

Murray County, Chatsworth, and Eton
Joint Comprehensive Plan

2005-2025



Prepared by the North Georgia
Regional Development Center

Table of Contents

List of Figures	vi
List of Tables	ix
List of Acronyms	xii
Introduction	xiii
The Vision	xv

Element 1: Population

1.1. Inventory of Existing Conditions	1-1
1.1.1. Total Population	1-1
- Trends	
- Projections	
- Seasonal Population	
- Daytime Population	
1.1.2. Households	1-5
1.1.3. Age Distribution	1-7
1.1.4. Racial Composition	1-11
1.1.5. Educational Attainment	1-12
- Highest Level of Attainment	
- Drop Out Rate	
- Standardized Test Scores	
- Post Secondary Education	
- Education and Strong Families	
1.1.6. Income	1-17
- Per Capita Income	
- Household Income	
- Household Income Distribution	
- Poverty Level	
1.2. Assessment	1-23

Element 2: Economic Development

2.1. Inventory of Existing Conditions	2-1
2.1.1. Economic Base	2-1
- Employment Trends	
- Business Establishments	
- Employment Projections	
- Earnings	
- Weekly Wages	
- Personal Income	
- New or Planned Economic Activities	
- Special or Unique Economic Activities	

2.1.2. Labor Force	2-11
- Employment by Occupation	
- Employment Status	
- Unemployment Rates	
- Commuting Patterns	
2.1.3. Local Economic Development Resources	2-16
- Agencies and Programs	
- Education and Training	
2.2. Assessment of Current and Future Needs	2-17
2.3. Community Goals and Implementation Program	2-20

Element 3: Housing

3.1. Inventory of Existing Conditions	3-1
3.1.1. Types of Housing	3-1
- General	
- Manufactured Housing	
- Multi-Family Housing	
- Elderly Housing	
- Public Housing	
3.1.2. Age and Condition of Housing	3-4
3.1.3. Housing Ownership	3-5
3.1.4. Housing Cost	3-7
- Median Value and Median Rent	
- Building Permit Value	
- Average Sale Price	
- Housing Cost Burden	
3.1.5. Community Characteristics Affecting Housing	3-11
- Elderly Population	
- Domestic Violence	
- Disabled Persons	
- Migrant Workers	
- Other Special Needs Populations	
3.1.6. Regional Comparison	3-14
3.2. Assessment of Current and Future Needs	3-15
3.3. Community Goals and Implementation Program	3-19

Element 4: Natural and Cultural Resources

4.1. Inventory– Natural Resources	4-1
4.1.1. Public Water Supply Sources	4-1
4.1.2. Water Supply Watersheds	4-3
4.1.3. Groundwater Recharge Areas	4-7
4.1.4. Wetlands	4-9
4.1.5. Protected Rivers	4-11
4.1.6. Coastal Resources	4-14
4.1.7. Flood Plains	4-14
4.1.8. Geology and Soil Types	4-17
4.1.9. Steep Slopes and Protected Mountains	4-20
4.1.10. Farms and Farmland	4-23
4.1.11. Forest Land	4-26
4.1.12. Plant and Animal Habitats	4-28

4.1.13. Major Park, Recreation, and Conservation Areas	4-32
4.1.14. Scenic Views and Sites	4-36
4.1.15. Governor’s Greenspace Program	4-39
4.2. Inventory – Cultural Resources	4-41
4.2.1. Residential Resources	4-42
4.2.2. Commercial, Industrial, and Institutional Resources	4-44
4.2.3. Transportation Resources	4-46
4.2.4. Rural Resources	4-46
- Crossroad Communities	
- Equestrian Facilities	
4.2.5. Other Historic, Archaeological, and Cultural Resources	4-46
- Community Landmarks	
- Archaeological Sites	
- Cherokee Removal Forts	
- Battlegrounds	
- Tabby Ruins	
- Gardens	
- Parks	
- Views	
- Festival Locations and Gathering Places	
- Cemeteries and Burial Grounds	
- Historically Significant Districts	
4.3. Assessment of Current and Future Needs	4-50
4.4. Community Goals and Implementation Program	4-51

Element 5: Community Facilities and Services

5.1. Inventory of Existing Conditions	5-1
5.1.1. Transportation Network	5-1
5.1.2. Water Supply and Treatment	5-1
5.1.3. Sewerage System and Wastewater Treatment	5-4
5.1.4. Solid Waste Management	5-6
5.1.5. Public Safety – Law Enforcement	5-9
5.1.6. Public Safety – Fire Protection and Emergency Management	5-14
5.1.7. Hospitals and Other Public Health Facilities	5-17
5.1.8. Recreation Facilities	5-19
5.1.9. General Government	5-23
5.1.10. Education Facilities	5-25
5.1.11. Colleges, Universities, and Vocational Training Facilities	5-28
5.1.12. Library and Other Cultural Facilities	5-29
5.2. Assessment of Current and Future Needs	5-31
5.3. Community Goals and Implementation Program	5-34

Element 6: Land Use

6.1. Inventory	6-1
6.1.1. Residential Land Uses	6-3
6.1.2. Commercial Land Uses	6-3
6.1.3. Industrial Land Uses	6-8
6.1.4. Public and Institutional Land Uses	6-8
6.1.5. Transportation, Communication, and Utilities Land Uses	6-8
6.1.6. Parks, Recreation, and Conservation Land Uses	6-8

6.1.7. Agriculture Land Uses	6-9
6.1.8. Forestry Land Uses	6-9
6.1.9. Undeveloped Land	6-9
6.2. Assessment of Existing Land Use	6-10
6.3. Projection of Future Land Use Needs	6-16
6.3.1. Residential Land Use Needs	6-16
6.3.2. Commercial and Industrial Land Use Needs	6-16
6.3.3. Other Land Use Needs	6-16
6.4. Community Goals and Implementation Program	6-18
6.4.1. Future Land Use Map	6-18
6.4.2. Future Land Use Narrative	6-19
6.4.3. Goal, Policy, and Action Items	6-28

Element 7: Intergovernmental Coordination

7.1. Inventory of Existing Conditions	7-1
7.1.1. Coordination with Governmental and Public Entities	7-1
- Murray County and the Cities of Chatsworth and Eton-	
- Surrounding Counties	
- Murray County School Board	
- Constitutional Officers	
- Independent Special Districts and Development Authorities	
- Utilities	
- Chamber of Commerce	
7.1.2. Coordination with State Programs and Activities	7-6
- Service Delivery Strategy	
- Governor's Greenspace Program	
- Appalachian Regional Commission Program	
- Regional Water Supply/Water Quality Protection Plans	
7.2. Assessment of Current and Future Needs	7-8
7.3. Community Goals and Implementation Program	7-10

Element 8: Transportation

8.1. Inventory	8-1
8.1.1. Streets, Roads, and Highways	8-1
- Roadway Network and Functional Classification	
- City Streets	
- Traffic Volumes	
- Roadway Conditions	
- Incident Data	
8.1.2. Bridges	8-12
8.1.3. Signalization and Signage	8-13
8.1.4. Parking Facilities	8-13
8.1.5. Bicycle and Pedestrian Facilities	8-15
8.1.6. Public Transportation	8-15
8.1.7. Railroad	8-18
8.1.8. Airport	8-20
8.2. Assessment of Current and Future Needs	8-21
8.3. Community and Implementation Program	8-33

Element 9: Community Agenda

9.1 Short Term Work Programs9-1
9.1.1. Murray County Short Term Work Program9-2
9.1.2. Chatsworth Short Term Work Program9-4
9.1.3. Eton Short Term Work Program9-5
9.2 Reports of Accomplishments9-6
9.2.1. Murray County Report of Accomplishments9-6
9.2.2. Chatsworth Report of Accomplishments9-12
9.2.3. Eton Report of Accomplishments9-15
9.3. Public Participation Program.....9-18
9.3.1. Plan Schedule.....9-18
9.3.2. Transmittal Resolutions9-19
9.3.3. Adoption Resolutions9-21

List of Figures

Element 1: Population

1-A. Population Trends in Murray County	1-1
1-B. Projected Population in Murray County	1-2
1-C. Seasonal Population in Murray County	1-4
1-D. Persons per Household: 2000	1-6
1-E. Population by Age Groups: 2000	1-7
1-F. Population by Sex and Age Group: 2000	1-10
1-G. Place of Birth of the Foreign Born Population in Murray County and Georgia: 2000	1-11
1-H. Educational Attainment: 2000	1-12
1-I. Drop-Out Rate of Students in Grades 9 to 12	1-13
1-I. Composite SAT and ACT Scores in Murray County and Georgia	1-13
1-K. Percentage of Babies Born to Mothers with Less than 12 Years of Education	1-14
1-L. Household Income Distribution	1-16
1-M. Percentage of Students Eligible for Free or Reduced Price School Meals	1-18

Element 2: Economic Development

2-A. Employment in Textile Product Mills and Textile Mills in Murray County	2-3
2-B. Average Weekly Wages in Murray County and Georgia	2-7
2-C. Percentage of Persons Age 16 and Over in the Labor Force: 2000	2-12
2-D. Unemployment Trends	2-13
2-E. Workers Commuting from Murray County in 1990 and 2000	2-14
2-F. Workers Commuting to Murray County in 1990 and 2000	2-15
2-G. Vocational, Technical, and Adult Education Facilities near Murray County	2-16
2-H. Retail Sales Per Capita in Murray and Adjacent Counties	2-17

Element 3: Housing

3-A. Change in the Number of Housing Units in Murray County	3-1
3-B. Housing by Type in Georgia and Murray County	3-2
3-C. Mean Value of New Residential Single Unit Construction in Murray and Surrounding Counties: 2003	3-8
3-D. Police Actions Taken on Family Violence in Murray County	3-11

Element 4: Natural and Cultural Resources

4-A. Water Utility Service Areas and Public Water Supply Intakes	4-2
4-B. Water Supply Watershed Boundaries	4-4
4-C. Section 303(d) Listed Streams	4-6
4-D. Groundwater Recharge Areas	4-8
4-E. Wetlands	4-10
4-F. Protected Rivers	4-12
4-G. Floodplains in Murray County	4-15
4-H. Floodplains in Chatsworth and Eton	4-16
4-I. Soil Limitations for Residential Development with Septic Systems	4-18
4-J. Soil Limitations for Residential Development with Public Sewer	4-19

4-K. Protected Mountains and Steep Slope Areas	4-21
4-L. Soil Suitability for Agriculture	4-25
4-M. Trout Streams	4-31
4-N. Major Park, Recreation, and Conservation Areas	4-33
4-O. General Location of Holly Creek Initiatives	4-34
4-P. The Southern Highroads Scenic Highway	4-36
4-Q. The Cohutta-Chattahoochee Scenic Byway	4-38
4-R. Greenspace Program Map	4-40
4-S. Historic Resources Survey Points	4-41
4-T. Spring Place Historic District	4-43
4-U. Chatsworth Historic District	4-44
4-V. Murray County High School Historic District	4-45
4-W. Census Blocks with Archaeological Sites	4-47

Element 5: Community Facilities and Services

5-A. Water Utility Service Areas and Public Water Supply Intakes	5-2
5-B. Public Sewer Service Availability	5-3
5-C. Contributors of Waste to the Murray County Landfill	5-4
5-D. Public Safety Facilities	5-5
5-E. Murray Medical Center	5-7
5-F. Petty-Fairy Valley Park	5-13
5-G. General Concept for a Future Walking Trail and Park in Eton	5-17
5-H. Location of Murray County Public Schools	5-19
5-I. Total Enrollment in Murray County Schools	5-21
5-J. Enrollment by Grade in Murray County Schools	5-26

Element 6: Land Use

6-A. Existing Land Use Map – Murray County.....	6-5
6-B. Existing Land Use Map – Chatsworth	6-6
6-B. Existing Land Use Map – Eton.....	6-7
6-D. Transition Areas in Murray County.....	6-12
6-E. Spring Place Bypass	6-13
6-F. A Comparison of a Standard Subdivision with and Open Space Subdivision	6-14
6-G. Future Land Use Map – Murray County.....	6-21
6-H. Future Land Use Map – Chatsworth	6-22
6-I. Future Land Use Map – Eton	6-23
6-J. Proposed Commercial Corridor Overlay	6-24
6-K. Commercial Development Using Low Impact Development Techniques	6-26

Element 8: Transportation

8-A. Functional Classification and the Relationship Between Access and Mobility	8-1
8-B. Functional Classification of Roads in Murray County	8-3
8-C. Select Traffic Count Stations in Murray County	8-7
8-D. Location of Traffic Incidents in Murray County (2000 – 2002)	8-11
8-E. Signalized Intersections in Murray County.....	8-14
8-F. Existing and Proposed Bike Routes in Murray County	8-16
8-G. Sidewalks in Chatsworth and Eton	8-17

8-H. Rail Lines in Murray County	8-18
8-I. Georgia Rail System, January 2004	8-19
8-J. Current Year (2004) Level of Service	8-23
8-K. Projected Level of Service in 2014	8-25
8-L. Projected Level of Service in 2024	8-27
8-M. Spring Place Bypass	8-28
8-N. A Comparison of Interconnected Streets and Cul De Sacs	8-29
8-O. Existing and Proposed Sidewalks in Murray County	8-31
8-P. Existing and Proposed Sidewalks in Eton and Surrounds	8-32

List of Tables

Element 1: Population

1-A. Population Trends	1-1
1-B. Growth in Total Population	1-2
1-C. Projected Population	1-3
1-D. Recent and Projected Population Growth Rates	1-3
1-E. Total Number of Households and Average Household Size	1-5
1-F. Average Household Size by Race: 2000	1-6
1-G. Median Age of Residents by Race: 2000	1-7
1-H. Median Age: Trends and Projections	1-8
1-I. Population Trends and Projections by Age Group in Murray County	1-8
1-J. Population Trends and Projections by Age Group in Chatsworth	1-9
1-K. Population Trends and Projections by Age Group in Eton	1-9
1-L. Population by Race as a Percentage of Total Population	1-11
1-M. Highest Level of Educational Attainment	1-12
1-N. Percentage of Graduates Entering Georgia Public Colleges and Universities	1-15
1-O. Percentage of Graduates Entering Georgia Public Technical and Adult Schools	1-15
1-P. Percentage of Babies Born to Mothers with Less Than 12 Years of Education	1-16
1-Q. Per Capita Income	1-17
1-R. Median Household Income	1-17
1-S. Household Income Distribution: 1999	1-18
1-T. Families Below Poverty Level: 1999	1-19
1-U. Poverty Status by Age: 1999	1-20
1-V. Murray County Food Stamp Recipients	1-21
1-W. Households Requiring Energy Assistance	1-21
1-X. Population Characteristics Summary Comparison	1-22

Element 2: Economic Development

2-A. Employment by Sector (SIC)	2-1
2-B. Employment by Sector (NAICS).....	2-2
2-C. Number of Establishments and Employment by Sector (NAICS) in Murray County	2-4
2-D. Projected Employment by Sector (NAICS)	2-5
2-E. Historical and Projected Earnings by Employment Sector (SIC)	2-6
2-F. Average Weekly Wages Paid by Employment Sector (SIC)	2-7
2-G. Average Weekly Wages Paid by NAICS: 2001 - 2003	2-8
2-H. Percent of Households Receiving Various Sources of Income	2-9
2-I. Sources of Personal Income: Projected	2-9
2-J. Major Employers in Murray County	2-10
2-K. Employment by Occupation	2-11
2-L. Employment Status	2-12
2-M. Unemployment Rates	2-13
2-N. Commuting Patterns	2-14
2-O. Average Travel Time to Work	2-15
2-P. Jobs to Employed Residents Ratio	2-18
2-Q. Jobs to Housing Ratio	2-18

Element 3: Housing

3-A. Number and Types of Housing Units3-1
3-B. Residential Building Permits Issued in Murray County3-2
3-C. Age of Housing3-4
3-D. Condition of Housing3-4
3-E. Housing Tenure – Occupied Housing Units3-5
3-F. Housing Tenure – Vacant Housing Units3-6
3-G. Cost of Housing3-7
3-H. New Residential Construction Housing Units Authorized by Building Permits3-8
3-I. Average Housing Sale Prices for Murray and Nearby Counties3-9
3-J. Percentage of Housing Units Cost Burdened by Income Level3-9
3-K. Gross Rent as a Percentage of Household Income3-10
3-L. Severely Cost Burdened Households in Murray County: 20003-10
3-M. Murray County Adult and Child Protective Service Cases3-11
3-N. Substantiated Child Protective Service Cases in Murray County3-12
3-O. Persons with Disabilities in 2000.....3-12
3-P. Murray County Aged, Blind, and/or Disabled Medicaid Recipients3-13
3-Q. Children Eligible for Migrant Education in Murray County3-13
3-R. Housing Characteristics Summary Comparison3-14
3-S. Projected Number of Housing Units: Murray County3-16
3-T. Projected Number of Housing Units: Chatsworth3-16
3-U. Projected Number of Housing Units: Eton3-16

Element 4: Natural and Cultural Resources

4-A. Watershed Protection Criteria4-3
4-B. Section 303(d) List of Impaired Streams in Murray County4-5
4-C. Farms and Farmland in Murray County4-24
4-D. Forest Acreage in Murray County by Ownership4-26
4-E. Volume of Saw Timber and Growing Stock in Murray County4-26
4-F. Rare and Protected Plants4-28
4-G. Rare and Protected Animals4-29
4-H. Governor’s Greenspace Program Proposal4-39

Element 5: Community Facilities and Services

5-A. Water Supply and Treatment5-1
5-B. Water Supply Customers5-2
5-C. Public Sewer Customers5-4
5-D. Murray County Waste Disposed of Annually at Georgia Landfills (tons)5-6
5-E. Quarterly Waste Disposal at the Murray County Westside Landfill5-7
5-F. Waste Collection Data for the City of Chatsworth5-8
5-G. Annual Cases Handled by the City of Chatsworth Police Department5-11
5-H. Annual Law Enforcement Dispatches5-12
5-I. Murray County Fire Department Facilities5-14
5-J. Annual Fire Department/EMS Dispatches5-16
5-K. Participation in Recreation Department Programs5-19
5-L. Total Visitors to Carters Lake5-22
5-M. Murray County Public School System Facilities5-25
5-N. Projection of School Needs by 20255-28
5-O. Colleges and Universities within 65 Driving Miles of Downtown Chatsworth5-28

5-P. Library Level of Service	5-29
5-Q. Potential City and County Community Facilities and Services Needs (Personnel)	5-32
5-R. Potential City and County Community Facilities and Services Needs (Capital Projects)	5-33

Element 6: Land Use

6-A. Existing Land Use	6-2
6-B. Projected Future Land Use Needs in Murray County	6-17
6-C. Projected Future Land Use Needs in Chatsworth and Eton	6-17

Element 7: Intergovernmental Coordination

7-A. Governor’s Greenspace Program Proposal	7-6
---	-----

Element 8: Transportation

8-A. Classification of Roads in Murray County	8-2
8-B. Chatsworth City Streets	8-4
8-C. Eton City Streets	8-4
8-D. Traffic Counts on Principal and Minor Arterials in Murray County	8-5
8-E. Traffic Counts on Major and Minor Collector Roads in Murray County	8-6
8-F. Mileage of Public Roads by Surface Type	8-8
8-G. 2002 Traffic Incident Data for Murray and Nearby Counties	8-9
8-H. Number of Injuries and Deaths Resulting from Highway Crashes	8-9
8-I. Crashes by Age and Rate per 100 Licensed Drivers in 2002	8-10
8-J. Locally Owned Federal Aid Route Inspected Bridges in Murray County	8-12
8-K. State Transportation Improvement Program	8-28
8-L. Possible Future Roadway Improvements	8-29

List of Acronyms

ABD – Aged, Blind, or Disabled
BMP – Best Management Practice
COE – United States Army Corps of Engineers
DCA – Georgia Department of Community Affairs
DOT – Department of Transportation
DNR – Georgia Department of Natural Resources
EPD – Environmental Protection Division (of the Department of Natural Resources)
EDA – Economic Development Authority
EPA – United States Environmental Protection Agency
FEMA – Federal Emergency Management Agency
GEDA – Georgia Economic Development Association
GNRR – Georgia Northeastern Railroad
LOS – Level of Service
MGD – Million Gallons per Day
MTPT – MultiModal Transportation Planning Tool
NAICS – North American Industry Classification System
NFIP – National Flood Insurance Program
NGRDC – North Georgia Regional Development Center
NRCS – USDA Natural Resources Conservation Service
RESA – North Georgia Regional Educational Services Agency
SCS – Soil Conservation Service
SDS – Service Delivery Strategy
SIC – Standard Industrial Classification
STIP – Statewide Transportation Improvement Program
STWP – Short Term Work Program
SWAP – Source Water Assessment Program
SWCC – Georgia Soil and Water Conservation Commission
SWPP – Source Water Protection Plan
TMDL – Total Maximum Daily Load
USDA – United States Department of Agriculture
WMA – Wildlife Management Area
WPCP – Water Pollution Control Plant
WSA – Water and Sewerage Authority

Introduction

Purpose

The purpose of this Joint Comprehensive Plan is to coordinate planning on interjurisdictional issues and provide a policy framework for guiding long range and day-to-day decision making for local government officials and administrators of Murray County, Chatsworth and Eton. The plan represents participation in the coordinated planning process set forth by the Georgia Planning Act of 1989 which requires that local governments prepare a local plan in order to retain their “Qualified Local Government” status. This status is needed for eligibility for state grants, loans, and permits.

The State’s Minimum Planning Standards require an inventory and assessment of characteristics related to population, economic development, natural and cultural resources, community facilities, housing, land use patterns, intergovernmental coordination, and transportation. Based upon this background information, communities are asked to assess current issues and project future needs, and develop policies and implementation strategies. Finally, the process requires the preparation of a work program of the specific implementation strategies that the local governments propose to achieve within the five year period after plan adoption.

In addition to being a blueprint for community development and long term growth, a comprehensive plan is used to guide the drafting of future regulations and will become the measure by which the courts judge local zoning decisions once land controls are adopted. Therefore, in order to meet legal challenges to its future growth management strategies, a community’s land development regulations must be consistent with the goals and policies in its comprehensive plan.

The local governments in Murray County adopted their first comprehensive plan per the Georgia Planning Act requirements in 1995. This Comprehensive Plan update is for the 2005 through 2025 planning period. It has been prepared in consideration of the State’s Quality community Goals and Objectives which have been adopted by the Georgia Department of Community Affairs.

The Public Process

The Georgia Planning Act strongly emphasizes public participation in the process of developing a comprehensive plan. For this plan, seven advisory groups were established to review and comment upon the various plan elements. Each group met to review the inventory and assessment sections and develop goals and objectives. The Land Use advisory group met two times, once to discuss existing land use and another time to review future land use. Following is a list of the public hearings and workshops which were held in conjunction with the preparation of this plan.

February 17, 2005 – Joint Public Hearing: This hearing was held to present the purpose of the plan, the planning process and schedule, and the public participation program.

February 22, 2005 – Economic Development Workshop
February 22, 2005 – Housing Workshop

March 1, 2005 – Natural and Cultural Resources Workshop
March 1, 2005 – Community Facilities Workshop

March 15, 2005 – Land Use Workshop #1
March 15, 2005 – Intergovernmental Coordination Workshop

March 29, 2005 – Land Use Workshop # 2
March 29, 2005 – Transportation Workshop

June 27, 2005 – The complete draft plan was made available for public review in hardcopy format at the Chatsworth Library, Chatsworth City Hall, Eton City Hall, and the Murray County Commissioner's Office.

June 30, 2005 – Joint Public Hearing: This hearing was held to brief the community on the contents of the draft Comprehensive Plan; provide an opportunity for residents to make suggestions, additions, or revisions; and to inform the community of when the plan will be submitted to the Regional Development Center and Department of Community Affairs for review.

July 2, 2005 – City Council Meeting, City of Eton. Resolution to approve transmittal of the Draft Comprehensive Plan to the North Georgia Regional Development Center for review.

August 2, 2005 – County Commission Meeting, Murray County. Resolution to approve transmittal of the Draft Comprehensive Plan to the North Georgia Regional Development Center for review.

August 8, 2005 – City Council Meeting, City of Chatsworth. Resolution to approve transmittal of the Draft Comprehensive Plan to the North Georgia Regional Development Center for review.

This plan update has been prepared by the North Georgia Regional Development Center with the substantial involvement and input from local elected officials from each jurisdiction, city and county staff, various public and private agencies and groups, and members of the general public.

The Vision

A vision for the future of Murray County, Chatsworth, and Eton evolved out the planning process and is articulated as follows:

In the year 2025, Murray County, Chatsworth, and Eton will be known as attractive and desirable places to live, work, and play. The prosperity of our community is the result of consistent, deliberate, and unified actions by our citizens, government, businesses, and institutions as we have accepted the challenge and responsibility of working in partnership to achieve a common vision of what our community can and should be. The excellent quality of life experienced by all of our residents and visitors is a result of the following:

A Healthy Economy. We have thriving commercial and industrial areas and strong agricultural establishments. Our economic base has become more diversified and employment opportunities are varied and plentiful. New businesses and entrepreneurs are attracted to our community because of its reputation for livability, its outstanding natural resources, its quality infrastructure, and its educated workforce.

Strong Neighborhoods. All of our neighborhoods are safe and attractive places to live. A range of housing types and prices are available, ensuring that quality housing choices available to all socio-economic groups.

