

Gordon County
Comprehensive Plan 2007-2027

*COMMUNITY
ASSESSMENT*

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

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1 Introduction

1.1 Purpose

The *Community Assessment* provides a factual and conceptual foundation for the remaining work involved in preparing the Gordon County Comprehensive Plan update. The Comprehensive Plan that is being used by the County today was adopted in 1992. It is a joint plan that includes unincorporated Gordon County and local municipalities. The 2007 Gordon County Comprehensive Plan update is again being prepared in conjunction with surrounding municipalities; however, the City of Calhoun is preparing a stand-alone document during this plan update.

The *Gordon County Comprehensive Plan 2007-2027* will primarily focus on unincorporated Gordon County and the municipalities of Fairmount, Plainville, Ranger and Resaca. However, the inclusion of Calhoun data in some instances is necessary to explain conditions, trends, issues or opportunities. Detailed information involving the City of Calhoun may be found in the *City of Calhoun Comprehensive Plan 2007-2027*.

Production of the *Community Assessment* involved the collection and analysis of community data and information. This report represents the final product of that analysis and provides a concise, informative report that stakeholders will use to guide their decision making during the development of the Community Agenda portion of the plan.

The *Community Assessment* also serves the purpose of meeting the intent of the Georgia Department of Community Affairs' (DCA) "Standards and Procedures for Local Comprehensive Planning," as established on May 1, 2005. Preparation in accordance with these standards is an essential requirement in maintaining the County's status as a Qualified Local Government.

1.2 Scope

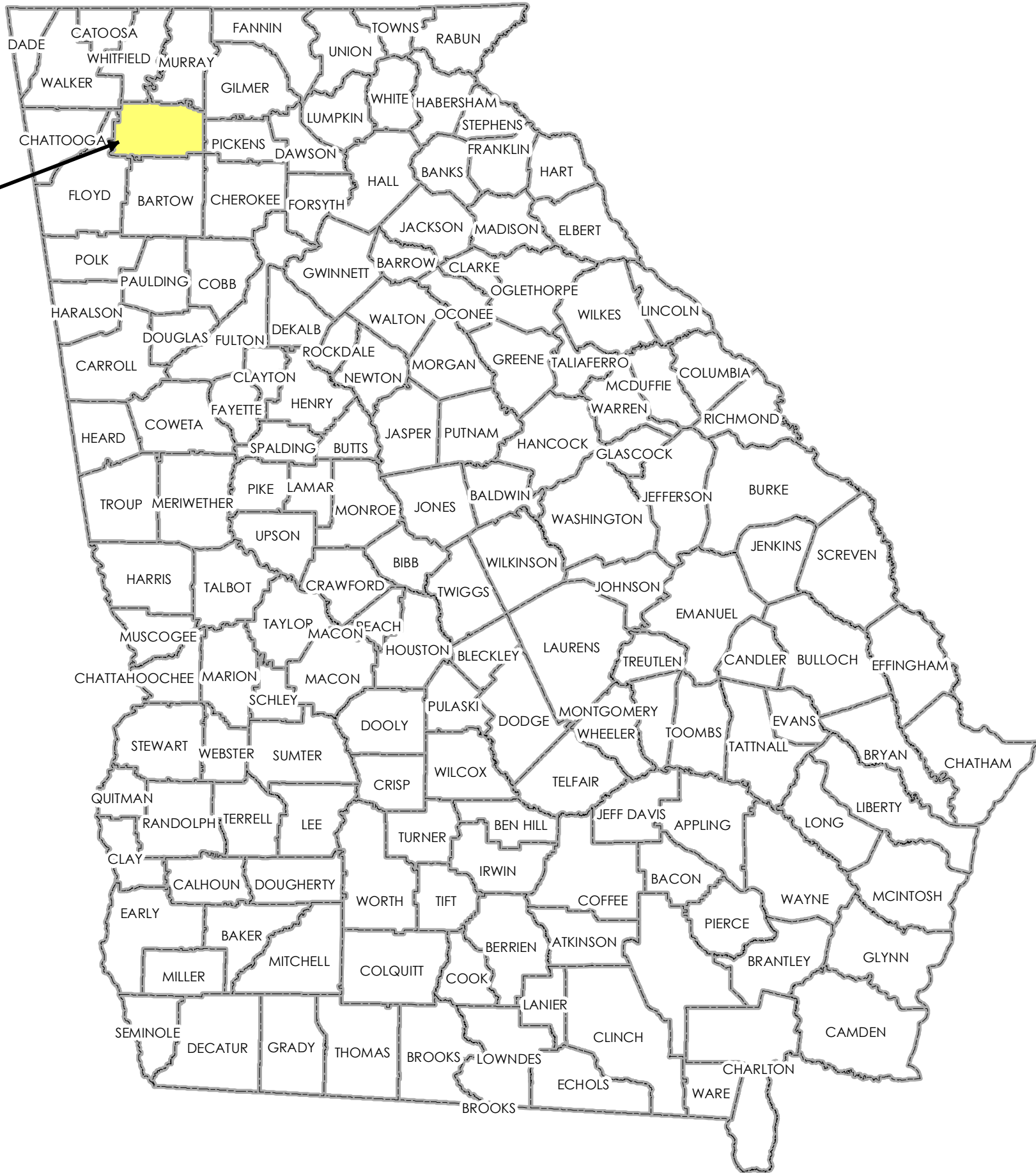
The Community Assessment includes the following information, as required by the DCA Standards:

- Listing of issues and opportunities that the community wants to address
- Analysis of existing development patterns
- Analysis of consistency with the Quality Community Objectives
- Analysis of supporting data and information

The Community Assessment provides an executive summary of community analyses in order to provide an easy reference for stakeholders who will need to refer to the information throughout the planning process. Information referenced in Sections 2 and 3 of this report can be found in its entirety in the *Analysis of Supporting Data*. Figure 1-1 shows the County location in relation to the State of Georgia.



Gordon County



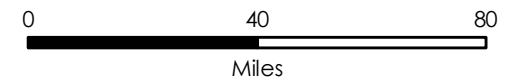
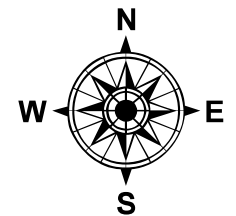
Regional Location

Figure Number: 1-1

Gordon County Comprehensive Plan 2007-2027

Legend

- Gordon County
- Other Georgia Counties



2 Issues and Opportunities

2.1 Introduction

The issues and opportunities described below have been identified from a review of the *Analysis of Supporting Data* section of the Community Assessment. This analysis included an examination of the Quality Community Objectives. The *Analysis of Supporting Data* can be found as an addendum to this report. This section organizes the issues and opportunities by the major topics defined in the State of Georgia Department of Community Affairs (DCA) Local Planning Requirements. The assessment topics are:

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

2.2 Population

2.2.1 Issues

1. Sustained Population Growth

The 2005 estimate of population for the County is 50,279, a 14% increase from 2000. The population is projected to increase at an average annual rate of between 1.5 and 4.7% between 2000 and 2025. By 2025 the population is projected to increase by 94% to 97,317 (DCA). A range of 64,988 to 97,317 has been projected. Future population growth in Gordon County is somewhat unpredictable due to uncertainties regarding the County's future land use and growth management policies. Other factors influencing future growth include the land-use and growth management coordination between the County and its cities, local housing market conditions, and local, regional and national economic conditions. Between 1980 and 2000, the population of Gordon County, and the cities of Calhoun and Resaca have risen significantly, as shown in Table 2-2 and Figure 2-1. The cities of Ranger, Plainville, and Fairmount have shown declining populations during the same time period. While Ranger has trended toward continued decline, the cities of Plainville and Fairmount have shown a modest growth trend between 1990 and 2000, but by 2005 these two cities were still below their 1980 population. Resaca has experienced significant growth in recent years and saw an increase of 104% between 1990 and 2000. More growth has occurred since 2000, according to the 2005 U.S. Census estimates.



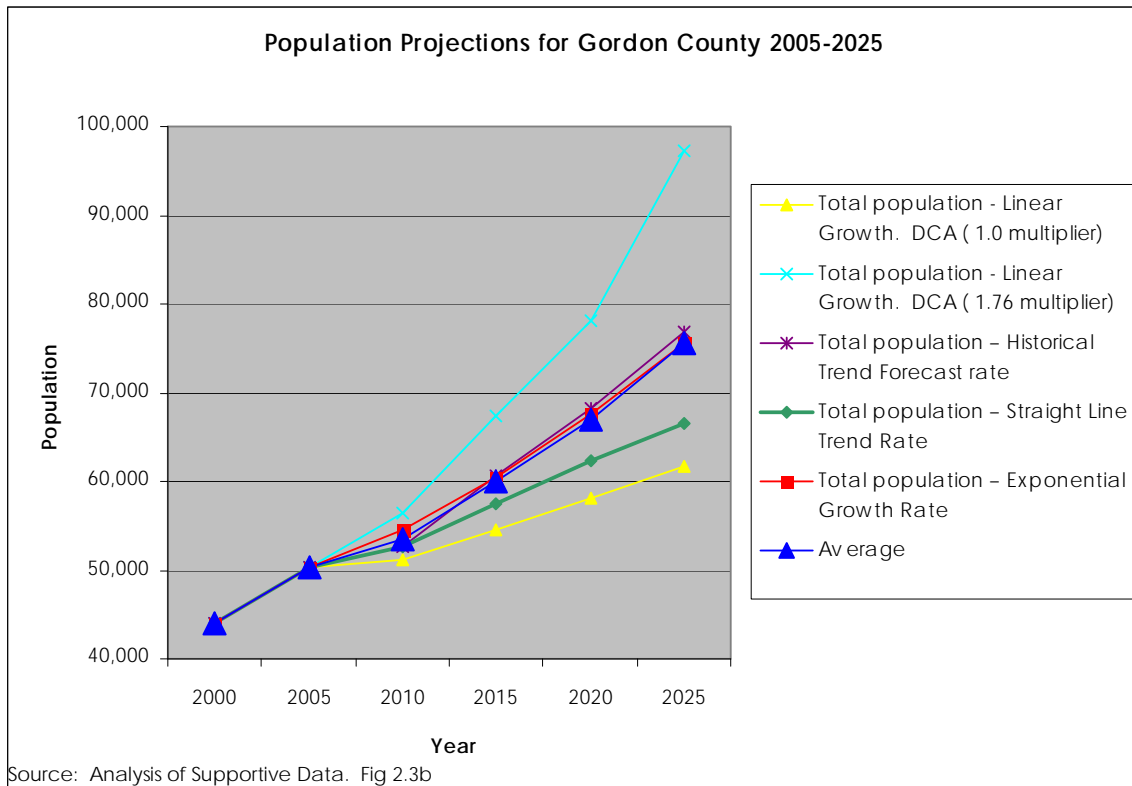
Population (con't.)

2. Growth in the Senior Population

Between 2000 and 2025 Gordon County's senior population (65 and over) is expected to increase from 10.6% to 11.5% of the total population. This equates to 11,219 seniors in 2025 based on the DCA population projections, a 140% increase over the 2005 estimate. This is consistent with the national trend of growth in older age groups due to aging "Baby Boomers."

3. Changing Demographics

The population of persons of Hispanic origin continued to grow between 2000 and 2005 based on Census estimates. The Hispanic population made up 12% of the County's population in 2005, up from 7.4% in 2000, and it is projected to grow at a rate of 111% between 2005 and 2025. The growth rate between 1980 and 2000 was 1,623%. A projected 15,174 people of Hispanic origin will reside in Gordon County in 2025. This number represents 16% of the 2025 projected population. This growing segment of the population will have an effect on public services such as education.



2.2.2 Opportunities

1. Increasing Income, Wages and Educational Attainment

Between 1990 and 2000 there was an increase in the number of household incomes earning more than \$75,000 and a decrease in households earning less than \$40,000. In this same time period, there were increases in the percentage of the population with high school degrees and with college and graduate degrees. Between 1995 and 2005, wages increased 41%, and the average wage increase between 2000 and 2005 for industries with positive growth was 31.3% in the County.



2.3 Housing

2.3.1 Issues

1. Demographic Factors Affect Housing Demand

Demographic factors help to shape the local housing market for Gordon County. The market is dominated by family households. Nearly half of family households have children that will likely desire a more conventional single-family neighborhood.

Householders are middle-class with a 2003 median household income of \$39,449 annually. All households earning more than \$40,000 annually have increased significantly since 1990. Households earning more than \$75,000 have grown more than 300% in the same 10 year period. Households earning less than \$40,000 have diminished, suggesting that more households are earning more income and may be looking for housing options.

With a projected increase in the senior population that doubles this segment's population between 2000 and 2025, special housing needs will need to be considered. These include monthly cost, amenities, access, security, recreation and proximity to healthcare and activity centers. In addition, more housing choices will be needed in order to meet demand, such as assisted living facilities, senior-oriented housing developments, and mixed-use opportunities.

2. Need for Workforce Housing

Local industry is located primarily inside the Calhoun city limits, with approximately 40% of the working age population in Calhoun living in unincorporated Gordon County. Expansion of Calhoun's industrial base, in addition to the future job growth elsewhere in the County, will require additional housing. Much of this housing will likely be located in unincorporated Gordon County due to the limited amount of undeveloped land in Calhoun.

2.3.2 Opportunities

1. Encourage Traditional Neighborhood Developments

Traditional Neighborhood Developments (TND) offer a mix of land uses, housing types and transportation modes that contribute to a sense of community. TNDs can also enhance the character of Gordon County by providing thoughtful and attractive new development that provides an alternative to less dense traditional single-family neighborhoods or large-lot residential areas.

The County's Planned Residential District (PRD) zoning district permits different housing types and allows higher densities and reduced setbacks to maximize open space; open space is characteristic of much of Gordon County, and the PRD district is a means of preserving the County's natural resources while accommodating new growth.

2. Housing Choice

With household incomes on the rise, housing above the \$200,000 price point may become more common. A household income of \$75,000 should support home prices ranging from \$250,000 to \$350,000 for non-cost burdened residents. Households earning more than \$75,000 in Gordon County increased 95% between 1990 and 2000. An increase in income provides opportunities for the development community to provide a broader range in housing type.



2.4 Economic Development

2.4.1 Issues

1. Job Growth Proportionate to Population Growth

Based on commuting patterns in 2000, jobs appear to be growing consistently with the population. Of those eligible to work, almost 70% were employed in Gordon County. Likewise, almost 70% of the job positions in Gordon County were filled by Gordon County residents. As jobs continue to increase in the cities and in the County, unincorporated Gordon County may be the likely location for additional workforce housing.

Table 2-1: Gordon County Commuting Patterns

| Employed Residents of Gordon County | | | Persons Working in Gordon County | | |
|-------------------------------------|--------|------------------|----------------------------------|--------|------------------|
| County Where Employed | Number | Percent of Total | County of Residence | Number | Percent of Total |
| Gordon Co. GA | 15,172 | 68.9 | Gordon Co. GA | 15,172 | 70.9 |
| Whitfield Co. GA | 2,909 | 13.2 | Floyd Co. GA | 1,813 | 8.5 |
| Bartow Co. GA | 1,034 | 4.7 | Bartow Co. GA | 1,203 | 5.6 |
| Floyd Co. GA | 966 | 4.4 | Whitfield Co. GA | 867 | 4.1 |
| Murray Co. GA | 499 | 2.3 | Murray Co. GA | 602 | 2.8 |
| Cobb Co. GA | 414 | 1.9 | Cobb Co. GA | 233 | 1.1 |
| Cherokee Co. GA | 177 | 0.8 | Pickens Co. GA | 202 | 0.9 |
| Fulton Co. GA | 177 | 0.8 | Chattooga Co. GA | 193 | 0.9 |
| Other | 669 | 3 | Other | 1,103 | 5.2 |
| Total Residents: | 22,017 | 100 | Total Residents: | 21,388 | 100 |

Source: US Census

2. Lack of a Strategic Economic Development Plan

The County lacks a strategic economic development plan. The Chamber of Commerce and the Gordon County Development Authority provide much of the economic development marketing and planning for Gordon County; however, the County lacks a dedicated staff person or department that represents and can pursue Gordon County's economic development interests. Providing a consistent proactive approach to business marketing, recruitment and retention is vitally important for developing new jobs in the County.

3. Providing Adequate Infrastructure to Support Future Development

While interstate and rail access make Gordon County attractive to new industrial and commercial development, potential challenges are ensuring there is land that can accommodate business growth and providing the appropriate infrastructure – roads, water and sewer – to support this type of development.

The City of Calhoun, which is the local water and sewer service provider, has planned for a mostly eastward expansion of water and sewer into unincorporated Gordon County through 2015.



Economic Development (con't.)

2.4.2 Opportunities

1. Growing Economic Base

Similar to population growth, future economic growth in Gordon County is partially based on policy decisions made today, particularly related to roads, water, and sewer improvements and the ability to use these tools to attract businesses to the area. With population increases come services and products to support growth. Much of the moderate to heavy industrial and retail development is occurring to the north and south of the Calhoun CBD along the Interstate 75 and U.S. 41 corridors.

The County has undeveloped property to accommodate growth as well as an extensive north/south transportation system.

2. Diversified Economy

In addition to an expanding base of individual and business consumers and a broad range of products and services, the County also supports a diversified economy through different or competitive industries, products, and services. Gordon County had a 2002 employment base of 20,208 jobs, according to the Georgia Department of Labor, and was dominated by the manufacturing sector with 9,127 jobs. The textile industries employed 7,500 workers of the 9,127 in the manufacturing sector. Other major industry sectors include government, healthcare and social services, retail trade, and accommodation and food services. Together, these industries comprise 73% of local jobs.

Manufacturing is the most significant basic or export-oriented industry. Although manufacturing is an industry in decline nationally, it offers potential growth in Gordon County, particularly among firms requiring advanced technologies and a lower, as well as, highly-skilled labor force. Other high-growth employment sectors are professional and business services, education and health services, trade, transportation and utilities, and government. All of these sectors offer excellent future growth potential. Maintaining a diversified economic base, while expanding the local economy, is critical to the future of the County for several reasons. A broad-based economy mitigates downward turns in the national and local economies. In addition, a variety of employment opportunities and wages create opportunities for County residents to continue to work inside the County.



2.5 Natural and Cultural Resources

2.5.1 Issues

1. Preservation of Prime Agricultural and Open Space Conservation

Gordon County contains expansive areas of undeveloped land, particularly in its eastern and western sections. It also retains thousands of acres of active, productive farms. Large expanses of open space are generally attractive to the development community, and development pressure on these valuable resources is growing. At this time the County lacks a comprehensive strategy for preservation and retention of these open spaces and farmlands.

2. Preservation of Historic Resources

Several large, significant historic sites are located in Gordon County. These include the New Echota State Historic Site, the Resaca Battlefield, and areas throughout the County with that are either known or have the potential for yielding important archaeological finds. These historic resources may be jeopardized by future growth that either abuts an established site, such as New Echota, or destroys a site, such as areas along the County's riverbanks that contain evidence of Native American settlement.

3. Water Quality Protection

The County is unique in that it is the location of a convergence of two regional waterways that provide the majority of the processed drinking water for the County and its municipalities. Erosion and sedimentation controls are in place; however, consistent enforcement is needed. Revisions to development standards that include limits on impervious surfaces and agricultural and industrial waste should be considered.

2.5.2 Opportunities

1. Parks and Recreation Master Plan Update

The County is currently updating its Parks and Recreation Master Plan. Originally adopted in 2001 as a tool to preserve open space, it focused on the Sonoraville Recreation Complex as well as potential park areas near Resaca and Plainville. The update is providing an opportunity for greater focus on greenspace/open space preservation and for coordination with the Comprehensive Plan update.

2. Formation of Historic Preservation Commission

The County recently adopted a Historic Preservation Ordinance and appointed members to the Gordon County Historic Preservation Commission (HPC). The HPC meets on a regular basis and is in the process of identifying potential historic districts to help protect local historic resources from inappropriate development. These districts will form a buffer around historic sites such as New Echota, within which new and existing development will be regulated by design guidelines. The HPC also coordinates with the Calhoun Historic Preservation Commission, which results in a comprehensive approach to historic preservation in the County.



2.6 Community Facilities and Services

2.6.1 Issues

1. Meeting the Service Demands of a Growing and Diverse Population

The County will need to expand its services as the population grows and rapidly becomes more diverse. Many County departments are in need of additional storage space and personnel. The Town of Resaca established a new police department to serve a growing population, and the City of Fairmount provides police and fire protection services for its residents; additional growth may require expansion of these smaller departments.

The growing Hispanic population will require the creation of additional bilingual services and more extensive public outreach initiatives, and the projected increase in the senior population will require greater attention to meeting the needs of an aging population.

2.6.2 Opportunities

1. New County Complex

The new County complex near Resaca which will initially contain the new jail and a new fire station may provide opportunities for certain support staff function to be relocated thereby freeing up space and resources that maybe more suited to other functions.

2. Impact Fees

A County impact fee feasibility study was completed in July, 2006. It focused on expanding the capacity of facilities for public safety, parks and recreation, and libraries. Upon adoption of the Comprehensive Plan update, the County will review recommended projects having the potential to be funded by impact fees.



2.7 Land Use

2.7.1 Issues

1. Incompatibility between Land Use and Zoning

Many of the requests for rezoning in the County are needed in order to develop property for a use that is permitted under existing zoning but is nonetheless prohibited due to restrictive lot size requirements. The primary example is the A-1 (Agricultural) zoning district, which permits a residential use as long as the property is at least five acre in size. This prohibits numerous property owners from building houses on undeveloped land that would otherwise be appropriate for a residential use, and results in rezoning of property to a residential classification.

2. Commercializing Corridors

Many of the east-west corridors east of Calhoun have developed as residential areas. Demand for commercial establishments along these corridors has followed the new population. It is important to locate appropriate neighborhood and community-scale mixed use activities to ensure that the long-range development along the corridors does not result in unattractive strip commercial development or encroachment of commercial uses into established residential areas.

2.7.2 Opportunities

1. Zoning Ordinance Update

In 2006 the County authorized a major update to the zoning ordinance and the creation of a unified development code (UDC). Work will begin upon completion of the Comprehensive Plan Update to ensure that the UDC will be a useful tool for implementing the County's vision for future development.



2.8 Transportation

2.8.1 Issues

1. Road Conditions

Many of the local streets are substandard in width and have limited or no shoulders. The pavement on many of these is bituminous surface treatment in poor condition and in need of resurfacing.

2. Connectivity

There is little connectivity north-south through the predominantly residential areas east of the east-west routes of SR 225, Dews Pond Road, Boone Ford Road, and SR 53. With residential growth, these roads will continue to experience capacity issues as traffic approaches Interstate 75.

Few east-west routes currently cross the southern end of the county near Calhoun. As a result, local traffic must use the arterial streets of the busy commercial area along SR 53 from SR 53 Spur to I-75. The expanding industrial land uses further complicate the problem.

3. Alternative Modes of Travel

There is currently only one state designated bicycle route through Gordon County. It follows SR 136 from Walker County and then to SR 136 Connector to Calhoun where it runs along SR 3/US 41 to the Bartow County line. This route is not currently signed or marked on the existing roadways.

There are currently two statewide park and ride lots in Gordon County. One of these is at the Fairmount public square and has ten spaces. The other is on US 41 at SR 136 in Resaca and has space for six vehicles.

4. Few Opportunities to Walk

The County does not require sidewalks as part of new developments, and the Coosa Valley Regional Development Center noted that there are very few mapped sidewalks in Gordon County. While sidewalks are not always appropriate in rural areas, there are alternatives that can provide off-road connectivity: greenways, rural paths, and bike paths. Sidewalks may be appropriate along such streets as Dews Pond Road and Curtis Parkway to encourage pedestrian traffic by providing a safer place to walk.

5. Parking

Although downtown Calhoun is outside of Gordon County's jurisdiction, the location of County services in the CBD contributes to the perceived lack of parking. This is especially true when court is in session. If existing lots are being fully utilized, then consideration may need to be given to acquiring vacant industrial land in this area for additional parking. Any means of addressing the parking issue requires communication with the City of Calhoun.

6. Land Use Compatibility

Residential growth east of Calhoun and industrial growth to the south tax the roadway system near the Interstate 75 interchanges, particularly the SR 53 interchange. The primary traffic patterns will continue to flow toward Calhoun and toward Interstate 75. With this flow toward Interstate 75, the east west surface streets will continue to add vehicles and the need for added capacity will increase. North-south connectivity is needed to lessen the load on Lovers Lane.



Transportation (con't.)

2.8.2 Opportunities

1. Union Grove Interchange

The pending addition of the Union Grove Interchange should minimize many issues related to east-west connectivity from Interstate 75 to the residential developments east of Calhoun, the heavy truck traffic required for the industrial areas south of Calhoun, and friendlier pedestrian facilities as more traffic is routed from the SR 53 and U.S. 41 corridors to the new interchange.

2. Greenspace Used for Alternative Modes of Travel

With the increase in population and growing demands on housing and the need for new schools, bike paths or lanes may need to be established. Trails may be a viable alternative to the use of public streets. The 2006 update to the Gordon County Parks and Master Plan can provide an opportunity to examine these issues, in addition to providing tools for implementation.

3. Roadway and Sidewalk Improvements

The funding provided by the Special Purpose Local Option Sales Tax (SPLOST) program will benefit road and sidewalk repairs and improvements. The Gordon County Board of Commissioners specifically earmarked \$17,500,000 in SPLOST funds for road, street and bridge projects throughout the County.



2.9 Intergovernmental Coordination

2.9.1 Issues

1. Regional Transportation Planning

To ensure that proper coordination and execution of much needed transportation improvements, County officials need to be actively involved in transportation planning activities with the CVRDC, Georgia Regional Transportation Authority, and Georgia Department of Transportation. Growth that is occurring east of I-75 from Calhoun and South of Gordon County in Adairsville will impact the use of Highways 61/411 and 53 as well as I-75.

2. Land Use Conflicts That Result From Annexation

Gordon County and its cities have not established future annexation areas and service agreements that could serve as a basis for extraterritorial jurisdiction. The County should work closely with Calhoun to correct the "annexation islands" that exist within Calhoun's city limits as this is a burden to the emergency response departments in particular.

3. Land Use Designations

Potential land use conflicts are possible along jurisdictional boundaries due to zoning decisions and recommended future land uses adopted by the respective jurisdiction. Incompatible land uses detract from the character of the County and create costly issues with transportation and infrastructure planning. The County should work closely with its municipalities to create and enforce compatible land use at the jurisdictional boundaries.

2.9.2 Opportunities

1. Shared Services

The County and City governments cooperate to provide or share services (parks and recreation, E911, Emergency Services, Police or Sheriff's Office, schools, water, sewer, other). This coordination could simplify the process of eliminating the islands of unincorporated Gordon County within Calhoun's city limits.

2. Special Purpose Local Option Sales Tax

County officials need to continue to work closely with the cities to help ensure that this important source of capital improvements funding is used effectively as transportation and infrastructure improvements will be required to keep pace with growth.

3. Coordinated Comprehensive Plan Updates

Calhoun and Gordon County are undertaking concurrent plan updates. This is being done to facilitate coordination on issues related to future growth and development.



3 Existing Development Patterns

3.1 Introduction

The purpose of this analysis is to understand the development conditions and growth patterns currently occurring on the ground in Gordon County. The analysis allows the further exploration of issues and opportunities related to the physical environment. The following analysis considers three aspects of the existing development patterns: existing land use, areas requiring special attention and recommended character areas.

3.2 Existing Land Use

An existing land use map displays the development on the ground categorized into groups of similar types of development at a given point in time. For purposes of this analysis, the Gordon County Existing Land Use Map (Figure 3-1) shows current uses as of August 2006, based on tax digest information provided by the Gordon County Tax Assessor Office. Table 3-1 provides the acreage of existing land use by land use classification.

Table 3-1: Existing Land Use

| Land Use Classification | Gordon County | |
|--------------------------------------|---------------|--------|
| | Acres | % |
| Residential | 44,504 | 20.08% |
| Commercial | 3,244 | 1.46% |
| Industrial | 3,915 | 1.77% |
| Public/Institutional | 1,229 | 0.55% |
| Conservation/Parks/Recreation | 96,368 | 43.48% |
| Agriculture/Forestry | 71,454 | 32.24% |
| Transportation/Communication/Utility | 919 | 0.41% |
| Total | 221,634 | 100% |



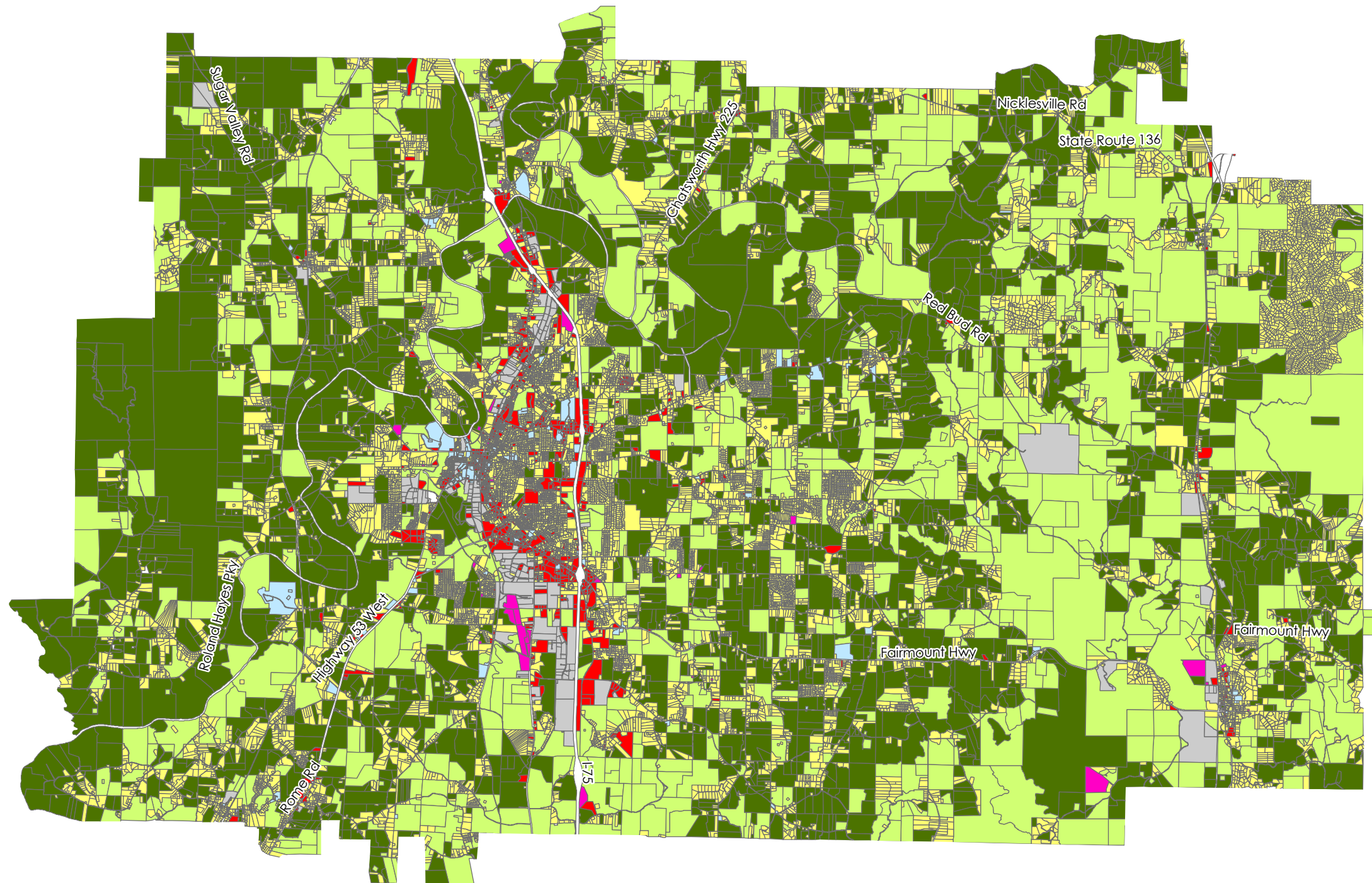
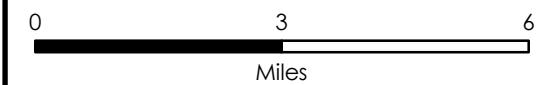
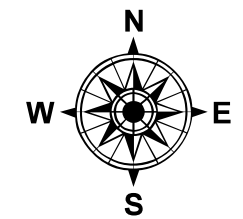
Existing Land Use

Figure Number: 3-1

Gordon County Comprehensive Plan 2007-2027

Legend

-  Undefined
-  Agricultural \ Forestry
-  Commercial
-  Conservation \ Parks \ Recreation
-  Industrial
-  Public \ Institutional
-  Residential
-  Transportation \ Communication \ Utilities



3.3 Areas Requiring Special Attention

Growth inevitably impacts the natural and cultural environments as well as community facilities, services and infrastructure required to service an area. Table 3-2 outlines areas where the real estate market has and continues to produce development that is dominated by single-function land uses, where aging commercial areas are in need of functional and aesthetic revitalization, where growth should be well managed due to the environmentally-sensitive nature of the land, or where historical districts and elements should be maintained as they comprise much of the identity of the County.

Table 3-3: Areas Requiring Special Attention Descriptions

| Area | Description |
|--------------------------------|---|
| Historic Areas | All significant or recognized historic areas and structures will likely be threatened by encroaching development or incompatible land uses at some point in time. Proper land use planning and guidelines are needed to protect viable cultural resources. |
| Natural Resources | Natural resources, particularly water resources, are of special concern as the County experiences population growth and associated housing and commercial development. Greenspace planning and preservation will also be important to preserving natural resources and providing recreation sources and transportation alternatives for residents. |
| Annexation Islands | Within the Calhoun city limits are parcels of land that are technically located in the County, essentially islands of unincorporated Gordon County within the City limits. To simplify logistics for EMS, Fire, Police and other public services, attention should be focused to correct these islands caused by annexation. |
| East-West Commercial Corridors | These are the corridors east of Calhoun along SR 53 and SR156, Dews Pond Road and Boone Ford Road. These corridors contain much of the recent housing development. As development intensifies, careful consideration should be given to the location and types of commercial development that complement residential land use as well as provide opportunities to shorten travel times and provide pedestrian or transportation alternatives. |
| Water and Sewer Development | Areas for water and sewer development have been identified and projects planned through 2015 by the City of Calhoun. It is important to encourage development in the planned areas or only allow water and sewer to new developments that will provide sufficient infrastructure that can be extended to later developments beyond the immediate project. Open communication with the City is imperative. |
| Steep Slopes | Limited primarily to the eastern and western borders, development planned on steep slopes greater than 25% should be carefully considered due to the potentially harmful environmental factors, such as erosion, and added costs to the developers, property owners and County. |



3.4 Recommended Character Areas

Character area planning focuses on the way an area looks and how it functions. Applying development strategies to character areas in County can preserve existing areas and help other areas function better and become more attractive. They help guide future development through policies and implementation strategies that are tailored to each situation. The character areas recommended for Gordon County, described in Table 3-3 and mapped in Figure 3-2, define areas that:

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

Table 3-4: Recommended Character Area Descriptions

| Character Area | Description |
|------------------------------------|---|
| Agricultural/Rural Reserve Area | Predominantly rural, undeveloped land likely to develop for rural and/or large-lot residential and agricultural; or land that is primarily rural/residential or residential and agriculture. |
| River Corridors/ Preserve Area | Primarily undeveloped natural lands and environmentally sensitive areas not suitable for urban or suburban development. These areas include steep slopes, flood plains, wetlands, protected river corridors, wildlife management areas and other environmentally sensitive areas. The Coosawattie, Conasauga and Oostanaula rivers are the primary water sources for Gordon County and converge to form regional water sources for Northwest Georgia and Northeast Alabama. The rivers and their tributaries serve as home to endangered animal species and wildlife passages. The lazy, winding rivers punctuate the rural feel of the County. Salacoa Creek Park presents numerous opportunities for active and passive recreation as well as educational opportunities. Encroaching development and potentially incompatible land uses may impact the associated activities involving the natural resources of the park. |
| Historic Preservation Area | Recognized or significant historic sites are located in the County, including but not limited to: New Echota Historic Site, the Resaca Confederate Cemetery, the Resaca Battlefield, the Freeman- Hurt House and the Taylor-William House. These areas preserve a part of history and will likely be threatened by encroaching development. These areas include these sites and the areas surrounding them that have the potential to develop in ways that would negatively impact the historic sites. |
| Emerging Suburban and Exurban Area | Large area to the east of Calhoun and a small area east of Fairmont where pressure for the typical types of suburban residential subdivision development and associated strip commercial development along arterials and major roads is greatest. Without intervention, these areas are likely to evolve with low pedestrian orientation, larger lot sizes, high to moderate degree of building separation, predominantly residential with scattered civic buildings and varied street patterns (often curvilinear) that include cul-de-sacs. |
| Town Center Area | Traditional central business district and immediately surrounding commercial, industrial or mixed use areas. Generally urban pedestrian-friendly, a mix of single and possibly multi-story buildings with on-street parking. Typically include public spaces and government buildings. Plainville and Fairmount have a well defined town centers. Plainville has several potentially historic buildings dating back to the early 1900's. Fairmount is experiencing positive growth and is strategically located along an increasingly viable north-south highway, SR 61/U.S. 411. Older buildings and homes located near the square offer opportunities for a unique experience with revitalization efforts. |



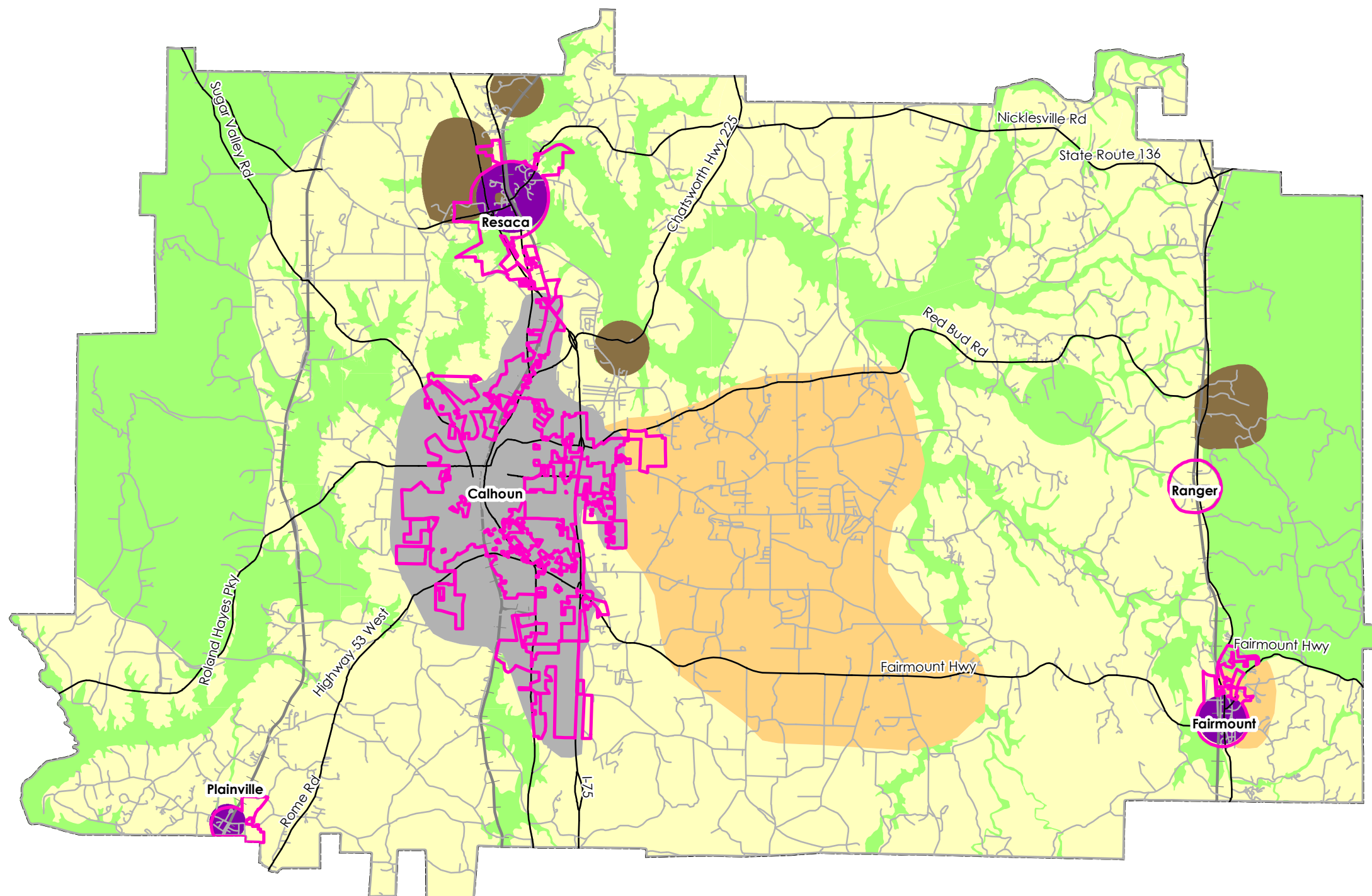
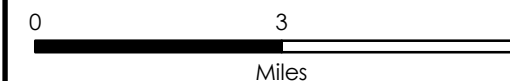
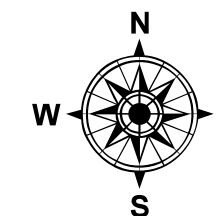
Character Areas

Figure Number: 3-2

Gordon County Comprehensive Plan 2007-2027

Legend

- Major Road
- Minor Road
- + Railroad
- City Limits
- ▭ County Boundary
- Character Areas**
- Agricultural / Rural
- Calhoun City Area
- River Corridor / Conservation Areas
- Town Center
- Historic Preservation Area
- Emerging Suburban



4 Consistency with Quality Community Objectives

This section is intended to meet the Minimum Standards for Local Comprehensive Planning requirement so that the Community Assessment includes an evaluation of the community's current policies, activities and development patterns for consistency with the Quality Community Objectives contained in the State Planning Goals and Objectives. The Department of Community Affairs' Office of Planning and Quality Growth created the Quality Community Objectives Local Assessment to assist local governments in evaluating their progress towards sustainable and livable communities. The assessment is meant to give the community an idea of how it is progressing toward reaching these objectives.

