



# **Joint City-County Comprehensive Plan Update 2007-2027**

## **Partial Plan Update**

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

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## Introduction

The State of Georgia requires that local governments update their comprehensive plan to maintain Qualified Local Government Status. Current Department of Community Affairs requirements call for a partial update, the Community Agenda, to be submitted by the recertification date. To that end, the local governments of Walker County and the cities of Chickamauga, LaFayette, Lookout Mountain, and Rossville worked with the Coosa Valley Regional Development Center to identify stakeholders, gather community input, and complete the Community Agenda.

## Methodology

### *Stakeholder Identification Process*

The joint comprehensive plan update process allows for stakeholder input and community participation. Stakeholders for Walker County and the cities of Chickamauga, LaFayette, Lookout Mountain, and Rossville were identified through a three-tiered process. The first tier involved local government officials and staff with whom the Coosa Valley Regional Development Center worked to prepare maps, identify issues and opportunities, and select quality community objectives. Each local government was asked for a list of stakeholders to include in the visioning process.

Identified stakeholders became the second tier. They included but were not limited to members of city councils and the county commissioner, city and county staff, development authority members, Chambers of Commerce, media, community members, churches and religious organizations, housing authority directors, libraries, civic organizations, county and city planning commissions, civic and garden clubs, E-911 and other emergency personnel, and any other interested parties.

Thirdly, stakeholders representing elderly, disabled, minority and low-income populations were included (United Way, Special Olympics, Workforce Investment Act counselors, Senior Nutrition coordinators, adult education coordinators, Area Agency on Aging coordinators, Family Connection Partnership members). All stakeholders received invitations to the visioning meetings, the short-term work program workshops, and public hearings.

### *Gathering community input through a Visioning Survey*

The local governments of Walker County, Chickamauga, LaFayette, Lookout Mountain, and Rossville invited the public to share growth concerns using a survey developed by Haralson County Chamber of Commerce. The survey was distributed to stakeholders and made available to the public at city halls, county government buildings, public works offices, libraries, planning offices, technical colleges, chambers of commerce, nutrition centers, housing authorities, and on request from the Coosa Valley Regional Development Center. The survey was advertised in local newspapers.

Survey questions included location of home and work, reason for living in the community, what was liked and disliked about the community, overall perception of the community and region, perception of growth and changes, perception of services

provided, a ranking of growth management concerns, and perceptions of growth management actions. Two additional questions were added to the Walker County survey at the request of the local government, including “What area of the County do you feel is growing the fastest?” and “Do you like the direction of that growth? Explain.” Space for additional comments was provided.

Reading level of the survey was at a 9<sup>th</sup> grade Flesch-Kincaide reading level. The survey was reviewed by local government officials prior to its use. Due to low response numbers and survey design limitations, survey results were not statistically significant. However, staff felt that responses received indicated general trends. Survey results were presented to stakeholders at joint visioning sessions. Respondents in all four counties gave similar answers.

Community assets most liked by residents were “friendly and helpful neighbors,” “scenic views and natural wildlife assets,” “hunting, fishing, and outdoor activities,” and “homes far apart to allow greater privacy.” What residents most disliked was “not enough good jobs,” “not enough local stores and restaurants,” and “not enough theatres and libraries.” Most respondents rated their community as “excellent place to live,” “good,” or “OK.”

Most respondents indicated that their community, already changing, could not avoid development and called for careful land use management. Types of growth management most preferred included “agricultural and forest conservation” and “land use regulations”. Without growth controls, participants indicated “quality of life would decrease”, “natural resources and air quality would be threatened”, and the area “would be covered in subdivisions”.

Respondents indicated the top three positive changes that they would like to see, including “more good jobs,” “protection of rural community character,” and “more local shopping and entertainment.” The negative change they would least like to see was “more conventional subdivisions.”

Forced ranking of top development priorities indicated respondents in all four counties prioritized the “improvement of educational and economic opportunities” with those in three counties prioritizing “preservation of natural resources and the environment.” Overall, responses showed a need to preserve the rural character and quality of life while improving economic development and cultural resources.

#### *Update Preparation*

The local governments of Walker County and the cities of Chickamauga, LaFayette, Lookout Mountain, and Rossville worked with Coosa Valley Regional Development Center to update their joint local comprehensive plan. The plan included the eight planning areas of population growth, economic development, transportation, housing, land use, natural and cultural resources, facilities and services, and intergovernmental coordination. Its outcome was a five-year short term work program.

Originally a full update was begun including a community assessment and participation plan. Part of this initial process was the Quality Community Objectives local assessment prepared by each local government to evaluate development patterns that would improve and protect their quality of life. This assessment helped guide the planning process. As requirements changed, only the Community Agenda was needed. This agenda included the future development map, the defining narrative, quality community objectives, issues and opportunities, and the short term work program.

Accordingly, the local governments and the Coosa Valley Regional Development Center prepared future development maps, listed issues and opportunities, identified met or unmet quality community objectives, and appointed stakeholders. The list of issues and opportunities was modified by local governments from that provided by DCA. Future development maps showing character areas were developed from zoning and tax maps, reviewed by local government officials, adapted to show areas of projected growth and areas to be preserved, and reviewed by stakeholders. A community vision survey gathered community input on present conditions and future development.

A joint city and county community visioning meeting was held. At this meeting, each reviewed the results of the vision survey, narrowed the list of issues for inclusion in the short-term work program, updated the character area maps, developed narratives for each character area, and designed a vision statement. Character areas were emphasized as a way to guide growth in residential, agricultural, commercial, or industrial sections. Descriptions were based on DCA suggestions and adapted to each.

Joint meetings were held to develop the five year short term work program for Walker County, Chickamauga, LaFayette, Lookout Mountain, and Rossville. At this workshop, each reviewed the previous short term work program and developed a report of accomplishments for each work project. Those projects from the previous work program which were underway or postponed were carried over to the new work program. Also included in this new work program were proposed or current SPLOST projects, ongoing water and sewer repairs or upgrades, major equipment purchases, and other projects the city or county planned to complete in the next five years for which grants or loans might be sought. Additionally, those issues and opportunities which stakeholders identified were addressed in the new short-term work program.

Two public hearings were held. The initial hearing held at the beginning of the update covered the comprehensive plan update process. The second reviewed the draft update. Copies of the draft update were available at this hearing. The visioning meeting and the short-term work program workshop were open to the public and were advertised as such.

The local governments of Walker County and the cities of Chickamauga, LaFayette, Lookout Mountain, and Rossville adopted a resolution authorizing the draft of the joint comprehensive plan update to the Coosa Valley Regional Development Center for review and subsequent submittal to DCA.

# Walker County



Priority Issues for Walker County  
(Please see Appendix for Walker County's complete list of issues and opportunities.)

*Population change*

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

*Economic Development*

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

*Natural and Cultural Resources*

1. Publish a map of (countywide) resources for parks and recreation.
  - Development entities are not aware of community resources
  - The community is not working regionally to protect resources.
  - There are not enough parks or greenspace in new development although the county has a very active greenspace program and is focused on the connectivity of greenspace in the county.
  - There are existing storm water runoff problems from old development that did not have to meet stormwater management requirements.
2. Our community is working on programs that encourage infill development or brownfield/greyfield redevelopment.
3. Cultural heritage, artists, writers, craftsman, etc. need to be embraced, encouraged, and included in economic development strategies.

*Facilities and Services*

1. Consider the impacts of residential development on the school system
  - The relative costs of community services have not been considered or compared to different development types (open space/farmland; industrial/commercial, residential, *state-wide numbers*)
  - The future costs of providing services at current growth rates and for the same types of development patterns have not been considered.
2. Strategize on best ways to implement water and sewer plans.
  - The costs of providing community services for new development are not known or considered.
  - Our community does not place infrastructure to direct growth and redevelopment to identified areas and away from sensitive areas.
  - The age, capacity, function, safety, and maintenance needs of community's public facilities have not been inventoried
  - No long-term strategy for the location or maintenance of public service facilities.
  - The efficiency of the community's services needs improvement.
3. Development of plans for passive recreation and encouraging healthy living and wellness.

### *Housing*

1. Work towards affordable, safe housing for all age groups and family types in community situations like neighborhoods with mixed uses.
  - Our community's neighborhoods do not have a healthy mix of uses, like corner groceries, barber shops, or drugstores within easy walking distance of residences.
  - Existing structures suitable for conversion to affordable or subsidized housing are not being redeveloped.
  - There is a lack of affordable or subsidized housing in the community.
  - The incentives and barriers to maintenance and/or development of affordable/workforce housing in the community have not been inventoried.
  - The community has not compared housing costs and income levels to the available housing stock.
2. Encourage neo-traditional development as alternative to "cookie-cutter"
  - Our community does not have an inventory of vacant properties, properties owned by the city or other government agencies, and tax delinquent properties suitable for infill development.
  - Our community does not require or encourage new developments to reserve a percentage of proposed units for affordable housing.
  - Our community does not take measures to encourage well-designed infill and medium to high density multi-family residential development in appropriate locations.

### *Land Use*

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

### *Transportation*

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

## Areas Requiring Special Attention – Walker County

### **Areas Needing Redevelopment**

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

### **Urbanized Area Phase II**

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

### **Areas of Rapid Development**

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

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

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

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

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

### **100 year Flood Boundary**

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

### **Listed Streams**

Stream segments appearing on the State's 303(d) list have been identified as being impaired due to the presence of fecal coliform bacteria levels or failure to maintain biological integrity (bio). This means that the identified streams have exceeded the limits required in order for the stream to achieve its' designated

or intended use. Total Maximum Daily Load (TMDL) Implementation Plans have been developed for each of these subwatersheds to voluntarily address non-point sources of pollution over the next ten years in accordance with GAEPD guidelines.

#### Tennessee Basin

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

#### Coosa Basin

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

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

#### Tennessee Basin

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

#### Coosa Basin

- Chattooga River from Towns Creek to Duck Creek

### **Wetlands**

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

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

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

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

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

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

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

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

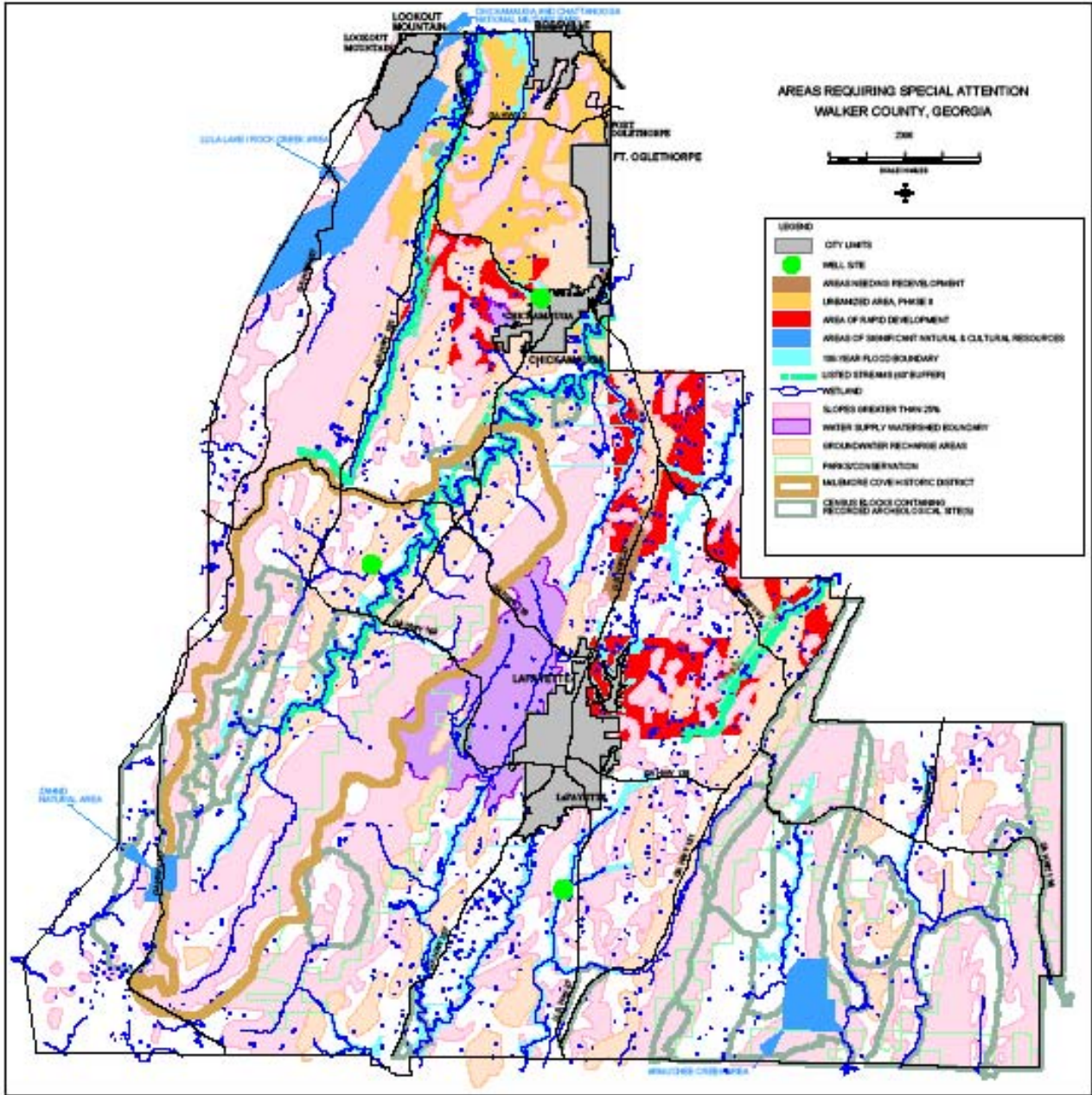
Conservation areas consist primarily of floodplains, wetlands, wildlife management areas and other sensitive areas not suitable for development of any kind.

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

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

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

Steps to protect these areas are not yet determined.



## Future Development Narrative for Walker County

The future development narrative identifies the following for each character area: A written description and picture that makes clear what types of development will be encouraged in the character area; a list of specific land uses to be encouraged in the area; a list of Quality Community Objectives to be pursued in that area; and identification of implementation measures to achieve the desired development pattern.

### *Walker County Character Areas*

#### *Major Highway Corridor.*

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

#### *Scenic Corridor*

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

#### *Gateway Corridor*

The gateway corridor areas of the future development map indicate gateways into the cities of LaFayette and Rossville along US Hwy 27. Walker County is diligently working with the City of Chattanooga in coordinating the construction of their Central Avenue Interchange, which will benefit Walker County by bringing in commuter traffic, tourism, and can serve as an alternative truck route from I-24 to I-75. The newly relocated portion of Highway 27 near the Chickamauga Battlefield Park serves as the gateway to the City of Chickamauga and Walker County. This area is designated as the Chickamauga Battlefield Overlay District and will be the area of a future Welcome Center for Walker County and the Battlefield Park. The County will work in cooperation with all of the municipalities in the planning and design of these corridors to make them important entrances into the communities and the County. Quality Community Objectives that may be achieved in this area include: sense of place, transportation alternatives, heritage preservation, appropriate businesses, and employment options.

#### *Greenspace Conservation Area*

These conservation areas consist primarily of floodplains, wetlands, wildlife management areas, and other sensitive areas not suitable for development. Walker County is blessed with several such areas including the Lula Lake Land Trust, The Chattahoochee National Forest, and the McLemore Cove Historic Area. Aside from offering recreation opportunities of both an active

and passive nature, the greenspace areas offer important amenities in terms of environmental protection towards clean air and water. Quality Community Objectives pursued may include: sense of place, transportation alternatives as bikeways and hiking trails are developed, regional identity, open space preservation, environmental protection, growth preparedness, and opportunities for regional cooperation.

#### *Industrial*

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

#### *Residential*

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

#### *Mixed Use*

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

#### *Rural Residential*

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

#### *Agricultural/Forest*

Agricultural lands remain a significant portion of Walker County's economy. Forested land is protected by the Chattahoochee National Forest as well as the Lula Lake Land Trust, Pigeon Mountain Wildlife Management Area, etc. Protections for farmland and open space perhaps by



conservation easement or by open space designation enable these character areas to remain viable. Large scale or even minor residential subdivision development is strongly discouraged. Quality Community Objectives to be pursued include: sense of place, regional identity, heritage preservation, open space preservation, environmental protection, growth preparedness, appropriate businesses, employment options, and educational opportunities.


#### *Crossroad Community*


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

#### *McLemore Cove Historic District*

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

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


	<b>Future Development Map Narrative</b>	
	<b>Jurisdiction: Walker County</b>	
	<b>Character Area: Major Highway Corridor</b>	
	<b>Quality Community Objectives (Check those that fit)</b>	<b>Implementation Measures</b>
	<p><b>Development Patterns</b> 4. Transportation alternatives</p> <p><b>Social and Economic Development</b> 10. Appropriate businesses 11. Employment options 15. Regional cooperation</p>	<ul style="list-style-type: none"> <li>• More detailed sub-area planning Example: traffic studies</li>   <li>• Incentives For example, in return for developers having alternative access roads, other variances could be allowed.</li>   <li>• Public Investments Example: Beautification projects, Transit</li>   <li>• Infrastructure Improvements Example: Planning pedestrian and bike trails beyond traffic barriers, water and sewer service lines</li> </ul>
<b>Description</b>	<b>Land Uses</b>	
<p>Developed or undeveloped land on both sides of designated high-volume transportation facility, such as arterial roads and highways.</p> <p><b>Development Strategies/Policies</b></p> <ul style="list-style-type: none"> <li>• Maintain a natural vegetation buffer (at least 50 feet in width).</li> <li>• All new development should be set-back behind this buffer, with alternate access roads, shared driveways or inter-parcel roads</li> <li>• Encourage landscaped, raised medians.</li> <li>• Provide pedestrian facilities behind drainage ditches or curb.</li> <li>• Provide paved shoulders for bike lanes or emergency lanes.</li> <li>• Coordinate land uses, bike/pedestrian facilities w/ transit stops.</li> <li>• Manage access to keep traffic flowing; using directory signs.</li> <li>• Unacceptable uses: new billboards.</li> </ul>	<p>Commercial</p>	


 <p>Hwy 136 west of LaFayette.</p>	<b>Future Development Map Narrative</b>	
	<b>Jurisdiction: Walker County</b>	
	<b>Character Area: Scenic Corridor</b>	
	<b>Quality Community Objectives(Check those that fit)</b>	<b>Implementation Measures</b>
<p><b>Development Patterns</b></p> <ul style="list-style-type: none"> <li>3. Sense of place</li> <li>4. Transportation alternatives</li> <li>5. Regional identity</li> </ul> <p><b>Resource Conservation</b></p> <ul style="list-style-type: none"> <li>6. Heritage preservation:</li> <li>7. Open space preservation:</li> <li>8. Environmental protection</li> </ul>	<ul style="list-style-type: none"> <li>• More detailed sub-area planning Example: Historical assessments</li> <li>• New or revised local development regulations Example: Tree conservation</li> <li>• Incentives Example: Planned developments receive variances for alternative access Developers receive smaller lot size requirements or additional lots for more protect greenspace.</li> <li>• Public Investments Example: Beautification projects, Transit</li> <li>• Infrastructure Improvements Example: Planning pedestrian and bike trails beyond traffic barriers, water and sewer service where practical.</li> </ul>	
<b>Land Uses</b>		
<ul style="list-style-type: none"> <li>Commercial</li> <li>Residential</li> <li>Biking</li> <li>Walking</li> <li>Outdoor Recreational</li> <li>Agricultural</li> </ul>		
<b>Description</b>		
<p>Developed or undeveloped land paralleling the route of a major thoroughfare that has significant natural, historic, or cultural features, and scenic or pastoral views.</p> <p><b>Development Strategies/Policies</b></p> <ul style="list-style-type: none"> <li>• Establish guidelines on development to protect the characteristics deemed to have scenic value.</li> <li>• Guidelines for new development that enhances the scenic value of the corridor and addresses landscaping, architectural design.</li> <li>• Manage access to keep traffic flowing; using directory signage to clustered developments.</li> <li>• Provide pedestrian linkages to residential or commercial districts.</li> </ul>		





Hwy 27 North of LaFayette

<b>Future Development Map Narrative</b>	
<b>Jurisdiction: Walker County</b>	
<b>Character Area: Gateway Corridor</b>	
<b>Quality Community Objectives (Check those that fit)</b>	<b>Implementation Measures</b>
<p><b>Development Patterns</b></p> <p>3. Sense of place 4. Transportation alternatives</p> <p><b>Resource Conservation</b></p> <p>6. Heritage preservation:</p> <p><b>Social and Economic Development</b></p> <p>10. Appropriate businesses 11. Employment options :</p>	<ul style="list-style-type: none"> <li>• More detailed sub-area planning Example: Inter-modal Transportation Plan Evaluation</li> <li>• New or revised local development regulations Example: Landscape Requirements for New or Re-development, Tree Preservation Regulations</li> </ul>
<b>Description</b>	<b>Land Uses</b>
<p>Developed or undeveloped land paralleling the route of a major thoroughfare that serves as an important entrance or means of access to the community.</p> <p><b>Development Strategies/Policies</b></p> <p>Focus on appearance with appropriate signage, landscaping and other beautification measures.</p> <ul style="list-style-type: none"> <li>• Manage access to keep traffic flowing; using directory signage to clustered developments.</li> <li>• Retrofit or mask existing strip development or other unsightly features as necessary.</li> </ul> <p>Gateway corridor – Hwy 136 effect into Walker County and cities, east to west and west to east. USHwy27 South entrance into LaFayette needs attention.</p>	<p>Commercial Residential Active recreation space (ballfields and play areas)</p>
	<ul style="list-style-type: none"> <li>• Incentives: Developer variances for preserving trees or protection/enhancement of greenspace</li> <li>• Public Investments Example: Beautification projects</li> <li>• Infrastructure Improvements Example: Water &amp; Sewer to help encourage commercial growth.</li> </ul>


 <p>Old Mineral Springs Road</p>	<b>Future Development Map Narrative</b>	
	<b>Jurisdiction: Walker County</b>	
	<b>Character Area: Greenspace Conservation Area</b>	
	<b>Quality Community Objectives (Check those that fit)</b>	<b>Implementation Measures</b>
	<p><b>Development Patterns</b>  3. Sense of place  4. Transportation alternatives  5. Regional identity  <b>Resource Conservation:</b>  7. Open space preservation:  8. Environmental protection  <b>Social and Economic Development</b>  9. Growth Preparedness  15. Regional cooperation</p>	<p>More detailed sub-area planning  Example: Highlight areas with environmental significance. Utilize GIS system to document what properties already participate in the conservation programs available to them.</p> <p>New or revised local development regulations  Example: Certain amount of area in development to be preserved as greenspace</p> <p>Incentives  Land in conservation easements would provide rental payment</p> <p>Public Investments  Example: park maintenance, patrols</p> <p>Infrastructure Improvements  Example: Access Roads to areas such as Rocky Lane and the Pigeon Mountain Wildlife Areas.</p>
<p><b>Description</b></p> <p>Primarily undeveloped natural lands and environmentally sensitive areas not suitable for development, e.g. scenic views, steep slopes, floodplains, wetlands, watersheds, wildlife management areas and other environmentally sensitive areas.</p> <p><b>Development Strategies/Policies</b>  Maintain natural, rural character by:</p> <ul style="list-style-type: none"> <li>• No new development</li> <li>• Promote conservation easements</li> <li>• Widen only when absolutely necessary</li> <li>• Promote passive-use tourism and recreation destinations.</li> </ul>	<b>Land Uses</b>	
	<p>Conservation area  Recreational Destinations  Passive Tourism</p>	


 <p>McFarland Ave. south of Rossville.</p>	<b>Future Development Map Narrative</b>	
	<b>Jurisdiction: Walker County</b>	
	<b>Character Area: Industrial</b>	
	<b>Quality Community Objectives (Check those that fit)</b>	<b>Implementation Measures</b>
<p><b>Development Patterns</b>  2. Infill development  5. Regional identity  <b>Social and Economic Development</b>  10. Appropriate businesses  11. Employment options</p>	<p>More detailed sub-area planning  Use industrial and small industry parks; have mix of small and large industry, develop incentive package for potential industry and evaluate the need for support industry.</p> <p>New or revised local development regulations:  Require percentage of openspace on site</p>	
<b>Description</b>	<b>Land Uses</b>	
<p>Land used in higher intensity manufacturing, assembly, processing activities where noise, particulate matter, vibration, smoke, dust, gas, fumes, odors, radiation, or other nuisance characteristics are not contained on-site.</p> <p><b>Development Strategies/Policies</b>  Encourage greater mix of uses (such as retail and services to serve industry employees) to reduce automobile reliance/use on site.</p>	<p>Industrial  Commercial</p>	<p>Incentives:  Tax breaks for incubators and small business for reuse and site cleanup  Reusing existing industrial sites – adaptive reuse</p> <p>Public Investments:  Install high-speed internet, provide alternative access roads, Participate in funding Northwest Georgia Joint Development Authority, signage</p> <p>Infrastructure Improvements:  Maintain and upgrade roads, install traffic lights, improve sewer/water</p>


 <p>Fieldstone Farms</p>	<b>Future Development Map Narrative</b>	
	<b>Jurisdiction: Walker County</b>	
	<b>Character Area: Residential</b>	
	<b>Quality Community Objectives (Check those that fit)</b>	<b>Implementation Measures</b>
<p style="text-align: center;"><b>Description</b></p> <p>Post WWII housing. Area where typical types of suburban residential subdivision development have occurred. Are within proximity to a public water network. Low pedestrian orientation, little or no transit, high open space, high to moderate degree of building separation, predominantly residential. Post- WWII.</p> <p><b>Development Strategies/Policies</b></p> <ul style="list-style-type: none"> <li>• Retrofit to meet traditional neighborhood development principles.</li> <li>• Creating walkable neighborhood focal points by locating schools, community centers, commercial activity centers at suitable locations</li> <li>• Use traffic calming improvements, sidewalks, interconnections</li> <li>• Accessory housing units, or new well-designed, small-scale infill multifamily residences to increase density and income diversity.</li> </ul>	<p><b>Development Patterns</b></p> <ol style="list-style-type: none"> <li>1. Traditional neighborhood</li> <li>2. Infill development</li> <li>3. Sense of place</li> </ol> <p><b>Social and Economic Development:</b></p> <ol style="list-style-type: none"> <li>12. Housing choices</li> </ol>	<p>More detailed sub-area planning: Preserve traditional and historic features while adapting for current use</p> <p>New or revised local development regulations: Tree Preservation, rehabilitation, infill guidelines and emphasis, recommend conservation subdivision and walkable communities</p> <p>Incentives Homestead Exemptions</p> <p>Public Investments Walker County Transit, beautification projects, community center, recreation areas, playgrounds.</p> <p>Infrastructure Improvements: Improve existing water and sewer, provide high speed internet</p>
<b>Land Uses</b>		
	<p>Residential Recreational Community Centers Schools</p>	


 <p>Fieldstone Farms Mixed Use Planned Unit Development – Phase I</p>	<b>Future Development Map Narrative</b>	
	<b>Jurisdiction: Walker County</b>	
	<b>Character Area: Mixed Use</b>	
<b>Description</b>	<b>Quality Community Objectives (Check those that fit)</b>	<b>Implementation Measures</b>
<ul style="list-style-type: none"> <li>• A mix of office, housing, and commercial uses</li> <li>• Walkable</li> <li>• Improves Sense of Community</li> </ul>	<p><b>Development Patterns</b></p> <ol style="list-style-type: none"> <li>1. Traditional neighborhood</li> <li>2. Infill development</li> <li>3. Sense of place</li> </ol> <p><b>Social and Economic Development</b></p> <ol style="list-style-type: none"> <li>10. Appropriate businesses</li> <li>11. Employment options</li> <li>12. Housing choices</li> </ol>	<p>More detailed sub-area planning Create vision for mixed use areas. Stormwater Management Plan for the Rock Spring Creek Watershed. Wetland and Spring Protection Plan for the historic Rock Spring.</p> <p>New or revised local development regulations: Design guidelines, infill use restrictions, update and enhance wetland protection ordinance.</p> <p>Incentives: Walker County funded Stormwater Plan available for participation by landowners.</p>
	<b>Land Uses</b>	
<p><b>Suggested Development Plan</b></p> <ul style="list-style-type: none"> <li>• Design Guidelines for Stores and Offices (Types, Appearance) including connectivity guidelines, landscaping design, setbacks, greenspace requirements and stormwater plan.</li> <li>• Encourage compatible architecture styles that maintain regional rural character, without “franchise” or “corporate” architecture.</li> <li>• Wherever possible, connect to regional network of greenspace and trails, available to pedestrians, bicyclists, and equestrians.</li> <li>• Can be designed for greater pedestrian orientation and access, more character with attractive clustering of buildings</li> </ul>	<p>Commercial Residential Office Recreational Institutional</p>	<p>Public Investments: Stormwater Management Plan, Community Recreational Areas, Walker County Transit</p> <p>Infrastructure Improvements Create wifi hotspots, improve water and sewer services to accommodate creative designs.</p>