A Sense of Place. We recognize that our community's abundant natural resources and rich history contribute greatly to our quality of life and to our economic prosperity. We seek measures to protect these remarkable resources while promoting and facilitating well-planned, high-quality growth and development.

Good Planning. The public and private sectors work together as partners to proactively plan for growth in our community. The local governments provide exceptional leadership and residents are well-informed about the projects and activities which are planned for and occurring in the community. We have set high standards for all forms of development in our community and the result is attractive, functional, and economically sustainable buildings and places.

Outstanding Public Facilities and Services. Our local governments have a reputation for being committed to providing excellent public facilities and services in a responsible, cost effective manner.

The following images are intended to illustrate the desired characteristics of a healthy economy, strong neighborhoods, and a sense of place.

A Healthy Economy



quality job opportunities



well-designed commercial and industrial centers



a variety of shopping opportunities

strong industry



entrepreneurship

Strong Neighborhoods



conservation and neo-traditional subdivisions

walkable streets



a variety of housing types



well-designed apartment buildings

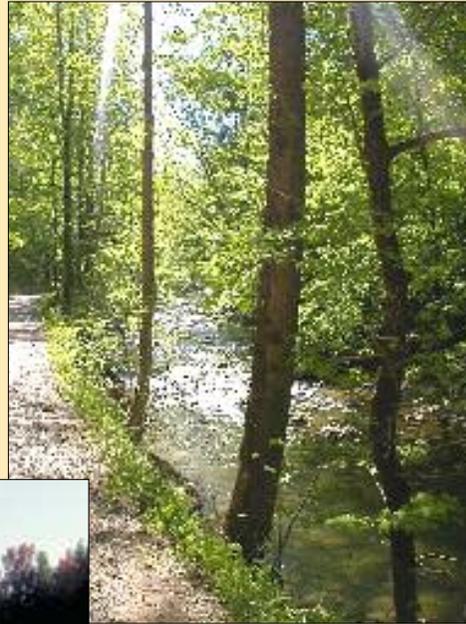


welcoming streetscapes

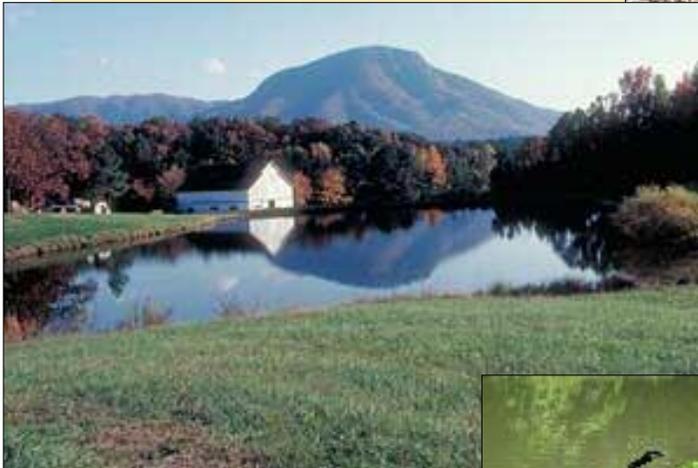
A Sense of Place



rich history



rivers, creeks, and lakes



natural beauty



abundant wildlife



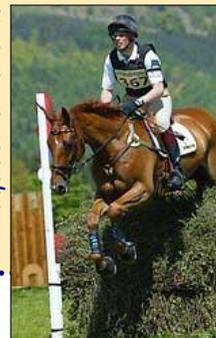
attractive parks



opportunities for people of all ages



equestrian events



Element 1

Population

- 1.1. Inventory
 - 1.1.1. Total Population
 - 1.1.2. Households
 - 1.1.3. Age Distribution
 - 1.1.4. Race and Ethnicity
 - 1.1.5. Educational Attainment
 - 1.1.6. Income
 - 1.1.7. Regional Comparison
- 1.2. Assessment of Current and Future Needs

This element provides an inventory and assessment of the growth trends and demographic characteristics of the populations of Murray County, Chatsworth, and Eton. It forms the overall framework for the Comprehensive Plan, and as such is used to identify current and future trends related to employment opportunities, housing and infrastructure needs, the provision of community services and facilities, and future land use needs.

1.1. Inventory

1.1.1. Total Population

Trends

In terms of total population, Murray County ranked 49th out of the 159 counties in Georgia in the year 2000. As shown in Table 1-A below, its population in that year according to the US Bureau of the Census was 36,506 persons. In that same year, the populations of Chatsworth and Eton were 3,531 and 319 persons, respectively.

As illustrated in Figure 1-A to the right, the overall population of Murray County grew from 26,147 people in 1990 to 36,506 in 2000, an increase of nearly 40%. According to the 2002 Georgia County Guide, approximately 74% of this increase was due to net migration rather than natural increase (births).

Between 1990 and 2000, Murray County had the 26th highest growth rate of all counties in Georgia. As shown in Table 1-B on the following page, Murray County outpaced the region and the state in terms of population growth during this time period with a growth rate of 17% in the first half of the decade and 19% in the second half.

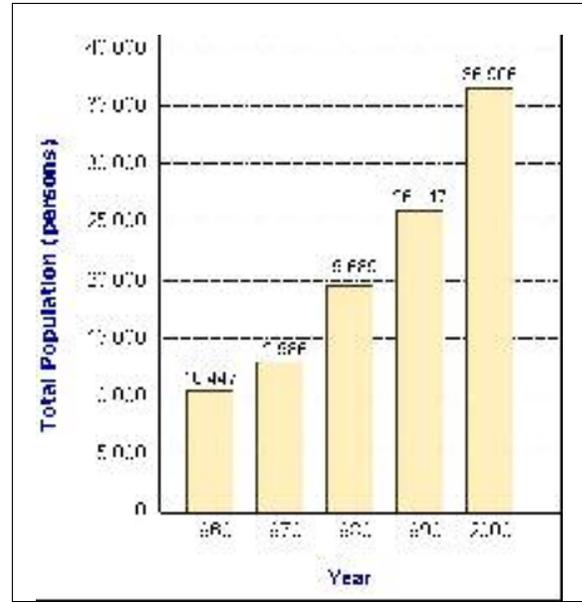


Figure 1-A. Population Trends in Murray County

Table 1-A. Population Trends

Year	Georgia	NGRDC Area	Murray County	Chatsworth	Eton
1970	4,589,575	100,027	12,986	2,706	286
1975	5,058,099	114,080	14,326	2,600	294
1980	5,462,982	122,984	19,685	2,493	301
1985	5,962,639	130,643	22,188	2,679	308
1990	6,478,216	142,401	26,147	2,865	315
1995	7,188,538	160,741	30,649	3,198	317
2000	8,186,453	186,268	36,506	3,531	319
2001	8,394,795	192,693	37,831	3,643	443
2002	8,544,005	197,096	38,617	3,715	448
2003	8,684,715	201,391	39,446	3,768	454
2004	8,829,383	206,156	40,556	3,821	460
2005	8,784,650	213,546	42,547	3,926	466

Sources: 1980 Census, SFA Table 1; 1990 Census, SF1 Table P001; 2000 Census, SF 1 Table P1; 2001 – 2004, Census Estimates; Others: NRGDC

Inventory

The population growth trends in the cities differ from the county trends. For example, in the 1970s and early 1980s, the total population in Chatsworth declined. During this time period, out-migration occurred because of the availability of cheaper land in the unincorporated areas of the county. By the mid-1980s, population began to grow again and the city experienced a growth rate of 23% between 1990 and 2000. Eton's population remained fairly constant during the 1970s, 1980s, and 1990s. The large increase in population between 2000 and 2001 (from 319 to 443 persons) was the result of annexation.

Projections

Population projections for Murray County, Chatsworth, and Eton were prepared through the year 2025 and are shown in Figure 1-B to the right and Table 1-C on the following page. These projections were prepared by the North Georgia Regional Development Center (NGRDC) utilizing a statistical model based upon the cohort survival-migration method, with 2000 as the base year. This method projects total population based upon the cumulative increase of specific age and sex groups (cohorts), with separate adjustments made for each of the three major components of population change: deaths, births, and migration. Under this method, projected population equals the sum of natural aging of the base population, minus deaths, plus births, and plus or minus net migration of cohorts over time.

The population projection method used assumes no significant changes in county migration patterns, birth rates, and death rates through the year 2025. Based upon these projections, the County's population is expected to reach 79,374 by the year 2025. The populations of Chatsworth and Eton are projected to reach 5,536 and 586 by the year 2025.

Table 1-B. Growth in Total Population

Year	Georgia	NGRDC Area	Murray County	Chatsworth	Eton
1970 – 1975	10%	14%	10%	-4%	3%
1975 – 1980	8%	8%	37%	-4%	2%
1980 – 1985	9%	6%	13%	7%	2%
1985 – 1990	9%	9%	18%	7%	2%
1990 – 1995	11%	13%	17%	12%	1%
1995 – 2000	14%	16%	19%	10%	1%
2000 – 2005	7%	15%	17%	11%	46%

Source: Table 1-A.

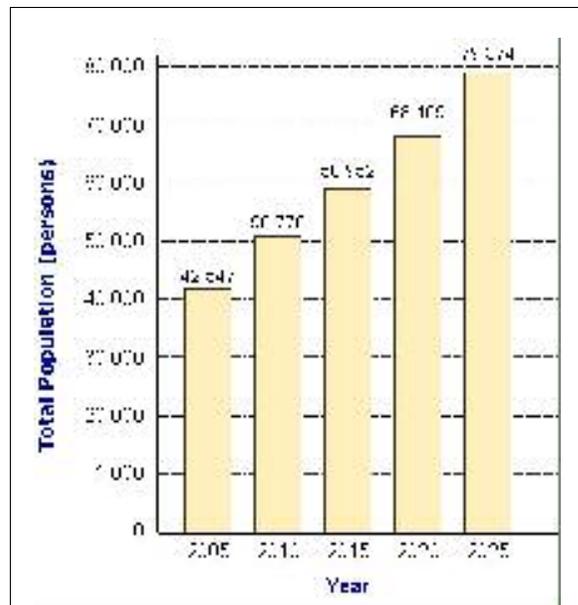


Figure 1-B. Projected Population in Murray County

Table 1-C. Projected Population

Year	Georgia	NGRDC Area	Murray County	Chatsworth	Eton
2005	8,784,650	213,546	42,547	3,926	466
2006	8,895,580	219,863	44,249	4,005	472
2007	9,008,670	226,314	45,946	4,084	478
2008	9,122,070	232,825	47,632	4,163	484
2009	9,235,630	239,359	49,238	4,242	490
2010	9,349,660	245,893	50,770	4,321	496
2015	9,940,380	280,407	58,952	4,721	526
2020	10,550,700	319,178	68,405	5,126	556
2025	11,185,100	363,637	79,374	5,536	586

Source: Georgia – Woods and Poole; Others – NRGDC
 The projections for the NGRDC area are for the resident population and do not address weekend and seasonal populations.

Population projections based upon the cohort survival-migration methodology can be used as a general indicator of future growth; however, because these projections are based upon past assumptions such as death, birth, and migration rates, they do not account for certain local conditions. Some of the conditions which may lead to a different growth in population include the following:

- ③ land and environmental policies dictating the type and amount of private development,
- ③ the growth of local and regional economies that provide employment to the residents,
- ③ access between employment centers and residential centers,
- ③ the status of the regional real estate market,
- ③ participation in federal and state programs to provide affordable housing, and
- ③ municipal annexation policies.

Table 1-D below presents recent and projected population growth rates for Murray County, Chatsworth, and Eton and compares these rates with statewide and regional averages.

Table 1-D. Recent and Projected Population Growth Rates

Year	Georgia	NGRDC Area	Murray County	Chatsworth	Eton
2000 – 2005	7%	15%	17%	11%	46%
2005 – 2010	6%	15%	19%	10%	6%
2010 – 2015	6%	14%	16%	9%	6%
2015 – 2020	6%	14%	16%	9%	6%
2020 – 2025	6%	14%	16%	8%	5%

Source: Table 1-C. Note: The population increase between 2000 and 2005 in the City of Eton was due primarily to annexation.

Inventory

Seasonal Population

Currently, Murray County does not have a significant seasonal population. In 2000, there were 75 seasonal housing units in the county. From that number one can estimate that at any particular time during the year there could be approximately 150 seasonal residents (2 residents per unit). Unlike neighboring Gilmer County, which was estimated to have nearly 3,700 seasonal residents in the year 2000, the impact of the seasonal population in Murray County has been minor. (See Figure 1-C.)

The seasonal population in Murray County is expected to grow over time, particularly as the second home/vacation home market moves its way into Murray County from Gilmer and Fannin Counties.

Daytime Population

As will be discussed in greater detail in the Economic Development Element, a large percentage of Murray County residents work in other counties. While Murray County does attract workers from other areas, largely because of carpet-related industries which are located in the county, overall there is a net outflow of population throughout the day. For example, according to the 2000 Census, 5,653 workers commuted into Murray County from nearby counties and states while 9,505 workers commuted out of Murray County for a net outflow of 3,852 workers. Because of the nature of the industries in Murray and nearby counties (operating 3 shifts per day), the outflow is spread throughout the day and night as opposed to just during the typical 8:00 a.m. to 5:00 p.m. work hours. This trend is expected to continue into the future unless a dramatic change occurs in the industries in the area.

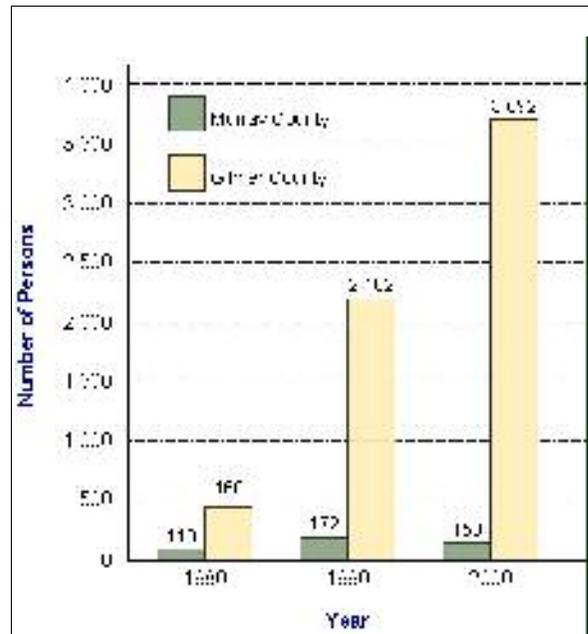


Figure 1-C. Seasonal Population in Murray County

1.1.2. Households

A household is defined by the Census Bureau as a group of people sharing the same housing unit, whether related or not. A household may or may not constitute a family. For example, a single person living alone in an apartment is considered to be a household, but not a family. A family is a household with two or more family members.

Table 1-E below shows trends and projections for the total number of households and average household size for Georgia, Murray County, Chatsworth, and Eton. The number of households has increased steadily in all areas. Nationally, household size has declined over the past several decades. This trend holds true in Murray County, Chatsworth, and Eton where average household size was 2.7, 2.4, and 2.6 persons per household, respectively.

Projections for the total number of households were derived by subtracting the projected group quarter population from the total projected population and dividing by the projected average household size.

Table 1-E. Total Number of Households and Average Household Size

Year	Georgia		Murray County		Chatsworth		Eton	
	#	Size	#	Size	#	Size	#	Size
1980	1,871,652	2.8	6,539	3.0	957	2.6	106	2.8
1985	2,112,449	2.7	7,517	2.9	1,043	2.5	111	2.8
1990	2,366,615	2.6	9,363	2.8	1,141	2.4	118	2.7
1995	2,638,284	2.6	11,245	2.8	1,244	2.4	118	2.6
2000	3,006,369	2.6	13,286	2.7	1,416	2.4	123	2.6
2005	3,340,171	2.6	15,493	2.7	1,569	2.4	180	2.6
2010	3,555,004	2.6	18,665	2.7	1,847	2.3	192	2.6
2015	3,794,038	2.6	21,674	2.7	2,018	2.3	204	2.6
2020	4,042,414	2.6	25,242	2.7	2,200	2.3	216	2.6
2025	4,301,962	2.6	29,289	2.7	2,376	2.3	228	2.6

Sources: 1980 Census, PHC80-3-12 Table 1; 1990 Census, STF1 Tables P003 and DP1; 2000 Census, SF1 Tables P15 and P17; Others, NGRDC

Figure 1-D on the following page illustrates that half of all households in the unincorporated portions of Murray County are 1-person or 2-person households. Chatsworth has a greater proportion of 1-person households while the unincorporated parts of the county have a greater proportion of large households (5 or more persons). Forty-four percent of the 1-person households in Chatsworth contain individuals who are 65 years of age or older even though this age group comprises only 16% of the city's total population. In Murray County and Eton, approximately one third of the 1-person households contain individuals who are 65 years of age or older.

Inventory

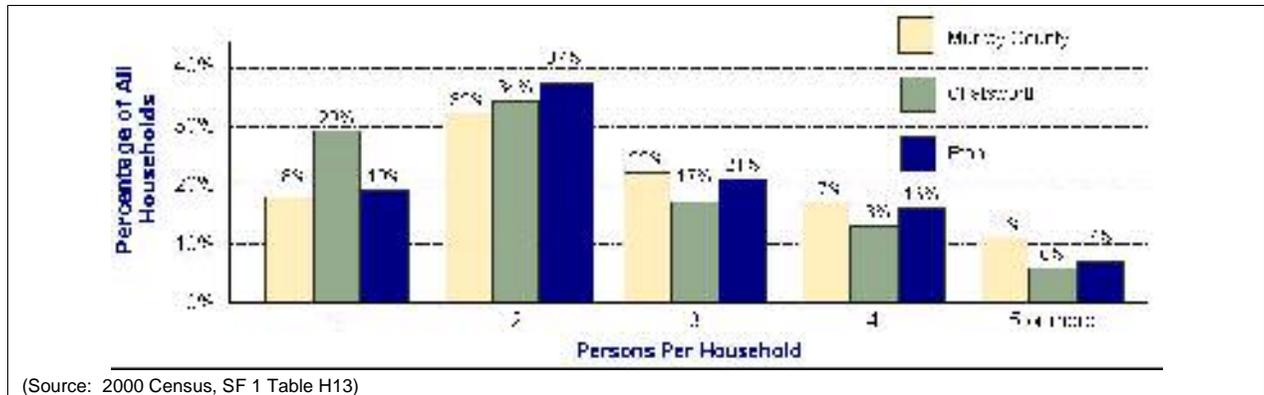


Figure 1-D. Persons Per Household: 2000

The average household size varies significantly by race in Murray County. As shown in Table 1-F below, white, non-Hispanic households tend to have a smaller average size than do households of other races.

The difference in household size by race is less distinct nationally than it is in Murray County and Georgia. For example, in Murray County, the average household size for a Hispanic or Latino household is 4.24 persons per household, whereas in the United States, the figure is 3.62 persons per household. It is likely that after the immigrant population has been established in the area for a longer period of time, many of the individuals and families who are presently sharing homes will be able to purchase or rent their own homes or apartments. As a result, the average household size will gradually decrease.

Table 1-F. Average Household Size by Race: Year 2000

	United States	Georgia	Murray County	Chatsworth	Eton
Total Population	2.59	2.60	2.73	2.35	2.59
White, not Hispanic or Latino	2.43	2.50	2.68	2.29	2.48
Hispanic or Latino of Any Race	3.62	4.06	4.24	3.71	—
Black or African American Only	2.73	2.81	3.41	—	—
American Indian Only	2.99	2.68	—	—	—
Asian Only	3.10	3.21	—	—	—

Source: 2000 Census, SF2 Table PCT8

“—” means data is not available due to population size.

1.1.3. Age Distribution

The median age of residents in Murray County, Chatsworth, and Eton is shown in Table 1-G below. According to the 2000 Census, the median age of the total population in Murray County was 32.6 years. This was lower than that of the United States and Georgia median ages of 35.3 and 33.4 years. The median age for the white, non-Hispanic population was substantially higher than the median age for the minority populations. The median ages in the cities of Chatsworth and Eton (36.7 years and 35.1 years) were greater than the county wide median.

Figure 1-E to the right provides a very generalized comparison of the age groups in Murray County, Chatsworth, Eton, and Georgia in the year 2000. The age distribution in the City of Eton is very similar to that statewide. Murray County as a whole has a greater percentage of persons in the 0-19 age group and a lower percentage in the 65 and over group than the state. The City of Chatsworth has a greater percentage of individuals over the age of 65 and a slightly smaller percentage of persons age 19 and under.

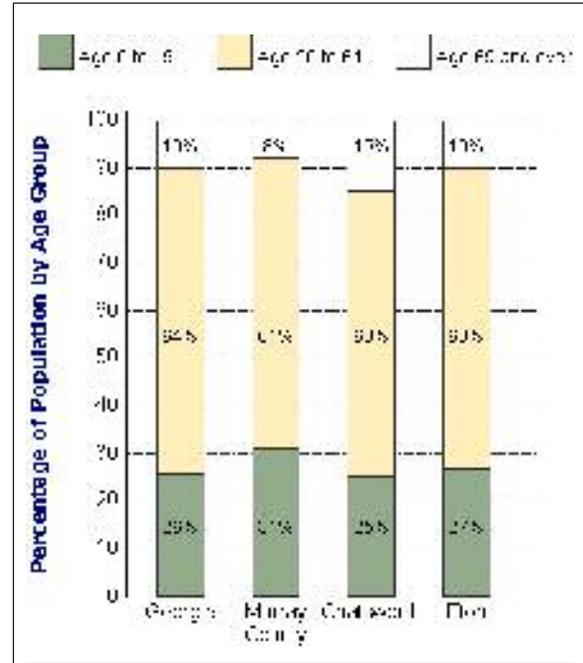


Figure 1-E. Population by Age Group: 2000

Table 1-G. Median Age of Residents by Race: Year 2000

	United States	Georgia	Murray County	Chatsworth	Eton
Total Population	35.3	33.4	32.6	36.7	35.1
White, not Hispanic or Latino	38.6	36.7	33.6	38.0	37.3
Hispanic or Latino of Any Race	25.8	24.6	22.6	24.9	21.7
Black or African American Only	30.2	29.3	26.7	34.5	-
American Indian Only	28.0	31.3	25.6	30.5	-
Asian Only	32.7	30.8	32.0	30.0	18.5

Sources: 2000 Census, SF 1 Tables P13, P13B, P13C, P13D, P13H, and P13I

Inventory

Table 1-H shows trends and projections for median age in Murray County, Chatsworth, and Eton, while Table 1-I below and Tables 1-J and 1-K on the following pages provide more detailed information on the age of the population by dividing it into smaller age groups. Also provided are projections of median age and age distribution.

Nationally, the trend is toward an aging population. While the population projections prepared for Murray County reflect this trend, it is likely that if the influx of younger persons of Hispanic or Latino origin continues at the rate that it has over the past decade, the median age could remain fairly constant rather than show an increase.

