural/Agricultural Reserve character area is intended to reflect predominantly rural, undeveloped land that is suited for agricultural, "conservation subdivision" and/or large-lot residential uses. Land in this character area should adhere to large minimum lot sizes or follow Conservation Subdivision principles in order to retain as much of the open space and rural character as possible and protect the existing water supply watershed. Though few areas are recommended as Rural/Agricultural Reserve inside the City limits, there are substantial areas adjacent to Calhoun's current boundaries.

#### *Development Pattern*

The development pattern should seek to:

- Protect rural character (including farmland, open space and viewsheds) and environmentally-sensitive areas



### 5.1.2 Rural/Agricultural Reserve (con't.)

#### *Development Pattern (con't.)*

- Cluster new residential development in a “conservation subdivision” design that maintains significant amounts of open space (25%-50% of the site) and natural conservation areas or require a large minimum rural lot size
- Connect new conservation subdivisions to greenways where possible
- Carefully design roadway alterations to minimize scenic and environmental impacts
- Limit impacts of new development on the environment, including reducing limits on clearing and grading
- Reduce impervious cover
- Utilize natural features for stormwater management
- Accommodate low-intensity uses
- Depict clear physical boundaries and transitions between Rural/Agricultural Reserve uses and adjacent higher intensity uses

#### *Primary Land Uses*

- Agricultural
- Single Family Residential (very large lot or Conservation Subdivision)
- Passive Recreation

### 5.1.3 Historic Resource Protection

The Historic Resource Protection character area encompasses the Fain and Chandler Cemeteries. While the cemeteries are not in jeopardy of being displaced, potential issues include long-term maintenance and making the cemeteries accessible to the community. This character area also includes the New Echota State Historic Site and surrounding properties, which abut the City limits to the east. This area is recommended as Historic Resource Protection due to the historical significance of this 19<sup>th</sup> century capital of the Cherokee Nation and the potentially detrimental impact on the site with development of surrounding properties. Other historic resources in or near the City that are included in this character area are Lay's Ferry south of the Town of Resaca, Rome Crossroads near Coosa Valley Tech, and Trimble House, located just north of the Gordon County/Bartow County line.

#### *Development Pattern*

The development pattern should seek to:

- Buffer historic sites from encroaching development
- Encourage building/site design and scale that is compatible with the surrounding historic environment
- Preserve the integrity of historic sites
- Widen and extend roadways into these areas only when absolutely necessary and based on acceptable environmental / fiscal impacts and planned uses
- Encourage low-impact uses
- Protect viewsheds
- Limit clearing and grading
- Protect “gateways”, including the Line Street/Hwy 41 intersection, the I-75/Hwy 225 interchange, and the historic City of Calhoun gateway at the North Wall/Hwy 225 split, from incompatible and unattractive development that detracts from the historic nature of the area
- Maintain and enhance, where appropriate, signage, landscaping, perimeter walls, and exterior and interior sidewalks to facilitate pedestrian access and use



### 5.1.3 Historic Resource Protection (con't.)

#### *Primary Land Uses*

- Undeveloped areas
- Passive recreation
- Single-family residential

#### 5.1.4 Historic Downtown

Historic Downtown includes the Calhoun Central Business District as well as surrounding areas on both sides of the railroad that have the potential to develop in a manner that is consistent with the historic downtown: traditional building façades, buildings close to the street, and the use of sidewalks. Goals of the character area include encouraging a mix of uses to create vitality, reinforcing the area as the central business district of Calhoun, and respecting and promoting the established development pattern of the downtown core. New development or redevelopment, particularly west of the railroad, can serve to extend the boundaries and function of downtown by orienting buildings to the street rather than to an on-site parking lot, allowing a mix of uses accessible to the pedestrian, and connecting to the rest of the character area with sidewalks. Maintaining the historic integrity of the downtown is paramount; signage, exterior changes to existing building facades, and new construction in the newly designated Downtown Historic District (inside the boundaries of the character area) are subject to review by the Calhoun Historic Preservation Commission.