	<b>Future Development Map Narrative</b>	
	<b>Jurisdiction: Walker County</b>	
	<b>Character Area: Rural Residential</b>	
	<b>Quality Community Objectives (Check those that fit)</b>	<b>Implementation Measures</b>
<p><b>Development Patterns</b>  3. Sense of place  5. Regional identity  <b>Resource Conservation</b>  6. Heritage preservation:  7. Open space preservation:  8. Environmental protection  <b>Social and Economic Development</b>  9. Growth Preparedness  12. Housing choices</p>	<p>More detailed sub-area planning  Preserve rural features and limit residential development to lot sizes of one (Residential-Agricultural Zoning District) to five acres (Agricultural Zoning District).</p> <p>New or revised local development regulations:  Require preservation of open space, trees, limit commercial and residential development</p> <p>Incentives  Allow design variances for conservation subdivisions and individual homes</p> <p>Public Investments  Public parks and greenspace/ trails to connect Residential and areas of interest such as general stores, churches, or community centers.</p> <p>Infrastructure Improvements:  Improve water and sewer, extend where practical, road resurfacing and repairing when and where necessary</p>	
<b>Description</b>	<b>Land Uses</b>	
<p>Rural, undeveloped land likely to face development pressures for lower density (one unit per one+ acres) residential development. Typically will have low pedestrian orientation and access, very large lots, open space, pastoral views, high degree of building separation.  <b>Development Strategies/Policies</b>  Maintain rural atmosphere with new residential development by:</p> <ul style="list-style-type: none"> <li>• Permitting rural cluster or conservation subdivision design that incorporate significant amounts of open space.</li> <li>• Encourage compatible architecture styles that maintain regional rural character, without “franchise” or “corporate” architecture.</li> <li>• Wherever possible, connect to regional network of greenspace and trails, available to pedestrians, bicyclists, and equestrians.</li> <li>• Can be designed for greater pedestrian orientation and access, more character with attractive clustering of buildings</li> </ul>	<p>Residential  Agricultural  Outdoor Recreational</p>	

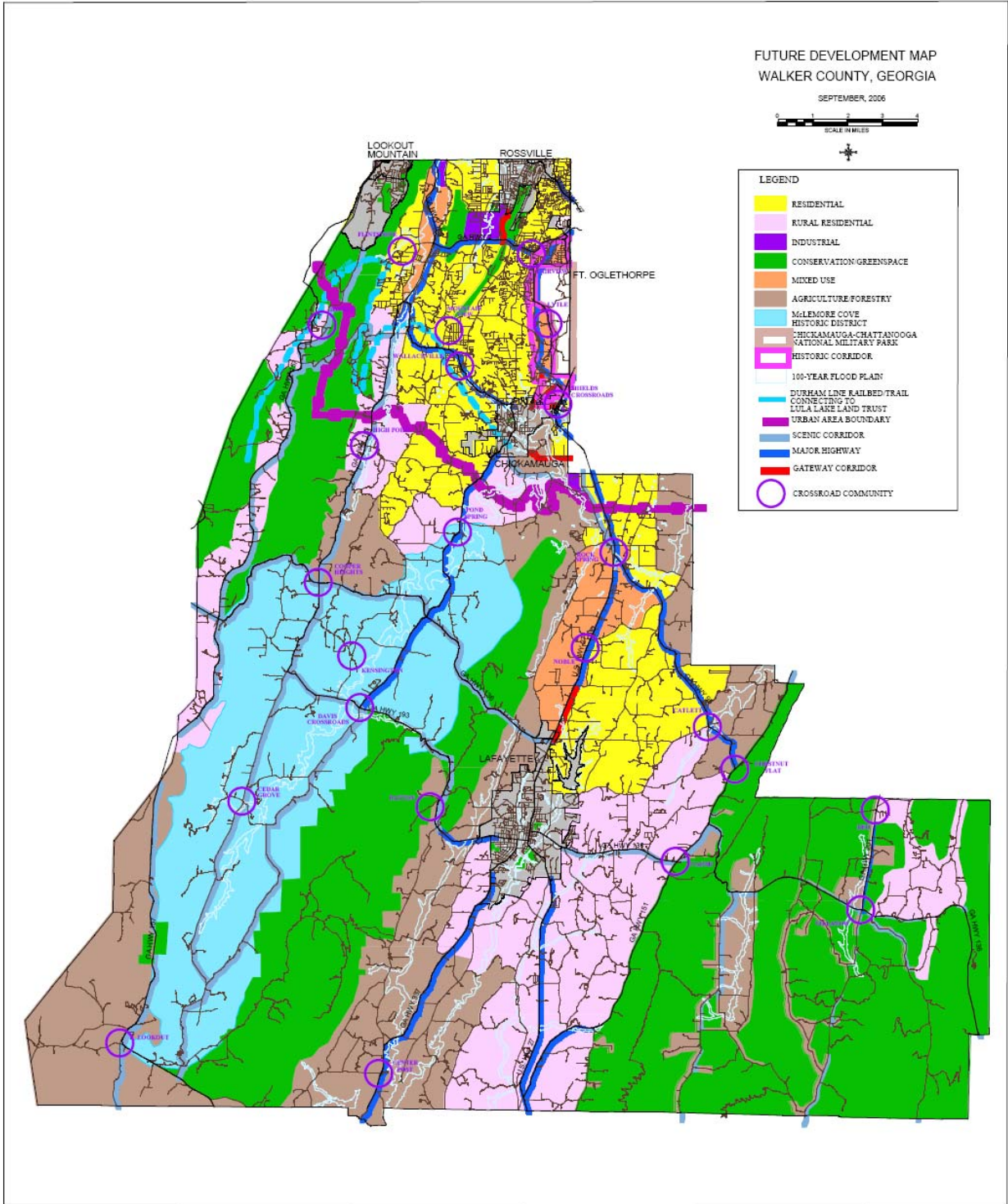
 <p>Hwy 193 near Nickajack Rd.</p>	<b>Future Development Map Narrative</b>	
	<b>Jurisdiction: Walker County</b>	
	<b>Character Area: Agricultural/ Forest</b>	
	<b>Quality Community Objectives (Check those that fit)</b>	<b>Implementation Measures</b>
<p><b>Description</b></p> <p>Lands in open, cultivated state or sparsely settled, woods, farms.</p> <p><b>Development Strategies/Policies</b></p> <p>Maintain rural character by:</p> <ul style="list-style-type: none"> <li>• Strictly limiting new development.</li> <li>• Protecting farmland and open space</li> <li>• Promoting use of conservation easements by land owners</li> <li>• Limit residential subdivisions, require cluster or conservation subdivision design, architecture that maintains rural character.</li> <li>• Widen roadways only when absolutely necessary.</li> <li>• Carefully design the roadway alterations to minimize visual impact</li> <li>• Promote these areas as passive-use tourism, recreation</li> <li>• Help young farmers to develop organic, agriculture and protect the land.</li> </ul>	<p><b>Development Patterns</b></p> <p>3. Sense of place</p> <p>5. Regional identity</p> <p><b>Resource Conservation</b></p> <p>6. Heritage preservation:</p> <p>7. Open space preservation:</p> <p>8. Environmental protection</p> <p><b>Social and Economic Development</b></p> <p>9. Growth Preparedness</p>	<p>More detailed sub-area planning</p> <p>Identify lands that participate in land trusts, conservation easements and the conservation covenant program</p> <p>New or revised local development regulations: Restrict commercial and residential development</p> <p>Incentives:</p> <p>Conservation Covenants for Agricultural Lands</p> <p>Public Investments:</p> <p>Public land as open space, recreation areas</p> <p>Infrastructure Improvements</p> <p>Use utility siting to control growth</p>
	<b>Land Uses</b>	
	<p>Agricultural</p> <p>Silvicultural</p>	

 <p>Rock Spring Community – Highway 27 &amp; Highway 95</p>	<b>Future Development Map Narrative</b>	
	<b>Jurisdiction: Walker County</b>	
	<b>Character Area: Crossroad Community</b>	
	<b>Quality Community Objectives (Check those that fit)</b>	<b>Implementation Measures</b>
	<p><b>Development Patterns</b></p> <ul style="list-style-type: none"> <li>2. Infill development</li> <li>3. Sense of place</li> <li>4. Transportation alternatives</li> <li>5. Regional identity</li> </ul> <p><b>Resource Conservation</b></p> <ul style="list-style-type: none"> <li>6. Heritage preservation</li> <li>7. Open space preservation with development around nodes.</li> </ul>	<p>More detailed sub-area planning Example: traffic study at intersections</p> <p>New or revised local development regulations Example: Traditional Neighborhood Development principles, encourage neighborhood commercial development in nodes, landscaping requirements</p> <p>Incentives: For infill, rehabilitation, development around major intersections</p> <p>Public Investments Example: Beautification projects, signage</p> <p>Infrastructure Improvements Example: Public technology, High speed internet, water and sewerage when in close proximity.</p>
<b>Description</b>	<b>Land Uses</b>	
<p>Historic Communities, Unincorporated, at Intersection of Main Thoroughfares</p> <p><b>Development Strategies/Policies</b></p> <ul style="list-style-type: none"> <li>• Similar Guidelines as for Residential, Rural Residential</li> </ul> <p>Community Concerns</p>	<p>Commercial Residential Neighborhood Commercial</p>	

	<b>Future Development Map Narrative</b>	
	<b>Jurisdiction: Walker County</b>	
	<b>Character Area: McLemore Cove Historic District</b>	
	<b>Quality Community Objectives (Check those that fit)</b>	<b>Implementation Measures</b>
<p><b>Development Patterns</b></p> <ul style="list-style-type: none"> <li>3. Sense of place</li> <li>5. Regional identity</li> </ul> <p><b>Resource Conservation</b></p> <ul style="list-style-type: none"> <li>6. Heritage preservation</li> <li>7. Open space preservation</li> <li>8. Environmental protection</li> </ul>	<ul style="list-style-type: none"> <li>• More detailed sub-area planning: Identify the agricultural lands within the district using our GIS Technology. Identify all lands under conservation covenants and land trust using GIS Technology.</li> <li>• New or revised local development regulations. Consider new McLemore Cover Historic Overlay District with associated land development regulations.</li> <li>• Incentives Incentives for use of Conservation Subdivision design.</li> <li>• Public Investments Mountain Cove State Park and Resort for Tourism of the Cove, Pigeon Mountain Wildlife Reserve, Cloudland Canyon State Park Area, etc.</li> <li>• Infrastructure Improvements Water and Sewer in coordination with the State Park and Resort.</li> </ul>	
<b>Description</b>	<b>Land Uses</b>	
<p>“National Register Registration Form (7/27/94), ‘the McLemore Cove Historic District is significant as a geographically well-defined rural area reflecting the patterns of agricultural and rural development in Northwest Georgia for more than a century’...</p> <p>Threats to historic integrity:</p> <ul style="list-style-type: none"> <li>• Changes in land use or management practices that alter vegetation, change the size or shape of fields, erase boundary demarcations, or flatten the contours of the land;</li> <li>• Abandonment, realignment, widening, or resurfacing of historic roadways;</li> <li>• Introduction of non-historic land uses such as quarries, open-pit mining, tree farms, sanitary landfill, recreational areas, public utilities, and subdivision for residential, commercial, or industrial development;</li> <li>• Deterioration, abandonment, relocation, demolition, or substantial alteration of</li> </ul>	<ul style="list-style-type: none"> <li>Conservation</li> <li>Historic</li> <li>Agricultural</li> <li>Residential</li> <li>Neighborhood Commercial</li> <li>Recreational</li> <li>Agri-Business</li> <li>Overnight Accomodations</li> </ul>	
<p>Mountain Cove</p>		

<p>historic buildings and structures; and</p> <ul style="list-style-type: none"> <li>• Construction of new buildings and structures;</li> <li>• Loss of boundary demarcations, and small-scale landscape features; and disturbance of archaeological sites.</li> </ul> <p>National Register listing does little to protect the pastoral and agricultural character of a rural historic landscape or the qualities, characteristics, or features that contribute to its eligibility. Protection must involve a strategy ...that integrates natural resource protection, scenic protection, farmland retention, and historic preservation." From: "Significant Cultural Resources," Dan Latham, CVRDC.</p>		
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# Future Development Map Walker County



## Quality Community Objectives - Local Assessment by Walker County

### *Traditional Neighborhoods*

- Our community does not have an organized tree-planting campaign in public areas that will make walking more comfortable in summer.
- We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.
- Our community maintains its sidewalks and vegetation well so that walking is an option some would choose in our more urbanized areas.

### *Infill Development*

- Our community is actively working to promote brownfield and greyfield redevelopment.

### *Sense of Place*

- If someone dropped from the sky into our community, they would know immediately where they were, based on our distinct characteristics.
- We have delineated the areas of our community important to our history and heritage and have taken steps to protect those areas.

### *Transportation Alternatives*

- We have the beginnings of an intermodal transportation system that includes, public transportation, railway, bike paths, sidewalks, safe routes to schools, horse back, treeline transportation corridors, well developed four lane highways and are working to enhance it.
- We have the Walker Transit System that is available to all residents at a very minimal fee.

### *Regional Identity*

- Our community is characteristic of the region in terms of architectural styles, heritage, and natural resources.
- Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.
- Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal).
- Our community participates in the Georgia Department of Economic Development's regional tourism partnership.
- Our community promotes tourism opportunities based on the unique characteristics of our region.
- Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment, education.
- We have cottage industries that promote regional identity through products that they make and sell.

### *Heritage Preservation*

- We have designated historic districts in our community.
- We support the Cities in the preservation of our heritage in their areas.
- We have invested in the preservation of several historic structures.

### *Open Space Preservation*

- Our community has a greenspace plan.
- Our community is actively preserving greenspace – either through direct purchase, or by encouraging set-asides in new development.
- We have a local land conservation program, or, we work with state, national, and private land conservation programs to preserve environmentally important areas in our community.
- We have a conservation subdivision ordinance for residential development that is beginning to be widely used and protects open space in perpetuity.

### *Environmental Protection*

- We have identified some of our defining natural resources and have taken steps to protect them, but hope to enhance this part of our programs.
- We are using stormwater best management practices for all new development.
- We have land use measures that will protect the natural resources in our community (wetlands, floodplain or marsh protection, etc.)

### *Growth Preparedness*

- We have designated areas of our community where we would like to see growth. These areas are based on the availability of services.

### *Appropriate Businesses*

- We recruit businesses that provide or create sustainable products.
- We have a diverse jobs base, so that one employer leaving would not cripple us.

### *Employment Options*

- Our economic development program has an entrepreneur support program.
- Northwester Technical College works very hard to support our local community in workforce development.
- We have several viable industries in our area, with some of our major employers being GE, Blue Bird, the County School System and the County Government.

### *Housing Choices*

- Our community allows accessory units like garage apartments or mother-in-law units.
- Our community has enough housing for each income level (low, moderate, and above-average incomes).
- We encourage new residential development to follow the pattern of our original town, continuing the existing street design and recommending smaller setbacks.
- We have vacant and developable land available for multifamily housing.



- We allow multifamily housing to be developed in our community.
- We support community development corporations building housing for lower income households.

#### *Educational Opportunities*

- Our community provides work-force training options for our citizens through Northwestern Technical College.
- Our workforce training programs provide citizens with skills for jobs that are available in our community.
- Our community has higher education opportunities, or is close to a community that does.

#### *Local Self-determination*

- We have processes in place that make it simple for the public to stay informed on land use and zoning decisions, and new development.
- We have a public-awareness element in our comprehensive planning process.
- We have clearly understandable guidelines for new development.
- We have reviewed our development regulations and/or zoning code recently and are sure that our ordinances will help us achieve our QCO goals.
- We have a budget for annual training for planning commission members and staff, and we use it.
- Our elected officials understand the land-development process in our community

#### *Regional Cooperation*

- We plan jointly with our cities and county for Comprehensive Planning purposes
- We cooperate with at least one local government to provide or share services (parks and recreation, E911, Emergency Services, Police or Sheriff's Office, schools, water, sewer, other).

Short Term Work Program

Walker County

2007-2011

Walker County Short-Term Work Program 2007-2011

Community Facilities and Services				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Water Projects	2007-2011	County		County/State/Federal
Armuchee Valley	2007-2011	County	20 million	County/State/Federal
Lookout Mountain	2007-2011	County	1 million	County/State/Federal
Mountain View Subdivision	2007-2011	County/WCWSA	90,000	County/State/Federal/WCWSA
West Cove Road	2007-2011	County/WCWSA	100,000	County/State/Federal/WCWSA
Coke Oven to Chattanooga Valley Contact Water Line	2007-2011	County/WCWSA	TBD	County/State/Federal/WCWSA
Sewer Projects	2007-2011	County/WCWSA		County/State/Federal/WCWSA
Dry Valley Road	2007	County/WCWSA	1.25 million	County/State/Federal/WCWSA
Lail Road	2007-2008	County/WCWSA	1.25 million	County/State/Federal/WCWSA
Evaluate other areas of the County to determine future needs and include on the next SPLOST.	2007-2008	County/WCWSA		County/State/Federal/WCWSA
New Project TBD and completed	2008-2011	County/WCWSA		County/State/Federal/SPLOST/WCWSA
Expand Civic Center (Parking & Storage)	2008	County	600,000	County
Recreational Facilities	2007-2011	County	2 million	County, DNR, DCA, (HPD)
Recreational Facilities – County Sports Complex – Community Center and Athletic	2007-2011	County	10 million	County, State
Continue to pursue an Equestrian/Sports Complex at the Old Barwick Mill	2008-2011	County	TBD	County/SPLOST
Explore opportunities for a new and larger Agricultural Facility in order to expand use.	2009-2011	County	TBD	County/SPLOST
Walker County Primary Health Care	2007	County	1 million	County, CDBG Grant, Federal
Road Re-striping Program	2007-2011	County	250,000	County, GDOT
County-wide Utility Plan	2007-2011	County	8 million	County, DCA
Explore options for 4 year college programs perhaps using Northwestern Technical College location	2007-2011	County	0	County
Participate in the Work Force Development Program through the Department of Community Affairs	2007-2011	County	0	County
Implement Hazard Mitigation Plan	2007-2011	County	\$20,000	County, Grants, SPLOST, etc.

Community Facilities and Services				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Continue to work toward Class 3 ISO Rating	2007-2011	County	TBD	County
Construction of New East Armuchee Fire Hall and Community Center	2009	County	\$200,000	County/SPLOST
Construction of Highway 136 & 157 Fire Hall	2010	County	\$100,000	County/SPLOST
Construction of Old Mineral Springs Rd Fire Hall	2010	County	\$100,000	County/SPLOST
Update Communities Facilities Element of Comprehensive Plan	2007-2011	County	0	County, RDC

Walker County Short-Term Work Program 2007-2011

Economic Development				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Increase participation and utilization of economic development services available by participating in the North Georgia Development Authority	2007-2009	County, Chamber, NGJDA	0	County, Chamber
Develop standard incentive package to encourage industrial and commercial businesses to locate in Walker County.	2007-2011	County, Chamber, NGJDA	0	County
Develop an inventory of vacant sites and buildings that are available for new or redevelopment and/or infill development	2008	County, Chamber, NGJDA	0	County
Develop a business development strategy based on our community's strengths, assets, and weaknesses.	2008	County, Chamber, NGJDA	0	County
Consider the types of businesses already in our community and our available workforce and create a plan to recruit business/industry that we be compatible.	2008	County, Chamber, NGJDA	0	County
Using the business plans and participating in the NGJDA, encourage new jobs for skilled and unskilled labor, as well as professional and managerial jobs.	2008	County, Chamber, NGJDA	0	County
Develop Comprehensive Tourism Plan	2007-2009	County, Chamber	50,000	County, RDC
Develop Hwy 27 and Hwy 2 Tourism Corridor – including frontage roads	2007-2011	County	Being explored by DOT & ACCG	County, State
State Park Lodge on Pigeon Mountain with trails	2007-2011	State	30 million	State
Equestrian Center – redevelopment of brownfields	2007-2011	Public/private	20 million	County, SPLOST, Private
Industrial Park Development/Re-development in Rossville Area	2007-2011	County	5 million	City, County, Private
Ongoing exploration of new industrial development and use of Industrial Revenue Bonds	2007-2011	County	0	County
Embrace and encourage cultural heritage (i.e. artists, writers, etc.) in economic development by hosting art exhibits and other activities.	2007-2011	County	0	County
Downtown re-development Rossville,	2007-2011	County, Rossville,	6 million	County, Rossville, Lafayette,

Chickamauga, and Lafayette		Lafayette		DCA
Encourage new development of hotels, bed & breakfast, and other overnight accommodations to allow for overnight tourist to our area	2007-2011	County, Chamber, NGJDA	0	County
Pursue sit down restaurants to locate in areas of Walker County to add to tourism plan.	2007-2011	County	0	County
Shields Crossroads Hotel and Welcome Center	2007-2011	County	10 million	County
Market Walker County as a location for filming for Motion Picture Industry	2007-2011	County, Chamber	0	County, Chamber
Pursue opportunities for Broadband in Walker County	2007-2011	County	0	County
Pursue opportunities to locate a sports complex such as YMCA or other similar organization.	2007-2011	County & Private Partnership, NGJDA, Chamber	TBD	County & Private Partnership
Update Economic Development Element of Comprehensive Plan	2007-2011	County, NGJDA, Chamber	0	County, NGJDA, Chamber, RDC

Walker County Short-Term Work Program 2007-2011

Housing				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Encourage mixed use developments to meet need of affordable, safe housing for all age groups and family types in communications with potential developers.	2007-2011	County	0	County
Encourage mixed use developments to meet need of affordable, safe housing for all age groups and family types by providing information on the Department of Community Affairs funding opportunities for these types of projects.	2007-2011	County	0	County
Update Housing Element of Comprehensive Plan	2007-2011	County	0	County/RDC

Walker County Short-Term Work Program 2007-2011

Land Use				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Amend Walker County Land Development Regulations to be more comparable to Better Site Design Standards and to better protect existing farmland.	2007-2011	County	10,000	County, RDC
Update County's Official Code Section Manual (Annually)	2007-2011	County	0	County
Have all Land Development Regulations available on CD for sale to the public.	2008	County	0	County
Continue to review and update Land Development Regulations as appropriate.	2007-2011	County	0	County
Update Websites on a regular basis for most current information including codes on municode.com, flagshipgis.com and on walker.co.ga.us.	2007-2011	County	50,000	County
Add additional information to flagshipgis.com as it becomes available, example flood maps, zoning updates, storm drainage structures, etc.	2007-2011	County	10,000	County
Rock Spring – Stormwater Management Study and Community Plan including wetland protection project with community park/educational area	2007-2011	County	50,000	County, SPLOST, Grants, Private Partnerships
Continue to Implement the New Stormwater Management Program	2007-2011	County	100,000	County, SPLOST, Grants
Implement the TMDL Implementation Plan	2007-2011	County	250,000	County, Grants
Explore the Opportunity for an Overlay District in McLemore Cove Area	2007-2008	County	20,000	County
Updating and developing ordinances to manage growth – including incentives to attract unique housing developments	2007-2011	County	0	County, RDC
Make GIS capabilities available in all County offices that can benefit from the system.	2008-2011	County	\$75,000	County, SPLOST, Grants
Add the Cities' information to the County GIS system and website, including zoning, flood maps, etc.	2008-2011	County/Cities	0	County/Cities
Update Walker County Comprehensive Plan	2007-2011	County	10,000	County



Walker County Short-Term Work Program 2007-2011

Natural and Cultural Resources				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Indian Artifacts Museum at Barwick Mill or other appropriate location.	2007-2011	County/Cherokee Nation	3 million	Cherokee Nation
Civil War Historical Marker Trails	2007-2011	County/DOT	102,000	County, State
County trails system – extension of greenspace throughout county for connectivity	2007-2011	County	2.5 million	State/Federal
Publish map of countywide parks and recreation resources	2007-2008	County	10,000	County
Create and continue to update the Walker County Water Resources Map using our GIS system and use it to help protect our natural resources.	2008-2011	County	0	County
Take steps toward revising the land development regulations in order to protect steep slopes and the bluff.	2008	County	0	County
Work with TVA and other organizations within the Quality Growth Readiness Program.	2007-2011	County	0	County
Historic Preservation Plan for Walker Co.	2007-2011	County	10,000	County, DNR, HPD

General Planning				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Update Population Element of Comprehensive Plan	2007-2011	County	0	County, RDC
Update computer equipment, software and other technology in all County Offices as needed.	2007-2011	County	\$100,000	County/SPLOST
Strategize on incentives for preventing high school drop-out	2007-2011	County	0	County
Participate in the Safe routes to school program	2007-2011	County School System	0	County/County Board of Education

# Report of Accomplishments

Walker County

2001-2005

<b>WALKER COUNTY</b>	<b>SUMMARY OF SHORT-TERM WORK PROGRAM REPORT OF ACCOMPLISHMENTS</b>				
<b>Work Program</b>	<b>Completed</b>	<b>** Currently Underway</b>	<b>** Postponed *</b>	<b>Not Accomplished *</b>	<b>* Explanation for Postponed or Unaccomplished Program</b>
<b>COMMUNITY FACILITIES</b>					
Fire Departments Improvements		X			Some improvements have been complete. We have accomplished a Class 4 ISO, but there are still improvements to be made.
911 Systems Upgrade	X				
Roads / Bridge Projects (priority list)		X			Always ongoing.
Water Project/Armuchee Valley		X			Continuing to try to secure funding for this project.
Expand Civic Center (Parking & Storage)		X			
Recreational Facilities		X			Some new facilities were constructed but not all that are planned have been completed, so this is considered ongoing.
Road Re-striping Program		X			Always ongoing.
Computerize Civic Center (Booking/Records)	X				
Computerize Road Dept.	X				
County-wide Utility Plan		X			
Restoration County Courthouse	X				
Update Communities Facilities Element of Comprehensive Plan	X				
Funding for State Patrol Barracks	X	X			The new driver's license facility was funded and complete, but now we are working on a new State Patrol Barracks.

<b>WALKER COUNTY</b>	<b>SUMMARY OF SHORT-TERM WORK PROGRAM REPORT OF ACCOMPLISHMENTS</b>				
<b>Work Program</b>	<b>Completed</b>	<b>** Currently Underway</b>	<b>** Postponed *</b>	<b>Not Accomplished *</b>	<b>* Explanation for Postponed or Unaccomplished Program</b>
<b><i>ECONOMIC DEVELOPMENT</i></b>					
Develop Comprehensive Tourism Plan		X			
Industrial Park Development		X			The Rock Spring Industrial Park is completed and is being marketed, but now we are also working on a new plan for the Rossville Area.
Update Economic Development Element of Comprehensive Plan	X				
Agriculture Center	X				
Downtown Re-development Rossville/LaFayette		X			
<b><i>HOUSING</i></b>					
Update Housing Element of Comprehensive Plan		X			
<b><i>LAND USE</i></b>					
Pursue Commercial Development on HWY 27		X			
Amend Walker County Zoning Ordinance		X			
Develop Walker Co. Comprehensive Plan		X			
<b><i>NATURAL / HISTORIC RESOURCES</i></b>					
Historic Preservation Plan for Walker Co.	X				
Update Historic Resource element of Comprehensive Plan	X				
<b><i>GENERAL PLANNING</i></b>					
Update Population Element of Comprehensive Plan		X			

# City of Chickamauga

## Priority Issues for City of Chickamauga

### *Population*

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

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

### *Economic Development*

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

### *Natural & Cultural Resources*

1. There is no on-going and active education about resource conservation and protection for the public, local elected officials, developers, economic developers, etc.
2. The community is not working regionally to protect resources.
  - The protection of community resources is inadequate.
  - Our community has not developed means of protecting significant resources.
3. There are no linkages (existing or planned) between local trail systems, state designated bike routes, and existing trails in neighboring communities.

### *Facilities and Services*

1. Our community does not have the fiscal capacity to meet future needs.
2. The age, capacity function, safety, and maintenance needs of community's public facilities have not been inventoried.
3. Our community is not physically locating services (other than downtown) in compact areas to benefit the citizenry and make for easy access (walking, biking).