Table 1-H. Median Age: Trends and Projections

	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Murray County	27.6	29.1	30.5	31.6	32.6	33.9	33.9	35.5	36.0	36.2
Chatsworth	30.5	33.1	35.7	36.2	36.7	38.9	40.8	42.3	42.2	42.1
Eton	28.3	30.0	31.6	33.5	35.1	37.5	38.1	39.5	40.3	41.1

Source: US Census and NGRDC

Table 1-I. Population Trends and Projections by Age Group in Murray County

	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
0 to 4 years	# 1,618	1,824	1,997	2,341	2,956	2,982	3,553	4,110	4,772	5,545
	% 8%	8%	8%	8%	8%	7%	7%	7%	7%	7%
5 to 9 years	# 1,760	2,110	2,079	2,439	2,880	3,335	3,499	4,091	4,752	5,549
	% 9%	10%	8%	8%	8%	8%	7%	7%	7%	7%
10 to 14 years	# 2,019	2,062	2,105	2,465	2,793	3,387	4,068	4,164	4,876	5,705
	% 10%	9%	8%	8%	8%	8%	8%	7%	7%	7%
15 to 19 years	# 1,919	2,100	2,132	2,494	2,567	3,082	3,852	4,512	4,631	5,449
	% 10%	9%	8%	8%	7%	7%	8%	8%	7%	7%
20 to 24 years	# 1,679	2,041	2,071	2,433	2,476	2,898	3,419	4,182	4,921	5,074
	% 9%	9%	8%	8%	7%	7%	7%	7%	7%	6%
25 to 34 years	# 3,307	3,727	4,861	5,698	5,979	6,538	7,143	7,962	9,266	11,222
	% 17%	17%	19%	19%	16%	15%	14%	14%	14%	14%
35 to 44 years	# 2,585	2,914	3,898	4,569	6,085	6,966	8,437	9,410	9,780	10,805
	% 13%	13%	15%	15%	17%	16%	17%	16%	14%	14%
45 to 54 years	# 1,851	2,086	2,895	3,393	4,710	5,540	7,124	8,417	10,198	11,522
	% 9%	9%	11%	11%	13%	13%	14%	14%	15%	15%
55 to 64 years	# 1,429	1,611	1,977	2,317	3,138	4,169	5,046	6,079	7,766	9,187
	% 7%	7%	8%	8%	9%	10%	10%	10%	11%	12%
65 to 74 years	# 1,025	1,155	1,275	1,495	1,851	2,258	2,916	3,918	4,735	5,724
	% 5%	5%	5%	5%	5%	5%	6%	7%	7%	7%
75 to 84 years	# 439	495	684	802	802	1,070	1,333	1,624	2,115	2,856
	% 2%	2%	3%	3%	2%	3%	3%	3%	3%	4%
85+ years	# 54	61	173	203	269	322	380	483	593	736
	% <1%	<1%	1%	1%	1%	1%	1%	1%	1%	1%

Sources: 1980 Census, STF 3A Table 5; 1990 Census, STF 1 Table P011; 2000 Census, SF1 DP1; Others, NGRDC

Table 1-J. Population Trends and Projections by Age Group in Chatsworth

		1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
0 to 4 years	#	142	153	190	217	243	265	290	315	345	373
	%	6%	6%	7%	7%	7%	7%	7%	7%	7%	7%
5 to 9 years	#	214	162	175	197	213	255	280	305	335	360
	%	8%	6%	6%	6%	6%	6%	6%	6%	7%	7%
10 to 14 years	#	215	267	164	186	211	225	270	295	325	350
	%	8%	10%	6%	6%	6%	6%	6%	6%	6%	6%
15 to 19 years	#	271	246	215	216	223	224	240	285	315	340
	%	10%	9%	8%	7%	6%	6%	6%	6%	6%	6%
20 to 24 years	#	271	206	217	218	220	235	239	255	305	330
	%	10%	8%	8%	7%	6%	6%	6%	5%	6%	6%
25 to 34 years	#	324	388	448	513	566	527	490	517	547	610
	%	13%	14%	16%	16%	16%	13%	11%	11%	11%	11%
35 to 44 years	#	327	351	366	455	543	578	610	577	540	575
	%	13%	13%	13%	14%	15%	15%	14%	12%	11%	10%
45 to 54 years	#	311	315	320	357	429	509	586	625	660	622
	%	12%	12%	11%	11%	12%	13%	14%	13%	13%	11%
55 to 64 years	#	172	212	274	315	356	424	472	549	628	665
	%	7%	8%	10%	10%	10%	11%	11%	12%	12%	12%
65 to 74 years	#	186	208	242	270	274	326	396	464	512	589
	%	7%	8%	8%	8%	8%	8%	9%	10%	10%	11%
75 to 84 years	#	133	158	185	180	175	247	316	366	436	504
	%	5%	6%	6%	6%	5%	6%	7%	8%	9%	9%
85+ years	#	14	41	69	76	96	111	132	168	178	218
	%	1%	2%	2%	2%	3%	3%	3%	4%	3%	4%

Sources: 1980 Census, STF 3A Table 5; 1990 Census, STF 1 Table P011; 2000 Census, SF1 DP1; Others, NGRDC

Table 1-K. Population Trends and Projections by Age Group in Eton

		1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
0 to 4 years	#	15	18	21	22	22	31	35	37	39	41
	%	5%	6%	7%	7%	7%	7%	7%	7%	7%	7%
5 to 9 years	#	28	28	25	26	26	28	33	35	37	39
	%	9%	9%	8%	8%	8%	6%	7%	7%	7%	7%
10 to 14 years	#	30	30	21	20	18	32	30	33	35	37
	%	10%	10%	7%	6%	6%	7%	6%	6%	6%	6%
15 to 19 years	#	41	41	29	29	20	28	34	32	33	35
	%	13%	13%	9%	9%	6%	6%	7%	6%	6%	6%
20 to 24 years	#	35	35	28	28	20	30	30	34	34	33
	%	11%	11%	9%	9%	6%	6%	6%	6%	6%	6%
25 to 34 years	#	30	38	50	51	52	66	64	62	66	68
	%	10%	12%	16%	16%	16%	14%	13%	12%	12%	12%
35 to 44 years	#	47	47	46	52	57	75	75	69	65	66
	%	15%	15%	15%	16%	18%	16%	15%	13%	12%	11%
45 to 54 years	#	12	28	48	44	40	67	67	78	75	69
	%	4%	9%	15%	14%	12%	14%	14%	15%	13%	12%
55 to 64 years	#	35	28	22	27	32	50	52	54	67	78
	%	11%	9%	7%	9%	10%	11%	10%	10%	12%	13%
65 to 74 years	#	23	20	17	17	17	29	40	50	52	54
	%	7%	6%	5%	5%	5%	6%	8%	10%	9%	9%
75 to 84 years	#	10	8	6	9	12	23	26	29	40	50
	%	3%	3%	2%	3%	4%	5%	5%	6%	7%	9%
85+ years	#	6	4	2	3	3	7	10	13	13	16
	%	2%	1%	1%	1%	1%	2%	2%	2%	2%	3%

Sources: 1980 Census, STF 3A Table 5; 1990 Census, STF 1 Table P011; 2000 Census, SF1 DP1; Others, NGRDC

Inventory

In terms of the ratio of males to females, most age groups in Georgia have a fairly even split between the two sexes with the exception individuals age 65 and over. As illustrated in Figure 1-F to the right, 59% of the individuals in this age group are female and 41% are male. This split is typical throughout the United States. The proportion of males to females by age group in the Latino community is very different from that of the overall population. In the 19 to 29 age group, 57% of the individuals are male and in the 30 to 64 age group, 63% of the population is male. This statistic is reflective of the fairly recent immigrant worker population. The proportions are expected to become more even in the future.

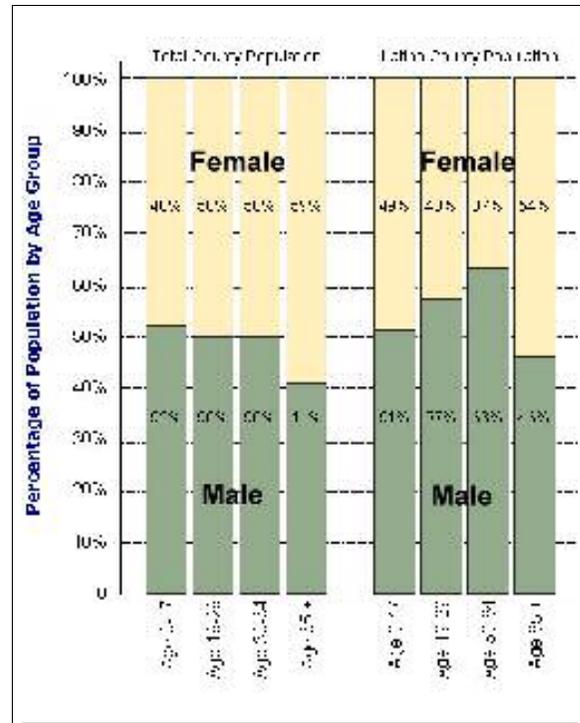


Figure 1-F. Population by Sex and Age Group: 2000

1.1.4. Racial Distribution

Murray County experienced little change in racial composition until the 1990s. Prior to that time the county was predominantly white and non-Hispanic. In the year 2000, the Hispanic/Latino population was the largest minority, comprising 5.5% of the population county wide, 6.5% in Chatsworth and 11.3% in Eton. Table 1-L below provides a breakdown of population in terms of race.

Table 1-L. Population by Race as a Percentage of Total Population

Murray County	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
White, non-Hispanic	9	9	9	9	9	88.1	83.3	80.5	77.5	74.3
Black, non-Hispanic						0.6	0.7	0.8	1.0	1.4
Hispanic/Latino						10.3	15.0	17.7	20.5	23.3
Other						1.1	1.0	1.0	1.0	1.0
Chatsworth	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
White, non-Hispanic	9	9	9	9	9	85.8	81.1	78.4	74.5	71.1
Black, non-Hispanic						1.2	1.4	1.6	2.0	2.4
Hispanic/Latino						11.5	16.0	18.5	22.0	25.0
Other						1.5	1.5	1.5	1.5	1.5
Eton	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
White, non-Hispanic	1	9	9	9	9	83.5	81.4	79.3	77.2	75.1
Black, non-Hispanic						0.1	0.2	0.3	0.4	0.5
Hispanic/Latino					1	16.0	18.0	20.0	22.0	24.0
Other						0.4	0.4	0.4	0.4	0.4

Sources: 1980 Census, STF 3A Table 3; 1990 Census, STF 3 Tables P006, P008, and P009; 2000 Census, SF 1 Table P8; Others: NGRDC

As shown in Figure 1-G below, the majority of the foreign-born population in Murray County comes from Mexico. Figure 1-G also illustrates that the county's foreign-born population is less ethnically diverse than Georgia's.

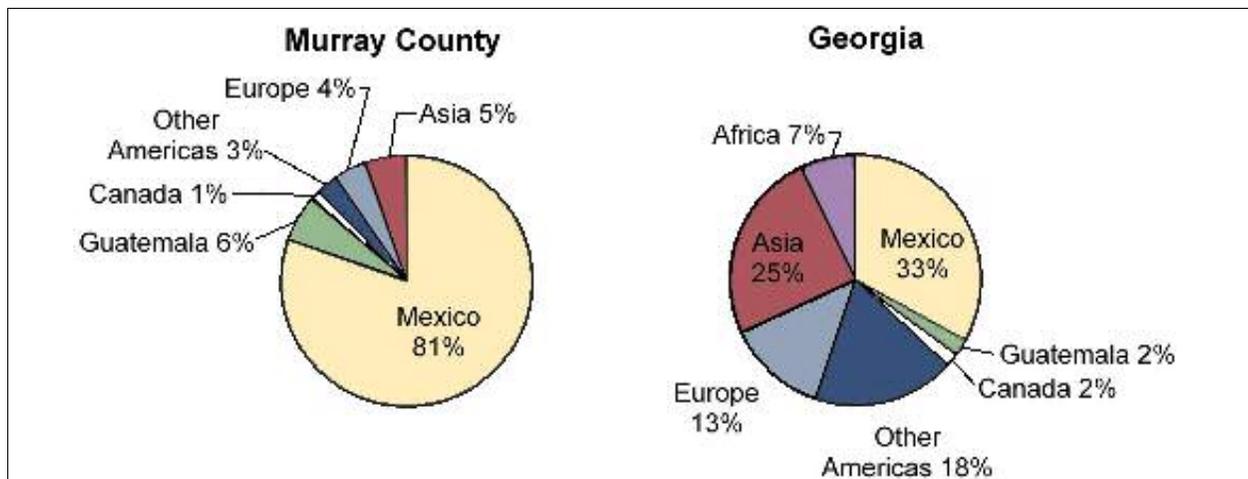


Figure 1-G. Place of Birth of the Foreign-Born Population in Murray County and Georgia: 2000

1.1.5. Educational Attainment

Highest Level of Attainment

As shown in Table 1-M below, the level of educational attainment of adults over the age of 25 has improved over the past several decades in Murray County. For example, in 1980, only 36% of Murray County’s residents over the age of 25 had a high school diploma or better. By 2000, that figure had jumped to 61%. This is still slightly lower than the regional rate of 64% and significantly lower than the statewide rate of 78%.

Figure 1-H to the right provides a simplified illustration of the level of educational attainment of the population in 2000. The city of Chatsworth has a greater percentage of persons with a high school diploma and/or a college degree than Murray County, Eton, and the NGRDC area. Seventy-one percent of the residents in Chatsworth over the age of 25 have a high school diploma or better. Eighteen percent have a 4-year college degree or more.

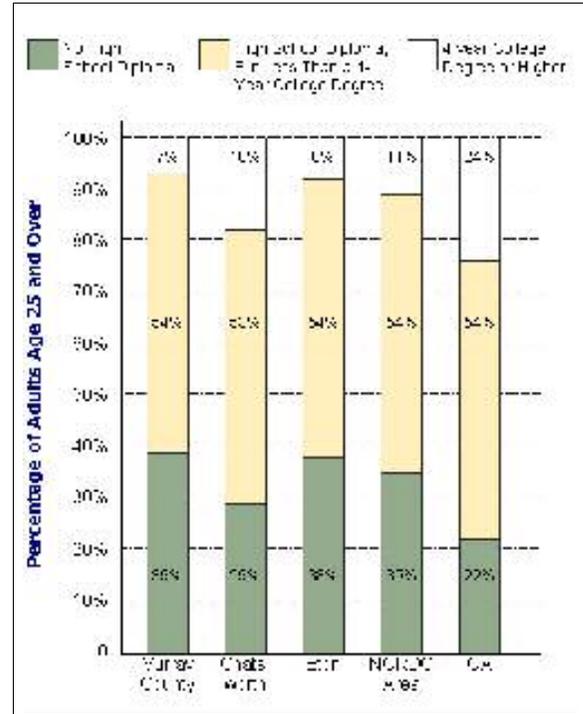


Figure 1-H. Educational Attainment: 2000

Table 1-M. Highest Level of Educational Attainment

(Persons Age 25 and Over as a Percentage of the Population Age 25 and Over)

	Highest Level of Attainment	Georgia	NGRDC Area	Murray Co.	Chatsworth	Eton
1980	Less than 9 th Grade	24%	38%	42%	34%	40%
	High School (No Diploma)	20%	21%	22%	20%	22%
	High School Graduate	28%	25%	25%	25%	20%
	College, No Degree	13%	9%	6%	10%	13%
	College Degree or Higher	15%	8%	5%	11%	6%
1990	Less than 9 th Grade	12%	22%	24%	23%	24%
	High School (No Diploma)	17%	21%	24%	25%	27%
	High School Graduate	30%	30%	31%	26%	26%
	College, No Degree	17%	13%	13%	12%	10%
	College Associate Degree	5%	4%	3%	2%	3%
	College Bachelor’s Degree	13%	6%	4%	9%	8%
2000	Graduate or Professional Degree	6%	3%	1%	3%	2%
	Less than 9 th Grade	8%	16%	17%	15%	12%
	High School (No Diploma)	14%	19%	22%	14%	26%
	High School Graduate	29%	32%	35%	27%	42%
	College, No Degree	20%	17%	15%	23%	12%
	College Associate Degree	5%	4%	4%	4%	2%
	College Bachelor’s Degree	16%	7%	5%	12%	1%
Graduate or Professional Degree	8%	4%	2%	6%	7%	

Sources: 1980 Census, STF 3A Table 50; 1990 Census, STF 3 Table P057; 2000 Census, SF 1 Table DP-2

Drop Out Rate

The drop out rate is a percentage calculated by dividing the number of students in grades 9 through 12 who drop out of school by the total number of students enrolled. Drop out rates in Murray County have fluctuated over the past several years, but have shown a general downward trend as illustrated in Figure 1-I.

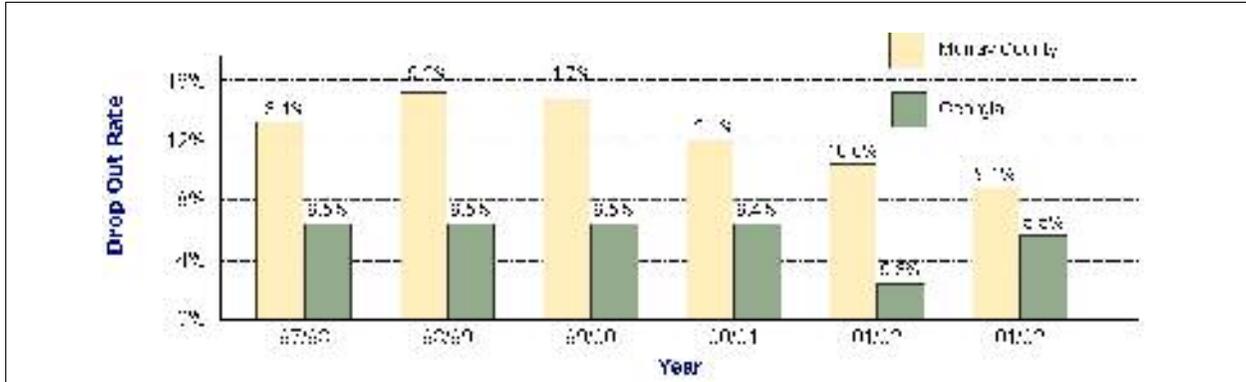


Figure 1-I. Drop Out Rate for All Students in Grades 9-12 (Source: GA Department of Education)

Figure 1-J to the right compares graduation rates in Murray County with those of the state and nearby school systems. As this figure shows, graduation rates in Murray County are significantly lower than statewide rates and the rates of most nearby school systems.

The Murray County School System has implemented various programs to address drop-out rates. These include the following:

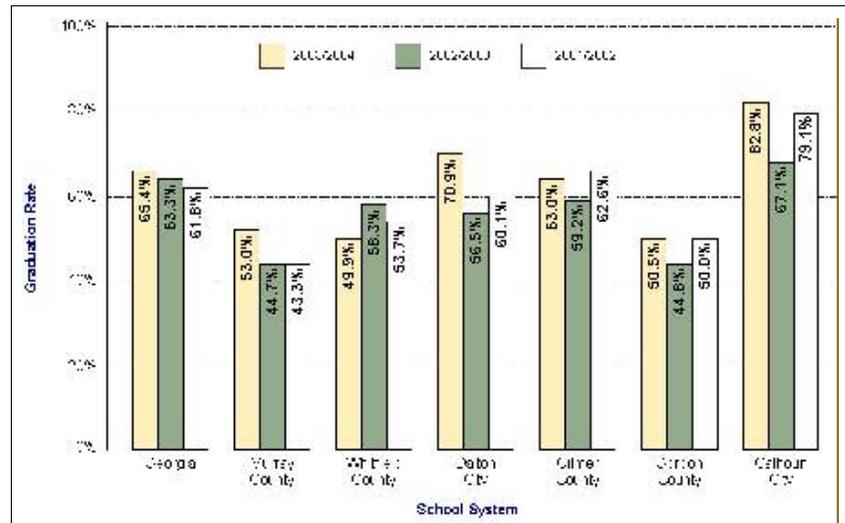


Figure 1-J. Graduation Rates for Murray County and Nearby School Systems (Source: GA Dept. of Education)

- ③ establishment of an alternative school
- ③ earlier identification of "at risk" students
- ③ mandatory conferences with parents and students prior to a student being able to drop out
- ③ remedial elective courses

By the year 2007/2008, the School System hopes to have a "Non-Disruptive Alternative School" for middle school and high school students on line. This school would be available to students who have difficulty succeeding in the traditional classroom. Ideally, it would serve between 150 and 300 students.

Inventory

Standardized Test Scores

As illustrated in Figure 1-J below, scores on both the Scholastic Assessment Test (SAT) and the American College Test (ACT) have fluctuated over the past several years, but Murray County's average SAT scores have typically been lower than the state average, while average ACT scores have been similar to state averages. In the 2003/2004 school year, Murray County's average composite SAT and ACT scores were 944 and 19.9, respectively. The statewide averages were 999 and 20.0.

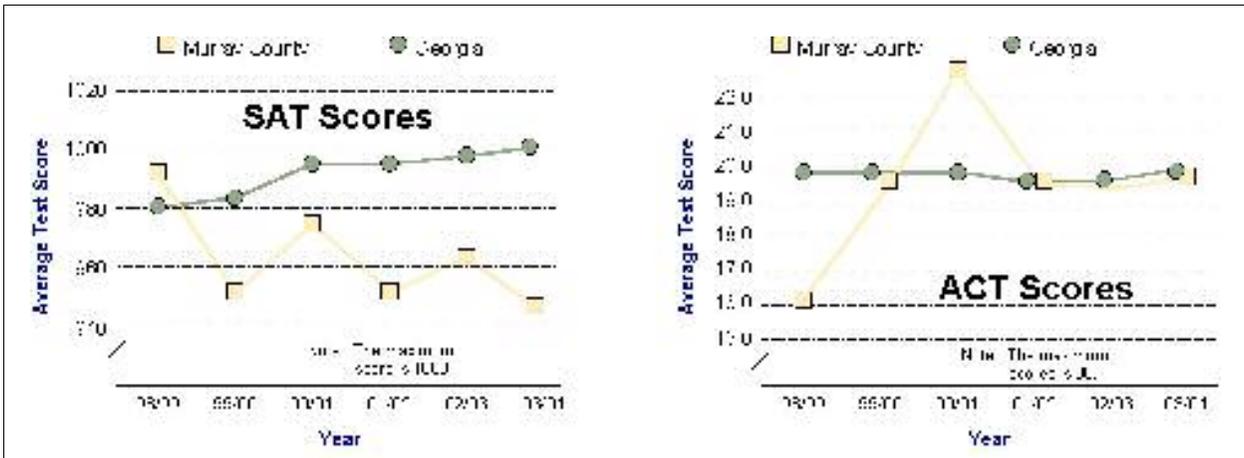


Figure 1-J. Average Composite SAT and ACT Scores in Murray County and Georgia (Source: GA Dept. of Education) The SAT average reflects the average of all students' highest scores.

Post Secondary Education

Tables 1-K and 1-L show the percentage of Murray County students entering Georgia public colleges, universities, technical schools, and adult schools. The percentage of students entering Georgia public colleges and universities has been higher in Murray County than it has been statewide; however, the percentage requiring learning support has been also been higher, particularly in recent years. For example, in the 2001/2002 school year, 41% of Murray County students graduating in 2000/2001 attended a public college or university in Georgia. Of those students, 56% required learning support.

No significant trends exist in terms of students attending public technical and adult schools except that a smaller percentage of Murray County graduates attend compared to the number statewide.

Table 1-N. Percentage of Graduates Entering Georgia Public Colleges and Universities

Murray County	97/98	98/99	99/00	00/01	01/02	02/03
Percent Entering	34%	44%	33%	46%	41%	49%
Percent Requiring Learning Support	30%	29%	34%	77%	56%	32%
Georgia	97/98	98/99	99/00	00/01	01/02	02/03
Percent Entering	39%	38%	37%	36%	36%	39%
Percent Requiring Learning Support	23%	22%	21%	20%	19%	19%

Source: Georgia Department of Education, Public Education Report Cards

Table 1-O. Percentage of Graduates Entering Georgia Public Technical and Adult Schools

Murray County	97/98	98/99	99/00	00/01	01/02	02/03
Current Year Graduates	--	0.4%	0.4%	0.4%	1.7%	1.7%
Previous Year Graduates	--	0.0%	0.4%	0.9%	0.9%	--
Georgia	97/98	98/99	99/00	00/01	01/02	02/03
Current Year Graduates	6.5%	6.5%	7.4%	8.8%	9.7%	8.3%
Previous Year Graduates	3.2%	0.6%	7.7%	8.4%	--	--

Source: Georgia Department of Education, Public Education Report Cards. "--" means data is not available.

Inventory

Education and Strong Families

Education levels of mothers is one way of measuring the potential strength of families and the probability of success of children in school. As illustrated in Figure 1-K and Table 1-P, statistics from the Family Connection Partnership (www.aecf.org) show that Murray County has very high percentage of children being born to women who have not completed high school. In 2003 for example, 45% of children born in Murray County were born to women who had less than twelve years of education. During that same year, 23.5% of all children in Georgia were born to women who had not completed 12 years of education.

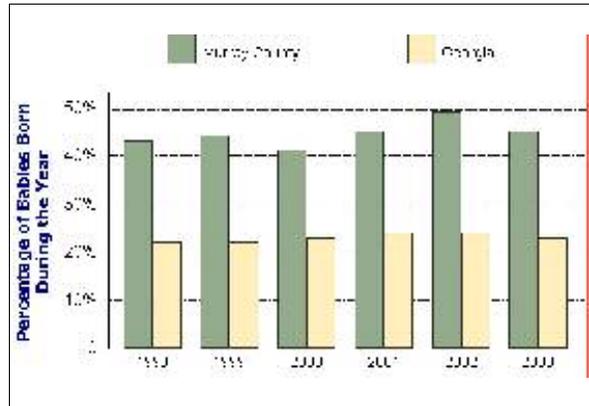


Figure 1-K. Percentage of Babies Born to Mothers with Less Than 12 Years of Education

Table 1-P. Percentage of Babies Born to Mothers with Less Than 12 Years of Education

	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003
Murray County	37%	45%	44%	42%	43%	44%	41%	45%	49%	45%
Whitfield County	43%	47%	47%	47%	46%	50%	50%	55%	52%	54%
Catoosa County	30%	30%	25%	29%	26%	24%	26%	22%	21%	22%
Gilmer County	37%	39%	44%	42%	46%	37%	42%	43%	47%	51%
Gordon County	35%	33%	36%	38%	37%	37%	40%	43%	39%	41%
GEORGIA	23%	23%	23%	23%	22%	22%	23%	24%	24%	24%

Source: US Census and NGRDC

1.1.6. Income

Per Capita Income

The US Census Bureau defines per capita income as the mean income computed for every person in a geographic area. Per capita income is calculated by dividing (1) the aggregate income of all people in an area who are 15 years of age or older by (b) the total population of an area.

As shown in Table 1Q, per capita income in Murray County lagged behind that of the region and the state in the 1980s and 1990s. Per capita incomes in the cities of Chatsworth and Eton have tended to be greater than that county wide, but generally below the statewide levels and the level for the region.

Table 1-Q. Per Capita Income*

Year	Georgia	NGRDC Area	Murray County	Chatsworth	Eton
1979	\$ 6,402	\$ 5,759	\$ 6,525	\$ 6,834	\$ 5,408
% of GA \$		90%	102%	107%	84%
1989	\$ 13,631	\$12,182	\$ 10,575	\$ 12,939	\$ 11,418
% of GA \$		89%	78%	95%	84%
1999	\$ 21,154	\$ 22,093	\$ 16,230	\$ 17,218	\$ 17,777
% of GA \$		104%	77%	81%	84%

Sources: 1980 Census, STF 3A Table 52; 1990 Census, STF 3 Table P114A; 2000 Census, SF 3 Table P82
 *Income dollars are in terms of the year the census was taken.