The following tables function as guide for assessing the current status of Quality Community Objectives in Gordon County.

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



| Infill Development | | | |
|---|-----|----|----------|
| Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community. | | | |
| | Yes | No | Comments |
| 1. Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development. | | ✓ | |
| 2. Our community is actively working to promote Brownfield redevelopment. | | ✓ | |
| 3. Our community is actively working to promote greyfield redevelopment. | | ✓ | |
| 4. We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road). | | ✓ | |
| 5. Our community allows small lot development (5,000 square feet or less) for some uses. | | ✓ | |

| Sense of Place | | | |
|---|-----|----|--|
| Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment. | | | |
| | Yes | No | Comments |
| 1. If someone dropped from the sky into our community, he or she would know immediately where he or she was, based on our distinct characteristics. | ✓ | | |
| 2. We have delineated the areas of our community that are important to our history and heritage, and have taken steps to protect those areas. | ✓ | | The Gordon County Historic Preservation Commission is in the process of taking steps to protect historic areas via district designation/creation of design guidelines. |
| 3. We have ordinances to regulate the aesthetics of development in our highly visible areas. | | ✓ | |
| 4. We have ordinances to regulate the size and type of signage in our community. | ✓ | | |
| 5. We offer a development guidebook that illustrates the type of new development we want in our community. | | ✓ | |
| 6. If applicable, our community has a plan to protect designated farmland. | | ✓ | |



| Transportation Alternatives | | | |
|--|-----|----|--|
| Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged. | | | |
| | Yes | No | Comments |
| 1. We have public transportation. | ✓ | | Mini-buses for low-income residents. |
| 2. We require new development to connect with existing development through a street network vs. a single access point. | | ✓ | |
| 3. We have a good network of sidewalks to allow people to walk to a variety of destinations. | | ✓ | Primarily limited to the city centers. |
| 4. We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks. | | ✓ | |
| 5. We require that newly built sidewalks connect to existing sidewalks wherever possible. | | ✓ | |
| 6. We have a plan for bicycle routes through our community. | | ✓ | |
| 7. We allow commercial and retail development to share parking areas wherever possible. | ✓ | | |

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



| Heritage Preservation | | | |
|---|-----|----|--|
| The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character. | | | |
| | Yes | No | Comments |
| 1. We have designated historic districts in our community. | ✓ | | |
| 2. We have an active historic preservation commission. | ✓ | | |
| 3. We want new development to complement our historic development, and we have ordinances in place to ensure this. | | ✓ | The Gordon County Historic Preservation Commission is in the process of designating overlay districts adjacent to significant historic sites that will regulate new development to ensure compatibility with historic development. |

| Open Space Preservation | | | |
|--|-----|----|---|
| New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation. | | | |
| | Yes | No | Comments |
| 1. Our community has a greenspace plan. | | ✓ | The Parks and Recreation Master Plan update will address greenspace planning. |
| 2. Our community is actively preserving greenspace, either through direct purchase or by encouraging set-asides in new development. | ✓ | | |
| 3. We have a local land conservation program, or we work with state or national land conservation programs, to preserve environmentally important areas in our community. | ✓ | | |
| 4. We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity. | ✓ | | Planned Residential District (PRD) zoning is intended to maximize open space in residential developments. |



| Environmental Protection | | | |
|--|-----|----|---|
| Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved. | | | |
| | Yes | No | Comments |
| 1. Our community has a comprehensive natural resources inventory. | ✓ | | |
| 2. We use this resource inventory to steer development away from environmentally sensitive areas. | ✓ | | Resources are identified in the "Part V" environmental ordinances. |
| 3. We have identified our defining natural resources and taken steps to protect them. | ✓ | | |
| 4. Our community has passed the necessary "Part V" environmental ordinances, and we enforce them. | ✓ | | |
| 5. Our community has a tree preservation ordinance which is actively enforced. | | ✓ | |
| 6. Our community has a tree-replanting ordinance for new development. | | ✓ | |
| 7. We are using stormwater best management practices for all new development. | | ✓ | |
| 8. We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.). | ✓ | | Ordinances are being reviewed to ensure there is adequate protection. |



| Growth Preparedness | | | |
|---|-----|----|--|
| Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs. | | | |
| | Yes | No | Comments |
| 1. We have population projections for the next 20 years that we refer to when making infrastructure decisions. | ✓ | | |
| 2. Our local governments, the local school board, and other decision-making entities use the same population projections. | ✓ | | |
| 3. Our elected officials understand the land-development process in our community. | ✓ | | |
| 4. We have reviewed our development regulations and/or zoning code recently, and believe that our ordinances will help us achieve our QCO goals. | ✓ | | Gordon County Board of Commissioners voted in 2006 to authorize the preparation of a Unified Development Code. |
| 5. We have a Capital Improvements Program that supports current and future growth. | ✓ | | |
| 6. We have designated areas of our community where we would like to see growth, and these areas are based on a natural resources inventory of our community. | ✓ | | |
| 7. We have clearly understandable guidelines for new development. | ✓ | | |
| 8. We have a citizen-education campaign to allow all interested parties to learn about development processes in our community. | | ✓ | |
| 9. We have procedures in place that make it easy for the public to stay informed about land use issues, zoning decisions, and proposed new development. | ✓ | | |
| 10. We have a public-awareness element in our comprehensive planning process. | ✓ | | |



| Appropriate Businesses | | | |
|---|-----|----|---|
| The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities. | | | |
| | Yes | No | Comments |
| 1. Our economic development organization has considered our community's strengths, assets and weaknesses, and has created a business development strategy based on them. | ✓ | | No plan or County government organization exists, however the Gordon County Chamber of Commerce has adopted both long-range and strategic business plans. |
| 2. Our economic development organization has considered the types of businesses already in our community, and has a plan to recruit businesses and/or industries that will be compatible. | ✓ | | |
| 3. We recruit firms that provide or create sustainable products. | ✓ | | |
| 4. We have a diverse jobs base, so that one employer leaving would not cripple our economy. | ✓ | | |

| Employment Options | | | |
|---|-----|----|--|
| A range of job types should be provided in each community to meet the diverse needs of the local workforce. | | | |
| | Yes | No | Comments |
| 1. Our economic development program has an entrepreneur support program. | ✓ | | Support provided by the Gordon County Chamber of Commerce. |
| 2. Our community has jobs for skilled labor. | ✓ | | |
| 3. Our community has jobs for unskilled labor. | ✓ | | |
| 4. Our community has professional and managerial jobs. | ✓ | | |



| Housing Choices | | | |
|---|-----|----|--|
| A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs. | | | |
| | Yes | No | Comments |
| 1. Our community allows accessory units like garage apartments or mother-in-law units. | | ✓ | |
| 2. People who work in our community can also afford to live in the community. | ✓ | | |
| 3. Our community has enough housing for each income level (low, moderate and above-average). | ✓ | | |
| 4. We encourage new residential development to follow the pattern of our original town, continuing the existing street design and maintaining small setbacks. | | ✓ | PRD zoning district permits TND design; however the pattern of development in the County is primarily low-density residential/rural. |
| 5. We have options available for loft living, downtown living, or "neo-traditional" development. | | ✓ | |
| 6. We have vacant and developable land available for multifamily housing. | ✓ | | |
| 7. We allow multifamily housing to be developed in our community. | ✓ | | |
| 8. We support community development corporations that build housing for lower-income households. | ✓ | | |
| 9. We have housing programs that focus on households with special needs. | | ✓ | Calhoun Housing Authority provides housing opportunities for those 62 and older, disabled, or families within certain income limits. |
| 10. We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas. | | ✓ | |



| Regional Solutions | | | |
|---|-----|----|----------|
| Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer. | | | |
| | Yes | No | Comments |
| 1. We participate in regional economic development organizations. | ✓ | | |
| 2. We participate in regional environmental organizations and initiatives, especially regarding water quality and quantity issues. | ✓ | | |
| 3. We work with other local governments to provide or share appropriate services, such as public transit, libraries, special education, tourism, parks and recreation, emergency response, E-911, homeland security, etc. | ✓ | | |
| 4. Our community thinks regionally, especially in terms of issues like land use, transportation and housing, understanding that these go beyond local government borders. | ✓ | | |

| Regional Cooperation | | | |
|---|-----|----|----------|
| Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network. | | | |
| | Yes | No | Comments |
| 1. We plan jointly with our cities and county for comprehensive planning purposes. | ✓ | | |
| 2. We are satisfied with our Service Delivery Strategy. | ✓ | | |
| 3. We initiate contact with other local governments and institutions in our region in order to find solutions to common problems, or to craft region-wide strategies. | ✓ | | |
| 4. We meet regularly with neighboring jurisdictions to maintain contact, build connections, and discuss issues of regional concern. | ✓ | | |



Gordon County
Comprehensive Plan 2007-2027

***ANALYSIS OF
SUPPORTING DATA***

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

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1 Introduction

This *Analysis of Supporting Data* follows the guidelines of the Rules of Georgia Department of Community Affairs (DCA), Chapter 110-12-1, Standards and Procedures for Local Comprehensive Planning, "Local Planning Requirements," effective May 1, 2005. This section presents the full collection of analysis and supporting data to the *Community Assessment*. Based on population thresholds established by the planning requirements, the Minimal Planning Level applies to the Cities of Plainville and Ranger, the Basic Planning Level to the Cities of Fairmount and Resaca, and the Advanced Planning Level to the City of Calhoun and unincorporated Gordon County. The Basic and Advanced Planning Levels require data collection and analysis that is not required for Minimal Planning Level jurisdictions; as such, the Cities of Fairmount, Plainville, Ranger and Resaca are addressed to a lesser extent in the *Community Assessment* and *Analysis of Supporting Data*. In addition, it should be noted that a separate comprehensive plan (including *Community Assessment* and *Analysis of Supporting Data* components) has been developed for the City of Calhoun. However, for the purpose of analyzing the entire County, data for Calhoun is often provided in this document.

Maps associated with this document can be found in the *Atlas of Maps*.



2 Population

2.1 Historic Population Growth

Table 2-1 shows recent population and growth trends for Gordon County. According to estimates prepared by U.S. Bureau of the Census, Gordon County had population at 50,279 residents in 2005, a 14% increase from the 2000 Census figure of 44,104 residents. The average annual growth rate from 1980 to 2000 was 1.9% and 2.7% between 2000 and 2005. These rates exceed the growth rates for both the County and the state during the same periods.

Table 2-1: Population Growth Rates

| Jurisdiction | 1980 | 1990 | 2000 | 2005 | % Change 1980-1990 | % Change 1990-2000 | % Change 2000-2005 | % Change 1980-2005 | 1980-2000 Annual Growth Rate | 2000-2005 Annual Growth Rate |
|------------------|-----------|-----------|-----------|-----------|--------------------|--------------------|--------------------|--------------------|------------------------------|------------------------------|
| Gordon County | 30,070 | 35,072 | 44,104 | 50,279 | 16.6% | 25.8% | 14.0% | 67.2% | 1.9% | 2.7% |
| State of Georgia | 5,457,566 | 6,478,216 | 8,186,453 | 9,072,576 | 18.7% | 26.4% | 10.8% | 66.2% | 2.0% | 2.1% |

Source: Georgia Department of Community Affairs

Between 1980 and 2000, the population of Gordon County, and the cities of Calhoun and Resaca have risen significantly, as shown in Tables 2-2 and 2-3 and Figure 2-1. The cities of Ranger, Plainville, and Fairmount have shown declining populations during the same time period. While Ranger has trended toward continued decline, the cities of Plainville and Fairmount have shown a modest growth trend between 1990 and 2000, but by 2005 these two cities were still below their 1980 population. Resaca has experienced significant growth in recent years and saw a population increase of 104% between 1990 and 2000. More growth has occurred since 2000, according to the 2005 Census estimates.

Table 2-2: Population Growth Rate Comparison

| Jurisdiction | Surrounding Population Comparison | | | | 1980-1990 Growth Rate | 1990-2000 Growth Rate | 2000-2005 Growth Rate | 1980-2005 Growth Rate |
|------------------------------|-----------------------------------|--------|--------|--------|-----------------------|-----------------------|-----------------------|-----------------------|
| | 1980 | 1990 | 2000 | 2005 | | | | |
| Gordon County | 30,070 | 35,072 | 44,104 | 50,279 | 16.60% | 25.80% | 14.00% | 67.20% |
| Unincorporated Gordon County | 22,865 | 26,495 | 31,614 | 34,699 | 15.90% | 19.30% | 9.80% | 51.80% |
| City of Calhoun | 5,563 | 7,135 | 10,667 | 13,570 | 28.30% | 49.50% | 27.20% | 143.90% |
| City of Fairmount | 842 | 657 | 745 | 785 | -22.00% | 13.40% | 5.40% | -6.80% |
| Town of Resaca | 348 | 401 | 821 | 864 | 15.20% | 104.70% | 5.20% | 148.30% |
| City of Plainville | 281 | 231 | 257 | 270 | -17.80% | 11.30% | 5.10% | -3.90% |
| City of Ranger | 171 | 153 | 85 | 91 | -10.50% | -44.40% | 7.00% | -46.80% |

Source: U.S. Census Bureau (CPH 2-12 Table 8, Population and Housing Unit Counts for Georgia).

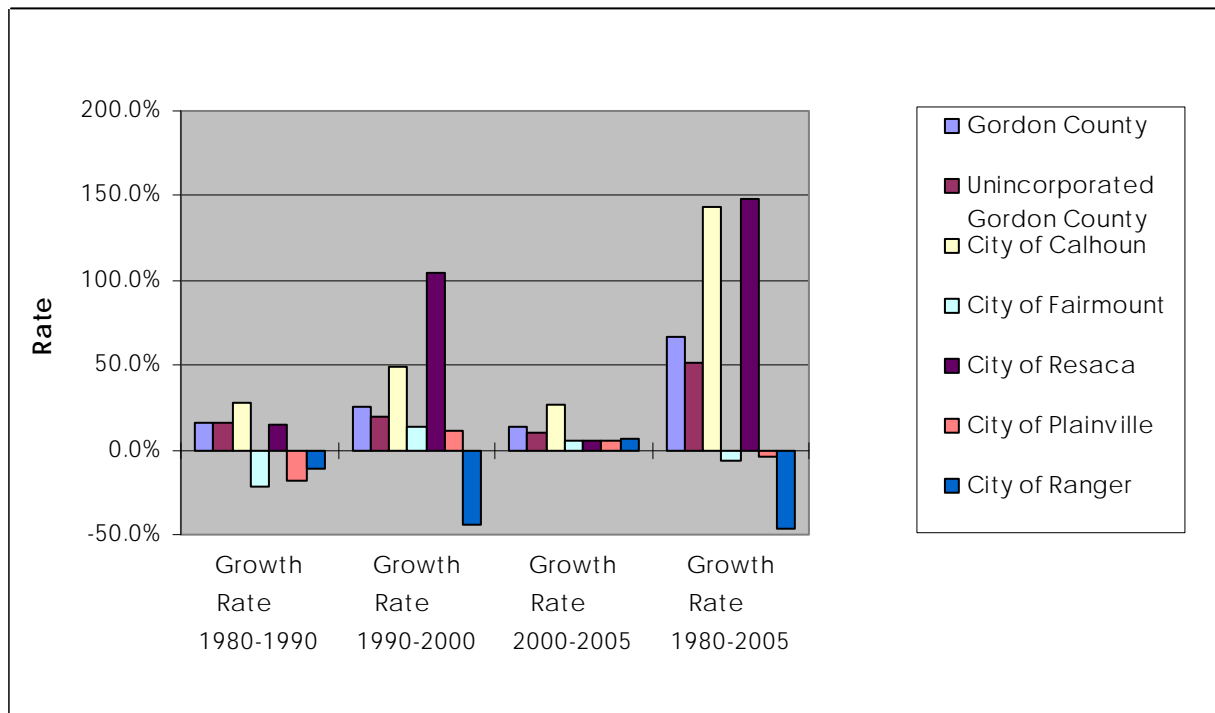


Table 2-3: Population Growth Rate Comparison (Average Annual Growth Rates)

| Surrounding Population Comparison | | | | | 1980-2000 Average Annual Growth Rate | 2000-2005 Average Annual Growth Rate | 1980-2005 Average Annual Growth Rate |
|-----------------------------------|--------|--------|--------|--------|--|--|--|
| Category | 1980 | 1990 | 2000 | 2005 | | | |
| Gordon County | 30,070 | 35,072 | 44,104 | 50,279 | 1.90% | 2.70% | 2.08% |
| Unincorporated Gordon County | 22,865 | 26,495 | 31,614 | 34,699 | 1.60% | 1.90% | 1.68% |
| City of Calhoun | 5,563 | 7,135 | 10,667 | 13,570 | 3.30% | 4.90% | 3.63% |
| City of Fairmount | 842 | 657 | 745 | 785 | -0.60% | 1.10% | -0.28% |
| Town of Resaca | 348 | 401 | 821 | 864 | 4.40% | 1.00% | 3.70% |
| City of Plainville | 281 | 231 | 257 | 270 | -0.40% | 1.00% | -0.16% |
| City of Ranger | 171 | 153 | 85 | 91 | -3.40% | 1.30% | -2.49% |

Source: U.S. Census Bureau (CPH 2-12 Table 8, Population and Housing Unit Counts for Georgia).

Figure 2-1: Growth Rate Comparison



Source: U.S. Census Bureau (CPH 2-12 Table 8, Population and Housing Unit Counts for Georgia).

Table 2-4 and Figure 2-2 compare population growth in Gordon County to surrounding counties. All counties have experienced significant growth since 1980. Bartow, Gilmer and Pickens Counties have experienced the highest growth rates, while Bartow and Whitfield have added the highest number of population with 48,469 and 25,100 respectively between 1980 and 2005. Comparatively, the two slower growing Counties, Floyd and Walker, have added 14,398 and 7,420 people within the 25 year span.

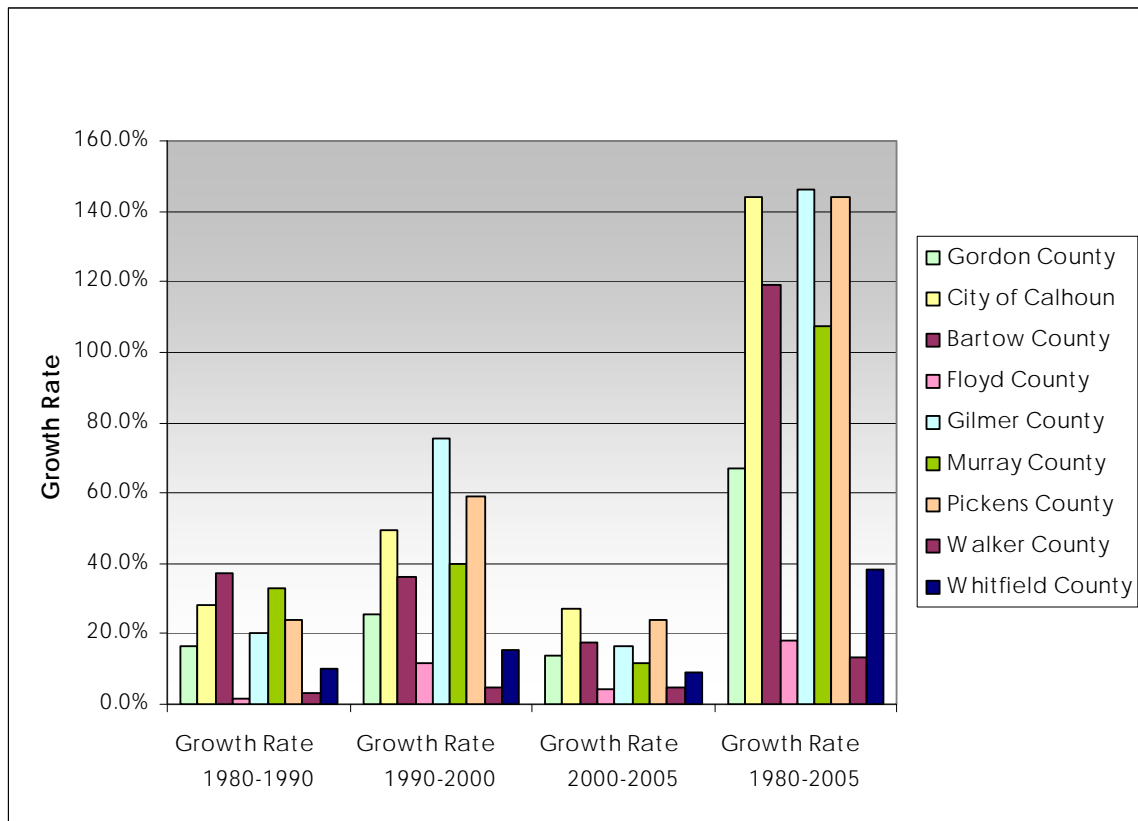


Table 2-4: Population Growth in County and Surrounding Counties

| Jurisdiction | 1980 | 1990 | 2000 | 2005 | Growth Rate 1980-1990 | Growth Rate 1990-2000 | Growth Rate 1980-2000 | Growth Rate 2000-2005 | Growth Rate 1980-2005 | 1980-2000 Avg Annual Growth Rate | 2000-2005 Avg Annual Growth Rate |
|------------------|--------|--------|--------|--------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|----------------------------------|----------------------------------|
| Gordon County | 30,070 | 35,072 | 44,104 | 50,279 | 16.6% | 25.8% | 46.7% | 67.2% | 14.0% | 1.9% | 2.7% |
| Bartow County | 40,760 | 55,911 | 76,019 | 89,229 | 37.2% | 36.0% | 86.5% | 118.9% | 17.4% | 3.2% | 3.3% |
| Floyd County | 79,800 | 81,251 | 90,565 | 94,198 | 1.8% | 11.5% | 13.5% | 18.0% | 4.0% | 0.6% | 0.8% |
| Gilmer County | 11,110 | 13,368 | 23,456 | 27,335 | 20.3% | 75.5% | 111.1% | 146.0% | 16.5% | 3.8% | 3.1% |
| Murray County | 19,685 | 26,147 | 36,506 | 40,812 | 32.8% | 39.6% | 85.5% | 107.3% | 11.8% | 3.1% | 2.3% |
| Pickens County | 11,652 | 14,432 | 22,983 | 28,442 | 23.9% | 59.3% | 97.2% | 144.1% | 23.8% | 3.5% | 4.4% |
| Walker County | 56,470 | 58,340 | 61,053 | 63,890 | 3.3% | 4.7% | 8.1% | 13.1% | 4.6% | 0.4% | 0.9% |
| Whitfield County | 65,789 | 72,462 | 83,525 | 90,889 | 10.1% | 15.3% | 27.0% | 38.2% | 8.8% | 1.2% | 1.7% |

Source: Georgia Department of Community Affairs

Figure 2-2: Population Growth Rates of County and Surrounding Counties



Source: Georgia Department of Community Affairs



2.2 Population Projections

It is anticipated that Gordon County will continue to grow at a steady rate over the next two decades due to regional population growth trends, its location between Chattanooga and Atlanta, expansion of the local and regional economy, and new housing developments. The exact rate is unknown. Table 2-5 and Figure 2-3 outlines six methods of projections have been used to assist in forecasting growth within the County. All methods include population counts for all incorporated cities in Gordon County. Method 1 provides a DCA baseline projection (factor 1.0) based on the average growth rate from 1980 to 2000. This method produces a 2025 population of 61,647 or a 22.6% increase from 2005-2025.

Method 2 provides DCA projections (factor 1.76) based on the annual growth rate from 2000-2005. This method produces a 2025 population of 97,317 which represents an increase of 93.6% during the 20 year planning period.

The Forecast, Straight Line Trend and Exponential Growth Projections were determined using historical population data in 5-year increments from 1980 to 2005. These methods produced results showing 52.9%, 32.4% and 50.3% growth rates for the 20 year period representing an increase in population ranging from 16,304 to 26,582 (Methods 3,4 & 5).

Finally, due to the range of results of the methodology projections, an Average Projection forecast was determined in Method 6 by averaging all projections for methods 1 to 5. This Average projection returned a 20 year growth rate of 50.4% and a total population of 75,598 in 2025.

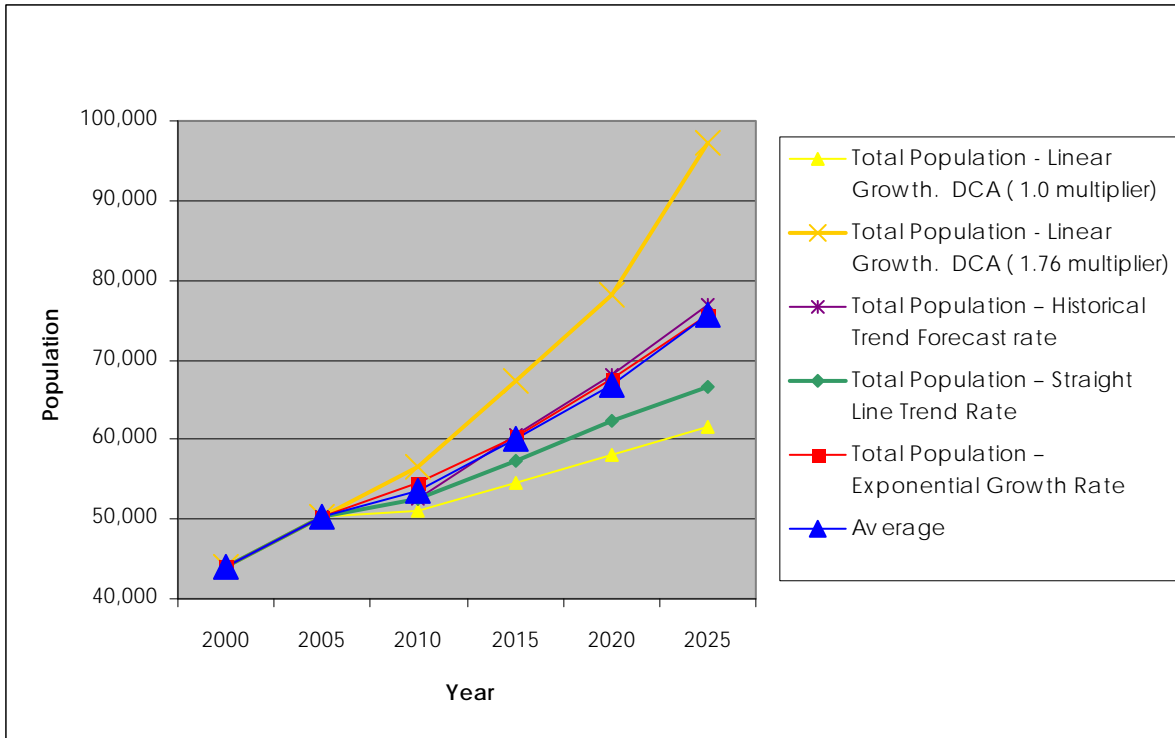
Table 2-5: Gordon County Projected Population Through 2025

| Calculation Method | Category | 2000 | 2005 | 2010 | 2015 | 2020 | 2025 | % Change 2005-2025 | 2005-2025 Avg Annual Growth Rate |
|--------------------|--|--------|--------|--------|--------|--------|--------|--------------------|----------------------------------|
| 1 | Total Population - Linear Growth (DCA 1.0 multiplier) | 44,104 | 50,279 | 51,121 | 54,630 | 58,138 | 61,647 | 22.6% | 1.0% |
| 2 | Total Population - Linear Growth (DCA 1.76 multiplier) | 44,104 | 50,279 | 56,454 | 67,322 | 78,190 | 97,317 | 93.6% | 3.4% |
| 3 | Total Population - Historical Trend Forecast Rate | 44,104 | 50,279 | 52,630 | 60,639 | 68,200 | 76,861 | 52.9% | 2.1% |
| 4 | Total Population - Straight Line Trend Rate | 44,104 | 50,279 | 52,630 | 57,417 | 62,218 | 66,583 | 32.4% | 1.4% |
| 5 | Total Population - Exponential Growth Rate | 44,104 | 50,279 | 54,485 | 60,338 | 67,592 | 75,581 | 50.3% | 2.1% |
| 6 | Average | 44,104 | 50,279 | 53,464 | 60,069 | 66,868 | 75,598 | 50.4% | 2.1% |

Source: Georgia Department of Community Affairs, US Census Bureau, MACTEC



Figure 2-3: Gordon County Projected Population Through 2025



Source: Table 2.5

For the purpose of this *Community Assessment*, unless otherwise noted, only the DCA forecast projections will be referenced and used for all required remaining projections (using multiplier of 1.76). The projections results listed in Table, 2-5 are for consideration purposes only.

The projected population increase will have the greatest impacts on the County’s housing market and transportation planning. It is expected that there will be an increased demand for a variety of housing products in the County, possibly at the low and high income levels. Housing or planned developments for “Baby-Boomers” will likely need to be considered as well. Recommendations for meeting future needs will be considered and incorporated into the housing policies included in the Community Agenda portion of the Comprehensive Plan. It is also anticipated that the increasing population will impact County services.

2.3 Daytime Population

The 2000 Census identified 21,388 workers aged 16 and over living in Gordon County. Of these, 15,035 worked in the County, while 6,335 worked in some other place outside the County. The daytime population for the County was approximately 43,475 compared to a resident population of 44,104 according to the 2000 Census. This represents an employment-residents ratio of 0.97, higher than most suburban areas in the Atlanta area. It is also slightly higher than the state average of 0.82.



2.4 Household Size and Number of Households

Table 2-6 shows in 2000 that Gordon County had a slightly higher average household size than the state including both owner and renter occupied units. Owner occupied households in the County averaged 2.73 persons, while renter households averaged 2.64 persons per unit. The overall average household size for all housing units was 2.70. The average size of owner and renter occupied households in the County was slightly below the state average, while the average household size in Calhoun, Fairmount was lower than that for the County. Resaca's households, however, are larger than the County and state averages with the exception of owner occupied units.

Table 2-7 shows the historical number of households in Gordon County and the Cities of Calhoun, Fairmount and Resaca between 1980 and 1990. The most significant growth for each jurisdiction occurred between 1990 and 2000, which for Fairmount enabled the city to "break even" with its 1980 figures after a -12.5% decline between 1980 and 1990. Resaca has experienced the most significant recent growth, with a 70.8% increase in the number of households.

Table 2-6: Average Household Size Comparison, 2000

| Jurisdiction | Gordon County | Calhoun | Fairmount | Resaca | Georgia |
|-------------------------------|---------------|---------|-----------|--------|---------|
| All Occupied Housing Units | 2.70 | 2.53 | 2.43 | 2.73 | 2.65 |
| Owner Occupied Housing Units | 2.73 | 2.56 | 2.38 | 2.43 | 2.71 |
| Renter Occupied Housing Units | 2.64 | 2.51 | 2.58 | 3.12 | 2.51 |

Source: U.S. Census Bureau Census 2000, SF3, Table H18

Table 2-7: Number of Households Comparison, 1980-2000

| Category | 1980 | 1990 | 2000 | % Change 1980-1990 | % Change 1990-2000 | % Change 1980-2000 |
|--|--------|--------|--------|--------------------|--------------------|--------------------|
| Gordon County: Number of Households | | | | | | |
| Total households | 10,280 | 12,778 | 16,173 | 24.3% | 26.6% | 57.3% |
| Calhoun: Number of Households | | | | | | |
| Total households | 2,078 | 2,880 | 4,049 | 38.6% | 40.6% | 94.9% |
| Fairmount: Number of Households | | | | | | |
| Total households | 303 | 265 | 307 | -12.5% | 15.8% | 1.3% |
| Resaca: Number of Households | | | | | | |
| Total households | — | 154 | 263 | — | 70.8% | — |

Source: DCA, U.S. Census Bureau, 2000 Census (SF1) 1990 Census (SF1).

Note: 1980 data for Resaca is unavailable.



2.5 Age Distribution of Current and Future Population

The population increase in Gordon County has been greatest in the 35-54 age groups, with the younger and senior age group populations increasing more slowly. This trend is expected to continue through 2025; however, the rate will be gradually accelerated as the growth rate between 2000 and 2025 for these age groups will approach 170%. Between 1980 and 2000, the rate ranged from 81% to 87%.

Children age 14 to 17 have continually lost share in the population and are expected to do so at increasing rates. This may be the result of couples choosing to have smaller families or perhaps leaving the County before the children reach the 14-17 age range.

The 65 and older group has grown at a 58% growth rate between 1980 and 2000. This rate is expected to increase to 140% between 2005 and 2025. This trend is consistent with the state and national trend of an increasing population due to the aging baby boomers. Gordon County, the State of Georgia, and the United States all saw their greatest population increase within the 35 to 64 year old category. More detail is shown in Table 2-8.

Table 2-8 and Table 2-9 show the historic and projected age distribution of the population of Gordon County. As mentioned above, large shifts in the age distribution of the County's population are expected in the 14-17 and the 45-54 age groups during the planning period. The age groups that currently make up the largest percentage of the population are expected to continue to do so through 2025.

Table 2-8: County Population by Age

| Category | 1980 | 1990 | 2000 | 2005 | 2010 | 2020 | 2025 | % change '80-'00 | % change '00-'25 |
|-------------------|--------|--------|--------|--------|--------|--------|--------|------------------|------------------|
| 0 – 4 Years Old | 2,230 | 2,507 | 3,167 | 3,579 | 3,992 | 5,443 | 6,720 | 42.0% | 112.2% |
| 5 – 13 Years Old | 4,910 | 5,232 | 6,426 | 7,093 | 7,760 | 10,108 | 12,174 | 30.9% | 89.4% |
| 14 – 17 Years Old | 2,347 | 1,759 | 1,905 | 1,711 | 1,516 | 831 | 229 | -18.8% | -88.0% |
| 18 – 20 Years Old | 1,479 | 1,609 | 1,814 | 1,961 | 2,109 | 2,628 | 3,084 | 22.7% | 70.0% |
| 21 – 24 Years Old | 1,858 | 2,070 | 2,370 | 2,595 | 2,821 | 3,614 | 4,311 | 27.6% | 81.9% |
| 25 – 34 Years Old | 4,718 | 5,860 | 6,978 | 7,972 | 8,967 | 12,467 | 15,547 | 47.9% | 122.8% |
| 35 – 44 Years Old | 3,781 | 5,216 | 6,863 | 8,219 | 9,575 | 14,349 | 18,549 | 81.5% | 170.3% |
| 45 – 54 Years Old | 3,093 | 4,087 | 5,788 | 6,974 | 8,160 | 12,334 | 16,007 | 87.1% | 176.6% |
| 55 – 64 Years Old | 2,706 | 2,986 | 4,119 | 4,741 | 5,362 | 7,551 | 9,477 | 52.2% | 130.1% |
| 65 and over | 2,948 | 3,746 | 4,674 | 5,433 | 6,193 | 8,866 | 11,219 | 58.5% | 140.0% |
| Total | 30,070 | 35,072 | 44,104 | 50,278 | 56,455 | 78,191 | 97,317 | 46.7% | 120.7% |

Source: Georgia Department of Community Affairs (1.76 Multiplier)



Table 2-9: Age Cohorts as Percentage of Population

| Category | 1980 | 1990 | 2000 | 2005 | 2010 | 2020 | 2025 | Trends in Age Groups: '00-'25 |
|-------------------|-------|-------|-------|-------|-------|-------|-------|-------------------------------|
| 0 – 4 Years Old | 7.4% | 7.1% | 7.2% | 7.1% | 7.1% | 7.0% | 6.9% | -6.9% |
| 5 – 13 Years Old | 16.3% | 14.9% | 14.6% | 14.1% | 13.7% | 12.9% | 12.5% | -23.4% |
| 14 – 17 Years Old | 7.8% | 5.0% | 4.3% | 3.4% | 2.7% | 1.1% | 0.2% | -97.0% |
| 18 – 20 Years Old | 4.9% | 4.6% | 4.1% | 3.9% | 3.7% | 3.4% | 3.2% | -35.6% |
| 21 – 24 Years Old | 6.2% | 5.9% | 5.4% | 5.2% | 5.0% | 4.6% | 4.4% | -28.3% |
| 25 – 34 Years Old | 15.7% | 16.7% | 15.8% | 15.9% | 15.9% | 15.9% | 16.0% | 1.8% |
| 35 – 44 Years Old | 12.6% | 14.9% | 15.6% | 16.3% | 17.0% | 18.4% | 19.1% | 51.6% |
| 45 – 54 Years Old | 10.3% | 11.7% | 13.1% | 13.9% | 14.5% | 15.8% | 16.4% | 59.9% |
| 55 – 64 Years Old | 9.0% | 8.5% | 9.3% | 9.4% | 9.5% | 9.7% | 9.7% | 8.2% |
| 65 and over | 9.8% | 10.7% | 10.6% | 10.8% | 11.0% | 11.3% | 11.5% | 17.6% |

Source: Georgia Department of Community Affairs (1.76 multiplier)

2.6 Race and Ethnicity

2.6.1 Racial and Ethnic Makeup

The historic racial distribution trends of Gordon County show both African American and White residents making up progressively smaller portions of the population from 1980 through 2000. Asian/Pacific Islander and Other populations are forecast to increase rapidly, from a combined total of 67 residents in 1980 to 6,439 residents in Gordon County in 2025. Since 1980, the White population in Gordon County has been increasing only moderately, leading to a shift from 95% of the population in 1980 to a projected 83% of the population in 2025 as other racial groups gain in population at much faster rates. The African American population of Gordon County remained almost constant from 1980 to 1990, and is forecast to grow slowly through 2025 and reducing the groups' share of the population.

The Census does not include Hispanic as a race, but accounts for this population under ethnicity. As a result, people of Hispanic origin generally make up portions of more than one racial group. The figures included with this analysis include persons of Hispanic origin with the various racial groups for comparison purposes.



Table 2-10: Racial and Hispanic Ethnic Historical Composition

| Category | 1980 | | 1990 | | 2000 | | Trend 1980-2000 |
|----------------------------------|---------------|---------------|---------------|---------------|---------------|---------------|--------------------|
| | Count | % | Count | % | Count | % | |
| White | 28,662 | 95.3% | 33,487 | 95.5% | 39,557 | 89.7% | -5.9% |
| African American | 1,322 | 4.4% | 1,321 | 3.8% | 1,527 | 3.5% | -20.5% |
| American Indian, Eskimo or Aleut | 19 | 0.1% | 86 | 0.2% | 121 | 0.3% | 200.0% |
| Asian or Pacific Islander | 43 | 0.1% | 124 | 0.4% | 258 | 0.6% | 500.0% |
| Other | 24 | 0.1% | 54 | 0.2% | 2,641 | 6.0% | 5900.0% |
| TOTAL Population | 30,070 | 100.0% | 35,072 | 100.0% | 44,104 | 100.0% | ----- |
| Persons of Hispanic origin | 128 | 0.4% | 200 | 0.6% | 3,268 | 7.4% | 1623.3% |

Source: Georgia Department of Community Affairs

Table 2-11: Race and Ethnicity Comparison to Surrounding Counties

| Category | Gordon County | Bartow County | Floyd County | Gilmer County | Pickens County | Walker County | Whitfield County |
|--|---------------|---------------|--------------|---------------|----------------|---------------|------------------|
| White | 89.7% | 87.8% | 81.3% | 93.6% | 96.2% | 94.4% | 80.9% |
| African American | 3.5% | 8.7% | 13.3% | 0.3% | 1.3% | 3.8% | 3.8% |
| American Indian, Eskimo or Aleut | 0.3% | 0.3% | 0.3% | 0.5% | 0.4% | 0.3% | 0.4% |
| Asian or Pacific Islander | 0.6% | 0.5% | 1.0% | 0.5% | 0.3% | 0.3% | 1.0% |
| Other | 6.0% | 2.7% | 4.0% | 5.2% | 1.9% | 1.2% | 13.9% |
| Persons of Hispanic origin | 7.4% | 3.3% | 5.5% | 7.7% | 2.0% | 0.9% | 22.1% |
| % Change in Persons of Hispanic Origin 1990-2000 | 1534.0% | 384.5% | 499.6% | 1679.4% | 915.2% | 164.0% | 693.6% |

Source: Georgia Department of Community Affairs

Explosive growth and job opportunities along the Interstate 75 corridor have resulted in exponential growth of the population of persons of Hispanic origin. During the 1990s, Gordon County experienced the second-highest growth rate in this category of the counties neighboring Gordon County. Gordon County's change in persons of Hispanic Origin is projected to increase from 7.4% in 2000 to 15.6% in 2025. In 1990, the persons of Hispanic Origin represented only 0.57% of the total population. Providing bilingual social and educational services will present substantial service challenges in the community.