## *Housing*

- Chickamauga is a bedroom community for residents who commute to Catoosa County, Chattanooga, Dalton, and Atlanta. Overall, the housing situation is good.
1. Will the city's residential growth exceed its ability to provide services such as schools?
  2. There is a lack of special needs housing (elderly, handicapped, etc.) in our community. There is no inventory of public and private land available for the development of future housing.
- Our community does not have varied housing options available to meet residents' needs at all stages of life.
3. The community needs to be more self-sustaining by having a healthy mix of business which will meet the needs of residents.
    - Although mixed-use zoning has been created, currently there is no mix of housing types in neighborhoods/new developments in our community. The mill village might be considered mixed-use development.
    - Our community's neighborhoods do not have a healthy mix of uses, like corner groceries, barber shops, or drugstores within easy walking distance of residences. Schools are not located within our community's neighborhoods.

## *Land Use*

1. Our community does not have a center focus that combines commercial, civic, cultural and recreational uses.
2. Our community has not adopted/does not enforce building codes.

## *Transportation*

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

*Intergovernmental Coordination*

1. Our community does not coordinate with other local governments in order to ensure maintenance of roads; delivery of utility services; efficient investment in schools and other public buildings.
2. Non-profit and neighborhood organizations, etc. are not adequately represented at government meetings
3. Our community does not have any border agreements to address detailed questions of land use, access, property value and annexation procedures. Procedures to address proposed city annexations disputed by the county are contained in the existing Service Delivery Strategy agreement developed under HB489 requirements.



## Areas Requiring Special Attention – City of Chickamauga

### ***Property listed in the National Historic Register***

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

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

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

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

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

### ***Groundwater Recharge Area***

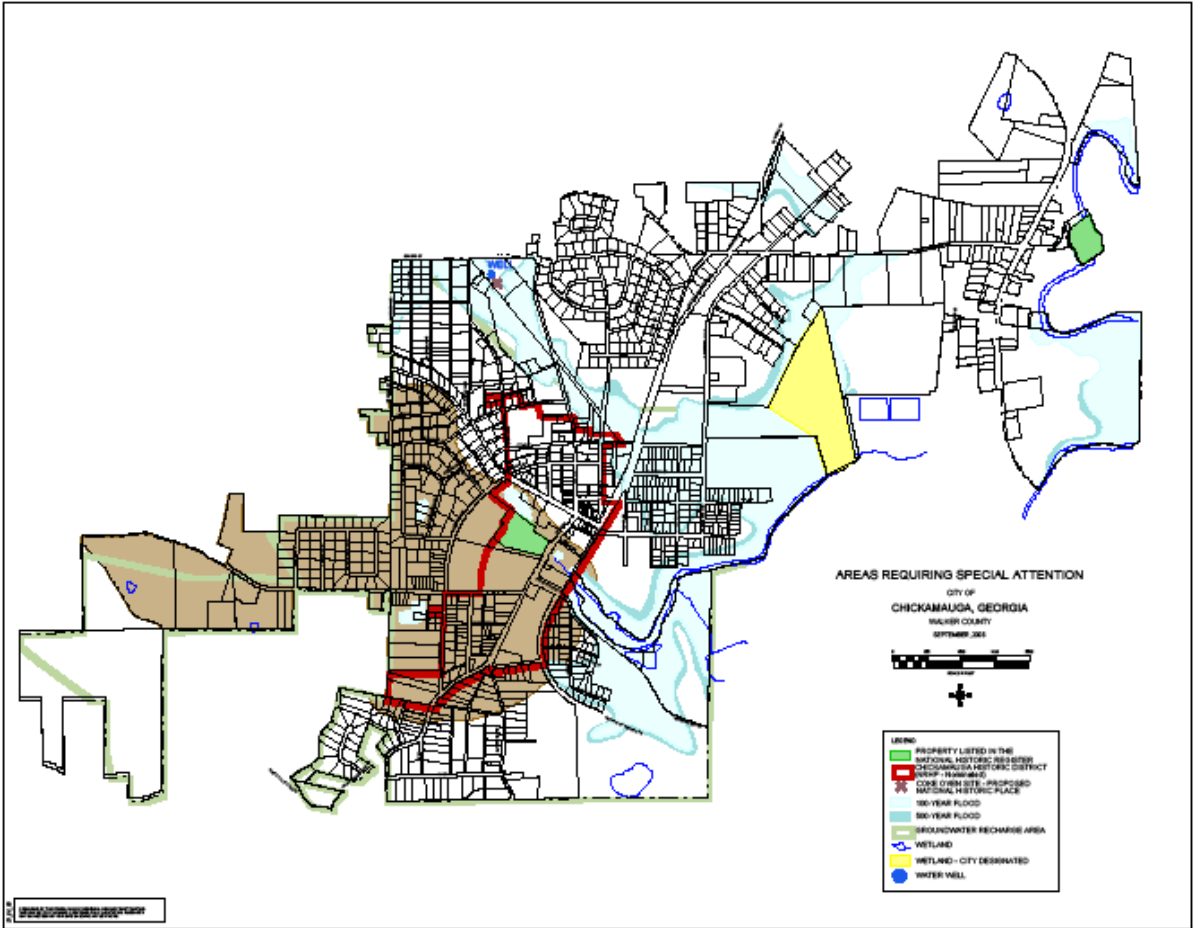
Recharge is the process by which groundwater is replenished. A recharge area is where precipitation is able to transmit downward to an aquifer. Unless the area is solid rock or covered by development or impervious areas, a certain percentage of precipitation will infiltrate. Areas that transmit the most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

### ***Wetlands***

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

### ***Wetland – City Designated***

### ***Water Well***



## Future Development Map Narrative for the City of Chickamauga

The future development narrative identifies the following for each character area: A written description and picture that makes clear what types of development will be encouraged in the character area; a list of specific land uses to be allowed in the area; a list of Quality Community Objectives to be pursued in that area; and identification of implementation measures to achieve the desired development pattern.

### *Gateway Corridor*

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

### *Conservation, Preservation, Greenspace*

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

### *Historic District and Town Center*

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

### *Industrial*

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


### *Traditional Residential*


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


### *Mill Village*

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


	<b>Future Development Map Narrative</b>	
	<b>Jurisdiction: Chickamauga</b>	
	<b>Character Area: Gateway Corridor</b>	
	<b>Quality Community Objectives</b>	<b>Implementation Measures</b>
<b>Description</b>	<p>Developed or undeveloped land paralleling the route of a major thoroughfare that serves as an important entrance or means of access to the community.</p> <p><b>Development Strategies/Policies</b> Focus on appearance with appropriate signage, landscaping and other beautification measures.</p> <ul style="list-style-type: none"> <li>• Manage access to keep traffic flowing; using directory signage to clustered developments.</li> </ul>	<p><b>Development Patterns</b> 2. Infill development 3. Sense of place 5. Regional identity</p> <p><b>Resource Conservation</b> 6. Heritage preservation: 7. Open space preservation: 8. Environmental protection</p> <p><b>Social and Economic Development</b> 10. Appropriate businesses 12. Housing choices</p> <p><b>Governmental Relations</b> 14. Local self-determination 15. Regional cooperation</p> <p><b>Land Uses</b> <b>Commercial (only in US Hwy 27 area)</b> <b>Hotel</b> <b>Retirement community</b> <b>Movie theater</b></p>
	<ul style="list-style-type: none"> <li>• More detailed sub-area planning Example: historical overlay district</li> <li>• New or revised local development regulations Example: Sidewalk width, other streetscape elements</li> <li>• Incentives: Developer variances for preserving trees</li> <li>• Public Investments Example: Beautification projects</li> <li>• Infrastructure Improvements Example: maintain sidewalks, street lamps</li> </ul>	


	<b>Future Development Map Narrative</b>	
	<b>Jurisdiction: Chickamauga</b>	
	<b>Character Area: Greenspace Conservation Area</b>	
	<b>Quality Community Objectives</b>	<b>Implementation Measures</b>
<b>Description</b>	<p>Primarily undeveloped natural lands and environmentally sensitive areas not suitable for development, e.g., scenic views, coast, steep slopes, floodplains, wetlands, watersheds, wildlife management areas and other environmentally sensitive areas.</p> <p>Development Strategies/Policies  Maintain natural, rural character by:</p> <ul style="list-style-type: none"> <li>• No new development</li> <li>• Promotion of conservation easements</li> <li>• Widen roadways in these areas only when absolutely necessary.</li> <li>• Design roadway alterations to minimize visual impact.</li> <li>• Promote as passive-use tourism and recreation destinations</li> </ul>	
	<p><b>Development Patterns</b>  3. Sense of place  5. Regional identity  <b>Resource Conservation:</b>  7. Open space preservation  8. Environmental protection  <b>Governmental Relations</b>  14. Local self-determination</p>	<p>More detailed sub-area planning  Example: Specify features to be preserved, highlighted</p> <p>New or revised local development regulations  Example: Minimal development</p> <p>Incentives  Example: Conservation easements in endangered areas receive higher rental payments</p> <p>Public Investments  Example: Maintenance, marketing as passive use recreation</p> <p>Infrastructure Improvements  Example: Road maintenance, alteration guidelines</p>
	<b>Land Uses</b>	
	<p>Hiking and biking trails  Picnic areas</p>	


 <p>Walker Co. Regional Heritage/Train Museum.</p>	<b>Future Development Map Narrative</b>	
	<b>Jurisdiction: Chickamauga</b>	
	<b>Character Area: Historic District</b>	
	<b>Quality Community Objectives</b>	<b>Implementation Measures</b>
<p><b>Description</b></p> <p>Historic district or area containing features, landmarks, civic or cultural uses of historic interest. Characteristics may vary</p> <p><b>Development Strategies/Policies</b></p> <p>Protect historic properties from demolition, encourage rehabilitation with appropriate incentives, including National Register of Historic places designation, tied to eligibility for tax incentive programs.</p> <ul style="list-style-type: none"> <li>• Historic properties should be maintained or rehabilitated/ restored (see Secretary of the Interior's Standards for Rehabilitation).</li> <li>• New development should fit historic scale and architectural design</li> <li>• Pedestrian access and open space should be provided</li> <li>• Linkages to regional greenspace/ trail system</li> </ul>	<p><b>Development Patterns</b></p> <p>3. Sense of place 5. Regional identity</p> <p><b>Resource Conservation</b></p> <p>6. Heritage preservation: 8. Environmental protection</p> <p><b>Social and Economic Development</b></p> <p>10. Appropriate businesses 12. Housing choices 13. Educational opportunities</p> <p><b>Governmental Relations</b></p> <p>14. Local self-determination</p>	<p>More detailed sub-area planning Example: Heritage-based planning</p> <p>New or revised local development regulations Example: Streetscape requirements</p> <p>Incentives: Variances granted for infill, preservation/ Free wifi access</p> <p>Public Investments Example: Beautification projects Create/ Empower Historic Preservation Commission</p> <p>Infrastructure Improvements Example: Public technology, transit</p>
	<b>Land Uses</b>	

	<b>Future Development Map Narrative</b>	
	<b>Jurisdiction: Chickamauga</b>	
	<b>Character Area: Industrial</b>	
	<b>Quality Community Objectives</b>	<b>Implementation Measures</b>
<p style="text-align: center;"><b>Description</b></p> <p>Land used in higher intensity manufacturing, assembly, processing activities where noise, particulate matter, vibration, smoke, dust, gas, fumes, odors, radiation, or other nuisance characteristics are not contained on-site.</p> <p><b>Development Strategies/Policies</b> Encourage greater mix of uses (such as retail and services to serve industry employees) to reduce automobile reliance/use on site.</p>	<p><b>Development Patterns</b> 2. Infill development 3. Sense of place</p> <p><b>Resource Conservation</b> 6. Heritage preservation: 8. Environmental protection</p> <p><b>Social and Economic Development</b> 10. Appropriate businesses 11. Employment options :</p> <p><b>Governmental Relations</b> 14. Local self-determination</p>	<p>More detailed sub-area planning Use industrial and small industry parks; have mix of small and large industry</p> <p>New or revised local development regulations: Require percentage of openspace on site</p> <p>Incentives: Tax breaks for incubators and small business for reuse and site cleanup</p> <p>Public Investments: Install high-speed internet, provide alternative access roads</p> <p>Infrastructure Improvements: Maintain and upgrade roads, install traffic lights, improve sewer/water</p>
	<b>Land Uses</b> <b>Attract additional industry</b> <b>Attract mix of industry</b>	

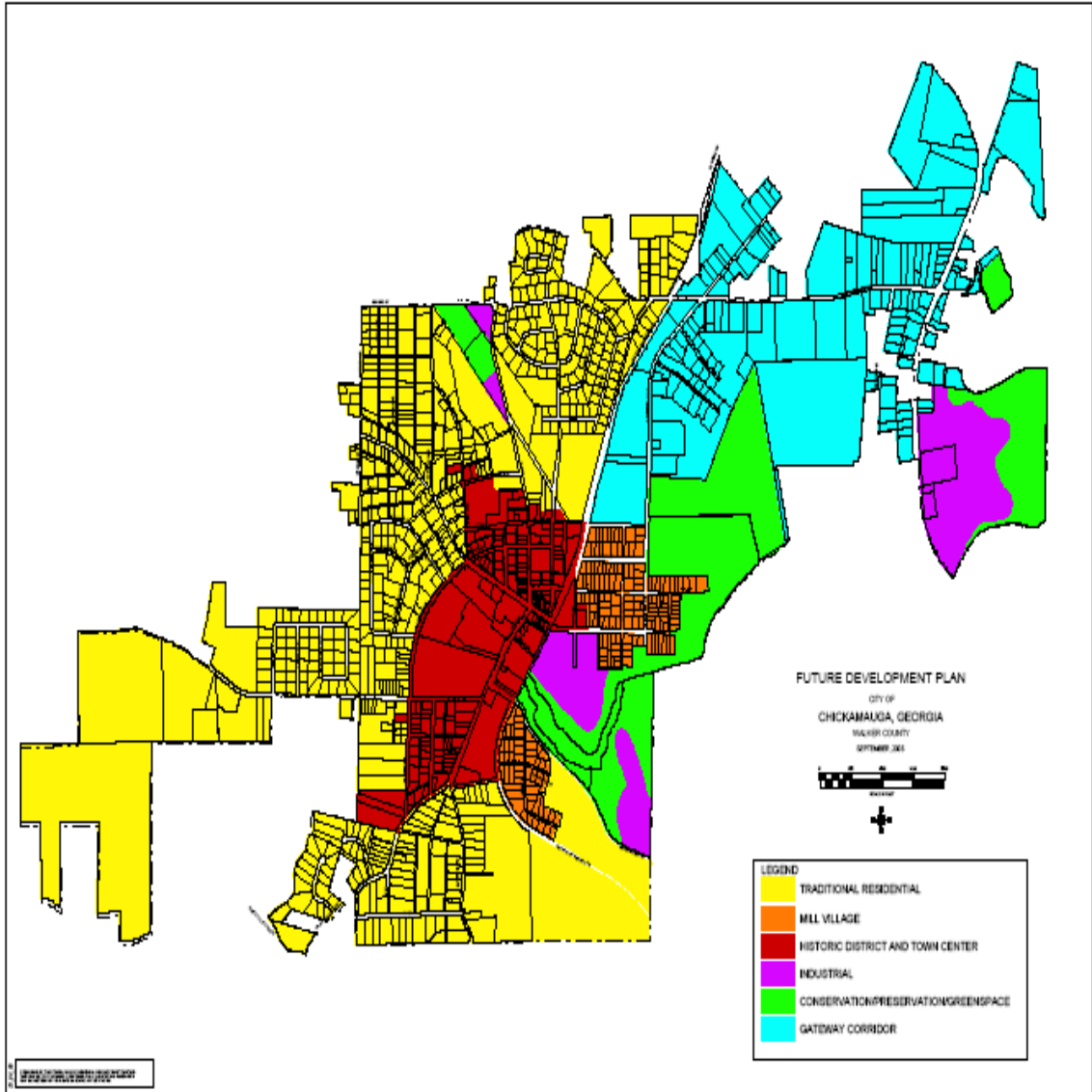


	<b>Future Development Map Narrative</b>	
	<b>Jurisdiction: Chickamauga</b>	
<b>Character Area: Stable Traditional Neighborhood/Traditional or Historic Residential</b>		
	<b>Quality Community Objectives</b>	<b>Implementation Measures</b>
<b>Description</b>	<p><b>Development Patterns</b>  1. Traditional neighborhood  2. Infill development  3. Sense of place</p> <p><b>Resource Conservation</b>  6. Heritage preservation:</p> <p><b>Social and Economic Development</b>  12. Housing choices</p> <p><b>Governmental Relations</b>  14. Local self-determination</p>	<p>More detailed sub-area planning: Preserve traditional and historic features while adapting for current use</p> <p>New or revised local development regulations: Preservation, rehabilitation, infill guidelines and emphasis</p> <p>Incentives  Tax incentives or variances</p>
<p>A neighborhood having relatively well-maintained housing, possess a distinct identity through architectural style, lot and street design, and has higher rates of home-ownership. Location near declining areas of town may cause this neighborhood to decline over time. Built on grid pattern, pre-WWII housing, sidewalks, small yards.</p> <p><b>Development Strategies/Policies</b></p> <ul style="list-style-type: none"> <li>• Reinforce stability by encouraging homeownership and maintenance or upgrade of existing properties.</li> <li>• Vacant properties in the neighborhood offer an opportunity for infill development of new, architecturally compatible housing.</li> <li>• Include well-designed new neighborhood activity center at appropriate locations, which would provide a focal point</li> <li>• Strong pedestrian and bicycle connections for residents</li> </ul>	<b>Land Uses</b>	<p>Public Investments  Sidewalks, beautification projects</p> <p>Infrastructure Improvements:  Improve existing water and sewer, provide high speed internet, transit</p>
	<p><b>Maintain traditional neighborhood</b>  <b>Mixed Use neighborhood</b></p>	

	<b>Future Development Map Narrative</b>	
	<b>Jurisdiction: Chickamauga</b>	
	<b>Character Area: Downtown/Town Center</b>	
	<b>Quality Community Objectives</b>	<b>Implementation Measures</b>
<b>Description</b> A concentrated focal point with general retail, service commercial, professional office, higher-density housing, public and open space <b>Development Strategies/Policies</b> <ul style="list-style-type: none"> <li>• Relatively high-density mix of retail, office, services, employment</li> <li>• Higher density mixed income housing options next to the center</li> <li>• Design for pedestrians with connections between uses</li> <li>• Define road edges by locating buildings at roadside, rear parking</li> <li>• Include direct connections to the greenspace and trail networks.</li> <li>• Add sidewalks, pedestrian-friendly trail/bike routes to link to neighboring communities, libraries, schools, parks, health centers, etc.</li> </ul>	<b>Development Patterns</b> 3. Sense of place 4. Transportation alternatives <b>Resource Conservation</b> 6. Heritage preservation: <b>Social and Economic Development</b> 10. Appropriate businesses 12. Housing choices 13. Educational opportunities <b>Governmental Relations</b> 14. Local self-determination	More detailed sub-area planning Create vision for mixed use areas  New or revised local development regulations: Design guidelines, infill use restrictions  Incentives: Tax incentives for downtown mixed use infill  Public Investments: Ask that public spaces/ plazas be included in new developments  Infrastructure Improvements Create wifi hotspots, improve water and sewer, public transit

	<b>Future Development Map Narrative</b>	
	<b>Jurisdiction: Chickamauga</b>	
	<b>Character Area: Mill Village</b>	
	<b>Quality Community Objectives</b>	<b>Implementation Measures</b>
<p style="text-align: center;"><b>Description</b></p> <p>Mill village housing is generally Pre-WWII housing around 800-900 sq. ft. in size located on small lots. Development is done in a “cookie-cutter fashion; 2 bedrooms, 1 bath, kitchen, living room, front and back porches</p>	<p><b>Development Patterns</b> 3. Sense of place 5. Regional identity</p> <p><b>Resource Conservation</b> 6. Heritage preservation:</p> <p><b>Social and Economic Development</b> 12. Housing choices</p> <p><b>Governmental Relations</b> 14. Local self-determination</p>	<ul style="list-style-type: none"> <li>• More detailed sub-area planning</li> <li>• New or revised local development regulations</li> <li>• Incentives</li> <li>• Public Investments</li> <li>• Infrastructure Improvements</li> </ul>
	<b>Land Uses</b>	
	<b>Residential</b>	

# Future Development Map of Chickamauga



## Quality Community Objectives - Local Assessment by Chickamauga

### *Traditional Neighborhoods*

- Our community does not support development “by right” to circumvent the long variance process for developers in order to protect the historic integrity of the area.
- In our overlay district we have a street tree ordinance requiring that new development include shade-bearing trees appropriate to the climate.
- We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.
- Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.
- In some areas several errands can be made on foot, if so desired.
- Some children can and do walk to school safely.
- Schools are located in or near neighborhoods in our community.

### *Infill Development*

- There is a minimum of empty buildings and lots in our community as potential sites for infill development.
- Small lot development (5000 sq. ft. or less) is not permitted as it does not fit with the character of the city.

### *Sense of Place*

- If someone dropped from the sky into our community, they would know immediately where they were, based on our distinct characteristics.
- We have delineated the areas of our community important to our history and heritage and have taken steps to protect those areas.
- We have ordinances to regulate the aesthetics of development in our highly visible areas.
- We have ordinances that regulate the size and type of signage in our community.

### *Transportation Alternatives*

- We have public transportation in our community (Transit on Demand).
- We have a good network of sidewalks to allow people to walk to a variety of destinations.
- We have a sidewalk ordinance requiring new development to provide user-friendly sidewalks.
- We have a plan for bicycle routes through our community. (Regional Bike Plan)
- Commercial and retail development is permitted to share parking areas.

### *Regional Identity*

- Our community is characteristic of the region in terms of architectural styles and heritage.
- Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal).

- Our community participates in the Georgia Department of Economic Development's regional tourism partnership.
- Our community promotes tourism opportunities based on the unique characteristics of our region.
- Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment, education.

#### *Heritage Preservation*

- We have designated historic districts in our community.
- We want new development to complement our historic development and through our Historic Overlay District, ordinances are in place to ensure it.

#### *Open Space Preservation*

- Our community has a greenspace plan.
- Our community is actively preserving greenspace – either through direct purchase, or by encouraging set-asides in new development.
- We have a local land conservation program, or, we work with state, national, and private land conservation programs to preserve environmentally important areas in our community.

#### *Environmental Protection*

- Our community has a comprehensive natural resources inventory.
- We have identified our defining natural resources and have taken steps to protect them.
- Our community has passed the necessary Part V Environmental Ordinances, and we enforce them.
- We have a tree-replanting ordinance for new development.
- We are using stormwater best management practices for all new development.
- We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.)

#### *Growth Preparedness*

- We have population projections for the next 20 years that we refer to when making infrastructure decisions.
- Our local governments, the local school board, and other decision-making entities use the same population projections.
- We have designated areas of our community where we would like to see growth. These areas are based on the natural resources inventory of our community.

#### *Appropriate Businesses*

- Our economic development organization has considered our community's strengths, assets, and weaknesses and has created a business development strategy based on them.

- Our economic development organization has considered the types of businesses already in our community, and has a plan to recruit business/industry that will be compatible.
- We recruit businesses that provide or create sustainable products.
- We have a diverse jobs base, so that one employer leaving would not cripple us.

#### *Employment Options*

- Our economic development program has an entrepreneur support program.
- Our community has jobs for skilled and unskilled labor as well as professional and managerial jobs.

#### *Housing Choices*

- Our community allows accessory units like garage apartments or mother-in-law units.
- People who work in our community can afford to live here, too.
- Our community has enough housing for each income level (low, moderate, and above-average incomes).
- We encourage new residential development to follow the pattern of our original town, continuing the existing street design and recommending smaller setbacks.
- We have options available for loft living, downtown living, or “neo-traditional” development.
- We have vacant and developable land available for multifamily housing.
- We allow multifamily housing to be developed in our community.
- We support community development corporations building housing for lower income households.

#### *Educational Opportunities*

- Our community provides work-force training options for our citizens.
- Our workforce training programs provide citizens with skills for jobs that are available in our community.
- Our community has higher education opportunities, or is close to a community that does.
- Our community has job opportunities for college graduates, so that our children may live and work here if they choose.

#### *Local Self-determination*

- We have a citizen-education campaign to allow all interested parties to learn about development processes in our community.
- We have processes in place that make it simple for the public to stay informed on land use and zoning decisions, and new development.
- We have a public-awareness element in our comprehensive planning process.
- We have clearly understandable guidelines for new development.
- We have reviewed our development regulations and/or zoning code recently and are sure that our ordinances will help us achieve our QCO goals.

- We have a budget for annual training for planning commission members and staff, and we use it.
- Our elected officials understand the land-development process in our community.

*Regional Cooperation*

- We plan jointly with our cities and county for Comprehensive Planning purposes.
- We are satisfied with our Service Delivery Strategies.
- We cooperate with at least one local government to provide or share services (parks and recreation, E911, Emergency Services, Police or Sheriff's Office, schools, water, sewer, other).



Short Term Work Program

City of Chickamauga

2007-2012

Facilities and Services				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Water line replacement and improvement	2007-2012	City	1,000,000	Local, State, Federal
Sewer line replacement and improvement	2007-2012	City	400,000	Local, State, Federal
Develop streetscaping plan for city downtown area - Phase I should be under construction by January 2007	2007-2012	City	1,000,000	Local, State, Federal
Develop and implement sidewalk plan for both residential and business district	2007-2012	City	50,000	City, State
Develop comprehensive recreation plan to include youth, adult, and senior recreation needs	2007-2012	City	50,000	City, State
Recreation improvements	2007-2012	City	100,000	City, State
Trolley car to shuttle visitors	2007-2012	City	100,000	City, State Federal, private
Acquire historic properties currently in the hands of private landowners for protection and public access	2007-2012	City	500,000	City, State Federal, private
Wayfinding signage	2007-2012	City	50,000	City, State
Street Improvements	2007-2012	City	100,000	Local, City, State

Economic Development				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Market the community and recruit new businesses – affiliated with Chamber of Commerce	Current	City and Chamber of Commerce	6,000 annually	Local
Hire professional team to market Chickamauga nationwide	2007-2012	City	50,000	City, State
Marketing our community to be a Heritage Tourism Destination	Current	City and Chamber of Commerce	50,000	Local, State, Federal, ARC
Facilitate building of new hotel/motel	2007	Private	50,000	Private
Market property for Victorian Hotel Complex	2007	Public/Private	25,000	Local, State, Private
Local schools are working with industry to implement walk guides	Current	City	3,000	City, Private
Local schools to partner with industry for Youth Apprenticeship opportunities	Current	School system	50,000	Private
WACOPEP – Business Partnerships with schools	Current	School system, business and industry	10,000	Private
Submit proposal for participation in Georgia Department of Community Affairs Better Hometown Program	2007-2012	City	1,000	City
Develop plan for downtown revitalization	2007-2012	City	20,000	City/DCA
Implement downtown planning strategies	2007-2012	City	45,000	City/DCA

Housing				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Promotion of the development of residential housing units through zoning management	Current	City	0	City

Land Use				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Adopt proper ordinances to enforce building codes	2007-2012	City	25,000	City
Using GPS technology, develop land resource and city infrastructure data bases (in conjunction with the county)	2007-2012	City/County	75,000	City/County
Develop a local greenway plan using Crawfish Springs Park and Coke Oven Park as anchor points in the city. Link with West Chickamauga Greenway Project	Current	City	100,000	City, State, Federal
Conduct annual review and update all land use policies	2007-2012	Chickamauga Planning Commission	10,000	City

Natural and Cultural Resources				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Hold Quality Growth Workshops	Begin 2008 repeat annually	City, CVRDC	2,000	City/DCA
Adopt proper ordinances for protection of community resources, for example, trees	2007-2008	City	1,000	City
Network with community civic organizations to provide beautification and clean-up	2007-2012	City	5,000	City
Develop plan for management of vacant mill village parcels acquired by city during flood mitigation project	2007-2012	City	50,000	City/State
City-wide stormwater runoff plan ( NPDES Phase II) is complete. Continue implementation. \$2/month stormwater fee for residents has been implemented	2005-2007	City	50,000	City
Currently working with Walker County to develop linkages between local trail systems, state designated bike routes, and existing trails in neighboring communities	2007-2012	City, County, State, Federal	100,000	City, County, State, Federal
Developing a bicycle trail	2007-2012	City, County, State, Federal	100,000	City, County, State, Federal
Develop trail from City of Chickamauga to the Chickamauga Battlefield	2007-2012	City, State	100,000	City/State

Historic Resources				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Nominate eligible districts and properties to the National and Georgia Register of Historic Places. Historic Downtown District has been sent to federal government. Nomination for Coke Ovens is underway	Current	City	0	N/A
Purchase Gordon Lee Mansion to add to historic inventory	August 2007	City	1,500,000	City, State, Federal, Private
Develop heritage interpretive facility of Gordon Lee Mansion	2007-2008	City	250,000	City, State, Federal, Private
Develop a comprehensive local historic preservation/landmark ordinance	2007-2012	City	10,000	City

Transportation				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Develop a municipal parking lot	2007-2012	City	250,000	Local, State, Federal
Safe routes to school program	2007-2012	City/School system	50,000	Federal

Report of Accomplishments

City of Chickamauga

2001-2005

CHICKAMAUGA	SUMMARY OF STWP REPORT OF ACCOMPLISHMENTS				
Work Program	Completed	** Currently Underway	** Postponed *	Not Accomplished *	* Explanation for Postponed or Unaccomplished Program
<b>COMMUNITY FACILITIES</b>					
Water Line Replacement and Improvement		X			
Sewer Line Replacement and Improvement		X			
Develop Streetscaping Plan for City Downtown area	X				
Develop and implement sidewalk plan for both residential and business district				X	Lack of Funds
Develop Comprehensive Recreation Plan to include youth, adult, and senior recreation needs				X	Lack of Funds & Resources
Develop Coke Oven Park Master Plan and implement proposals	X				
Upgrade City Computer System	X				
<b>ECONOMIC DEVELOPMENT</b>					
Submit proposal for participation in Georgia Dept. of Community Affairs Better Hometown Program				X	Not interested at this time
Develop plan for downtown revitalization		X			
Implement Downtown Planning Strategies		X			

<b>HOUSING</b>					
Promote the development of residential housing units					
through zoning management		X			
<b>LAND USE</b>					
Develop City Sign Ordinance	X				
Develop City Communication Tower Ordinance	X				
Conduct annual review and update all land use policies		X			
Compile digest of all City Ordinances	X				
Using GPS technology develop land resource and city infrastructure databases				X	Lack of Funds & Resources
Develop a local greenway plan using Crawfish Springs Park and Coke Oven Park as anchor points in the city. Link with West Chickamauga Greenway Project.		X			
<b>HISTORIC RESOURCES</b>					
Nominate eligible districts and properties to the National and Georgia Register of Historic Places		X			
Develop a Comprehensive Local Historic Preservation/Landmark Ordinance				X	Lack of Funds & Resources
Support historic preservation initiatives in City/County	X				
Form a local historic preservation organization as					
an advocate group for preservation awareness				X	



Network with community civic organizations to					
provide beautification and cleanup in the City				<b>X</b>	
<b>NATURAL RESOURCES</b>					
Identify needed strategies to comply with Federal		X			
and state water supply regulations and wetland					
protection					
Network with community civic organizations to					
provide beautification and cleanup in the City				<b>X</b>	
Develop plan for management of vacant mill					
village					
parcels acquired by city during Flood Mitigation Project		X			
Develop a City-wide storm water runoff plan and					
implement strategies		X			

# City of LaFayette

## Vision Statement for the City of LaFayette

The City of LaFayette, a progressive, rural community that is a gateway to the Appalachian Mountain chain, is committed to preserving and protecting its abundant natural and historic resources, while promoting residential, commercial and industrial growth, and supporting and encouraging education of its youth and workforce. In order to promote and maintain a superior quality of life, the City of LaFayette has identified the following areas to address: Redeveloping declining residential areas and idle commercial and industrial sites, improving aging infrastructure, expanding airport facilities and operations, promoting industrial and commercial retention and recruitment, preserving and promoting historic and natural resources.