Household Income

According to US Census Bureau definitions, household income is the sum of money income received in a calendar year by all household members who are 15 years of age and older. It includes wage income, salary income, retirement and investment income, pensions, social security income, public assistance payments, and all other income.

As shown in Table 1-R, household income in Murray County has generally been very similar to that of the NGRDC area, but has lagged behind the state median. For example, in 1999, the statewide median income was \$42,433. Murray County's median income was \$36,996: 87% of the state median.

Table 1-R. Median Household Income*

Year	Georgia	NGRDC Area	Murray County	Chatsworth	Eton
1979	\$ 15,033	\$ 15,783	\$ 14,761	\$ 11,492	\$ 13,854
% of GA \$		105%	98%	76%	92%
1989	\$ 29,021	\$ 30,629	\$ 26,517	\$ 27,005	\$ 31,042
% of GA \$		106%	91%	93%	107%
1999	\$ 42,433	\$ 37,754	\$ 36,996	\$ 33,273	\$ 39,250
% of GA \$		89%	87%	78%	92%

Sources: 1980 Census, STF 3A Table 51; 1990 Census, STF 3 Table P080A; 2000 Census, SF 3 Table P53
 *Income dollars are in terms of the year the census was taken.

Inventory

Household Income Distribution

Household income distribution figures in Murray County are similar to those for the state as shown in Table 1-S below. Approximately 42% of the households in Murray County have an income between \$35,000 and \$75,000 compared to 37% statewide. Chatsworth has the greatest percentage of households with incomes below \$25,000 (36%). When compared with the state, Murray County and both cities have a smaller proportion of households in the upper income brackets.

Table 1-S. Household Income Distribution: 1999

Income	Georgia	Murray County	Chatsworth	Eton
Less than \$15,000	16%	18%	23%	13%
\$15,000 to \$24,999	12%	13%	13%	14%
\$25,000 to \$34,999	13%	15%	17%	18%
\$35,000 to \$49,999	17%	22%	16%	21%
\$50,000 to \$74,999	20%	20%	19%	24%
\$75,000 to \$99,999	10%	7%	7%	6%
\$100,000 to \$149,999	8%	3%	4%	5%
\$150,000 or more	5%	2%	1%	0%

Source: 2000 Census, Table DP-3

Figure 1-L below presents the data found in Table 1-R in a graphical format.

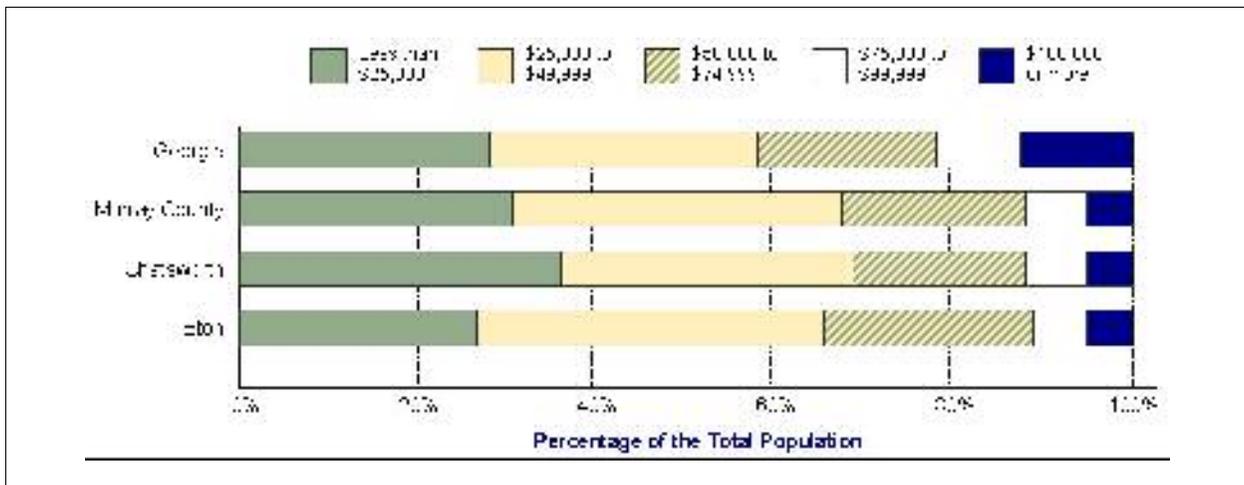


Figure 1-L. Household Income Distribution

Poverty Level

The US Census Bureau uses a set of income thresholds that vary by family size and composition to determine who is considered to be “poor” or below poverty level. In 1999, the poverty level for a family of four with two adults and two related children under the age of 18 was set at \$16,895. (Note: Although not considered to be a “family,” the poverty level for a single householder age 65 or over was \$7,990.)

In Murray County, 9.2% of families were considered to be below poverty level in 1999. This figure is slightly lower than the statewide rate of 9.9%, but higher than the regional rate of 8.7%. Chatsworth had a greater percentage of families below poverty level (13%), while Eton had a low percentage of families below poverty level (3.3%).

As illustrated in Table 1-T below, in Murray County and both cities, more of the families who were below poverty level were married-couple families. Statewide, households headed by a female (no husband present) made up the majority of families below poverty level.

Tables 1-T. Families Below Poverty Level: 1999

	Georgia	NGRDC Area	Murray Co.	Chatsworth	Eton
Total Number of Families	2,126,360	52,301	10,357	959	90
Families Below Poverty Level (#)	210,138	4,547	958	125	3
Families Below Poverty Level (%)	9.9%	8.7%	9.2%	13.0%	3.3%
Married Couple Families	72,741	2,662	534	81	2
- with related children under 18	11,567	1,637	350	54	-
- no related children under 18	28,174	1,025	184	27	2
Male householder (no wife present)	17,094	421	79	13	-
- with related children under 18	12,730	323	79	13	-
- no related children under 18	4,364	98	-	-	-
Female householder (no husband present)	120,303	1,464	345	31	1
- with related children under 18	105,840	1,200	323	23	-
- no related children under 18	14,463	264	22	8	1

Source: 2000 Census, SF 3 Table P90

Table 1-U provides data on the poverty status of individuals rather than families. In 1999, Chatsworth had the highest percentage of persons with incomes below poverty level: 17%. Murray County had the same percentage as the state: 13%. Eton had a very low percentage: 4%.

The distribution of poverty among age groups is very similar to the state and region with a few exceptions. Murray County has a greater percentage of persons age 65 and over who were below poverty than the state and region, with 19% of all persons age 65 and over with incomes below poverty level. Eton has a significantly lower percentage of persons below poverty level than the state and region in all age groups.

Inventory

Table 1-U. Poverty Status by Age: 1999

	Georgia	NGRDC Area	Murray County	Chatsworth	Eton
Total Population	7,959,649	184,551	36,227	3,288	318
- Persons with income in 1999 below poverty level (#)	1,033,793	21,478	4,583	561	14
- Persons with income in 1999 below poverty level (%)	13%	12%	13%	17%	4%
Age 17 and under	2,132,401	47,542	10,080	751	73
Persons with income in 1999 below poverty level	365,406	6,699	1,641	141	2
- as a percentage of all persons below poverty level	35%	31%	36%	25%	14%
- as a percentage of all persons in this age group	17%	14%	16%	19%	3%
Age 18 to 64	5,072,594	116,329	23,341	2,195	203
Persons with income in 1999 below poverty level	566,159	12,019	2,397	376	11
- as a percentage of all persons below poverty level	55%	56%	52%	67%	79%
- as a percentage of all persons in this age group	11%	10%	10%	17%	5%
Age 65 and over	754,654	20,680	2,806	342	42
Persons with income in 1999 below poverty level	102,228	2,760	545	44	1
- as a percentage of all persons below poverty level	10%	13%	12%	8%	7%
- as a percentage of all persons in this age group	14%	13%	19%	13%	2%

Sources: 2000 Census, SF 3 Table P87

Other indicators of poverty include the number of persons receiving food stamps, the percentage of students eligible for free or reduced price lunch, and the percentage of households requiring energy assistance.

Free or Reduced Price Lunch. As shown in Figure 1-M to the right, Murray County has a similar percentage of students eligible for free or reduced price lunch than has the state as a whole. In the 2002/2003 school year for example, 49.7% of students in Murray County were eligible to receive free or reduced price school meals, compared to a figure of 44.2% statewide.

Food Stamps. The number of persons and number of households receiving food stamps in Murray County has increased steadily over the past six years according to data from the Georgia Division of Family and Children Services. During an average month in 2003 for example, 2,771 persons received food stamps. This represents 7% of the county population in that year, compared to 1,116 persons or 3% of the population in the year 2000. (See Table 1-V on the following page.)

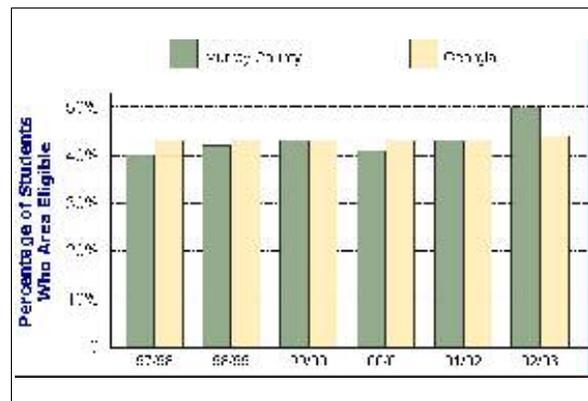


Figure 1-M. Percentage of Students Eligible for Free or Reduced Price School Meals

Table 1-V. Murray County Food Stamp Recipients

		1998	1999	2000	2001	2002	2003	2004
Murray County Food Stamp Recipients (average number of recipients per month)	persons	1,362	1,070	1,116	1,271	1,871	2,771	3,473
	households	622	594	607	674	910	1,174	1,359

Sources: www.dfcsdata.state.ga.us

Energy Assistance. In 2000, approximately 2.7% of households in Murray County required energy assistance compared with 2.6% of the households throughout Georgia. The total number of households requiring energy assistance has increased in both the county and state as shown in Table 1-W. While the eligibility for energy assistance is based upon income, actual need fluctuates annually because of the weather. For example, during harsher years, more energy assistance is needed.

Table 1-W. Households Requiring Energy Assistance

		1999	2000	2001	2002	2003	2004
Murray County Households	#	323	356	522	482	465	431
	%	--	2.7%	--	--	--	--
Georgia Households	#	62,881	77,623	131,030	105,668	91,397	101,383
	%	--	2.6%	--	--	--	--

Sources: www.dfcsdata.state.ga.us

1.1.7. Regional Comparison

Table 1-X below compares various population characteristics of Murray County, Chatsworth, and Eton with neighboring counties and municipalities.

Table 1-X. Population Characteristics Summary Comparison (Data is for the year 2000 unless otherwise noted.)

	Murray County			Whitfield County			Gordon County			Gilmer County		
	County	Chatsworth	Eton	County	Dalton	Tunnel Hill	County	Calhoun	Resaca	County	Ellijay	East Ellijay
Total Population												
1990 Census	26,147	2,865	315	72,462	21,761	970	35,072	7,135	410	13,368	1,178	303
2000 Census	36,506	3,531	319	83,525	27,912	1,209	44,104	10,667	815	23,456	1,584	707
% Change 1990 – 2000	40%	23%	1%	15%	23%	25%	26%	50%	99%	76%	34%	133%
2003 Estimate	39,446	3,768	454	87,833	30,341	1,220	47,777	12,342	840	25,793	1,556	811
Households												
Total Number	13,286	1,416	123	29,385	9,689	451	16,173	4,049	263	90,71	593	251
Average Size	2.73	2.35	2.59	2.82	2.81	2.68	2.7	2.56	2.73	2.57	2.49	2.82
Age												
Median Age (years)	32.6	36.7	35.1	33	31.1	37.4	34.1	33.9	34.4	37.3	37.8	30.5
% under 5	8%	7%	7%	8%	9%	6%	7%	7%	7%	7%	7%	8%
% over 65	8%	16%	10%	10%	12%	13%	11%	14%	17%	13%	22%	13%
Race												
% White only	93%	91%	88%	72%	50%	92%	90%	78%	79%	91%	71%	64%
% Black only	<1%	1%	0%	4%	7%	3%	4%	8%	3%	<1%	1%	0%
% Latino/Hispanic	6%	6%	11%	22%	40%	7%	7%	17%	19%	8%	25%	33%
Educational Attainment												
% H.S. Grad or higher ¹	61%	71%	62%	63%	59%	72%	66%	67%	46%	66%	50%	49%
% Bachelors Degree or higher ²	7%	17%	7%	13%	18%	12%	11%	16%	2%	13%	11%	8%
Graduation Rate	45%	-	-	58%	57%	-	45%	67%	-	59%	-	-
Income												
Per Capita Income	\$16,230	\$17,218	\$17,777	\$18,515	\$20,575	\$21,382	\$17,586	\$19,887	\$13,052	\$17,147	\$13,740	\$13,934
Median Household Income	\$36,996	\$33,273	\$39,250	\$39,377	\$34,312	\$43,438	\$38,831	\$33,618	\$30,170	\$35,140	\$22,120	\$35,875
% Families Below Poverty	9%	13%	3%	9%	12%	9%	8%	12%	9%	9%	20%	15%
% Students Receiving Free or Reduced-Price Meals	50%	-	-	47%	62%	-	41%	37%	-	50%	-	-

¹ Persons age 25 and over. ² In the 2002/2003 school year by school system. ³ In 1999.

1.2. Assessment of Current and Future Needs

The inventory of population presented in the previous section forms the framework for other elements of this Joint Comprehensive Plan. As such, the analysis of this information is presented, for the most part, within other plan elements and is used to determine appropriate economic development strategies, housing and community facility needs, land development patterns, etc. The assessment in this section simply answers the following question which was derived from the requirements in Section 110-12-1-.04(12)(a)ii of the Minimum Standards and Procedures for Local Comprehensive Planning:

What significant trends exist in terms of the size and characteristics of the populations of Murray County, Chatsworth, and Eton, especially as compared with regional, state, and national trends?

This question is answered in the following sections in terms of population growth, household size, age, racial composition, educational attainment, and income.

1.2.1. Population Growth

Population growth is a basic indicator of future demands for housing, schools, hospitals, and other community facilities and services.

In terms of total population, Murray County ranked 49th out of the 159 counties in Georgia in the year 2000. It ranked 26th in terms of population growth between 1990 and 2000. During this time it had a growth rate of 40%, which was much higher than the rates for the NGRDC region and the state. Approximately 74% of the population growth was due to net migration, while 66% of Georgia's population growth was due to net migration.

The area is expected to experience stable growth over the next decade, but at slightly lower rates than during the 1990s. This growth will continue to place a heavy demand on housing and community facilities and services.

1.2.2. Household Size

The average household size for the total population is similar to that of the state and nation. The average size of Hispanic or Latino households is somewhat larger than that of the state and nation. Average household size is not expected to change significantly during the planning period.

1.2.3. Age

A "dependency ratio" is one way of characterizing an area's age distribution and is used to compare the number of persons receiving economic support to the number providing economic support. The dependency ratio is typically calculated as follows:

$$\frac{\text{\# of persons younger than 18} + \text{\# of persons age 65 or older}}{\text{\# of persons age 18 to 64 years}} = \text{dependency ratio}$$

A higher dependency ratio implies a greater demand for particular services and programs such as elderly housing and child or adult day care.

Assessment

Murray County's dependency ratio in 2000 was 36%, which is significantly less than the rates for the NGRDC region and Georgia, which were 60% and 56%, respectively. This low rate implies that there are more people in the age groups which typically provide economic support than there are in the age groups that typically receive it. Because of the recent influx of families with young children, it is likely that the dependency ratio will rise in the future, placing a heavier demand on schools and on children-related services.

1.2.4. Racial Composition

The racial composition of Murray County's population is somewhat different from that of Georgia. For example, according to the 2000 Census, in Georgia almost 29% of the population was African American, compared to less than 0.5% in Murray County. In addition, just over 5% of the population in Georgia was Hispanic or Latino while Murray County, Chatsworth, and Eton had Hispanic or Latino populations of 5.5%, 6.5%, and 11.3%, respectively.

The recent influx of Hispanic and Latino immigrants into Murray County has had and will continue to have a great impact of community facilities and services, as will be discussed in more detail in other elements of this Plan. The county-wide Hispanic/Latino population is expected to continue to grow during the planning period. The Hispanic/Latino population will also become more significant in both Chatsworth and Eton in the future.

1.2.5. Educational Attainment

Education attainment in Murray County has increased steadily over the past 20 years. The percentage of persons in Murray County with high school diplomas or college degrees (61%) is very similar to the figure for the NGRDC region (64%), but is still substantially lower than the figure for Georgia (78%).

In spite of efforts by the school system to improve graduation rates in Murray County, an alarming percentage of students do not complete high school. In addition, the fact that over 40% of babies born in Murray County in the past ten years were born to mothers without twelve years of education does not bode well for the educational attainment of future generations. Significant efforts must be made in county, and not just by the school system, to instill a desire for and appreciation of education.

As education levels increase, Murray County will become more competitive in attracting industries that require a more skilled and educated labor force.

1.2.6. Income

Murray County, Chatsworth, and Eton have consistently lagged behind the NGRDC region and the state in terms of per capita and household income. Murray County has a similar percentage of families below poverty level (9.2%) as compared to the state (9.9%), but the majority (56%) in Murray County are married couple families, whereas the majority (57%) in the state are families headed by a female with no husband present.

Element 2

Economic Development

2.1. Inventory

2.1.1. Economic Base

- Employment Trends
- Business Establishments
- Employment Projections
- Earnings
- Weekly Wages
- Personal Income
- New or Planned Economic Activities
- Special or Unique Economic Activities

2.1.2. Labor Force

- Employment by Occupation
- Employment Status
- Unemployment Rates
- Commuting Patterns

2.1.3. Local Economic

- Development Resources
- Agencies and Programs
- Education and Training

2.1.4. Regional Comparison

2.2. Assessment of Current and Future Needs

2.3. Community Goals and Implementation Program

This Element provides data regarding the economic trends in Murray County; an assessment of these trends to identify strengths, weaknesses, opportunities, and threats; an evaluation of the appropriateness of the existing economy given the County's population, housing availability, transportation network, natural resources, and community facilities; goals and strategies for achieving a growing and balanced economy; and implementation strategies to accomplish the County's desired economic goals and objectives.

2.1. Inventory

What is economic development?

The Georgia Economic Development Association (GEDA) defines economic development as “a sustainable process of creating economic opportunity for all citizens, stimulating business investment, diversifying the public revenue base, and enhancing quality of life.” (source: www.geda.org)

Statistics: NAICS or SIC?

In January 1997, the North American Industry Classification System (NAICS) replaced the Standard Industrial Classification (SIC) system as the governmental standard for statistics on industry. The classification type used in the tables in the economic development inventory varies, depending upon the age and source of the data. More information on the difference between NAICS and SIC can be found on the U.S. Small Business Administration website at <http://www.sba.gov/businessop/standards/faqs.html>.

2.1.1. Economic Base

Employment Trends

Total employment in Murray County grew steadily in the 1990s, from 8,914 employees in 1990 to 13,189 employees in 2000. This represents an increase of 48% which corresponds to an average annual growth rate of 4.8%. An examination of Table 2-A reveals that the manufacturing sector has been the dominant employer in Murray County, representing over half of all jobs in the County. Statewide, manufacturing only accounted for 15% of total employment in 2000. Most of the manufacturing jobs in Murray County are in carpet or carpet related industries. In Georgia, the greatest percentage of workers are employed in service industries (26% in 2000) while only 6% of Murray County workers were employed in service occupations.

Table 2-A. Employment by Sector (SIC)¹

Employment Sector	1990			1995			2000		
	Murray # ²	Murray %	Georgia %	Murray # ²	Murray %	Georgia %	Murray # ²	Murray %	Georgia %
Agriculture, Forestry, Fishing ³	51	1%	1%	74	1%	1%	107	1%	1%
Mining	33	<1%	<1%	0	0%	0%	120	1%	<1%
Construction	186	2%	5%	249	2%	4%	204	2%	5%
Manufacturing	5,553	62%	19%	7,763	67%	17%	8,466	64%	15%
Transportation, Public Utilities	242	3%	6%	180	2%	6%	310	2%	7%
Wholesale Trade	481	5%	7%	235	2%	7%	328	2%	7%
Retail Trade	603	7%	18%	843	7%	19%	1,227	9%	18%
Finance, Insurance, Real Estate	141	2%	5%	153	1%	5%	160	1%	5%
Services	432	5%	20%	904	8%	23%	848	6%	26%
Government	1,192	13%	18%	1,229	11%	17%	1,419	11%	15%
Undisclosed or Not Classified	0	0%	<1%	(1)	0%	<1%	0	0%	1%
Total	8,914	100%	100%	11,629	100%	100%	13,189	100%	100%

Sources: Georgia Department of Labor, "Georgia Employment and Wages Averages," 1990, 1995, and 2000

¹ This data represents jobs that are covered by unemployment insurance laws. In addition, it represents persons employed in Murray County, but not necessarily residing in Murray County. ² Average monthly # of employees. ³ This data does not include self-employed farmers or migrant workers.

Inventory

More recent trends in employment are highlighted in Table 2-B below. This table illustrates that overall employment has declined from 12,732 jobs in 2001 to 11,948 jobs in 2003, a net reduction of 784 jobs. Similarly, manufacturing employment has declined over the past three years, from 6,868 jobs in 2001 to 5,741 jobs in 2003.

Although the number of goods producing jobs in Murray County has been declining and the number of service providing jobs has been growing, the overall number of goods producing jobs still outweighs the number of service providing jobs.

Table 2-B. Murray County Employment by Sector(NAICS)¹

Employment Sector	2001		2002		2003	
	# ²	%	# ²	%	# ²	%
Goods Producing	7,266	57%	6,860	56%	6,073	51%
Agriculture, Forestry, and Fishing ³	97	1%	103	1%	*	*
Mining	*	*	*	*	**	*
Construction	182	1%	174	1%	176	1%
Manufacturing	6,868	54%	6,487	53%	5,741	48%
Service Providing	3,925	31%	3,795	31%	4,231	35%
Wholesale Trade	220	2%	224	2%	835	7%
Retail Trade	815	6%	795	6%	810	7%
Transportation and Warehousing	1,286	10%	1,112	9%	806	7%
Utilities	*	*	*	*	*	*
Information	*	*	*	*	*	*
Finance and Insurance	166	1%	170	1%	154	1%
Real Estate and Rental/Leasing	39	<1%	46	<1%	67	1%
Professional, Scientific, and Technical Services	56	<1%	162	1%	55	<1%
Management	*	*	*	*	*	*
Administrative/Waste Services	192	2%	172	1%	197	2%
Educational Services ⁴	*	*	*	<1%	*	*
Health Care and Social Services	103	3%	378	3%	424	4%
Arts, Entertainment, and Recreation	*	*	*	*	*	*
Accommodation and Food Services	554	4%	630	5%	655	5%
Other Services	96	1%	123	1%	140	1%
Unclassified or Undisclosed	35	<1%	9	<1%	*	*
Total: Private Sector	11,226	88%	10,664	87%	10,305	86%
Federal Government	106	1%	106	1%	108	1%
State Government	96	1%	102	1%	105	1%
Local Government	1,304	10%	1,392	11%	1,429	12%
Total: Government	1,506	12%	1,600	13%	1,642	14%
All Industries	12,732	100%	12,264	100%	11,948	100%

Sources: Georgia Department of Labor and NGRDC

¹ This data represents jobs that are covered by unemployment insurance laws. In addition, it represents persons employed in Murray County, but not necessarily residing in Murray County.

² Average monthly number of employees.

³ This data does not include self-employed farmers or migrant workers.

⁴ Employees of the Murray County School System are included under "Local Government." An asterisk (*) means the industry group does not meet criteria for disclosure.

Element 2: Economic Development

Two segments of the manufacturing sector have experienced the greatest declines employment: textile mills and textile product mills. Average annual employment for these two sectors over the past three years are shown in Figure 2-A. Employment in these industries is declining for two primary reasons: consolidation and improved automation.

The greatest increase in employment was in the wholesale trade sector which grew from 220 jobs in 2001 to 835 jobs in 2003. It is possible that a portion of this growth was the result of reclassification of certain positions because the number of wholesale trade establishments only grew by four establishments during the same time period.

Employment in health care and social services also grew significantly between 2001 and 2003 as a result of several factors. First, employees of the Hamilton Medical System may have originally been counted in Whitfield County, but later were classified as working in Murray County. Second, a number of clinics and pharmacies (including those in grocery stores) opened in Murray County during these years.