#### *Development Pattern*

The development pattern should seek to:

- Reinforce traditional pedestrian-scaled development patterns, including building placement, lighting, site features, sidewalk use and amenities, traffic patterns, etc.
- Retain and enhance existing building stock with appropriate maintenance and rehabilitation
- Represent a mix of uses that attract residents to the downtown and create vitality
- Serve surrounding neighborhoods
- Reinforce downtown as the community focal point of Calhoun
- Encourage mixed use development in buildings with underutilized upper floors and with in-fill opportunities (e.g. residential above ground floor retail)
- Accommodate redevelopment and infill opportunities that respect the traditional development patterns and architectural styles
- Encourage a creative, visual environment that encourages exploration and attracts patrons such as attractive, changing window displays, public art, and outdoor dining
- Maintain and enhance the areas' historic character
- Increase visibility of existing parking opportunities
- Promote the "downtown aesthetic" in portions of the Historic Downtown character area that are outside of CBD, including building placement and design and the use of sidewalks to enhance connectivity

#### *Primary Land Uses*

- Retail
- Office
- Mixed-use (including upper story residential)
- Government facilities/services
- Parks



### 5.1.5 West Calhoun

The West Calhoun character area comprises the area west of the Historic Downtown character area and includes the West Calhoun Redevelopment Area that has been identified by the City. Uses include single-family and multi-family residential, vacant industrial sites and the Calhoun High School complex.

#### ***Development Pattern***

The development pattern should seek to:

- Preserve established single-family neighborhoods
- Increase pedestrian connectivity throughout the area
- Reinforce stability by encouraging home ownership and maintenance or upgrade of existing properties
- Accommodate in-fill development that compliments the scale, setback and style of existing adjacent homes
- Maintain existing homes and promote sensitive building rehabilitation that is in keeping with a building's existing architectural style and scale and that of neighboring homes
- Provide new housing and/or mixed use opportunities that are created out of former warehouse and industrial spaces
- Accommodate senior housing opportunities, which can be integrated into the existing development pattern and can benefit from close proximity to downtown goods and services
- Connect to a network of greenways/trails, wherever possible

#### ***Primary Land Uses***

- Single-family residential
- Mixed-use
- Public/institutional
- Parks

### 5.1.6 In-Town Traditional Neighborhood

The In-Town Traditional Neighborhood character area reflects Calhoun's historic housing stock and traditional pattern of development. The area consists of relatively well-maintained single-family housing with a distinct identity through architectural design, building placement, street design, and landscaping. The neighborhoods are generally thought of as "in-town" due to their proximity and accessibility to the central business district. These areas are located east of the CBD, west of the railroad in pockets such as Second Avenue, and in the historic Mill Village. Areas within the In-Town Traditional Neighborhood have the potential to be designated as local historic districts.

#### ***Development Pattern***

The development pattern should seek to:

- Maintain existing homes and character defining site features (*i.e.* drives, walls, lighting, landscaping, tree cover)
- Promote sensitive building rehabilitation that is in keeping with a building's existing architectural style and scale and that of neighboring homes
- Accommodate in-fill development that compliments the scale, setback and style of existing adjacent homes
- Promote single-family uses
- Increase pedestrian connectivity between neighborhoods and downtown



### 5.1.6 In-Town Traditional Neighborhood (con't.)

#### Development Pattern (con't.)

- Accommodate senior housing opportunities, which can be integrated into the existing development pattern and can benefit from close proximity to downtown goods and services
- Connect to a network of greenways/trails, wherever possible

#### *Primary Land Uses*

- Single-family residential
- Parks
- Public/institutional

### 5.1.7 Early Suburban

The Early Suburban character area describes areas where typical types of suburban residential subdivision development have occurred in the post World War II era. Neighborhoods are characterized by low pedestrian orientation, larger lot sizes, high to moderate degree of building separation, and are predominantly residential with scattered civic buildings and varied street patterns (often curvilinear) that include cul-de-sacs.