## Priority Issues for City of LaFayette

Please see Appendix for the City of LaFayette's complete list of issues and opportunities.

### *Population*

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

### *Economic Development*

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

### *Natural Resources*

1. Working to encourage infill development or brownfield/ grayfield redevelopment, redevelopment of declining commercial areas.
2. Ongoing education about resource conservation, preservation and awareness.
3. Involve public and private sectors.
4. Protect natural resources.
5. Use best management practices.

### *Housing*

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

### *Facilities and Services*

1. Encourage infill/redevelopment where infrastructure already exists.
2. Expand water treatment facilities and infrastructure.
3. Expand recycling program.
4. Expand and upgrade natural gas infrastructure.
5. Establish a central public works center for all city crews.

### *Transportation*

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

### *Land Use*

1. Review and update ordinances.
2. Land use and development regulations to encourage continuous streetscapes and pedestrian atmosphere and infill development.
3. Incorporate best management practices in development.
4. Develop annexation studies as needed for areas adjacent to existing city boundaries.

### *Intergovernmental Coordination*

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

### *Cultural and Historic Resources*

1. Promote and expand city recreational facilities.
2. Promote city festivals and events.
3. Adopt historic preservation ordinances.
4. Rehabilitate Chattooga School.
5. Educate public about historic preservation and Heritage education. Be preservation advocate.
6. Seek downtown design assistance from Interagency Council on Community Design for restoration/rehabilitation of downtown buildings.
7. Develop Fort Cumming site as interpretive site for Trail of Tears National Historic Trail.
8. Promote redevelopment of Sunrise Hosiery Mill.

## City of LaFayette

### Analysis of areas requiring special attention

#### *Park/ greenspace.*

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

#### *Redevelopment District*

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

#### *Downtown district.*

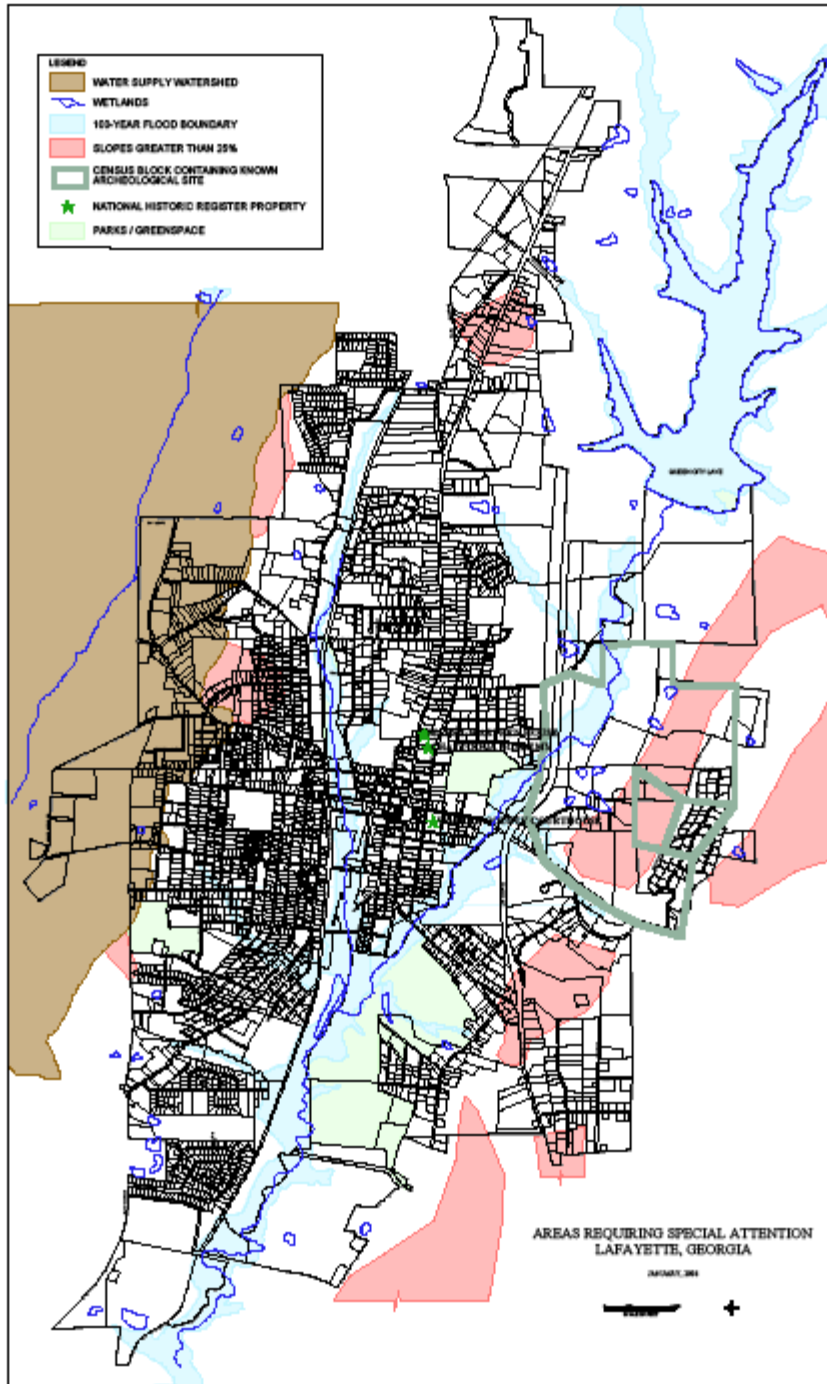
LaFayette has applied for listing as a Main Street city under DCA's Main Street program for its streetscape, infill, preservation of historic buildings and façade grant program for downtown businesses, among other steps for historic preservation and downtown rehabilitation. This character area contributes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

#### *Mixed use-future upstairs*

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

#### *Gateway corridor.*

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



## Future Development Narrative for the City of LaFayette

The future development narrative identifies the following for each character area: A written description and picture that makes clear what types of development will be encouraged in the character area; a list of specific land uses to be allowed in the area; a list of Quality Community Objectives to be pursued in that area; and identification of implementation measures to achieve the desired development pattern.

### *LaFayette's Character Areas*

#### *Rural residential.*

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

#### *Traditional neighborhood.*

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

#### *Scenic corridor.*

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

#### *Gateway corridor.*

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

#### *Major highway corridor.*

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



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

*Park/ greenspace.*

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

*Golf course.*

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

*Mixed use.*

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

*Downtown district.*

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

*Industrial.*

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


Employment options, Educational opportunities, Local self-determination, and Regional cooperation.


*Airport.*

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


*Redevelopment District*


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


 <p>Hwy 27 entering LaFayette.</p>	<b>Future Development Map Narrative</b>	
	<b>Jurisdiction: LaFayette</b>	
	<b>Character Area: Major Highway Corridor</b>	
	<b>Quality Community Objectives (Check those that fit)</b>	<b>Implementation Measures</b>
<p><b>Development Patterns</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> 1. Traditional neighborhood</li> <li><input type="checkbox"/> 2. Infill development</li> <li><input type="checkbox"/> 3. Sense of place</li> <li><input type="checkbox"/> 5. Regional identity</li> </ul> <p><b>Resource Conservation</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> 7. Open space preservation:</li> <li><input type="checkbox"/> 8. Environmental protection</li> </ul> <p><b>Social and Economic Development</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> 9. Growth Preparedness</li> <li><input type="checkbox"/> 10. Appropriate businesses</li> <li><input type="checkbox"/> 12. Housing choices</li> </ul> <p><b>Governmental Relations</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> 14. Local self-determination</li> <li><input type="checkbox"/> 15. Regional cooperation</li> </ul>	<ul style="list-style-type: none"> <li>• More detailed sub-area planning Example: traffic studies</li> <li>• New or revised local development regulations Example: Restrict billboards</li> <li>• Incentives For example, in return for developers having alternative access roads, other variances could be allowed.</li> <li>• Public Investments Example: Beautification projects</li> </ul>	
<b>Land Uses</b>		
<p><b>Residential</b> <b>Commercial</b> <b>Traditional Neighborhood</b> <b>Rural Residential</b></p>		
<b>Description</b>		
<p>Developed or undeveloped land on both sides of designated high-volume transportation facility, such as arterial roads and highways.</p> <p><b>Development Strategies/Policies:</b></p> <ul style="list-style-type: none"> <li>• Maintain a natural vegetation buffer (at least 50 feet in width).</li> <li>• All new development should be set-back behind this buffer, with alternate access roads, shared driveways or inter-parcel roads</li> <li>• Encourage landscaped, raised medians where appropriate.</li> <li>• Provide pedestrian facilities behind drainage ditches or curb.</li> <li>• Provide paved shoulders for bike lanes or emergency lanes.</li> <li>• Manage access to keep traffic flowing; using directory signs.</li> <li>• Unacceptable uses: new billboards.</li> </ul>		

 <p>Hwy 136 west of LaFayette.</p>	<b>Future Development Map Narrative</b>	
	<b>Jurisdiction: LaFayette</b>	
	<b>Character Area: Scenic Corridor</b>	
	<b>Quality Community Objectives</b>	<b>Implementation Measures</b>
	<p><b>Development Patterns</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> 3. Sense of place</li> <li><input type="checkbox"/> 5. Regional identity</li> </ul> <p><b>Resource Conservation</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> 6. Heritage preservation:</li> <li><input type="checkbox"/> 7. Open space preservation:</li> <li><input type="checkbox"/> 8. Environmental protection</li> </ul> <p><b>Social and Economic Development</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> 9. Growth Preparedness</li> </ul> <p><b>Governmental Relations</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> 14. Local self-determination</li> <li><input type="checkbox"/> 15. Regional cooperation</li> </ul>	<ul style="list-style-type: none"> <li>• More detailed sub-area planning Example: Historical assessments</li> <li>• New or revised local development regulations Example: Tree conservation</li> <li>• Incentives Example: Planned developments receive variances for alternative access</li> <li>• Public Investments Example: Beautification projects</li> </ul>
<b>Description</b>	<b>Land Uses</b>	
<p>Developed or undeveloped land paralleling Highway 136 that has significant natural, historic, or cultural features, and scenic or pastoral views.</p> <p><b>Development Strategies/Policies:</b></p> <ul style="list-style-type: none"> <li>• Establish guidelines on development to protect the characteristics deemed to have scenic value.</li> <li>• Guidelines for new development that enhances the scenic value of the corridor and addresses landscaping, architectural design.</li> <li>• Manage access to keep traffic flowing; using directory signage to clustered developments.</li> <li>• Provide pedestrian linkages to residential or commercial districts.</li> </ul>	<b>Residential Commercial</b>	
	<ul style="list-style-type: none"> <li>• Infrastructure Improvements Example: Planning pedestrian and bike trails beyond traffic barriers</li> </ul>	


	<b>Future Development Map Narrative</b>	
<b>Description</b>	<b>Jurisdiction: LaFayette</b>	
<p>Intersection of Hwy 27 and Lyle Jones Pkwy.</p> <p>Developed or undeveloped land paralleling the route of a major thoroughfare that serves as an important entrance or means of access to the community.</p> <p><b>Development Strategies/Policies:</b> Focus on appearance with appropriate signage, landscaping and other beautification measures.</p> <ul style="list-style-type: none"> <li>• Manage access to keep traffic flowing; using directory signage to clustered developments.</li> <li>• Retrofit or mask existing strip development or other unsightly features as necessary.</li> </ul>	<b>Character Area: Gateway Corridor</b>	
	<b>Quality Community Objectives (Check those that fit)</b>	<b>Implementation Measures</b>
	<p><b>Development Patterns</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> 2. Infill development</li> <li><input type="checkbox"/> 3. Sense of place</li> <li><input type="checkbox"/> 4. Transportation alternatives</li> <li><input type="checkbox"/> 5. Regional identity</li> </ul> <p><b>Resource Conservation</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> 8. Environmental protection</li> </ul> <p><b>Social and Economic Development</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> 10. Appropriate businesses</li> <li><input type="checkbox"/> 11. Employment options :</li> <li><input type="checkbox"/> 12. Housing choices</li> </ul> <p><b>Governmental Relations</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> 14. Local self-determination</li> </ul>	<ul style="list-style-type: none"> <li>• More detailed sub-area planning Example: historical overlay district</li> <li>• New or revised local development regulations Example: Sidewalk width, other streetscape elements, especially street lamps</li> <li>• Incentives: Developer variances for preserving trees, buffer vegetation, and vegetation islands in large parking lots</li> <li>• Public Investments Example: Beautification projects</li> <li>• Infrastructure Improvements Example: maintain sidewalks, street lamps</li> </ul>
<b>Land Uses</b>	<b>Commercial</b>	


 <p>Joe Stock Memorial Park.</p>	<b>Future Development Map Narrative</b>	
	<b>Jurisdiction: LaFayette</b>	
	<b>Character Area: Greenspace and Parks</b>	
	<b>Quality Community Objectives</b>	<b>Implementation Measures</b>
	<p><b>Development Patterns</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> 3. Sense of place</li> <li><input type="checkbox"/> 5. Regional identity</li> </ul> <p><b>Resource Conservation</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> 6. Heritage preservation:</li> <li><input type="checkbox"/> 7. Open space preservation:</li> <li><input type="checkbox"/> 8. Environmental protection</li> </ul> <p><b>Social and Economic Development</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> 9. Growth Preparedness</li> </ul> <p><b>Governmental Relations</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> 14. Local self-determination</li> <li><input type="checkbox"/> 15. Regional cooperation</li> </ul>	<p>More detailed sub-area planning Example: Highlight areas with historical significance</p> <p>New or revised local development regulations Example: Certain amount of area in development to be preserved as greenspace</p> <p>Incentives Land in conservation easements would provide rental payment</p> <p>Public Investments Example: park maintenance, patrols; implement measures to protect cemetery to preserve history</p> <p>Infrastructure Improvements Example: Renovating park equipment</p>
<b>Description</b>	<b>Land Uses</b>	
<p>Area of protected open space that follows natural and manmade linear features for recreation, transportation and conservation purposes and links ecological, cultural and recreational amenities.</p> <p>Greenways can provide safe, efficient pedestrian linkages and at the same time give users an opportunity to enjoy the natural environment. Properly designed greenways can serve as an alternative transportation network</p> <p><b>Development Strategies/Policies:</b></p> <ul style="list-style-type: none"> <li>• Linking greenspaces into a pleasant network of greenways where practical.</li> <li>• Set aside land for pedestrian and bicycle connections between schools, churches, recreation areas, city centers, residential neighborhoods and commercial areas where practical.</li> </ul>	<p><b>Parks</b></p> <p><b>Greenspace</b></p> <p><b>Recreation</b></p> <p><b>Conservation area (Queen City Lake)</b></p> <p><b>Cemetery</b></p>	


 <p>Barwick-LaFayette Mun. Airport.</p>	<b>Future Development Map Narrative</b>	
	<b>Jurisdiction: LaFayette</b>	
	<b>Character Area: Airport</b>	
	<b>Quality Community Objectives</b>	<b>Implementation Measures</b>
<p><b>Description</b></p> <ul style="list-style-type: none"> <li>• Municipal Airport</li> <li>• May Be Linked to Nearby Industry, Commercial Areas</li> </ul> <p><b>Suggested Development Plan</b></p> <ul style="list-style-type: none"> <li>• Design Guidelines Similar to Industrial, Commercial, where Practicable</li> <li>• Linkage of airport to golf course, other sites where appropriate</li> </ul>	<p><b>Development Patterns</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> 3. Sense of place</li> <li><input type="checkbox"/> 4. Transportation alternatives</li> <li><input type="checkbox"/> 5. Regional identity</li> </ul> <p><b>Resource Conservation</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> 7. Open space preservation:</li> <li><input type="checkbox"/> 8. Environmental protection</li> </ul> <p><b>Social and Economic Development</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> 9. Growth Preparedness</li> <li><input type="checkbox"/> 10. Appropriate businesses</li> </ul> <p><b>Governmental Relations</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> 14. Local self-determination</li> <li><input type="checkbox"/> 15. Regional cooperation</li> </ul>	<p>More detailed sub-area planning Example: Tie to commercial, industrial surroundings</p> <p>New or revised local development regulations Example: Buffer requirements</p> <p>Incentives</p> <p>Public Investments Example: Market on county/city website</p> <p>Infrastructure Improvements Example: Maintain roads</p>
	<b>Land Uses</b>	
	<b>Airport</b>	


Future Development Map Narrative	
Jurisdiction: LaFayette	
Character Area: Downtown	
Quality Community Objectives	Implementation Measures
 <p>W. Patton Street.</p> <p style="text-align: center;"><b>Description</b></p> <p>A concentrated focal point with general retail, service commercial, professional office, higher-density housing, public and open space</p> <p><b>Development Strategies/Policies:</b></p> <ul style="list-style-type: none"> <li>• Relatively high-density mix of retail, office, services, employment and residential</li> <li>• Higher density mixed income housing options next to the center</li> <li>• Design for pedestrians with connections between uses</li> <li>• Define road edges by locating buildings at roadside, rear parking</li> <li>• Include direct connections to the greenspace and trail networks.</li> <li>• Add sidewalks, pedestrian-friendly trail/bike routes to link to neighboring communities, libraries, schools, parks, health centers, etc.</li> </ul>	<p><b>Development Patterns</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> 1. Traditional neighborhood</li> <li><input type="checkbox"/> 2. Infill development</li> <li><input type="checkbox"/> 3. Sense of place</li> <li><input type="checkbox"/> 4. Transportation alternatives</li> <li><input type="checkbox"/> 5. Regional identity</li> </ul> <p><b>Resource Conservation</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> 6. Heritage preservation:</li> <li><input type="checkbox"/> 7. Open space preservation:</li> <li><input type="checkbox"/> 8. Environmental protection</li> </ul> <p><b>Social and Economic Development</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> 9. Growth Preparedness</li> <li><input type="checkbox"/> 10. Appropriate businesses</li> <li><input type="checkbox"/> 11. Employment options :</li> <li><input type="checkbox"/> 12. Housing choices</li> </ul> <p><b>Governmental Relations</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> 14. Local self-determination</li> <li><input type="checkbox"/> 15. Regional cooperation</li> </ul>
<b>Land Uses</b>	<p>More detailed sub-area planning Create vision for mixed use areas</p> <p>New or revised local development regulations: Design guidelines, infill use restrictions</p> <p>Incentives: Tax incentives for downtown mixed use infill</p> <p>Public Investments: Ask that public spaces/ plazas be included in new developments</p> <p>Infrastructure Improvements Create wifi hotspots, improve utilities, public transit</p>
<p><b>Commercial</b></p> <p><b>Office</b></p> <p><b>Residential</b></p> <p><b>Historic preservation</b></p> <p><b>Greenspace</b></p>	





 <p>LaFayette Square.</p>	<b>Future Development Map Narrative</b>	
	<b>Jurisdiction: LaFayette</b>	
	<b>Character Area: Mixed Use</b>	
	<b>Quality Community Objectives (Check those that fit)</b>	<b>Implementation Measures</b>
<ul style="list-style-type: none"> <li>• A mix of office, housing, and commercial uses</li> <li>• Walkable</li> <li>• Improves Sense of Community</li> </ul> <p><b>Suggested Development Plan</b>  Design Guidelines for Stores and Offices (Types, Appearance)  Amend ordinance to permit upstairs housing around square where practical</p>	<p><b>Development Patterns</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> 2. Infill development</li> <li><input type="checkbox"/> 3. Sense of place</li> <li><input type="checkbox"/> 4. Transportation alternatives</li> <li><input type="checkbox"/> 5. Regional identity</li> </ul> <p><b>Resource Conservation</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> 6. Heritage preservation:</li> <li><input type="checkbox"/> 7. Open space preservation:</li> <li><input type="checkbox"/> 8. Environmental protection</li> </ul> <p><b>Social and Economic Development</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> 10. Appropriate businesses</li> <li><input type="checkbox"/> 11. Employment options :</li> <li><input type="checkbox"/> 12. Housing choices</li> </ul> <p><b>Governmental Relations</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> 14. Local self-determination</li> <li><input type="checkbox"/> 15. Regional cooperation</li> </ul>	<p>More detailed sub-area planning  Create vision for mixed use areas</p> <p>New or revised local development regulations:  Design guidelines, infill use restrictions</p> <p>Incentives:  Tax incentives for downtown mixed use infill</p> <p>Public Investments:  Ask that public spaces/ plazas be included in new developments</p> <p>Infrastructure Improvements  Create wifi hotspots, improve utilities, public transit</p>
	<b>Land Uses</b>	
	<b>Mixed Use</b>	

 <p>LaFayette Industrial Park on Shattuck Ind. Blvd.</p>	<b>Future Development Map Narrative</b>	
	<b>Jurisdiction: LaFayette</b>	
	<b>Character Area: Industrial</b>	
	<b>Quality Community Objectives</b>	<b>Implementation Measures</b>
<p><b>Description</b></p> <p>Land used in higher intensity manufacturing, assembly, processing activities where noise, particulate matter, vibration, smoke, dust, gas, fumes, odors, radiation, or other nuisance characteristics are not contained on-site.</p> <p><b>Development Strategies/Policies:</b> Encourage carpooling. Assemble properties into one area.</p>	<p><b>Development Patterns</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> 2. Infill development</li> <li><input type="checkbox"/> 3. Sense of place</li> <li><input type="checkbox"/> 4. Transportation alternatives</li> <li><input type="checkbox"/> 5. Regional identity</li> </ul> <p><b>Resource Conservation</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> 6. Heritage preservation:</li> <li><input type="checkbox"/> 7. Open space preservation:</li> <li><input type="checkbox"/> 8. Environmental protection</li> </ul> <p><b>Social and Economic Development</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> 9. Growth Preparedness</li> <li><input type="checkbox"/> 10. Appropriate businesses</li> <li><input type="checkbox"/> 11. Employment options :</li> <li><input type="checkbox"/> 13. Educational opportunities</li> </ul> <p><b>Governmental Relations</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> 14. Local self-determination</li> <li><input type="checkbox"/> 15. Regional cooperation</li> </ul>	<p>More detailed sub-area planning Use industrial and small industry parks; have mix of small and large industry</p> <p>New or revised local development regulations: Require percentage of openspace on site</p> <p>Incentives: Tax breaks for incubators and small business for reuse and site cleanup</p> <p>Public Investments: Install high-speed internet, provide alternative access roads</p> <p>Infrastructure Improvements: Maintain and upgrade roads, install traffic lights, improve utilities</p>
	<b>Land Uses</b>	
	<b>Industrial</b>	