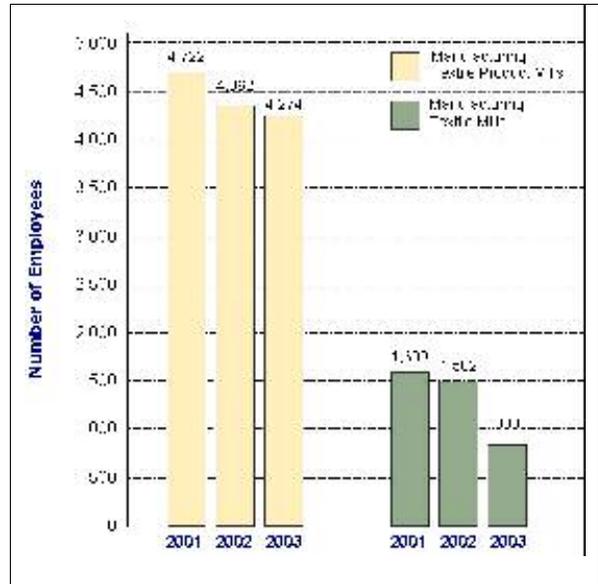


Figure 2-A. Employment in Textile Product Mills and Textile Mills in Murray County

Inventory

Business Establishments

Table 2-C provides data on the number of business establishments in Murray County. The number of goods producing establishments declined by 2 between 2001 and 2003, while the number of service providing establishments grew by 9 during that same time period.

Table 2-C. Number of Establishments and Employment by Sector (NAICS) in Murray County

	2001		2002		2003	
	Establishments	% of Employment	Establishments	% of Employment	Establishments	% of Employment
Goods Producing	150	57%	148	56%	148	51%
Agriculture, Forestry, and Fishing	6	1%	7	1%	*	*
Construction	45	1%	44	1%	46	1%
Manufacturing	97	54%	96	53%	94	48%
Service Providing	293	31%	297	31%	302	35%
Wholesale Trade	27	2%	29	2%	31	7%
Retail Trade	106	6%	99	6%	100	7%
Transportation and Warehousing	15	10%	13	9%	13	7%
Finance and Insurance	17	1%	18	1%	17	1%
Real Estate and Rental/Leasing	10	0%	12	0%	12	1%
Professional, Scientific, or Technical Services	21	0%	2	1%	18	<1%
Administrative/Waste Services	16	2%	19	1%	19	2%
Educational Services	*	*	3	0%	*	*
Health Care and Social Services	21	3%	22	3%	23	4%
Accommodation and Food Services	26	4%	29	5%	33	5%
Other Services	24	1%	25	1%	27	1%
Unclassified or Undisclosed	4	0%	5	0%	*	*
Total: Private Sector	447	88%	450	87%	452	86%
Federal Government	31	12%	32	13%	6	1%
State Government	6	1%	6	1%	12	1%
Local Government	10	1%	11	1%	15	12%
Total: Government	15	10%	15	11%	33	14%
All Industries	478	100%	482	100%	485	100%

Sources: Georgia Department of Labor, "Georgia Employment and Wages Averages," 2001, 2002, and 2003

¹ This data represents jobs that are covered by unemployment insurance laws.

An asterisk (*) means the industry group does not meet the criteria for disclosure.

Employment Projections

No major shifts in employment are anticipated for the planning period. As shown in Table 2-D below, the manufacturing sector is still projected to account for roughly half of all jobs in the county through 2025. Gains in the retail trade sector are also anticipated from 958 jobs in 2005 to 2,440 jobs in 2025. Growth in the wholesale trade, retail trade, and service sectors are expected due to continued population growth and consumer demand.

Overall, employment is projected to increase from 12,704 jobs in 2005 to 20,268 jobs in 2025, an increase of sixty percent.

Table 2-D. Projected Employment by Sector (NAICS)¹

Employment Sector	2005		2010		2015		2020		2025	
	# ³	%								
Goods Producing	6,437	51%	7,345	50%	8,255	50%	9,164	50%	10,073	50%
Agriculture, Forestry, and Fishing ²	65	1%	92	1%	120	1%	147	1%	175	1%
Mining	106	1%	115	1%	124	1%	133	1%	142	1%
Construction	192	2%	231	2%	270	2%	310	2%	349	2%
Manufacturing	6,074	48%	6,907	47%	7,741	47%	8,574	47%	9,407	46%
Service Providing	4,572	36%	5,420	37%	6,268	38%	7,117	39%	7,966	39%
Wholesale Trade	837	7%	842	6%	846	5%	851	5%	856	4%
Retail Trade	958	8%	1,328	9%	1,699	10%	2,069	11%	2,440	12%
Transportation, Warehousing, or Utilities	884	7%	953	7%	1,022	6%	1,092	6%	1,161	6%
Finance, Insurance, Real Estate, or Rental/Leasing	233	2%	259	2%	285	2%	311	2%	337	2%
Other Services	1,660	13%	2,038	14%	2,416	15%	2,794	15%	3,172	16%
Total: Private Sector	11,009	87%	12,765	87%	14,523	88%	16,281	89%	18,039	89%
Total: Government	1,695	13%	1,829	13%	1,962	12%	2,096	11%	2,229	11%
All Industries	12,704	100%	14,594	100%	16,485	100%	18,377	100%	20,268	100%

Source: NGRDC

¹ This data represents jobs that are covered by unemployment insurance laws.

² This data does not include self-employed farmers or migrant workers.

³ Average monthly number of employees.

Inventory

Earnings

Given that the manufacturing sector provides the most jobs in the Murray County, it is not surprising that it also accounts for the majority of earnings in the county. Table 2-E provides historical data on earnings by employment sector. Between 1990 and 2000, manufacturing accounted for 59% to 65% of all earnings in the county. By comparison, manufacturing only accounted for 15% to 18% of total earnings in Georgia. The service industry accounted for the 22% to 27% of total earnings statewide, but just 6% to 9% in Murray County. Total earnings in Murray County grew from \$250 million in 1990 to \$396 million in 2000, an increase of 58%.

Also shown in Table 2-E, total earnings in Murray County are projected to grow from \$468 million in 2005 to \$720 million in 2025, an increase of 54%. Manufacturing is expected to continue to be the greatest contributor to total earnings, accounting for 61% to 62% of total earnings in the county. No major changes in earnings are anticipated during the planning period.

Table 2-E. Historical and Projected Earnings by Employment Sector (SIC)

Employment Sector	1990		1995		2000		2005		2010		2015		2020		2025	
	Murray	GA														
Farm	2%	1%	2%	1%	2%	1%	2%	1%	2%	1%	2%	1%	2%	1%	2%	1%
Agricultural Services, Other	1%	<1%	<1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%
Mining	<1%	<1%	0%	<1%	<1%	<1%	<1%	<1%	<1%	<1%	<1%	<1%	<1%	<1%	<1%	<1%
Construction	3%	6%	3%	5%	3%	6%	3%	6%	3%	6%	3%	5%	3%	5%	2%	5%
Manufacturing	59%	18%	65%	17%	60%	15%	61%	14%	61%	14%	62%	14%	62%	13%	62%	13%
Transportation/Communication/Utilities	4%	9%	2%	9%	3%	10%	4%	10%	4%	10%	4%	10%	4%	10%	4%	10%
Wholesale Trade	7%	9%	2%	8%	3%	8%	3%	8%	3%	8%	3%	8%	3%	8%	3%	8%
Retail Trade	5%	9%	5%	9%	6%	9%	6%	9%	6%	9%	6%	9%	5%	9%	5%	9%
Finance/Insurance/Real Estate	2%	6%	1%	7%	2%	8%	2%	8%	2%	8%	2%	8%	2%	8%	2%	8%
Services	6%	22%	9%	24%	9%	27%	9%	28%	9%	29%	9%	30%	10%	32%	10%	34%
Government	12%	19%	10%	18%	11%	16%	10%	15%	10%	15%	10%	14%	10%	14%	10%	13%
Total Murray County Earnings (1996 \$)	249,591,000		337,879,000		395,553,000		467,955,000		539,492,000		607,296,000		668,403,000		719,944,000	

Source: Woods & Pool Economics, Inc. (DCA Data Views)

Weekly Wages

Historical data illustrates that average weekly wages in Murray County have typically lagged behind statewide averages. Table 2-F below provides historical data based on the SIC for 1990, 1995, and 1999 while Figure 2-B to the right and Table 2-H on the following page provide more recent NAICS-based data for 2001, 2002, and 2003.

The only sectors in which Murray County wages exceeded Georgia wages were wholesale trade in 1990; agriculture/forestry/fishing in 1999, 2001, and 2002; and "other" services in 2002 and 2003. In Murray County in 2003, the sector with the highest average weekly wages was the finance and insurance sector with an average weekly wage of \$630. Statewide, the finance and insurance sector also had the highest average weekly wage: \$1,117. (Important note: These figures include only those jobs which are covered by unemployment insurance laws.)

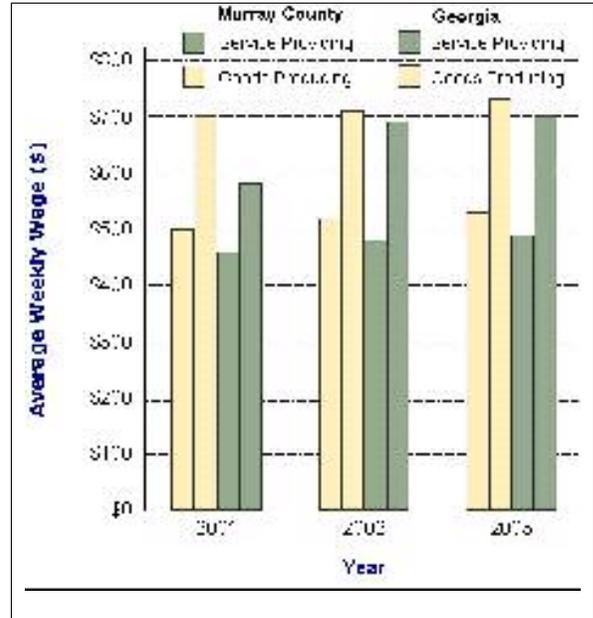


Figure 2-B. Average Weekly Wages in Murray County and Georgia

Table 2-F. Average Weekly Wages Paid by Employment Sector (SIC) ¹

	1990			1995			1999		
	Murray County		GA	Murray County		GA	Murray County		GA
	\$	% of GA \$	\$	\$	% of GA \$	\$	\$	% of GA \$	\$
All Industries	362	85%	425	428	85%	506	468	75%	622
Agriculture, Forestry, Fishing	247	89%	276	307	95%	322	448	115%	389
Construction	290	67%	434	308	61%	508	417	67%	621
Manufacturing	383	85%	449	468	84%	555	502	73%	683
Transportation, Public Utilities	455	75%	603	401	54%	737	473	53%	895
Wholesale Trade	437	143%	306	442	61%	729	606	65%	932
Retail Trade	218	92%	236	254	92%	275	283	85%	334
Finance, Insurance, Real Estate	400	74%	543	477	69%	693	562	62%	907
Services	253	61%	414	351	70%	501	357	58%	612
Federal Government	429	79%	543	600	90%	666	714	88%	808
State Government	390	87%	450	447	91%	493	501	87%	576
Local Government	325	84%	386	355	81%	440	438	84%	524

Sources: Georgia Department of Labor "Georgia Employment and Wages Averages" 1990, 1995, and 1999
¹ This data represents jobs that are covered by unemployment insurance laws.

Inventory

Table 2-G. Average Weekly Wages Paid by NAICS: 2001 – 2003¹

	2001			2002			2003		
	Murray County		GA	Murray County		GA	Murray County		GA
	\$	% of GA \$	\$	\$	% of GA \$	\$	\$	% of GA \$	\$
Goods Producing	498	72%	696	518	73%	708	532	72%	735
Agriculture, Forestry, and Fishing	472	113%	417	469	114%	410	*	*	421
Construction	393	57%	687	449	65%	693	467	66%	710
Manufacturing	496	70%	711	515	71%	728	528	69%	761
Service Providing	463	68%	680	477	69%	688	485	69%	702
Wholesale Trade	810	79%	1022	805	79%	1,018	623	60%	1,032
Retail Trade	392	91%	433	404	92%	440	422	93%	454
Transportation and Warehousing	545	67%	808	550	66%	828	548	65%	838
Finance and Insurance	626	60%	1051	655	61%	1,082	630	56%	1,117
Real Estate and Rental/Leasing	317	47%	670	384	55%	697	449	63%	715
Professional, Scientific, and Technical Services	403	37%	1082	409	38%	1,089	452	41%	1,099
Administrative/Waste Services	330	70%	473	411	85%	485	422	82%	514
Educational Services	*	*	569	297	51%	581	*	*	680
Health Care and Social Services	520	80%	654	548	81%	678	541	78%	695
Accommodation and Food Services	188	73%	257	176	68%	259	190	73%	261
Other Services	413	91%	452	680	146%	466	615	127%	483
Unclassified or Undisclosed	345	46%	745	628	87%	719	*	*	704
Total: Private Sector	485	71%	684	504	73%	693	513	72%	709
Federal Government	752	84%	893	821	85%	969	819	79%	1,036
State Government	520	86%	605	511	81%	631	500	78%	640
Local Government	464	81%	571	485	82%	593	498	82%	610
Total: Government	488	77%	630	509	77%	660	520	76%	681
All Industries	486	72%	676	505	74%	687	514	73%	704

Sources: Georgia Department of Labor, "Georgia Employment and Wages Averages," 2001, 2002, and 2003

¹ This data represents jobs that are covered by unemployment insurance laws. An asterisk (*) means the industry group does not meet the criteria for disclosure.

Personal Income

Table 2-H provides census data on sources of household income in 1989 and 1999. Little change occurred between these time periods, with the majority of households in Georgia, Murray County, Chatsworth, and Eton receiving wage or salary income. Little change in sources of income is projected during the planning period as shown in Table 2-I.

Table 2-H. Percentage of Households Receiving Various Sorts of Income

	1989				1999			
	GA	Murray	Chatsworth	Eton	GA	Murray	Chatsworth	Eton
Wage or Salary Income	81%	81%	75%	87%	81%	83%	73%	81%
Self-Employment Income	13%	13%	7%	1%	11%	9%	6%	8%
Interest, Dividend, or Net Rental Income	31%	21%	32%	19%	29%	18%	27%	15%
Social Security Income	23%	21%	40%	31%	22%	21%	23%	27%
Supplemental Security Income	n.a.	n.a.	n.a.	n.a.	4%	5%	6%	2%
Public Assistance Income	1%	6%	8%	5%	3%	2%	3%	0%
Retirement Income	13%	9%	17%	8%	14%	10%	14%	13%
Other Type of Income	10%	11%	14%	16%	12%	11%	9%	11%

Sources: 1990 Census, STF 3 Tables P090-P097; 2000 Census, SF 3 Tables P58-P66
 Note: Percent totals may exceed 100% due to households receiving more than one type of income.

Table 2-I. Sources of Personal Income: Projected

	2005		2010		2015		2020		2025	
	Murray	GA	Murray	GA	Murray	GA	Murray	GA	Murray	GA
Wages and Salaries	54%	61%	54%	61%	54%	61%	54%	61%	53%	61%
Other Labor Income	6%	7%	6%	7%	6%	6%	6%	6%	5%	6%
Proprietors Income	6%	9%	6%	8%	6%	8%	6%	8%	5%	8%
Dividends, Interest, and Rent	11%	17%	11%	17%	11%	17%	11%	16%	11%	16%
Transfer Payments to Persons	14%	11%	15%	11%	15%	12%	16%	12%	17%	12%
Total Murray County Personal Income (in 1996 \$)	\$ 714,727,000		\$ 820,786,000		\$ 925,353,000		\$ 1,025,720,000		\$ 1,119,380,000	

Source: Woods & Pool Economics, Inc. (DCA Data Views)

Inventory

New or Planned Economic Activities

In 2003, the City of Chatsworth received Economic Development Authority funding to extend sewer lines to the industrial sector of Eton. Matching funds were provided via SPLOST funding. This project was part of a larger strategy to provide sewer service to businesses in Eton, to Eton Elementary School, and to the new Bagley Middle School.

Completion of this project has had an enormous impact upon growth in the Eton, earning the city the nickname "Boomtown." (See newspaper headline to the right.) New commercial centers are being developed in the Eton and several residential subdivisions are underway. Eton is also receiving numerous requests for annexation from property owners wanting to take advantage of public sewer service.



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Special or Unique Economic Activities

Murray County has a rich Native American heritage which draws tourists to the county. The most well-known resource related to this heritage is the Chief Vann House. The Chieftain's Trail, designated a state historic trail in 1988, offers a variety of attractions in Northwest Georgia, including two in Murray County: the Vann House and Fort Mountain. More information on the Chieftain's Trail can be found at www.chieftainstrail.com.

The County has an abundance of valuable natural resources which also provide for tourism opportunities. Discussions of these resources are presented in more detail in Element 4, and are listed below:

- ③ Fort Mountain State Park
- ③ Chattahoochee National Forest
- ③ Cohutta Wilderness Area
- ③ Carter's Lake
- ③ Lake Conasauga



The economic base in Murray County is primarily dependent upon one industry type: carpet manufacturing. As shown in Table 2-J, the top four employers in the county (excluding the government) are in the carpet manufacturing and distribution business. Employment in the carpet industry is not expected to grow as it has in the past for two primary reasons: consolidation and improved automation

Table 2-J. Major Employers in Murray County

Company	Product/Service
Beaulieu Group LLC	Carpet Manufacturing and Distribution
Better Backers Inc.	Carpet Manufacturing and Distribution
Mohawk Industries	Carpet Manufacturing and Distribution
Shaw Industries	Carpet Manufacturing and Distribution

Source: Georgia Department of Labor. Data represents employment covered by unemployment insurance excluding public schools, railroads, the U.S. Postal service, and all government agencies, except correctional institutions, state and local hospitals, state colleges and universities. Data is for the second quarter of 2004.

Other top employers include the Murray County Government, Murray County School System, and Murray Medical Center.

2.2. Labor Force

Employment by Occupation

Table 2-K compares employment by occupation of Murray County residents with state and national averages. Significant differences occur in several occupational categories. Murray County, Chatsworth, and Eton are substantially below state and national averages in the "white collar" categories such as professional and technical specialty occupations. Conversely, the county and its municipalities have higher percentages of workers in "blue collar" occupations such as production and transportation.

Table 2-K. Employment by Occupation

Occupation	1990					2000				
	US	GA	Murray County	Chatsworth	Eton	US	GA	Murray County	Chatsworth	Eton
Total, All Occupations	# 115,681,202	3,090,276	13,247	1,442	170	129,721,512	3,839,756	17,802	1,555	167
	% 100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Executive, Administrative, and Managerial	# 14,227,916	378,984	790	122	8	17,448,038	538,647	1,222	175	18
	% 12%	12%	6%	8%	5%	13%	14%	7%	11%	11%
Professional and Technical Specialty	# 16,305,666	382,306	786	179	11	26,198,693	717,312	1,736	321	20
	% 14%	12%	6%	12%	6%	20%	19%	10%	21%	12%
Technicians and Related Support	# 4,257,235	110,731	201	9	7					
	% 4%	4%	2%	1%	4%					
Sales	# 13,634,686	379,602	876	141	14	14,592,699	446,876	1,391	113	13
	% 12%	12%	7%	10%	8%	11%	12%	8%	7%	8%
Clerical and Administrative Support	# 18,826,477	494,484	2,126	199	28	20,028,691	581,364	2,600	218	22
	% 16%	16%	16%	14%	16%	15%	15%	15%	14%	13%
Private Household Services	# 521,154	15,912	17	8	0					
	% 0%	1%	0%	1%	0%					
Protective Services	# 1,992,852	52,603	174	35	10	2,549,906	74,959	250	43	2
	% 2%	2%	1%	2%	6%	2%	2%	1%	3%	1%
Service Occupations (not Household and Protective)	# 12,781,911	302,132	945	139	12	16,727,041	439,282	1,373	123	10
	% 11%	10%	7%	10%	7%	13%	11%	8%	8%	6%
Farming, Fishing, and Forestry	# 2,839,010	68,174	241	9	0	951,810	24,489	78	-	2
	% 2%	2%	2%	1%	0%	1%	1%	0%	0%	1%
Construction, Extraction, and Maintenance	#					12,256,138	415,849	2,251	166	17
	%					9%	11%	13%	11%	10%
Precision, Production, Craft, and Repair	# 13,097,963	366,391	2,113	186	12	11,008,625	346,326	4,654	250	42
	% 11%	12%	16%	13%	7%	8%	9%	26%	16%	25%
Machine Operators, Assemblers, and Inspectors	# 7,904,197	262,698	3,193	266	43					
	% 7%	9%	24%	18%	25%					
Transportation and Material Moving	# 4,729,001	142,092	1,273	112	16	7,959,871	254,652	2,247	146	21
	% 4%	5%	10%	8%	9%	6%	7%	13%	9%	13%
Handlers, Equip. Cleaners, Helpers, and Laborers	# 4,563,134	134,167	512	37	9					
	% 4%	4%	4%	3%	5%					

Sources: 1990 Census, STF 3 Table P078; 2000 Census, SF 3 Table P50
 Shaded boxes indicate a classification not included in the Census.

Inventory

Employment Status

Employment status pertains to the composition of the labor force, including civilian and military employment and employment by sex. Figure 2-C shows that in the year 2000, Murray County had a slightly higher percentage of persons over the age of 16 in the labor force than Chatsworth and Eton. One reason for this difference is the variation in median age between the jurisdictions. Both cities have a median age over 35 (as does the nation as a whole) while the median age of the population in Murray County is 32.5 years.

As shown in Table 2-L on the following page, the percentage of women in the labor force was similar in Murray County, Georgia, and the nation (58% to 59%). A smaller percentage of women in Chatsworth were in the labor force while a greater percentage of women in Eton were in the labor force.

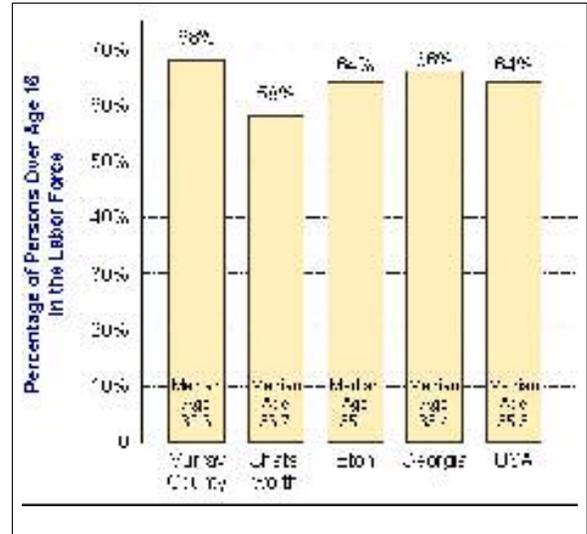


Figure 2-C. Percentage of Persons Age 16 and Over in the Labor Force: 2000

Table 2-L. Employment Status

		1990					2000				
		US	GA	Murray County	Chatsworth	Eton	US	GA	Murray County	Chatsworth	Eton
All Persons Age 16+	#	--	--	19,618	2,449	247	--	--	27,358	2,797	262
In Labor Force	#	--	--	13,765	1,481	176	--	--	18,556	1,610	167
(% of all persons)	%	65%	68%	70%	60%	71%	64%	66%	68%	58%	64%
Civilian Labor Force	#	--	--	13,765	1,481	176	--	--	18,546	1,610	167
(% of Labor Force)	%	64%	66%	100%	100%	100%	63%	65%	100%	100%	100%
Employed	#	--	--	13,247	1,442	170	--	--	17,802	1,555	167
(% of Civilian Labor Force)	%	60%	63%	96%	97%	97%	60%	61%	96%	97%	100%
Unemployed	#	--	--	518	39	6	--	--	744	55	-
(% of Civilian Labor Force)	%	4%	4%	4%	3%	3%	4%	4%	4%	3%	0%
Armed Forces	#	--	--	-	-	-	--	--	10	-	-
(% of Labor Force)	%	1%	2%	0%	0%	0%	1%	1%	0%	0%	0%
Not in Labor Force	#	--	--	5,853	968	71	--	--	8,802	1,187	95
(% of all persons)	%	35%	32%	30%	40%	29%	36%	34%	32%	42%	36%
All Females Age 16+		--	--	10,073	1,291	140	--	--	13,792	1,516	134
In Labor Force	#	--	--	6,283	709	81	--	--	8,122	722	84
(% of all females)	%	57%	60%	62%	55%	58%	58%	59%	59%	48%	63%
Civilian Labor Force	#	--	--	6,283	709	81	--	--	8,116	722	84
(% of Labor Force)	%	57%	60%	100%	100%	100%	57%	59%	100%	100%	100%
Employed	#	--	--	6,033	701	79	--	--	7,819	680	84
(% of Civilian Labor Force)	%	53%	56%	96%	99%	98%	54%	56%	96%	94%	100%
Unemployed	#	--	--	250	8	2	--	--	297	42	-
(% of Civilian Labor Force)	%	4%	4%	4%	1%	2%	3%	4%	4%	6%	0%
Armed Forces	#	--	--	-	-	-	--	--	6	-	-
(% of Labor Force)	%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Not in Labor Force	#	--	--	3,790	582	59	--	--	5,670	794	50
(% of all females)	%	43%	40%	38%	45%	42%	42%	41%	41%	52%	37%

Sources: 1990 Census, STF 3 Table P070; 2000 Census, SF 3 Table P43

"--" means data is not available because the classification was no longer included in the Census.

Unemployment Rates

The unemployment rate is the percentage of unemployed persons in the civilian labor pool. Individuals such as students, unpaid volunteers, or retirees are not considered to be in the civilian labor force, and are therefore not included in the calculation.