Table 2-12: Racial and Hispanic Ethnic Projections

| Category | 2000 | | 2005 | | 2010 | | 2020 | | 2025 | |
|---|---------------|----------------|---------------|----------------|---------------|----------------|---------------|----------------|---------------|----------------|
| | Count | Percentage | Count | Percentage | Count | Percentage | Count | Percentage | Count | Percentage |
| White alone | 39,557 | 89.70% | 44,351 | 88.20% | 49,145 | 87.10% | 66,019 | 84.40% | 80,868 | 83.10% |
| African American alone | 1,527 | 3.50% | 1,617 | 3.20% | 1,707 | 3.00% | 2,025 | 2.60% | 2,304 | 2.40% |
| American Indian and Alaska Native alone | 121 | 0.30% | 166 | 0.30% | 211 | 0.40% | 369 | 0.50% | 508 | 0.50% |
| Asian or Pacific Islander | 258 | 0.60% | 353 | 0.70% | 447 | 0.80% | 780 | 1.00% | 1,073 | 1.10% |
| Other Race | 2,641 | 6.00% | 3,792 | 7.50% | 4,944 | 8.80% | 8,997 | 11.50% | 12,564 | 12.90% |
| <i>Total Population</i> | <i>44,104</i> | <i>100.00%</i> | <i>50,279</i> | <i>100.00%</i> | <i>56,454</i> | <i>100.00%</i> | <i>78,190</i> | <i>100.00%</i> | <i>97,317</i> | <i>100.00%</i> |
| Persons of Hispanic origin | 3,268 | 7.40% | 4,650 | 9.20% | 6,031 | 10.70% | 10,894 | 13.90% | 15,174 | 15.60% |

Source: Georgia Department of Community Affairs (1.76 Multiplier)

2.7 Income

2.7.1 Sources of Household Income

Sources of household income indicate Gordon County residents achieve a marginally higher level of activity in the labor force compared to the state. Gordon County recorded a percentage of social security income (25%) that is higher than the state as a whole. The rate of public assistance in Gordon County is significantly lower than the state average.

Table 2-13: Comparison of Sources of Household Income

| Sources of Household Income in 1999 | Households in Gordon County | Percentage of Gordon County Households | Percentage of Georgia Households |
|-------------------------------------|-----------------------------|--|----------------------------------|
| With Earnings | 13,627 | 84.37% | 83.80% |
| With Social Security Income | 3,976 | 24.62% | 21.90% |
| With Supplemental Security Income | 719 | 4.45% | 4.50% |
| With Public Assistance | 261 | 1.62% | 2.90% |
| With Retirement income | 1,993 | 12.34% | 14.40% |

Source: U.S. Census 2000 SF3 Tables P58, P62, P63, P64, P65



2.7.2 Median Household Income

Median household income in Gordon County remains below state and national averages, as shown in Table 2-14. However, the median income is growing at a rate comparable to the state and national average. Median household income grew 9.2% (adjusted) between 1990 and 2000 in Gordon County, compared to an 11% increase in Georgia and a national increase of 6%.

Table 2-14: Median Household Income

| Category | Gordon County | City of Fairmount | Town of Resaca | Georgia | United States |
|--|---------------|-------------------|----------------|----------|---------------|
| Median Household Income 1990 | \$26,981 | \$25,938 | \$22,031 | \$29,021 | \$30,056 |
| Median Household Income 1990 (adjusted) ¹ | \$35,561 | \$34,174 | \$29,026 | \$38,235 | \$39,605 |
| Median Household Income 2000 | \$38,831 | \$35,893 | \$30,170 | \$42,433 | \$41,994 |
| Percentage Change (using adjusted 1990 dollars) | 9.2% | 5% | 3.9% | 11.0% | 6.0% |

Source: 2000 Census SF3 Table P52, 1990 Census SF3 Table P080A

Per Table 2-15, significant improvements to the income distribution is evident in Gordon County. The data, which is adjusted for inflation¹, suggests that household income has improved dramatically for residents of Gordon County. All households having incomes greater than \$40,000 have increased. Those households with incomes greater than \$75,000 have increased more than 300% between 1990 and 2000. At the same time all households with incomes less than \$40,000 have decreased. The data suggests that more members of a household are working or the income levels of working members have increased.

Table 2-15: Household Income Distribution

| Category | 1990 | | 2000 | | Distribution Trend 1990-2000 |
|----------------------------|--------|------------|--------|------------|------------------------------|
| | Count | Percentage | Count | Percentage | |
| Total | 12,717 | 100.00% | 16,151 | 100.00% | |
| Income less than \$9999 | 2,072 | 16.30% | 1,400 | 8.70% | -32.4% |
| Income \$10000 - \$14999 | 1,151 | 9.10% | 1,142 | 7.10% | -0.8% |
| Income \$15000 - \$19999 | 1,251 | 9.80% | 1,197 | 7.40% | -4.3% |
| Income \$20000 - \$29999 | 2,532 | 19.90% | 2,471 | 15.30% | -2.4% |
| Income \$30000 - \$34999 | 1,218 | 9.60% | 1,059 | 6.60% | -13.1% |
| Income \$35000 - \$39999 | 1,054 | 8.30% | 1,017 | 6.30% | -3.5% |
| Income \$40000 - \$49999 | 1,503 | 11.80% | 2,120 | 13.10% | 41.1% |
| Income \$50000 - \$59999 | 772 | 6.10% | 1,642 | 10.20% | 112.7% |
| Income \$60000 - \$74999 | 626 | 4.90% | 1,830 | 11.30% | 192.3% |
| Income \$75000 - \$99999 | 284 | 2.20% | 1,252 | 7.80% | 340.8% |
| Income \$100000 - \$124999 | 100 | 0.80% | 481 | 3.00% | 381.0% |
| Income \$125000 - \$149999 | 46 | 0.40% | 185 | 1.10% | 302.2% |
| Income \$150000 and above | 108 | 0.80% | 355 | 2.20% | 335.0% |

Source: Georgia Department of Community Affairs

¹ 1990 dollars adjusted for inflation to 2000 dollars using the U.S. Bureau of Labor inflation calculator



2.7.3 Per Capita Income

Table 2-16 illustrates per capita income in real and adjusted dollars for Gordon County compared to the City of Calhoun and state. Per capita income has historically lagged behind the state average and has been similar to that of Calhoun. Calhoun has maintained a higher per capita income than the County as a whole since 1980.

Table 2-16: Per Capita Income

| Area | Per Capita Income | | | | Per Capita Income Rate of Change | | | 1980-2000 Average Annual Rate of Change |
|--|-------------------|----------|----------|--|----------------------------------|-----------|-----------|---|
| | 1980 | 1990 | 2000 | | 1980-1990 | 1990-2000 | 1980-2000 | |
| Actual Dollars | | | | | | | | |
| Gordon County | \$5,569 | \$11,587 | \$17,586 | | 108.10% | 51.80% | 215.80% | 5.9% |
| City of Calhoun | \$6,223 | \$13,446 | \$19,887 | | 116.10% | 47.90% | 219.60% | 6.0% |
| State of Georgia | \$6,402 | \$13,631 | \$21,154 | | 112.90% | 55.20% | 230.40% | 6.2% |
| Adjusted Dollars (1980 & 1990)² | | | | | | | | |
| Gordon County | \$11,639 | \$15,272 | \$17,586 | | 31.20% | 15.20% | 51.10% | 2.1% |
| City of Calhoun | \$13,006 | \$17,722 | \$19,887 | | 36.30% | 12.20% | 52.90% | 2.1% |
| State of Georgia | \$13,380 | \$17,966 | \$21,154 | | 34.30% | 17.70% | 58.10% | 2.3% |

Source: Georgia Department of Community Affairs, University of Georgia Center for Agribusiness and Economic Development

2.7.4 Wages

Gordon County wage information is presented in Table 2-17. In 2005, the lowest average weekly wage occurs in the Arts, Entertainment and Food Service category at \$217 per week while the highest wage earners can be found in the Information industries with an average wage of \$793 per week. The industry suffering the greatest loss in wages appears to be Transportation, Warehousing and Utilities with -9% while Agriculture, Forestry and Fishing achieved the greatest increase at 50.4%.

The average wage increase between 2000 and 2005 for industries with positive growth is 31.3% in the County and 21.4% in the state. This equates to 4.2% and 2.7% average annual growth rate, respectively.

²1980 and 1990 dollars adjusted to 2000 dollars using the U.S. Bureau of Labor inflation calculator



Table 2-17: Weekly Wage

| Industry | 2000 | | | 2005 | | | 2000-2005 % Change | |
|---|---------------|------------------|--------------------------------------|---------------|------------------|--------------------------------------|-----------------------|------------------|
| | Gordon County | State of Georgia | % Difference State vs. Gordon County | Gordon County | State of Georgia | % Difference State vs. Gordon County | Gordon County | State of Georgia |
| Average Employed Civilian Population Wage | \$501 | \$658 | 31.3% | \$572 | \$752 | 31.5% | 14.2% | 14.3% |
| Agriculture, Forestry, Fishing, Hunting and Mining | \$409 | \$474 | 15.9% | \$615 | \$432 | -29.8% | 50.4% | -8.9% |
| Construction | \$518 | \$655 | 26.4% | \$595 | \$739 | 24.2% | 14.9% | 12.8% |
| Manufacturing | \$564 | \$721 | 27.8% | \$703 | \$798 | 13.5% | 24.6% | 10.7% |
| Wholesale Trade | \$694 | \$988 | 42.4% | \$691 | \$1,084 | 56.9% | -0.4% | 9.7% |
| Retail Trade | \$275 | \$350 | 27.3% | \$413 | \$464 | 12.3% | 50.2% | 32.6% |
| Transportation, Warehousing, and Utilities | \$666 | \$949 | 42.5% | \$606 | \$870 | 43.6% | -9.0% | -8.3% |
| Information | NA | NA | NA | \$793 | \$1,180 | NA | 100.0% | 100.0% |
| Finance, Insurance and Real Estate | \$567 | \$967 | 70.5% | \$634 | \$1,094 | 72.6% | 11.8% | 13.1% |
| Professional, Scientific, Management, Administrative, and Waste Management Services | \$333 | \$776 | 133.0% | \$305 | \$905 | 196.7% | -8.4% | 16.6% |
| Educational, Health and Social Services | \$524 | \$633 | 20.8% | \$629 | \$744 | 18.3% | 20.0% | 17.5% |
| Arts, Entertainment, Recreation, Accommodation and Food Services | \$236 | \$430 | 82.2% | \$217 | \$306 | 41.0% | -8.1% | -28.8% |
| Other Services | \$425 | \$511 | 20.2% | \$476 | \$518 | 8.8% | 12.0% | 1.4% |
| Public Administration | \$520 | \$608 | 16.9% | \$597 | \$711 | 19.1% | 14.8% | 16.9% |

Source: Georgia Department of Labor, MACTEC

Table 2-18 illustrates information for the number of firms, the number of jobs, and weekly wages for the years 1995, 2000 and 2005 in Gordon County. The average number of firms improved 35% during the ten year period. Wages improved 41% during the same period. Jobs in the Agriculture and Forestry experienced the greatest percentage wage increase at 90% while jobs under the Professional, Management and Administration category experienced the smallest rate increase at just 12%.



Table 2-18: Firm, Wage and Employment

| Industry | 1995 Gordon County Employment | | | 2000 Gordon County Employment | | | 2005 Gordon County Employment | | | % Change Avg. No. of Firms '95-'05 | % Change Avg. No. of Emp. '95-'05 | % Change Avg. Wkly Wage '95-'05 |
|---|-------------------------------|----------------|----------------|-------------------------------|----------------|----------------|-------------------------------|----------------|----------------|------------------------------------|-----------------------------------|---------------------------------|
| | Avg. # of firms | Avg. # of Emp. | Avg. Wkly Wage | Avg. # of firms | Avg. # of Emp. | Avg. Wkly Wage | Avg. # of firms | Avg. # of Emp. | Avg. Wkly Wage | | | |
| Total Employed Civilian Population | 797 | 19,776 | \$405 | 939 | 21,325 | \$501 | 1,076 | 22,466 | \$572 | 35.0% | 13.6% | 41.2% |
| Agriculture, Forestry, Fishing, hunting & mining | 10 | 100 | \$323 | 14 | 145 | \$409 | 11 | 77 | \$615 | 10.0% | -23.0% | 90.4% |
| Construction | 63 | 358 | \$456 | 99 | 694 | \$518 | 110 | 724 | \$595 | 74.6% | 102.2% | 30.5% |
| Manufacturing | 113 | 10,267 | \$461 | 116 | 10,417 | \$564 | 114 | 8,802 | \$703 | 0.9% | -14.3% | 52.5% |
| Wholesale Trade | 84 | 727 | \$494 | 78 | 861 | \$694 | 76 | 986 | \$691 | -9.5% | 35.6% | 39.9% |
| Retail Trade | 207 | 2,518 | \$228 | 256 | 3,164 | \$275 | 217 | 2,487 | 413 | 4.8% | -1.2% | 81.1% |
| Transportation, Warehousing, and Utilities | 38 | 1,152 | \$431 | 39 | 404 | \$666 | 28 | 350 | \$606 | -26.3% | -69.6% | 40.6% |
| Information | NA | NA | NA | NA | NA | NA | 11 | 89 | \$793 | 100.0% | 100.0% | 100.0% |
| Finance, Insurance, & Real Estate | 48 | 282 | \$484 | 65 | 609 | \$567 | 96 | 477 | \$634 | 100.0% | 69.1% | 31.0% |
| Professional, Scientific, Management, Administrative, and Waste Management Services | 57 | 1,040 | \$272 | 66 | 1,122 | \$333 | 119 | 2,206 | \$305 | 108.8% | 112.1% | 12.1% |
| Educational, Health and Social Services | 48 | 959 | \$384 | 65 | 1,111 | \$524 | 71 | 1,388 | \$629 | 47.9% | 44.7% | 63.8% |
| Arts, Entertainment, Recreation, Accommodation and Food Services | 25 | 225 | \$147 | 30 | 204 | \$236 | 99 | 1,417 | \$217 | 296.0% | 529.8% | 47.6% |
| Other Services | 64 | 227 | \$302 | 70 | 348 | \$425 | 65 | 250 | \$476 | 1.6% | 10.1% | 57.6% |
| Public Administration | 40 | 1,878 | \$405 | 46 | 2,241 | \$520 | 49 | 3,163 | \$597 | 22.5% | 68.4% | 47.4% |

Source: Georgia Department of Labor, MACTEC

2.8 Education

2.8.1 Educational Attainment and Comparison to Surrounding Cities

Table 2-19 presents the various levels of educational attainment for residents of Gordon County compared to the state. Table 2-20 compares Gordon County to the surrounding counties. Only the age groups 25 and older for 1990 and 2000 were analyzed for educational attainment. These statistics are compared to the state. Generally, there is a decline in the number of students dropping out of school before 12th grade. The number of people obtaining a high school diploma or equivalent has remained similar between the 1990 and 2000 figures with



marginal improvement. However, the percentage makeup of this data group exceeds that of the state by six percentage points. The percentage of residents having a bachelor's degree in 2000 is well below the state average. However, this ratio has improved by 20%. The state ratio for Graduate or professional degrees also far exceeds that of Gordon County.

Also, the percentage of residents with some college but who have not completed their degree has improved 32% between 1990 and 2000. The percentage makeup increased from 13.1% to 31.6% during this ten year period. The data suggests that new residents may be contributing to the overall County's educational attainment and that these numbers should continue to increase as growth occurs.

Table 2-19: Educational Attainment

| Category | Gordon County | | | State of Georgia |
|---|------------------------|------------------------|-----------------|------------------------|
| | 1990 % of Pop. Age 25+ | 2000 % of Pop. Age 25+ | Trend 1990-2000 | 2000 % of Pop. Age 25+ |
| Less than 9th Grade | 18.8% | 13.3% | -29.4% | 7.5% |
| 9th to 12th Grade (No Diploma) | 22.8% | 20.6% | -9.5% | 13.7% |
| High School Graduate (Includes Equivalency) | 33.1% | 34.3% | 3.8% | 28.4% |
| Some College (No Degree) | 13.1% | 17.2% | 31.6% | 20.2% |
| Associate Degree | 0.0% | 0.0% | 0.0% | 5.1% |
| Bachelor's Degree | 5.4% | 6.5% | 20.5% | 15.8% |
| Graduate or Professional Degree | 3.8% | 4.0% | 5.4% | 8.2% |

Source: Georgia Department of Community Affairs

Table 2-20: Educational Attainment - Surrounding Counties

| Category | Educational Attainment- Percent of Total Population, Age 25+ in 2000 | | | | | | |
|---|--|---------------|--------------|---------------|----------------|---------------|------------------|
| | Gordon County | Bartow County | Floyd County | Gilmer County | Pickens County | Walker County | Whitfield County |
| Less than 9th Grade | 13.3% | 9.6% | 11.4% | 14.0% | 11.8% | 12.2% | 18.1% |
| 9th to 12th Grade (No Diploma) | 20.6% | 18.6% | 17.1% | 20.0% | 18.2% | 20.9% | 18.8% |
| High School Graduate (Includes Equivalency) | 34.3% | 34.2% | 33.3% | 33.4% | 33.1% | 35.1% | 29.0% |
| Some College (No Degree) | 17.2% | 19.5% | 18.4% | 16.3% | 18.3% | 17.7% | 17.3% |
| Associate Degree | 0.0% | 4.0% | 3.9% | 3.5% | 3.1% | 4.0% | 3.9% |
| Bachelor's Degree | 6.5% | 9.8% | 10.0% | 7.9% | 9.9% | 6.8% | 8.1% |
| Graduate or Professional Degree | 4.0% | 4.3% | 5.9% | 5.0% | 5.7% | 3.4% | 4.9% |

Source: Georgia Department of Community Affairs

2.9 Poverty

As shown in Table 2-21, the poverty rate for Gordon County declined over the course of the 1990's from 12.9% to 10.6%, a total decline of 18%. In 2000, the County's poverty rate was lower than the state and national averages. However, there has also been an increase in the raw number of residents in poverty as the overall population has grown. The causes for the increase of the raw number of residents in poverty may be linked to job skills, a lack of affordable housing,



or a reduction in income for aging baby boomers. Table 2-21 shows the federal guidelines for defining impoverished households.

Table 2-21: Poverty Rate - Individuals and Families

| | Gordon County (Includes Calhoun) | Calhoun | Georgia | United States |
|--------------------|-------------------------------------|---------|---------|---------------|
| 1990 Poverty Count | 1,641 | 405 | ---- | ---- |
| 1990 Poverty Rate | 12.9% | 14.2% | 11.5% | 13.5% |
| 2000 Poverty Count | 1,712 | 724 | ----- | ----- |
| 2000 Poverty Rate | 10.6% | 18.26% | 13% | 12.4% |
| Percentage Change | -17.8% | 28.9% | 13% | -8% |

Source: U.S. Census 2000 Census SF3 Table P92, 1990 Census SF3 Table P127

Table 2-22: 2005 Federal Guidelines for Defining Impoverished Households

| Persons in Family Unit | 48 Contiguous States and D.C. |
|---------------------------------|-------------------------------|
| 1 | \$9,570 |
| 2 | \$12,830 |
| 3 | \$16,090 |
| 4 | \$19,350 |
| 5 | \$22,610 |
| 6 | \$25,870 |
| 7 | \$29,130 |
| 8 | \$32,390 |
| For each additional person, add | \$3,260 |

Source: Federal Register, Vol. 70, No. 33, February 18, 2005, pp. 8373-8375



3 Economic Development

3.1 Economic Base & Trends

The information collected for this analysis came from a variety of sources, including the U.S. Bureau of the Census, Georgia Department of Community Affairs and the Georgia Department of Labor. The term "employment" describes people that work in the County without regard of their place of residence, whereas the term "labor force" describes residents of the County that work without regard for the location of their place of work. A small segment of Gordon County's labor force, 30%, is employed outside the County. A large segment of the County's employment base lives in the County. This data suggests that Gordon County has a strong and diversified economy as most residents work where they live.

Table 3-1 illustrates the percentage makeup by category of the overall labor market for 1980 to 2000. The total change is given in the fourth column of the datasets. This percentage illustrates the change in employment of the category for the given time period. Only the Agriculture and Forestry industry category has experienced decline in employment. This trend is found state wide. All other classifications have experienced growth rates ranging from 29% in Public Administration to 238% in Professional and Management Services. The average growth rate across all industries is 70% between 1980 and 2000. For the same period the average annual growth rate for employment was 3.5% per year. The state growth rate was 24.3% and 1.2% annually.

Table 3-2 demonstrates the trends in percentage share for the economic categories. Generally, all goods producing industries have experienced a decline in their overall share of the total job market. In contrast, all service producing segments have improved their share of the overall job market. The one exception is the Public Administration category which has lost share at the state and national levels as well. The one significant exception to the above mentioned trends can be found in the wholesale trade Category. Wholesale Trade has improved its market share 20% between 1980 and 1990. This is in contrast to the state trend and is likely due to the County's base of textile manufacturers who depend on wholesalers for products required in production.

Table 3-3 illustrates projected trends in the various economic categories. Generally, the product-oriented industries are expected to continue to lose market share despite jobs being added. Service industries are expected to continue to take market share from the product oriented industries.



Table 3-1: Historical Employment by Industry

| Category | Gordon County | | | | Calhoun | | | | State of Georgia | | | |
|---|---------------|--------|--------|-----------------------|---------|-------|-------|-----------------------|------------------|-----------|-----------|-----------------------|
| | 1980 | 1990 | 2000 | % Change From '80-'00 | 1980 | 1990 | 2000 | % Change From '80-'00 | 1980 | 1990 | 2000 | % Change from '90-'00 |
| Total Employed Civilian Population | 13,232 | 17,439 | 22,451 | 69.7% | 2,364 | 3,458 | 5,046 | 113.5% | NA | 3,090,276 | 3,839,756 | 24.3% |
| Agriculture, Forestry, Fishing, hunting & mining | 474 | 569 | 438 | -7.6% | 26 | 13 | 59 | 126.9% | NA | 82,537 | 53,201 | -35.5% |
| Construction | 625 | 1,102 | 1,721 | 175.4% | 40 | 196 | 313 | 682.5% | NA | 214,359 | 304,710 | 42.1% |
| Manufacturing | 6,576 | 8,078 | 8,847 | 34.5% | 1,027 | 1,495 | 1,910 | 86.0% | NA | 585,423 | 568,830 | -2.8% |
| Wholesale Trade | 336 | 439 | 674 | 100.6% | 80 | 111 | 91 | 13.8% | NA | 156,838 | 148,026 | -5.6% |
| Retail Trade | 1,797 | 2,378 | 2,829 | 57.4% | 359 | 481 | 667 | 85.8% | NA | 508,861 | 459,548 | -9.7% |
| Transportation, warehousing, and utilities | 673 | 1,009 | 1,065 | 58.2% | 105 | 173 | 153 | 45.7% | NA | 263,419 | 231,304 | -12.2% |
| Information | NA | NA | 369 | 100.0% | NA | NA | 83 | 100.0% | NA | NA | 135,496 | 100.0% |
| Finance, Insurance, & Real Estate | 371 | 389 | 613 | 65.2% | 142 | 116 | 183 | 28.9% | NA | 201,422 | 251,240 | 24.7% |
| Professional, scientific, management, administrative, and waste management services | 263 | 358 | 890 | 238.4% | 25 | 67 | 257 | 928.0% | NA | 151,096 | 362,414 | 139.9% |
| Educational, health and social services | 1,074 | 1,724 | 2,575 | 139.8% | 296 | 408 | 665 | 124.7% | NA | 461,307 | 675,593 | 46.5% |
| Arts, entertainment, recreation, accommodation and food services | 325 | 109 | 1,066 | 228.0% | 90 | 27 | 334 | 271.1% | NA | 31,911 | 274,437 | 760.0% |
| Other Services | 270 | 865 | 786 | 191.1% | 72 | 232 | 187 | 159.7% | NA | 266,053 | 181,829 | -31.7% |
| Public Administration | 448 | 419 | 578 | 29.0% | 102 | 139 | 144 | 41.2% | NA | 167,050 | 193,128 | 15.6% |

Source: Georgia Department of Community Affairs



Table 3-2: Historical Employment Share by Industry

| Category | Gordon County | | | | Calhoun | | | | State of Georgia | | | |
|---|---------------|-------|-------|-----------------------|---------|-------|-------|-----------------------|------------------|-------|-------|-----------------------|
| | 1980 | 1990 | 2000 | % Change from '80-'00 | 1980 | 1990 | 2000 | % Change from '80-'00 | 1980 | 1990 | 2000 | % Change from '90-'00 |
| Total Employed Civilian Population | 100% | 100% | 100% | ----- | 100% | 100% | 100% | ----- | NA | 100% | 100% | ----- |
| Agriculture, Forestry, Fishing, hunting & mining | 3.6% | 3.3% | 2.0% | -44.4% | 1.1% | 0.4% | 1.2% | 9.1% | NA | 2.7% | 1.4% | -48.1% |
| Construction | 4.7% | 6.3% | 7.7% | 63.8% | 1.7% | 5.7% | 6.2% | 265% | NA | 6.9% | 7.9% | 14.5% |
| Manufacturing | 49.7% | 46.3% | 39.4% | -20.7% | 43.4% | 43.2% | 37.9% | -12.7% | NA | 18.9% | 14.8% | -21.7% |
| Wholesale Trade | 2.5% | 2.5% | 3.0% | 20.0% | 3.4% | 3.2% | 1.8% | -47.1% | NA | 5.1% | 3.9% | -23.5% |
| Retail Trade | 13.6% | 13.6% | 12.6% | -7.4% | 15.2% | 13.9% | 13.2% | -13.2% | NA | 16.5% | 12.0% | -27.3% |
| Transportation, warehousing, and utilities | 5.1% | 5.8% | 4.7% | -7.8% | 4.4% | 5.0% | 3.0% | -31.8% | NA | 8.5% | 6.0% | -29.4% |
| Information | NA | NA | 1.6% | 1.6% | NA | NA | 1.60% | 1.6% | NA | 0.0% | 3.5% | 3.5% |
| Finance, Insurance, & Real Estate | 2.8% | 2.2% | 2.7% | -3.6% | 6.0% | 3.4% | 3.6% | -40.0% | NA | 6.5% | 6.5% | 0.0% |
| Professional, scientific, management, administrative, and waste management services | 2.0% | 2.1% | 4.0% | 100% | 1.1% | 1.9% | 5.1% | 364% | NA | 4.9% | 9.4% | 91.8% |
| Educational, health and social services | 8.1% | 9.9% | 11.5% | 42.0% | 12.5% | 11.8% | 13.2% | 5.6% | NA | 14.9% | 17.6% | 18.1% |
| Arts, entertainment, recreation, accommodation and food services | 2.5% | 0.6% | 4.7% | 88.0% | 3.8% | 0.8% | 6.6% | 73.7% | NA | 1.0% | 7.1% | 610.0% |
| Other Services | 2.0% | 5.0% | 3.5% | 75.0% | 3.0% | 6.7% | 3.7% | 23.3% | NA | 8.6% | 4.7% | -45.3% |
| Public Administration | 3.4% | 2.4% | 2.6% | -23.5% | 4.3% | 4.0% | 2.9% | -32.6% | NA | 5.4% | 5.0% | -7.4% |

Source: Georgia Department of Community Affairs



Table 3-3: Employment Projections by Industry

| Category | 2000 | | 2005 | | 2010 | | 2020 | | 2025 | | Trend 2000-2005 |
|---|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|-----------------|
| | | | | | | | | | | | |
| Total Employed Civilian Population | 22,451 | 100.0% | 26,507 | 100.0% | 30,564 | 100.0% | 44,842 | 100.0% | 57,407 | 100.0% | --- |
| Agriculture, Forestry, Fishing, hunting & mining | 438 | 2.0% | 422 | 1.6% | 406 | 1.3% | 351 | 0.8% | 301 | 0.5% | -1.4% |
| Construction | 1,721 | 7.7% | 2,203 | 8.3% | 2,685 | 8.8% | 4,383 | 9.8% | 5,877 | 10.2% | 2.6% |
| Manufacturing | 8,847 | 39.4% | 9,846 | 37.1% | 10,845 | 35.5% | 14,363 | 32.0% | 17,458 | 30.4% | -9.0% |
| Wholesale Trade | 674 | 3.0% | 823 | 3.1% | 971 | 3.2% | 1,495 | 3.3% | 1,956 | 3.4% | 0.4% |
| Retail Trade | 2,829 | 12.6% | 3,283 | 12.4% | 3,737 | 12.2% | 5,336 | 11.9% | 6,742 | 11.7% | -0.9% |
| Transportation, warehousing, and utilities | 1,065 | 4.7% | 1,237 | 4.7% | 1,410 | 4.6% | 2,017 | 4.5% | 2,551 | 4.4% | -0.3% |
| Information | 369 | 1.6% | NA | NA | NA | NA | NA | NA | NA | NA | NA |
| Finance, Insurance, & Real Estate | 613 | 2.7% | 719 | 2.7% | 826 | 2.7% | 1,201 | 2.7% | 1,531 | 2.7% | -0.1% |
| Professional, scientific, management, administrative, and waste management services | 890 | 4.0% | 1,166 | 4.4% | 1,442 | 4.7% | 2,413 | 5.4% | 3,267 | 5.7% | 1.7% |
| Educational, health and social services | 2,575 | 11.5% | 3,235 | 12.2% | 3,896 | 12.7% | 6,221 | 13.9% | 8,266 | 14.4% | 2.9% |
| Arts, entertainment, recreation, accommodation and food services | 1,066 | 4.7% | 1,392 | 5.3% | 1,718 | 5.6% | 2,866 | 6.4% | 3,876 | 6.8% | 2.0% |
| Other Services | 786 | 3.5% | 1,013 | 3.8% | 1,240 | 4.1% | 2,039 | 4.5% | 2,743 | 4.8% | 1.3% |
| Public Administration | 578 | 2.6% | 635 | 2.4% | 692 | 2.3% | 894 | 2.0% | 1,071 | 1.9% | -0.7% |

Source: Georgia Department of Community Affairs

Please note that in 2001 changes were made to the method in which industries or job sectors were grouped. This may account for some of the large shifts in the data from 2000 to 2005. Also, Utility and Management data were classified as private and therefore unavailable from the Georgia Department of Labor. Therefore, the weekly average wages for these sector groupings may be skewed.

3.2 Employment to Population Comparison

Table 3-4 illustrates the number of jobs available for the population and labor force. Due to the tremendous growth the County is experiencing, the jobs-to-population ratio is improving. This study is important to understand the contribution to County employment for which Calhoun is responsible. Additional analysis is available in the section 4.5, Jobs to Housing ratio.



In 1980, there were jobs for 44% of the total County's population. In 2000, this percentage improved to 112% for the City and 51% for the County. The 112% statistic means that there were more jobs in Calhoun than there were residents. When the Calhoun statistics are removed from the County statistics, the jobs to population ratio was only 32% for the remaining County. This percentage is down 29% from the 1980 totals. During this 20 year period, the jobs ratio shifted to the City. The City became the predominant provider of jobs for residents working in the County.

Table 3-4: Employment by Location

| Jobs to Population Comparison | | 1980 | 1990 | 2000 |
|--|------------------------|--------------|---------------|---------------|
| Calhoun | | | | |
| | Total Employed | 2,435 | 5,163 | 11,912 |
| | Total Population | 5,563 | 7,135 | 10,667 |
| | Total Labor Force | NA | 3,670 | 5,269 |
| | % of jobs/Population | 43.8% | 72.4% | 111.7% |
| | % of jobs/ Labor Force | NA | 140.7% | 226.1% |
| Gordon County | | | | |
| | Total Employed | 13,232 | 17,439 | 22,451 |
| | Total Population | 30,070 | 35,072 | 44,104 |
| | Total labor Force | NA | 18,505 | 23,282 |
| | % of jobs/ Population | 44.0% | 49.7% | 50.9% |
| | % of jobs/ Labor Force | NA | 94.2% | 96.4% |
| Gordon County with Calhoun Stats Removed | | | | |
| | Total Employed | 10,797 | 12,276 | 10,539 |
| | Total Population | 24,507 | 27,937 | 33,437 |
| | Total labor Force | NA | 14,835 | 18,013 |
| | % of jobs/ Population | 44.1% | 43.9% | 31.5% |
| | % of jobs/ Labor Force | NA | 82.8% | 58.5% |

Source: Georgia Department of Community Affairs



3.3 Economic Base

3.3.1 Employment

The annual average number of jobs in Gordon County for the years 2000 through the end of 2004 fell more significantly than that of the state and nation, as shown in Table 3-5. The -5% average annual growth rate between 2000 and 2004 allowed for an estimated total of 21,321 jobs in the county as the county followed state and national employment losses experienced during between 2000 and 2004. National and state trends have improved since that time.

Table 3-5: Number of Employees

| Year | City of Calhoun | Gordon County | State of Georgia | United States |
|--------------------|-----------------|---------------|------------------|---------------|
| 1980 | 2,364 | 13,232 | NA | NA |
| 1990 | 3,458 | 17,439 | 6,180,552 | 108,603,565 |
| 2000 | 5,046 | 22,451 | 7,486,384 | 129,877,063 |
| 2004 | NA | 21,321 | 3,840,663 | 129,278,176 |
| % Change 1980-1990 | 46.3% | 31.8% | NA | NA |
| % Change 1990-2000 | 45.6% | 28.7% | 21.1% | 19.6% |
| % Change 2000-2004 | NA | -5.0% | -1.9% | -0.5% |
| % Change 1980-2000 | 113.5% | 69.7% | NA | NA |

Source: Georgia Department of Community Affairs, Georgia Department of Labor

3.3.2 Labor Force

Table 3-6 details several characteristics of the labor force at the City of Calhoun, County and state levels. Labor force as a percentage of the total population is consistent across the municipalities at approximately 50% to 53% for years 1990 and 2000.



Table 3-6: Labor Force Participation

| Category | Gordon County | | City of Calhoun | | State of Georgia | |
|--------------------------|---------------|--------|-----------------|--------|------------------|-----------|
| | 1990 | 2000 | 1990 | 2000 | 1990 | 2000 |
| Total Population | 35,072 | 44,104 | 7,135 | 10,667 | 6,478,216 | 8,186,453 |
| Total Males and Females | 26,862 | 33,869 | 5,638 | 8,217 | 4,938,381 | 6,250,687 |
| In labor force | 18,505 | 23,282 | 3,670 | 5,269 | 3,351,513 | 4,129,666 |
| Labor Force as % of Pop. | 52.8% | 52.8% | 51.4% | 49.4% | 51.7% | 50.4% |
| Females in labor force | 8,320 | 10,340 | 1,744 | 2,415 | 1,547,461 | 1,912,651 |
| % Females in labor force | 45.0% | 44.4% | 47.5% | 45.8% | 46.2% | 46.3% |
| Males in labor force | 10,185 | 12,942 | 1,926 | 2,854 | 1,804,052 | 2,217,015 |
| % Males in labor force | 55.0% | 55.6% | 52.5% | 54.2% | 53.8% | 53.7% |
| Civilian Labor force | 18,470 | 23,254 | 3,670 | 5,266 | 3,278,378 | 4,062,808 |
| Civilian Employed | 17,439 | 22,451 | 3,458 | 5,046 | 3,090,276 | 3,839,756 |
| Civilian unemployed | 1,031 | 803 | 212 | 220 | 188,102 | 223,052 |
| Females unemployed | 483 | 339 | 124 | 125 | 98,509 | 115,400 |
| % Females unemployed | 46.8% | 42.2% | 58.5% | 56.8% | 52.4% | 51.7% |
| Males unemployed | 548 | 464 | 88 | 95 | 89,593 | 107,652 |
| % Males unemployed | 53.2% | 57.8% | 41.5% | 43.2% | 47.6% | 48.3% |
| Unemployment rate | 5.6% | 3.4% | 5.8% | 4.2% | 5.6% | 5.4% |
| In Armed Forces | 35 | 28 | 0 | 3 | 73,135 | 66,858 |
| Total not in labor force | 8,357 | 10,587 | 1,968 | 2,948 | 1,586,868 | 2,121,021 |

Source: Georgia Department of Community Affairs

3.3.3 Unemployment

As shown in Table 3-7, Gordon County's 2005 unemployment rate of 4.9% slightly greater than the state average, and higher than the 2000 rate of 3.3%. As the economy improved during the 1990's, Gordon County's unemployment rate improved. The County and state maintained a slightly lower rate than Calhoun in 2000.

Table 3-7: Unemployment

| | | 1980 | 1990 | 2000 | 2005 |
|------------------|-------------------|--------|--------|--------|--------|
| City of Calhoun | Labor Force | NA | 3,670 | 5,266 | NA |
| | Unemployment Rate | NA | 5.7% | 4.2% | NA |
| Gordon County | Labor Force | 14,745 | 18,470 | 23,254 | NA |
| | Unemployment Rate | 10.1% | 7.3% | 3.3% | 4.9% |
| State of Georgia | Unemployment Rate | NA | 5.5% | 3.5% | **4.8% |

Source: Georgia Department of Community Affairs



3.3.4 Personal Income

As shown in Table 3-8, Gordon County residents receive the majority of their aggregate income (approximately 79%) from wages or salaries. This is a slightly higher percentage than that for the City of Calhoun. Gordon County receives a slightly higher portion of its aggregate income from social security than the City of Calhoun.

Table 3-8: Personal Income Sources

| Category | Calhoun | | | | Gordon County | | | |
|---|------------|-----------------|-------------|-----------------|---------------|------------------------|-------------|------------------------|
| | 1990 | 1990 % of Total | 2000 | 2000 % of Total | 1990 | % of Total Income 1990 | 2000 | % of Total Income 2000 |
| Total income | 94,604,440 | 100% | 203,950,600 | 100% | 402,906,160 | 100% | 770,711,800 | 100% |
| Aggregate wage or salary income for households | 71,793,636 | 75.9% | 153,149,500 | 75.1% | 325,333,151 | 80.7% | 609,164,200 | 79.0% |
| Aggregate other types of income for households | 1,473,772 | 1.6% | 1,900,600 | 0.9% | 5,404,300 | 1.3% | 11,560,500 | 1.5% |
| Aggregate self employment income for households | 5,069,933 | 5.4% | 7,614,400 | 3.7% | 22,130,870 | 5.5% | 45,752,900 | 5.9% |
| Aggregate interest, dividends, or net rental income | 5,957,356 | 6.3% | 20,840,400 | 10.2% | 16,249,924 | 4.0% | 36,051,900 | 4.7% |
| Aggregate social security income for households | 6,170,658 | 6.5% | 10,231,600 | 5.0% | 20,911,975 | 5.2% | 39,066,600 | 5.1% |
| Aggregate public assistance income for households | 632,945 | 0.7% | 1,225,400 | 0.6% | 2,752,632 | 0.7% | 4,332,800 | 0.6% |
| Aggregate retirement income for households | 3,506,140 | 3.7% | 8,988,700 | 4.4% | 10,123,308 | 2.5% | 24,782,900 | 3.2% |

Source: Georgia Department of Community Affairs

3.3.5 Commuting patterns

Table 3-9 indicates that 69% of County residents work within the County while 31% of the residents work outside the County. Table 3-10 presents the county to County commuting patterns for Gordon County for those residents who did not work in Gordon County.

Table 3-9: Place of Work for Workers 16 Years and Over

| Worker Data | 1990 | % of Total | 2000 | % of Total |
|------------------------------|--------|------------|--------|------------|
| Total Population | 35,072 | ----- | 44,104 | ----- |
| Total Employed Workers: | 17,120 | 100% | 22,017 | 100% |
| Worked in Gordon County | 13,382 | 78.2% | 15,172 | 68.9% |
| Worked outside Gordon County | 3,587 | 21.0% | 6,655 | 30.2% |
| Worked Outside of Georgia | 151 | 0.8% | 190 | 0.8% |

Source: 1990 U.S. Census (SF3), Table P045. 2000 U.S. Census (SF3), Table P26.