#### *Development Pattern*

The development pattern should seek to:

- Accommodate in-fill development that compliments the scale, setback and style of existing adjacent homes
- Promote single-family uses
- Maintain existing tree cover
- Provide safe facilities for pedestrians, school buses, and bicyclists using the road right-of-way
- Incorporate sidewalks, traffic calming improvements and/or increased street interconnections, where appropriate, to improve walkability within existing neighborhoods as well as connectivity to neighboring communities and major destinations, including schools
- Connect to a network of greenways/trails, wherever possible
- Accommodate senior housing opportunities, which can be integrated into neighborhoods that benefit from close proximity to downtown goods and services

#### *Primary Land Uses*

- Single-family residential
- Parks
- Public/institutional

### 5.1.8 Emerging Suburban

Emerging Suburban increasingly covers areas within and adjacent to the city limits of Calhoun. Typically, suburban areas evolve with low pedestrian orientation, larger lot sizes, high to moderate degree of building separation, and are predominantly residential with scattered civic buildings and varied disconnected street patterns (often curvilinear) that include cul-de-sacs. These residential subdivisions have typically developed in a leap-frog fashion, and they tend to lack connectivity when they do abut. "Conservation subdivisions" should be encouraged as a suitable alternative to traditional low-density residential subdivisions in order to maximize open space.





### 5.1.8 Emerging Suburban (con't.)

#### *Development Pattern*

The development pattern should seek to:

- Provide connected system of streets within new subdivisions and to existing subdivisions, resulting in an expanded local street network for motorists and emergency vehicles
- Provide safe facilities for pedestrians, schools buses, and bicyclists using the road right-of-way
- Connect to a network of greenways/trails, wherever possible
- Provide adequate open space and active and passive recreation opportunities for area residents
- Limit clearing and grading
- Encourage use of Planned Residential Development zoning classification and/or Conservation Subdivision ordinance with the goal of maximizing open space
- Include a variety of housing choices
- Provide sidewalks, street trees and decorative, pedestrian-scale lighting
- Require residential subdivisions accessing a highway to be interconnected and to provide at least two entrances

#### *Primary Land Uses*

- Single-family residential
- Parks
- Public/institutional

### 5.1.9 Peters Street Residential

Peters Street Residential is similar to the Early Suburban character area in that it reflects post-World War II development, however a key differentiation is that it includes a mix of residential uses and some commercial uses. Single-family homes include conventional construction as well as mobile homes, and several apartment complexes are located throughout the character area. Recent residential in-fill projects can also be found.

#### *Development Pattern*

The development pattern should seek to:

- Add sidewalks, traffic calming improvements and/or increased street interconnections to improve walkability within existing neighborhoods
- Accommodate residential in-fill development that compliments the scale, setback and style of existing adjacent homes
- Accommodate "neighborhood commercial" uses along Peters Street and Richardson Road (conversion, rather than demolition, of existing homes for commercial use is encouraged; standards should apply for parking, landscaping, lighting, signage, outdoor storage, etc. that respect adjacent residential uses and character of the area)
- Focus on reinforcing stability by encouraging home ownership and maintenance or upgrade of existing properties
- Maintain housing choice but protect established single-family areas

#### *Primary Land Uses*

- Residential (single-family and multi-family)
- Parks
- Public/institutional
- Neighborhood commercial (along Peters Street and Richardson Road)



### 5.1.10 Neighborhood Commercial

The Neighborhood Commercial character area represents residential areas that are experiencing commercial development pressures or those areas that have begun to transition and reflect a mix of commercial and residential uses. Examples include Richardson Road and Line Street adjacent to the Peters Street Residential character area, the Highway 53/42 split heading north into the city, and west of north Dixie Highway.

#### ***Development Pattern***

The development pattern should seek to:

- Protect existing neighborhoods from encroaching commercial uses
- Require adequate landscape buffers
- Require pedestrian scale signage and appropriate building/site design that is compatible with residential uses
- Accommodate conversion of existing residential uses into office or commercial uses while maintaining the existing building
- Limit paving for surface parking
- Locate parking to the rear of buildings
- Screen existing parking areas with landscape buffers

#### ***Primary Land Uses***

- Single-family residential
- Office
- Small-scale retail / neighborhood commercial

### 5.1.11 Red Bud Road Corridor

The Red Bud Road Corridor is a mix of apartments and commercial uses that serve local residents, as well as numerous medical office uses in support of Gordon Hospital. Though sidewalks do exist along the corridor, several gaps are present, which diminishes pedestrian connectivity and the ability of the Red Bud Road to function as a multi-modal corridor.