As shown in Table 2-M to the right and Figure 2-D below, unemployment rates in Murray County have generally remained below the national average, but above the regional average for the past several years.

Table 2-M. Unemployment Rates

Year	United States	Georgia	NGRDC Area	Murray County
1991	6.8%	5.0%	6.4%	7.4%
1992	7.5%	7.0%	7.3%	7.7%
1993	6.9%	5.8%	5.3%	5.1%
1994	6.1%	5.2%	4.3%	4.3%
1995	5.6%	4.9%	4.9%	4.8%
1996	5.4%	4.6%	4.7%	4.8%
1997	4.9%	4.5%	4.9%	5.7%
1998	4.5%	4.2%	3.7%	4.2%
1999	4.2%	4.0%	3.0%	3.2%
2000	4.0%	3.7%	3.2%	3.7%
2001	4.8%	4.0%	3.9%	4.5%
2002	5.8%	5.1%	4.1%	4.7%
2003	6.0%	4.7%	3.9%	4.2%
2004	5.5%	4.6%	3.6%	3.9%

Source: US Bureau of Labor Statistics, GA Dept. of Labor

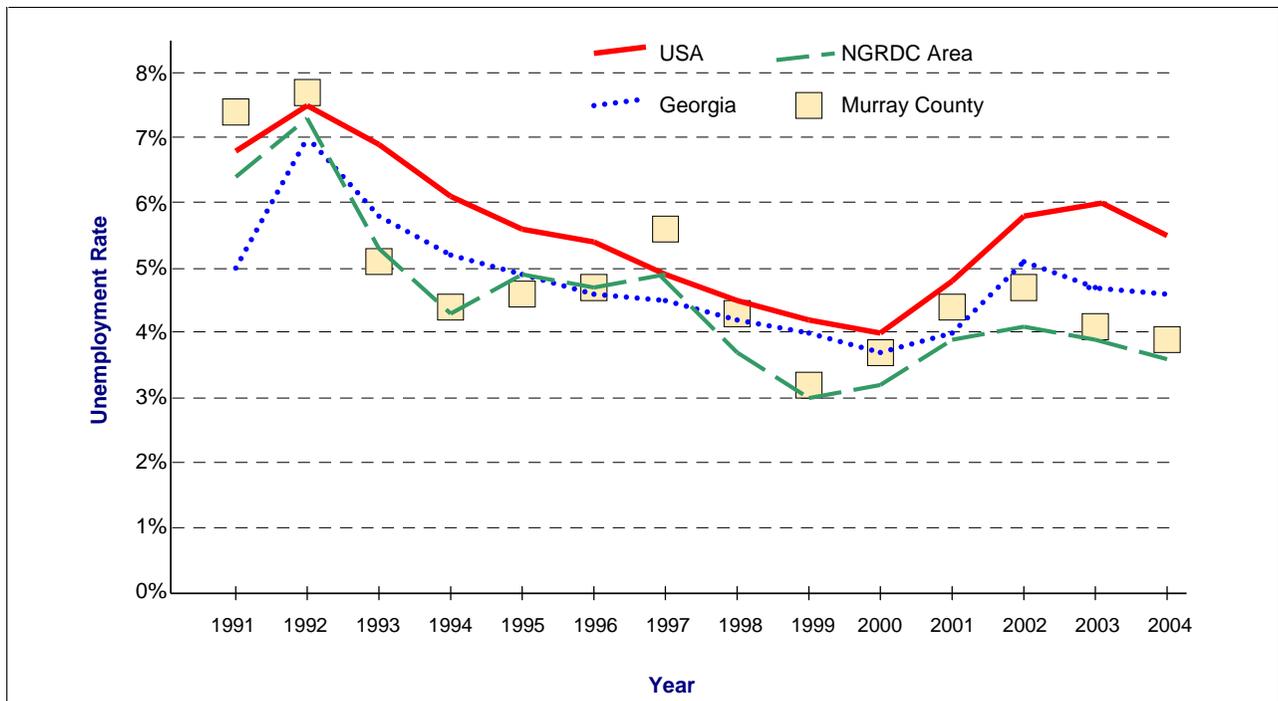


Figure 2-D. Unemployment Trends

Inventory

Commuting Patterns

As shown in Table 2-N, nearly all Murray County residents worked in Georgia in 1990 and 2000, while approximately half worked in Murray County.

Table 2-N. Commuting Patterns

		1990			2000		
		Murray County	Chatsworth	Eton	Murray County	Chatsworth	Eton
Total Number of Resident Workers		12,874	1,395	166	17,441	1,532	163
Residents Working in Georgia	#	12,672	1,382	166	16,949	1,500	162
	%	98%	99%	100%	97%	98%	99%
Residents Working in Murray County	#	6,980	889	97	7,936	894	84
	%	54%	64%	58%	46%	58%	52%

Sources: 1990 Census, STF 3Table P045; 2000 Census, SF 3 Table P26

Residents Commuting Out of Murray County. In 2000, 5,653 workers commuted into Murray County from surrounding counties and states while 9,505 workers commuted out of Murray County for net outflow of 3,852 workers. As shown in Figure 2-E, during that same the year, 91% of Murray County working residents worked in Murray or Whitfield Counties. The percentage who worked in Murray County declined from 54% in 1990 to 46% in 2000, while the percentage who worked in Whitfield County grew from 38% in 1990 to 45% in 2000.

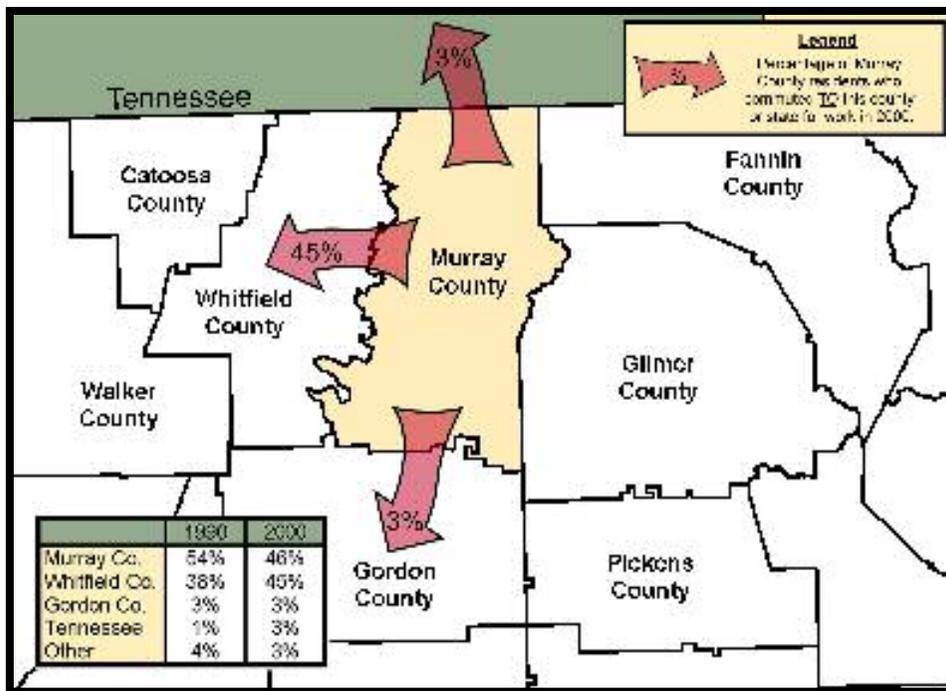


Figure 2-E. Workers Commuting From Murray County in 1990 and 2000

Sources: <http://www.census.gov/population/www/cen2000/commuting.html#GA> and http://www.census.gov/population/www/socdemo/jtw_workerflow.html#GA

Workers Commuting In to Murray County. As shown in Figure 2-F, the majority of people who work in Murray County also reside in Murray County although the percentage declined from 68% in 1990 to 58% in 2000. Whitfield County residents accounted for 14% of Murray County workers in 2000 while Tennessee residents accounted for 9% of Murray County workers.

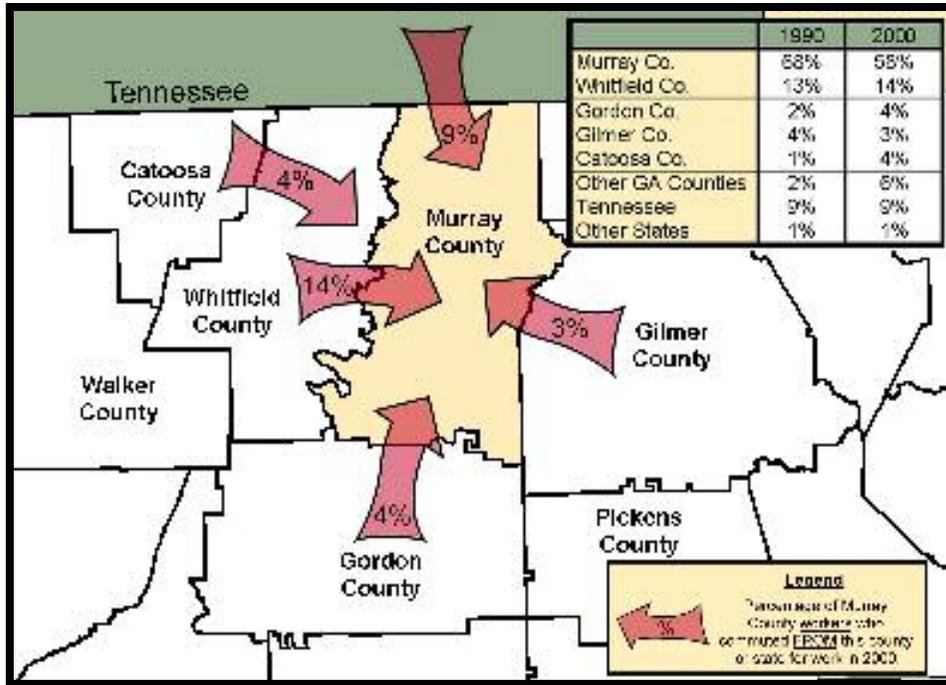


Figure 2-F. Workers Commuting To Murray County in 1990 and 2000

Sources: <http://www.census.gov/population/www/cen2000/commuting.html#GA> and http://www.census.gov/population/www/socdemo/jtw_workerflow.html#GA

In 2000, 67% of Murray County workers had an average travel time to work of less than thirty minutes compared to 58% of Georgia workers. In Chatsworth and Eton, 79% and 72% of workers had an average travel time to work of less than thirty minutes. Longer commutes have become more common since 1990.

Table 2-O. Average Travel Time to Work

Travel Time to Work	1990				2000			
	GA	Murray	Chatsworth	Eton	GA	Murray	Chatsworth	Eton
Worked at Home	2%	2%	1%	0%	3%	1%	2%	1%
Less than 5 minutes	3%	3%	12%	5%	2%	3%	10%	4%
5 to 14 minutes	26%	27%	47%	43%	22%	20%	32%	42%
15 to 29 minutes	51%	43%	23%	26%	34%	44%	37%	26%
30 to 59 minutes	13%	23%	12%	25%	29%	27%	16%	25%
60 minutes or more	5%	2%	4%	1%	9%	4%	4%	1%

Sources: 1990 Census, STF 3 Table P050; 2000 Census, SF 3 Table P31

Inventory

2.1.3. Local Economic Development Resources

Agencies and Programs

Chamber of Commerce. The Chatsworth-Murray County Chamber of Commerce has the following mission statement:

The mission of the Chamber is to function as the advocate of the Murray County business community by promoting, fostering, and enhancing the current and future business climate, economic development, and the overall improvement of the quality of life in Murray County.

Services provided and events sponsored by the Chamber include the following:

- ③ Chamber Website (www.murraycountychamber.com)
- ③ Leadership Murray
- ③ Map Production
- ③ Newcomer/Relocation Packets
- ③ Monthly Newsletter
- ③ Quality of Life Magazine
- ③ Promotional Assistance
- ③ Events Calendar

Development Authority. At present, the Development Authority is not involved in any projects to foster economic development in the community, nor is it in a position to solicit industry to the area.

Education and Training

There are several technical colleges within commuting distance of Murray County: Appalachian Technical College in Jasper and Epworth, and Coosa Valley Technical College in Calhoun (branch campus). Dalton State College also has a technical division with a variety of programs. The locations of these colleges are shown in Figure 2-G.

Adult literacy programs are available in Ellijay at the Gilmer Adult Learning Center and in Calhoun at Gordon Central High School.

There are no job training programs in Murray County.



Figure 2-G. Vocational, Technical, and Adult Education Facilities near Murray County.

2.2. Assessment of Current and Future Needs

The assessment of current and future economic development needs involves an analysis of the data provided in Section 2.1. in terms of its significance to the community and its relevance to other plan elements.

This assessment can be completed by answering the following questions which were derived from Section 110-12-1-.0 4(12)(b)2.(ii) of Georgia's Minimum Local Planning Standards.

- ③ Which economic sectors are growing, which are declining, and which should be encouraged to develop in order to diversify the existing economic base?
- ③ Are available jobs appropriate for the residents of the community in terms of skill and education levels required, commuting patterns, wages paid, etc.?
- ③ Are existing local economic development programs and tools sufficient to foster economic development?
- ③ How do regional assets affect economic development in the community and vice versa?

These questions are answered in Section 2.2.1. through 2.2.4.

2.2.1. Which economic sectors are growing, which are declining, and which should be encouraged to develop in order to diversify the existing economic base?

The service and retail sectors are growing in Murray County, while the manufacturing sector is declining. Economic development interests should focus on program and projects which will (1) support existing industries in the area and (2) attract new technology and specialty manufacturing businesses to the area. Other sectors which should be encouraged include the tourism, health care, and retirement industries.

Murray County continues to have a fairly small retail base, primarily because of competition with major retailing opportunities in Dalton. Retail sales per capita, shown in Figure 2-H, are much lower in Murray County than in Whitfield and Gordon Counties.

As the population in the county continues to grow, and as infrastructure is provided in new areas of the county, the local retail base will expand. The county and cities should take steps now to ensure that future growth occurs in suitable locations and in a manner which is acceptable to the community. For example, commercial design guidelines should be developed for the US 76 and GA 441 corridors to help promote an attractive and economically sustainable growth pattern.

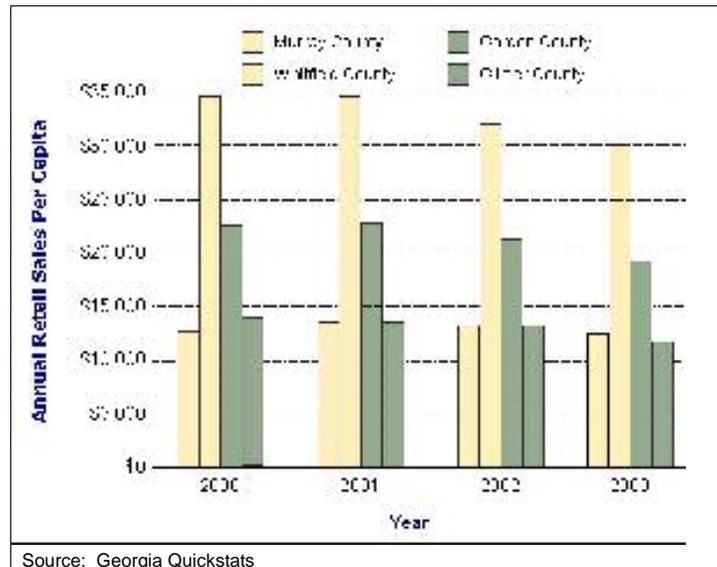


Figure 2-H. Retail Sales Per Capita in Murray and Adjacent Counties.

2.2.2. Are available jobs appropriate for the residents of the community?

Job growth has not kept pace with population growth in Murray County. One way to evaluate this is to examine the "jobs to employed residents" ratio. (See Table 2-P.) In 1990, there were 0.67 jobs in Murray County for every per employed resident of Murray County. By 2000, this ratio had increased slightly to 0.74 jobs per employed resident. The ideal ratio would be 1:1 or one job in Murray County for every employed resident in Murray County. (Note: The jobs to employed residents ratios are actually somewhat higher than the figures shown in Table 2-P because this ratio only includes jobs which are covered by unemployment insurance laws.)

Table 2-P. Jobs to Employed Residents Ratio

Year	Jobs	Employed Residents	Ratio
1990	8,914	13,247	0.67 : 1
2000	13,189	17,802	0.74 : 1

Another way to evaluate job availability is to examine the jobs to housing balance. An ideal jobs to housing balance of between 1.3 to 1.7 jobs per housing unit would minimize vehicle miles traveled to and from work, reducing commuting costs for employees, and reduce traffic congestion.

Table 2-Q. Jobs to Housing Ratio

Year	Jobs	Housing ¹	Ratio
1990	8,914	10,121	0.88 : 1
2000	13,189	14,245	0.93 : 1

¹ Excluding seasonally vacant homes.

In 1990, the jobs to housing balance in Murray County (excluding seasonally vacant homes) was 0.88. By 2000, the ratio had increased slightly to 0.93 jobs per housing unit. (See Table 2-Q.)

In terms of the type of jobs which are available, many employment opportunities exist in minimum wage jobs, particularly in the retail and service industries. Because of a lack of professional and technical jobs in the community, some residents commute for higher-paying jobs. For this reason, new efforts should be made to attract technology and specialty manufacturing business to the area as jobs associated with these sectors tend to provide employees with better incomes and benefits.

In the past, the labor force of Murray County, Chatsworth, and Eton lacked sufficient skills and education to attract high technology and capital intensive industries. Efforts have been made to improve education levels in the community and these efforts should continue. In addition, while the technical colleges in nearby counties are valuable assets to the community, enrollment in more traditional, 4-year baccalaureate programs should also be encouraged.

2.2.3. Are existing local economic development programs and tools sufficient to foster economic development?

Currently, Murray County and its cities do not have significant programs in place to foster economic development. In addition, limited long-range planning for new infrastructure on the part of the Chatsworth Water Works will continue to hamper efforts to promote efficient development in Murray County.

2.2.4. How do regional assets affect economic development in Murray County and vice versa?

The abundant natural resources in Murray and surrounding counties make the area attractive to residents, tourists, and second home buyers. Protecting these natural resources is important if the county is to retain its appeal.

Murray County is in the process of developing a "Mountain Protection Ordinance" to help protect the view of the mountains. It has also developed design guidelines for the Chattahoochee-Cohutta Scenic Byway which traverses much of the County. (See Section 4.1.15.)

Carter's Lake provides tourism opportunities and serves as a source of drinking water for Murray and nearby counties. Carter's Lake may serve as a source of drinking water for a regional water authority in the future. Maintaining water quality in the lake and rivers is of vital importance to the area.

Murray County has significant cultural resources, the Chief Vann House probably being the most notable. In 2004, through a combined effort of the Department of Natural Resources, the Trust for Public Land, the Friends of the Vann House, the Whitfield-Murray Historical Society, the Woodruff Foundation, Murray County, local developers, and numerous other involved citizens in the community, 100 acres of land which were part of the original Cherokee plantation were purchased from developers for addition to the Chief Vann House site. The acquisition of this property will enhance the accessibility and interpretive resources of the historic landmark. According to Trust for Public Land representatives this was "truly a classic example of the public and private sectors coming together to protect a priceless historic jewel."

2.3. Community Goals and Implementation Program

To support and achieve the community's vision statement, Murray County and the Cities of Chatsworth and Eton have developed the following economic development goal and associated policies and action items:

<p>Goal: A healthy economy which is diversified among both the industrial and commercial sectors, which enhances the quality of life for all of our citizens, and which prudently manages the community's resources.</p>	
<p>Policy 1: Growth Preparedness.* Establish and support an on-going, coordinated program for achieving adequate infrastructure capacity.</p>	<p>Action Items:</p> <ul style="list-style-type: none"> a. Prepare a water and sewer facilities master plan. b. Promote new growth in areas where necessary infrastructure is already in place or is planned in the future and limit rezonings in areas where it is not.
<p>Policy 2: Regional Identity.* Refine and promote the community's identity to take advantage of the unique aspects of its character including its natural resources, recreational resources, historic events and places, and other unique local cultural activities.</p>	<p>Action Items:</p> <ul style="list-style-type: none"> a. Implement design guidelines for the Cohutta-Chattahoochee Scenic Byway to promote a positive visual image of the community. b. Promote the Scenic Highway and Scenic Byway. c. Sponsor and promote community festivals and other public events. d. Support acquisition of additional property at the Vann House. e. Promote the community's equestrian facilities.
<p>Policy 3: Appropriate Business and Employment Options.* Support the retention and expansion of existing business and industry and attract and recruit businesses and industries which are compatible with the community's long-term goals and which provide quality jobs for our citizens.</p>	<p>Action Items:</p> <ul style="list-style-type: none"> a. Hire a full time Economic Development Administrator responsible for recruiting businesses to the community and assisting existing businesses with expansion. b. Develop an industrial park and/or conduct an industrial site suitability analysis. c. Develop an informative, well-designed county government website. d. Recruit major retail and other commercial and office uses to balance the current rapid growth in the number of convenience retail and fast food establishments.
<p>Policy 4: Educational Opportunities.* Provide a more skilled and educated labor force to attract business and industry to the area.</p>	<p>Action Items:</p> <ul style="list-style-type: none"> a. Support school and other agency efforts to improve graduation rates. b. Promote the area's excellent and affordable technical and state colleges.
<p>Policy 6: Downtown Development Promote downtown Chatsworth and downtown Eton as activity centers.</p>	<p>Action Items:</p> <ul style="list-style-type: none"> a. Pursue grant funding for streetscaping and other amenities which would attract business people, shoppers, and tourists to the downtown areas.

* A DCA "Quality Communities" Objective (required by the State Minimum Planning Standards)

Element 3

Housing

- 3.1. Inventory
 - 3.1.1. Types of Housing
 - 3.1.2. Age and Condition of Housing
 - 3.1.3. Housing Ownership
 - 3.1.4. Housing Cost
 - 3.1.5. Community Characteristics Affecting Housing
 - 3.1.6. Regional Comparison
- 3.2. Assessment of Current and Future Needs
- 3.3. Community Goals and Implementation Program

The Housing Element of the Murray County Comprehensive Plan provides (1) an inventory of the existing housing stock in Murray County, Chatsworth, and Eton, including its condition, occupancy, and affordability characteristics and (2) an assessment of the adequacy and suitability of the housing stock for serving current and future population and economic development needs.

3.1. Inventory

3.1.1. Types of Housing

General

According to the US Census, the total number of housing units in Murray County grew by 4,113 units between 1990 and 2000, representing an increase of approximately 40%. In Chatsworth, the total number of units increased by 336 units or 28%. Only 5 new units were added in Eton during the 1990s.

The greatest percentage increase in housing units has been in category of mobile homes. As illustrated in Figure 3-A below, between 1980 and 1990, the number of mobile homes in Murray County increased by 138% (2,107 units) while the number of standard single family units only increased by 17% (843 units). Between 1990 and 2000, the number of mobile homes in Murray County increased by 56% (2,029 units) while the number of standard single family units increased by 32% (1,835 units).

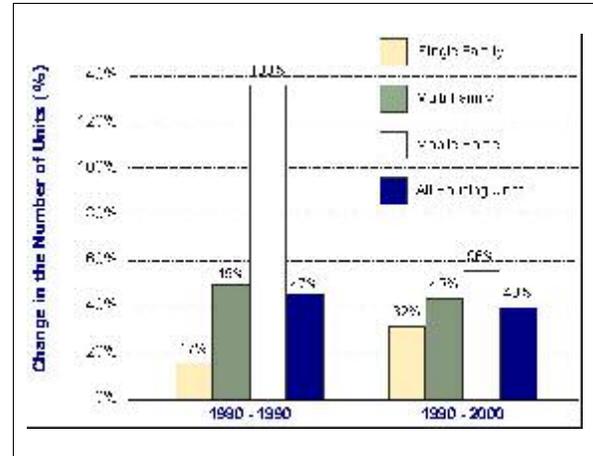


Figure 3-A. Change in the Number of Housing Units in Murray County

As shown in Table 3-A below, in 2000, just over half of all housing units in Murray County were single family units, 7% were multi-family units, and 40% were mobile homes. In Chatsworth, 60% of all housing units were single family units, 33% were multi-family units and 7% were mobile homes. In Eton, 64% of all housing units were single family units, 8% were multi-family units, and 28% were mobile homes.

Table 3-A. Number and Type of Housing Units

	Murray County			Chatsworth			Eton		
	1980	1990	2000	1980	1990	2000	1980	1990	2000
Total Units ¹ (100% count)	6,942	10,207	14,320	980	1,210	1,546	124	126	131
(sample count)	6,904	10,207	14,320	1,023	1,246	1,597	109	129	130
Single Family	4,920	5,763	7,598	698	758	966	99	75	83
% of Total	71%	56%	53%	71%	63%	60%	80%	60%	64%
Multi-Family	486	722	1,048	144	324	520	10	16	11
% of Total	7%	7%	7%	15%	27%	33%	8%	13%	8%
Mobile Home ²	1,526	3,633	5,662	138	109	111	15	34	36
% of Total	22%	36%	40%	14%	9%	7%	12%	27%	28%
Other	-	89	12	-	19	-	-	1	-
% of Total	0%	1%	0%	0%	2%	0%	0%	1%	0%

Sources: 1980 Census STF 3A Table H7; 1990 Census, STF1 Table H041; 2000 Census, SF 3, Table H30

¹ The data for "type of housing units" is based upon the Census data for "units in structure." In 2000, "units in structure" was asked on a sample basis; whereas in 1980 and 1990, it was asked on a 100% count basis. As a result, for 2000, the sum total of housing units by type will equal the sample count total, whereas in 1980 and 1990, the sum total of housing units by type will equal the 100% count total.