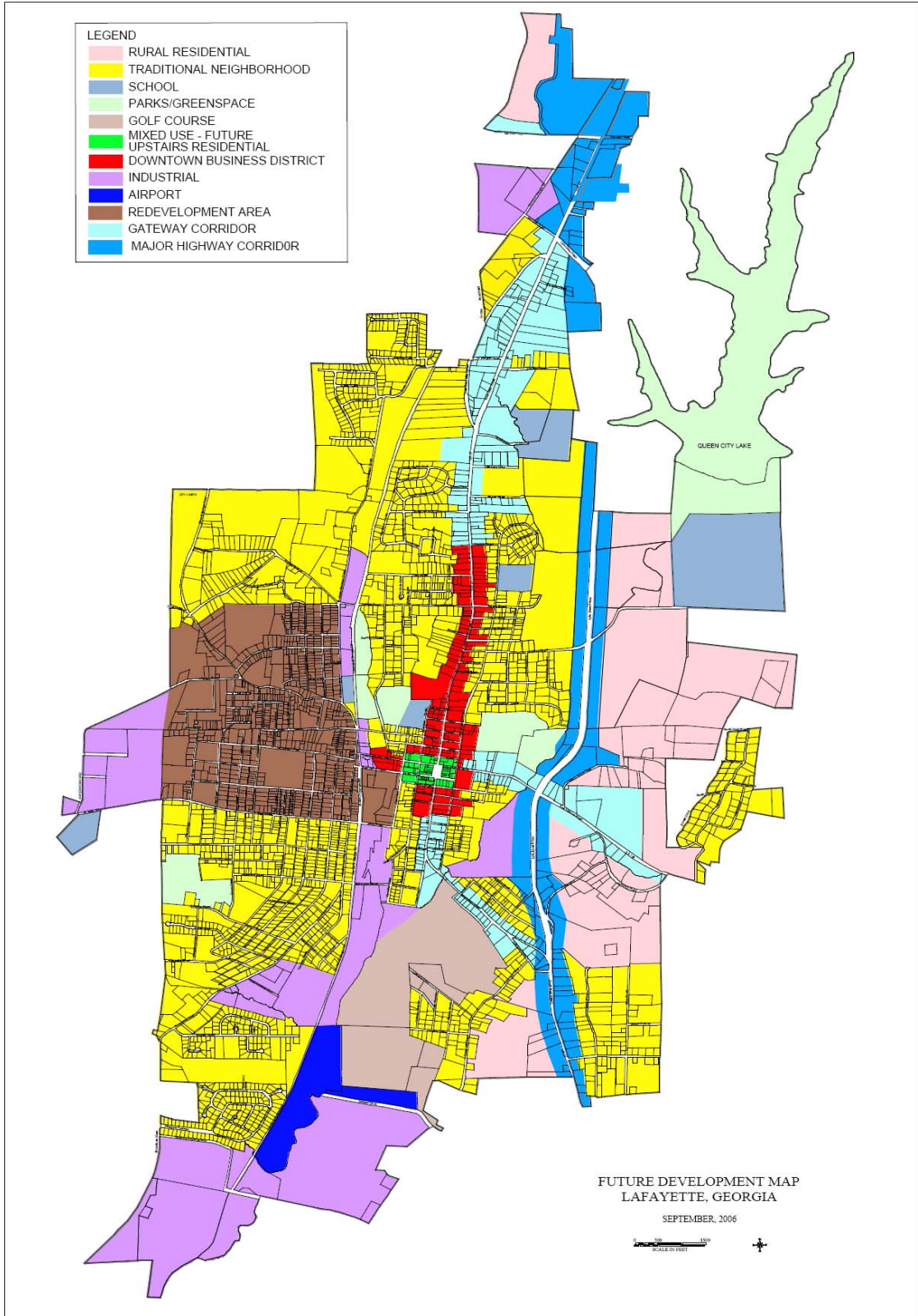
 <p>McCarter Rd.</p>	<b>Future Development Map Narrative</b>	
	<b>Jurisdiction: LaFayette</b>	
	<b>Character Area: Rural Residential</b>	
	<b>Quality Community Objectives (Check those that fit)</b>	<b>Implementation Measures</b>
<p><b>Description</b></p> <p>Rural, undeveloped land likely to face development pressures for lower density (one unit per two+ acres) residential development. Typically will have low pedestrian orientation and access, very large lots, open space, pastoral views, high degree of building separation.</p> <p><b>Development Strategies/Policies:</b>  Maintain rural atmosphere with new residential development by:</p> <ul style="list-style-type: none"> <li>• Permitting rural cluster or conservation subdivision design that incorporate significant amounts of open space.</li> <li>• Encourage compatible architecture styles that maintain regional rural character, without “franchise” or “corporate” architecture.</li> <li>• Wherever possible, connect to regional network of greenspace and trails, available to pedestrians, bicyclists, and equestrians.</li> <li>• Can be designed for greater pedestrian orientation and access, more character with attractive clustering of buildings</li> </ul>	<p><b>Development Patterns</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> 3. Sense of place</li> <li><input type="checkbox"/> 5. Regional identity</li> </ul> <p><b>Resource Conservation</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> 6. Heritage preservation:</li> <li><input type="checkbox"/> 7. Open space preservation:</li> <li><input type="checkbox"/> 8. Environmental protection</li> </ul> <p><b>Social and Economic Development</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> 9. Growth Preparedness</li> <li><input type="checkbox"/> 12. Housing choices</li> <li><input type="checkbox"/> 13. Educational opportunities</li> </ul> <p><b>Governmental Relations</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> 14. Local self-determination</li> <li><input type="checkbox"/> 15. Regional cooperation</li> </ul>	<p>More detailed sub-area planning  Preserve rural features and limit residential development</p> <p>New or revised local development regulations:  Require preservation of open space, trees, limit commercial and residential development</p> <p>Incentives  Allow design variances for conservation subdivisions and individual homes</p> <p>Public Investments  Public parks and greenspace/ trails to connect Residential and small stores</p> <p>Infrastructure Improvements:  Improve utilities, extend where practicable</p>
	<b>Land Uses</b>	
	<b>Residential Agricultural</b>	

 <p>West Culberson Ave.</p>	<b>Future Development Map Narrative</b>	
	<b>Jurisdiction: LaFayette</b>	
	<b>Character Area: Traditional Neighborhood</b>	
	<b>Quality Community Objectives</b>	<b>Implementation Measures</b>
<p><b>Development Patterns</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> 1. Traditional neighborhood</li> <li><input type="checkbox"/> 2. Infill development</li> <li><input type="checkbox"/> 3. Sense of place</li> <li><input type="checkbox"/> 4. Transportation alternatives</li> <li><input type="checkbox"/> 5. Regional identity</li> </ul> <p><b>Resource Conservation</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> 6. Heritage preservation:</li> <li><input type="checkbox"/> 7. Open space preservation:</li> <li><input type="checkbox"/> 8. Environmental protection</li> </ul> <p><b>Social and Economic Development</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> 9. Growth Preparedness</li> <li><input type="checkbox"/> 12. Housing choices</li> </ul> <p><b>Governmental Relations</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> 14. Local self-determination</li> <li><input type="checkbox"/> 15. Regional cooperation</li> </ul>	<p>More detailed sub-area planning: Preserve traditional and historic features while adapting for current use</p> <p>New or revised local development regulations: Preservation, rehabilitation, infill guidelines and emphasis</p> <p>Incentives Tax incentives or variances</p> <p>Public Investments Sidewalks, beautification projects</p> <p>Infrastructure Improvements: Improve existing utilities, provide high speed internet, transit</p>	
<b>Description</b>	<b>Land Uses</b>	
<p>A neighborhood having relatively well-maintained housing, possess a distinct identity through architectural style, lot and street design, and has higher rates of home-ownership. Location near declining areas of town may cause this neighborhood to decline over time. Built on grid pattern, pre-WWII housing, sidewalks, small yards.</p> <p><b>Development Strategies/Policies:</b></p> <ul style="list-style-type: none"> <li>• Reinforce stability by encouraging homeownership and maintenance or upgrade of existing properties.</li> <li>• Vacant properties in the neighborhood offer an opportunity for infill development of new, architecturally compatible housing.</li> <li>• Include well-designed new neighborhood activity center at appropriate locations, which would provide a focal point</li> <li>• Strong pedestrian and bicycle connections for residents</li> </ul>	<b>Traditional Neighborhood Residential</b>	

 <p>Steele Street.</p>	<b>Future Development Map Narrative</b>	
	<b>Jurisdiction: LaFayette</b>	
	<b>Character Area: Redevelopment Area</b>	
	<b>Quality Community Objectives (Check those that fit)</b>	<b>Implementation Measures</b>
<p><b>Development Patterns</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> 1. Traditional neighborhood</li> <li><input type="checkbox"/> 2. Infill development</li> <li><input type="checkbox"/> 3. Sense of place</li> <li><input type="checkbox"/> 4. Transportation alternatives</li> <li><input type="checkbox"/> 5. Regional identity</li> </ul> <p><b>Resource Conservation</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> 6. Heritage preservation:</li> <li><input type="checkbox"/> 7. Open space preservation:</li> <li><input type="checkbox"/> 8. Environmental protection</li> </ul> <p><b>Social and Economic Development</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> 9. Growth Preparedness</li> <li><input type="checkbox"/> 10. Appropriate businesses</li> <li><input type="checkbox"/> 12. Housing choices</li> <li><input type="checkbox"/> 13. Educational opportunities</li> </ul> <p><b>Governmental Relations</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> 14. Local self-determination</li> <li><input type="checkbox"/> 15. Regional cooperation</li> </ul>	<p>New or revised local development regulations: Opportunity Zones, Enterprise Zones, Urban redevelopment area</p> <p>Incentives: Tax incentives</p> <p>Public Investments: Community Development Block Grant</p> <p>Infrastructure Improvements: Sidewalks, Civic projects for beautification and pride, and utility improvements</p>	
<b>Description</b>	<b>Land Uses</b>	
<p>An area that has most of its original housing stock in place, but housing conditions are worsening due to low rates of homeownership and neglect of property maintenance. There may be a lack of neighborhood identity and gradual invasion of different type and intensity of use that may not be compatible with the neighborhood residential use.</p> <p><b>Suggested Development Plan:</b> Focus on strategic public investments to improve conditions, appropriate infill development on scattered vacant sites, and encouraging more homeownership and maintenance or upgrade of existing properties. Public assistance and investment should be focused where needed to ensure that the neighborhood becomes more stable, mixed-income community with a larger percentage of owner-occupied housing.</p>	<p><b>Residential Traditional Neighborhood Redevelopment Zone</b></p>	

 <p>From <a href="http://www.cityoflafayettega.org">www.cityoflafayettega.org</a></p>	<b>Future Development Map Narrative</b>	
	<b>Jurisdiction: LaFayette</b>	
	<b>Character Area: LaFayette Golf Course</b>	
	<b>Quality Community Objectives (Check those that fit)</b>	<b>Implementation Measures</b>
	<p><b>Development Patterns</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> 3. Sense of place</li> <li><input type="checkbox"/> 5. Regional identity</li> </ul> <p><b>Resource Conservation</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> 6. Heritage preservation:</li> <li><input type="checkbox"/> 7. Open space preservation:</li> <li><input type="checkbox"/> 8. Environmental protection</li> </ul> <p><b>Social and Economic Development</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> 9. Growth Preparedness</li> </ul> <p><b>Governmental Relations</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> 14. Local self-determination</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Preservation of greenspace</b></li> <li>• <b>Recreational usage and connectivity with downtown area, other green space areas, community centers, airport</b></li> </ul>
<b>Land Uses</b>		
<b>Active recreation</b>		
<b>Description</b>		
<p>Recreation area owned and maintained by City of Lafayette. Ongoing expansion of clubhouse. View of Pigeon Mountain. Sidewalks, play areas, trail connections to other areas included.</p>		

# Future Development Map for City of LaFayette



## Quality Community Objectives for LaFayette

### *Traditional Neighborhoods*

- Zoning codes do not separate commercial, residential and retail uses in every district.
- Small lot sizes are not favored.
- Neo-traditional development by right, street tree ordinances, and an organized tree-planting campaign in public areas are not applicable as this is a rural area.
- The city has a program to keep community areas clean and safe, and is walkable.

### *Infill Development*

- LaFayette has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.
- LaFayette is actively working to promote Brownfield and greyfield redevelopment.
- Nodal development (compacted near intersections rather than spread along a major road) is not applicable.
- Small lot development is conditionally allowed (5000 SF or less) for some uses.

### *Sense of Place*

- If someone dropped into our community they would know immediately where they were, as we have outlined heritage characteristics and protect aesthetics, and signage.

### *Transportation Alternatives*

- We have public transportation in our community.
  - Transit on Demand, through Walker County.
- LaFayette prefers one entrance/exit since there is less crime rather than that new development connects with existing development through a street network.
- Sidewalk networks are good and there is a sidewalk renovation program.
- LaFayette has a plan for bicycle routes through our community- the Regional Bicycle Plan.

### *Regional Identity*

- LaFayette's architectural styles and heritage is characteristic of the region and encourages businesses that draw on regional heritage.

### *Heritage Preservation*

- We have designated historic districts in our community.
- We have an active historic preservation commission.
- We want new development to complement our historic development, and we have ordinances in place to ensure that happening.



### *Open Space Preservation*

- The city has none of the following: A greenspace plan and active greenspace preservation, local land conservation program, or a conservation subdivision ordinance.
- Environmental Protection
- LaFayette has a comprehensive natural resources inventory.

### *Growth Preparedness*

- LaFayette, as well as the school board, etc., relies on the Coosa Valley RDC for population projections for making infrastructure decisions.
- The City has a Capital Improvements Program that supports current and future growth.
- Areas for future growth are designated based on the natural resources inventory.
- Appropriate Businesses
- LaFayette's economic development organization has considered our community's strengths, assets, and weaknesses and has created a business development and recruitment based on them, on existing business types, and on sustainability of products.
- LaFayette has a diverse jobs base.

### *Employment Options*

LaFayette has all of the following:

- An entrepreneur support program,
- Jobs for skilled and unskilled labor,
- Professional and managerial jobs.

### *Housing Choices*

- LaFayette allows mother-in-law units.
- Since the pattern of the town is rural, the existing street design/original town pattern is not followed in new residential development.
- Although loft living, downtown living, or "neo-traditional" development is not available, the following are allowed: multifamily housing and developable land for such; community development corporations building housing for lower income households; special need housing programs; small houses built on small lots (less than 5,000 square feet) in appropriate areas.

### *Educational Opportunities*

The City answered yes to the following:

- Work-force training is provided;
- This training programs provide citizens with skills for jobs that are available in our community;
- Higher education is available in the community;
- Job opportunities are available for retention of local college graduates.

### *Local Self-determination*

The City answered yes to the following:

- We have processes in place that make it simple for the public to stay informed on land use and zoning decisions, and new development.
- We have a public-awareness element in our comprehensive planning process.
- We have clearly understandable guidelines for new development.
- We have reviewed our development regulations and/or zoning code recently and are sure that our ordinances will help us achieve our Quality Community Objective goals.
- We have a budget for annual training for planning commission members and staff..
- Our elected officials understand the land-development process in our community.
- The City does not offer a development guidebook that illustrates the type of new development we want in our community.

### *Regional Cooperation*

- LaFayette plans jointly with other cities and county for Comprehensive Planning purposes.
- However the City is not satisfied with the Service Delivery Strategies. LaFayette cooperates with at least one local government to provide or share services (E911, Emergency Services, Police or Sheriff's Office, schools, other).

Short Term Work Program

For the City of LaFayette

2007-2011

**SUMMARY OF SHORT-TERM WORK PROGRAM  
LaFayette**

<b>Top Issues to Address per Planning Category</b>	<b>Activity</b>	<b>Timeline</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
<b>Population Change</b>					
<b>Manage growth.</b>	Require Utility expansion as expense responsibility of developers to manage growth	2007-2011	Private, City	0	Private, City
	Zoning process to manage growth	2007-2011	City	0	Private, City
<b>Ethnic diversity:</b> <ul style="list-style-type: none"> <li>• Prepare for growth of a diverse population.</li> <li>• Develop programs to educate community about different cultures.</li> </ul>	Promote education through displays of different cultures and ethnicities	2007-2011	City	\$1,000/year	Private, City
<b>Growth of age 65 and older age bracket:</b> <ul style="list-style-type: none"> <li>• Coordinate efforts with LaFayette Housing Authority to promote adequate number of housing units to meet low-to-moderate income, elderly, disabled needs.</li> <li>• Work to see that housing addresses the spectrum of special needs and economic classes, etc.</li> </ul>	Promote housing development directed at low-to-moderate income, elderly and disabled	2007-2011	City	\$5,000	City

<b>SUMMARY OF SHORT-TERM WORK PROGRAM</b>					
<b>Top Issues to Address per Planning Category</b>	<b>Activity</b>	<b>Timeline</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
<b>Economic Development</b>					
<b>Land Use interaction and preserving natural resources:</b> <ul style="list-style-type: none"> <li>• <b>Protect natural resources.</b></li> <li>• <b>Greater awareness of resources, planning, ordinances to protect natural resources.</b></li> </ul>	Establish Historic Preservation Commission	2007-2008	City	\$2000	City
	Promote greenspace creation and management	2007-2008	City	\$2000	City, State
<b>Support existing businesses and industry:</b> <ul style="list-style-type: none"> <li>• <b>Assist them in expansion,</b></li> <li>• <b>Nurturing existing businesses to encourage new growth.</b></li> <li>• <b>Work through Main Street program and other civic programs and groups.</b></li> <li>• <b>Historic preservation.</b></li> </ul>	Coordinate with and support Northwest Georgia Joint Development Authority.	2007-2011	City	\$2000	City
<b>Workforce Development:</b> <ul style="list-style-type: none"> <li>• <b>Lowering dropout rate.</b></li> <li>• <b>Need to match educational opportunities to job availability.</b></li> </ul>	Coordinate efforts with Northwestern Technical Inst., high school, Department of Labor, etc.	2007-2011	City	\$2000	City
	Promote Increased Job Training efforts with Northwestern Technical Inst.	2007-2011	City	\$1,000	City
	Target industries, businesses that match skills to local workforce				
<b>Expand existing industrial park</b>	Acquire additional property	2007-2011	City	\$1 million	City
<b>Main Street Downtown Revitalization Program</b>	In process of joining Main Street Downtown Revitalization Program; LaFayette Downtown Development Authority will initiate a community awareness program and act as a local preservation advocate.	2007-2011	City	\$60,000	City, State
<b>Promote heritage tourism.</b>	Work with Walker County Chamber of Commerce to promote heritage tourism	2007-2011	City, Chamber of Commerce	0	City

**SUMMARY OF SHORT-TERM WORK PROGRAM**

<b>Top Issues to Address per Planning Category</b>	<b>Activity</b>	<b>Timeline</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
<b>Natural Resources</b>					
<b>Working to encourage infill development or brownfield/ grayfield redevelopment, redevelopment of declining commercial areas.</b>	Promote establishing enterprise zones, opportunity zones and redevelopment areas in brownfield/ grayfield areas especially encouraging green development	2007-2011	City	\$5,000	City
<b>Ongoing education about resource conservation, preservation and awareness. Involve public and private sectors.</b>	Promote environmental aspects and potential of Main Street program	2007-2011	City	\$5,000	City
	Promote protection and conservation of Queen City Lake.	2007-2011	City	\$20,000/yr	City
<b>Protect natural resources.</b>	Consider Greenway/ heritage corridor approach to link parks with historic resources from the Square North along N. Main Street including Fort Cumming.	2007-2011	City	\$5,000	City
<b>Use best management practices</b>	Encourage good land management practices in flood prone areas, steep slopes, unsuitable soils and environmentally sensitive areas	2007-2011	City	0	City

**SUMMARY OF SHORT-TERM WORK PROGRAM**

<b>Top Issues to Address per Planning Category</b>	<b>Activity</b>	<b>Timeline</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
<b>Facilities and Services</b>					
<b>Encourage infill/redevelopment where infrastructure already exists.</b>	Coordinate with County and school system when considering offering incentives for redevelopment	2007-2011	City	0	City
	Consider utility rate incentives where appropriate	2007-2011	City	0	City
<b>Expand water treatment facilities and infrastructure.</b>	Develop additional water source	2007-2011	City	\$3.5 million	City, State
	Improve and expand existing water system	2007-2011	City	\$12 million	City
	Install new tank at Swanson property	2007-2010	City	\$3.5 million	City
	Renovate Dixon Springs Treatment Plant and Wells	2007-2010	City	\$1 million	City
<b>Expand wastewater treatment facilities and infrastructure.</b>	Improve and upgrade wastewater infrastructure and treatment facilities	2007-2011	City	\$8 million	City, GEFA
<b>Expand recycling program.</b>	Convert drop-off recycling program to curb-side pickup and encourage citizens to participate	2007-2008	City	\$75,000	City
<b>Expand and upgrade natural gas infrastructure.</b>	Expand and upgrade natural gas infrastructure.	2007-2011	City	\$1 million	City
<b>Establish a central public works center for all city crews.</b>	Establish a central public works center for all city crews.	2007-2010	City	\$300,000	City

**SUMMARY OF SHORT-TERM WORK PROGRAM**

<b>Top Issues to Address per Planning Category</b>	<b>Activity</b>	<b>Timeline</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
<b>Housing</b>					
<b>Encourage mixed use development.</b>	Pursue federal and state funding to develop a housing rehabilitation program for vacant or poorly maintained Historic Residence properties in West LaFayette and the Linwood area	2007-2011	City, LaFayette Housing Authority, State, Federal	0	CDBG, CHIP, HUD
	Encourage upstairs living in downtown business district	2007-2010	City	\$5,000	City
<b>Encourage redevelopment of substandard and special needs housing.</b>	Encourage development of neighborhood stores	2007-2010	City	\$5,000	City
<b>Demolish outdated LaFayette Housing Authority units at Foster Circle and rebuild</b>	Demolish outdated LaFayette Housing Authority units at Foster Circle and rebuild	2007-2011	LaFayette Housing Authority	\$3 million	HUD



**SUMMARY OF SHORT-TERM WORK PROGRAM**

<b>Top Issues to Address per Planning Category</b>	<b>Activity</b>	<b>Timeline</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
<b>Land Use</b>					
<b>Review and update ordinances.</b>	Review, update ordinances to encourage redevelopment of blighted areas, those encouraging infill, redevelopment of brownfields and greyfields.	2007-2010	City	\$5,000	City
	Review and update ordinances to establish multi-use development in downtown district	2007-2010	City	\$5000	City
	Review and update subdivision regulations	2007-2010	City	\$5000	City
	Review and update sign ordinances	2007-2010	City	\$5000	City
	Review and update building codes	2007-2010	City	\$5000	City
	Review and update ordinances to promote quality residential growth and development of new subdivisions	Ongoing	City	\$5,000	City
	Review and update ordinances to preserve stable neighborhoods throughout city and protect historic resources within the city including rehabilitation for vacant or poorly maintained Historic Residence properties in West LaFayette and the Linwood area	2007-2010	City	\$5,000	City
	Review and update ordinances for natural resources and environmental protection.	2007-2010	City	\$5,000	City
	Review and update ordinances to encourage redevelopment of substandard and special needs housing.	2007-2010	City	\$5,000	City
<b>Land use and development regulations to encourage continuous streetscapes and pedestrian atmosphere and infill development.</b>	Pursue a location study for open space and greenspace area to be linked within the city	2007-2010	City	\$5,000	City
<b>Promote efforts to link historic land use elements within a greenway plan.</b>	Promote efforts to link historic land use elements within a greenway plan.	2007-2011	City	\$5,000	City

<b>Incorporate best management practices in development.</b>	Incorporate best management practices in development.	2007-2011	City	\$5,000	City
<b>Adopt historic preservation ordinances.</b>	Establish Historic Preservation Commission	2007-2008	City	\$7,000	City
	Designate Historic Preservation districts	2007-2011	City	\$1,000	City
	Nominate eligible properties to National Register	2007-2011	City	\$2,000	City
	Coordinate preservation efforts with other governments	2007-2011	City	\$2,000	City
<b>Develop annexation studies as needed for areas adjacent to existing city boundaries.</b>	Develop annexation studies as needed for areas adjacent to existing city boundaries.	2007-2011	City	\$5,000	City

**SUMMARY OF SHORT-TERM WORK PROGRAM**

<b>Top Issues to Address per Planning Category</b>	<b>Activity</b>	<b>Timeline</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
<b>Transportation</b>					
<b>Promote connectivity between all modes of transportation.</b>	Link commercial, residential, historic and natural areas through system of trails	2007-2011	City	\$50,000	City, Civic Clubs, State
	Implement streetscape plan to encourage pedestrian traffic downtown	2007-2011	City	\$3.25 million	City, State
	Promote restoration of historic square and conduct traffic study	2007-2011	City	\$150,000	City, State
<b>Work with community in business areas to address parking concerns.</b>	Conduct parking study	2007-2008	City	\$10,000	City, County, State
<b>Continue airport improvements.</b>	Widen runway	2007-2008	City	\$ 1.2 million	City, State, Federal
	Construct additional T-Hangars	2007-2010	City	\$250,000	City, Federal
	Fence around airport	2007-2011	City	\$1 million	City, Federal
<b>Pursue Transportation Enhancement funds for local transportation projects.</b>	Pursue Transportation Enhancement funds for local transportation projects.	2007-2011	City	\$5,000	City
<b>Develop West Side bypass around city</b>	Extend and straighten South Chattanooga Street and North Chattanooga Street.	2007-2011	City	\$10 million	DOT

**SUMMARY OF SHORT-TERM WORK PROGRAM**

<b>Top Issues to Address per Planning Category</b>	<b>Activity</b>	<b>Timeline</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
<b>Intergovernmental Coordination</b>					
<b>Ensure consistency with land use regulations and enforcement of continuous governments.</b>	Coordinate land use efforts with other governments.	2007-2011	City, County	0	City, County
<b>Encourage use of service delivery strategy.</b>	Avoid duplication of services.	2007-2011	City, County, other agencies	0	City, County, other agencies
<b>Encourage public participation in growth policy formation and revision procedures.</b>	Hold public meetings.	2007-2011	City	0	City
	Submit news releases to local media.	2007-2011	City	0	City

**SUMMARY OF SHORT-TERM WORK PROGRAM**

<b>Top Issues to Address per Planning Category</b>	<b>Activity</b>	<b>Timeline</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
<b>Cultural and Historic Resources</b>					
<b>Promote and expand city recreational facilities.</b>	Expand existing recreational faculties.	2007-2011	City	\$250,000	City, State
	Build new golf course clubhouse and continue upgrades at golf course.	2007-2011	City	\$1 million	City
<b>Promote city festivals and events.</b>	Freedom Festival, fly-in, Scare on the Square, LaFayetteFest, Christmas parade, etc.	2007-2011	City	\$10,000/year	City
<b>Rehabilitate Chattooga School.</b>	Restore and rehabilitate building and site.	2007-2011	City	\$225,000	City, SPLOST, DCA, Federal
	Use building as Main Street/Economic Development office.	2007-2011	City	\$50,000	City, SPLOST, DCA, Federal
	Develop museum for local history.	2007-2011	City	\$225,000	City, SPLOST, DCA, Federal
	Coordinate rehabilitation with Main Street program.	2007-2011	City	0	City

**SUMMARY OF SHORT-TERM WORK PROGRAM**

<b>Top Issues to Address per Planning Category</b>	<b>Activity</b>	<b>Timeline</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
<b>Cultural and Historic Resources</b>					
<b>Educate public about historic preservation and Heritage education. Be preservation advocate.</b>	Coordinate programs with schools, businesses, civic groups, Downtown Development Authority, etc.	2007-2011	City	0	City
	Support a Heritage Education Curriculum in the Walker County School System	2007-2011	City, BOE	0	City, BOE
<b>Seek downtown design assistance from Interagency Council on Community Design for restoration/rehabilitation of downtown buildings.</b>	Seek Downtown design assistance from Interagency Council on Community Design for restoration/rehabilitation of downtown buildings.	2007-2011	City	0	City
<b>Develop Fort Cumming site as interpretive site for Trail of Tears National Historic Trail</b>	Develop park at Fort Cumming as interpretive site for Trail of Tears National Historic Trail.	2007-2011	City	\$25,000	City, State
<b>Promote redevelopment of Sunrise Hosiery Mill</b>	Develop Sunrise Hosiery Mill property as multipurpose or civic center	2007-2011	City	\$3.5 million	City, state, private
<b>Support the development of a County-wide preservation plan for Walker County</b>	Support the development of a County-wide preservation plan for Walker County	2007-2011	City	\$50,000	City, County, state

Report of Accomplishments from  
City of LaFayette's  
Previous Five Year Short Term Work Program (1999-2003)

LaFayette	SUMMARY OF STWP REPORT OF ACCOMPLISHMENTS				** (Currently underway or temporarily postponed programs should appear in the new STWP)
Work Program	Completed	** Currently Underway	** Postponed *	Not Accomplished *	* Explanation for Postponed or Unaccomplished Program
<b>COMMUNITY FACILITIES</b>					
Develop a new water treatment plant	X				
Renovate existing WWTP	X				
Operate recycling program and encourage citizens to participate		X			
Develop New Public Safety Building	X				
Pursue ISTEA Funds for local transportation projects		X			
Improve and Upgrade Water and Sewer Lines		X			
Pursue funds for recreation facilities and develop a recreation master plan	X				
Improve Highway 193 Water Treatment Plant	X				
Renovate Dixon Springs Treatment Plant and Wells			X		Temporarily postponed, seeking funding
Expand existing recreation facilities		X			
Improve traffic flow and truck access for West Main St. and Chattanooga St.			X		Due to need for lengthy GADOT review process, this project has been



					postponed until needed.
Extend Waterlines to Center Post areas	X				
Widen Airport Runway and Build T Hangers at the Airport	X				
Establish a central Public Works Center for all city crews to work out of		X			
Plan and build new City Hall next door to Public Safety Building				X	Land for project was instead used to develop Joe Stock Memorial Park.
<b><i>ECONOMIC DEVELOPMENT</i></b>					
Expand existing Industrial Park		X			
Promote Increased Job Training efforts with Northwestern Tech. Institute		X			
Target Industries and Businesses that match skills to local workforce		X			
<b><i>HISTORIC RESOURCES</i></b>					
Identify a local organization to initiate a community awareness program and to act as a local preservation advocate	X				
Conduct a comprehensive survey of Historic Resources or participate in a County-wide Survey, and nominate eligible properties to the Historical Register	X				
Incorporate Survey data into City Land Use Maps	X				
Nominate eligible properties and districts to the National/Georgia Historical Register		X			
Support the development of a County-wide preservation plan for Walker County		X			
Consider a Greenway/Heritage Corridor type approach, linking parks with Historic Resources from the Square North along N Main St and include the Fort		X			

Cummings Site					
Develop a preservation plan for Chattooga Academy and the surrounding property	X				
Seek Downtown design assistance and services from the Interagency Council on Community Design			X		City is working with DCA through Main Street designation process and will work with design consultants in future.
Develop a housing rehabilitation program for vacant or poorly maintained Historic Residential Properties in West LaFayette and the Linwood area			X		This project was postponed until the creation and funding of downtown development authority and redevelopment district. The LaFayette DDA was recently created and this district has recently been designated for redevelopment.
Consider the Fort Cumming Site for recreational use and as an interpretive site for the Trail of Tears National Historic Trail		X			
Join the Main Street Downtown Revitalization Program and identify a local organization to initiate a community awareness program and to act as a local preservation advocate.		X			
Support a Heritage Education Curriculum in the Walker County School System		X			
<b>NATURAL RESOURCES</b>					
Encourage good land management practices in flood prone areas, steep slopes, unsuitable soils and environmentally sensitive areas		X			

Adopt DNR requirements protecting the water supply; watersheds; recharge areas and other natural resources	X				
<b>LAND USE</b>					
Amend the Zoning Ordinance to establish Multiuse development within the Downtown District		X			
Review the Subdivision Regulations and upgrade them to meet the existing needs.		X			
Review and update the Building Codes and other related Regulations		X			
Pursue a Location Study for Open Space/Greenways areas within the City			X		Temporarily postponed. Will be incorporated into historic preservation and redevelopment projects as needed.
Promote efforts to link historic land use elements within a greenway plan.			X		Temporarily postponed. Will be incorporated into historic preservation and redevelopment projects as needed.
Develop annexation studies as needed for areas adjacent to the existing City Boundaries			X		Temporarily postponed as city encourages infill through DDA and Main Street designation.
<b>HOUSING</b>					
Pursue Federal and State funding for housing rehab in low and moderate income neighborhoods			X		This project was postponed until the creation and funding of downtown development authority and redevelopment district. This district

					has recently been designated for redevelopment.
Promote Quality residential growth and development of new subdivisions		X			
Preserve stable neighborhoods throughout the City and protect Historic Homes within the City				X	As City goes through Main Street designation process, it will adopt historic preservation ordinance and establish historic district.