#### ***Development Pattern***

The development pattern should seek to:

- Encourage mixed-use opportunities (*i.e.* medical offices above ground floor retail) to serve area residents as well medical support needs
- Enhance pedestrian connectivity
- Prohibit encroachment of commercial and medical uses (including parking and light trespass) into adjacent residential areas
- Promote development/aesthetics around the interstate that enhance the area rather than reflect a "typical" interchange
- Encourage interparcel access/shared driveways for adjacent medical office uses or commercial uses

#### ***Primary Land Uses***

- Hospital or clinic
- Professional medical office
- Commercial (non-"big box")
- Residential (multi-family as well as senior housing, assisted living facility, special needs housing, guest lodging for patients' families)
- Mixed-use (upper floor office or residential and ground floor retail)



### 5.1.12 Dews Pond Community

The Dews Pond Community character area includes single-family residential uses, medical-oriented office uses south of Gordon Hospital, and other commercial uses. It includes areas that are undeveloped as well as more concentrated areas of development such as the neighborhoods around Calhoun Elementary.

#### *Development Pattern*

The development pattern should seek to:

- Accommodate housing that benefits from close proximity to local schools and to health services (senior housing, nursing home, special needs housing, and guest lodging for families of hospital patients)
- Promote a pedestrian-scale community with sidewalk connections
- Prohibit large-scale commercial uses
- Enhance pedestrian connectivity within and between residential and office developments

#### *Primary Land Uses*

- Residential (single-family as well as senior housing, nursing home, special needs housing, and guest lodging for families of hospital patients)
- Professional medical office
- Public/institutional
- Parks

### 5.1.13 Mauldin Road Mix

Mauldin Road Mix includes a concentration of industrial uses with some commercial along the road that are generally bound on either end by some single-family residential (to the south) and multi-family dwellings (to the north). The area also abuts the Emerging Suburban character area to the west, which has existing neighborhoods and the potential for additional residential growth.

#### *Development Pattern*

The development pattern should seek to:

- Protect surrounding residential uses from visual impacts of non-residential uses, including signage, site lighting and outdoor storage/displays
- Maintain existing multi-family housing opportunities
- Utilize landscaping to screen parking and loading areas and to enhance look of the area
- Ensure that truck access does not encroach on residential areas
- Limit clearing and grading
- Adequately buffer between dissimilar land uses
- Limit outdoor storage / display of merchandise

#### *Primary Land Uses*

- Wholesaling/warehousing
- Multi-family



#### 5.1.14 Dixie Highway Corridor

This character area reflects smaller-scale, auto-oriented uses that developed as part of the Dixie Highway route that connected Florida to Canada and was heavily used in the 1920's. The majority of the character area is located north of downtown and is a mix of individual commercial uses interspersed with industrial and some residential uses along the two-lane highway. The southern portion is five lanes, but it contributes to the traditional character of the area with its uses and older buildings. The presence of sidewalks and proximity to downtown also contribute to a pedestrian-scale that should be sought for the northern portion. While traditionally a north-south throughway, the corridor also serves as a gateway to downtown Calhoun.

##### ***Development Pattern***

The development pattern should seek to:

- Maintain viability as a commercial corridor while enhancing overall appearance
- Improve pedestrian connections along the corridor
- Preserve/improve traffic flow
- Enhance pedestrian scale with consistent and reduced building setbacks
- Incorporate streetscape enhancements such as landscaping and decorative streetlights to improve the overall appearance of this "gateway corridor"
- Integrate commercial uses that serve the surrounding residences
- Make uses accessible to local users while providing adequate buffers between highway uses and adjacent residential areas
- Limit outdoor storage/display of merchandise

##### ***Primary Land Uses***

- Commercial (non-"big box")

#### 5.1.15 Dixie Highway Transitional

Bound between Line Street to the south and Red Bud Road to the north, the Dixie Highway Transitional character area signals the approach to downtown Calhoun and includes a mix of commercial and historic residential uses at the southern end. Some conversions of existing residences to office uses have occurred, which has helped maintain the feel of the area.