² In this instance, "mobile home" may or may not also mean manufactured home.

Inventory

Figure 3-B to the right compares the percentage of housing by type in the state with Murray County. Note in particular, the difference in the percentage of mobile homes and multi-family units. In Murray County in 2000, 40% of the housing consisted of manufactured housing, while only 12% of the housing statewide was manufactured. While this trend is slowly beginning to change, it will have an impact upon housing conditions well into the future.

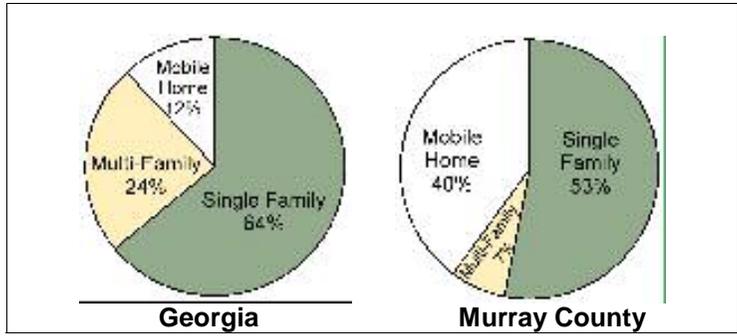


Figure 3-B. Housing by Type in Georgia and Murray County in 2000

Manufactured Housing

As shown in Figure 3-B above, an unusually high percentage of the housing in Murray County is manufactured housing. According to the 2000 Census, there were 5,662 mobile homes in Murray County in that year. Thirty-six of these were located in Eton and 111 were located in Chatsworth.

Between 1999 and 2004, an additional 2,868 mobile/manufactured homes were permitted in Murray County while 1,165 permits were issued for stick built homes.

Table 3-B. Residential Building Permits Issued in Murray County

	Stick Built	Manufactured Home	Total
1999	219	641	860
2000	174	602	776
2001	195	674	869
2002	188	413	601
2003	199	303	502
2004	190	235	425

Source: Murray County Building Inspector's Office

Table 3-B shows that the number of manufactured home permits issued in Murray County between 1999 and 2004 has steadily declined. There are at least two reasons for this: (1) stricter regulations for the development of mobile home parks and (2) an increase in the development of new subdivisions with more traditional, stick-built homes.

Multi-Family Housing

According to the 2000 Census, there were 1,048 multi-family units in Murray County. Eleven of these were located in Eton and 520 were located in Chatsworth. An additional 44 units were built between 2001 and 2003.



An example of multi-family housing in Murray County.

Elderly Housing

Currently there are no housing developments in Murray County which are designed specifically for elderly individuals; however, it is anticipated that an assisted living facility may be constructed near the senior center.. The Chatsworth Housing Authority does rent some of its units to the elderly, but no units are specifically designated for particular age groups.

Public Housing

The Chatsworth Housing Authority manages 68 units for low-income families and individuals. Currently there is a 2 1/2 year waiting list for units.

In total, there are 28 one-bedroom units, 16 two-bedroom units, 18 three-bedroom units, and 6 four-bedroom units. Eighteen units were built in 1962 and completely renovated in 1997. An additional 50 units were built in 1981. These units have been periodically upgraded.

The Housing Authority maintains a zero-tolerance policy for drugs and other criminal activity.

Inventory

3.1.2. Age and Condition of Housing

In the year 2000, approximately one third of the housing in Murray County was less than ten years of age and the median age of all housing in the county was 26 years. In Chatsworth and Eton, the median age of housing was 20 years and 29 years, respectively. (See Table 3-C.)

Table 3-D illustrates that nearly all housing in Murray County, Chatsworth, and Eton has complete plumbing and kitchen facilities. This does not mean that nearly all housing in the county and cities is in good condition.

Table 3-C. Age of Housing

1980	Georgia	NGRDC Area	Murray County	Chatsworth	Eton
Total Housing Units ¹	2,013,839	46,772	6,904	980	124
Median Age	15	15	12	20	26
Age over 40 years	296,662	6,139	2,916	141	40
% of Total	15%	13%	12%	14%	43%
Age less than 10 years	670,104	16,548	3,143	297	31
% of Total	33%	35%	46%	30%	25%
1990	Georgia	NGRDC Area	Murray County	Chatsworth	Eton
Total Housing Units ¹	2,641,418	60,791	10,207	1,246	129
Median Age	17	16	12	15	21
Age over 40 years	381,827	14,615	935	144	33
% of Total	14%	24%	9%	12%	26%
Age less than 10 years	847,309	20,450	4,524	483	46
% of Total	32%	34%	44%	39%	36%
2000	Georgia	NGRDC Area	Murray County	Chatsworth	Eton
Total Housing Units ¹	3,281,737	78,787	14,320	1,597	130
Median Age	20	18	16	20	29
Age over 40 years	620,460	21,499	1,694	224	43
% of Total	19%	27%	12%	14%	33%
Age less than 10 years	915,130	25,940	4,929	492	29
% of Total	28%	33%	34%	31%	22%

Sources: 1980 Census, STF 3A Tables 1 and 16; 1990 Census, STF 3 Tables H003, H025, and H025A; 2000 Census, SF 3 Tables H3, H34, and H35
¹Counts are based upon sample data, not 100% counts. For 1980, only year-round units are included.

Table 3-D. Condition of Housing

	Units Lacking Complete Plumbing			Units Lacking Complete Kitchen Facilities		
	1980	1990	2000	1980	1990	2000
Georgia	4%	1%	1%	4%	1%	<1
NGRDC Area	5%	2%	1%	4%	1%	1%
Murray County	6%	1%	1%	5%	<1%	1%
Chatsworth	1%	<1%	0%	3%	0%	1%
Eton	3%	0%	0%	<1%	0%	2%

Sources: 1980 Census, STF 3A Tables 15 and 16; 1990 Census, STF 3 Tables H042 and H064; 2000 Census, SF 3 Tables 47 and H50

3.1.3. Housing Ownership

Approximately 93% of the housing in Murray County was occupied in the year 2000, according to the Census. Occupancy rates have been consistent over the past twenty years and have been very similar to statewide rates as shown in Figure 3-E. In 2000, approximately 74% of occupied housing was owner occupied in Murray County, compared to a statewide rate of 66%. In Chatsworth, only 57% of the occupied housing was owner occupied. In Eton, 66% was owner occupied.

Table 3-E. Housing Tenure – Occupied Housing Units

1980	Georgia	NGRDC Area	Murray County	Chatsworth	Eton
Total Housing Units	2,013,839	46,772	6,942	1,023	109
Total Occupied Housing Units	1,871,652	42,625	6,539	957	106
% of Total	93%	91%	94%	94%	97%
Owner Occupied	1,216,432	31,334	5,033	560	86
% of Occupied	65%	74%	77%	59%	81%
Renter Occupied	655,220	15,438	1,506	397	20
% of Occupied	35%	36%	23%	41%	19%
1990	Georgia	NGRDC Area	Murray County	Chatsworth	Eton
Total Housing Units	2,638,418	60,791	10,207	1,210	126
Total Occupied Housing Units	2,366,615	53,014	9,363	1,141	118
% of Total	90%	87%	92%	94%	94%
Owner Occupied	1,536,759	38,686	7,023	633	87
% of Occupied	65%	73%	75%	55%	74%
Renter Occupied	829,856	14,328	2,340	508	31
% of Occupied	35%	27%	25%	45%	26%
2000	Georgia	NGRDC Area	Murray County	Chatsworth	Eton
Total Housing Units	3,281,737	78,787	14,320	1,546	131
Total Occupied Housing Units	3,006,369	69,071	13,286	1,416	123
% of Total	92%	88%	93%	92%	94%
Owner Occupied	2,029,154	51,002	9,797	811	81
% of Occupied	67%	74%	74%	57%	66%
Renter Occupied	977,215	18,069	3,489	605	42
% of Occupied	33%	26%	26%	43%	34%

Sources: 1980 Census, PHC 80-3-12, Table 2; 1990 Census, STF 3 Tables H001 and H003; 2000 Census, SF 1 Tables H1 and H4

Element 4

Natural and Cultural Resources

4.1. Inventory

Part 1: Natural Resources

- 4.1.1. Public Water Supply Sources
- 4.1.2. Water Supply Watersheds
- 4.1.3. Groundwater Recharge Areas
- 4.1.4. Wetlands
- 4.1.5. Protected Rivers
- 4.1.6. Flood Plains
- 4.1.7. Coastal Resources
- 4.1.8. Geology and Soil Types
- 4.1.9. Steep Slopes and Protected Mountains
- 4.1.10. Farms and Farmland
- 4.1.11. Forest Land
- 4.1.12. Plant and Animal Habitats
- 4.1.13. Major Park, Recreation, and Conservation Areas
- 4.1.14. Scenic Views and Sites
- 4.1.15. Governor's Greenspace Program

Part 2: Cultural Resources

- 4.2.1. Residential Resources
- 4.2.2. Commercial, Industrial, and Institutional Resources
- 4.2.3. Transportation Resources
- 4.2.4. Rural Resources
- 4.2.5. Other Historic, Archaeological, and Cultural Resources

4.3. Assessment of Current and Future Needs

4.4. Community Goals and Implementation Program

This element provides information on the types of natural and cultural resources found in Murray County. For each resource, an inventory, a description of the resource's vulnerability, and a discussion of existing protection measures is provided. Where existing protection measures could be improved, additional protection measures are recommended.

Element 5

Community Facilities

5.1. Inventory

- 5.1.1. Transportation Network
- 5.1.2. Water Supply and Treatment
- 5.1.3. Sewerage System and Wastewater Treatment
- 5.1.4. Solid Waste Management
- 5.1.5. Public Safety – Law Enforcement
- 5.1.6. Public Safety – Fire Protection and Emergency Management
- 5.1.7. Hospitals and Other Public Health Facilities
- 5.1.8. Recreation Facilities
- 5.1.9. General Government Facilities
- 5.1.10. Education Facilities
- 5.1.11. Colleges, Universities, and Vocational Training Facilities
- 5.1.12. Library and Other Cultural Facilities
- 5.1.13. Other Public Facilities

5.2. Assessment of Current and Future Needs

5.3. Community Goals and Implementation Program

This appendix provides an inventory of existing public facilities and services. It is used as a basis for assessing their capacity for serving the future population and economic needs for the County and Cities. The purpose of this information is to assist local governments in coordinating the planning of public facilities and services in order to make the most efficient use of existing infrastructure and to efficiently and effectively plan for future investments and expenditures for capital improvements and long-term operation and maintenance costs.

Element 6

Land Use

- 6.1. Inventory
 - 6.1.1. Residential Land Uses
 - 6.1.2. Commercial Land uses
 - 6.1.3. Industrial Land Uses
 - 6.1.4. Public and Institutional Land Uses
 - 6.1.5. Transportation, Communication, and Utilities Land Uses
 - 6.1.6. Parks, Recreation, and Conservation Land Uses
 - 6.1.7. Agriculture Land Uses
 - 6.1.8. Forestry Land Uses
 - 6.1.9. Undeveloped Land

- 6.2. Assessment of Current and Future Needs

- 6.3. Projection of Future Land Use Needs

- 6.4. Community Goals and Implementation Program

Element 7

Intergovernmental Coordination

- 7.1. Inventory
 - 7.1.1. Coordination with Governmental and Public Entities
 - 7.1.2. Coordination with State Programs and Activities
- 7.2. Assessment of Current and Future Needs
- 7.3. Community Goals and Implementation Program

This Element provides an inventory of existing intergovernmental coordination mechanisms and processes, an assessment of the adequacy and suitability of existing coordination mechanisms to serve the current and future needs of the community, and goals and strategies for effective implementation of community policies and objectives that may involve multiple governmental entities and independent organizations.

Element 8

Transportation

- 8.1. Inventory
 - 8.1.1. Streets, Roads, and Highways
 - 8.1.2. Bridges
 - 8.1.3. Signalization and Signage
 - 8.1.4. Parking Facilities
 - 8.1.5. Bicycle and Pedestrian Facilities
 - 8.1.6. Public Transportation
 - 8.1.7. Railroad
 - 8.1.8. Airport

- 8.2. Assessment of Current and Future Needs

- 8.3. Community Goals and Implementation Program

This element provides an inventory of the components of the local transportation network and an assessment of their adequacy for serving current and future population and economic development needs.

Element 9 Community Agenda

9.1. Short Term Work Programs

- 9.1.1. Murray County STWP
- 9.1.2. Chatsworth STWP
- 9.1.3. Eton STWP

9.2. Reports of Accomplishments

- 9.2.1. Murray County Report
- 9.2.2. Chatsworth Report
- 9.2.3. Eton Report

9.3 Public Participation Program

- 9.3.1. Plan Schedule
- 9.3.2. Transmittal Resolutions
- 9.3.3. Adoption Resolutions

Inventory

As shown in Table 3-F, most of the vacant housing units in Murray County are rental units or are classified as "other." Unlike neighboring Gilmer County, Murray County currently does not have a great number of seasonally vacant units.

Table 3-F. Housing Tenure – Vacant Housing Units

1980	Georgia	NGRDC Area	Murray County	Chatsworth	Eton
Total Housing Units	2,013,839	46,772	6,942	1,023	109
Total Vacant Housing Units	142,187	4,147	403	66	3
% of Total	7%	9%	6%	6%	3%
Owner Vacant	19,568	400	38	0	3
% of Vacant	14%	10%	9%	0%	100%
Rental Vacant	56,104	850	80	50	0
% of Vacant	39%	20%	20%	76%	0%
Seasonal Vacant	17,487	1,230	55	0	0
% of Vacant	12%	30%	14%	0%	0%
Other Vacant	49,028	1,667	230	16	0
% of Vacant	34%	40%	57%	24%	0%
1990	Georgia	NGRDC Area	Murray County	Chatsworth	Eton
Total Housing Units	2,638,418	60,791	10,207	1,210	126
Total Vacant Housing Units	271,803	10,776	844	69	8
% of Total	10%	18%	8%	6%	6%
Owner Vacant	38,816	800	128	11	1
% of Vacant	14%	7%	15%	16%	13%
Rental Vacant	115,115	1,530	271	28	1
% of Vacant	42%	14%	32%	41%	13%
Seasonal Vacant	33,637	2,999	86	3	0
% of Vacant	12%	28%	10%	4%	0%
Other Vacant	84,235	5,447	359	27	6
% of Vacant	31%	51%	43%	39%	75%
2000	Georgia	NGRDC Area	Murray County	Chatsworth	Eton
Total Housing Units	3,281,737	78,787	14,320	1,546	131
Total Vacant Housing Units	275,368	9,716	1,034	130	8
% of Total	8%	12%	7%	8%	6%
Owner Vacant	38,440	821	100	8	3
% of Vacant	14%	8%	10%	6%	38%
Rental Vacant	86,905	1,465	387	82	1
% of Vacant	32%	15%	37%	63%	12%
Seasonal Vacant	50,064	4,909	75	3	-
% of Vacant	18%	51%	7%	2%	0%
Other Vacant	99,959	2,521	472	37	4
% of Vacant	36%	26%	46%	28%	50%

Sources: 1980 Census, STF 3A Tables 3 and 4; 1990 Census, STF 3 Tables H001 and H003; 2000 Census, SF 1 Tables H1 and H4

3.1.4. Housing Cost

Median Value and Median Rent

Census data also shows that housing prices in Murray County tend to be lower than prices in the region and in the state. As shown in Table 3-G, the median value of a home in Murray County in the year 2000 was \$85,700 compared to a statewide median of \$111,200. Median gross rent was also lower in the county than in the region and the state. In 2000, Chatsworth had a greater median housing value than Murray County, but a lower median gross rent. Eton had a lower median value than Murray County, but a higher median gross rent.

Table 3-G. Cost of Housing

1980	Georgia	NGRDC Area	Murray County	Chatsworth	Eton
Median Value ¹	\$ 36,900	\$ 30,243	\$ 29,400	\$ 36,200	\$ 23,200
Median Gross Rent	\$ 211	\$ 228	\$ 189	\$ 176	\$ 175
Median Contract Rent ²	\$ 153	--	\$ 122	\$ 105	\$ 92
1990	Georgia	NGRDC Area	Murray County	Chatsworth	Eton
Median Value ¹	\$ 71,300	\$ 57,574	\$52,000	\$ 63,200	\$ 50,000
Median Gross Rent	\$ 433	\$ 290	\$ 332	\$ 306	\$ 372
Median Contract Rent ²	\$ 344	--	\$ 248	\$ 218	\$ 290
2000	Georgia	NGRDC Area	Murray County	Chatsworth	Eton
Median Value ¹	\$ 111,200	\$ 93,728	\$ 85,700	\$ 93,500	\$56,700
Median Gross Rent	\$ 613	468	\$ 446	\$ 400	\$ 510
Median Contract Rent ²	\$ 505	--	\$ 355	\$ 331	\$ 414

Sources: 1980 Census, PHC80-3-12, Tables 2 and 5; 1990 Census, STF 1 Tables H023B and H032B, and STF 3 Table H043A; 2000 Census, SF 3 Tables H56, H63, and H76

¹ Median value is for owner-occupied units.

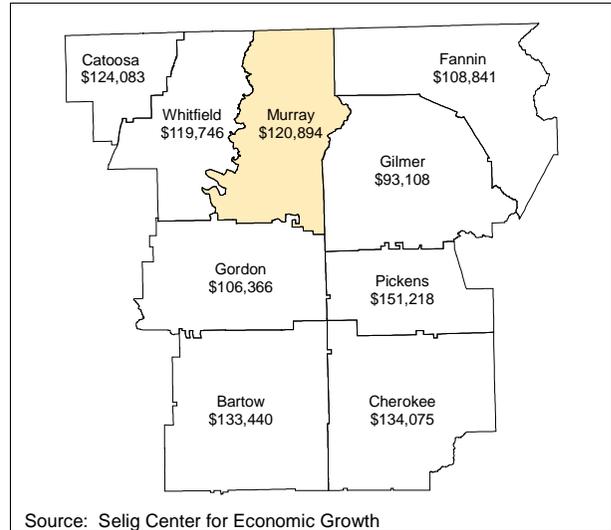
² Contract rent is the rent asked for and agreed to regardless of whether or not furniture, utilities, fees, etc. are included.

Inventory

Building Permit Value

According to the Selig Center for Economic Growth at the University of Georgia, the mean value of new residential single family construction in Murray County in 2003 was \$120,894. This is just slightly lower than the statewide mean of \$122,828. As shown in Table 3-H, the mean value of residential construction in Murray County has been close to the statewide mean for several years. (Note: This data is based upon building permit information, not sale prices.)

Mean construction values for 2003 for nearby counties are shown in Figure 3-C. Based upon data from residential building permits in 2003, the mean value of new residential single unit construction was 20% less than to 30% more than that of the counties illustrated.



Source: Selig Center for Economic Growth

Figure 3-C. Mean Value of New Residential Single Unit Construction in Murray and Surrounding Counties in 2003

Table 3-H. New Residential Construction Housing Units Authorized by Building Permits

Year	Single Unit		Multiple Unit	
	Murray County	Georgia	Murray County	Georgia
	Mean Value	Mean Value	Mean Value	Mean Value
1992	\$ 52,162	\$ 80,993	\$ 29,000	\$ 35,769
1993	\$ 55,594	\$ 85,247	--	\$ 38,864
1994	\$ 74,041	\$ 88,092	\$ 25,000	\$ 37,916
1995	\$ 79,510	\$ 89,112	\$ 46,431	\$ 39,371
1996	\$ 77,210	\$ 91,406	\$ 36,321	\$ 41,739
1997	\$ 78,468	\$ 96,429	\$ 32,845	\$ 45,909
1998	\$ 91,132	\$ 104,501	\$ 29,324	\$ 43,702
1999	\$ 101,485	\$ 109,901	\$ 43,349	\$ 49,204
2000	\$ 101,158	\$ 110,182	\$ 44,612	\$ 49,461
2001	\$ 111,688	\$ 115,559	\$ 37,700	\$ 55,539
2002	\$ 116,776	\$ 116,913	\$ 43,616	\$ 55,252
2003	\$ 120,894	\$ 122,628	\$ 52,449	\$ 58,775
2004	\$ 126,094	\$ 130,926	--	\$ 67,780

Source: Selig Center for Economic Growth, Terry College of Business, UGA, <http://www.selig.uga.edu/housing/housingmain.htm>

Average Sale Price

Over the past several years, the average sale price for a home in Murray County has been lower than in neighboring Georgia counties. Table 3-I shows that the average housing sale price in 2002 in Murray County was \$107,841. The cost of construction, cost of land, and the size and quality of home being built all affect the average housing sale price so it is difficult to do an exact county-to-county comparison of sale prices.

Table 3-I. Average Housing Sale Prices for Murray and Nearby Counties

	Murray County	Whitfield County	Gordon County	Gilmer County	Georgia
2000	\$ 91,897	\$ 107,968	\$ 102,025	\$ 108,018	\$ 132,864
2001	\$ 94,343	\$ 115,842	\$ 105,302	\$ 117,443	\$ 138,779
2002	\$ 107,841	\$ 123,699	\$ 108,810	\$ 121,882	\$ 138,503

Source: Georgia Department of Audits, Sales Ratio Division; <http://www.georgiaplanning.com/dataviews/housing>

Housing Cost Burden

A cost burdened household is one which pays more than 30% of its gross income toward housing, including utility costs. Table 3-J provides data on housing units which were cost burdened in 1989 and 1999 based upon census data. As would be expected, the lower the household income, the more likely a household was to be cost burdened. For example, in Murray County in 1999, 49% of households with incomes below \$10,000 were cost burdened while only 6% of households with incomes between \$50,000 and \$99,999 were cost burdened.

Table 3-J. Percent of Housing Units Cost Burdened by Income Level

1989 Household Income	Owner Occupied Units				Renter Occupied Units			
	Murray County	Chatsworth	Eton	Georgia	Murray County	Chatsworth	Eton	Georgia
Less than \$10,000	73%	83%	--	56%	23%	0%	75%	70%
\$10,000 to \$34,999	17%	4%	60%	21%	14%	8%	0%	34%
\$35,000 to \$49,999	0%	0%	0%	11%	3%	4%	0%	2%
\$50,000 or more	0%	0%	0%	5%	1%	5%	0%	1%
1999 Household Income	Owner Occupied Units				Renter Occupied Units			
	Murray County	Chatsworth	Eton	Georgia	Murray County	Chatsworth	Eton	Georgia
Less than \$10,000	49%	21%	0%	66%	69%	73%	33%	66%
\$10,000 to \$34,999	33%	60%	13%	45%	48%	47%	100%	50%
\$35,000 to \$49,999	14%	8%	0%	25%	27%	22%	19%	9%
\$50,000 to \$99,999	6%	4%	0%	8%	0%	0%	0%	2%
\$100,000 or more	0%	0%	0%	2%	0%	0%	0%	0%

Sources: 1990 Census, STF 3 Tables H050 and H059; 2000 Census, SF 3 Table H73 and H97

Inventory

A severely cost burdened household pays more than 50% of its gross income toward housing, including utility costs. 1999 data on severely cost burdened households is presented in Table 3-K for renter households.

Table 3-L provides additional data on severely cost burdened households in Murray County.

Table 3-K. Gross Rent as a Percentage of Household Income

Gross rent is:	Georgia	Murray County	Chatsworth	Eton
Less than 10% of household income	7%	10%	6%	8%
10% to 29% of household income	49%	50%	40%	68%
30% to 49% of household income (cost burdened)	19%	12%	16%	5%
50% or more of household income (severely cost burdened)	17%	13%	18%	10%
Not Computed	86%	15%	9%	10%
Median % of household income used for gross rent	25%	21%	25%	21%

Sources: 2000 Census, SF3 QT-H13

Table 3-L. Year 2000 Severely Cost Burdened Households in Murray County

Income Category (% of Median Family Income ¹)	Renter Households				Owner Households			
	Total # of Renter Households	# Severely Cost Burdened Elderly	Small Family	Large Family	Total # of Owner Households	# Severely Cost Burdened Elderly	Small Family	Large Family
0 – 30%	688	80	164	10	771	93	68	8
31 – 50%	506	14	4	4	923	48	147	19
51 – 80%	839	0	0	0	1,527	43	109	29
81% or greater	1,473	0	0	0	6,539	20	28	4

Source: <http://georgiaplanning.com/dataviews/housing>. Based upon the US Department of Housing and Urban Development, Comprehensive Housing Affordability Strategy 2000

¹ Median family income is based upon HUD classifications and is estimated for a family of four.

3.1.5. Community Characteristics Affecting Housing

A variety of population characteristics can affect housing needs in the community: the size of the elderly population, the number of persons needing emergency housing, the number of persons with disabilities, the number of migrant workers, etc. The following section provides various statistics on these population groups.

Elderly Population

Approximately 8% of the population in Murray County was 65 years of age or over in the year 2000. In Chatsworth and Eton, the figures were 16% and 10%. As discussed in Section 3.1.1., there are no housing developments designed for the elderly in Murray County.

Domestic Violence

Currently, the closest shelter for victims of domestic violence in Murray County is Dalton. This shelter can accommodate 12-14 families plus three families in transition.