# City of Lookout Mountain

## City of Lookout Mountain Vision Statement

The City of Lookout Mountain Georgia's vision is to maintain the residential community status that we now enjoy with appropriate economic and residential development to maintain and enhance our services and tax base through controlled growth without disrupting the peaceful and beautiful residential nature of our community.

## City of Lookout Mountain Priority Issues

### *Population*

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

### *Economic Development*

1. Economic development programs do not support existing businesses (entrepreneur and small business assistance, business retention programs, etc.).
2. We do not have a community vision for economic development activities in the form of an economic development strategic plan; or the plan was not developed with meaningful stakeholder input. Our community's economic development program:
  - does not use regional identity and tourism as a marketing and development tool
  - does not include industrial development, town center development, chamber-based promotion and tourism development

### *Natural Resources*

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

### *Facilities and Services*

1. There is a need for upgrading and modernization for city properties for usage to meet current code.
2. The age, capacity function, safety, and maintenance needs of community's public facilities have not been inventoried.
3. There is no inventory of public and private land available for the development of future housing.

### *Housing*

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

### *Land Use*

1. Our community's development patterns do not create safe and pedestrian-friendly environments.
2. Retro-fit pedestrian pathways community-wide.

### *Transportation*

1. Our community has many streets where traffic travels at inappropriate speeds, making pedestrian activity unsafe and unappealing.

2. Community streets, pedestrian paths and bike paths do not contribute to a system of fully-connected and interesting routes to all destinations.
3. There is a lack of available parking in busy activity centers.

*Intergovernmental Coordination*

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



## City of Lookout Mountain

### Analysis of areas requiring special attention

#### *Park/ greenspace.*

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

#### *Slopes greater than 25%*

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

#### *National Registry Listed Historic District*

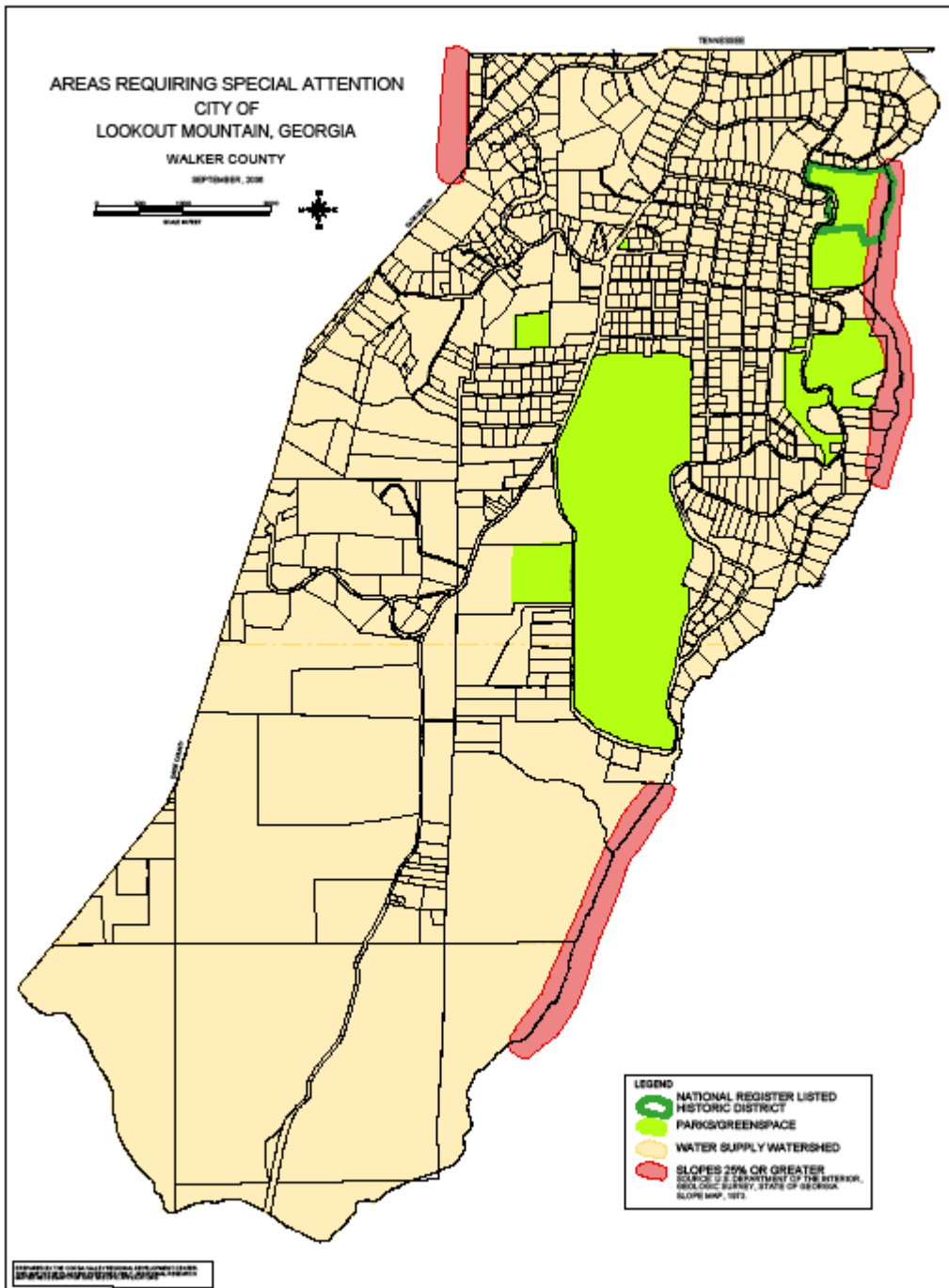
The Lookout Mountain Fairyland Club, listed as a historic district in 1990, was designed by William Hatfield Sears and Warren H. Manning in 1924, 1925 in English Tudor Revival style. The design of the clubhouse and cottages uses natural rock formations to suggest fairy tale elements, hence the name "Fairyland."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

#### *Water supply watershed*

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

#### *Wetlands*

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



## Future Development Narrative for the City of Lookout Mountain

The future development narrative identifies the following for each character area: A written description and picture that makes clear what types of development will be encouraged in the character area; a list of specific land uses to be allowed in the area; a list of Quality Community Objectives to be pursued in that area; and identification of implementation measures to achieve the desired development pattern.

### *Traditional Neighborhood*

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

### *Regional Activity Center/ Recreation*


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

### *Rural Residential*

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

### *Town Center*


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


 <p>Red Riding Hood Trail.</p>	<b>Future Development Map Narrative</b>	
	<b>Jurisdiction: Lookout Mountain</b>	
	<b>Character Area: Traditional Neighborhood</b>	
	<b>Quality Community Objectives</b>	<b>Implementation Measures</b>
	<p><b>Development Patterns</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> 1. Traditional neighborhood</li> <li><input type="checkbox"/> 2. Infill development</li> <li><input type="checkbox"/> 3. Sense of place</li> <li><input type="checkbox"/> 4. Transportation alternatives</li> <li><input type="checkbox"/> 5. Regional identity</li> </ul> <p><b>Resource Conservation</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> 6. Heritage preservation:</li> <li><input type="checkbox"/> 7. Open space preservation:</li> <li><input type="checkbox"/> 8. Environmental protection</li> </ul> <p><b>Governmental Relations</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> 14. Local self-determination</li> <li><input type="checkbox"/> 15. Regional cooperation</li> </ul>	<p>More detailed sub-area planning: Preserve traditional and historic features while adapting for current use</p> <p>New or revised local development regulations: Preservation, rehabilitation, infill guidelines and emphasis</p> <p>Public Investments Sidewalks, beautification projects</p> <p>Infrastructure Improvements: Improve existing water and sewer, provide high speed internet, transit</p>
<b>Description</b>	<b>Land Uses</b>	
<p>A neighborhood having relatively well-maintained housing, possess a distinct identity through architectural style, lot and street design, and has higher rates of home-ownership. Built on grid pattern, pre-WWII housing, small yards.</p> <p><b>Development Strategies/Policies</b></p> <ul style="list-style-type: none"> <li>• Reinforce stability by encouraging homeownership and maintenance or upgrade of existing properties.</li> <li>• Vacant properties in the neighborhood offer an opportunity for infill development of new, architecturally compatible housing.</li> <li>• Include well-designed new neighborhood activity center at appropriate locations, which would provide a focal point</li> <li>• Pursue strong pedestrian and bicycle connections for residents</li> </ul>	<b>Residential</b>	



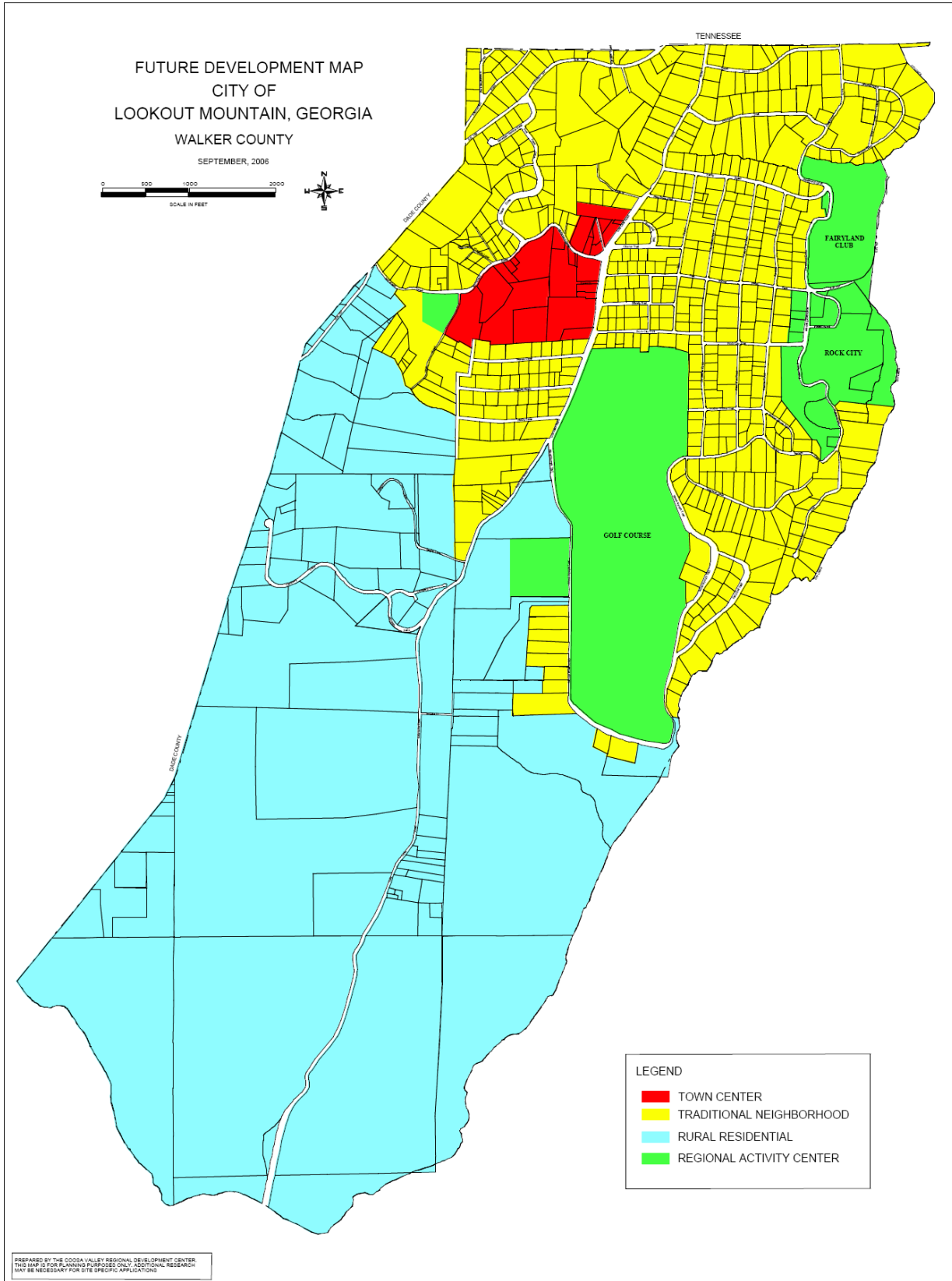
Rock City Trail.

<b>Future Development Map Narrative</b>	
<b>Jurisdiction: Lookout Mountain</b>	
<b>Character Area: Rural Residential</b>	
<b>Quality Community Objectives (Check those that fit)</b>	<b>Implementation Measures</b>
<p><b>Development Patterns</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> 1. Traditional neighborhood</li> <li><input type="checkbox"/> 2. Infill development</li> <li><input type="checkbox"/> 3. Sense of place</li> <li><input type="checkbox"/> 4. Transportation alternatives</li> <li><input type="checkbox"/> 5. Regional identity</li> </ul> <p><b>Resource Conservation</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> 6. Heritage preservation:</li> <li><input type="checkbox"/> 7. Open space preservation:</li> <li><input type="checkbox"/> 8. Environmental protection</li> </ul> <p><b>Social and Economic Development</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> 9. Growth Preparedness</li> </ul> <p><b>Governmental Relations</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> 14. Local self-determination</li> <li><input type="checkbox"/> 15. Regional cooperation</li> </ul>	<p>More detailed sub-area planning Preserve rural features and limit residential development</p> <p>New or revised local development regulations: Require preservation of open space, trees, limit commercial and residential development</p> <p>Incentives Allow design variances for conservation subdivisions and individual homes</p> <p>Public Investments Public parks and greenspace/ trails to connect Residential and small stores</p> <p>Infrastructure Improvements: Improve water and sewer, extend where practicable</p>
<b>Land Uses</b>	
<b>Residential</b>	
<b>Description</b>	
<p>Rural, undeveloped land likely to face development pressures for lower density (one unit per two+ acres) residential development. Typically will have low pedestrian orientation and access, very large lots, open space, pastoral views, high degree of building separation.</p> <p><b>Development Strategies/Policies</b> Maintain rural atmosphere with new residential development by:</p> <ul style="list-style-type: none"> <li>• Permitting rural cluster or conservation subdivision design that incorporate significant amounts of open space.</li> <li>• Encourage compatible architecture styles that maintain regional rural character, without “franchise” or “corporate” architecture.</li> <li>• Wherever possible, connect to regional network of greenspace and trails, available to pedestrians, bicyclists, and equestrians.</li> <li>• Can be designed for greater pedestrian orientation and access, more character with attractive clustering of buildings</li> </ul>	

	<b>Future Development Map Narrative</b>	
	<b>Jurisdiction: Lookout Mountain</b>	
	<b>Character Area: Town Center</b>	
	<b>Quality Community Objectives (Check those that fit)</b>	<b>Implementation Measures</b>
<p><b>Development Patterns</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> 4. Transportation alternatives</li> <li><input type="checkbox"/> 5. Regional identity</li> </ul> <p><b>Resource Conservation</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> 7. Open space preservation:</li> <li><input type="checkbox"/> 8. Environmental protection</li> </ul> <p><b>Social and Economic Development</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> 10. Appropriate businesses</li> </ul>	<p>More detailed sub-area planning Create vision for mixed use areas</p> <p>New or revised local development regulations: Design guidelines, infill use restrictions</p> <p>Public Investments: Ask that public spaces/ plazas be included in new developments</p>	
<b>Description</b>	<b>Land Uses</b>	
<p>A concentrated focal point with general retail, service commercial, professional office, public and open space</p> <p><b>Development Strategies/Policies</b></p> <ul style="list-style-type: none"> <li>• Relatively high-density mix of retail, office, services, employment</li> <li>• Design for pedestrians with connections between uses</li> <li>• Define road edges by locating buildings at roadside, rear parking</li> <li>• Include direct connections to the greenspace and trail networks.</li> <li>• Add sidewalks, pedestrian-friendly trail/bike routes to link to neigh-boring communities, libraries, schools, parks, health centers, etc.</li> </ul>	<p>Commercial Office Municipal Buildings</p>	
	<p>Infrastructure Improvements Create wifi hotspots, improve water and sewer, public transit</p>	

	<b>Future Development Map Narrative</b>	
	<b>Jurisdiction: Lookout Mountain</b>	
<b>Character Area: Regional Activity Center/ Recreation</b>		
	<b>Quality Community Objectives (Check those that fit)</b>	<b>Implementation Measures</b>
	<p><b>Development Patterns</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> 3. Sense of place</li> <li><input type="checkbox"/> 4. Transportation alternatives</li> <li><input type="checkbox"/> 5. Regional identity</li> </ul> <p><b>Resource Conservation</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> 6. Heritage preservation:</li> <li><input type="checkbox"/> 7. Open space preservation:</li> <li><input type="checkbox"/> 8. Environmental protection</li> </ul> <p><b>Social and Economic Development</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> 9. Growth Preparedness</li> </ul>	<ul style="list-style-type: none"> <li>• New or revised local development regulations</li> <li>• Maintenance and infrastructure improvements</li> </ul>
	<b>Land Uses</b>	
	<b>Active Recreation</b>	
<b>Description</b>		
<p>Concentration of sports and recreational complexes. These areas are characterized by high degree of access by vehicular traffic, and high transit use, including stops, shelters and transfer points; on-site parking; low degree of internal open space; large tracts of land, campus or unified development.</p> <ul style="list-style-type: none"> <li>• Provide bike lanes or wide curb lanes to encourage bicycling and provide additional safety, provide conveniently located, preferably sheltered, bicycle parking at retail and office destinations and in multi-family dwellings.</li> <li>• Encourage compatible architecture styles that maintain the regional character, and should not include “franchise” or “corporate” architecture.</li> <li>• Design should be very pedestrian oriented, with strong, walkable connections between different uses.</li> <li>• Include direct connections to nearby networks of greenspace or trails, available to pedestrians, bicyclists, and equestrians for both tourism and recreation purposes.</li> </ul>		
Fairyland Golf Course.		

# Future Development Map for Lookout Mountain





## Quality Community Objectives for City of Lookout Mountain

### *Development Patterns*

#### *Traditional neighborhoods.*

- Zoning is for commercial and residential categories, retail perhaps not a category
- No ordinances allow neo-traditional development “by right” to make the variance process more expedient for developers
- No street tree ordinance requiring planting of shade-bearing trees
- No tree-planting campaign to make walking more comfortable in summer

#### *Infill development.*

- Each of the categories was answered with a “no”, presumably because development is not encouraged, neither within city limits or at the periphery. There are almost no sites available for redevelopment or infill development.

#### *Sense of place.*

- The only item in this category mentioned “comprehensive aesthetics ordinances” that may want to be developed, otherwise Lookout Mountain is very strong in terms of “sense of place”

#### *Transportation alternatives.*

- No public transportation
- No requirement for new development to connect w/existing development
- Sidewalk network allows people to walk to and from

#### *Regional identity.*

- Community not connected to region for economic livelihood through business that process local agricultural products.
- Community doesn’t encourage businesses, period. You identify with being a primarily residential community.

#### *Resource conservation.*

- No active historic preservation commission
- No need to have new development complement historic development

#### *Open space preservation.*

- Currently no greenspace plan in community
- Not actively preserving greenspace (by direct purchase or encouraging set-asides)
- No conservation subdivision ordinance

#### *Environmental protection.*

- No comprehensive natural resources inventory.
- Inventory not used to steer development from environmentally sensitive areas.

- The Part V Environmental Ordinances have not been passed in our community
- No tree preservation ordinance
- No tree-replanting ordinance for new development

### *Social and Economic Development*

#### *Growth preparedness.*

- No 20 year population projections to refer to when making infrastructure decisions.
- No Capital Improvements Program supporting current and future growth.

#### *Appropriate businesses.*

- You are not an industrial community, nor have you created a formal business development strategy.
- You do not recruit firms, period, much less ones that create sustainable products.
- You do look for compatible service and retail businesses.

#### *Employment options*

The community largely looks upon itself as a bedroom community of Chattanooga, thus the opportunities for employment within the community are small.

#### *Housing choices.*

- There is minimal housing for low-income level residents ( coinciding with a minimum # of low-income level residents).
- No options for “neo-traditional” development
- No allowance for community development corporations that build housing for lower-income households
- No housing programs to focus on households with special needs.
- No allowance of small houses built on small lots in appropriate areas

#### *Educational opportunities.*

- No workforce training for citizens
- No workforce training providing skills for jobs available in the community
- No job opportunities for college graduates, though many jobs exist close by

### *Governmental Relations*

#### *Regional solutions and regional cooperation.*

The community participates in all available regional solutions and areas with potential for regional cooperation.

Short Term Work Program  
For the City of Lookout Mountain  
2007-2011

**SUMMARY OF SHORT-TERM WORK PROGRAM**

<b>Top Issues to Address per Planning Category</b>	<b>Project Description</b>	<b>Timeline</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
<b><u>Population Change</u></b>					
<b>1. The proportion of the population that is over 65 years of age will increase and this population group will require specialized housing and services.</b>	A. Encourage housing for senior citizens and elderly.	2007-2012	City	0	City

SUMMARY OF SHORT-TERM WORK PROGRAM					
Top Issues to Address per Planning Category	Project Description	Timeline	Responsible Party	Cost Estimate	Funding Source
<b><u>Economic Development</u></b>					
<b>1. Economic development programs do not support existing businesses (entrepreneur and small business assistance, business retention programs, etc.).</b>	A. Identify types of small businesses (restaurants, coffee shops, tailor, spa) that would fit with Lookout Mountain's vision and contribute to the city's tax base.	2009	City	\$100	City
	B. Identify incentives for these types of businesses to locate in Lookout Mountain (upscale clientele, beautiful environment, etc.)	2009	City	\$100	City
<b>2. We do not have a community vision for economic development activities in the form of an economic development strategic plan; or the plan was not developed with meaningful stakeholder input. Our community's economic development program:</b> <ul style="list-style-type: none"> <li>• does not use regional identity and tourism as a marketing and development tool</li> <li>• does not include industrial development, town center development, chamber-based promotion and tourism development</li> </ul>	A. Maintain strong downtown commercial district without intrusion into existing residential and recreational areas	2007-2012	Mayor/ Council	0	City
	B. Support local tourism efforts.	2007-2012	City	0	City

**SUMMARY OF SHORT-TERM WORK PROGRAM**

Top Issues to Address per Planning Category	Project Description	Timeline	Responsible Party	Cost Estimate	Funding Source
<u>Natural Resources</u>					
1. The community's resources worthy of protection have not been identified—there is no inventory of resources.	A. Update map of natural resources on file with Coosa Valley Regional Development Center.	2007	City, Coosa Valley RDC	0	City
<p>2. Community resources are not being improved, enhanced, and/or promoted.</p> <ul style="list-style-type: none"> <li>Community streets, pedestrian paths and bike paths do not contribute to a system of fully-connected and interesting routes to all destinations.</li> <li>There are no linkages (existing or planned) between local trail systems, state designated bike routes, and existing trails in neighboring communities.</li> <li>There is a need to retro-fit pedestrian pathways community-wide. Development patterns should encourage walkability and connectivity.</li> <li>Finally, our community has many streets where traffic travels at inappropriate speeds, making pedestrian activity unsafe and unappealing.</li> </ul>	A Continue development of the pedestrian pathway in the city limits.	2007-2009	City	300000	City / grants
	B. Encourage good land management practices in areas with steep slopes, unsuitable soils & environmental areas	2007-2012	City	0	City , DNR, DCA

**SUMMARY OF SHORT-TERM WORK PROGRAM**

<b>Top Issues to Address per Planning Category</b>	<b>Project Description</b>	<b>Timeline</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
<b><u>Facilities and Services</u></b>					
<b>1. There is a need for upgrading and modernization for city properties for usage to meet current code.</b>	A. Maintain and update recreational facilities	2007-2012	City, DNR	\$25,000	DNR, City
<b>2. The age, capacity function, safety, and maintenance needs of community's public facilities have not been inventoried.</b>	A. Create inventory of city properties and facilities to be rehabilitated/ repaired/ renovated.	2007	City	\$100	City
<b>3. There is no inventory of public and private land available for the development of future housing.</b>	A. Create list of available properties for location of assisted living facility.	2007	City	0	City
<b>4. Service upgrades</b>	A. Continue service upgrades to police and fire equipment as needed.	2007-2012	City	\$1,000/year	City, FEMA, DOT

**SUMMARY OF SHORT-TERM WORK PROGRAM**

<b>Top Issues to Address per Planning Category</b>	<b>Project Description</b>	<b>Timeline</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
<b><u>Cultural Resources</u></b>					
<b>1. Preserve historic homes and neighborhoods</b>	A. Preserve stable residential neighborhoods throughout the City and protect historic homes	2007-2012	City	0	City



**SUMMARY OF SHORT-TERM WORK PROGRAM**

<b>Top Issues to Address per Planning Category</b>	<b>Project Description</b>	<b>Timeline</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
<b><u>Housing</u></b>					
<b>1. Our community does not have an inventory of vacant properties, properties owned by the city or other government agencies, and tax delinquent properties suitable for infill development.</b>	A. Create inventory of vacant properties and those owned by the city and suitable for development.	2007	City	\$100	City
<b>2. Residential Development</b>	A. Promote new residential development to meet future housing needs	2007-2012	City	0	City

**SUMMARY OF SHORT-TERM WORK PROGRAM**

<b>Top Issues to Address per Planning Category</b>	<b>Project Description</b>	<b>Timeline</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
<b><u>Transportation</u></b>					
<b>1. There is a lack of available parking in busy activity centers.</b>	A. Monitor parking needs of retail centers and municipal buildings.	2007-2012	City	0	City
<b>2. Chattanooga Area MPO</b>	<b>A.</b> Support projects in the GA Portion Trans. Program (Chattanooga area MPO)	2007-2012	GDOT, City	0	GDOT, City

**SUMMARY OF SHORT-TERM WORK PROGRAM**

<b>Top Issues to Address per Planning Category</b>	<b>Project Description</b>	<b>Timeline</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
<u>Land Use</u>					
<b>1. Update Existing regulations and maps</b>	A. Review existing regulations every two years	2007-2012	City, Planning Commission	0	City
	B. Update and amend zoning ordinance as needed	2007-2012	City	0	City
	C. Review and update land use maps every 5 years	2007-2012	City, Planning Comm.	0	City
<b>2. Re-zoning</b>	A. Continue to use Comp. Plan and land use maps when making re-zoning decisions	2007-2012	City	0	City

**SUMMARY OF SHORT-TERM WORK PROGRAM**

<b>Top Issues to Address per Planning Category</b>	<b>Project Description</b>	<b>Timeline</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
<u><b>Intergovernmental Coordination</b></u>					
<b>1. Our community does not have any border agreements to address detailed questions of land use, access, property value and annexation procedures.</b>	A. Update service delivery strategies.	2008	City, County	0	City
<b>2. There are inadequate efforts or programs to continue and strengthen liaisons that foster communication and coordination among residents, the business community and other entities.</b>	A. Encourage citizen participation at city council meetings and business participation in Walker County Chamber of Commerce.	2007-2012	City, County	0	City

Report of Accomplishments from  
City of Lookout Mountain's  
Previous Five Year Short Term Work Program (1999-2003)

City of Lookout Mountain	SUMMARY OF STWP REPORT OF ACCOMPLISHMENTS				** (Currently underway or temporarily postponed programs should appear in the new STWP)
Work Program	Completed	** Currently Underway	** Postponed *	Not Accomplished *	* Explanation for Postponed or Unaccomplished Program
<b>COMMUNITY FACILITIES</b>					
Support projects in the GA Portion Trans. Program (Chattanooga area MPO)		X			
Maintain and update recreational facilities	X				
Complete sewer installation	X				
<b>ECONOMIC DEVELOPMENT</b>					
Maintain strong downtown commercial district without intrusion into existing residential and recreational areas		X			
Support local tourism efforts		X			
<b>NATURAL / HISTORIC RESOURCES</b>					
Preserve stable residential neighborhoods throughout the City and protect historic homes		X			
Adopt measures to comply with the GA DNR requirements for Wetlands, Water Supply watersheds & groundwater protection				X	Now coordinating with Storm Water run off legislation.
Encourage good land management practices in areas with steep slopes, unsuitable soils & environmental areas		X			

<b>HOUSING</b>					
Promote new residential development to meet future housing needs		X			
<b>LAND USE</b>					
Update and amend zoning ordinance as needed	X				
Continue to use Comp. Plan and land use maps when making re-zoning decisions		X			
Review and update land use maps every 5 years	X				
Review existing regulations every two years		X			

# City of Rossville



## CITY OF ROSSVILLE GEORGIA

### VISION STATEMENT

“Together we create a community of good neighbors”

This vision looks to all sectors of the Rossville community – individuals and families, business, schools, service organizations, non-profit agencies, and city workers – to be responsible for the well being of the entire community.