##### ***Development Pattern***

The development pattern should seek to:

- Improve overall appearance of the corridor
- Prevent encroachment of commercial uses into surrounding residential areas
- Coordinate land use and transportation needs of this heavily traveled corridor
- Promote use of vacant buildings/sites for commercial activity
- Encourage conversion, rather than demolition, of existing homes for commercial uses
- Require standards for parking, landscaping, lighting and signage that maintain residential character in spite of change in use
- Protect and enhance pedestrian scale with sidewalks, streetscape treatment and reduced building setbacks
- Prohibit outdoor storage/display of merchandise

##### ***Primary Land Uses***

- Commercial, including gallery or studio spaces / excluding auto service and sales
- Professional offices
- Single-family residential where it currently exists



### 5.1.16 Highway 41 North Corridor

Highway 41 North is somewhat reminiscent of Dixie Highway south of downtown in that it is five lanes, however its uses and character differ. The corridor includes a mix of commercial and industrial uses, as well as large-lot residential uses that front the highway. Interstate-oriented uses such as motels and fast food restaurants are located around the I-75 interchange. This interstate access also positions the area to develop at a higher intensity.

#### ***Development Pattern***

The development pattern should seek to:

- Enhance City gateway around I-75 interchange
- Encourage development that transitions the area to a commercial corridor
- Depict clear physical boundaries and transitions between the highway and adjacent residential uses
- Incorporate access management techniques into site design, including shared driveways and interparcel access
- Adopt landscaping and site design standards to enhance overall appearance of a site, reduce impervious surfaces, and better integrate stormwater treatment
- Redevelop or revitalize hotel sites
- Limit signs and billboards
- Limit clearing and grading

#### ***Primary Land Uses***

- Commercial (non-“big box”)
- Limited light industrial

### 5.1.17 Highway 41 South Corridor

Unlike the Highway 41 North Corridor, this character area is a more fully developed commercial corridor. Commercial uses include strip development as well as stand-alone commercial uses on lots that are typically smaller than those on the northern portion of the corridor. Both character areas are five lanes, though the southern portion experiences more interruptions in traffic flow due to the numerous curb cuts that serve existing businesses. The corridor can also be described as having a character that is “between” the traditional, smaller scale Dixie Highway Corridor and the more intensive Highway 53 Corridor to the south.

#### ***Development Pattern***

The development pattern should seek to:

- Accommodate local vs. regional-serving commercial uses
- Preserve/improve traffic flow, utilizing access management techniques such as interparcel access and driveway consolidation
- Strengthen pedestrian connections to adjacent residential areas
- Provide standards for signage, building placement and parking to enhance the overall corridor, create an identity that is distinct from Highway 53, and contribute to a more pedestrian-scale environment
- Coordinate land use planning with bike, pedestrian and transit opportunities
- Better integrate stormwater treatment and reduce impervious surface in site planning and design



### **5.1.17 Highway 41 South Corridor (con't.)**

#### ***Primary Land Uses***

- Commercial (not “big-box”)
- Office

### **5.1.18 Highway 53 Corridor**

The Highway 53 Corridor reflects larger-scale commercial developments that are typical of U.S. highways outside of downtowns / town centers. “Strip centers” and “big boxes” are common, as are interstate-oriented commercial uses near the I-75 interchange. Commercial corridors like State Highway 53 are often characterized by large signs that can dominate the visual landscape, numerous curb cuts and driveways that slow traffic flow, large parking areas void of landscaping, and a lack of sidewalks. The heavily traveled corridor also acts as a gateway to the City.