Table 3-10: Commuting Patterns

| Employed Residents of Gordon | | | Person's Working in Gordon | | |
|------------------------------|--------|------------------|----------------------------|--------|------------------|
| County Where Employed | Number | Percent of Total | County of Residence | Number | Percent of Total |
| Gordon Co. | 15,172 | 68.9 | Gordon Co. | 15,172 | 70.9 |
| Whitfield Co . | 2,909 | 13.2 | Floyd Co. | 1,813 | 8.5 |
| Bartow Co. | 1,034 | 4.7 | Bartow Co. | 1,203 | 5.6 |
| Floyd Co. | 966 | 4.4 | Whitfield Co. | 867 | 4.1 |
| Murray Co. | 499 | 2.3 | Murray Co. | 602 | 2.8 |
| Cobb Co. | 414 | 1.9 | Cobb Co. | 233 | 1.1 |
| Cherokee Co. | 177 | 0.8 | Pickens Co. | 202 | 0.9 |
| Fulton Co. | 177 | 0.8 | Chattooga Co. | 193 | 0.9 |
| Other | 669 | 3 | Other | 1,103 | 5.2 |
| Total Residents: | 22,017 | 100 | Total Residents: | 21,388 | 100 |

Source: Georgia Department of Labor, 2000 Census, County-to-County Worker Flow Files

3.4 Economic Resources

Many economic resources are available to the County's residents, businesses and potential businesses. Listed below are the key economic organizations:

- Gordon County Chamber of Commerce
- Gordon County Development Authority (Industrial Development Authority)
- Calhoun Business Association
- Downtown Development Association
- Main Street Partnership

3.5 Major Employers

Collectively, the textile manufacturing companies provide the majority of the jobs in Calhoun and Gordon County. The City School System is also a major part of the economic engine in the County. As the population increases more jobs should come available within the school systems to meet the education demands. Respectively, if industrial and manufacturing businesses locate within the County this will also fuel employment in most other job sectors previously mentioned. Table 3-11 lists the major employers.



Table 3-11: Major Employers in the City and County

| Private Employers | |
|--|-------|
| Mohawk Industries | 3,000 |
| Shaw Industries | 1,750 |
| Gordon Hospital | 600 |
| Mannington | 592 |
| Beaulieu | 386 |
| Kobelco Construction Machinery American, LLC | 350 |
| Springs Global US Inc | 360 |
| Apache Mills | 320 |
| North American Container Group | 200 |
| Royal Floor Mats | 150 |
| Public Employers | |
| County Schools | 985 |
| City Schools | 450 |
| County Government | 341 |
| City Government | 325 |
| Department of Human Resources | 85 |
| Postal Service | 50 |
| DNR | 49 |
| Department of Transportation | 43 |
| State Patrol | 10 |
| GBI | 12 |

Source: Gordon County Chamber of Commerce



4 Housing

4.1 Housing Types & Trends

4.1.1 Housing Types and Mix

Table 4-1 provides information on the current (2000) and the historic mix of housing types in Gordon County, as well as the occupancy characteristics of the county's housing market. Table 4.1.1b shows that there has been growth in both single-family units and in most types of multi-family housing. The market segments showing the fastest growth include detached single units and large multi-family developments, with between 20 and 49 units. Overall, the number of units in Gordon County grew by approximately 24.5%.

Since 1980, single family units have trended downward as multifamily units, particularly with 50 or more units, have seen a substantial upswing. This demand is likely due to workforce housing demands.

Table 4-1: Housing Types

| Housing Units | 1980 | | 1990 | | 2000 | | % Change 1980- 1990 | % Change 1990- 2000 | % Change 1980- 2000 | Trend 80-'00 |
|-------------------------|--------|--------|--------|--------|--------|--------|---------------------------|---------------------------|---------------------------|-----------------|
| | Units | % | Units | % | Units | % | | | | |
| Total Housing Units | 10,914 | 100.0% | 13,777 | 100.0% | 17,145 | 100.0% | 26.2% | 24.4% | 57.1% | --- |
| Single Units (detached) | 8,642 | 79.2% | 9,565 | 69.4% | 12,044 | 70.2% | 10.7% | 25.9% | 39.4% | -11.3% |
| Single Units (attached) | 135 | 1.2% | 175 | 1.3% | 174 | 1.0% | 29.6% | -0.6% | 28.9% | -18.0% |
| Double Units | 198 | 1.8% | 328 | 2.4% | 390 | 2.3% | 65.7% | 18.9% | 97.0% | 25.4% |
| 3 to 9 Units | 318 | 2.9% | 848 | 6.2% | 1,003 | 5.9% | 166.7% | 18.0% | 215.4% | 100.8% |
| 10 to 19 Units | 443 | 4.1% | 376 | 2.7% | 346 | 2.0% | -15.1% | -8.0% | -21.9% | -50.3% |
| 20 to 49 Units | 101 | 0.9% | 25 | 0.2% | 186 | 1.1% | -75.2% | 644.0% | 84.2% | 17.2% |
| 50 or more Units | 26 | 0.2% | 0 | 0.0% | 175 | 1.0% | -100.0% | NA | 175.0% | 328.5% |
| Mobile Home or Trailer | 1,051 | 9.6% | 2,336 | 17.0% | 2,777 | 16.2% | 122.3% | 18.9% | 164.2% | 68.2% |
| All Other | 0 | 0.0% | 124 | 0.9% | 50 | 0.3% | 124.0% | -59.7% | 50.0% | 0.3% |

Source: DCA

4.1.2 Housing Trends

Table 4-2 shows Gordon County housing trends compared to neighboring counties. There does appear to be a slight declining trend for multiple units (apartments) ranging from 10 to 49 units. Developments with 50 or more units seem to be growing in popularity. The data suggests that there is steady demand throughout this region for Single Family units, both attached and detached, as well as for Mobile Homes or Trailers. Careful consideration and planning should be



given to development patterns for these types of homes. Table 4-3 shows housing units by tenure in Gordon County.

Table 4-2: Percentage Change of Total Housing Types in Surrounding Counties

| Category | Percentage Change '80-'00 | | | | | | |
|-------------------------|---------------------------|---------------|--------------|---------------|----------------|---------------|------------------|
| | Gordon County | Bartow County | Floyd County | Gilmer County | Pickens County | Walker County | Whitfield County |
| TOTAL Housing Units | 57.10% | 97.40% | 21.40% | 172.30% | 142.70% | 22.40% | 29.00% |
| Single Units (detached) | 39.40% | 81.50% | 17.00% | 150.00% | 129.30% | 14.60% | 18.40% |
| Single Units (attached) | 28.90% | 262.10% | 34.30% | 145.80% | 379.50% | 67.20% | 77.30% |
| Double Units | 97.00% | -1.80% | 28.10% | 144.20% | 65.30% | -5.30% | 32.30% |
| 3 to 9 Units | 215.40% | 209.70% | 2.20% | 162.50% | 185.20% | 71.10% | 36.20% |
| 10 to 19 Units | -21.90% | 5.40% | -20.60% | 63.40% | -35.90% | -43.80% | -32.50% |
| 20 to 49 Units | 84.20% | 414.70% | 29.20% | 1460.00% | 38.90% | 24.70% | 99.00% |
| 50 or more Units | 573.10% | 271.80% | 89.00% | NA | -83.60% | -45.20% | 65.60% |
| Mobile Home or Trailer | 164.20% | 165.60% | 76.20% | 216.00% | 229.90% | 96.20% | 91.70% |
| All Other | NA | NA | NA | NA | NA | 300.00% | NA |

Source: Georgia Department of Community Affairs

Table 4-3: Housing Types by Tenure

| Type of Unit | 1990 | | 2000 | |
|----------------------|----------------|-----------------|----------------|-----------------|
| | Owner Occupied | Renter Occupied | Owner Occupied | Renter Occupied |
| One family, detached | 82.7% | 17.3% | 83.2% | 16.8% |
| One family, attached | 14.1% | 85.9% | 45.3% | 54.7% |
| Multiple family | 3.6% | 96.4% | 6.1% | 93.9% |
| Mobile Home or other | 75.4% | 24.6% | 73.2% | 26.8% |
| Total | 72.1% | 27.9% | 71.7% | 28.3% |

Sources: U.S. Census 2000 SF3, Table H32 and U.S. Census 1990 SF3, Table H22

4.1.3 Age and Condition of Housing

As of 1990, almost 45% of the County's housing stock was built during the 1960s and 1970s (Table 4-4). According to the 2000 Census, this percentage decreased to 30% in 2000, as the overall housing stock grew. A comparison of data from 1990 and 2000 shows that new housing construction in Gordon County grew at a steady rate during the 1990s, with approximately 53% of the housing stock present in the county in 2000 having been built since 1990. 73% of the housing stock in 2000 was built after 1960.

Table 4-5 shows the change in housing stock from 1980 to 2000. Homes built in the 1940's and 1960's are disappearing at a faster rate than stock from other periods. This is likely due to the re-development of these properties into subdivisions or commercial/ industrial usages.



Table 4-4: Age of Housing

| Total: 2000 | 17,145 | 100% | Percentage Share | Total: 1990 | 13,777 | 100% | Percentage Share |
|--------------------------|--------|-------|------------------|--------------------|--------|-------|------------------|
| Built 1999 to March 2000 | 719 | 4.19% | 52.5% | 1989 to March 1990 | 651 | 4.7% | 30.7% |
| Built 1995 to 1998 | 2270 | 13.2% | | 1985 to 1988 | 1884 | 13.7% | |
| Built 1990 to 1994 | 2307 | 13.5% | | 1980 to 1984 | 1694 | 12.3% | |
| Built 1980 to 1989 | 3706 | 21.6% | | ----- | ----- | ----- | |
| Built 1970 to 1979 | 3233 | 18.9% | 30.1% | 1970 to 1979 | 3576 | 26.0% | 46.2% |
| Built 1960 to 1969 | 1934 | 11.3% | | 1960 to 1969 | 2791 | 20.3% | |
| Built 1950 to 1959 | 1322 | 7.7% | | 1950 to 1959 | 1317 | 9.7% | |
| Built 1940 to 1949 | 675 | 3.94 | | 1940 to 1949 | 822 | 6.0% | |
| Built 1939 or earlier | 979 | 5.7% | | 1939 or earlier | 1042 | 7.6% | |

Sources: U.S. Census Bureau Census 2000 SF3, Table H34 & U.S. Bureau of the Census 1990, SF3, Table H025

Table 4-5: Percentage Change by Age of Housing

| Houses Existing in 1990 or Earlier | Total Homes 1990 | Houses Existing in 2000 or Earlier | Total Homes 2000 | Decennial Percentage Change 1979 or Earlier |
|------------------------------------|------------------|------------------------------------|------------------|---|
| | 13,777 | | 17,145 | |
| 1989 to March 1990 | 651 | Built 1999 to March 2000 | 719 | ----- |
| 1985 to 1988 | 1,884 | Built 1995 to 1998 | 2,270 | ----- |
| 1980 to 1984 | 1,694 | Built 1990 to 1994 | 2,307 | ----- |
| ----- | ----- | Built 1980 to 1989 | 3,706 | ----- |
| 1970 to 1979 | 3,576 | Built 1970 to 1979 | 3,233 | -9.6% |
| 1960 to 1969 | 2,791 | Built 1960 to 1969 | 1,934 | -30.7% |
| 1950 to 1959 | 1,317 | Built 1950 to 1959 | 1,322 | 0.4% |
| 1940 to 1949 | 822 | Built 1940 to 1949 | 675 | -17.9% |
| 1939 or earlier | 1,042 | Built 1939 or Earlier | 979 | -6.0% |

Sources: U.S. Census Bureau Census 2000 SF3, Table H34 & U.S. Bureau of the Census 1990, SF3, Table H025

As shown in Table 4-6, it is common for a small percentage of the housing units in the State of Georgia to be lacking plumbing or kitchen facilities. The condition of housing in Gordon County, based on these measures, is better than the state average.



Table 4-6: Condition of Housing

| Plumbing and Kitchen Facilities, 1990 – 2000: City and State Comparisons | | |
|--|---------------|------------------|
| Housing Unit Characteristic | Gordon County | State of Georgia |
| 1990 | | |
| Total housing units | 13,777 | ----- |
| Complete plumbing facilities | 13,658 | ----- |
| Lacking plumbing facilities | 119 | ----- |
| Lacking plumbing facilities as a percentage | 0.9% | 0.9% |
| Complete kitchen facilities | 13,696 | ----- |
| Lacking complete kitchen facilities | 81 | ----- |
| Lacking complete kitchen facilities as a percentage | 0.6% | 1.0% |
| 2000 | | |
| Total housing units | 17,145 | ----- |
| Complete plumbing facilities | 17,016 | ----- |
| Lacking plumbing facilities | 129 | ----- |
| Lacking plumbing facilities as a percentage | 0.8% | 0.9% |
| Complete kitchen facilities | 16,984 | ----- |
| Lacking complete kitchen facilities | 161 | ----- |
| Lacking complete kitchen facilities as a percentage | 0.9% | 0.9% |

Source: Georgia Department of Community Affairs

As shown in Table 4-7, Gordon County has maintained an 83% single family attached home ownership rate since 1990. Mobile Home ownership has also been steady at or near the 75% ownership rate. Renters have comprised the majority of all single family attached homes occupation during the same period.

Table 4-7: Types of Housing Units by Tenure

| Type of Unit | 1990 | | 2000 | |
|----------------------|----------------|-----------------|----------------|-----------------|
| | Owner Occupied | Renter Occupied | Owner Occupied | Renter Occupied |
| One family, detached | 82.7% | 17.3% | 83.2% | 16.82% |
| One family, attached | 14.1% | 85.91% | 45.31% | 54.7% |
| Multiple family | 3.6% | 96.4% | 6.1% | 93.9% |
| Mobile Home or other | 75.4% | 24.6% | 73.2% | 26.8% |
| Total | 72.1% | 27.9% | 71.7% | 28.3% |

Sources: U.S. Census 2000 SF3, Table H32 and U.S. Census 1990 SF3, Table H22

4.2 Overcrowding

As shown in Table 4-8, overcrowding is another factor used to determine the adequacy of housing conditions. The Census defines an over crowded housing unit as one having 1.01 or more persons per room, severely overcrowded persons is defined as 1.51 or more persons per room. In 2000, Gordon County had a marginally lower rate of overcrowding than the state as a whole.



Table 4-8: Overcrowded Housing Units by Tenure

| Occupants Per Room | Gordon County | | State of Georgia | |
|--|------------------------------|-------------------------------|------------------------------|-------------------------------|
| | Owner Occupied Housing Units | Renter Occupied Housing Units | Owner Occupied Housing Units | Renter Occupied Housing Units |
| 1.01 to 1.50 occupants per room (overcrowded) | 1.9% | 6.5% | 1.7% | 5.5% |
| 1.51 or more occupants per room (severely overcrowded) | 0.5% | 4.6% | 0.7% | 4.3% |

Source: 2000 Census (SF3 Table H20)

4.3 Housing Cost

4.3.1 Median Property Values and Rent

The median property value in Gordon County increased 21% (adjusted) between 1990 and 2000, as shown in Table 4-9. Median property values increased 21% (adjusted) in Gordon County and 19% in Georgia (adjusted). The actual median value of property in Gordon County was \$83,600 and the state median was \$111,200. In contrast to owner occupied housing values, the 2000 median rent in Gordon County rose just 5.4% between 1990 and 2000, compared with increases of 12.5% and 7.4% at the City and state levels, respectively.

Table 4-9: Comparison of Housing Costs

| Category | 1990 | 1990 Adjusted Dollars ³ | 2000 | % Change using 1990 Real Dollars | % Change using 1990 Adjusted Dollars |
|-------------------------|----------|------------------------------------|-----------|----------------------------------|--------------------------------------|
| Gordon County | | | | | |
| Median property value | \$52,300 | \$68,931 | \$83,600 | 59.90% | 21.3% |
| Median rent | \$350 | \$461 | \$486 | 38.90% | 5.4% |
| City of Calhoun | | | | | |
| Median property value | \$62,200 | \$81,980 | \$96,900 | 55.80% | 18.2% |
| Median rent | \$331 | \$436 | \$491 | 48.30% | 12.5% |
| State of Georgia | | | | | |
| Median property value | \$70,700 | \$93,183 | \$111,200 | 57.30% | 19.3% |
| Median rent | \$433 | \$571 | \$613 | 41.60% | 7.4% |

Source: U.S. Bureau of the Census (SF3) 1990 Tables H043A, H061A and 2000 Tables H63 and H76

4.4 Cost Burden

The U.S. Bureau of the Census defines "cost burdened" as paying more than 30% of income for housing and "severely cost burdened" as paying more than 50% of income for housing. Analyzing the incidents of cost burdening in a community helps to identify the need for affordable housing and other supportive programs for low-income households. As shown in Table 4-10, owner-occupied households in the County paid slightly smaller percentages of their

³ 1990 dollars adjusted to 2000 dollars via the provided by the U.S. Bureau of Labor inflation calculator.



income for housing than the average state household in 1999, shown in Table 4-10. A similar trend can be observed in rental housing, with costs lower than the State of Georgia.

Table 4-10: Comparison of Cost Burden Residents by Tenure

| Housing Costs as a Percentage of Household Income in 1999 | Specified Owner-Occupied Housing Units | Specified Renter Occupied Housing Units |
|--|--|---|
| Gordon County | | |
| Less than 30% (not cost burdened) | 83.12% | 61.78% |
| 30% to 49% (cost burdened) | 10.29% | 16.41% |
| 50% or more (severely cost burdened) | 5.88% | 10.66% |
| Median selected monthly housing costs as a percentage of household income in 1999 -- | 16.50% | 22.00% |
| State of Georgia | | |
| Less than 30% (not cost burdened) | -67.83% | 47.35% |
| 30% to 49% (cost burdened) | 24.17% | 36.65% |
| 50% or more (severely cost burdened) | 8.00% | 15.99% |
| Median selected monthly housing costs as a percentage of household income in 1999 -- | 19.40% | 25.20% |

Source: Census 2000, SF3, Tables H69, H70, H94 and H95

Table 4-11 shows the correspondence between Income and affordable housing. The table lists the appropriate housing prices based on income and the 30% ratio for non-cost burdened.

Table 4-11: Correlation of Household Income to Housing Prices

| Annual Household Income | Maximum Annual Income | Maximum Monthly Income for Housing (30%) | 95% LTV ⁴ Equivalent House Price ⁵ | 80% LTV Equivalent House Price ⁶ |
|--------------------------------|-----------------------|--|--|---|
| Less than \$15,000 | \$15,000 | \$375 | \$57,000 | \$70,480 |
| \$15,000-\$24,999 | \$25,000 | \$625 | \$95,000 | \$117,400 |
| \$25,000-\$34,999 | \$35,000 | \$875 | \$133,000 | \$164,500 |
| \$35,000-\$49,999 | \$50,000 | \$1,250 | \$190,000 | \$234,850 |
| \$50,000-\$74,999 | \$75,000 | \$1,875 | \$285,000 | \$352,200 |
| \$75,000-\$99,999 | \$100,000 | \$2,500 | \$380,000 | \$469,600 |
| \$100,000-\$149,999 | \$150,000 | \$3,750 | \$570,000 | \$704,500 |
| \$150,000-\$249,999 | \$250,000 | \$6,250 | \$950,000 | \$1,174,250 |
| \$250,000-\$499,999 | \$500,000 | \$12,500 | \$1,900,000 | \$2,348,500 |
| \$500,000 or more | NA | NA | NA | NA |
| Median Household Income | | | | |
| 1990 | \$26,981 | \$675 | \$102,600 | \$126,792 |
| 2000 | \$38,831 | \$971 | \$147,592 | \$182,393 |

Source: Georgia Department of Community Affairs

⁴ LTV is Loan to Value

⁵ Based on a 95% loan at 7% interest for 30 years

⁶ Based on a 80% loan at 7% interest for 30 years



4.5 Job Housing Balance

An ideal community would provide housing for its labor force near their jobs that give the workers transportation choices (e.g. walking, biking, driving, public transit, etc.). Bedroom communities often develop without such balance and require the labor force to use major arterials to reach their jobs resulting in congestion and other quality of life challenges. Governments can use two jobs-housing balance ratios to monitor their community's ability to achieve a balance of jobs and housing: **employment (jobs)/housing unit ratio** and **employment/labor force ratio**. According to the *Jobs-Housing Balance Community Choices Quality Growth Toolkit* prepared by the Atlanta Regional Commission, an employment (jobs) to housing ratio of between 1.3 and 1.7 implies an ideal balance with 1.5 as the standard target. An employment (jobs) to labor force (employed residents) ratio of between 0.8 and 1.25 implies a balance for that ratio with 1:1 as the standard target.

Table 4-12 shows the employment to housing ratio and employment to labor force ratio for Gordon County. The 2000 housing ratio of 1:1.31 falls within the standard target range of 1.3 to 1.7. The labor force ratio of 1: 0.96 also falls well within the acceptable range of 0.8 to 1.25.

Table 4-12: Jobs-Housing Balance

| Category | 1980 | 1990 | 2000 |
|-------------------------------|---------|---------|---------|
| Population | 30,070 | 35,072 | 44,104 |
| Average Household Size | 2.91 | 2.72 | 2.70 |
| Number of Households | 10,820 | 12,778 | 16,173 |
| Housing Units | 10,914 | 13,777 | 17,145 |
| Labor Force | NA | 18,505 | 23,282 |
| Employment (jobs) | 13,232 | 17,439 | 22,451 |
| Employment/Population Ratio | 1: 0.44 | 1: 0.50 | 1: 0.51 |
| Employment/Housing Unit Ratio | 1: 1.21 | 1: 1.27 | 1: 1.31 |
| Employment/Labor Force Ratio | NA | 1: 0.94 | 1: 0.96 |

Source: U.S Census, Georgia Department of Community Affairs

4.6 Special Housing Needs

Currently, there are no measures in place within County government to address certain housing needs as they pertain to the elderly, homeless, victims of domestic violence, people with disabilities or AIDS or for people recovering from drug abuse. There are projected needs for senior housing that will be addressed in Community Agenda.

4.7 Calhoun Housing Authority

The Calhoun Housing Authority (CHA) is in place to provide low income housing needs to individuals and families. Established in 1952, the Authority provides housing opportunities for those 62 and older, disabled or families within certain income limits. Table 4-13 shows the CHA properties.



Table 4-13: Calhoun Housing Authority Developments (CHA) and Quantity of Units

| Project Name and Address | Location | Date Built | No. of units |
|--------------------------|---|------------|--------------|
| Cologa Homes | Edmond Circle | 1952 | 44 |
| Wylie McDaniel | Neal/McConnell Road. | 1952 | 24 |
| Hillhouse Homes | Hillhouse Steet | 1962 | 24 |
| Alexander Homes | Harkins/ Martin Luther King | 1962 | 24 |
| James Keene Homes | Hillhouse Street and Oothcalooga Street | 1972 | 50 |
| C.M. Jones Homes | McConnell and Pine Street | 1972 | 34 |
| A. Hastings Scoggins | Edwards Avenue | 1982 | 10 |
| T.L. Shanahan Homes | Golden Circle | 1982 | 40 |
| Total Units | | | 250 |

Source: Calhoun Housing Authority

Income limits change annually and the Housing Authority has maintained a 97% occupancy rate since 1996, as shown in Table 4-14.

Table 4-14: Calhoun Housing Authority (CHA) Income Limits

| No. of people per unit | Annual Income Limit |
|------------------------|---------------------|
| 1 person | \$28,550 |
| 2 people | \$32,650 |
| 3 people | \$36,700 |
| 4 people | \$40,800 |
| 5 people | \$44,050 |
| 6 people | \$47,350 |
| 7 people | \$50,600 |

Source: Calhoun Housing Authority

As shown in Table 4-15, the residents of the CHA-administered housing developments are predominantly White, and the largest segments of the resident population are children and seniors.

Table 4-15: CHA Resident Demographics by Race and Ethnicity

| Category | No. of Residents | % |
|---|------------------|--------|
| Total Residents | 478 | 100.0% |
| White alone | 354 | 74.1% |
| Black or African American alone | 99 | 20.7% |
| American Indian and Alaska Native alone | 1 | 0.2% |
| Asian/ Pacific Islander | 24 | 5.0% |
| Persons of Hispanic origin | 27 | 5.6% |

Source: Calhoun Housing Authority



Table 4-16: CHA Resident Demographics by Sex and Age

| Age Cohort | Total Age Cohort | Age Cohort as % | Male | Female |
|------------|------------------|-----------------|------|--------|
| 0-17 | 171 | 35.8% | 87 | 84 |
| 18-24 | 23 | 4.8% | 7 | 16 |
| 25-34 | 42 | 8.8% | 10 | 32 |
| 35-44 | 44 | 9.2% | 14 | 30 |
| 45-54 | 39 | 8.2% | 16 | 23 |
| 55-64 | 54 | 11.3% | 16 | 38 |
| 65+ | 105 | 22.0% | 26 | 79 |
| Totals | 478 | 100.0% | 176 | 302 |

Source: Calhoun Housing Authority

When renting from the CHA applicants have two choices. Applicants may choose either a flat fee-based rent or a formula-based rent. See Table 4-17 for the flat-fee based housing costs. The Formula-based rental cost is determined by calculating 30% of the gross monthly income less a \$400 deduction for the senior citizen adjustment and/or less \$480 for each child. Other adjustments are made for expenses such as medical expenses child care if applicable. Deposits for the Formula-Based rent is the same as the Flat-based deposits.

Table 4-17: CHA Cost of Housing

| Flat Rent | | Security Deposit | |
|-----------------|-------|------------------|--------|
| No. of Bedrooms | Cost | Seniors | Family |
| 0 | \$250 | \$60 | \$200 |
| 1 | \$273 | \$60 | \$200 |
| 2 | \$337 | \$60 | \$250 |
| 3 | \$431 | \$0 | \$250 |
| 4 | \$500 | \$0 | \$250 |

Source: Calhoun Housing Authority

Currently, all units meet the minimum local, state and federal housing codes and statutes. Additional landscaping work is required to improve the aesthetic appearance of the developments; however funding is unavailable. Work items contained in the CHA's Five Year Action Plan include basic maintenance and repair of units and appliances. Capital expenses include the installation of security cameras, computer upgrades and vinyl fencing.

Issues related to growth involving residents of the Calhoun Housing Authority include the lack of public transportation in regards to mobility and access to employment. The requests for handicap accessible senior units have increased. Also, sewer replacement is needed in many of the older project developments.



5 Natural and Cultural Resources

5.1 Environmental Planning Criteria

The Georgia Department of Natural Resources Environmental Protection Division requires counties and municipalities to adopt local regulations protecting the following five environmental resources found within the city or county's jurisdiction: Water Supply Watersheds, Protection of Groundwater Recharge Areas, Wetlands Protection, River Corridor Protection, and Mountain Protection. The sections below provide a brief analysis of Gordon County's regulations and an inventory of the location of these districts in the county.

5.1.1 Water Supply Watersheds

Pursuant to O.C.G.A. 12-2-8 and the Department of Natural Resources Environmental Protection Division's Rules for Environmental Planning Criteria, Chapter 391-3-16, the Gordon County Board of Commissioners have adopted these guidelines under the Gordon County Code of Ordinances, Chapter 11, *Planning and Development*, Article VI, *Water Supply Watershed Protection*, adopted April 7, 1992 and amended September 15, 1998. The ordinance includes Watershed Protection Overlay Districts for Water Supply Watersheds. Different criteria apply to small water supply watersheds and large water supply watersheds, and the large water supply watershed criteria are further defined in two separate overlay districts. All of these districts are discussed below. DNR differentiates between large watersheds (greater than 100 square miles) and small watersheds (less than 100 square miles). Water supply watersheds for the County are shown in Figure 5-1 located in the Atlas of Maps.

Small Watershed Area

The purpose of this ordinance is to protect watersheds and drinking water supplies from activities that can degrade water quality and to protect water supply reservoirs from sedimentation. This ordinance establishes standards and procedures that apply to any development or use within the boundaries of the Watershed Protection Overlay District. The procedures, standards, and criteria apply to the portion of the subject property within the boundaries of the Watershed Protection Overlay District for Small Water Supply Watersheds. Small watershed protection areas include the Conasauga, the Coosawattee, and the Oostanaula Rivers.

Large water sheds

Large Water Supply Watersheds criteria address development along perennial stream corridors that fall within a seven mile radius of the reservoir boundary. The Conasauga, the Coosawattee, and the Oostanaula Rivers are part of the larger Coosa River Watershed Area which impacts water quality in Northwest Georgia as well as Northeast Alabama.

5.1.2 Protection of Groundwater Recharge Areas

Pursuant to O.C.G.A. 12-2-8 and the Department of Natural Resources Environmental Protection Division's Rules for Environmental Planning Criteria, Chapter 391-3-16, the Gordon County Board of Commissioners have adopted these guidelines under the Gordon County Code of Ordinances, Chapter 11, *Planning and Development*, Article IV, "*Groundwater Recharge Area Protection*." Adopted April 7, 1992. Amended September 15, 1998.

There are (3) categories of Recharge areas. The areas are categorized as having high, average, or low recharge rates and are oriented North and South. The central one-third of Gordon County is shown as having a high recharge rate. Two additional significant bands of



high rates of recharge are located on the eastern edge of the county along the U.S. 411 corridor and on the western edge along the Oostanaula River corridor. The land between these three boundaries is listed as having average recharge rates. These areas are shown in Figure 5-1, which is located in the Atlas of Maps.

Currently much of this land is relatively undeveloped or used for agriculture. The one exception is the City of Calhoun and the U.S. 41 corridor where impervious materials are expansive, but necessary. As rural development and city expansion continue, strong consideration should be given to the impact of impervious materials, septic fields, and industrial and agricultural wastes and chemicals on the recharge areas. Homes and businesses that depend on wells for water supply are dependent upon the quality and quantity of ground water available to them.

5.1.3 Wetlands Protection

Pursuant to O.C.G.A. 12-2-8 and the Department of Natural Resources Environmental Protection Division's Rules for Environmental Planning Criteria, Chapter 391-3-16, the Gordon County Board of Commissioners have adopted these guidelines under the Gordon County Code of Ordinances, Chapter 11, *Planning and Development*, Article VII, "Wetland Protection." Adopted April 7, 1992. Amended September 15, 1998.

The generalized wetland map is intended to be used as reference only for wetland delineation as the wetland boundaries are only approximations. Wetland specific information is required with site development. Upon review the county inspector may determine that wetlands may be present and that the Corp of Engineers should be notified under Section 404 of the Clean Water Act. Figure 5-2, which is located in the Atlas of Maps, shows the wetlands in the County.

Section 404 of the Clean Water Act provides a federal permit process that may allow activities in wetlands after a public interest review. Most activities in wetlands will require a Section 404 permit from the Corps of Engineers. The state criteria do not specify regulations to be adopted, but they require wetlands to be identified and protected (see natural resources element of the comprehensive plan). The impacts of the land use plan on wetlands should be addressed.

5.1.4 River Corridor Protection

Pursuant to O.C.G.A. 12-2-8 and the Department of Natural Resources Environmental Protection Division's Rules for Environmental Planning Criteria, Chapter 391-3-16, the Gordon County Board of Commissioners have adopted these guidelines under the Gordon County Code of Ordinances, Chapter 11, *Planning and Development*, Article V, "River Corridor Protection." Adopted April 7, 1992. Amended September 15, 1998.

River Corridors are strips of land that flank major rivers in Georgia. These corridors are of vital importance to Georgia in that they help to preserve those qualities that make a river suitable as a wildlife habitat, a site for recreation and a source for drinking water. Natural vegetative buffers are required by the DNR.

Major River corridors designated as protective rivers in Gordon County are the Conasauga, the Coosawattee, and the Oostanaula Rivers. Figure 5-1, which is located in the Atlas of Maps, shows the location of these protected river corridors. These three rivers are also protected under guidelines for Water Supply Watershed, Groundwater Recharge, and Wetland Protection.

There are numerous secondary creeks and streams throughout the county, such as Salacoa Creek, that are important corridors for recreation, scenic vistas, and wildlife passages. Identifying and adopting development ordinances for these smaller corridors should be considered.



5.1.5 Mountain Protection

Mountain protection applies to land areas with an elevation of 2,200 or more, and with slopes of 25% or more, including ridges and crests above. Generally, such areas are found mostly within national forest lands. Development criteria place limits on building heights, establish lot size minimums and multi-family density maximums, and require reforestation and landscaping plans in some instances.

Gordon County contains no mountains that meet the height and slope criteria for Mountain Protection. The highest point in Gordon County is 1,700 feet located atop a hump in the Talking Rock Wildlife Management Area near the terminus of Craig Road between Ranger and Oakman.

However, development in the mountainous areas along the eastern and western county boundaries should be addressed with a common sense approach as slopes 15-25% and poor soils do exist.

5.2 Other Environmentally Sensitive Areas

5.2.1 Public Water Supply Sources

As discussed in Section 5.1.1, *Water Supply Watersheds*, the primary water sources are the Conasauga, Coosawatte, and the Oostanaula rivers. Additional technical information is contained in Section 6.1, *Water Supply and Treatment*.

5.2.2 Steep Slopes

Significant portions of Eastern and Western Gordon County contain steep slopes. These areas are primarily located in the Talking Rock WMA and the Chattahoochee National Forest, respectively. Figure 5-3, which is located in the Atlas of Maps, shows the locations of steep slopes in the County.

5.2.3 Flood Plains

Flooding is the temporary covering of soil with water from overflowing streams and by runoff from adjacent slopes. Water standing for short periods after rainfalls is not considered flooding, nor is water in swamps. Feasibility of rated in general terms which describe the frequency and duration of floods and the time of year when flooding is most likely to occur.

Floodplains in their natural or relatively undisturbed state are important water resources areas. They serve three major purposes: natural water storage and conveyance, water quality maintenance, and groundwater recharge. Unsuitable development can destroy their value. For example, any fill material placed in the floodplain eliminates essential water storage capacity causing water elevation to rise and resulting in the flooding of previously dry land.

The Federal Emergency Management Agency (FEMA) has identified and mapped the areas of Gordon County prone to flooding in order to establish actuarial flood insurance rates and promote a sound flood plains management plan. Figure 5-4, which is located in the Atlas of Maps, shows the location of these areas in the County.



5.2.4 Soils

Soil is the product of parent material (underlying geology), topography, climate, plant and animal life, and time. The nature of the soil at any given place depends on the combination of these five factors. Each factor acts on the soil and each modifies the effect of the other four. Because of this interaction the soil types in an area provides a good indication of topography (slope), erosion patterns, the presence and depth of rock, and the presence of water, as in wetland or floodplain areas. Soil types are also useful in estimating runoff from precipitation, which is essential in developing stormwater management programs. Table 5-1 lists the soil associations for Gordon County. Table 5-2 lists Soil types that are found in Gordon County. Figure 5-5, which is located in the Atlas of Maps, shows the location of the soils in the County.

Table 5-1: Soils Associations

| Soil Association | Map Unit Identification (MUID) |
|------------------------------|--------------------------------|
| NELLA-GORGAS-HARTSELLS | GA003 |
| FULLERTON-SHACK-CHEWACLA | GA006 |
| SHACK-FULLERTON-BODINE | GA007 |
| ETOWAH-FULLERTON-ROME | GA009 |
| TOWNLEY-FULLERTON-MONTEVALLO | GA010 |
| MONTEVALLO-TOWNLEY-TIDINGS | GA011 |
| ETOWAH-WHITWELL-CHEWACLA | GA012 |
| SALUDA-EDNEYTOWN-EVARD | GA015 |
| TALLADEGA-TALLAPOOSA-WICKHAM | GA018 |
| WATER | GAW |

Source: Soil Survey Staff, Natural Resources Conservation Service, United States Department of Agriculture

Table 5-2: Soil Types, Descriptions and Slopes

| Soil Type | Description | Slope |
|------------|---|----------------|
| Bodine | Very Stony Silt Loam. Very deep, somewhat excessively drained, gravelly soils. Weathered from cherty limestone. | 5-70% |
| Chewacla | Very deep, poorly drained, found in flood plains. | 0-2% |
| Edneytown | Fine Loam, deep-well drained, forested. | 2-95% |
| Etowah | Loam, very deep, well drained, moderately permeable soils on high stream terraces, alluvial fans and foot slopes. | 2-10% |
| Evard | Very deep, well drained, moderately permeable, ridges, weathered, high grade, metamorphic rocks. | 2-95% |
| Fullerton | Cherty, silty loam. Well drained, found on stream terrace. | 2-60% |
| Gorgas | Sandy loam, wooded area. | 0-8% |
| Hartsells | Fine, sandy loam. Found in Pasture. | 2-10% |
| Montevallo | Shaley or slatey, silty loam. | 2-10% / 25-85% |
| Nella | Dry, well drained. Limestone, shale, sandstone. | 2-60% |
| Rome | Cherty, silty loam. Well drained, found on stream terrace. | 0-6% |
| Saluda | Shallow, well drained, mod permeable. | 8-90% |
| Shack | Moderate, deep, well drained. | 2-25% |
| Talladega | Silty loam, forested. Shallow to mod deep. | 6-80% |
| Tallapoosa | Shallow, well drained Mod permeable, schist. | 5-80% |
| Tidings | Deep, well drained, mod permeable uplands. | 2-70% |
| Townley | Moderate, deep, well drained, permeable, upland ridge tops, shale or sandstone. | 2-45% |
| Wickham | Deep, well drained, moderately permeable, found on stream terraces. | 0-25% |

Source: Soil Survey Staff, Natural Resources Conservation Service, United States Department of Agriculture



The soils in Calhoun are generally red in color and, with the exception of those found in floodplain areas, are well drained. These soils were formed primarily from metamorphic and igneous rocks and range in texture from stony, gravelly and sandy barns to clay barns. Much of the original topsoil has been eroded away, leaving red clay subsoil exposed in many areas. Soils of the uplands that have slopes of less than 15% are generally thicker and have more distinct horizons than more strongly sloping soils. Soils with slopes of 15-40% are subject to geologic erosion which removes soil material almost as fast as it forms.

5.2.5 Plant and Animal Habitats

Georgia Ecological Services- Athens, Brunswick, Columbus- a Division of the U.S. Fish and Wildlife Services maintains an inventory of plants and animals, which are rare enough to warrant state and federal protection. The species identified, all of which are designated unusual, endangered, or threatened, are vulnerable to the impacts of rapid land use changes and population growth and should be protected by Gordon County to the extent possible. Specific plant and animal data for Gordon County is shown in Table 5-3. Figure 5-6 shows the general location of the habits for the endangered species living in Gordon County.

Table 5-3: Listed Endangered Species

| Species | Federal Status | State Status | Habitat | Threats |
|--|-------------------|--------------|--|--|
| Mammal | | | | |
| Gray bat Myotis Grisescens | E | E | Colonies restricted to caves or cave-like habitats; forage primarily over water along rivers or lake shores | Human disturbance and vandalism in caves, pesticides, flooding of caves by impoundments, and loss of insect prey over streams degraded by siltation and pollution |
| Bird | | | | |
| Bald eagle Haliaeetus Leucocephalus | T | E | Inland waterways and estuarine areas in Georgia | Major factor in initial decline was lowered reproductive success following use of DDT. Current threats include habitat destruction, disturbance at the nest, illegal shooting, electrocution, impact injuries, and lead poisoning. |
| Reptile | | | | |
| Alabama map turtle Graptemys Pulchra | No Federal Status | Rare | Rivers, creeks, and lakes | |
| Alabama moccasinshell mussel Medionidus acutissimus | T | T | Rivers and large creeks. Prefers stable gravel or sandy gravel substrates. | Habitat modification, sedimentation, and water quality degradation |
| Coosa moccasinshell mussel Medionidus parvulus | E | E | Stable gravel and sandy-gravel substrates in high quality free-flowing streams and rivers | Habitat modification, sedimentation, and water quality degradation |
| Georgia Rocksnail Leptoxis Downei | Candidate Species | E | Shoals, riffles and reefs of small to large rivers. Historically occurred in upper Coosa River. Found in Oostanaula River in Floyd and Gordon Counties | |



Table 5-3 Listed Endangered Species (continued)

| Species | Federal Status | State Status | Habitat | Threats |
|--|----------------|--------------|--|--|
| Southern acornshell mussel <i>Epioblasma othcaloogensis</i> | E | E | High quality upland streams ranging in size from large creeks to small rivers; stable sand/gravel/cobble substrate in moderate to swift currents | Habitat modification, sedimentation, and water quality degradation |
| Southern clubshell mussel <i>Pleurobema decisum</i> | E | E | Rivers of medium size with a moderately high gradient and with areas of stable substrate characterized by sand-gravel sediments | Habitat modification, sedimentation, and water quality degradation |
| Southern pigtoe mussel <i>Pleurobema georgianum</i> | E | E | Stable gravel and sandy gravel substrates in high-quality free-flowing streams and rivers | Habitat modification, sedimentation, and water quality degradation |
| Triangular kidneyshell mussel <i>Ptychobranthus greeni</i> | E | E | High quality rivers and large creeks in stable gravel and sandy gravel substrates | Habitat modification, sedimentation, and water quality degradation |
| Upland combshell mussel <i>Epioblasma metastriata</i> | E | E | High quality, free-flowing rivers and large creeks; stable gravel and sandy-gravel substrates in moderate to swift currents | Habitat modification, sedimentation, and water quality degradation |

| Fish | | | | |
|---|-------------------|---|--|---|
| Blue shiner <i>Cyprinella caerulea</i> | T | E | Medium to large clear cool streams with gravel-rubble-small boulder substrates; found in streams draining into the Coosa and Oostanaula Rivers | Habitat loss due to dam and reservoir construction, habitat degradation, and poor water quality |
| Goldline darter <i>Percina aurolineata</i> | T | T | Main channel of rivers in white-water rapids > 2-3 feet deep | Habitat loss due to dam and reservoir construction, habitat degradation, and poor water quality |
| Trispot darter <i>Etheostoma trisella</i> | No Federal Status | T | Mountain streams | |

| Plant | | | | |
|---|-------------------|---|---|---|
| Georgia Rockcress <i>Arabis georgianus</i> | Candidate Species | T | Rocky bluffs and slopes along waterways; also on sandy, eroding riverbanks | |
| Georgia rock-cress <i>Arabis georgiana</i> | No Federal Status | T | Rocky (limestone, shale, granite-gneiss) bluffs and slopes along watercourses; also along sandy, eroding riverbanks | |
| Large-flowered skullcap <i>Scutellaria montana</i> | E | T | Mature oak-pine forests with sparse understory | Logging, wildfires, livestock grazing, residential development, and small populations coupled with limited distribution |



Table 5-3 Listed Endangered Species (continued)

| Species | Federal Status | State Status | Habitat | Threats |
|---|-------------------|--------------|---|---------|
| Purple sedge <i>Carex purpurifera</i> | No Federal Status | T | Mixed mesophytic or cove hardwoods with a wide array of canopy species, rich vernal flora, and calcareous soils | |
| Tennessee yellow-eyed grass <i>Xyris tennesseensis</i> | E | E | Gravelly open, calcareous, seepy margins and wet meadows along spring-fed headwater streams | |
| Trailing meadowrue <i>Thalictrum Debile</i> | No Federal Status | T | Near streams in rich alluvial soils of forested floodplains over limestone bedrock | |

Source: U.S. Fish and Wildlife Services: Georgia Ecological Services Athens, Brunswick and Columbus - May 2004 Updated

- Listed as Endangered (E) – A species which is in danger of extinction throughout all or part of its range
- Listed as Threatened (LT) – A species which is likely to become an endangered species in the foreseeable future throughout all or parts of its range.
- Listed as Rare (R) – A species which may not be endangered or threatened but which should be protected because of its scarcity.
- Listed as Unusual (U) – (and thus deserving of special consideration). Plants subject to commercial exploitation would have this status.