It envisions all elements of the community working cooperatively to maintain the character and quality of community life. In this vision, all individuals and families look out for each other, are careful with the natural environment, use their volunteer time to help build community, and shop at local businesses whenever they can.

Businesses show concern for the environment, and contribute to public projects and activities in caring and serving that all communities need. City government sees its role as supporting and stimulating these cooperative efforts.

Government cannot create elements of “good neighborliness” alone, but rather can put the vision forward while demonstrating ways all parts of the community can create and maintain it together.

The City of Rossville will strive to attain and maintain principles that sustain a Healthy Community.

Enhance Image and Raise Aspirations

Rejuvenate the City’s Economy

Create a confident, dynamic sustainable city

Enhance citizen engagement in city issues

Enhance community functions and events

Sustain the natural systems and beauty of the community

Keep and promote a built environment which is on a human scale, compatible with the natural environment, and which sustains quality over time

Sustain a safe community with a coherent, comprehensive, cohesive approach to safety

Maintain economic vitality and sustain choice and variety in kinds of housing, appropriate to stages of life

Capitalize on Rossville’s heritage as once largest industrial site in the world

Regain integrity through historic sites, streetscape, as a positive and friendly entrance into the State of Georgia

## Priority Issues for City of Rossville

Please see Appendix for Rossville's complete list of issues and opportunities

### *Population Change*

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

### *Economic Development*

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

### *Natural & Cultural Resources*

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

### *Facilities and Services*

1. Existing infrastructure investments (i.e. already paid for) are not being protected by encouraging infill, redevelopment, and compact development. Compact sizes not less than 7,000 square feet or less are needed.
2. Old water and sewer infrastructure is being replaced in an ongoing manner.

### *Housing*

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

### *Land Use*

Investigate review of building codes and ordinances to allow a mix of residential, office, and commercial development in downtown. Current R2 zoning allows side-by-side mix of residential and commercial use. Upscale loft apartments would especially be encouraged.

### *Transportation*

1. In 1999 Rossville began a streetscaping project on Chickamauga Avenue that is ongoing through October 2006.
2. Community streets, pedestrian paths and bike paths do not contribute to a system of fully-connected and interesting routes to all destinations.
  - Especially needed are sidewalk improvements.

## Areas Requiring Special Attention – City of Rossville

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

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

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

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

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

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

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

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

Floodplains are indicated along major streams. In support of the National Flood Insurance Program (NFIP), FEMA and the State of Georgia are currently updating Flood Insurance Rate Maps (FIRMs) are being created to reflect the base flood event, defined as the flood having a 1-percent chance of being equaled or exceeded in any given year,

also referred to as the 100-year flood. The 500-year flood boundary is indicated beyond the 100-year flood. When this mapping is complete the city will have access to the most recent data available. The city currently addresses erosion and runoff problems on a continuous basis.

### ***Wetlands***

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

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

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

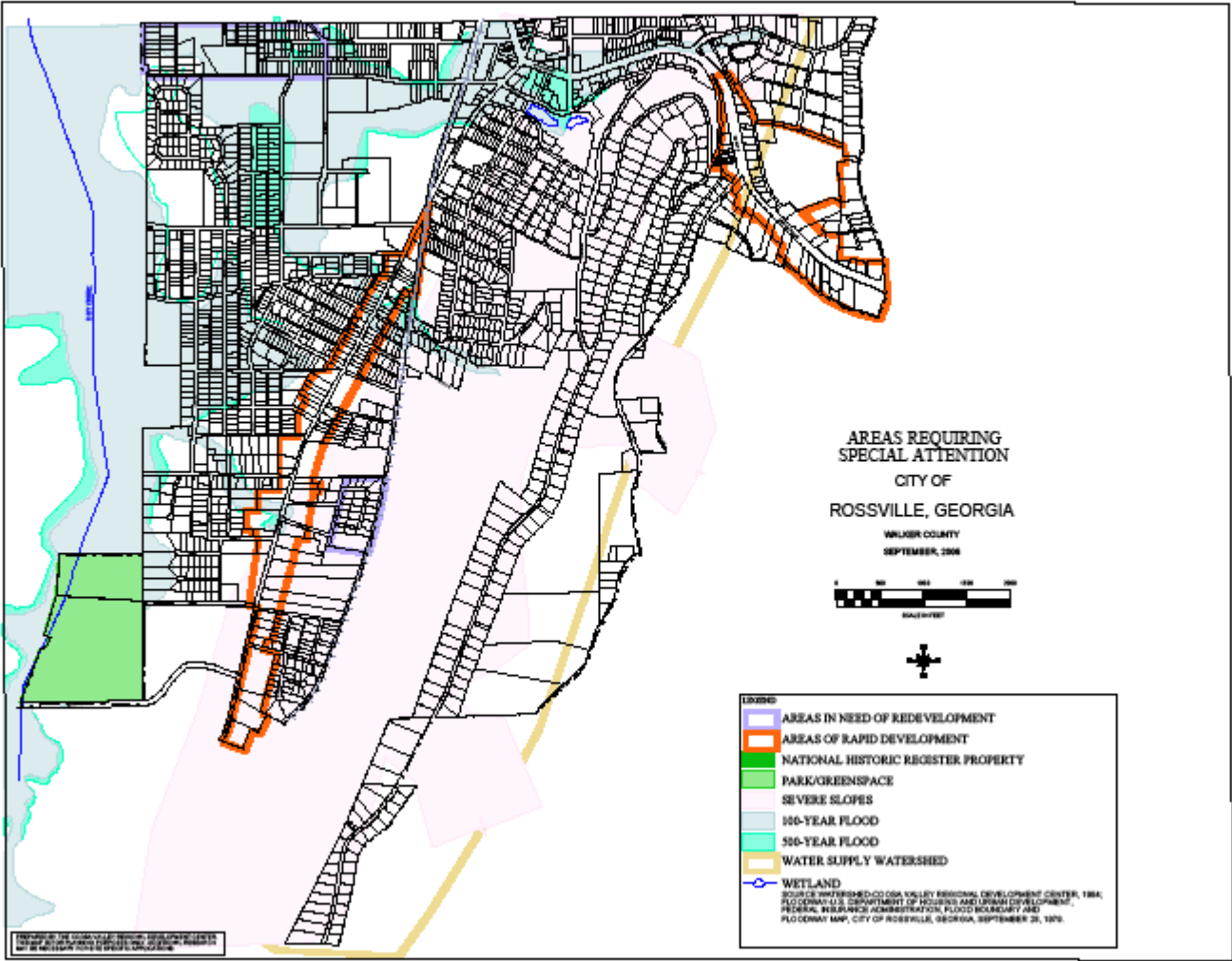
### ***Water Supply Watershed Boundary***

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

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

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

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



## Future Development Narrative for City of Rossville

The future development narrative identifies the following for each character area: A written description and picture that makes clear what types of development will be encouraged in the character area; a list of specific land uses to be encouraged in the area; a list of Quality Community Objectives to be pursued in that area; and identification of implementation measures to achieve the desired development pattern.

### *Rossville Character Areas*

#### *Gateway Corridor*

The gateway corridor areas of the future development map indicate gateways into the city at McFarland Ave. and Chickamauga Ave. The focus ought to be on appearance with appropriate signage, landscaping and other beautification measures. Streetscaping continues along Chickamauga Ave. The City is using Transportation Sidewalk Grant opportunities to enhance this area. Phase II of their Bike Path Plan incorporates these areas. Quality Community Objectives that may be achieved in this area include: infill development, sense of place, transportation alternatives, heritage preservation, open space preservation, environmental protection, growth preparedness, appropriate businesses, employment options, local self-determination and regional cooperation.

#### *Industrial*

Rossville has a long history of being a vibrant industrial area and some of the remnants remain. Of these, some have the potential for exciting reuse strategies that may attract future industrial uses on a large or small scale. The City is working with the Joint Development Authority (JDA) and Southeastern Industrial Development Association (SEIDA) along those lines. There are several old industrial sites that are being examined for future reuse/adaptation. Quality Community Objectives pursued include: infill development as older sites are revamped, sense of place as being a historical industrial area, regional identity, heritage preservation, growth preparedness, appropriate businesses, employment options, and educational opportunities.

#### *Stable Traditional Neighborhood*

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

- Small lots and homes in residential subdivisions of post WWII housing. Public water and sewer is available. There is little or no transit or open space and a low pedestrian orientation. Housing consists of missed single, multiple and apartments.
- Subdivision consisting of old Mill (Peerless) homes, small and relatively well-maintained.
- Mixed commercial and residential areas with older homes on large lots built in the early nineteen hundreds or before.
- New subdivisions including sidewalks, new water and sewer but little or no open or greenspace.

Encouragement of homeownership and maintenance of existing properties will help stabilize the area. The City is promoting the updating and renovation of older homes through infill, rehabilitation or redevelopment one house at a time. The community volunteer Better Housing Group is playing an important role by identifying homes with potential for infill or rehabilitation. Quality Community Objectives include: traditional neighborhood objectives, infill development,

sense of place, transportation alternatives, regional identity, heritage preservation, open space preservation, environmental protection, growth preparedness, appropriate businesses, employment options, housing choices, and educational opportunities may be achieved in this character area.

#### *Missionary Ridge Residential*

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

#### *Downtown/Town Center*

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





**Description**

A concentrated focal point with general retail services, commercial, professional office, higher-density housing, public and open space.  
**Development Strategies/ Policies:**  
 -Relatively high-density mix of retail, office services, employment  
 -Higher density mixed income-housing options next to center  
 -Design for pedestrians with connections between uses  
 -Define road edges by locating buildings at roadside, rear parking  
 -Include direct connections to the green space and trail networks  
 -Add sidewalks, pedestrian friendly trail/bike routes to link to neighboring communities, libraries, schools, parks, health centers, etc.

**Future Development Map Narrative**

**Jurisdiction: Rossville**

**Character Area: Downtown**

**Quality Community Objectives**

**Development Patterns**  
 Infill development  
 Regional identity  
 Transportation alternatives  
  
 Social and Economic Development  
 Appropriate business  
 Employment options

**Land Uses**

Commercial  
 Residential – upscale loft apartments

**Implementation Measures**

More detailed sub-area planning  
 Create vision for mixed-use areas  
  
 New or revised local development regulations:  
 Design guidelines for downtown mixed-use infill  
  
 Public investments:  
 Ask that public spaces/plazas be included in new developments  
  
 Infrastructure improvements:  
 Create wifi hotspots; improve water and sewer, public transit



<b>Description</b>
<p>Developed or underdeveloped land paralleling the route of a major thoroughfare that serves as an important entrance or means of access to the community.</p> <p><b>Development Strategies/ Policies:</b> Focus on appearance with appropriate signage, landscaping and other beautification measures.</p> <ul style="list-style-type: none"> <li>- Manage access to keep traffic flowing; using directory signage to clustered developments.</li> <li>- Retrofit or mask existing strip development or other unsightly features as necessary.</li> </ul>

<b>Future Development Map Narrative</b>	
<b>Jurisdiction: Rossville</b>	
<b>Character Area: Gateway Corridor – Chickamauga Ave &amp; McFarland Ave</b>	
<b>Quality Community Objectives</b>	<b>Implementation Measures</b>
<p><b>Development Patterns</b>            Infill development            Transportation alternatives            Regional identity            Resource Conservation            Heritage preservation            Open space preservation            Environmental protection            Social and Economic Development            Growth Preparedness            Appropriate businesses            Employment options            Governmental Relations            Local self-determination            Regional cooperation</p>	<ul style="list-style-type: none"> <li>• More detailed sub-area planning Example: historical overlay district</li> <li>• New or revised local development regulations Example: Sidewalk width, proper setbacks, store front restrictions, sign ordinance. Phase II Bike Path</li> <li>• Incentives: Developer variances for preserving trees</li> <li>• Public investments Example: Beautification projects</li> <li>• Infrastructure Improvements Example: Maintain sidewalks, street lamps</li> </ul>
<p><b>Land Uses</b> Commercial</p>	<p><b>Transportation Sidewalk Grant Opportunities</b></p>



Future Development Map Narrative	
Jurisdiction: Rossville	
Character Area: Industrial	
Quality Community Objectives	Implementation Measures
<p>Development Patterns            Infill development            Sense of place            Transportation alternatives            Regional identity            Resource Conservation            Heritage preservation  <b>Social and Economic Development</b>            Growth Preparedness            Appropriate businesses            Employment options            Educational opportunities</p>	<p>More detailed sub-area planning            Use industrial and small industry parks;            have mix of small and large industry</p> <p>New or revised local development regulations:            Require percentage of open space on site</p> <p><b>Incentives:</b> Tax breaks for incubators and small business for reuse and site cleanup, provided property belongs to city.</p> <p>Public Investments:            Install high speed Internet            Provide alternative access roads</p> <p><b>Infrastructure improvements:</b>            Maintain and upgrade roads, install traffic lights, improve sewer/water</p>
<p><b>Description</b></p> <p>Land used in higher intensity manufacturing, assembly, processing activities where noise, particulate mater, vibration, smoke, dust, gas, fumes, odors, radiation, or other nuisance characteristics are not contained on site.</p> <p><b>Development Strategies/Policies :</b>            Encourage greater mix of use (such as retail and services to serve industry employees) to reduce automobile reliance use on site.</p> <p>Industrial opportunities in outlying areas with some mixed retail.</p>	



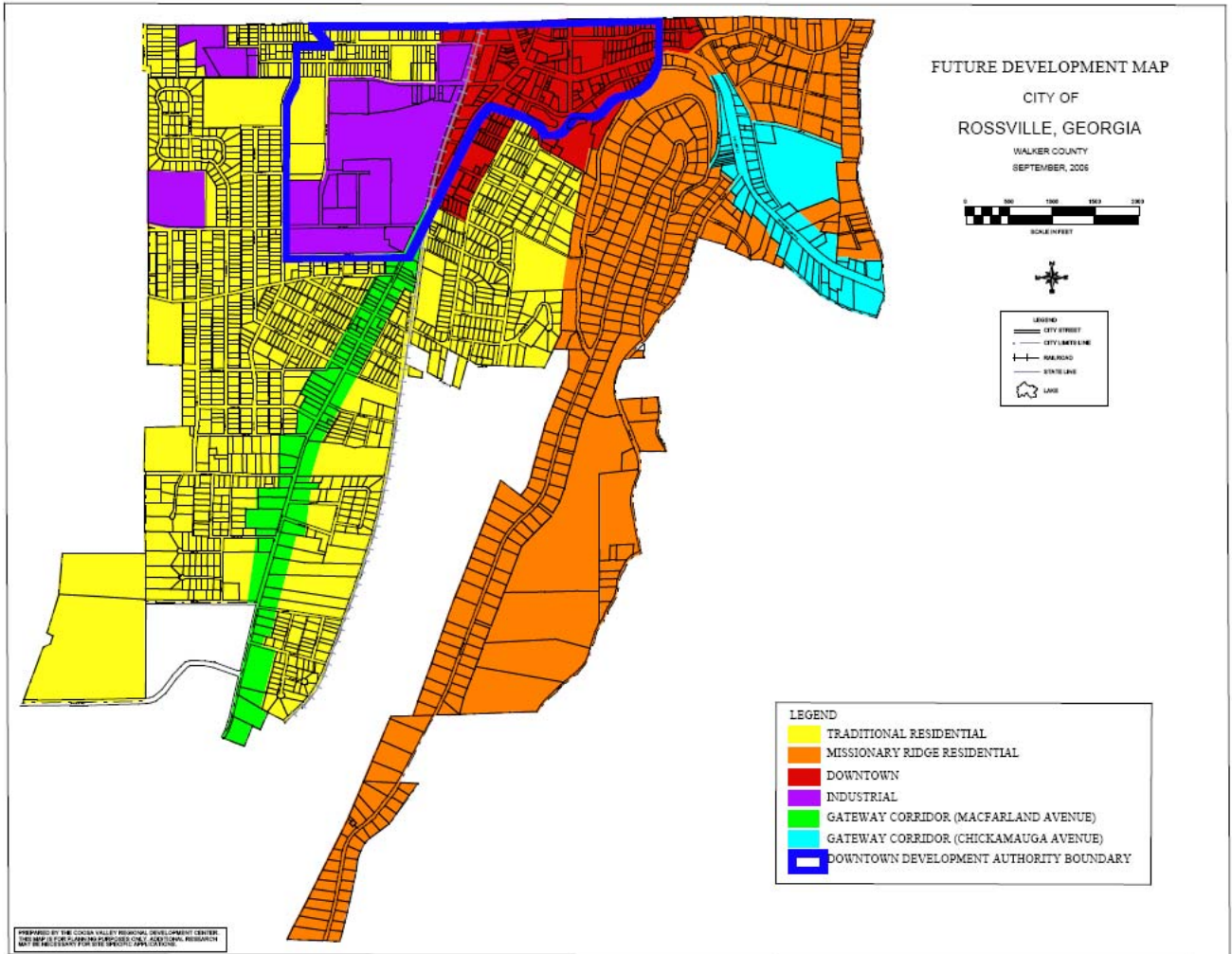
<b>Future Development Map Narrative</b>	
<b>Jurisdiction: Rossville</b>	
<b>Character Area: Missionary Ridge Residential</b>	
<b>Quality Community Objectives</b>	<b>Implementation Measures</b>
<p><b>Description</b></p> <p>Relatively well-maintained housing, distinct identity through architectural style, large lots, street design, and view of valley and mountains. Higher rate of home ownership.</p> <p>Less walkable than the traditional neighborhood development in the valley.</p> <p><b>Development Strategies/Policies:</b></p> <ul style="list-style-type: none"> <li>- Reinforce stability by encouraging homeownership, maintenance, and upgrade of existing properties.</li> <li>- Vacant properties and opportunity for infill development of new, architectural compatible housing</li> </ul>	<p><b>Development Patterns</b>            Established neighborhood            Infill development            Sense of place            Regional identity</p> <p><b>Social and Economic Development</b>            Growth preparedness</p> <p>More detailed sub-area planning:            Preserve traditional and historic features while adapting for current use</p> <p>New or revised local development regulations:            Preservation, rehabilitation, infill guidelines and emphasis</p> <p>Public investments            Sidewalks, beautification projects</p> <p>Infrastructure improvements:            Improve existing water and sewer, provide high speed Internet, transit            Bike paths, walking and running areas            Assist in enforcing covenants</p>



<b>Future Development Map Narrative</b>	
<b>Jurisdiction: Rossville</b>	
<b>Character Area: Stable Traditional Neighborhood/Traditional or Historic Residential</b>	
<b>Quality Community Objectives</b>	<b>Implementation Measures</b>
<p><b>Development Patterns</b>            Traditional neighborhood            Infill development            Sense of place            Transportation alternatives            Regional identity            Resource protection            Heritage preservation            Open space preservation            Environmental protection</p> <p><b>Social and Economic Development</b>            Growth preparedness            Appropriate businesses            Employment options            Housing choice            Educational opportunities</p>	<p>More detailed sub-area planning:            Preserve traditional and historic features while adapting for current use</p> <p>New or revised local development regulations:            Preservation, rehabilitation, infill guideline and emphasis</p> <p>Public investments:            Sidewalks, beautification projects</p> <p>Infrastructure improvements:            Improve existing water and sewer, provide high speed Internet, transit            Bike paths, walking and running areas            Assist in enforcing covenants</p>

<b>Description</b>
<p>Neighborhoods consist of several distinct types of subdivisions:</p> <p>Post WWII housing. Small homes and lots in residential subdivisions.            Public water and sewer network available.            Low pedestrian orientation. Little or no transit or open space. Housing consist of mixed single, multiple and apartments.</p> <p>Subdivision consisting of old mill (Peerless) homes. Small relatively well-maintained.</p> <p>Older homes on large lots built in the early nineteen hundreds or before in mixed commercial and residential area.</p> <p>New subdivisions consisting of sidewalks, new water and sewer. Subdivision has little or no open or green space.</p> <p><b>Development Strategies/Policies:</b>            - Reinforce stability by encouraging homeownership/maintenance/upgrade of existing properties.            - Vacant properties an opportunity for infill development of new, architecturally compatible housing.</p>

# Future Development Map City of Rossville



## Quality Community Objectives - Local Assessment by Rossville

### *Traditional Neighborhoods*

- If we have a zoning code, it doesn't separate commercial, residential and retail uses in every district
- Our community allows neo-traditional development "by right".
- We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.
- Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.
- In some areas several errands can be made on foot, if so desired.
- Some children can and do walk to school safely.
- Schools are located in or near neighborhoods in our community.

### *Infill Development*

- We have an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.
- We actively promote brownfield and greyfield redevelopment.
- Small lot development must remain not less than 7000 sq. ft.

### *Sense of Place*

- If someone dropped from the sky into our community, they would know immediately where they were, based on our distinct characteristics.
- We have delineated the areas of our community important to our history and heritage and have taken steps to protect those areas.
- We have ordinances to regulate the aesthetics of development in our highly visible areas.
- We have ordinances that regulate the size and type of signage in our community.

### *Transportation Alternatives*

- We have public transportation in our community (CARTA).
- We have a good network of sidewalks to allow people to walk to a variety of destinations.
- We have a plan for bicycle routes through our community. (Regional Bike Plan)
- Commercial and retail development is permitted to share parking areas.

### *Regional Identity*

- Our community is characteristic of the region in terms of architectural styles and heritage.
- Our community participates in the Georgia Department of Economic Development's regional tourism partnership.
- Our community promotes tourism opportunities based on the unique characteristics of our region.
- Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment, education.

### *Open Space Preservation*

- Our community has no greenspace plan, we are highly urbanized.

### *Environmental Protection*

- We are using stormwater best management practices for all new development.
- We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.)

### *Growth Preparedness*

- We have population projections for the next 20 years that we refer to when making infrastructure decisions.
- Our local governments, the local school board, and other decision-making entities use the same population projections.
- We have a Capital Improvements Program that supports current and future growth.
- We have designated areas of our community where we would like to see growth. These areas are based on the natural resources inventory of our community.

### *Appropriate Businesses*

- Our economic development organization has considered our community's strengths, assets, and weaknesses and has created a business development strategy based on them.
- Our economic development organization has considered the types of businesses already in our community, and has a plan to recruit business/industry that will be compatible.
- We recruit businesses that provide or create sustainable products.
- We could benefit from a more diverse jobs base.

### *Employment Options*

- Our economic development program has an entrepreneur support program.
- Our community has jobs for skilled and unskilled labor as well as professional and managerial jobs.

### *Housing Choices*

- Our community allows accessory units like garage apartments or mother-in-law units.
- People who work in our community can afford to live here, too.
- Our community has enough housing for each income level (low, moderate, and above-average incomes).
- We encourage new residential development to follow the pattern of our original town, continuing the existing street design and recommending smaller setbacks.
- We do not have options available for loft living, downtown living, or “neo-traditional” development.
- We have vacant and developable land available for multifamily housing.



- We allow multifamily housing to be developed in our community.
- We support community development corporations building housing for lower income households.
- We have housing programs that focus on households with special needs.
- Small houses built on small lots cannot be less than 7,000 sq. ft.

#### *Educational Opportunities*

- Our community provides work-force training options for our citizens.
- Our workforce training programs provide citizens with skills for jobs that are available in our community.
- Our community has higher education opportunities, or is close to a community that does.
- Our community has job opportunities for college graduates, so that our children may live and work here if they choose.

#### *Local Self-determination*

- We have a citizen-education campaign to allow all interested parties to learn about development processes in our community.
- We have processes in place that make it simple for the public to stay informed on land use and zoning decisions, and new development.
- We have a public-awareness element in our comprehensive planning process.
- We have clearly understandable guidelines for new development.
- We have a budget for annual training for planning commission members and staff, and we use it.
- Our elected officials understand the land-development process in our community.

#### *Regional Cooperation*

- We plan jointly with our cities and county for Comprehensive Planning purposes.
- We are satisfied with our Service Delivery Strategies.
- We cooperate with at least one local government to provide or share services (parks and recreation, E911, Emergency Services, Police or Sheriff's Office, schools, water, sewer, other).