#### ***Development Pattern***

The development pattern should seek to:

- Enhance overall appearance with design guidelines
- Preserve/improve traffic flow, utilizing access management techniques such as interparcel access and driveway consolidation
- Depict clear physical boundaries and transitions between the highway and adjacent residential uses
- Facilitate quality redevelopment (includes permitting mixed-use development)
- Control “big box” development
- Provide sidewalk connections to adjacent residential areas
- Increase landscaping along the corridor, including in and along parking lots to provide shade, reduce impervious surfaces, shield parking areas, and improve the appearance of individual sites and the entire corridor
- Limit signs and billboards
- Coordinate land use planning with bike, pedestrian and transit opportunities
- Better integrate stormwater treatment in site planning and design with additional site design standards

#### ***Primary Land Uses***

- Commercial
- Professional offices
- Mixed use development (including residential uses above ground-floor retail or office space)

### **5.1.19 Highway 53 Transitional**

The Highway 53 Transitional area is situated between State Highway 53 frontage properties and the extensive industrial areas to the south. Land uses include a mix of strip center development, warehousing and multi-family units off of Richardson Road, and some single-family residential that fronts State Highway 53 South.

#### ***Development Pattern***

The development pattern should seek to:

- Prevent encroachment of Highway 53-oriented uses and intensive industrial uses
- Create pedestrian linkages to the highway and between uses within the character area
- Differentiate scale and character from Highway 53 Corridor
- Prohibit “big box” development



### 5.1.19 Highway 53 Transitional (con't.)

#### *Development Pattern (con't.)*

- Adopt landscaping and site design standards to enhance overall appearance of a site, reduce impervious surfaces, and better integrate stormwater treatment
- Limit signs and billboards
- Encourage interparcel access to maintain traffic flow in the area
- Accommodate campus-like, mixed-use development

#### *Primary Land Uses*

- Commercial (non "big-box")
- Office
- Smaller warehousing
- Multi-family
- Mixed-use

### 5.1.20 Interstate Commercial

Interstate Commercial accommodates uses that benefit from good vehicular access, such as close proximity to the interstate, without necessarily having to be visible from the interstate. Curtis Parkway is an example, along which can be found a pool supply store, equipment rentals, store-alls, a carpet distribution center, and a portrait studio.

#### *Development Pattern*

The development pattern should seek to:

- Depict clear physical boundaries and transitions between Interstate Commercial uses and adjacent residential uses
- Minimize curb cuts and encourage interparcel access
- Limit signs and billboards
- Encourage site design that minimizes impervious surfaces, better integrates stormwater treatment, and screens parking and loading from the right-of-way

#### *Primary Land Uses*

- Commercial
- Office
- Warehousing/wholesaling

### 5.1.21 Emerging Mixed Use Center – Regional Activity

Emerging Mixed Use Center – Regional Activity represents areas that the potential to develop a regionally-marketed mixture of uses, including employment and housing opportunities, due to interstate access and proximity to other larger scale areas that are developed or have the potential to develop. "Big box" retail is appropriate for these areas and should be designed to fit into mixed-use planned development with limited parking that is shared with surrounding uses. The Trimble Hollow/I-75 area is identified as Emerging Mixed Use Center – Regional Activity. The planned Calhoun Bypass includes an interchange at Union Grove Road, just north of the site. This interchange, and the potential for another at Trimble Hollow Road, positions this area for growth.





### 5.1.21 **Emerging Mixed Use Center – Regional Activity (con't.)**

#### ***Development Pattern***

The development pattern should seek to:

- Include a relatively high-density mix of commercial and retail centers, office, services, and employment to serve a regional market area
- Include a diverse mix of higher-density housing types (town homes, apartments, lofts, and condominiums) that can serve a broad range of incomes, including workforce and affordable housing
- Provide strong, walkable connections between different uses
- Connect to nearby networks of greenspace or multi-use trails
- Discourage strip development
- Reflect a campus or unified development
- Require shared driveways and inter-parcel access
- Limit truck traffic by prohibiting warehousing or other operations requiring heavy truck use
- Prohibit new billboards
- Encourage compatible architecture styles that maintain the regional character
- Encourage parking lots to incorporate on-site stormwater mitigation or retention features, such as pervious pavements
- Depict clear physical boundaries and transitions between the Emerging Mixed Use Center – Regional Activity character and adjacent character areas, including the placement of low-density residential uses on the perimeter of the area as a transition use adjacent to the Rural/Agricultural Reserve character area