5.2.6 Scenic Areas

There are four basic kinds of scenic resources:

- Landscape vistas
- Botanical and Animal Habitats
- Unique or Historical sites
- Sites of activities with contemporary significance

Gordon County offers a wide range of scenic beauty from lofty mountains and valley floors with clear streams and rivers to vast, rolling expanses of pasture and farm land. Dotted throughout the landscape are park-like historic areas that may appear simple and insignificant until one has a moment to absorb the historic importance of these sites. Many views along SR 53, SR136, and SR156 offer glimpses into the past as early 20th century homes, remnants of homes and farms present their own perspective of life in Gordon County.

The mountain ridges of the Chattahoochee National Forest and Talking Rock WMA, encompassing the eastern and western boundaries of Gordon County, respectively, offer numerous opportunities for hiking, climbing, and sight-seeing.

Cool, clear streams wind throughout the County eventually converging with the Conasauga, the Coosawatte, or the Oostanaula rivers. Views along these streams and rivers are well suited to viewing local wildlife. DNR provided boat launches along the Oostanaula River provide opportunities to pursue additional recreational and sightseeing activities.

The New Echota Historic Site, the site of the Battle of Resaca, the Confederate Cemetery in Resaca, and historic downtown Calhoun provide opportunities to witness scenic vistas and areas of unique, historical importance. Refer to Figures 3-2 and 6-1 in the Atlas of Maps.



5.2.7 Agricultural Land

Prime agricultural land is located primarily in the relatively flat areas between U.S. 41 and the Chattahoochee National Forest on the western side of the county. Prime agricultural land is located between Cash Rd corridor and U.S. 411 on the eastern side of the county. Much of this land is being used for agriculture or agriculture related products.

5.2.8 Forest Land, Conservation Areas, and Major Parks and Recreation

Chattahoochee National Forest and the John's Mountain Wildlife Management Area

This section of the Chattahoochee National Forest covers approximately 19 square miles along the western border of the County. Approximately one-half of the Forest section is designated as the John's Mountain Wildlife Management Area (WMA). This WMA has a 3.5 mile walking loop. There are no additional amenities and parking is free.

Talking Rock Wildlife Management Area

Talking Rock WMA is located along the eastern border of the County. This area comprises approximately 12 square miles.

5.3 Significant Cultural Resources

5.3.1 Local History⁷

Gordon County was created by an act of the General Assembly on February 13, 1850. Its land area was taken originally from Cass (now Bartow) and Floyd Counties. Numerous boundary changes have since occurred, involving Bartow, Floyd, Murray, Pickens, and Walker Counties. Situated in the northwestern portion of the state, Gordon County has land area in two of the major land resource areas of Georgia. The extreme eastern side of the county lies in the Blue Ridge land resource area, while the remainder and great majority of the county lies in the Southern Appalachian land resource area.

There are two ranges of mountains running almost parallel, one along the eastern boundary and one along the western boundary of the county. The intermediate area of almost twenty miles width consists of narrow valleys and bands of knobby ridges. An overview of how the area reflects or fails to reflect certain distinctive aspects of Georgia's history (see Georgia Historic Resources Survey Manual, p. 35) is as follows.

Cotton as the Principal Cash Crop until Circa 1930

Cotton was not a major factor in the agricultural economy of Gordon County until the twentieth century. In 1850, only 184 bales of cotton were produced, and production increased to only 432 bales in 1860. In the latter year Gordon County ranked 110th out of 132 counties in cotton production, but it ranked second in wheat production and fifth in both corn and tobacco production. Cotton began to gain some popularity in the area by 1880 but ranked third behind corn and wheat in acres planted in the county. By 1890, cotton surpassed wheat in acres planted, and in 1900 production was 6,461 bales. In that year, 13,159 acres were planted in wheat; 15,993 acres were planted in cotton; and 26,412 acres were planted in corn.

After 1900, wheat production declined rapidly and cotton production continued to increase. From the 1900s to about 1940, corn and cotton vied for leadership in acres planted. Peak years of cotton production occurred from about 1910 to the late 1930s, with acres planted generally

⁷ Source: 1992 Gordon County Comprehensive Plan



ranging from twenty to more than thirty thousand and production ranging from ten to twenty thousand bales.

Cotton production remained significant in Gordon County later than in most areas. Acres planted in 1945 equaled acreage in 1900 and 1945 production equaled that in 1910. As late as 1960, the county produced 7,869 bales greater than its production in 1900.

Many of Gordon County's historic resources attest to a predominantly agricultural economy, but few structures were identified as relating specifically to cotton production. Cotton gins and cotton warehouses along the rail lines, once relatively numerous, are now rare. Only one cotton gin that retained its machinery was found in the county.

Unusual Extent of Railroad Development in Georgia

The Western and Atlantic Railroad was completed northward to Dalton in 1847, through the central portion of the area that would become Gordon County. The Selma, Rome, and Dalton Railroad (later East Tennessee, Virginia, and Georgia Railroad and Southern Railway) was built through the western side of the county during the great expansion in the railroads from 1865 to 1871. The first train on that line passed through Plainville in June, 1870. A third railroad, the Louisville and Nashville, was constructed through the eastern side of the county about 1905. Its construction came during another period of railroad expansion in Georgia, the period from 1890 to 1920.

Despite the significance of these railroads in the county's history, only two railroad depots remain, and few other rail-related buildings were identified.

African-American Population and Cultural Presence

Gordon County has never had a particularly large African-American population compared to the state as a whole. When the county was first formed in 1850, the population consisted of 5,156 whites and 828 slaves. By 1860, there were 2,106 slaves and 39 freedmen out of a total population of 10,146. This population of 21.1%, however, was low compared to the state as a whole, which had a population of just over 44% in 1860. Gordon County's African-American population in 1860 has remained its largest, both in number and as a percentage of the total population. This population declined to 16.3% by 1880, to 11.6% by 1900, to 7.4% by 1920, and to 6.5% by 1940. Today it stands at 4% or less.

Most historic resources related to the presence of African-Americans in the area are located in western Calhoun and in the Curryville area of the county. Curryville was the home of Roland Hayes, an internationally recognized classical singer in the 1920s who largely performed outside the South but maintained a residence in the Curryville area for a number of years.

Major Theater for the Civil War

The Resaca area was the scene of fierce fighting during the Dalton-Atlanta campaign in 1864. After outflanking strong Confederate defenses at Dalton, General Sherman's army inflicted heavy losses on General Johnston's Confederate army in a two-day battle north and west of Resaca. The Confederates then retreated down the Western and Atlantic Railroad, which was the direct line of Sherman's march toward Atlanta.

This aspect of Georgia's history is recalled today mostly by state historic markers scattered throughout the county and by the Resaca Confederate Cemetery.

Close Relations with Federal Government in 1930s and 1940s

The construction of two public buildings identified in the survey, the Oakman Consolidated School and the Redbud Consolidated School was funded by the federal Emergency Administration of Public Works in 1939. There is no readily available information, however, regarding Gordon County's participation in the federal programs of the New Deal.



Extended Frontier Period and Area: Nation's First Gold Rush and Rapid Settlement in North

The area that became Gordon County was outside the part of Cherokee Georgia most affected by gold-seekers and gold mining after 1829. Population density in Cherokee Georgia in 1830 was less than two per square mile, excluding Indians. The state surveyed the land in 1831, and the area that became Gordon County was distributed in 160-acre lots for settlement the following year. Cherokee Georgia was the last area of the state to be officially opened for settlement and one of the last areas to be actually settled. While settlement gradually increased during the 1830s, it was not until after the forced removal of the last remaining Cherokees in 1838 that settlement proceeded more rapidly. Early settlers came mostly from older sections of Georgia and from South Carolina and Tennessee.

Population density increased to six or more per square mile by 1840, and upon the establishment of Gordon County in 1850, the population was 5,984. From 1850 to 1860, the white population increased 55.2%, from 5,156 to 8,001, and total population increased 69.6% to 10,146.

According to the U. S. Census, there were 861 dwellings in Gordon County in 1850. Projecting the 1850 ratio of dwellings to population forward, there likely would have been 1,335 to 1,460 dwellings in the county by 1860. Eighty years later, in 1940, the U. S. Census estimated that only 66 pre-1860 dwellings remained - a survival rate of 5% or less. Today, after the passage of another fifty years, historic resources dating from this early period of the county's history are few indeed.

Cherokee Nation in Northwest Georgia in Forced Removal

The capital of the Cherokee Nation was established at New Echota in 1825. It was there that the Treaty of New Echota was signed in 1835 by a minority faction of Cherokees, agreeing to migrate to the west in return for five million dollars from the federal government, and that General Winfield Scott established his command for the forced removal in 1838.

New Echota, located at the confluence of the Conasauga and Coosawattee Rivers, northeast of Calhoun, is a state historic site. Only one original building exists on the site.



The population of Gordon County declined during the 1860s, but following the end of Reconstruction in 1871, it began a period of fifty years of steady growth. An 1870 population of 9,268 expanded to 17,736 by 1920, a compounded annual growth rate of 1.3% for the period. Population growth almost ceased, however, for the next forty years, increasing at a compounded annual rate of only 0.2% through 1960.

Calhoun was chosen as the county seat in 1850 and was incorporated in 1852. While numerous small towns and rural communities dot the county's landscape, none have ever rivaled Calhoun in importance. Calhoun had 427 inhabitants when its population was first included in the census in 1870. By 1880, Calhoun's population had grown to 510, and the only other town in Gordon County included in the 1880 census was Resaca, which had a population of 191. The 1890 census showed that Calhoun had reached a population of 680. Resaca had a population of 197, and Sugar Valley was included in the census with a population of 164. By 1900, Calhoun's population reached 851. Meanwhile, Sugar Valley's population increased to 231. Fairmount had a population of 191, and Resaca's population declined to 128.

During the first decade of the twentieth century, Calhoun experienced a dramatic 94.1% increase in population. Fairmount had a population increase of 70.7% during the decade and became the second largest town in the county. The populations of Sugar Valley and Resaca, meanwhile, declined. Thus, in 1910, Calhoun had a population of 1,652; Fairmount, 326; Sugar Valley, 197; Plainville, 148; and Resaca, 112. Calhoun's population continued to grow steadily, at



a compounded annual rate of 1.96% from 1910 to 1940. In the latter year its population was 2,955. Fairmount remained the second largest town, with a population of 474, and Sugar Valley remained third with a population of 239. Ranger had a population of 160 in 1940 and Plainville, 132.

Manufacturing was almost nonexistent in the area during the nineteenth century. According to the 1880 census, there were 38 manufacturing establishments in the county with a total of 84 employees. By 1900, employment in manufacturing had dropped to 62 persons. In the early twentieth century, employment in manufacturing increased considerably, particularly with the establishment of the Echota Cotton Mill just north of Calhoun in 1907 (production began in 1909). In 1930, more than 350 persons were employed in cotton mills in the county. Other significant manufacturing employers were saw and planing mills and brick and tile factories. Nevertheless, through World War II, Gordon County remained a very rural area with a mostly agricultural economy.

5.3.2 Historic Preservation

National Register of Historic Places Listings

Table 5-4 outlines the National Register for Historic Places listings for Gordon County. Table 5-5 shows the National Historic Bridge sites in Gordon County. Figure 5-7, which is located in the Atlas of Maps, shows the location of historic sites in the County.

Table 5-4: National Register of Historic Places Listings

| Site | Location | City | Date Added to Historic Register | Description |
|------------------------|------------------------------------|---------|---------------------------------|--|
| Calhoun Depot | Between Court and Oothcalooga Sts. | Calhoun | 8/26/1982 | 1830-1874. Built by W&A Railroad |
| New Echota | NE of Calhoun on GA 225 | Calhoun | 5/13/1970 | 1825-1849. Native American Capital |
| Freeman-Hurt House | S of Oakman on U.S. 411 | Oakman | 1/1/1976 | 1825-1849. 5 buildings. 300 acres. Farmhouse |
| Taylor, William, House | 3032 Battlefield Parkway | Resaca | 11/27/2002 | 1900-1949. Farmhouse. |

Source: National Register of Historic Places

Table 5-5: National Historical Bridge Sites

| Name | Location | Creek | City |
|-----------------|----------------|----------------|--------------------|
| Lutens Bridge | County Rd. 228 | Pine Log Creek | Cash Vicinity |
| None- Bridge #1 | County Rd. 220 | Pine Log Creek | Fairmount Vicinity |
| None | County Rd. 24 | New Town Creek | New Town Vicinity |
| None- Bridge #2 | County Rd. 220 | Pine Log Creek | Fairmount Vicinity |

Source: The Library of Congress: American Memory

Gordon County Historic Preservation Committee and Ordinance

In May 2005, the County approved a historic preservation ordinance that established a five member Historic Preservation Committee. The role of the Committee will be to:

- Prepare and maintain an inventory of all areas within Gordon County having the potential for designation as historic property.
- Recommend to the county commissioners specific places, districts, sites, buildings, structures, or objects to be designated as historic properties or districts.
- Restore and preserve any historic properties acquired by Gordon County.



- Promote the acquisition by Gordon County of conservation easements and facade easements.
- Conduct educational programs on historic properties located within Gordon County.
- Seek out grants and other funding sources.

Several historic districts have been proposed in the past within the city limits of Plainville, Fairmount, Sonoraville, and Sugar Valley. Due to the absence of historic preservation ordinances and a Committee, no forward progress has been achieved.

This Committee will also work with the Gordon County Historical Society and the City of Calhoun's Downtown Development Authority to protect properties of historical significance.

5.3.3 Archeological Sites

A formal county-wide survey of Gordon County's archaeological resources has not been undertaken. Knowledge of such resources consists of information gathered by a variety of means. They range from formal surveys of varying scale and age to reported sightings of individual collectors and professionals.

A prehistoric and historic archaeological resource potential is indicated by features of the present cultural and natural environment of the Conasauga, Coosawattee & Oostanaula Creek watersheds. Appropriate management should incorporate an archaeological survey of the properties as an initial stage of resource planning. Such inventory would provide a basis on which to plan development and evaluate research potential for addressing questions about the past.

Resaca National Battlefield and Cemetery

The Resaca Battlefield is located in the northwest quadrant of the Interstate 75 and the SR136 intersection in Resaca. The state-owned portion of the battlefield contains more than 500 acres. There is limited access for the public at this time. Plans have been proposed for the development of this site by the state. Resaca Confederate Cemetery is located 1.8 miles North of Resaca on U.S. 41. At 2.5 acres, the cemetery is the final resting place of 424 unknown confederate soldiers. The cemetery was opened in 1866. Parking is limited to a small gravel area immediately adjacent to the entry arch and rock wall surrounding the cemetery. Tall stands of oak, hickory, sycamore and sweet gum shade the memorial to those killed at the Battle of Resaca. The site is maintained by the Georgia Department of Natural Resources.



Much of the Resaca battlefield is privately owned, which can pose a challenge to its long-term preservation

New Echota Historic Site

Located at the confluence of the Conasauga and Coosawatte Rivers, the New Echota Historic Site was once the capital of the Cherokee Nation. During its short history which began in 1825, New Echota was the site of the first Indian language newspaper office, a court case which carried to the U.S. Supreme Court, one of the earliest experiments in national self government by an Indian tribe, the signing of a treaty which relinquished Cherokee claims to lands east of the Mississippi River, and the assembly of Indians for removal west on the infamous Trail of Tears. The site is owned and maintained by the Georgia Department of Natural Resources.



6 Community Facilities and Services⁸

6.1 Water Supply and Treatment

6.1.1 City of Calhoun

The City of Calhoun provides water services to residents and businesses of the City as well as Gordon County that are within a certain distance of Calhoun. The City of Calhoun Water Treatment Plant is located on Mauldin Road. It began operation on September 6, 1950. On that date, the treatment plant produced 504,000 gallons of safe drinking water for the residents of Calhoun and Gordon County. Calhoun's potable water production was previously supplied by the "water works" located at the intersection of College Street and Red Bud Road.

Today the water treatment plant averages 13 million gallons per day. The main source of water is the Coosawattee River. There are no major developments from the base of Carters Lake Dam downstream to the intake located off Newtown Loop Road. This assures high quality "raw" water. Strict regulations and guidelines issued by the Environmental Protection Agency are adhered to by the operators, laboratory technicians, and support personnel of the treatment plant.

Currently, the system capacity is at 27 million gallons per day after a recent \$3 million renovation. Future plans include developing capacity to 30 million gallons per day before the end of 2008. All upgrades to SCADA have been fully implemented.

6.1.2 City of Fairmount

The City of Fairmount has negotiated a contract with Pickens County for Pickens County to re-sell excess water capacity to Fairmount. Pickens County will maintain the reservoir and pump station that is dedicated to Fairmount. Calhoun sells water to Pickens County and has agreed to the arrangement. As part of the arrangement, Calhoun will bill Fairmount water customers, collect payment, and pay Fairmount the profit. Also, in conjunction with the arrangement with Pickens County, Fairmount will have installed four miles of water distribution piping by the end of 2006. Calhoun, Pickens County and Fairmount must update their respective Service Delivery Strategy to reflect the arrangement.

6.2 Wastewater Treatment⁹

6.2.1 City of Calhoun

The City of Calhoun provides sewerage and wastewater treatment services to residents and businesses of the City and Gordon County that are within a certain distance of Calhoun.

Officially opening in November 1972, the Calhoun wastewater treatment plant was initially designed for the treatment of 6 million gallons of sewage per day. In the spring of 1983, the plant

⁸ Figure 6-2, which is located in the Atlas of Maps, shows the locations of various community facilities described in this section.

⁹ Wastewater Treatment service and expansion areas are shown in Figure 6-1, which is located in the Atlas of Maps.



expanded to 7 million gallons per day. Following the industrial expansion, stricter guidelines for monitoring and treating the color, metals, and chemicals contained in the wastewater were needed.

The fall of 1990 brought the capacity of the plant to 12 million gallons per day with permit limits of 30-ppm solids and 30-ppm BOD (Biochemical Oxygen Demand). However, the awareness level of communities and watchdog associations were putting pressure on industries and municipalities to improve performance standards. As a result, the City began laying plans for the expansion of the plant and new sewer lines. In February 1998 the City completed the largest expansion to date. The plant capacity was increased to 16 million gallons per day (MGD) with 30-ppm existing solids while reducing the BOD to 20-ppm.

As of 2006, the capacity remains at 16 MGD. The current demand averages only 6.5 MGD. There are no current plans to expand this system. Future expansion will be determined by population projections. However, there are renovations occurring presently that will allow for improved efficiencies in the treatment of 6 MGD while lowering the BOD to less than 10-ppm.

Industrial wastes have often taxed the system. Since 1998, to help minimize the effects of the industrial waste, the City has made concerted efforts to resolve these issues through various means. One such strategy involved installing interceptor sewers. This has led to a reduction in industrial waste of 5MGD. Additionally, rate structures have been implemented to adequately address co

The City does have a plan in place in for sewage system extensions into the County through 2015.

6.2.2 City of Fairmount

The City of Fairmount has established a sewerage treatment plant with capacity of 200,000 gallons per day. The plant has the ability to expand up to 400,000 gallons per day. Fairmount bills and collects payment for this service. The treatment plant is located just northwest of downtown Fairmount.

6.2.3 Septic Systems

For those residents and businesses of the county that are not served by City of Calhoun sewage and wastewater treatment systems, septic systems are used. Septic systems must be approved by the Gordon County Environmental Health Department.

6.2.4 Stormwater Management

As Gordon County continues to grow and expand and water quality guidelines become more stringent, more focus will be required to monitor and treat storm water runoff. Currently, there is no stormwater management plan or specific ordinances in place. Stormwater management is generally addressed as being part of Best Management Practices of site design which is addressed in Chapter 11, "Planning and Development", and Chapter 14, "Soil Erosion and Sedimentation", of the County Code of Ordinances.



6.3 Other Facilities and Services

6.3.1 Fire Protection and Rescue

E-911

Gordon County 911 Emergency Management is a department that serves the City and the County with two divisions: The Emergency Management Division and the 911 Communications Division. Working with both the Emergency Management and Communications Division is the EMA/911 Operations officer. An Assistant Director coordinates the Communications divisions operations. There are four communications shifts each with two to three team members on each shift totaling 14 team members. Each of the four shifts are headed by a Communications Supervisor.



Gordon County 911 Center

The Emergency Management Division is a unit of County Government with the lead role in preparing for and responding to major emergencies and disasters, both natural and manmade.

Gordon County Emergency Management is the local community-based equivalent of the Georgia Emergency Management Agency (GEMA) at the state level and FEMA at the federal level. It works closely with these agencies (as well as dozens of others, both public and private) before, during, and after emergencies and disasters to provide coordinated and comprehensive protection of lives and property.

Members of the team are highly trained professionals with equivalent training to Firefighters, Paramedics, or Police Officers. In fact, many of our response personnel are cross trained with fire and emergency medical training.

The Gordon County Emergency Management Divisions operating budget is tax supported. A small percentage comes from federal funds and the other from local taxes, or the equivalent of about two dollars per Calhoun/Gordon County Resident per year. This expense has been significantly offset in recent years by the availability of federal and state level "Public Assistance" disaster funds received by the County, City of Calhoun, Gordon Counties other municipalities, and certain nonprofit organizations as the result of declared disasters affecting the county. Without the existence of Gordon County Emergency Management local governments would not have been legally eligible under state law for all the financial assistance needed to pay for unbudgeted overtime costs, infrastructure repair, community-wide clean-up/recovery and restoration of certain essential services. The total assistance received year to date since 1989 exceeds \$1 million dollars in assistance received.

The E-911 Communications Division is also a unit of County Government with the lead role of communications for multiple public safety agencies. The following agencies communications are coordinated by the communications division: Gordon County Fire Department, Calhoun Fire Department, Calhoun Police Department, Gordon County Sheriffs Office, Gordon County Emergency Medical Services, and Gordon County Emergency Management. The E-911 Communications Division receives in excess of 50,000 calls per year. That equals on average a total of 4222 Calls per month. This is an average of 140 calls per 24 hour shift. The E-911 Communications facility serves as the 24 hour communications and warning point for all agencies (local, state, and federal) that need to coordinate with Gordon County.

In addition to providing initial communications the shifts are broken down into (Fundamental Action Support Teams) FAST. The FAST teams are ready to respond to all major emergencies disasters, and planned events to support all public safety agencies. The FAST teams man the



Departments Mobile Command Unit with a Supervisor, Communications Specialist, Logistics Officer, Unit Operator, and Public Information Officer. In addition the Department can also deploy persons for other positions as needed. These teams provide fundamental support to major operations and planned events where large numbers of people will be gathered.

Gordon County Fire Department

Growth demands on the Fire Department are creating new challenges. New industries are using more volatile chemicals in production. Continued training in Hazardous Materials handling is constantly required. Larger Industries, some as large as 28 acres under roof, are testing the limits of the current building and fire suppression codes as well as fire equipment capabilities. Table 6-1 shows the Fire Department Staff Levels. Table 6-2 shows the fire station locations and associated staff.



Gordon County Fire Station Headquarters

Table 6-1: 2006 Gordon County Fire Department Staffing Level

| Position | Quantity | Notes |
|--------------|----------|-------------------------------|
| Fire Chief | 1 | Managing Fire Department |
| Asst Chief | 1 | |
| Lieutenant | 2 | Fire Prevention |
| Captain | 3 | Managing Firehouse Operations |
| Lieutenant | 6 | Firehouse Operations |
| Firefighters | 14 | Firehouse Operations |
| Volunteers | 71 | |
| Total | 98 | |

Source: Gordon County Fire Department

Table 6-2: Gordon County Fire Department Locations and Staff Allocations

| Fire Department Locations | |
|---|---|
| FIRE CHIEF'S OFFICE 400 Belwood Dr. Calhoun, Ga. 30701 | FIRE PREVENTION OFFICE 400 Belwood Dr Calhoun, Ga. 30701 |
| HEADQUARTERS/STATION 1 (full-time staff) 400 Belwood Dr. Calhoun, Ga. 30701 | STATION 7 SUGAR VALLEY (volunteer) 3295 Sugar Valley Road N.W. Sugar Valley, Ga. 30746 |
| STATION 2 SONORAVILLE (volunteer) 7409 Fairmount Hwy. S.E. Calhoun, Ga. 30701 | STATION 8 FAIRMOUNT (volunteer) 2257 U S U.S. 411 S.E. Fairmount, Ga. 30139 |
| STATION 3 PLAINVILLE (volunteer) 116 York Drive S.W. Plainville, Ga. 30733 | STATION 9 OAKMAN (volunteer) 227 Oakman Road N.E. Oakman, Ga. 30732 |
| STATION 4 OOSTANAULA (volunteer) 1587 Oostanaula Bend S.W. Calhoun, Ga. 30701 | STATION 10 RANGER (volunteer) 131 U S U.S. 411 N.E. Ranger, Ga. 30734 |
| STATION 5 RESACA (full-time) 2660 U.S. 41 North Resaca, Ga. 30735 | STATION 11 NICKELSVILLE (volunteer) 3058 Pine Chapel Road N.E. Resaca, Ga. 30735 |
| STATION 6 RED BUD (full-time) 754 Cash Road N.E. Calhoun, Ga. 30701 | |

Source: Gordon County Fire Department



Fire rescue trucks are becoming larger in size to accommodate the equipment required in a new era of structural development and rescue capabilities. Additional lanes are required on County and state roads for safe passing. Most roads are without accelerator and decelerator lanes. Many of the road shoulders, if existing, are narrow. Many roadway shoulders are steeply sloped embankments that offer no opportunity for other drivers to yield to the larger, faster moving rescue trucks.

Water supply, water pressure and hydrant availability needs to be improved in most areas of the County. Many two inch water mains exist where four or six inch mains may be required due to development. Hydrants are not as convenient as they should be in some locations. In many instances, the existing hydrants may not operate correctly. This causes delay in the Fire Department’s ability to respond to fires. The County should work closely with the Cities of Calhoun and Fairmount to improve these areas.

Another issue facing the fire department is the location of several of the firehouses in reference to population density. The fire department has identified four (4) stations that should be relocated in order to reduce response times and to maintain effective, efficient delivery of services. The four stations will need to be relocated to structures that are a minimum 8,000-10,000 sq ft.

City of Fairmount Fire Protection Services

The City of Fairmount provides fire protection services within the immediate city limits as well as support to adjacent County areas within a limited distance of Fairmount. The fire department is staffed by four volunteer fireman and one full-time station chief. The Department maintains one rescue truck, one fire fighting truck and one car.

6.3.2 Public Safety

Gordon County Sheriff’s Department

The Gordon County Sheriff’s Department maintains four divisions as part of their service provision to the County: patrol units, a K-9 unit, criminal investigation units, and a drug task force unit. In addition to the primary divisions, the Department also provides Courtroom security, operates the jail, and manages the community service program.

Currently, there are 51 sworn and 31 non-sworn deputies serving the department. Twenty four deputies are required to operate the jail. All services are based in one central office. Table 6-3 shows the staff allocation for the Sheriff’s Department.

Table 6-3: Sheriff’s Department Deputy Allocation

| Number of Deputies | Function |
|--------------------|---|
| 5 | Administration (including the Sheriff and Assistant Sheriff) |
| 7 | Court Services |
| 9 | Investigations |
| 5 | Drug task Force |
| 24 | Jail Operators |
| 4 | Work Detail |
| 29 | Patrol |
| 3 | School Resource Officers |
| 86 | TOTAL Employees |



The Sheriff's Department has observed and documented an increase in the number of property and drug crimes as a result of the growing population. Though personnel and measures are in place to respond to these crimes, resources and crime prevention measures are restricted. Based on studies performed within the department, an additional 20 deputies are required just to have the number of deputies aligned with other neighboring Sheriff's departments.

One pending change that is likely to impact the department is the addition of the new jail complex which will be located in Resaca. It is unclear exactly how the new facility may affect the department. One benefit of the location may be that patrol officers could be stationed at the facility in order to minimize response times to calls originating across the northern half of the County.

City of Fairmount Police Department

The City of Fairmount maintains its' own police force with one police chief, four full-time and three part-time officers. The officers must share the use of three patrol cars and one off road vehicle

City of Resaca Police Department

The City of Resaca established its police force in August 2006. Comprised of one full time officer, two part time officers, and one police chief, the City recognized a need to provide police protection services to its' residents and businesses. In addition to the officers, Resaca is planning to add a canine unit to the force by the end of 2006. A canine vehicle has been purchased.

6.3.3 Recreation

The Gordon County Parks & Recreation Department, formed in April 2000, is responsible for serving the recreation needs of the citizens in the unincorporated area of the county and in the cities of Resaca, Ranger, Plainville, and Fairmount. The County recreation areas are shown in Figure 6-3, which is located in the Atlas of Maps. The Department is responsible for organizing various leisure activities for those citizens including youth football, youth flag football, youth tackle football, youth cheerleading, youth soccer, youth baseball, youth, men's, and women's basketball, adult flag football, T-ball, and girls fast pitch softball. In addition, this department is also responsible for managing Salacoa Creek Park and the Sonoraville Recreation Complex.



Sonoraville Recreation Complex

The Sonoraville Recreation Complex is the county's only recreational facility under county ownership. The department must also use and maintain numerous non-county owned facilities, including the Redbud Elementary School's gym, two ball fields, and football field, Sonoraville Middle School's gym, Tolbert Elementary School's gym, Resaca's two ball fields, Swain Elementary School's gym, Plainville's three ball fields and gym, and Fairmount Elementary School's gym.





Amenities at Salacoa Creek Park

Residents of Gordon County have many recreational opportunities available to them. The cities of Fairmount, Ranger, Resaca and Plainville each have neighborhood parks with basketball courts, baseball fields and pavilions or picnic shelters. There are two regional parks now serving Gordon County. Salacoa Creek Park provides many passive recreation opportunities such as camping, picnicking, fishing, boating, swimming and walking. The newly completed Sonoraville Recreation Complex provides many active recreation amenities such as indoor and outdoor basketball courts, softball, baseball and soccer fields, and indoor exercise rooms.

The City of Calhoun operates three recreational sites: River Street Park, a large community park, BBT Park and Clarence E. Harris soccer complex. The community park, located in the City, includes both active and passive use facilities. BB&T park is a passive park used primarily for walking and community events such as concerts. The soccer complex, located on the western edge of Calhoun and along the banks of the Oostanuala River contain four, lighted multi-use fields that can be configured into several soccer fields to accommodate all age groups. Though the City of Calhoun owns and operates these parks, all County residents are welcome to use the facilities.

The City is also home to a par 72, 18-hole Bent grass golf course. Fields Ferry Golf Course was designed by Arthur Davis and built in 1992. The total yardage is 6800 yards. Tables 6-4 and 6-5 below provide additional information about the amenities provided at the many parks.



Table 6-4: Salacoa Creek Park Amenities

| | Salacoa Creek Park | User Fee |
|---------------------------|--------------------|------------------|
| Acreage | 364 | |
| Active Acres | 2.0 | NA |
| Passive Acres | 362.0 | NA |
| Lake Acres | 127.0 | \$3 ages 10 & up |
| Active Facilities | | |
| VolleyBall Courts(Grass) | 1UL | NC |
| Basketball Courts (Grass) | 2- ½ Courts UL | NC |
| Playgrounds | 1 | NC |
| Playfields | 1 | NC |
| Passive Facilities | | |
| Beach/ Swimming | Yes | \$3 PPN |
| Boat Dock | 1 | NC |
| Pavilions | 1 | |
| Picnic Areas | Yes | |
| Cooking Grills | Yes | NC |
| Barbecue Pit | 1 | NC |
| RV Campsites | 36 | \$12/ per night |
| Primitive Campgrounds | 3 | \$3/ night |
| Support Facilities | | |
| Caretakers House | 1 | NC |
| Bath House | 1 | NC |
| Bait House | 1 | NC |
| Concessions Buildings | 1 | NC |
| Restroom Buildings | 2 | NC |
| Storage Buildings | 2 | NC |

Source: Gordon County Recreation Master Plan (2001)



Table 6-5: Community Parks

| | Fairmount | Ranger | Plainville | Resaca | Redbud | Sonoraville |
|---------------------------|------------|--------|------------|--------|--------|-------------|
| ACREAGE | 15.0 | yes | 6.5 | yes | 19.0 | 75 |
| Active Acres | 15.0 | | | yes | 18.0 | yes |
| Passive Acres | 0.00 | | | yes | 1.0 | yes |
| Active Facilities | | | | | | |
| Ball Fields | 3- 1UL, 2L | | yes | yes | 3L | 4L |
| Batting Cages | 2 | | | | 2 | |
| Multi-purpose Fields | 1 | | | | 1L | |
| Soccer Fields | | | | | | 2 |
| Tennis Courts | 2L | | yes | | | 6L |
| Basketball Courts | 2UL | | | yes | | 2L |
| Playgrounds | 1 | | yes | yes | | 1 |
| Playfields | | yes | | | 1 | |
| BMX track | | | | | 1L | |
| Gymnasium | | | | | | 1 |
| Skate Park | | | | | | 1 |
| Passive Facilities | | | | | | |
| Pavilions | 1 | | yes | | | yes |
| Picnic Areas | Yes | yes | | yes | | yes |
| Walking Trails | | | | | | yes |
| Pond | | | | | | 1 |
| Barbecue Grills | | yes | | | | yes |
| Support Facilities | | | | | | |
| Concessions Buildings | 1 | | | yes | 1 | 3 |
| Restroom Buildings | 2 | | | yes | 2P | yes |
| Maintenance Buildings | 1 | | | | | 1 |
| Storage Sheds | 2 | | | | 2 | 2 |
| Community Building | | yes | yes | yes | | |

Source: Gordon County Recreation Master Plan (2001)



6.3.4 Solid Waste Management

Landfill

The Gordon County Landfill is located at 1224 Pleasant Hill Road. It is nine miles east of the Interstate bridge on Red Bud Road. The Landfill has a remaining capacity of 95 years. The Tipping Fees for the landfill are as follows¹⁰:



Gordon County Landfill

- Agriculture - \$32.00 per ton w/ \$3.00 minimum charge
- Commercial - \$32.00 per ton w/ \$3.00 minimum charge
- Residential - \$32.00 per ton w/ \$3.00 minimum charge
- Special Handle - \$50.00 per ton
- Clean Wood - \$20.00 per ton w/ \$3.00 minimum charge
- Tires - 16" and Under - \$2.00 each up to 10 then \$80.00 per ton
- Tires - Over 16" - \$3.00 each up to 2 then \$80.00 per ton

Recycling

The County provides six convenience sites for recycling throughout Gordon County, as shown in Table 6-6. The following products are accepted for recycling at convenience sites and at the landfill:

- Newspaper
- Magazines
- Glass (Green, Clear, Brown)
- Plastic Jugs & Bottles
- Cans (Aluminum, Tin/Steel)
- Cardboard
- Car Batteries (Landfill Only)
- Used Motor Oil (Landfill Only)

Table 6-6: Recycling Convenience Sites

| Location | Address | City | Hours of Operation |
|------------------------|----------------------------------|--------------|---|
| Dews Pond | 1049 Cash Road. S.E | Calhoun | MON. THRU SAT. 7:30 A.M. – 5:30 P.M |
| Harris Beamer | 790 Harris Beamer Road. Sw | Calhoun | MON. THRU SAT. 7:30 A.M. – 5:30 P.M. |
| Gordon County Landfill | 1224 Pleasant Hill Road Ext. N.E | Ranger | MON. THRU SAT. 7:30 A.M. – 5:30 P.M |
| Ranger | 187 Pittman Road | Ranger | MON., FRI., SAT., 7:30 A.M. – 5:30 P.M |
| Resaca | 730 RESACA-LAFAYETTE RD. NW | RESACA | MON. THRU SAT. 7:30 A.M. – 5:30 P.M |
| Sugar Valley | 472 Baugh Mtn. Rd | Sugar Valley | MON., FRI., SAT., 7:30 A.M. – 5:30 P.M. |

Source: Gordon County Staff

The City of Fairmount Solid Waste Management

The City of Fairmount provides a convenience center for residents. Residents are allowed to drop-off six bags of refuse a week without charge. Non-residents may use the site at a charge of \$0.50 per bag. The City also provides seasonal yard waste and leaf debris disposal services.

¹⁰ All out of county tires are triple rate



6.3.5 Education

Gordon County Schools

Table 6-7 lists the Gordon County Public School system. The system operates five elementary schools, two middle schools and two senior high schools in Gordon County. The City of Calhoun has a separate municipal school system.



Sonorville High School

Table 6-7: Gordon County Public Schools

| Public schools | No. of students | No. of teachers | % White | % Black | % Hispanic | % Other |
|-------------------------------|-----------------|-----------------|---------|---------|------------|---------|
| Belwood Elementary | 733 (K-5) | 59 | 85% | 1.3% | 9.4% | 4.3% |
| Fairmount Elementary School | 525 (K-5) | 39 | 96% | 1% | 3% | 0% |
| Redbud Elementary | 388 (PK-5) | NA | NA | NA | NA | NA |
| Tolbert Elementary | 690 (PK-5) | 50 | 83% | 1% | 15% | 1% |
| W. L. Swain Elementary | 560 (PK-5) | 32 | 79% | 4% | 17% | 0% |
| Ashworth Middle School | 704 (6-8) | 53 | 88 | 3 | 9 | 1% |
| Sonorville East Middle School | 788 (6-8) | 59 | 93.6% | 1.4% | 5% | 0% |
| Gordon Central High School | 1,400 (9-12) | NA | 90% | 3% | 5% | 2% |
| Sonorville High School* | 463 (9-12) | | 93.5% | 1.9% | 3.7% | .8% |

* Sonorville High School recently opened, and statistics are currently available only for 9th and 10th grades.
 Source: www.gcbe.org

Local Colleges

The Coosa Valley Technical College (CVTC), Gordon County Campus, is located at 1151 SR 53 Spur in Calhoun. Two additional campuses are located in Floyd and Polk Counties. These three campuses provide opportunities for degrees or certification in four programs of Study. Refer to Table 6-8 for degrees or certifications available in each program. CVTC provides convenience for students by providing day, evening and online classes.

Table 6-8: Coosa Valley Technical College Programs of Study

| | Associate degrees Available | Bachelor degrees Available | Certifications Available |
|---------------------------------------|-----------------------------|----------------------------|--------------------------|
| Business Technologies | 7 | 8 | 26 |
| Health Technologies | 8 | 11 | 9 |
| Industrial Technologies | 0 | 19 | 27 |
| Personal/ Public Service Technologies | 3 | 5 | 8 |

Source: Coosa Valley Technical College (website)

CVTC also makes available free classes to those adults who are in need of Adult Basic Education, GED Preparation, and English as a second language. During the 2005-2006, Coosa Valley Technical College delivered 17,892 training hours to employees throughout the Northwest Georgia area for companies such as BellSouth, Georgia Power, Springs Industries, Mohawk Industries, and Shaw Industries. Additional training has also been provided for the Rome Police Department, Floyd County government, the City of Calhoun and Gordon County government. Table 6-9 outlines the enrollment statistics for CVTC.