Short Term Work Program

City of Rossville

2007-2011

<b>Facilities and Services</b>				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Pursue GDOT and Chattanooga MPO for funding to widen McFarland Ave.	2007-2008	City	0	City, GDOT, MPO
Expand and promote Recreational Facilities Activities, and Projects - new ballfields, concession stand and pool renovation .	2007-2008	City	225,000	City, DNR
As of 2007, there will be no schools located in the city limits. Moving to county	2008	City	0	N/A
Create written materials for the Hispanic population as needed, such as stormwater brochures	2007-2012	City	200	City
Continue partnerships with area schools	2007-2012	City	0	City
City facilities available to local schools	2007-2012	City	0	City
City has met and will continue to meet with Chattanooga to give progress report of streetscape and their commitment to the Tennessee side of Rossville	2007-2012	City/Chattanooga	0	City
Streetscape project – Phase I	2007-2008	City/County	1,000,000	TEA grant
Streetscape project – Phase II	2007-2009	City/County	10,000	TEA grant
Encourage infill, redevelopment, and compact development (not less than 7000 square feet) to take advantage of existing infrastructure investments	2007-2012	City/DDA	0	City
Document water and sewer trouble spots where repair is needed to meet standards	2007-2012	City/DDA	50,000/yr	City, Sewer fund

<b>Economic Development</b>				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
City continues to work with JDA and with Kathy Johnson at SEIDA in Chattanooga to promote economic development	2007-2012	City/JDA/SEIDA	0	City
Pursue parking study for Downtown Area.	2007-2008	City/Downtown Development Asso.	5,000	City, GDOT, RDC
Promote the John Ross House/Festival & Coordinate local activities with the Chattanooga Tourism Bureau.	2007-2008	City	1,500	City, Chamber of Commerce
Study underway for best possible use of the Mill downtown	2007	City/Downtown Development	25,000	State, City

		Asso.		
New traffic study	2008	City/Downtown Development Asso.	300.	City
Continue to partner with Downtown Development Authority for development	2007-2012	City/Downtown Development Association	0	City

<b>Housing</b>				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Support housing rehab programs and upgrade existing rental units.	2007-2012	City	0	City
Review building codes and ordinances for feasibility of rehabilitation and infill downtown	2007-2012	City	0	City
Investigate review of building codes and ordinances to allow a mix of residential, office, and commercial development in downtown, Current R2 zoning allows side-by-side mix of residential, commercial use. Upscale loft apartments would especially be encouraged.	2007-2012	City/RDC	0	City
Ordinances updated on ongoing basis	2007-2012	City/RDC	0	City
Support Better Housing Committee	2007-2012	City	0	City
Develop list of lots available locally for housing	2007-2012	City/Better Housing Committee	0	City
Possible incentives to builders to encourage specialized housing for elderly	2007-2012	City	0	City
Make variances friendly to builders, such as ordinance restrictions	2007-2012	City	0	City
Promote use of empty buildings as they become available	2007-2012	City/DDA	0	City

<b>Land Use</b>				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Monitor and Review existing City Regulations every two years	2007	City	0	City
Use Comp. Plan as a guide for making rezoning and land use decisions	2007-2011	City	0	City
Develop new Zoning Ordinance	2007-2008	City	10,000	City, RDC

<b>Natural and Cultural Resources</b>				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Identify and protect environmentally sensitive areas	2007-2011	City	2,000	City, DNR
Continue to explore elevating the roadway in area where flooding is a problem	2007-2012	City/County	100,000	DOT-LARP
Maintain local Clean & Beautiful Committee.	2007-2011	City	0	City
Pursue streetscaping on Hwy 27 with TEA funds/granted in FY99.	2007, 2008	City	600,000	City, County, GDOT
Conduct a comprehensive survey of historic resources.	2007, 2008	City, Private	5,000	City, Private, DCA, DNR
Apply for and participate in the GA Better Hometown Program.	2007-2009	City, Private	0	City, Private
City is continuously addressing erosion, sedimentation and stormwater runoff problems	2007-2012	City	50,000	City
Update documentation of erosion, sedimentation, and stormwater runoff problems	2007-2012	City	0	City
City will continue to pursue historic preservation of sites and their addition to the National Historic Register	2007-2012	City/John Ross Assoc.	0	City

Report of Accomplishments

City of Rossville

2001-2005

ROSSVILLE	SUMMARY OF STWP REPORT OF ACCOMPLISHMENTS				
Work Program	Completed	** Currently Underway	** Postponed *	Not Accomplished *	* Explanation for Postponed or Unaccomplished Program
<b>FACILITIES AND SERVICES</b>					
Pursue GDOT and Chattanooga MPO for funding to widen McFarland Ave.					
funding to widen McFarland Ave.		X			
Expand and promote Recreational facilities activities and projects - new ballfields, concession stand and pool renovation					Pool discontinued - other renovations proceeding as scheduled
		X			
Renovate old City Hall Building	X				
<b>ECONOMIC DEVELOPMENT</b>					
Incubator feasibility audit for Rossville	X				
Pursue Downtown parking study		X			
Promote the John Ross House/Festival & coordinate local activities with Chattanooga Tourism Bureau.					
		X			
<b>HOUSING</b>					
Support housing rehab programs and upgrade existing rental units					
		X			
Support Better Housing Committee	X	X			
Develop list of lots available locally for housing	X	X			

<b>LAND USE</b>					
Update subdivision regulations	X	X			
Monitor and review existing city regulations bi-annually	X	X			
Use Comp. Plan as a guide for making rezoning and land use decisions		X			
Develop new Zoning Ordinance		X			
<b>NATURAL AND HISTORIC RESOURCES</b>					
Identify and protect all environmentally sensitive areas within the city.		X			
Maintain local Clean & Beautiful Committee		X			
Comply with GA DNR requirements protecting wetlands, water supply watersheds & ground water recharge areas		X			
Pursue streetscaping on Hwy 27 with TEA funds/granted in FY99		X			
Conduct a comprehensive survey of historic resources		X			
Nominate eligible properties or districts to the National/GA Register of Historic Places	X				
Develop a housing rehab program for vacant or poorly maintained historic					



residential					
properties or neighborhoods			X		
Apply for and participate in the GA Better Hometown Program		X			
Develop a preservation plan for the John Ross House Property, working with GA Chapter of the Trail of Tears Association, the NPS, GA DNR-HPD, and CVRDC		X			

## Summary

Sunlight streaming through pine needles, cows grazing in a pasture, brick buildings with cars surging in and out at 7 am and 4 pm; these mental pictures describe a subjective concept that is key to Northwest Georgia and to Walker County, Chickamauga, LaFayette, Lookout Mountain, and Rossville. That concept is rural quality of life. It is why some residents drive hours back and forth to work in Atlanta. It is why people move from Alaska and Michigan and Pennsylvania to live and work in this area. It is what is bringing increasing numbers of residents into the area. However, at the same time, local governments are facing the unwelcome prospect of change due to loss of jobs for skilled labor and rising residential growth.

Another facet of life in Northwest Georgia is agriculture. Many residents grew up on the farm or continue to raise livestock, and many retirees are coming back to their agricultural roots as hobby farmers. Land prices are rising and development pressures threaten farming operations. Some endure. The values of patience, conservation and diligence that make this country and its people strong were learned through hot summers and cold winters outdoors on these farms. If agriculture is lost in this area, the definition of what it means to live in rural Northwest Georgia will change forever.

Industry has made this region, in a sense. Artisans created the first tufted bedspreads and hung them on their clotheslines for tourists driving up from Florida to the Northeast to see and buy. Demand rose, mass production made the tufted bedspreads available to a mass market, and the technology was applied to rugs as well. From this came the carpet industry that we know today. Textile mills also created and sustained the local economy. These industries, however, face increasing pressures and job losses have already occurred. Will industry continue to be a major employer, and if not, do residents have the job skills to enter other professions?

These are some of the challenges now faced by the local governments of Walker County, Chickamauga, LaFayette, Lookout Mountain, and Rossville. These challenges have been brought to the forefront as local governments have updated their comprehensive plan in order to maintain their Qualified Local Government status. Current Department of Community Affairs requirements call for a partial update, the Community Agenda, to be submitted by the recertification date. To that end, the local governments of Walker County and the cities of Chickamauga, LaFayette, Lookout Mountain, and Rossville worked with the Coosa Valley Regional Development Center to identify stakeholders, gather community input, and complete the Community Agenda.

Though the county and its cities stand separately, in completing the Community Agenda each local government walked a parallel path and reached a similar summit. From that summit, they viewed the long-term future of their community. Their beautiful rural vista faced developmental pressures. If protective changes were not made, that cherished view could be overlaid with unplanned residential growth, continued jobs loss, and declining quality of life. Having seen the need and having heard the concerns of

the community, local governments developed a strategic community vision and a tactical five-year work program.

The Coosa Valley Regional Development Center has served the Northwest Georgia area through working with local governments to provide well-planned, well-suited, and well-funded projects that benefit the local community and the Coosa Valley region. Staff at the RDC have a combined total of one hundred and forty five years of experience in planning. This translates into a thorough knowledge of local conditions, needs and resources, combined with solid relationships with local governments.

In working with Walker County, Chickamauga, LaFayette, Lookout Mountain, and Rossville to create projects in their short-term work programs for the next five years, staff has highlighted those projects where funding sources are available. Staff has the challenge and the opportunity to match needs with funding sources. In suitable areas, partnerships with state, regional, and local governments could provide better results than city or county efforts alone. There are areas, for example, where residents would like to walk around the city; sidewalks are lacking. Sidewalk connectivity could be partially addressed with city funding. However, continued successful applications for Transportation Enhancement grants through the Georgia DOT would allow the City to connect sidewalks throughout the community and maintain them, creating another feature to enhance residential quality of life. Another grant possibility would be the Rural Communities Development Initiative through the USDA, which calls for capacity building in rural communities to enhance economic, housing, and community development. Walker County and the cities of Chickamauga, LaFayette, Lookout Mountain, and Rossville have indicated a need for economic and cultural resource development. This grant seems to match those needs.

Water and sewer infrastructure projects are predominant. Old water lines leak, costing the city or county money. Sewer may be reaching capacity. Water meters may be lacking. The city or county may need a water source and face an extensive water project. These projects are essential, but expensive. One possible funding source would be a low-interest loan through the Georgia Environmental Facilities Authority; another source would be USDA Rural Development grants, while a third possibility is funding through the Appalachian Regional Commission.

The next five years will create challenges and opportunities for local governments as they continue their short-term work program projects. The Coosa Valley Regional Development Center is continually working with local governments to match infrastructure needs with funding sources.

## Other Plans

As this planning process comes to a close, it is important to note that there are several other County and Regional plans already in place which helped support this plan and should be considered addendums to this plan. Other plans include:

**Coosa Valley Regional Development Center – Regional Bicycle and Pedestrian Plan**

**Coosa Valley Regional Development Center – Regional Comprehensive Plan**

**Walker County Solid Waste Management Plan**

**MPO Transportation Plan**

**State Water Plan**

**Walker County Greenway Plan**

**TMDL Implementation Plan**

**Walker County Hazard Mitigation Plan**



## Appendix

### Complete List of Issues and Opportunities

<b>ISSUES AND OPPORTUNITIES</b>	<b>Walker</b>	<b>Chickamauga</b>	<b>LaFayette</b>	<b>Lookout Mt.</b>	<b>Rossville</b>
<b>POPULATION</b>					
Rapid population growth is expected in the next 20 years.			X		
The ethnic diversity of the community will increase and these changes will require adapting schools and public services to a wider array of language and cultural patterns.	X		X		X
The proportion of the population that is over 65 years of age will increase and this population group will require specialized housing and services.	20	13	X	X	X
Educational attainment for the community is lagging behind that of the rest of the county, region, and the state.	21		X		X
Household income levels for the community are lagging behind that of the rest of the county and will increase the demand for services related to poverty.					X
<b>ECONOMIC DEVELOPMENT</b>					
<b>Existing Businesses</b>					
Our community's dependency on a small number of industries/business types results in high vulnerability to downturns in the dominate industry type.	X		X		X
Economic development programs do not support existing businesses (entrepreneur and small business assistance, business retention programs, etc.).				X	
Our community does not track the existing businesses in our community for changing levels of support and assistance needed.		X	X		
Our community does not have an active business recruitment and retention program.		X			X
Existing businesses in our community have not been growing or expanding.					
Existing businesses in our community do not participate in events/programs/issues.	22		X		
Local businesses are not satisfied with assistance from local economic development organizations.					

The local economy does not compare well to peer communities.	X		X		X
<b>Prospective Businesses</b>					
Business recruitment efforts do not match levels of local/regional workforce education and training.	X		11		
Business recruitment efforts do not focus on business types compatible with existing businesses.					
Recruitment efforts do not focus on growth industries: businesses that have good survival rates and contribute to quality of life.			X		
<b>Tools/Methods</b>					
We do not have a community vision for economic development activities in the form of an economic development strategic plan; or the plan was not developed with meaningful stakeholder input.			X	X	X
We do not have a long-term infrastructure plan that guides, directs and supports development.	X	X	X		X
Our community needs a variety of effective economic development agencies/authorities.					
There is a lack of communication between government/agencies/authorities/private sector entities involved in economic development.	X				
Community efforts at recruiting targeted industries are unsuccessful.			X		X
There are limited economic development resources to market the community		X	X		X
Our community economic development programs:		14			
- do not use innovative tools					
- do not use multiple methods and funding sources to support and attract businesses (incubators, tax abatements, infrastructure)	X				
- do not use appropriate business recruitment, i.e. niche marketing, downtown revitalization					
- do not use regional identity and tourism as a marketing and development tool				X	
- do not use unique and potentially negative situations as new opportunities					
- do not provide a range of job types that meet needs of local workforce					
- do not reflect changing economy: technology, tourism, service					
- do not identify, acquire, assemble and/or stabilize property for redevelopment			X		



- do not focus both on revitalization of existing commercial structures and creation of future neighborhood commercial districts					
- do not use a comprehensive redevelopment strategy to accommodate new development while enhancing existing local assets			2		
- do not use incentives to encourage targeted types of businesses					
- do not analyze the types of enterprises that would fit effectively into the local economy, including those that could be accommodated immediately					
- do not include industrial development, town center development, chamber-based promotion and tourism development				X	
- do not identify job opportunities for particular community populations					
- do not publicize economic development successes					
<b>Economic Development &amp; Land Use Interaction</b>					
Our community is experiencing uncontrolled growth and poor land use planning.			3		
Pristine land/greenfields are being developed.		15	X		
Our community has not analyzed the cost of infrastructure, services, incentives versus benefits of economic development projects.	X	X		X	
There are constraints to business formation imposed by inadequate capital availability or usage.		X	X		
There is a lack of physical convenience and accessibility of jobs to workforce.			X		
Our community has inadequate public facility capacity to attract new development where development is desired.					
There is an imbalance between location of available housing and major employment centers.			X		
Our community has a proliferation of abandoned buildings and vacant land.	X		X		X
There is disinvestment in key areas.			X		
Redevelopment process is perceived as difficult.	X		X		X
Local lenders perceive risks in redevelopment.	X		X		
Need historic preservation districts			X		
Need economic policy that supports MainStreet designation program and land use			X		

Potential redevelopment properties have unknown or suspect historical uses and potential contaminants causing risks and uncertainties for new or existing property owners.	X		X		X
There are perceived additional and high costs for site assessment, underwriting, site development, rate of return, cleanup plan and cleanup.	X		X		X
Infrastructure investments are needed to remain competitive in business recruitment and community resources are inadequate.	X		3		
<b>Workforce</b>					
Our community does not offer enough jobs or economic opportunity to retain local residents.	X	X	X		
The workforce capabilities, supply, quality, and training needs are unknown.		X			
There is an imbalance of available jobs and available education and training of citizens/workforce.	X		12		
Educational and workforce training opportunities are not readily available.					
Accessible and low-cost services to transport workers directly to job sites are not available.		X	X		
There is not enough affordable/workforce housing.					
There are no priorities for recruitment, expansion and training.	X?	X			
There is a mismatch between available workforce and available or preferred job recruitment strategies.					
There is a mismatch of labor skills and business needs.			X		
<b>NATURAL &amp; CULTURAL RESOURCES</b>					
<b>Resource Awareness</b>					
The community's resources worthy of protection have not been identified—there is no inventory of resources.				X	
Community resources have not been mapped or compared to areas of future development.			X		
Management planning for significant community resources is needed.	X	X	X		
There is no on-going and active education about resource conservation and protection for the public, local elected officials, developers, economic developers, etc.	23	X	X		

Development entities are not aware of community resources.	24		X		
The public does not have adequate access to community resources.					
The community is not working regionally to protect resources.	X	X	3		
Community resource conditions are endangered and/or declining.		X	X		
Development is diminishing environmental quality and/or historic integrity and/or cultural significance of community resources.	25	X	X		
New development is occurring in inappropriate areas: farmlands, environmentally sensitive areas, and historic neighborhoods.			X		
The rural scenery in and around our community is disappearing.	26	X	X		
There are not enough parks or greenspace.	27		X		
The community has abandoned or contaminated properties.		X	X		X
There are pollution problems (light, noise, water, air, etc.).		X	X		X
There are erosion, sedimentation, storm water runoff problems.	28		X		X
<b>Implementation/Enforcement</b>					
The protection of community resources is inadequate.	29	X	X		
Our community has not developed means of protecting significant resources.	X	X	X		
Our community's resources do not play significant role in decision-making.	X	X	X		
Our community's resources are not being improved, enhanced, and/or promoted.	X		2	X	
Our community's policies and regulations do not allow for protection of community resources.	30	X			
The design of the community does not help conserve resources and minimize waste.	X	X	X		
New development is not being guided away from resources—directly or indirectly.		X	X		
Resource protection regulations are not enforced or enforcement is inadequate.	X	X	X		
Our community is not in compliance with Part V.					
There are not regulations against unwanted/environmentally hazardous uses (hog farms, landfills, etc.).	X		X		

Environmentally sensitive areas of the community, such as stream banks, floodplains, or steep hillsides, are not set aside from development.	X	X	8		
Best management practices are not encouraged or required as part of the development process.		X			
There are not appropriate site design guidelines in place for developing on sensitive areas (e.g. steep slopes, wetlands).	X	X	8		
There are no linkages (existing or planned) between local trail systems, state designated bike routes, and existing trails in neighboring communities.	31	X	X	X	
Our community does not have programs that encourage infill development or brownfield/greyfield redevelopment.	32		X		X
<b>FACILITIES &amp; SERVICES</b>					
<b>Fiscal</b>					
The relative costs of community services have not been considered or compared to different development types (open space/farmland; industrial/commercial; residential).	33	X			
The future costs of providing services at current growth rates and for the same types of development patterns have not been considered.	X	X	2		
The costs of providing community services for new development are not known or considered.	X				
Our community does not have the fiscal capacity to meet future needs.	X	X	3		
Our community's policies and regulations do not foster development that optimizes long-term governmental fiscal health.	X	X			
Existing infrastructure investments (i.e. already paid for) are not being protected by encouraging infill, redevelopment, and compact development.	X		3		X
<b>Physical</b>					
Our community has not defined areas of service and areas of no service.	X				
Our community does not place infrastructure to direct growth and development to identified areas and away from sensitive areas.	X	X			
There is not equitable access to public facilities for all income levels.					

Our community is not physically locating services (infrastructure, buildings) in compact areas to benefit the citizenry and make for easy access (walking, car, bike, etc.).		X	X		
The age, capacity function, safety, and maintenance needs of community's public facilities have not been inventoried.	X	X		X	
There is no long-term strategy for the location or maintenance of public service facilities.	X	X			X
The efficiency of the community's services needs improvement.	X				X
<b>HOUSING</b>					
<b>Housing Mix &amp; Future Demand</b>					
There is no mix of housing types in neighborhoods/new developments in our community.		16			
Our community does not have varied housing options available to meet residents' needs at all stages of life.	34	X			
Our community's neighborhoods do not have a healthy mix of uses, like corner groceries, barber shops, or drugstores within easy walking distance of residences.	X	X	X		
Schools are not located within our community's neighborhoods.	X		X		
There is a lack of special needs housing (elderly, handicapped, etc.) in our community.	35	X	X	X	
There is no inventory of public and private land available for the development of future housing.	X	X		X	
Existing structures suitable for conversion to affordable or subsidized housing are not being redeveloped.	X	X	X		
<b>Workforce/Affordable Housing</b>					
There is a lack of affordable or subsidized housing in the community.	X	X			
The incentives and barriers to maintenance and/or development of affordable/workforce housing in the community have not been inventoried.	X				
There is an imbalance between location of available housing and major employment centers in the community.			X		
The community has not compared housing costs and income levels to the available housing stock.	X	X			X
<b>Housing &amp; Land Use Interaction</b>					

Our community's housing needs and the land use plan do not relate.	X				
Our community does not have an inventory of vacant properties, properties owned by the city or other government agencies, and tax delinquent properties suitable for infill development.	X			X	
Our community does not have adequate housing ordinances and regulations.					
The community does not regulate to better protect stable residential areas.		X			
Residential uses are not allowed in the central business district/square.			3		X
Local ordinances and regulations do not provide at least one or more areas that allow mixes of residential and commercial uses.					X
Our community does not require or encourage new developments to reserve a percentage of proposed units for affordable housing.	X	X	X		
Our community does not take measures to encourage well-designed infill and medium to high density multi-family residential development in appropriate locations.	X?	X	X		X
Code enforcement is not adequate to prevent substandard housing.		X			
<b>Housing Programs</b>					
Our community does not have a housing authority.	X	X			
Our community does not have any community-based organizations that provide housing (i.e., community development corporations, Habitat for Humanity, land bank authority).		X			
Our community lacks:					
o maintenance, enhancement or rehabilitation programs.	X?	X			
o incentives programs for affordable infill housing.	X?	X	X		
o readily available home buyer education program.	X?	X	X		
<b>LAND USE</b>					
The current conditions of our community do not relate to goals and objectives of our previous comprehensive plan.					
<b>Development Patterns</b>					
The design of our community does not promote conservation of resources and minimization of waste.	X		X		

There is no clear boundary where town stops and countryside begins.	X	X			
Our community's development patterns discourage interaction with neighbors.					
Our community's development patterns do not create safe and pedestrian-friendly environments.			X	X	
Public spaces are not designed to encourage the attention and presence of people at all hours of the day and night.		X	X		
Our community does not have a center focus that combines commercial, civic, cultural and recreational uses.		X			
Housing and commercial buildings in rural areas are not concentrated in small, well-planned nodes (i.e. villages with lots of intervening farmland or open space).	X	X	X		
Our community is not relatively compact (i.e., typical Georgia lot size is 1/4 acre), but spread out and only accessible by car.	X		X		
Our community does not have design guidelines to ensure appropriate new and infill development that complements the character of the community.	X	X	X		X
<b>Development Process</b>					
Community stakeholders are not involved in the community planning and development review process.		X			
Our community's land use/development regulations and Future Land Use map do not match.	X				
Our community's Land Use map does not look reasonable in terms of allocating future land uses.					
Our community does not have land development regulations or does not enforce its regulations.		X			
There are obvious inconsistencies in our community's development regulations.	X				
The development regulations for the community are not illustrated where appropriate.	X	X			X
We do not have a checklist for development review.		X	3	X	
There are subjective aspects to development regulations that leave too much discretion in the hands of staff.	36				
There is not qualified staff to conduct development reviews in our community.				X	

Our community's development regulations do not incorporate best practices as a component (storm water management, site development, landscaping, etc).	37			X	
Our community's land use and development regulations do not foster mixed use development, infill development, neighborhood commercial, planned unit development, or cluster development, or consider continuous streetscapes and pedestrian atmosphere.			X		X
The permitting process is unnecessarily duplicative, excessive and unfair.					
Our community has not adopted/does not enforce building codes.		X			
Our community has not adopted a rehabilitation code.		X			
Code enforcement is not conducted in a fair and consistent manner.					
There are no screening requirements between incompatible land uses.					
There is no expedited plan approval process for quality growth projects.	38		X		
There is no site plan review required as a back up for building regulations.					
<b>TRANSPORTATION</b>					
<b>Current &amp; Future Conditions</b>					
The current conditions of our community do not relate to goals and objectives of our previous comprehensive plan.					
Our community does not offer equitable access to mobility.		17			
Our community's current transportation systems contribute to air and water pollution.			X		X
Current transportation systems waste gas and energy.			X		
Our community's current transportation systems eat up open space, farmland and wildlife habitat.			X		
Current transportation systems are shifting business away from downtown or other town centers.			X		
Our community's current transportation systems limit people's choices.			X		
Our community does not have an effective public transportation system.			5		
The community does not offer clean public transportation, such as fuel-efficient transit buses.			X		



Transportation does not seem to be coordinated with the way the community is growing.			X		
Our community's current transportation systems do not create redundancy, resiliency and connectivity within road networks.					
There is little connectivity between pedestrian, bike, transit, and road facilities.		X	X	X	
The community's roadway designs are not sensitive to roadway uses or local concerns.					
In our community, there is a spatial mismatch between adequate transportation services and transit dependent populations' access to jobs, services, goods, health care and recreation.		18			
The regional land use planning structure is not integrated within a larger transportation network built around transit, but instead one built around freeways.	?		6		
We do not have a comprehensive transportation study that includes parking, traffic and transit, both local and regional.	39	X	X		
We have a high accident rate, increasing congestion and gridlock.	N				
Citizens are experiencing increasing commute times and distances--more people driving longer distances in traffic to reach home, school, shopping, or work.	Y				
Taxpayers are frustrated as more and more money is spent to expand roadways while traffic congestion remains unchanged.	N				
New and expanded roads in the community cause an increase in driving and congestion.	Y				X
New and expanded roads in undeveloped areas soon attract new housing, shopping, and business centers.	Y		X		
Streets in our community are not designed according to their use in order to assure appropriate travel speeds.	N		X		
There is little or no flexibility to adjust the design or operation of roadways in case of future changed conditions.	N	X	X		
Inter-parcel connections between individual developments, where compatible, are not encouraged or mandated in the community.	N	X	X		
Our community has many streets where traffic travels at inappropriate speeds, making pedestrian activity unsafe and unappealing.	?	X	X	X	X

Our community right-of-way pavement standards do not allow for flexible street widths to accommodate different usage patterns or to promote walkability.	X	X			
Our community's major corridors suffer from congestion, clutter, signage and sprawl.	X		X		X
<b>Alternatives/Amenities</b>					
Our community has few alternatives to using a car to get to places and to eliminate traffic congestion.	N	X	X		X
There is an imbalance between auto-dependent transportation projects and alternative transportation projects.	Y	X	NA		
The community is not pedestrian or bike friendly.	N	X	X		
Community streets, pedestrian paths and bike paths do not contribute to a system of fully-connected and interesting routes to all destinations.	N	X	X	X	
Community streets, pedestrian paths and bike paths do not encourage pedestrian and bicycle use because they are not spatially defined by buildings, trees and lighting; and do not discourage high speed traffic.	Y	X	7		
The community does not have enough sidewalks and bike trails and those that exist are not well-linked.	Y	X	X	X	X
Community crosswalks are not effective; pedestrian amenities and safety features are not required or invested in.	<b>N40</b>	X			
Streetscape improvements in our community are not geared towards traffic calming and pedestrian/bicycle friendliness.	Y				
Housing, jobs, daily needs and other activities are not within easy walking distance of one another in the community.	C		X		
There is a lack of activities located within easy walking distance of transit stops.	C		NA		
<b>Transportation &amp; Land Use Interaction</b>					
Our community's higher intensity uses like retail shops, offices, or apartments are not concentrated along major roadways.					
Street layouts in new developments are not compatible with those in older parts of our community, and do not connect to the existing street network at many points.					
<b>Parking</b>					

We do not have enough on-street parking allowed in places where it can be safely provided, such as in downtown areas and pedestrian-retail districts.	NA= Not applicable	X	NE		X
The community does not offer a variety of potential parking solutions, including alternate, attended, shared, paid parking locations; such as industrial areas (off hrs. and weekends), church and school lots, etc. or alternative parking arrangements for commercial development as well as parking programs for in-town neighborhoods (i.e., decals for residents, passes for resident guests).		X			
There is a lack of available parking in busy activity centers.			X	X	X
<b>INTERGOVERNMENTAL COOPERATION</b>			<b>8</b>		
There is inadequate and ineffective regional or multi-jurisdictional cooperation.			X		
There is little or no coordination with other local governments in order to manage economic opportunities.			X		
Our community does not coordinate with other local governments in order to maintain local control of growth and development.					
There is little or no coordination with other local governments in order to protect environmentally sensitive areas, historic and cultural resources.					
Our community does not coordinate with other local governments in order to ensure maintenance of roads; delivery of utility services; efficient investment in schools and other public buildings.		X	<b>9</b>	X	
There is no process in place to ensure consistency with the land use regulations of contiguous governments.		X	X		
Our community does not participate in multi-jurisdictional sharing and integration of plans, causing conflicts and adversarial conditions.					
Our community does not have any border agreements to address detailed questions of land use, access, property value and annexation procedures.		<b>19</b>	X	X	
There are inadequate efforts to increase cooperation and build trust between the city and county governments.					<b>2</b>

There are inadequate efforts or programs to continue and strengthen liaisons that foster communication and coordination among residents, the business community and other entities.			X	X	
There are inadequate local government efforts to provide efficient, available, responsive, and cost-conscious programs to meet the needs of citizens.					
There are inadequate efforts or programs to ensure that implementation of growth policy, development impacts and mitigation are addressed.			10		
There are inadequate efforts or programs to continue advocating public participation in growth policy formation and revision process.			10		
There are inadequate efforts or programs to build and strengthen relations with technical colleges/universities in the community and region.					
The government is not adequately represented at local and regional group meetings.				X	
Non-profit and neighborhood organizations, etc. are not adequately represented at government meetings.		X	X		
<b>LaFayette:</b>					
1. Nothing being developed					
2. Is beginning					
3. Being addressed					
4. More trained than jobs					
5. Too small					
6. Big area					
7. Wording: "do not discourage"					
8. Improving					
9. When run by state planning					
10. Coming about					
NE = needs improvement					
NA = not applicable					
11. Workforce educational level - biggest obstacle					
12. 45% dropout rate					
<b>City of Chickamauga:</b>					
13. May be need for specialized services in future					
14. Depends on Walker Chamber of Commerce for ED services					
15. Greenfield development could be problem in future					

16. Mixed use zoning category has not been utilized					
17. No public transportation system					
18. No sidewalks except in historic district, town center					
19. Impact of HB489 - SDS					
<b>Walker County</b>					
20. Specialized services for seniors will depend on tax revenue					
21. Adult education attainment is lagging					
22. Some businesses don't participate in programs					
23. Resource conservation education could be better					
24. Development entities not aware of community resources or do not care.					
25. Development could diminish environmental quality, historic integrity, or cultural significance					
26. Rural scenery is trying to disappear in and around community					
27. Not enough parks in new development					
<b>Walker Co (cont.)</b>					
28. From old development					
29. Protection of community resources is getting better					
30. Opinion					
31. In the works					
32. Commission working on infill, brownfield & greyfield development					
33. Referring to statewide numbers					
34. Improving					
35. Improving					
36. Planned Unit Developments (PUD)s					
37. Some development regulations incorporate best management practices					
38. Some expedition of plan approval process for quality growth projects					
39. Some studies done on transportation					
40. Some					