#### ***Primary Land Uses***

- Commercial
- Professional office
- Higher density residential uses (including townhomes and condominiums)
- Lower density residential uses at the perimeter of the character area
- Educational institutions

### 5.1.22 **Industrial**

The Industrial character area is intended to accommodate low and high intensity industry in locations that have interstate and rail access. This character area represents existing industrial facilities / parks as well as areas that have the potential to support industrial growth. While attracting new industry is important to the economic health of the City, the intent of the Industrial character area is to balance growth with environmental considerations.

#### ***Development Pattern***

The development pattern should seek to:

- Provide diverse industries
- Protect air and water quality
- Prevent adverse impacts to natural resources and surrounding population
- Address traffic impacts and circulation in site design
- Provide adequate buffers
- Limit visibility of industrial operations/parking from the interstate
- Limit grading and clearing

#### ***Primary Land Uses***

- Industrial



### 5.1.23 **Higher Learning Center**

The Higher Learning Center character area includes Coosa Valley Tech, the Northwest Georgia Research and Education Center (UGA), and the George Chambers Resource Center. The goal of this character area is to accommodate these existing facilities and their services. Other public/institutional facilities or parks would be suitable additions.

#### ***Development Pattern***

The development pattern should seek to:

- Be pedestrian-friendly
- Afford opportunities for facility expansion
- Limit clearing and grading

#### ***Primary Land Uses***

- Public / Institution
- Passive and active parks

### 5.1.24 **Proposed South Calhoun Bypass**

The Proposed South Calhoun Bypass character area reflects the conceptual alignment of the four-lane limited access bypass that is planned south of Calhoun. In addition to helping route truck traffic around downtown Calhoun, it has the potential to accommodate additional industrial opportunities in the southern portion of the County. This segment of the Calhoun Bypass, which also includes a western and eastern portion, is approximately 6.8 miles in length and connects SR 53 West to SR 53 East. Construction of an interstate interchange at Union Grove Road is a key element of the project.