Table 6-9: 2004 Enrollment statistics for Coosa Valley Technical College

| Coosa Valley Vocational School | |
|---|-------|
| Undergraduate enrollment | 2,313 |
| Percent of undergraduate enrollment by gender | |
| Men | 38% |
| Women | 62% |
| Percent of undergraduate enrollment by race/ethnicity | |
| Non-resident alien | 0% |
| Black non-Hispanic | 14% |
| American Indian or Alaskan Native | 1% |
| Asian or Pacific Islander | 1% |
| Hispanic | 1% |
| White non-Hispanic | 83% |

Source Coosa Valley Technical College (website)

Harris Arts Center

The Harris Arts Center is located at 212 South Wall Street in Calhoun. The Harris Arts Center is home to the Calhoun Gordon Arts Council, an umbrella organization comprised of the Calhoun Little Theatre, the Calhoun Chorus, the Visual Arts Guild, the Roland Hayes Music Guild, the Roland Hayes Museum, the Community Programming Division, and the new Milton Ratner Performing Arts Theater. The center sponsors numerous classes and events to meet the demand for the Arts in Calhoun.

6.3.6 Library

The Gordon County/Calhoun Public Library is part of the Northwest Georgia Public Library System, formerly known as the Dalton Regional Library System, which serves Gordon, Whitfield, Catoosa and Murray counties. The library is governed by a five-member Board of Trustees who serve for a three year term. The term is renewable on a one time basis. The city of Calhoun appoints one member, the County appoints two members, and one member each is appointed by the City and County Boards of Education.



Gordon County/Calhoun Public Library

Funding for operations is provided by both the City and County at 35% and 65%, respectively. In addition, both the City and the County school systems each provide \$1000 in funding per fiscal quarter.

The library is the only main library in the county. Two satellite libraries are located in Plainville and Fairmount. The Fairmount library is operated entirely by volunteers. The City of Fairmount buys and maintains its' own book and media supply for the library. The Book Mobile service, which was available to residents for many years, was cancelled in 2004-2005 due to budget constraints.

The main library operates Monday-Thursday 10:00am-8:00pm, Friday 10:00am - 6:00pm and Saturday 10:00am – 6:00pm. The library provides a wide range of services to the public including the availability of 15 computers for public WI-FI-wireless Internet access, Story time for small



children, Teen Tuesdays, and seminars such as tax preparation. Computer usage is particular heavy during the after-school hours.

The current staff consists of full time and part time employees. Currently, there is nine FTE's (Full Time Equivalent Personnel). According to the Governor's Office of Planning and Budget, the 2006 Gordon County Population estimate is 49,783. With standards requiring 0.5 staff/ 1000 capita, the FPE should be 25. An additional 16 FTE is required.

The library maintains 70,000 volumes of adult and children's books, newspapers, periodicals, audio books and video tapes. The Heritage Room of the library contains a vast collection of genealogy and regional history resources that is of particular importance to those with an interest in the Cherokee past.

Currently, the library has 38,016 books. The state criteria establish a minimum of 2 books per capita. An additional 61,550 books would be required bringing the total to 99,566. To meet the current standard approximately \$1.23 million would be required to purchase the 61,550 books at an average cost of \$20 each. In 2002, the state average per capita for library expenditures was \$14.71. That same year, Gordon County averaged just \$5.29 in expenditures per capita. This is 64% below the state average.

The current facility, built in 1968, is essentially full and will need to be expanded. There is very limited space for expansion of the computer workstations and the children's area. Currently, there are 14,423 square feet in Calhoun, 2500 square feet in Fairmount, and 1,500 square feet in Plainville for a total of 18,423 square feet.

6.3.7 Public Health

Gordon County Health Department

The Gordon County Health Department (GCHD), located in Calhoun and funded by the state, is comprised of two divisions. One division is the Primary Care Clinic which has been in existence since January 1982. The Primary Care Clinic is currently staffed with two, part time family nurse practitioners. These nurses see patients with common, minor illnesses such as ear infections and sinusitis. Nurse protocol includes treatment for chronic conditions such as hypertension, type 2 diabetes, and hypothyroidism. In addition, Nurse Practitioners do annual exams, pap smears and employee physicals. Included in the service are patient education, health teaching and counseling. GCHD can charge fees on a sliding scale and offer discounts to those who qualify financially. GCHD accepts Medicaid, Peachcare and Medicare as well. While no physicians are located on site appointments are required if a patient wishes to see a physician.

Another service the GCHD offers is on-site school health services through a cooperative agreement with the Gordon County Board of Education. There are currently nine nurses in the county system: five elementary, two middle school and two high school nurses. These nurses operate under protocol and are able to deliver on-site immunizations, hearing, vision and dental screenings, evaluate information for entrance into school and see children in their clinic as well as providing services to the school staff. Table 6-10 outlines the services provided at the GCHD.



Gordon County Health Department



Table 6-10: Gordon County Health Department Services

| | |
|---------------------------|---|
| HEALTH SCREENINGS/TESTS | Blood Pressure Checks, Blood Sugar Screening Child Health Checks , Head Lice/Scabies Hearing, Vision & Dental Screening Hepatitis B Testing Lead Screening PKU Testing, Pregnancy Tests Scoliosis Screening Tuberculosis Testing Universal Newborn Hearing Screening for 0-2 months of age (Re-screen with physician referral) |
| HEALTH SERVICES | Breast Test & More Program Diabetes Education Family Planning Health & Nutrition Education Immunizations Pap Smears & Follow-up, Perinatal Case Management, Pregnancy-Related Services Primary Care Services Sexually Transmitted Disease Services Stroke & Heart Attack Prevention |
| SPECIAL SERVICES/PROGRAMS | School Nurse Program WIC - An education and supplemental nutrition program for pregnant, postpartum or breast-feeding women, infants and children to age 5. |
| SPECIAL SERVICES/PROGRAMS | Babies Can't Wait (BCW) Identifies children from birth to age 3 with developmental delays. Children 1st - Identifies children from birth to age 6 who are at risk. CMS (Children's Medical Services) Services are provided for children with special needs. VENT - Visiting Education Nurse Transition |

Source: Gordon County Department of Health

The second division is the Environmental Health. This division issues septic tank permits, performs various health inspections of such places as restaurants, public swimming pools, hotels and motels, and shelters, samples water wells, and handles rabies complaints.

Gordon Hospital

Gordon Hospital is a state-licensed, fully accredited non-profit hospital and member of the Adventist health System, the largest not-for-profit health system in the world. This facility has 65 beds and offers a wide array of services to the community. New services are constantly being evaluated as the needs of the community change. To complement the hospitals core services, many services have been made available through satellite offices that are located throughout the county. Refer to Table 6-11 for a complete list of hospital services as well as a list of satellite locations and services.



Gordon Hospital



Table 6-11: Gordon Hospital and Satellite Facilities

| Location | Service Description |
|---|---|
| Gordon Hospital 1035 Red Bud Road Calhoun, GA 30701 | Full Service |
| Gordon Urgent Care - Calhoun 251 Hwy. 53 Calhoun, GA 30701 | Family practice, industrial medicine, corporate wellness |
| Gordon Hospital Wellness on Wheels (WOW) Mobile Health Program | Mobile health services, including: primary healthcare, industrial hearing screenings, immunizations, lab screenings, flu shots, physicals, bone density screenings, health fairs. |
| Gordon Family Practice - Calhoun 106 Hospital Court Calhoun, GA 30701 | Family practice |
| Gordon Family Practice - Fairmount 2712 U.S. 411 Fairmount, GA 30139 | Family practice |
| North Georgia Eye Care 1035 Red Bud Rd. Gordon Hospital Medical Office Bldg., Suite 203 Calhoun, GA 30701 | Family eye care, ophthalmology services |
| Gordon Home Care 104 Hospital Court Calhoun, GA 30701 | Home health, skilled nursing, physical, occupational, and speech therapy. Certified wound, ostomy, and continence nurse. Counties served: Gordon, Bartow, Catoosa, Floyd, Pickens, Whitfield |
| Gordon Daybreak Behavioral Health 190 Curtis Pkwy., Suite B Calhoun, GA 30701 | Outpatient counseling, mental health services to treat depression/anxiety |
| Gordon Occupational Medicine 251 Hwy. 53 Calhoun, GA 30701 | Customized occupational medicine programs for business and industry |



Gordon Hospital Expansion



Service Delivery Strategy

Table 6-12: Service Delivery Strategy for Cities and Unincorporated Gordon County

| Service Provided | Organization Providing the Service | Service Area | Funding Source |
|-----------------------------|---|---|---|
| Economic Development | Gordon County Chamber of Commerce (3/5's) | All county & municipalities | Hotel-Motel Tax |
| | City of Calhoun Development Authority (2/5's) | | Hotel-Motel Tax |
| Emergency Management | Gordon County | All county & municipalities | Gen. Funds |
| Fire Protection | Gordon County | All county & municipalities except Calhoun. | Ins Premium Tax, LOST |
| | City of Calhoun | Calhoun (Inc.) | Ins Premium Tax, Gen Funds |
| Road and Bridges | Gordon County | All county & municipalities (Calhoun has streets dept for minor repair) | Gen. Funds, Special Service District Revenues, SPLOST |
| Gen. Admin & Finances | Gordon County, Calhoun, Plainville, Fairmount, Ranger, & Resaca | All County & Municipalities | Gen Funds |
| Solid Waste Disposal | Gordon County | All county and municipalities | Enterprise Fund |
| Solid Waste Collection | Gordon County (5 manned sites-fee based, free recycling) | Unincorporated | Enterprise Funds, Gen Fund, User Fees |
| | Calhoun (commercial pickup & recycling center) | City limits only | Gen Funds |
| | Plainville | City limits only | Gen Funds |
| | Resaca | City limits only | Gen Funds |
| EMS /Ambulance | Gordon County | All county & municipalities | Gen Funds |
| Rural Public Transportation | Gordon County | All county & municipalities | Gen Funds, GDOT Grant |
| E-911 Dispatch | Gordon County | All county & municipalities | Gen Funds, E-911 phone line charge |
| Senior Center Services | Gordon County | All county & municipalities | Gen Funds |
| Airport Services | Airport Authority | All county & municipalities | 50% Calhoun; Gen Funds |
| | | | 50% County; Gen Funds |
| Animal Control | Gordon County | All county & municipalities except Calhoun | Gen Fund, User fees |
| | City of Calhoun | City of Calhoun | Gen Fund, User fees |
| Water and Waste-Water | City of Calhoun | County and all municipalities | User fees, Bonded indebtedness, grants, loans |
| Building Development | Gordon County | County & cities of Resaca, Ranger, Plainville | Enterprise Fund |
| Permitting & Inspections | City of Calhoun | City of Calhoun | Gen Fund, User Fees |
| | City of Fairmount | City of Fairmount | Gen Fund, User Fees |



Table 6-12: Service Delivery Strategy to Incorporated and Unincorporated Gordon County (Continued)

| Service Provided | Organization Providing the Service | Service Area | Funding Source |
|---|---|--|--|
| Alcohol License Service Delivery | Gordon County City of Calhoun City of Fairmount City of Plainville City of Ranger City of Resaca | Uninc. County City Limits City Limits City Limits City Limits City Limits | User Fees User Fees User Fees User Fees User Fees User Fees |
| Municipal Court Service | Gordon County City of Calhoun City of Fairmount | Uninc. County City Limits City Limits | Gen Funds, Fines, Forfeitures Gen Funds, Fines, Forfeitures |
| Law Enforcement | Gordon County (Sheriff) City of Calhoun (police) City of Fairmount (police) | County & cities of Resaca, Ranger, Plainville City limits City limits | Gen Funds, Fines, Forfeitures, grants |
| Housing | City of Calhoun Housing Authority | County and all municipalities | Loans, Grants, Contributions, User fees |
| Telecommunications | City of Calhoun | County and all municipalities | User Fees |
| Libraries | Gordon County & City of Calhoun | Gordon County & all Cities | General Funds |
| Electric Distribution | City of Calhoun (& MEAG power) | County and all municipalities | User Fees |
| Recreation | Gordon County (54% of tax) City of Calhoun (46% of tax) | County and all municipalities except Calhoun Calhoun City limits | Gen Funds, SPLOST, User fees Gen Funds, SPLOST., User fees |
| Soil Erosion Permitting and Enforcement | Gordon County City of Calhoun | County and all municipalities City Limits | Enterprise Fund, User fee Gen Fund, User Fee |
| Tax Assessments and Collections (Ad Valorem) | Gordon County | Uninc county, Cities of Calhoun, Fairmount and Plainville. | Gen funds |

Source: Service Delivery Strategy Agreements for Gordon County and the Cities of Calhoun, Fairmount, Plainville, Ranger and Resaca, effective 1999



7 Transportation

7.1 Road Network

There are a total of approximately 806 centerline miles of streets and roads in Gordon County. The breakdown of mileage by jurisdiction is:

- | | | |
|----------------------------|-------------|-------|
| • Interstate Highway | 15.7 miles | (2%) |
| • State or U.S. Routes | 128.4 miles | (16%) |
| • Local (city and county) | 661.5 miles | (82%) |
| • Total centerline mileage | 805.6 miles | |

Figure 7-1a shows the functional classifications of roads. Figure 7-1b shows the number of traffic lanes on each road. Figure 7-1c shows the average daily traffic. These figures are located in the Atlas of Maps.

Interstate 75 is the only interstate highway in the county. It is listed as a Rural Interstate Principal Arterial from the Bartow County line to the southern city limits of Calhoun and from the northern city limits of Resaca to the Whitfield County line. It is shown as an Urban Interstate Principal Arterial between the southern city limits of Calhoun to the northern city limits of Resaca. It is the primary traffic carrier through the county and is already 6 lanes wide.

The Urban Principal Arterials are:

- U.S. 41/SR 3 (from SR 53 to Interstate 75)
- SR 53 (from Liberty Rd. to Morrow Rd.)
- SR 53 Spur (Oothcalooga St.)
- SR 136 Connector (from SR 53 SPUR to Hall Memorial Road)
- West Line St. from SR 136 Conn. & SR 156 to SR 3/U.S. 41

SR 53 from Morrow Rd. to the Pickens County line is the only Rural Principal Arterial noted for the county.

The Urban Minor Arterials are:

- SR 3/U.S. 41 from Salem Rd. to SR 53
- SR 3/U.S. 41 from Interstate 75 to the northern Resaca city limits
- SR 136 from Fain Brown Rd. to Riverview Dr.
- SR 156 from the Oostanaula River to Town Creek
- SR 225 from SR 3/U.S. 41 to Craigtown Rd./Newtown Church Rd.
- Salem Rd. from McDaniel Station Rd. to SR 3/U.S. 41
- McDaniel Station Rd. from Liberty Rd. to SR 53 Spur
- South River St. from SR 53 to SR 53 Spur
- East Line St. from SR 3/U.S. 41 to Barrett Rd.
- Dews Pond Rd. from Barrett Rd. to Wrights Hollow Rd.
- College St. from Dews Pond Rd. to Old Red Bud Rd.
- Old Red Bud Rd. from College St. to SR 156
- Barrett Rd. from Dews Pond Rd. to SR 156
- Harmony Dr. from Dews Pond Dr. to SR 156
- Newtown Church Rd. from SR 156 to Newtown Creek Rd.



The Rural Minor Arterials are:

- SR 3/U.S. 41 from the Bartow County line to Salem Rd.
- SR 3/U.S. 41 from the Resaca city limits to Whitfield County
- SR 53 from the Floyd County line to Liberty Rd.
- SR 61/U.S. 411 from the Bartow County line to the Murray County line
- SR 136 from SR 136 Conn. to the Walker County line
- SR 136 Conn. From Hall Memorial Rd. to SR 136
- SR 225 from Craigtown Rd./Newtown Church Rd. to the Murray County line

The remaining roads are collectors or local roads and streets. Most of these are two-lane roads. Many of these local streets are substandard in width and have no shoulders. The pavement on many of these is bituminous surface treatment in poor condition and in need of resurfacing.

Most of the capacity issues with the roadway network in Gordon County are centered in or near the city of Calhoun with the arterials noted above. With the predominant residential growth to the east, the east-west routes of SR 225, Dews Pond Road, Boone Ford Road, and SR 53 will continue to experience capacity issues as traffic approaches Interstate 75. There is little connectivity north south through this area.

With continued industrial growth to the south of Calhoun and residential growth along the Gordon County and Bartow County line, the need for an interchange on the south side of the county continues to surface. Also, there are very few east-west routes across this area of the county. This forces much of the traffic into the busy retail area along SR 53 from SR 53 Spur to Interstate 75.

7.2 Roadway Safety

Table 7-1 reflects crash "hotspots" throughout the County. Hotspots are defined as roads having greater than 30 crashes in a .3 mile segment of roadway. The highest number of crashes occurred along Interstate 75 and on SR 53 west of the Interstate 75 interchange. Dixie Highway/SR 3 and additional segments SR 53 also consistently appear on the hotspot summary table.



Table 7-1: Roadway Segment Crash Hotspot Summary

| Route Name | Hotspot# | CrossRoad 1 | CrossRoad 2 | Total Crashes | Beg MP | End MP |
|-------------------------|----------|-------------------|-----------------|---------------|--------|--------|
| Gordon I-75 | 1 | | | 101 | 4.6 | 4.9 |
| Gordon I-75 | 2 | | | 103 | 4.9 | 5.2 |
| Gordon I-75 | 3 | | | 54 | 7.4 | 7.7 |
| Gordon I-75 | 4 | | | 58 | 7.7 | 8 |
| Gordon I-75 | 5 | | | 43 | 9.5 | 9.8 |
| Gordon I-75 | 6 | | | 34 | 10.4 | 10.7 |
| Gordon I-75 | 7 | | | 61 | 10.7 | 11 |
| Gordon I-75 | 8 | | | 77 | 11 | 11.3 |
| Gordon I-75 | 9 | | | 32 | 12.4 | 12.7 |
| Gordon I-75 | 10 | | | 48 | 12.7 | 13 |
| DIXIE HWY (SR 3) | 1 | S INDUSTRIAL BLVD | FAIRMOUNT HWY | 44 | 5.3 | 5.6 |
| DIXIE HWY (SR 3) | 2 | EDWARDS ST | DAN CHERRI DR | 46 | 6.1 | 6.4 |
| DIXIE HWY (SR 3) | 3 | DAN CHERRI DR | VICTORY DR | 31 | 6.4 | 6.7 |
| DIXIE HWY (SR 3) | 4 | HILLHOUSE ST | OOHCALOOGA ST | 41 | 7.2 | 7.5 |
| DIXIE HWY (SR 3) | 5 | OOHCALOOGA ST | E LINE ST | 38 | 7.5 | 7.8 |
| DIXIE HWY (SR 3) | 6 | NELSON ST | REDBUD RD | 38 | 8.2 | 8.5 |
| DIXIE HWY (SR 3) | 7 | HENDERSON BEND RD | JONES RD | 32 | 8.9 | 9.2 |
| DIXIE HWY (SR 3) | 8 | HOOD ST | JOLLY RD | 36 | 9.3 | 9.6 |
| ROME RD (SR 53) | 1 | RIVER ST | W C BRYANT PKWY | 45 | 7.7 | 8 |
| ROME RD (SR 53) | 2 | W C BRYANT PKWY | SHORT ST | 63 | 8 | 8.3 |
| ROME RD (SR 53) | 3 | SHORT ST | DIXIE HWY | 80 | 8.3 | 8.6 |
| ROME RD (SR 53) | 4 | DIXIE HWY | KEN MORELAND ST | 114 | 8.6 | 8.9 |
| ROME RD (SR 53) | 5 | KEN MORELAND ST | RICHARDSON RD | 38 | 8.9 | 9.2 |
| ROME RD (SR 53) | 6 | RICHARDSON RD | CURTIS PKWY | 172 | 9.2 | 9.5 |
| FAIRMOUNT HWY (SR 53) | 7 | CURTIS PKWY | ON\OFF TO I-75 | 58 | 9.5 | 9.8 |
| REDBUD RD (SR 156) | 1 | WRIGHT CT | COLUMBUS CIR | 32 | 12.8 | 13.1 |
| W C BRYANT PKWY (CS814) | 1 | DIXIE HWY | ROME RD | 47 | 0 | 0.3 |

Source: Georgia Department of Transportation

Table 7-2 indicates the intersections in Gordon County that are potential safety deficiency intersections. Although the top three intersections have few total crashes than the balance of the intersections shown, they are ranked significantly higher due to a higher proportion of accidents.



Table 7-2: Intersection Crash Summary

| Primary Street/Road | Cross Street/Road | No. Crashes 2000-2004 | Entering AADT | Intersection Crash Rate | Traffic Control Type |
|--------------------------|-------------------------|-----------------------|---------------|-------------------------|--|
| Gordon CR 61 | LOVERS LANE RD | 20 | 821 | 13.3 | O-Stop Sign Opposite Direction of Inventory |
| KING ST | OOHCALOOGA ST | 17 | 800 | 11.6 | A-Stop Sign |
| PINE ST | S RIVER ST | 19 | 1134 | 9.2 | S-Traffic Control Device (Red;Amber;Green) |
| FAIRMOUNT HWY (SR 53) | OUTLET CENTER DR | 75 | 11364 | 3.6 | S-Traffic Control Device (Red;Amber;Green) |
| RIVER ST (SR 136-CO) | CL MOSS PKWY (SR 156) | 69 | 13211 | 2.9 | S-Traffic Control Device (Red;Amber;Green) |
| DEWS POND RD | CURTIS PKWY | 30 | 6126 | 2.7 | R-Beacon-Overhead Flashing Red |
| REDBUD RD (SR 156) | OFF\ON I-75 | 44 | 9186 | 2.6 | L-Traffic Control Device with Turn Arrow |
| JOSEPH VANN HWY (SR 225) | NEWTOWN CH RD | 21 | 5040 | 2.3 | A-Stop Sign |
| DIXIE HWY (U.S. 41) | BAKER ST | 23 | 5830 | 2.2 | S-Traffic Control Device (Red;Amber;Green) |
| FAIRMOUNT HWY (SR 53) | OLD FAIRMOUNT RD | 16 | 4137 | 2.1 | A-Stop Sign |
| DIXIE HWY (U.S. 41) | FAIRMOUNT HWY (SR 53) | 94 | 24958 | 2.1 | L-Traffic Control Device with Turn Arrow |
| REDBUD RD (SR 156) | SHORT N WALL ST | 44 | 12157 | 2.0 | P-Traffic Control w/Pedestrian Signalization |
| REDBUD RD (SR 156) | WARRIOR PATH | 49 | 14337 | 1.9 | L-Traffic Control Device with Turn Arrow |
| OOHCALOOGA ST (SR 53-SP) | KING ST | 41 | 12173 | 1.8 | O-Stop Sign Opposite Direction of Inventory |
| DEWS POND RD | LOVERS LANE RD | 24 | 7218 | 1.8 | R-Beacon-Overhead Flashing Red |
| OOHCALOOGA ST (SR 53-SP) | RIVER ST | 39 | 12211 | 1.8 | S-Traffic Control Device (Red;Amber;Green) |
| N WALL ST (SR 3) | REDBUD RD (SR 156) | 54 | 17853 | 1.7 | S-Traffic Control Device (Red;Amber;Green) |
| ROME RD (SR 53) | W C BRYANT PKWY | 78 | 25936 | 1.6 | S-Traffic Control Device (Red;Amber;Green) |
| DIXIE HWY (U.S. 41) | TRACY ST (SR 225) | 27 | 10250 | 1.4 | P-Traffic Control w/Pedestrian Signalization |
| FAIRMOUNT HWY (SR 53) | INDUSTRIAL ROAD (SR 61) | 22 | 8890 | 1.4 | A-Stop Sign |
| DIXIE HWY (U.S. 41) | COLLEGE ST | 43 | 17886 | 1.3 | O-Stop Sign Opposite Direction of Inventory |
| ROME RD (SR 53) | CURTIS PKWY | 92 | 38531 | 1.3 | O-Stop Sign Opposite Direction of Inventory |
| REDBUD RD (SR 156) | NEWTOWN RD | 38 | 16055 | 1.3 | A-Stop Sign |
| REDBUD RD (SR 156) | WARRIOR PATH | 34 | 14497 | 1.3 | S-Traffic Control Device (Red;Amber;Green) |
| Gordon SR 156 | Gordon CR 24 | 22 | 9461 | 1.3 | A-Stop Sign |
| BARRETT RD | E LINE ST | 14 | 6055 | 1.3 | A-Stop Sign |

Source: Georgia Department of Transportation



Table 7-2: Intersection Crash Summary (Continued)

| Primary Street/Road | Cross Street/Road | No. Crashes 2000-2004 | Entering AADT | Intersection Crash Rate | Traffic Control Type |
|---------------------|-------------------|-----------------------|---------------|-------------------------|--|
| REDBUD RD (SR 156) | CL MOSS PKWY | 18 | 7794 | 1.3 | O-Stop Sign Opposite Direction of Inventory |
| DIXIE HWY (U.S. 41) | UNION GROVE RD | 17 | 7515 | 1.2 | S-Traffic Control Device (Red;Amber;Green) |
| ROME RD (SR 53) | S INDUSTRIAL BLVD | 53 | 26165 | 1.1 | S-Traffic Control Device (Red;Amber;Green) |
| DIXIE HWY (U.S. 41) | W C BRYANT PKWY | 48 | 23735 | 1.1 | P-Traffic Control w/Pedestrian Signalization |
| ROME RD (SR 53) | RICHARDSON RD | 70 | 38793 | 1.0 | L-Traffic Control Device with Turn Arrow |

Note: Intersection Crash Rate = [(Total Number of Accidents) / (Average ADT x 365 x No. Years) x 1,000,000. Intersections with accident rate >= 1.0 are identified as potential safety deficiency intersections.

Source: Georgia Department of Transportation

7.3 Planned Roadway Projects

7.3.1 State Transportation Improvement Program Projects (STIP)

The State Transportation Improvement Program is a three-year multimodal program that contains federally funded transportation projects. Information provided in the STIP includes project cost, status, and funding source for the Preliminary engineering (PE), Right of Way (ROW) and Construction (CST) phases of a project. Projects may only be included if federal funds are available or if there is a reasonable expectation that funds will be obtained.

Gordon County has several projects that have been incorporated into the FY2006-FY2008 State Transportation Improvement Program (STIP), shown in Table 7-3. Figure 7-3 located in the Atlas of Maps shows the STIP locations. The projects range from adding traffic signals along state routes to making improvements to Interstate 75 interchanges.

Table 7-3: FY2006-FY2008 State Transportation Improvement (STIP) Projects

| Project No. | Project Description | Project Type |
|-------------|---|-------------------------------------|
| 0000308 | SR 156 at College Street, Calhoun | Intersection Improvement |
| 00004048 | SR 53 at CR5/McDaniel Station Road, west of Calhoun | Intersection Improvement |
| 0007138 | SR 3/Dixie Highway at SR 53/Fairmount Highway | Intersection Improvement |
| 621365- | SR 3/U.S. 41/Calhoun from CR 65/Union Grove Road to SR 53 | Widening (2 to 4 lanes) |
| 620780 | SR 3/ U.S. 41 from south of SR 156 north to Calhoun Bypass in Calhoun | Widening (2 to 4 lanes) |
| 0006416 | SR 53 from CR 271/Carter Mountain Road to CR 178/Davis Road | Realignment |
| 0001578 | SR 53 median turn lanes from north of Floyd Co. to SR 53 Spur | Addition of Turn Lane (from 4 to 5) |
| 0007079 | SR 136 from SR 61/U.S. 411 to SR 515 | Rumble Strips |
| 0007369 | SR 3 at eight locations; SR53 at one location; SR 136 Conn at two locations; SR 156 at one location | Signals |
| M002540 | SR 136 Connector from SR 136 to Oostanaula River Bridge | Resurface and Maintenance |

Source: Georgia Department of Transportation



Table 7-3: FY2006-FY2008 State Transportation Improvement (STIP) Projects (continued)

| Project No. | Project Description | Project Type |
|-------------|---|---------------------------|
| M002542 | SR 136 from SR 1/Walker to SR 136 Conn/Gordon | Resurface and Maintenance |
| 610750- | I-75 at SR 156 in Calhoun and widening of SR 156/Red Bud Road | Interchange |
| 610870- | I-75 at CR 65/Union Grove Road relocation in Calhoun | Interchange |
| 610930- | I-75 at SR 136 and widening on SR 136 | Interchange |
| 0000683 | CR 134/County Line Road at Polecat Creek at Murray County line | Bridge Replacement |
| 632906- | SR 255 at Coosawattee River four miles northeast of Calhoun | Bridge Replacement |
| 642391- | SR 156 at Oothkalooga Creek 1 mile west of Calhoun | Bridge Replacment |
| M002789 | I-75 at five locations in Bartow and Gordon Counties | Deck Rehab |
| M002386 | Proposed bridge painting ast several locations in Bartow/Dade/Gordon Counties | Bridge Painting |

Source: Georgia Department of Transportation

7.4 Bridge Inventory and Conditions

There are a total of 126 bridges in the County. Each has been assigned a "sufficiency rating." Scores greater than 50 indicate a bridge is in satisfactory condition; less than fifty indicates replacement is warranted. Four of the county's bridges, or 3% of the total, received a rating of less 50, as shown below in Table 7-4. Of these, three are identified in the FY2006-FY2008 State Transportation Improvement Plan (STIP) as planned bridge replacement projects.

Table 7-4: County Bridges in Unsatisfactory Condition

| Bridge Serial No. | Facility | Rating | Year Constructed | Replacement Date in STIP |
|-------------------|---------------------------|----------|------------------|--------------------------|
| 129-0052-0 | SR 225 at East River | 20.35751 | 1955 | After 2008 |
| 129-5044-0 | Jim Tom Raod at Dry Creek | 29.01977 | 1990 | 2006 |
| 129-5036-0 | Bridge over creek | 26.07566 | 1956 | After 2008 |
| 129-5021-0 | Bridge over creek | 42.8111 | 1934 | n/a |

Source: Georgia Department of Transportation: Department of Bridge Maintenance

7.5 Alternative Modes

Figure 7-5 located in the Atlas of Maps shows the locations of the various alternative modes.

7.5.1 Bicycle Route

There is currently one state designated bicycle route through Gordon County. It is the "March to the Sea" route running from Rossville to Atlanta and on to Savannah. It follows SR 136 from Walker County and then to SR 136 Connector to Calhoun where it runs along SR 3/U.S. 41 to the Bartow County line. This route is not currently signed or marked on the existing roadways. These routes need to be widened to accommodate bicycle traffic. There are no other designated



bike routes or trails within the city of Calhoun or the county. With the continued growth and addition of new schools, bike paths or lanes need to be established in the city and the county.

7.5.2 Park and Ride

There are currently two statewide park and ride lots in Gordon County. One of these is at the Fairmount public square and has 10 spaces. The other is on U.S. 41 at SR 136 in Resaca and has space for 6 vehicles.

7.5.3 Public Transportation

The state operates three mini busses in Gordon County. These are primarily run for the economically disadvantaged, elderly, handicapped, etc. that need local transportation. One of these is a 14 passenger bus and the other 2 are 11 passenger busses with lifts for the handicapped. These accounted for an average 517 one way passenger trips per month for 19 days per month in 2005.

7.5.4 Pedestrian Facilities

With the continued growth in the county and the city, there is a growing need for more pedestrian facilities to connect to residential areas and businesses. The Coosa Valley Regional Development Center noted that there are very few mapped sidewalks in Gordon County. The addition of sidewalks along such streets as Dews Pond Road and Curtis Parkway will help to encourage pedestrian traffic by providing a safer place for the pedestrian to walk. Streetscape projects in the downtown area have improved the aesthetics of the downtown area, thus encouraging pedestrian traffic. Most of the roads in the county are rural and don't lend themselves to the construction of curbs and sidewalks. However, trails would be a good alternative to the use of the public streets.

7.6 Parking

As the City and County continue to grow, parking, especially in the downtown area, will become more of an issue. Currently, in addition to on street parking, there is a parking deck on Piedmont Street near the courthouse. There appears to be a problem with the current deck as several people have stated that the existing deck is under sized and leaks when it rains. With the continued growth, additional parking will be needed as well as the current deck renovated or reconstructed.



Downtown parking deck on Piedmont Street

7.7 Railroads, Trucking, Port Facilities, and Airports

Figure 7-7 located in the Atlas of Maps shows the railroads, truck routes and airports.

7.7.1 Railroads

There are currently three rail lines running through Gordon County, two operated by CSX and one by Norfolk Southern. All three of these are freight lines and all three run north-south across

the county with the Norfolk Southern line running across the west side of the county and the CSX lines running through Calhoun and roughly parallel to U.S. 411 on the east side of the county. The Norfolk Southern line carries approximately 77.5 million gross tons of freight per year across these tracks. The CSX line that runs through Calhoun handles approximately 39.4 million tons and the CSX line on the east side of the county runs approximately 55.4 million tons of freight.

There is currently no passenger rail service in use and none planned for the county. However, the Georgia Department of Transportation is in the process of employing a consultant to complete a Tier-1 Environmental Impact Statement (EIS) for a high-speed ground transportation system (HSGT) in the Atlanta to Chattanooga corridor. The purpose for the study is to determine the HSGT technology, the general corridor location and station locations, and identification of the initial operating segment. As currently shown on the Georgia Rail Passenger Program, this corridor will traverse Gordon County. Depending on the technology, stops in Gordon County may not be likely. Funding is provided for this work through the Federal Highway Administration's intermodal transportation planning. Table 7-5 shows the railroad crossing crash data.

Table 7-5: Railroad Crossing Crash Data¹¹

| Route | Name | Fatalities (2000-2004) | Injuries (2000-2004) | Total Crashes (2000-2004) | Posted Speed Limit | Current AADT | Approx. Current Daily Train Movements | Crossing Number | Current Warning Device |
|-----------|---------------------------|------------------------|----------------------|---------------------------|--------------------|--------------|---------------------------------------|-----------------|------------------------|
| SR 136 | Resaca Hill City Rd | 0 | 0 | 4 | 55 | 2500 | 27 | 719731W | Active |
| SR 136 | Nickelsville Rd | 0 | 0 | 1 | 40 | 5400 | 16 | 340521D | Active |
| SR 3 | Dixie Hwy | 0 | 0 | 1 | 45 | 10540 | 0 | 340516G | Active |
| SR 53-SP | Court St | 0 | 0 | 2 | 25 | 11300 | 32 | 340508P | Active |
| SR 156 | Redbud Rd | 0 | 1 | 2 | 35 | 8600 | 28 | 351796S | Active |
| CR 11 | Damascus Church | 0 | 0 | 1 | 35 | 2420 | 24 | 340518V | Active |
| CR 93 | S Holcomb Rd | 1 | 0 | 1 | 35 | 740 | 24 | 340496X | Active |
| CR 94 | Salem | 0 | 0 | 1 | 25 | 1300 | 42 | 340499T | Active |
| CR 106 | Miller Ferry Rd | 0 | 0 | 1 | 45 | 2260 | 24 | 340494J | Active |
| CR 119 | HarrisBeamer Rd | 0 | 0 | 1 | 35 | 820 | 28 | 719744X | Active |
| CR 148 | Midway Rd | 0 | 0 | 1 | 15 | 740 | 33 | 719727G | Active |
| CR 188 | Jolly Rd | 1 | 0 | 1 | 25 | 820 | 12 | 340515A | Active |
| CR 198 | Oostanaula Bend | 0 | 0 | 2 | 25 | 820 | 33 | 719742J | Active |
| CR 207 | Earl Street | 0 | 0 | 1 | 25 | 740 | 28 | 719748A | Active |
| CR 239 | Pack Rd | 1 | 0 | 2 | 35 | 740 | 16 | 340681S | Active |
| CR 476 | Sugar Valley Hill City Rd | 0 | 0 | 1 | 35 | 1400 | 27 | 719730P | Active |
| CR 483 | Craigtown Rd | 0 | 0 | 1 | 40 | 500 | 28 | 340520W | Active |
| CS 677-07 | Scott Dr | 0 | 0 | 1 | 25 | 740 | 27 | 719749G | Active |
| CS 715-01 | Maple St | 0 | 0 | 1 | 30 | 3560 | 30 | 340506B | Active |
| CS 719-01 | Oothcalooga | 0 | 0 | 2 | 25 | 830 | 32 | 340507H | Active |
| CS 816-01 | E Line St | 1 | 0 | 1 | 35 | 7900 | 32 | 340509W | Active |

Source: Georgia Department of Transportation

¹¹ Railroad with crossing #3 operated by CSX; railroad with crossing # 7* operated by Norfolk Southern



7.7.2 Trucking

In addition to the movement of freight by rail, trucking also facilitates the movement of cargo within Gordon County. The major truck routes generally follow the location of industry within the county. Interstate 75 through Gordon County is operating with approximately 30% trucks. Many of these exit Interstate 75 at the 5 interchanges along the interstate to the industries and other businesses within the county. With most of the industry located to the north and south of the city of Calhoun the trucks enter and exit Interstate 75 primarily at SR 53 and SR 3/U.S. 41. Due to the truck stop located at Interstate 75 and SR 136 a large number also exit the freeway there. Particularly at SR 53 the trucks merge into an already over crowded roadway in order to get to the industry south of SR 53. This exacerbates a bad situation on SR 53. GDOT is currently proposing to build a new interchange at Union Grove Road which could help to alleviate some of this congestion. In addition the Department of Transportation is proposing to extend Union Grove Road east and west to tie into SR 53 which will help to decrease the numbers of trucks through this busy commercial area of Gordon County.

7.7.3 Port Facilities

There are no port facilities in Gordon County.

7.7.4 Airports

There is one general aviation airport within the county and several small private landing areas in Gordon County. Tom B. David Field is operated by the Calhoun-Gordon County Airport Authority. It has a single runway that was extended to a total of 6000 feet and is 75 feet wide. A parallel taxiway runs along a portion of the length of the runway. The "35" (or southern most) end of the runway has a 1000 foot displaced threshold with no displaced threshold on the "17" end. Both ends of the runway have a 2-light PAPI system and the runway has medium intensity edge lighting. The airport currently has approximately 55 operations per day and is operating at approximately 17% of capacity. The future growth is primarily in the area of improved safety and operations and in apron and hangar capacity for housing aircraft.



7.8 Transportation and Land Use Connection

Figure 7-8a shows the 2005 level of service for roads. Figure 7-8b shows the projected 2025 level of service for roads.

Residential growth in Gordon County will continue primarily eastward away from Calhoun. Some residential growth will occur on the south side of the county along the Bartow County line. Industry will continue to expand southward from Calhoun toward Bartow County with some growth toward Whitfield County on the north. The primary traffic patterns will continue to flow toward Calhoun and toward Interstate 75. With this flow toward Interstate 75, the east west surface streets will continue to add vehicles and the need for added capacity will increase. North south connectivity is needed to lessen the load on Lovers Lane. Perhaps this could tie to the extension of Union Grove Road at SR 53.

On the south side of Calhoun, GDOT is planning an interchange at Union Grove Road and planning to extend Union Grove Road to the east and to the west to SR 53. This should help to eliminate some of the congestion problems currently being experienced along SR 53 from near SR 53 Spur to Interstate 75. It should also eliminate some of the truck traffic through this area.



On the north side of Calhoun SR 3/U.S. 41 is the primary funnel of traffic coming into the Calhoun area. A loop or bypass around the northwest side of Calhoun should be able to remove some of this through traffic from coming into the central business district of Calhoun.



8 Intergovernmental Coordination

8.1 Independent Authorities, Districts and School Boards

8.1.1 Development Authority of Gordon County

The Development Authority of Gordon County was created to promote trade, commerce, industry, and employment opportunities within Gordon County and to promote and develop the 200 acre industrial park located on McDaniel Station Road and the industrial park located on U.S. 41 South. Six board members representing Gordon County and the City of Calhoun are appointed for four-year terms.

8.1.2 Gordon County – Floyd County Development Authority

This joint development authority was created to promote the development of the jointly owned 65 acre Northwest Georgia Industrial Park located off of SR 53 and Hermitage Road in North Floyd County. Five board members are appointed for three-year terms.

8.1.3 Calhoun-Gordon County Airport Authority

The Airport Authority operates and manages the County's Class III airport located at 1957 U.S. 41 South. Five board members serve three-year terms.

8.1.4 Gordon County Hospital Authority

The Authority performs various community services such as funding the emergency dental program for the City of Calhoun and Gordon County school systems and funding health related projects for various community organizations such as the Health Department and Fire Department. Five board members, serving three-year terms, are recommended by the Gordon County Board of Commissioners and appointed by the Authority.

8.1.5 Gordon County Board of Education

The seven-member Board of Education is the official governing body for the Gordon County School District. Its seven-member board, which is elected to four-year terms, represents six districts and one at-large seat. It is responsible for policy making, budget approval, evaluation of the superintendent and other duties as prescribed by law.

8.2 Regional Programs

8.2.1 Coosa Valley Regional Development Center (CVRDC)

The Coosa Valley RDC is a multi-county organization consisting of ten Northwest Georgia counties and 35 municipalities. The RDC is responsible for providing assistance to member jurisdictions, which include Gordon County and its municipalities, in the following areas: (1) implementation of the Georgia Planning Act of 1989, (2) administration of the Area Agency on Aging, (3) administration of the Workforce Investment Act, and (4) planning and development.