#### ***Development Pattern***

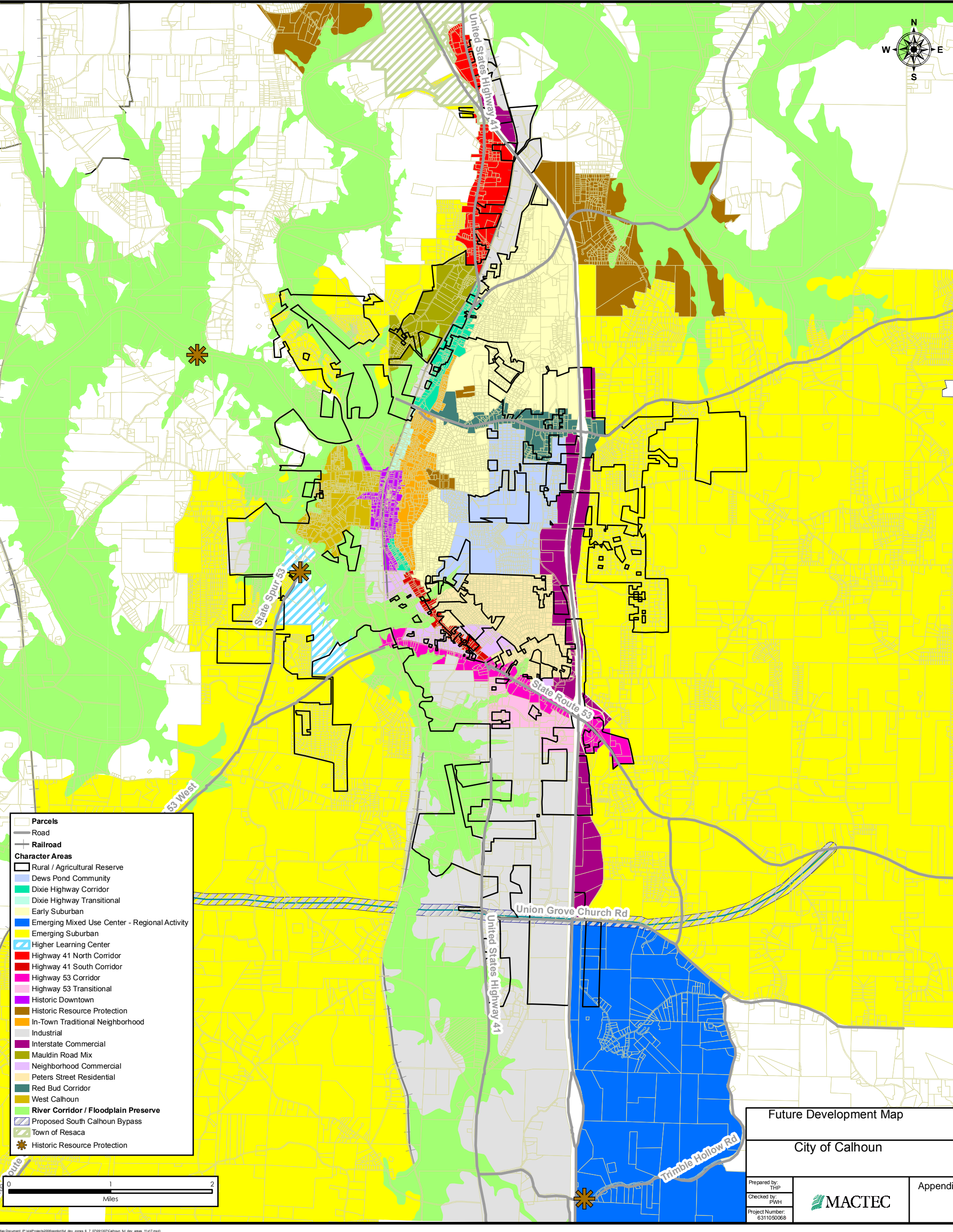
The development pattern should seek to:

- Take the form of corridor development, with clear physical boundaries and transitions between the edge of the character area and surrounding residential areas
- Accommodate diverse industries
- Protect air and water quality
- Prevent adverse impacts to natural resources and surrounding population
- Address traffic impacts and circulation in site design
- Provide adequate vegetative buffers along the corridor
- Limit grading and clearing
- Prohibit billboards and promote sign, landscaping and site standards that enhance the aesthetics of the corridor

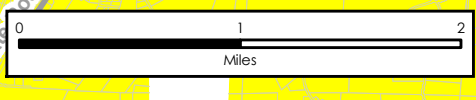
#### ***Primary Land Uses***

- Light industrial
- Ancillary commercial uses





- Parcels
- Road
- Railroad
- Character Areas**
- Rural / Agricultural Reserve
- Dews Pond Community
- Dixie Highway Corridor
- Dixie Highway Transitional
- Early Suburban
- Emerging Mixed Use Center - Regional Activity
- Emerging Suburban
- Higher Learning Center
- Highway 41 North Corridor
- Highway 41 South Corridor
- Highway 53 Corridor
- Highway 53 Transitional
- Historic Downtown
- Historic Resource Protection
- In-Town Traditional Neighborhood
- Industrial
- Interstate Commercial
- Mauldin Road Mix
- Neighborhood Commercial
- Peters Street Residential
- Red Bud Corridor
- West Calhoun
- River Corridor / Floodplain Preserve
- Proposed South Calhoun Bypass
- Town of Resaca
- Historic Resource Protection



Future Development Map	
City of Calhoun	
Prepared by: THP	Appendix
Checked by: PWH	
Project Number: 6311050068	

Map Document: P:\GIS\Projects\2008\gordon\dev\_zones\6\_7\_07691307\Calhoun\_Atl\_dev\_areas\_11x17.mxd  
9/13/2007 10:44:42 AM