Appendix: Atlas of Maps

Figure 5-1: Environmental Planning Criteria: Groundwater Recharge, Protected River Corridor and Water Supply Watersheds

Figure 5-2: Environmental Planning Criteria: National Wetland Inventory

Figure 5-3: Steep Slopes

Figure 5-4: Flood Plains

Figure 5-5: Soils Data

Figure 5-6: Endangered Species

Figure 5-7: Historic Places

Figure 6-1: Sewer Service & Expansion Areas

Figure 6-2: Facilities Location Map

Figure 6-3: Parks and Recreation

Figure 7-1a: Roadway Network Functional Classification

Figure 7-1b: Roadway Network Number of Traffic Lanes

Figure 7-1c: Roadway Network Average Daily Traffic

Figure 7-3: Planned Roadway Projects 2025

Figure 7-5: Alternative Modes of Transportation

Figure 7-7: Railroad, Trucking and Airport Facilities

Figure 7-8a: Level of Service Congestion - 2005

Figure 7-8b: Level of Service Congestion - 2025



**Environmental
Planning Criteria:
Groundwater Recharge,
Protected River Corridor,
& Water Supply
Water Sheds**

Figure Number: 5-1

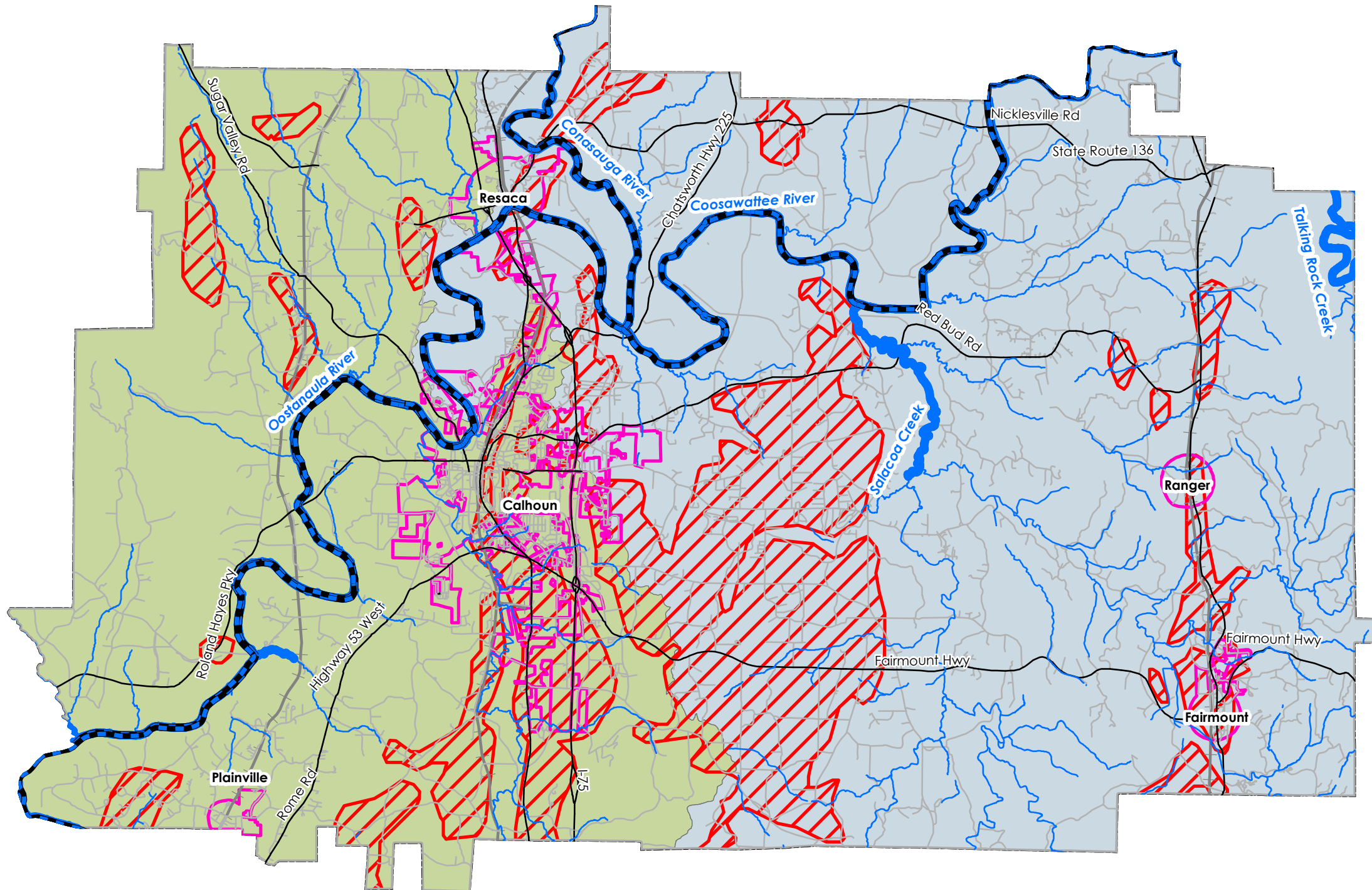
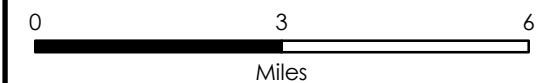
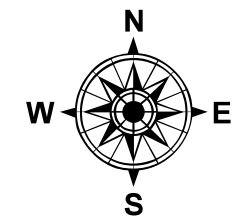
**Gordon County
Comprehensive Plan
2007-2027**

Legend

- Major Road
- Minor Road
- + Railroad
- ▭ County Boundary
- ▭ City Limits
- Perennial Stream
- River
- ▬ Protected River
- ▨ Groundwater Recharge Area

Water Supply Watershed:

- ▭ City of Calhoun
- ▭ City of Rome



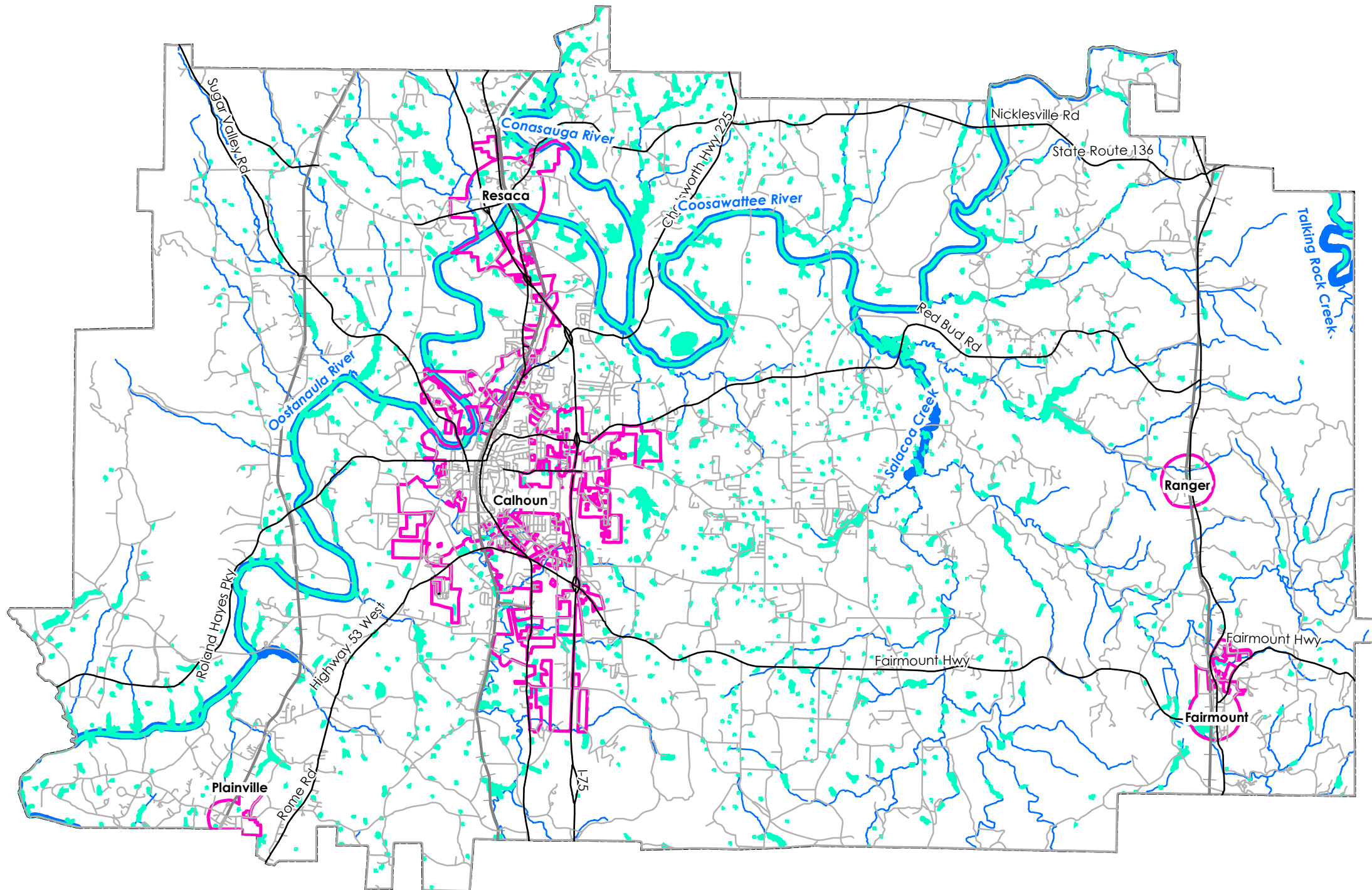
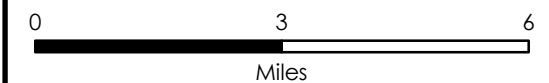
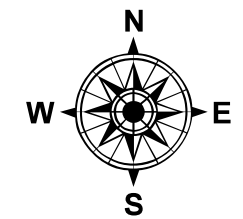
Environmental Planning Criteria: National Wetland Inventory

Figure Number: 5-2

Gordon County Comprehensive Plan 2007-2027

Legend

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- Minor Road
- Railroad
- ▭ County Boundary
- ▭ City Limits
- National Wetland Inventory
- Perennial Stream
- River



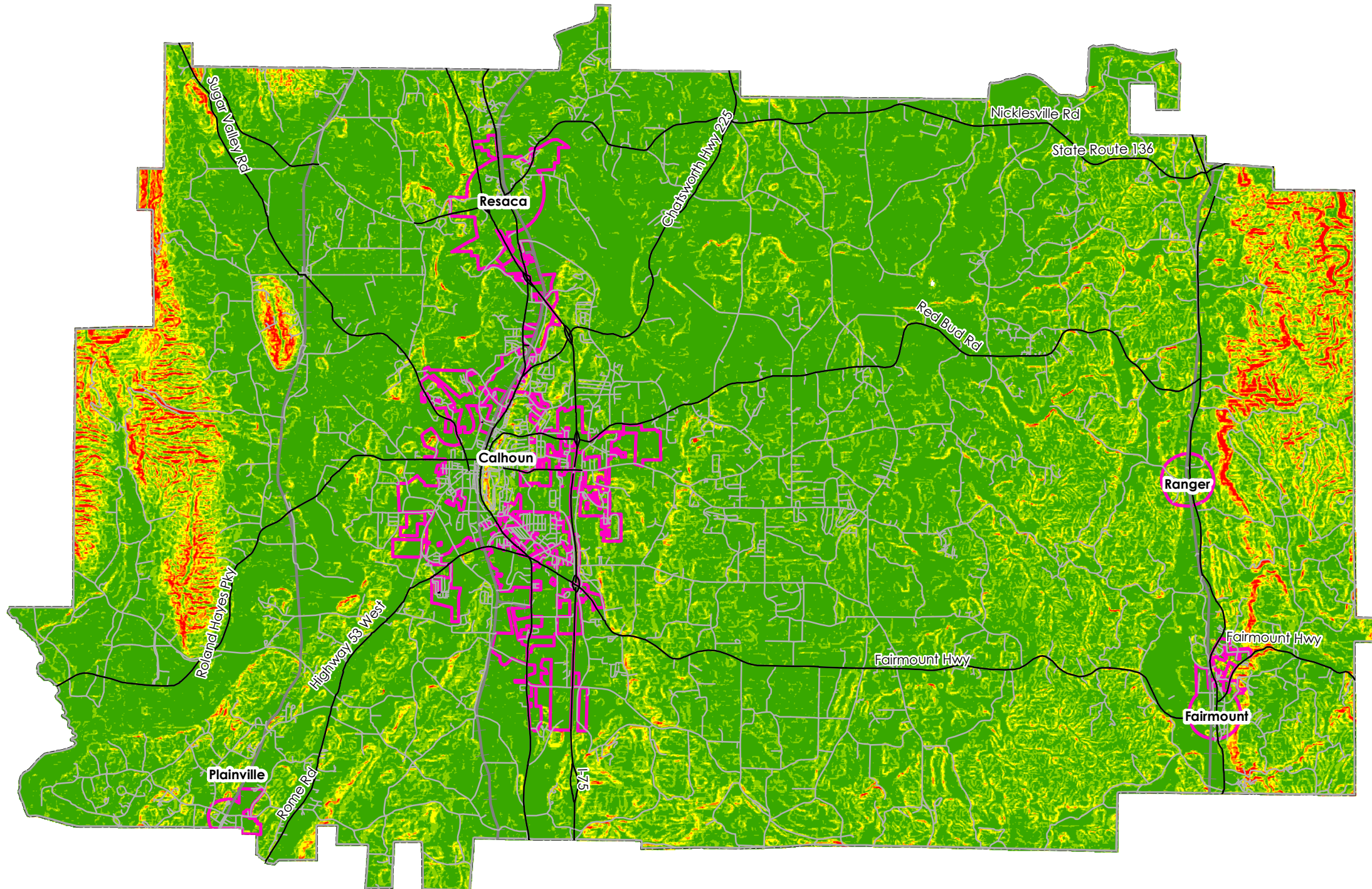
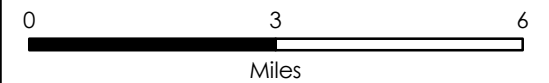
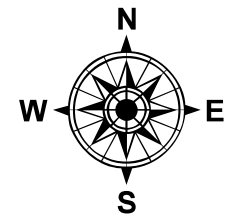
Steep Slopes

Figure Number: 5-3

Gordon County Comprehensive Plan 2007-2027

Legend

- | | |
|-------------------|---------------------|
| — Major Road | Slope as Percentage |
| — Minor Road | 0 - 10% |
| + Railroad | 10 - 20% |
| ▭ County Boundary | 20 - 30% |
| ▭ City Limits | 30 - 40% |
| | >40% |



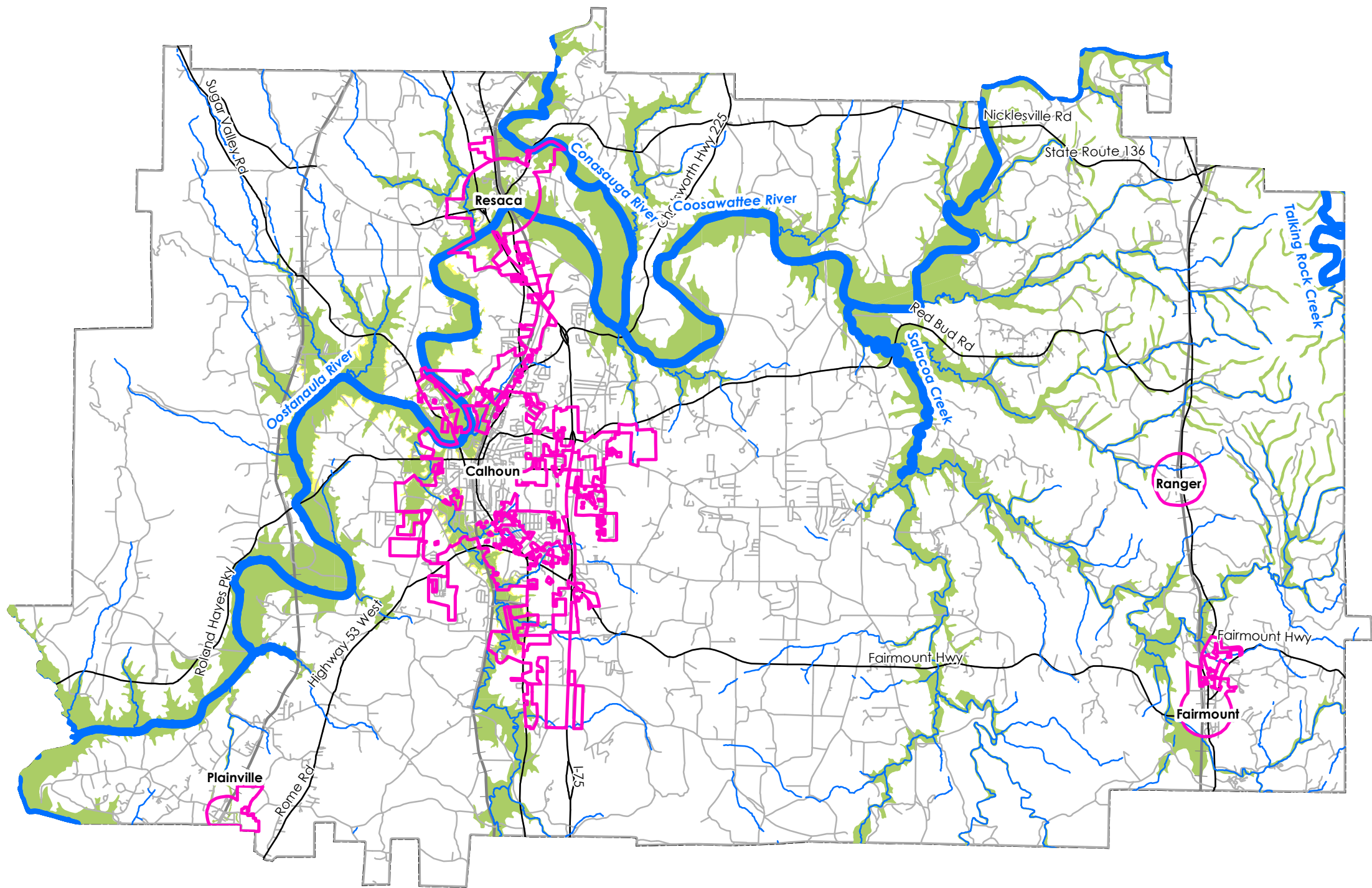
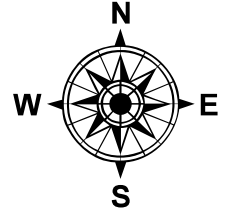
Floodplains

Figure Number: 5-4

Gordon County Comprehensive Plan 2007-2027

Legend

- Major Road
- Minor Road
- Railroad
- ▭ County Boundary
- ▭ City Limits
- Floodplain Data
 - 100 yr Floodplain
 - 500 yr Floodplain
 - Perennial Stream
 - River



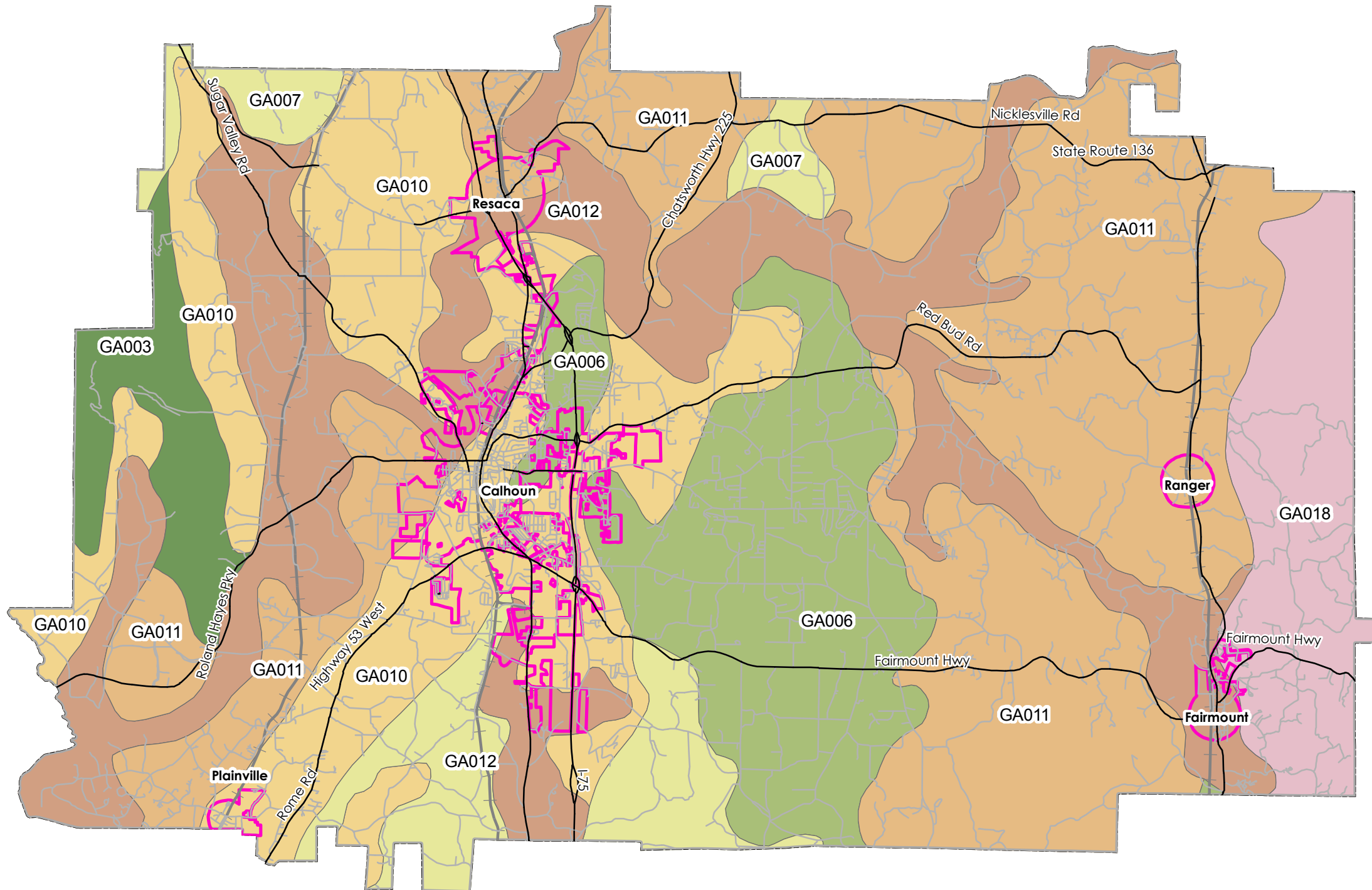
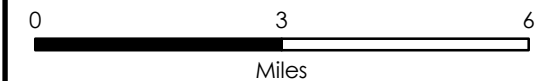
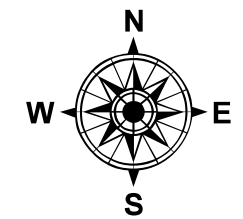
Soils Data

Figure Number: 5-5

Gordon County Comprehensive Plan 2007-2027

Legend

- | | |
|-------------------|------------|
| — Major Road | Soil Codes |
| — Minor Road | ■ GA003 |
| + Railroad | ■ GA006 |
| ▭ County Boundary | ■ GA007 |
| ▭ City Limits | ■ GA009 |
| | ■ GA010 |
| | ■ GA011 |
| | ■ GA012 |
| | ■ GA015 |
| | ■ GA018 |



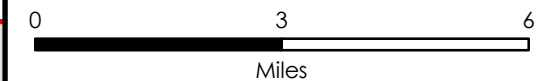
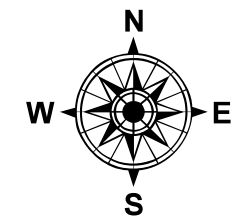
Endangered Species

Figure Number: 5-6

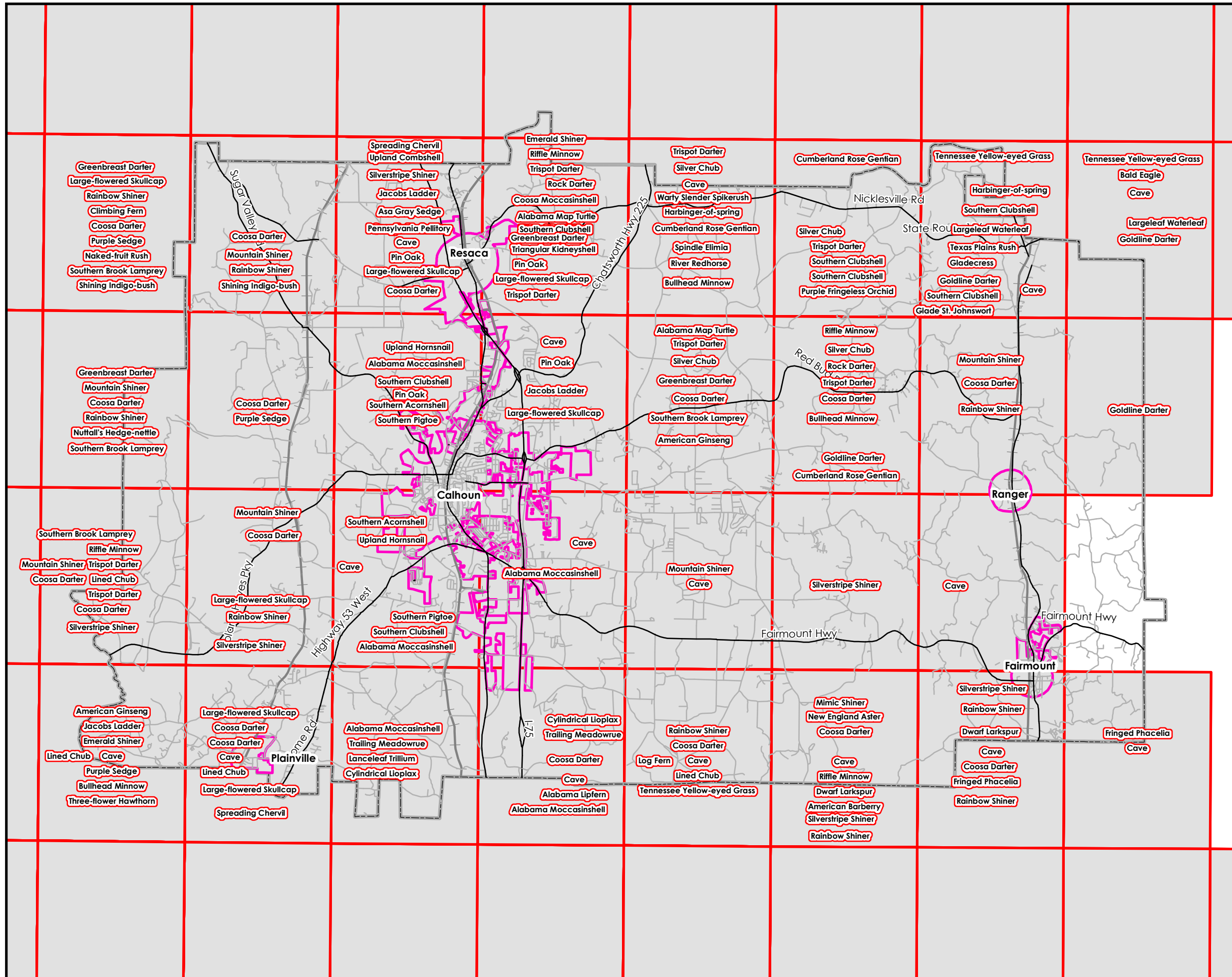
Gordon County Comprehensive Plan 2007-2027

Legend

- Major Road
- Minor Road
- Railroad
- ▭ County Boundary
- ▭ DNR Endangered Species Data
- ▭ City Limits



Prepared by: THP Checked by: DRH Project Number: 6311050067



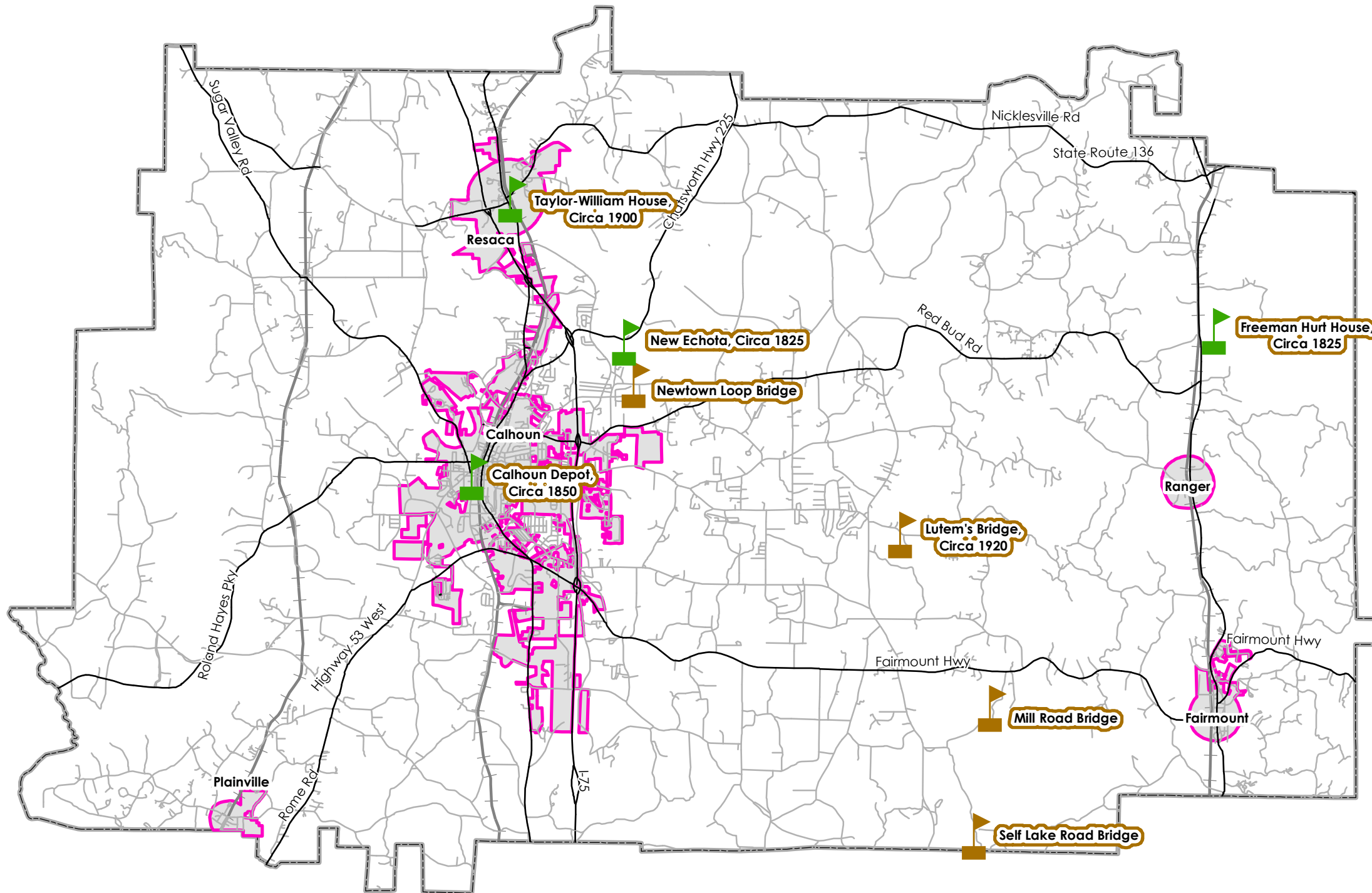
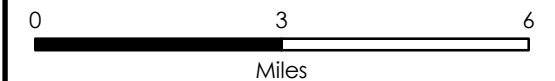
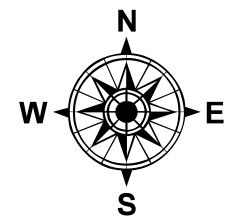
Historic Places

Figure Number: 5-7

Gordon County Comprehensive Plan 2007-2027

Legend

- Major Road
- Minor Road
- Railroad
- ▭ County Boundary
- ▭ City Limits
- Historic Sites
- ▭ Historic Bridge
- ▭ Historic Place



Sewer Service & Expansion Areas

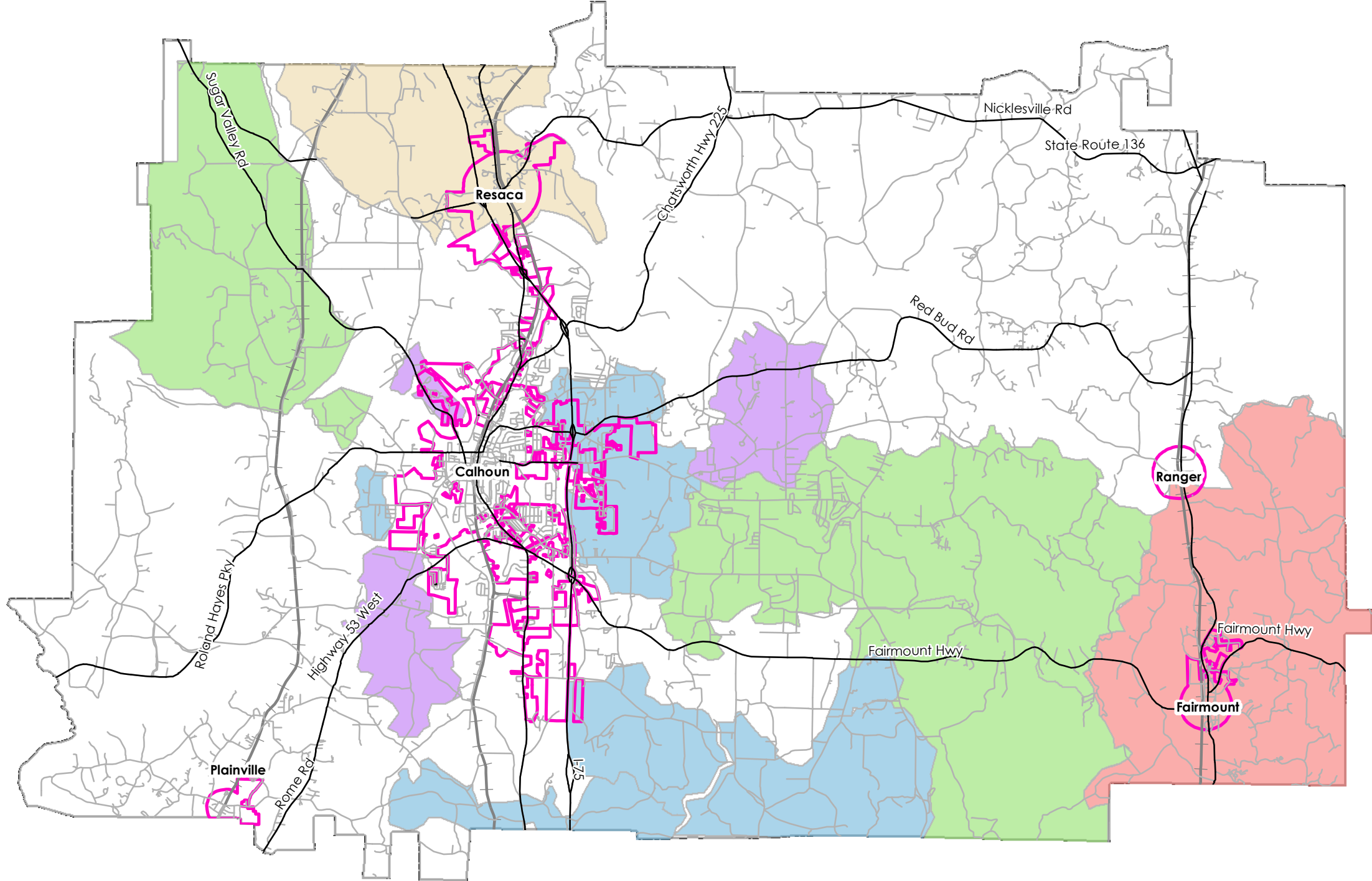
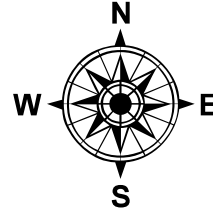
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Source: City of Calhoun Water and Sewer Department

Gordon County Comprehensive Plan 2007-2027

Legend

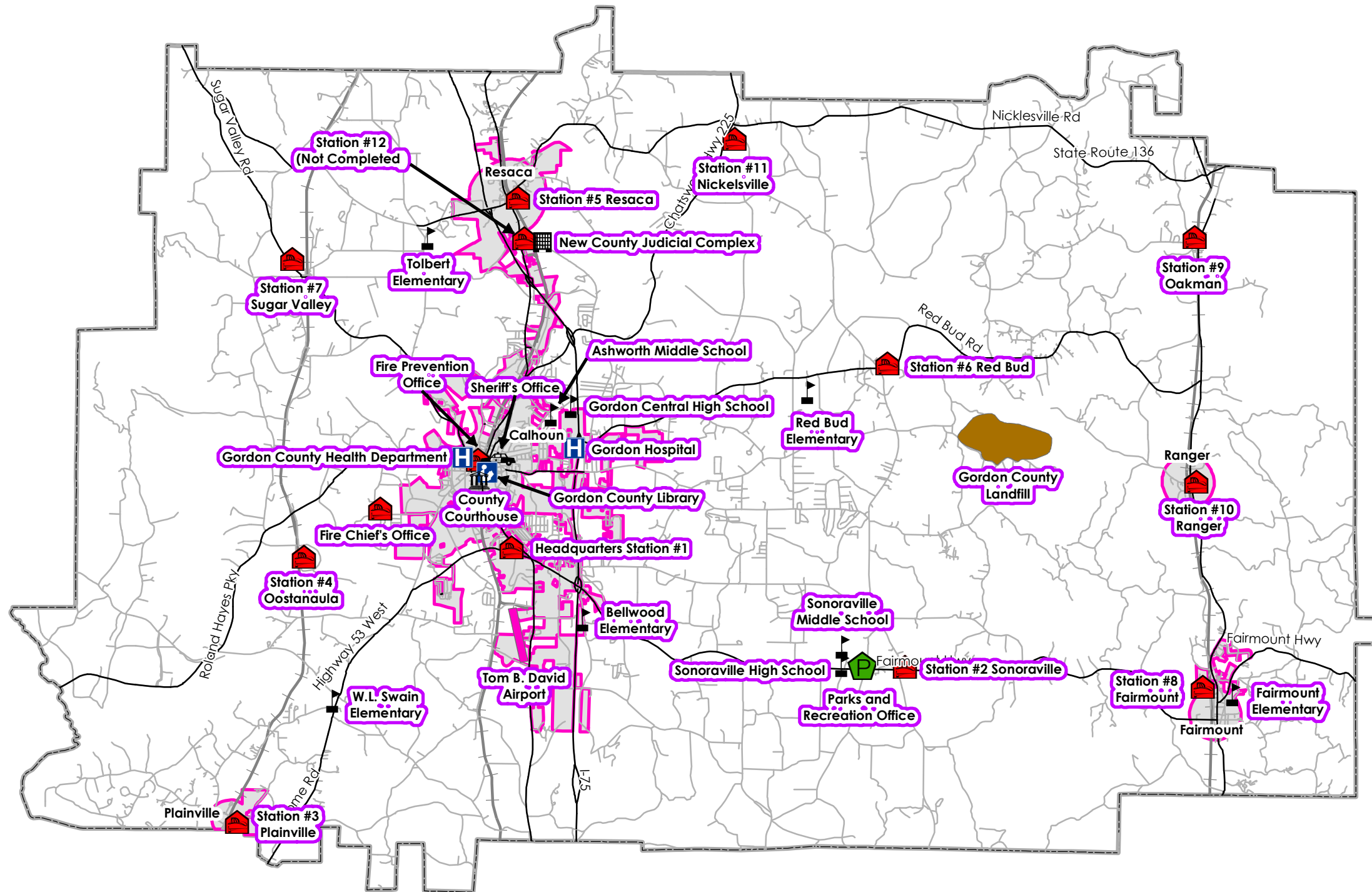
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- Minor Road
- + Railroad
- ▭ County Boundary
- ▭ City Limits
- Sewer Service Areas and Projects
- ▭ Resaca Service Area
- ▭ Fairmount Service Area
- ▭ 2006 - 2007 Projects
- ▭ 2007 - 2009 Projects
- ▭ 2009 - 2015 Projects



Facilities Location Map

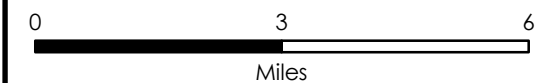
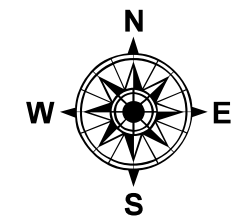
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Gordon County Comprehensive Plan 2007-2027



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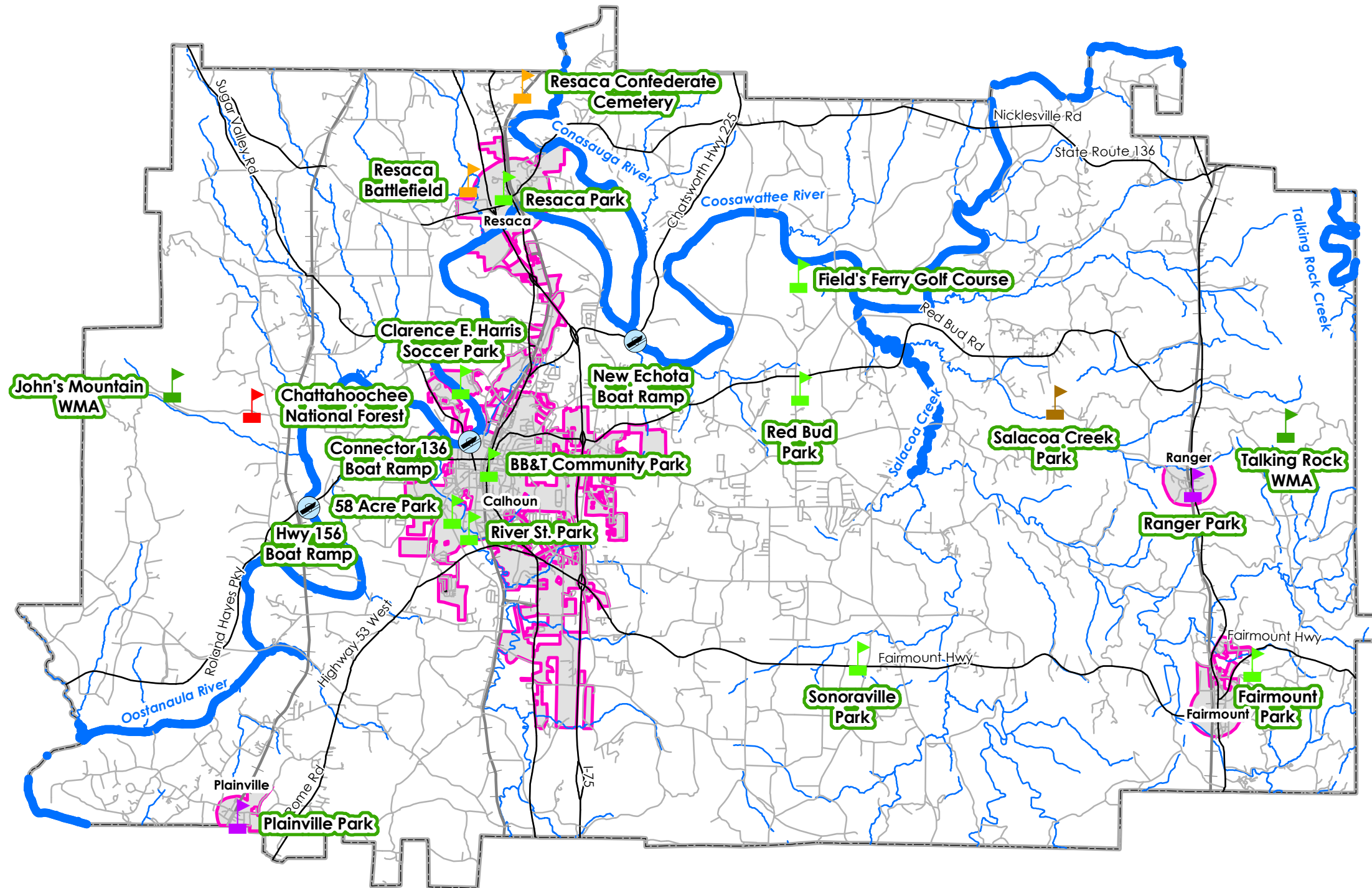
- | | |
|-------------------|-------------------------------|
| — Major Road | Facilities |
| — Minor Road | ■ Gordon County Landfill |
| — Railroad | ■ Tom B. David Airport |
| ▭ County Boundary | 🏫 School |
| ▭ City Limits | 🏛️ County Courthouse |
| | 🚒 Fire Station or Prevention |
| | 🏥 Health Care |
| | 📖 Gordon County Library |
| | 🏢 New County Judicial Complex |
| | 🏡 Parks and Recreation Office |
| | 👮 Sheriff's Office |



Parks and Recreation

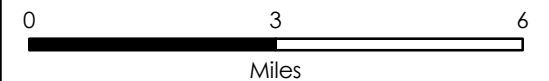
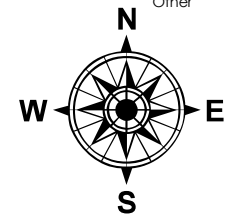
Figure Number: 6-3

Gordon County Comprehensive Plan 2007-2027



Legend

- Major Road
- Minor Road
- Railroad
- ▭ County Boundary
- ▭ City Limits
- Perennial Stream
- River
- ⊙ Boat Ramps
- ▭ Community Park
- ▭ National Park
- ▭ Neighborhood Park
- ▭ Regional Park
- ▭ Wildlife Management Area
- ▭ Other



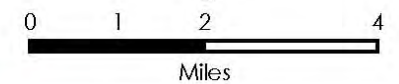
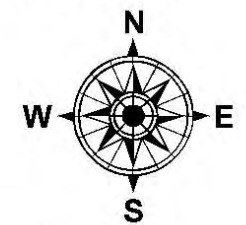
Roadway Network Functional Classification

Figure Number: 7-1a

Gordon County Comprehensive Plan 2007-2027

Legend

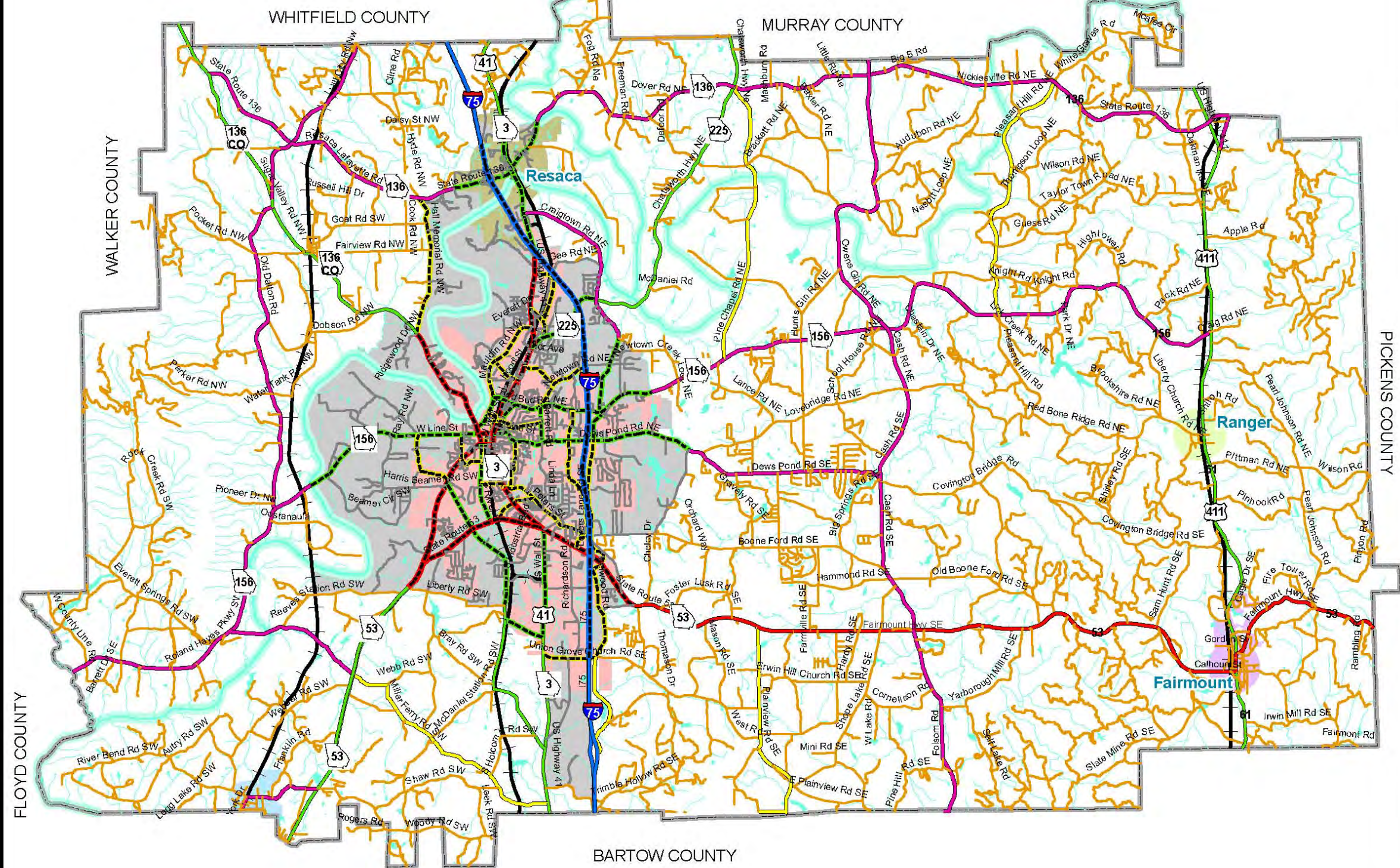
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- Rural Principal Arterial
- Rural Minor Arterial
- Rural Major Collector
- Rural Minor Collector
- Rural Local
- Urban Interstate Principal Arterial
- Urban Principal Arterial
- Urban Minor Arterial
- Urban Major Collector
- Urban Minor Collector
- Urban Local
- Railroad
- River
- Surface Water
- County Boundary



Prepared by:
THP

Checked by:
DRH

Project Number:
6311050067

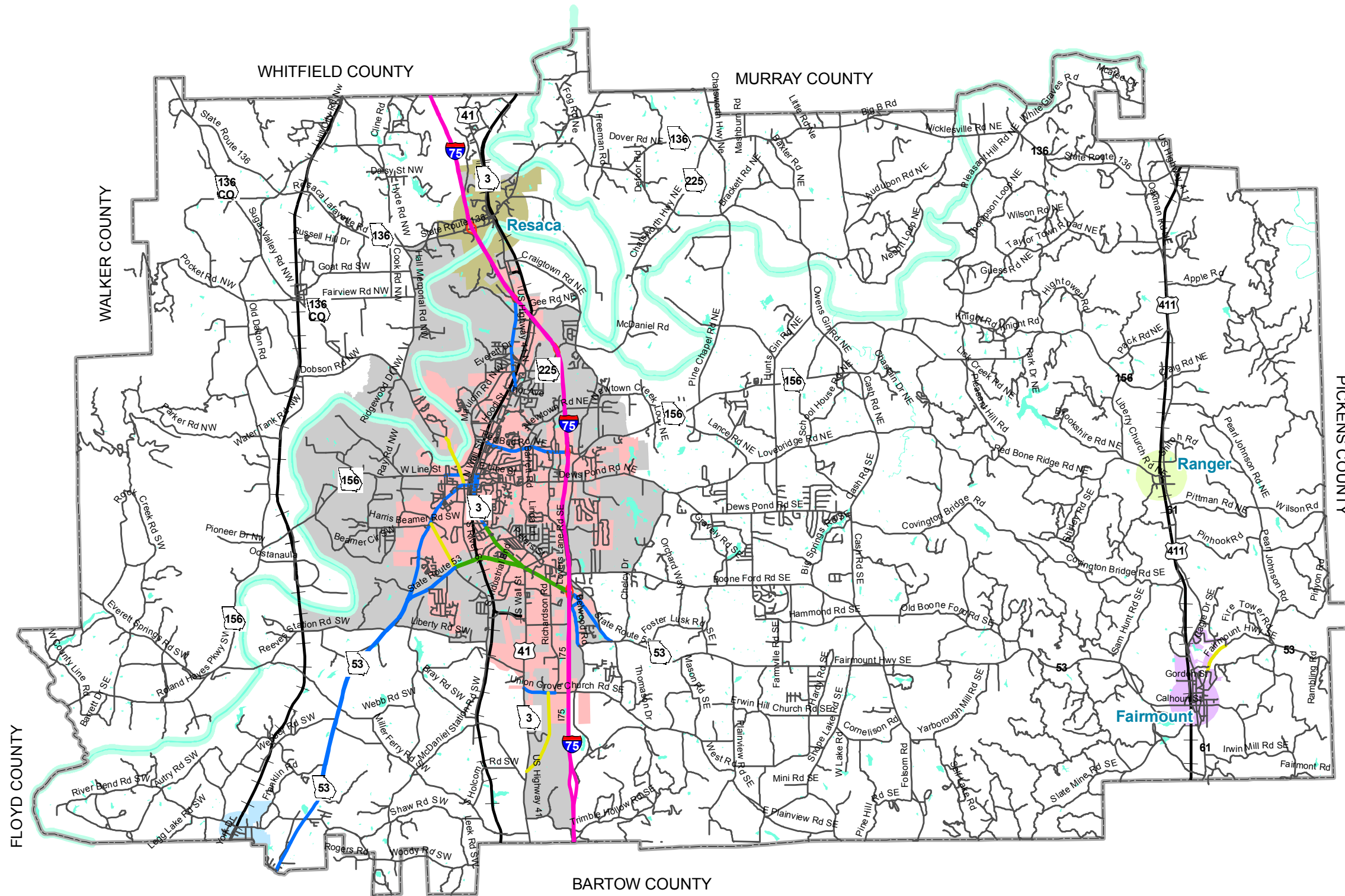


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Roadway Network Number of Traffic Lanes

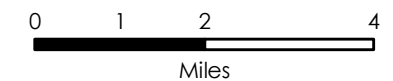
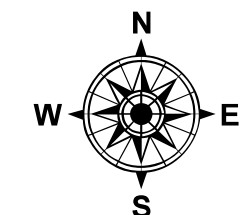
Figure Number: 7-1b

Gordon County Comprehensive Plan 2007-2027



Legend

- 6 Lanes
- 5 Lanes
- 4 Lanes
- 3 Lanes
- 2 Lanes
- 1 Lane
- Railroad
- Surface Water
- County Boundary



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THP

Checked by:
DRH

Project Number:
6311050067




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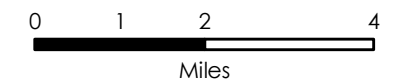
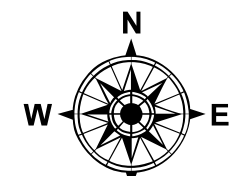
Roadway Network Average Daily Traffic

Figure Number: 7-1c

Gordon County Comprehensive Plan 2007-2027

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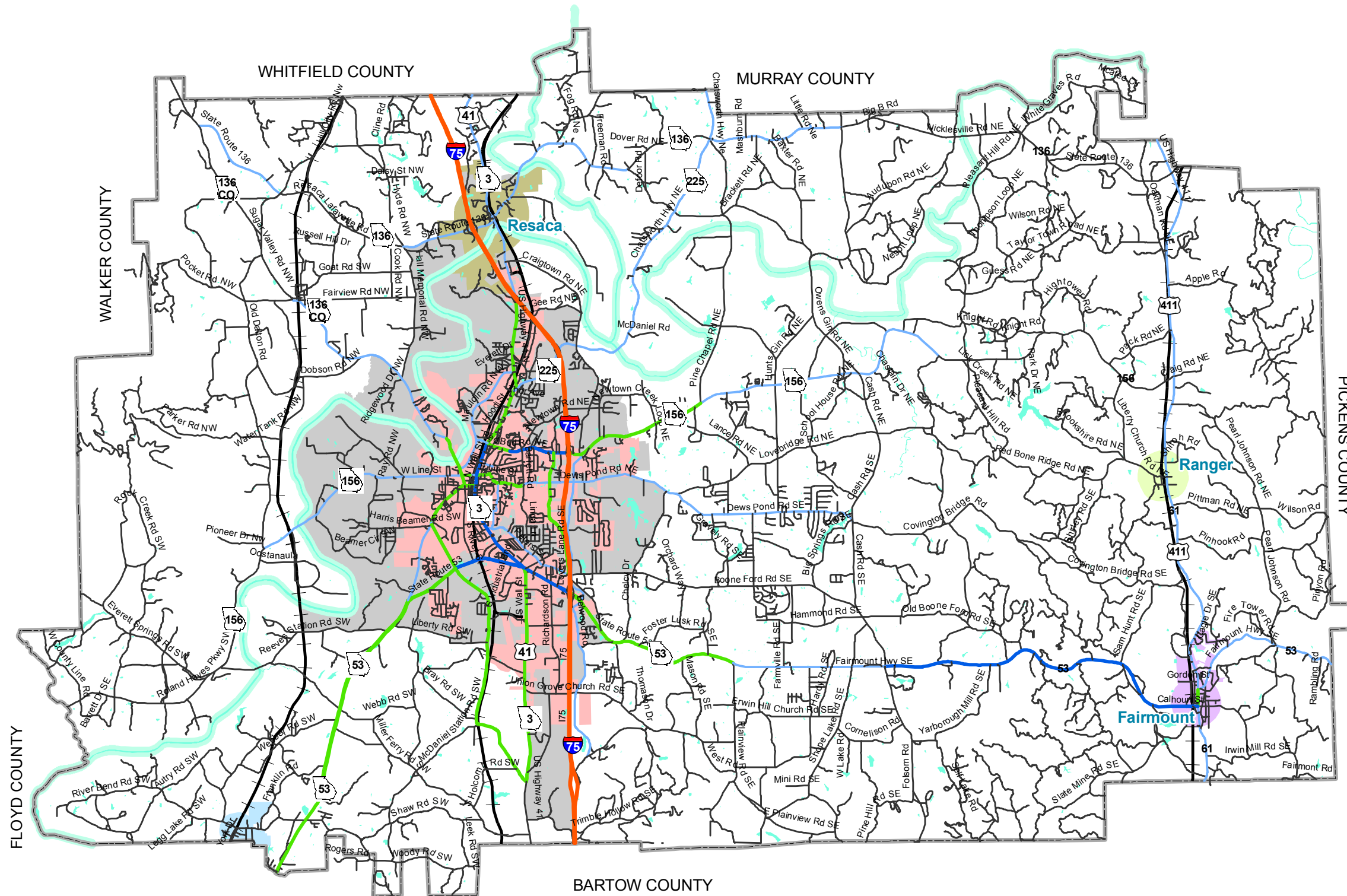
- 0-2500 Vehicle/Day
- 2501-7500 Vehicle/Day
- 7501-15000 Vehicle/Day
- 15001-35000 Vehicle/Day
- 35001-75000 Vehicle/Day
-  Railroad
-  Surface Water
-  County Boundary



Prepared by:
THP

Checked by:
DRH

Project Number:
6311050067

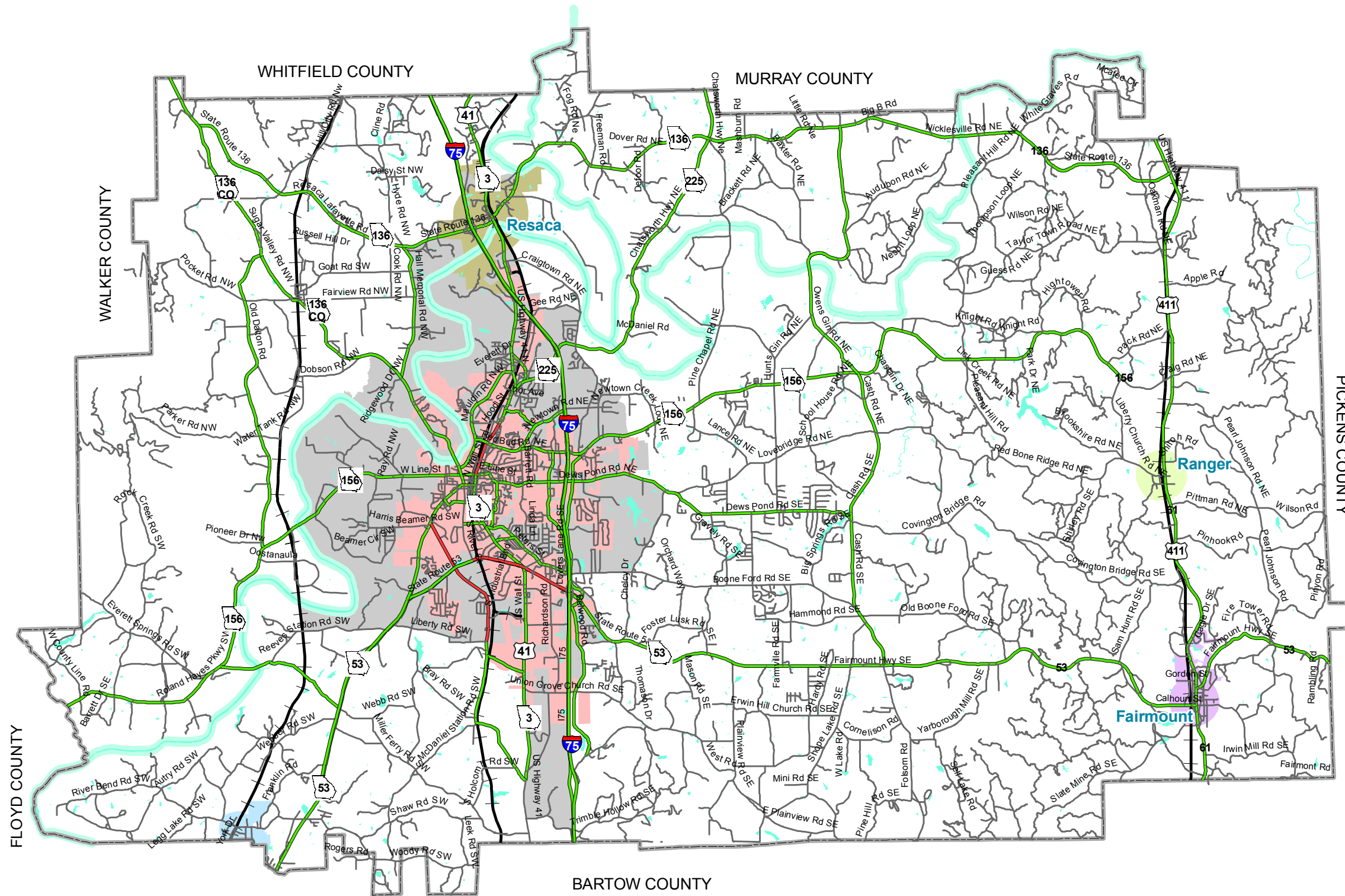


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Planned Roadway Projects - 2025

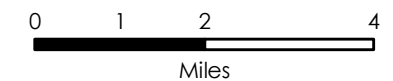
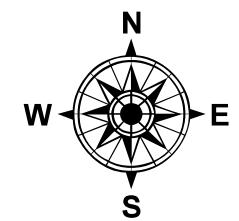
Figure Number: 7-3

Gordon County Comprehensive Plan 2007-2027



Legend

- Over Capacity
- Under Capacity
- Minor Road
- +— Railroad
- Surface Water
- County Boundary



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THP

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6311050067

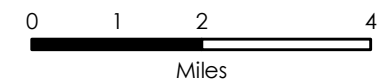
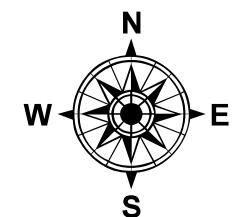
Alternative Modes of Transportation

Figure Number: 7-5

Gordon County Comprehensive Plan 2007-2027

Legend

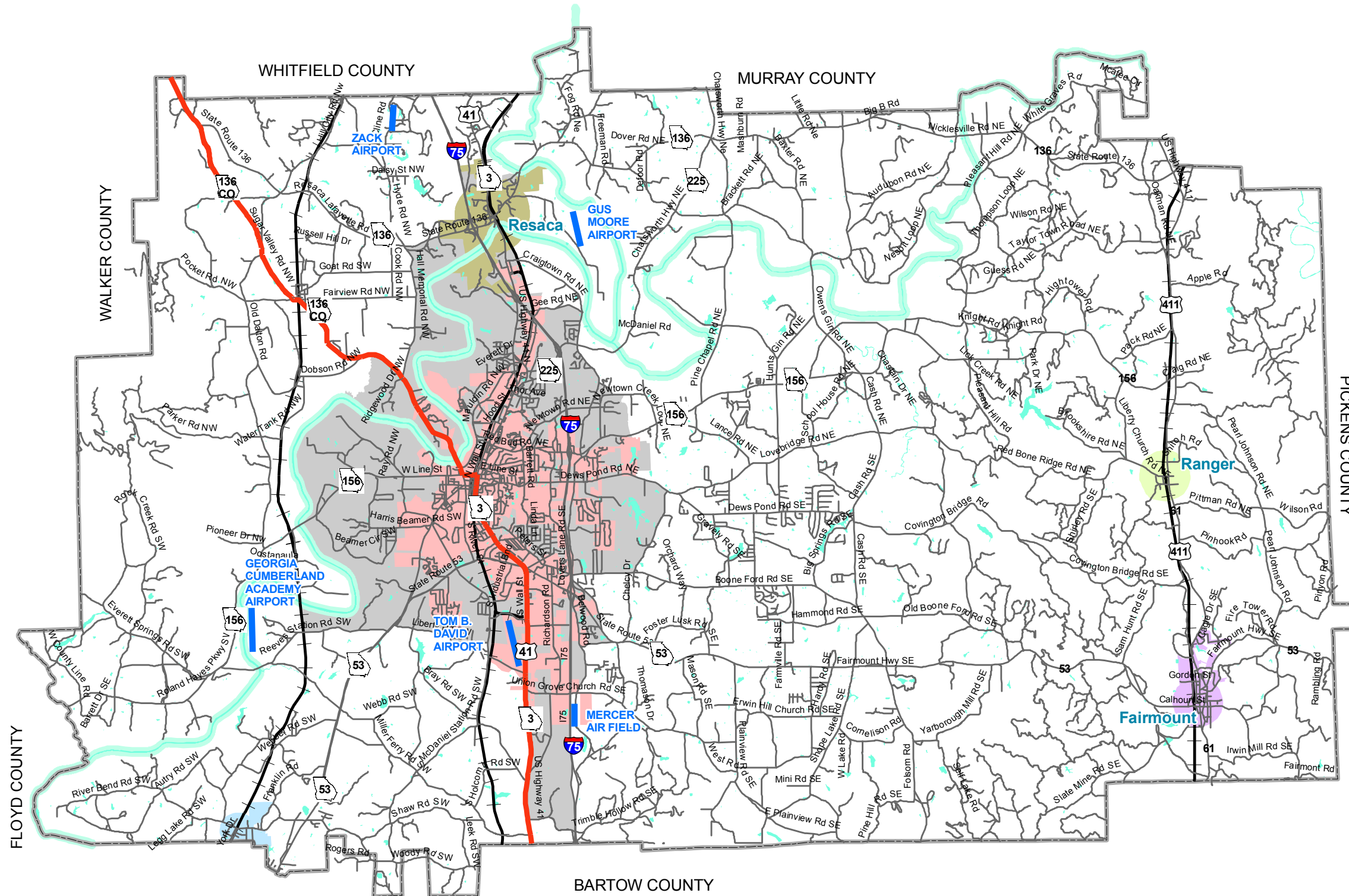
-  Proposed Bicycle Route
-  Existing Airport Runways
-  Railroad
-  Existing Roadway Network
-  Surface Water
-  County Boundary



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Map Document: (P:\gis\Projects\2006\gordon\final\mxd\gordon_alternative_modes_of_transportation.mxd) 10/12/2006 -- 6:16:13 PM

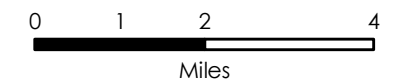
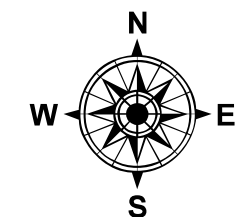
Railroad, Trucking, and Airport Facilities

Figure Number: 7-7

Gordon County Comprehensive Plan 2007-2027

Legend

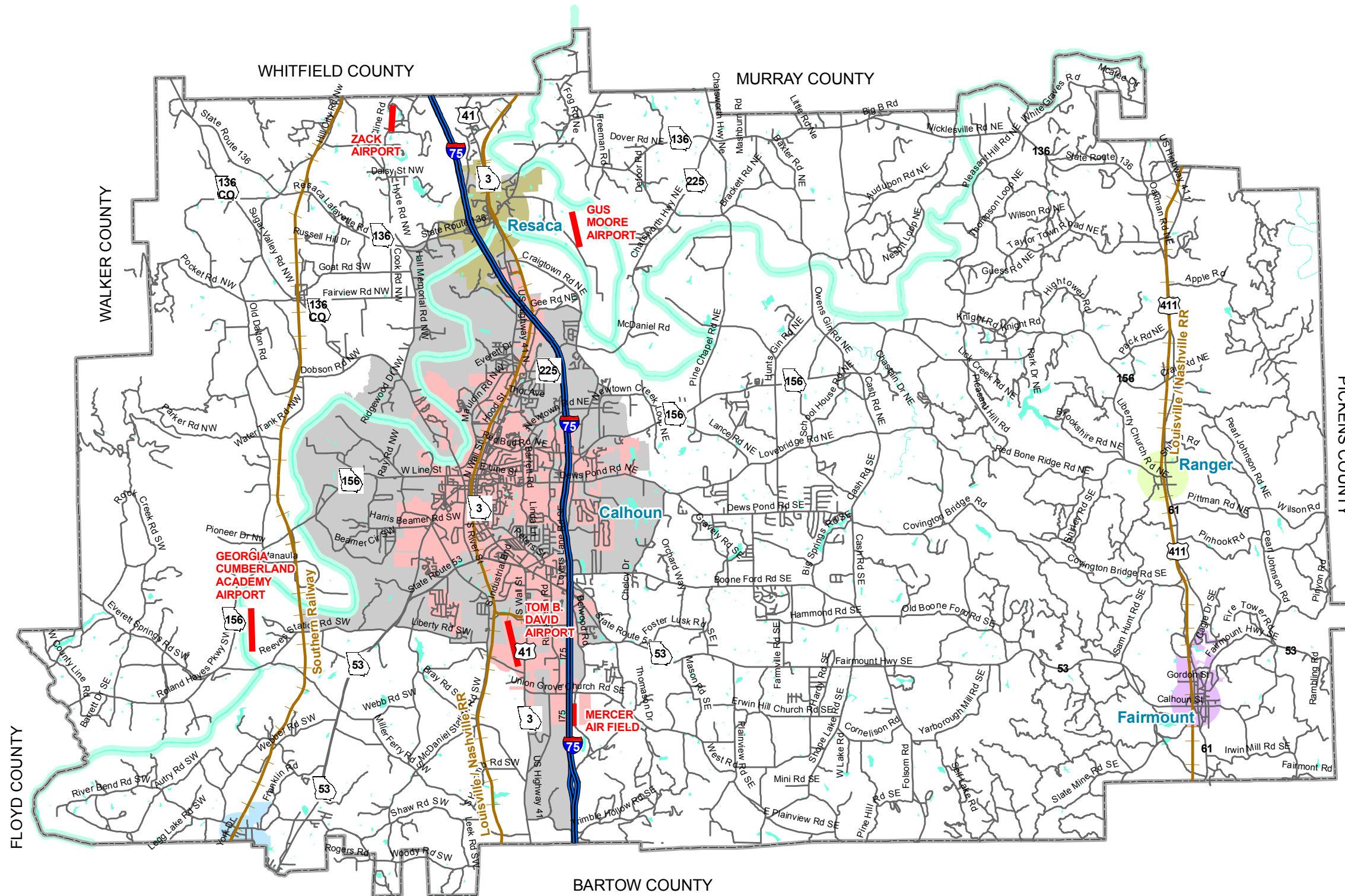
-  Railroad
-  Trucking I-75
-  Existing Airport Runway
-  Existing Roadway Network
-  Surface Water
-  County Boundary



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Map Document: (P:\gis\Projects\2006\gordon\final\mxd\Gordon_Rainroad_Trucking_Airport.mxd) 10/12/2006 - 6:14:28 PM

Level of Service Congestion - 2005

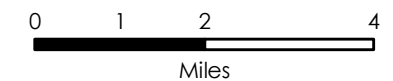
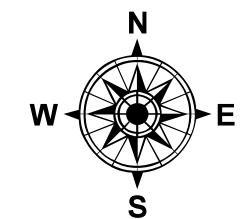
Figure Number: 7-8a

Gordon County Comprehensive Plan 2007-2027

Legend

Major Road Capacity - 2005

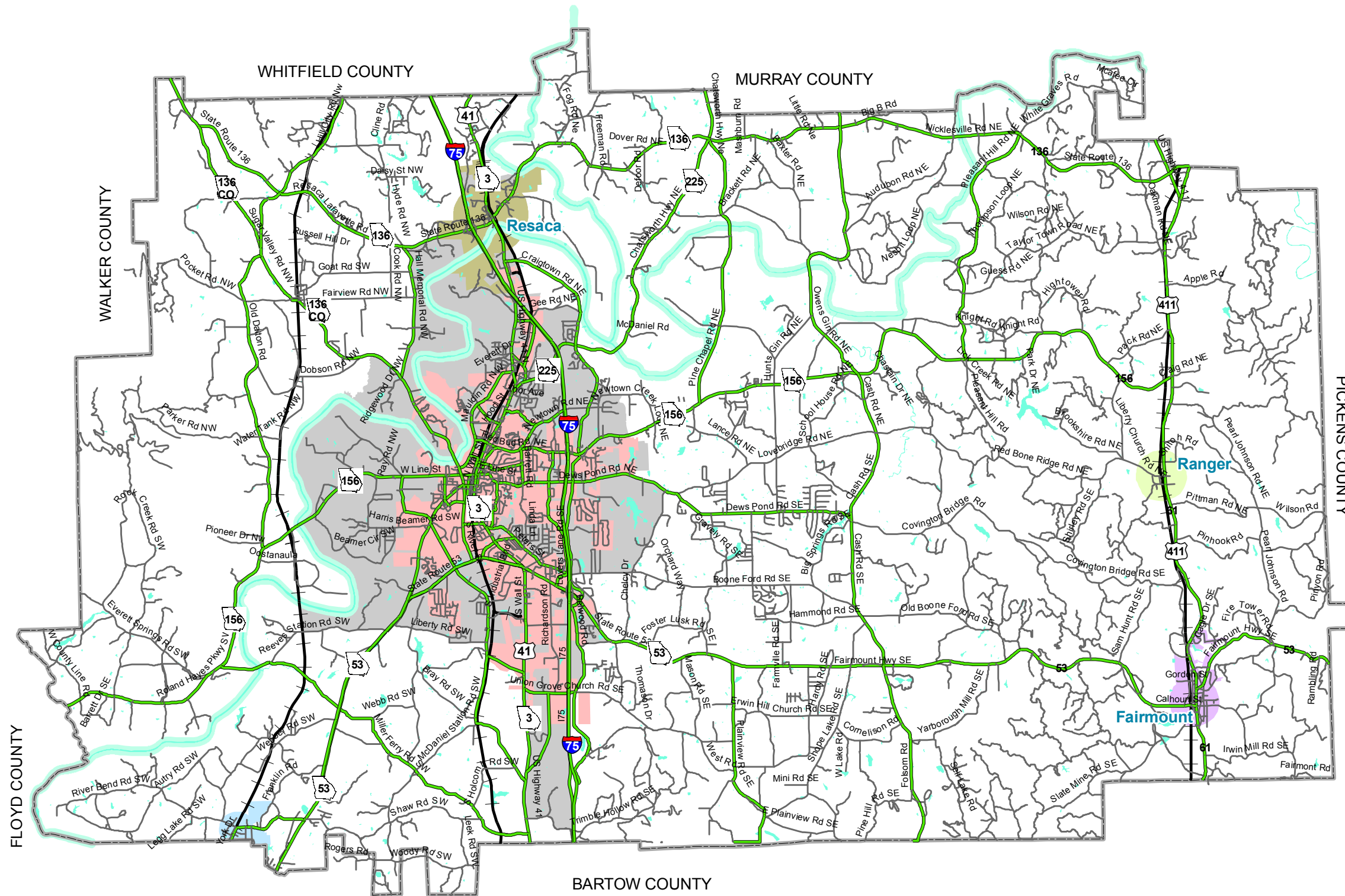
- Over Capacity
- Under Capacity
- Minor Road
- Railroad
- Surface Water
- County Boundary



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Map Document: (P:\gis\Projects\2006\gordon\final\mxd\gordon_Level_of_Service_Congestion_7-8a.mxd) 10/12/2006 -- 6:34:50 PM




Level of Service Congestion - 2025

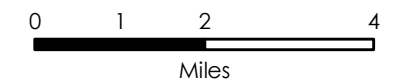
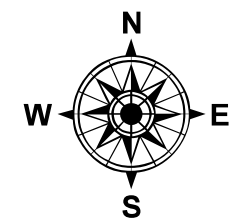
Figure Number: 7-8b

Gordon County Comprehensive Plan 2007-2007

Legend

Major Road Capacity - 2025

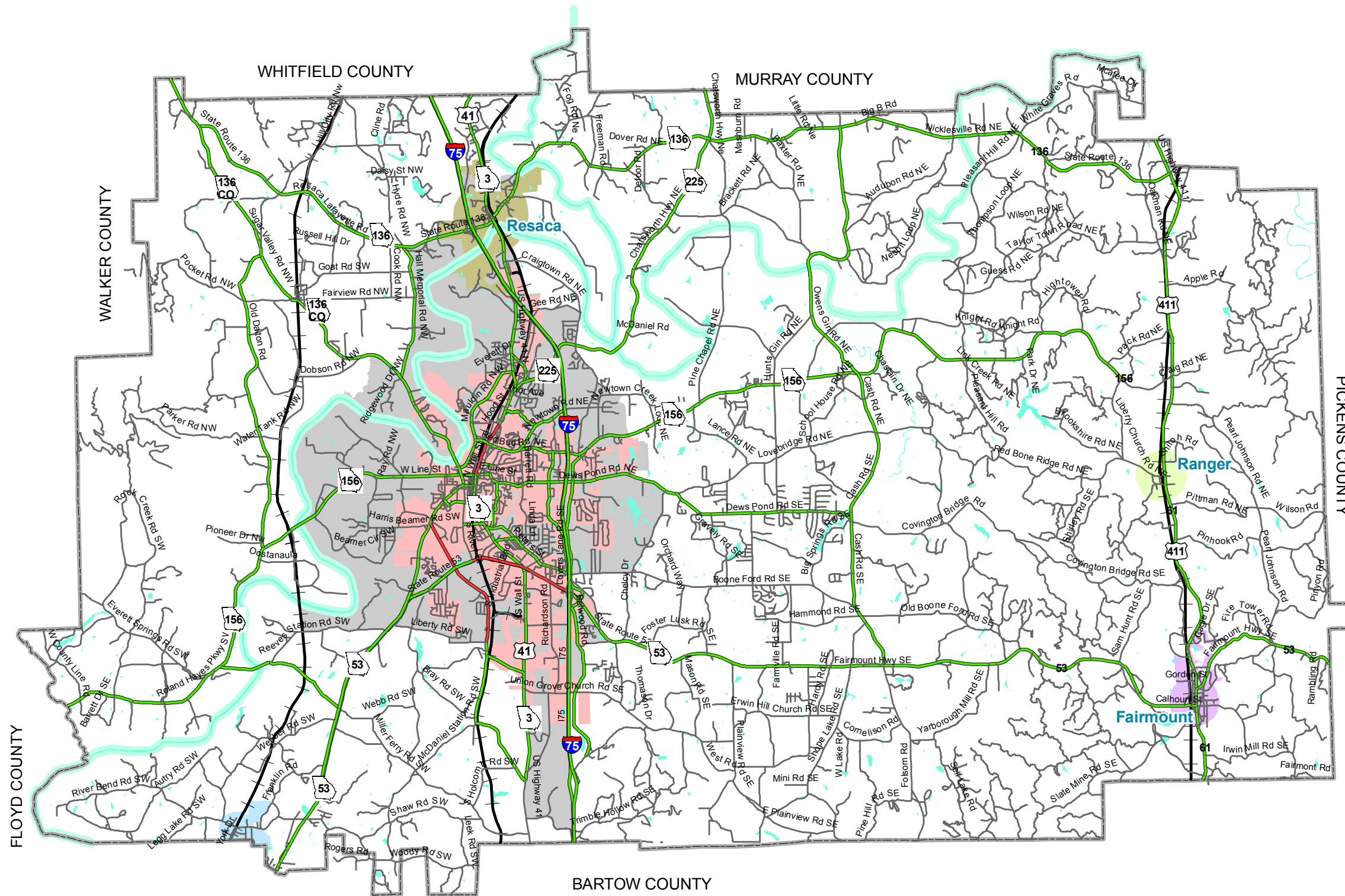
- Over Capacity
- Under Capacity
- Minor Road
-  Railroad
-  Surface Water
-  County Boundary



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Checked by:
DRH

Project Number:
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Map Document: (P:\gis\Projects\2006\gordon\final\mxd\gordon_level_of_service_congestion_7-8b.mxd) 10/12/2006 -- 6:39:04 PM