The number of police actions taken on family violence are shown in Figure 3-D. No significant trends are evident over the past seven years. Of the 101 incidents of family violence in Murray County in 2003, 50% were committed by a spouse, 7% were committed by a former spouse, and 43% were committed by a household member other than a spouse or former spouse.

As shown in Table 3-M, the number of protective service cases handled by the Department of Family and Children Services more than tripled from 1999 to 2003.

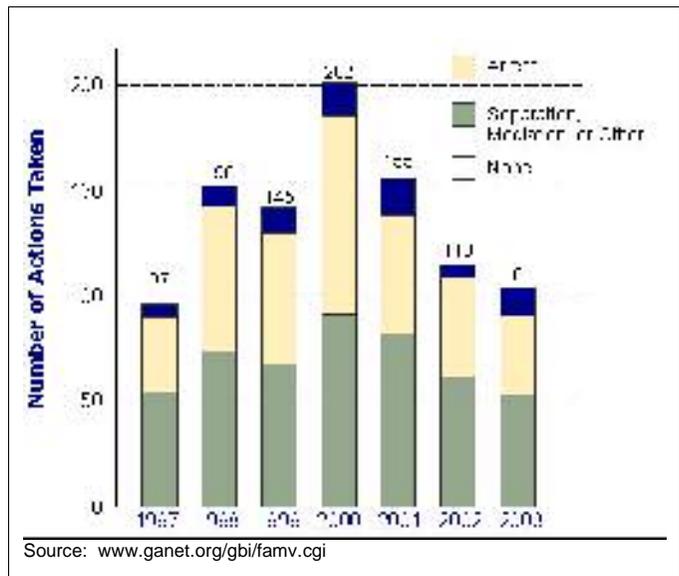


Figure 3-D. Police Actions Taken on Family Violence in Murray County

Table 3-M. Murray County Adult and Child Protective Service Cases¹

	Average Number of Cases Per Month (all cases)					
	1999	2000	2001	2002	2003	2004
Adult Protective Service Cases ²	2	4	11	9	4	12
Child Protective Service Cases ³	42	58	136	123	131	176

Sources: <http://www.dfcsdata.state.ga.us>

¹ Cases handled by the Georgia Division of Child and Family Services

² Adult protective services cases relate to elderly or disabled adults who cannot care for themselves.

³ Includes all cases, both substantiated and unsubstantiated.

Inventory

The total number of substantiated child protective services cases has grown at a alarming rate as shown in Table 3-N below. ("Substantiated" means that an investigation disposition by a Child Protective Services investigator concludes, based on a preponderance of evidence collected, that the allegation of mistreatment, as defined by state law and CPS procedure requirements, is true.) Whether the number of cases has grown because the incidence of abuse has increased or because reporting/investigation has increased is unclear.

Table 3-N. Substantiated Child Protective Service Cases in Murray County

	Annual Number of Cases									
	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003
Substantiated Child Abuse Cases	48	52	38	25	26	17	51	58	101	86
Substantiated Child Neglect Cases	59	69	53	64	46	87	117	114	269	398
Total Number of Substantiated Child Abuse and Neglect Cases	107	121	91	89	72	104	168	172	370	484
Number of Substantiated Cases per 1,000 persons	3.6	3.9	2.9	2.7	2.1	2.9	4.6	4.5	9.6	12.3

Source: <http://www.dfcsdata.state.ga.us>, www.georigafamilyconnection.org, and www.census.gov

At any given time there are approximately 130 children in Murray County in the foster care system. Currently there are only 30 qualified foster homes in the county which means that a large percentage of the children are placed in foster homes or group homes in other parts of the state.

Disabled Persons

Disabled persons may or may not need special forms of housing. Table 3-O provides data on persons in Georgia, Murray County, Chatsworth, and Eton having one or more sensory, physical, or mental disabilities.

Table 3-O. Persons with Disabilities in 2000

		Georgia	Murray County	Chatsworth	Eton
% of total population with one or more disabilities		20%	25%	28%	21%
Age 5 to 15 Years	% with one or more disabilities	6%	7%	3%	2%
	% with one or more disabilities	18%	26%	29%	19%
Age 16 to 64 Years	% with self-care disability	2%	2%	2%	3%
	% with go-outside-home disability	7%	8%	8%	7%
	% with employment disability	13%	17%	21%	13%
Age 65 Years and Older	% with one or more disabilities	48%	57%	51%	48%
	% with self-care disability	12%	13%	11%	5%
	% with go-outside-home disability	24%	27%	29%	14%

Sources: 2000 Census, SF3 Tables P41 and PCT 26

The number of Medicaid recipients in Murray County is one type of trend data that is available on persons with disabilities. As shown in Table 3-P, the number of persons in Murray County receiving Aged, Blind, Disabled (ABD) Medicaid in Murray County has risen each year since 1999. In 2004, the number of persons receiving ABD Medicaid was 1,110 or % of the estimated 2004 total population. ABD Medicaid is available for persons who are not eligible for Social Security.

There are no dedicated housing facilities for the disabled in Murray County.

Migrant Workers

Unlike neighboring Gilmer County, Murray County does not have a significant migrant population. Statistics on the number of migrant workers is not readily available; however, the Georgia Department of Education does keep records on the number of children who are eligible for migrant education. Table 3-Q presents recent data on the number of children eligible for migrant education in Murray County.

The term “migrant child” is a very specific definition used by the Dept. of Education. It includes individuals from birth to age 22 with no high school diploma or GED, traveling with parent or guardian for the purpose of temporary or seasonal employment in fishing and agriculture, and having moved in the last 36 months. Additional criteria apply and can be obtained from the Georgia Department of Education.

Other Special Needs Populations

There are no shelters or dedicated housing facilities in Murray County for the homeless, HIV/AIDS patients, or substance abuse patients.

Georgia Sheriff Association Boys' Home. The Georgia Sheriffs' Youth Homes provide quality, out-of-home care for neglected, abused, and abandoned children. In conjunction with the Georgia Sheriffs' Association, Murray County received a \$500,000 CDBG grant to construct a Boys Home on property off of Jackson Lake Road, adjacent to the new recreation center. When complete, the 6,124 square foot home will initially house between 10 and 13 boys. It will be managed by the Georgia Sheriff's Association. The director of the girls' home in Dalton will also serve as the director of the boys' home in Murray County.

Boys living at the home must be between the ages of six and sixteen when they arrive, cannot be an adjudicated delinquent, nor have any severe emotional or behavioral problems. Only children from Georgia can be accepted and priority will be given to boys from the local region.

Table 3-P. Murray County Aged, Blind, and/or Disabled Medicaid Recipients

Year	Aged, Blind, Disabled (ABD) Medicaid (average # of recipients per month)
1999	542
2000	761
2001	766
2002	869
2003	989
2004	1,110

Source: <http://www.dfcsdata.state.ga.us>.

Table 3-Q. Children Eligible for Migrant Education in Murray County

Academic Year	Number of Children
1998 - 1999	1
1999 - 2000	6
2000 - 2001	16
2001 - 2002	5

Source: Georgia Department of Education

3.1.6. Regional Comparison

Table 3-R below compares various housing characteristics of Murray County, Chatsworth, and Eton with neighboring counties and municipalities.

Table 3-R. Housing Characteristics Summary Comparison (Data is for the year 2000 unless otherwise noted.)

	Murray County			Whitfield County			Gordon County			Gilmer County		
	County	Chatsworth	Eton	County	Dalton	Tunnel Hill	County	Calhoun	Resaca	County	Ellijay	East Ellijay
Total Housing Units	14,320	1,597	130	30,722	10,309	472	17,145	4,208	317	11,924	641	273
Type of Unit												
Single Family	53%	60%	64%	64%	53%	85%	70%	59%	55%	68%	57%	56%
Multi-Family	7%	33%	8%	18%	45%	2%	13%	42%	27%	6%	37%	33%
Mobile Home	40%	7%	28%	17%	2%	13%	16%	1%	18%	23%	6%	11%
Other	0%	0%	0%	0%	0%	0%	0%	0%	0%	3%	0%	0%
Age of Housing												
Median Age in 2000 (years)	16	20	29	23	26	28	19	22	26	13	28	17
% less than 10 years of age	34%	31%	22%	24%	20%	8%	31%	25%	18%	44%	14%	30%
% over 40 years of age	12%	14%	34%	23%	26%	28%	19%	22%	26%	13%	28%	17%
Housing Tenure												
Owner Occupied (%)	74%	57%	66%	68%	48%	84%	72%	50%	57%	78%	43%	47%
Renter Occupied (%)	26%	43%	34%	32%	52%	16%	28%	50%	43%	22%	57%	53%
Cost of Housing												
Average Sales Price (2003)	\$107,841	--	--	\$123,299	--	--	\$108,810	--	--	\$121,882	--	--
Median Value	\$85,700	\$93,500	\$56,700	\$91,800	\$102,500	\$84,900	\$83,600	\$96,900	\$76,000	\$95,700	\$83,800	\$80,900
Median Gross Rent	\$446	\$400	\$510	\$484	\$484	\$463	\$486	\$491	\$408	\$482	\$330	\$399

3.2. Assessment of Current and Future Needs

An assessment of current and future housing needs can be made by answering the following questions which were derived from the Minimum Local Planning Standards (Section 110-12-1-.0 4(12)(c)2.(ii)(I) and (II)).

- ③ Does the housing stock meet the community's current needs, including those of persons with special needs?
- ③ Based on projected growth, what quantity, quality, and types of housing units will be needed in the future?
- ③ Do barriers exist that may prevent a significant proportion of the community's nonresident workforce from residing in the area?
- ③ How does the cost of housing compare to the wages and income of the resident and non-resident workforce and how does it relate to the prevalence of cost-burdened and overcrowded households?
- ③ Is the cost of housing impacted by special circumstances?
- ③ What problems with the existing local housing market can be addressed by the local government(s)?

These questions are answered in Section 3.2.1. through 3.2.7.

3.2.1. Does the housing stock meet the community's current needs, including those of persons with special needs?

In Murray County, there is a need for quality, stick-built homeowner and rental housing for low and moderate income families. These two types of housing are desperately needed in order to replace the large quantity of severely deteriorated mobile homes in the county. While there are a few well-maintained mobile home parks in the county, many are in need of substantial upgrades.

There is also a need for housing for the elderly and those with special needs.

3.2.2. Based on projected growth, what quantity, quality, and types of housing units will be needed in the future?

The following assumptions were made in the preparation of the housing unit projections:

- ③ The number of households will follow the projections made in Table 1-C.
- ③ Vacancy rates will either rise or decline to approach regional and national averages.

Based on these assumptions, and as presented in Table 3-S, the total number of units needed to accommodate the projected population in 2025 will be 31,544 units, a 120% increase from the 2000 figure of 14,320. This represents an increase of approximately 689 units per year.

Assessment

Table 3-S. Projected Number of Housing Units: Murray County

	2000	2005	2010	2015	2020	2025
Number of Households	13,286	15,493	18,665	21,674	25,242	29,289
Vacancy Rate	7.2%	7.3%	7.4%	7.5%	7.6%	7.7%
Number of Housing Units	14,320	16,624	20,046	23,300	27,160	31,544
Single Family	7,683	7,871	9,682	11,335	13,594	16,377
Multi-Family	963	1,048	1,150	1,250	1,350	1,450
Mobile Home	5,662	7,692	9,200	10,700	12,200	13,700
Other	12	13	14	15	16	17

If the population in Chatsworth grows as projected, and if the average household size follows the estimates provided in the population element, then 2,376 residential units will be needed in Chatsworth by 2025. This represents an increase of 1,018 units. Of those 2,376 units, it is projected that 1,905 or 80% will be single family dwellings. (See Table 3-T.)

Table 3-T. Projected Number of Housing Units: Chatsworth

Type of Housing Unit	2000	2005	2010	2015	2020	2025
Number of Households	1,416	1,569	1,847	2,018	2,200	2,376
Vacancy Rate	8.4%	8.3%	8.2%	8.1%	8.0%	7.9%
Number of Housing Units	1,546³	1,699	1,998	2,181	2,376	2,564
Single Family	966	1,104	1,387	1,554	1,733	1,905
Multi-Family	520	505	525	545	565	585
Mobile Home	111	90	86	82	78	74
Other	0	0	0	0	0	0

If the population in Eton grows as projected, and if the average household size follows the estimates provided in the population element, then 243 residential units will be needed by 2025. This represents an increase of 112 units. Of those 243 units, it is projected that 171 or 70% will be single family dwellings. (See Table 3-U.)

Table 3-U. Projected Number of Housing Units: Eton

Type of Housing Unit	2000	2005	2010	2015	2020	2025
Number of Households	123	180	192	204	216	228
Vacancy Rate	6.1%	6.2%	6.3%	6.4%	6.5%	6.6%
Number of Housing Units	131	191	204	217	230	243
Single Family	86	143	150	157	164	171
Multi-Family	8	10	14	18	22	26
Mobile Home	36	38	40	42	44	46
Other	0	0	0	0	0	0

3.2.3. Do barriers exist that may prevent a significant proportion of the community's nonresident workforce from residing in the area?

There do not appear to be any significant barriers which preclude workers from living in Murray County. According to the figures listed in Table 3-1 on page 3-10, the average housing sale price in Murray County is less than that of neighboring counties; therefore, housing price is not a significant reason why portions of the workforce reside in other counties.

In 2000, the jobs to housing balance in Murray County (excluding seasonally vacant homes) was 0.93 jobs per housing unit which implies that there is more housing in Murray County than there are jobs.

In recent years, a number of traditional suburban residential subdivisions have been developed throughout Murray County. These subdivisions have generally been met with enthusiasm as they offer higher-end housing at a lower cost than can be typically found in neighboring Whitfield County.



Several new subdivisions of higher-end, stick-built housing have been developed in Murray County in recent years, providing needed housing options for Murray County residents.

3.2.4. How does the cost of housing compare to the wages and income of the resident and non-resident workforce and to the prevalence of cost-burdened and overcrowded households?

As presented earlier in Table 3-1, the average home sale price in Murray County has historically been less than that of adjacent counties although the average building permit value for new homes has been slightly higher than that of neighboring counties. In many cases, an individual can get more house for his or her money in Murray County than in Whitfield County.

Many residents are of low to moderate income, and the supply of housing (other than manufactured housing) for this income range is limited.

3.2.5. Is the cost of housing impacted by special circumstances?

Currently the cost of housing does not appear to be impacted by special circumstances; however, the cost of agricultural and vacant land in Murray County is increasing rapidly. Developers are making offers that many landowners simply cannot refuse.

3.2.6. What problems with the existing local housing market can be addressed by the local government(s) and how do land use patterns, zoning, subdivision regulations, taxes, etc. impact housing needs, availability, affordability, and mix?

Housing construction tends to be developer and builder-driven in Murray County; therefore, what is built is impacted by developers and builders more so than by government regulation, but the provision of infrastructure is one way the local governments can assist developers of affordable housing. Local governments should seek CDBG or other sources of funding to supplement the infrastructure in targeted areas.

The City of Chatsworth is in the process of amending some of their zoning regulations to lower the density in certain residential areas with the idea that larger lot sizes will improve development and result in a lower demand for services such as garbage collection and sewer. The City is also in the process of reducing setback requirements in certain areas in an effort to allow for the construction of larger homes on lots.

There is the potential for undesirable development patterns under both of these changes and other methods of achieving the City's goals should be investigated. For example, design guidelines, open space requirements, or neo-traditional neighborhood standards could be used to encourage quality, sustainable development and enhance the tax base while at the same time offer developers flexibility and the ability to maximize profits.

3.3. Community Goals and Implementation Program

Goal, Policy, and Action Items

To support and achieve the community’s vision statement, Murray County and the Cities of Chatsworth and Eton have developed the following housing goal and associated policies and action items:

Goal: Adequate and affordable housing for all citizens.	
<p>Policy 1: Quality Housing. Promote quality housing construction and subdivision development.</p>	<p>Action Items:</p> <ul style="list-style-type: none"> a. Continue to enforce building codes and subdivision regulations. b. Periodically review subdivision standards to ensure adequacy. c. Evaluate the need to hire additional code enforcement staff.
<p>Policy 2: Housing Opportunities.* Promote the development of housing in a wider range of prices and types to insure that all who work in the community have a viable option for living in the community. Affordable housing that is designed for long-term sustainability and stable value should be encouraged.</p>	<p>Action Items:</p> <ul style="list-style-type: none"> a. Participate in and support housing education programs. b. Investigate and support public/private partnerships for providing quality, affordable housing. c. Investigate opportunities for elderly housing or assisted living facilities. d. Cooperate with developers to take advantage of federal and state housing programs such as CDBG.
<p>Policy 3: Infill Housing and Neighborhood Preservation. Stimulate infill housing in existing neighborhoods.</p>	<p>Action Items:</p> <ul style="list-style-type: none"> a. Develop multi-family housing design guidelines to ensure new housing is compatible with existing neighborhoods is will remain economically viable over the long term. b. Encourage the creation of housing through the adaptive reuse of old buildings. c. Promote conservation subdivision design when new developments are built in outlying areas.

* A DCA “Quality Communities” Objective

Part 1: Natural Resources

4.1.1. Public Water Supply Sources

Inventory

Murray County is served by three water utilities: Chatsworth Water Works Commission, Dalton Utilities, and Ocoee Water Works. The services areas for these utilities are shown in Figure 4-A.

The Chatsworth Water Works Commission is the primary provider of water in Murray County and is the only utility with permitted withdrawals in the County. The total permitted withdrawal for the water works is 5.574 MGD. The sources and permitted withdrawals (monthly average) for each source are listed to the right.

Murray County Public Water Sources and Permitted Withdrawals	
Carters Lake	– 2.002 MGD
Eton Spring	– 1.8 MGD
O'Neil/Sumach Spring	– 1.764 MGD
Nix Spring	– 0.008 MGD
Holly Creek	– none, not operational

Resource Vulnerability

The US Environmental Protection Agency requires that all states perform source water assessments for each drinking water intake and develop a comprehensive Source Water Assessment Program (SWAP). The assessments identify potential pollution sources, analyze the risk to public health, and provide data and analyses for the creation of Source Water Protection Plans (SWPPs).

The Georgia Environmental Protection Division (EPD) contracted with the NGRDC to perform source water assessments on two water intakes in Murray County: Carters Lake and Holly Creek. The NGRDC used the EPD's methodology for classifying their susceptibility to potential contaminants. Determining the "release potential" and the "risk potential" from inventoried sources within the watershed established the susceptibility of a drinking water intake to pollution. (See definitions to the right.)

Definitions
"Release Potential," as outlined in the EPD's SWAP guidance, is the potential for a contaminant to reach source water and eventually the surface water intake. Release potential factors include distance to surface water, volume of release, duration of release, and ease of travel.
"Risk Potential" involves assessing the level of harm that would result should contamination occur. Risk potential factors include distance to surface water supply and toxicity.

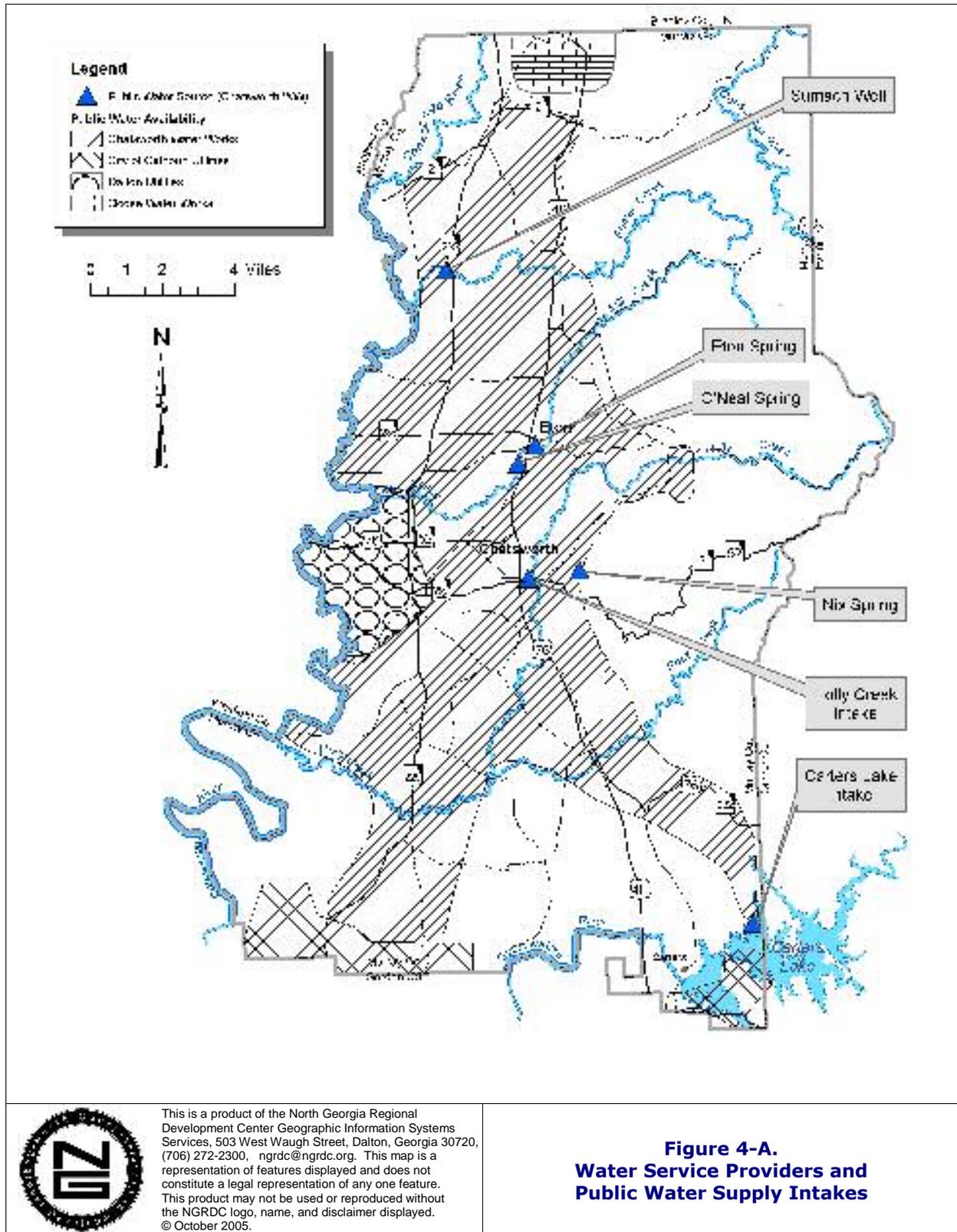
The Carters Lake intake was found to have a medium overall susceptibility rating. This rating is not an indication of current water quality, but is information that can be used to determine the possibility of pollution contamination. The Holly Creek intake was found to have a high overall susceptibility rating because of the number and types of potential pollution sources in high priority categories. Source water assessments have not been conducted for Eton, O'Neal, or Nix Spring.

Details on the ratings of the intakes in Murray County can be found in the *Northwest Georgia Water Supply Watershed Based Regional Source Water Assessment, Milestone 4, Susceptibility Analysis*, prepared by the Coosa Valley RDC and the North Georgia RDC.

Protection Measures

See "Section 4.1.2. Water Supply Watersheds" in this appendix and "Section 5.1.2. Water Supply and Treatment" in Element 5 for more information.

Inventory



4.1.2. Water Supply Watersheds

Inventory

There are a number of water supply watersheds within Murray County. Their boundaries are shown in Figure 4-B on the following page.

The Georgia Department of Natural Resources (DNR) classifies watersheds by size and whether or not they include a reservoir. The watershed above the Holly Creek intake is classified as small (<100 square miles). The other watersheds are classified as large (>100 square miles). The watersheds above the Coosawattee/Carters Lake intake includes a reservoir.

Definition

Water supply watersheds are defined by the Georgia Department of Natural Resources as areas of land upstream of governmentally owned public drinking water intakes or water supply reservoirs.

Resource Vulnerability

Land development within water supply watersheds may affect the quantity and quality of raw water which flows into reservoirs or public water intakes. The potential problems in water supply watersheds include (1) point and non-point sources of pollution and (2) increases in impervious surfaces from development such as buildings, roads, and parking lots.

Point sources of pollution include municipal sewage discharges, industrial waste water, septic tanks, accidental spills of hazardous material, and leachates from landfills or chemical waste dumps. Non-point source pollution consists of contaminants which are generated over large areas such as run-off from cropland, managed forests, paved surfaces, and construction activities. Removing vegetation from stream channels and paving over the soil increases the volume and rate of surface runoff which, in turn, increases the potential for erosion, flooding, and sedimentation (pollution) of the stream.

Potential Protection Measures

Watershed Protection Criteria. To protect drinking water supplies, the Georgia Department of Natural Resources (DNR) has established buffer requirements and impervious surface limitations to be applied to watersheds which are smaller than 100 square miles and to water supply reservoirs. These requirements are shown in Table 4-A to the right. (Note: Because watersheds are not identical, alternate criteria may be adopted by local governments to protect water supply watersheds.)

Utilities, forestry, and agriculture are exempt from protection criteria, provided they meet stipulated conditions, including not impairing drinking water stream quality. Pre-existing uses and mining permitted by DNR are allowed. New facilities handling hazardous waste must perform operations on impervious surfaces and in conformance with federal and Standard Fire Prevention Code regulations.

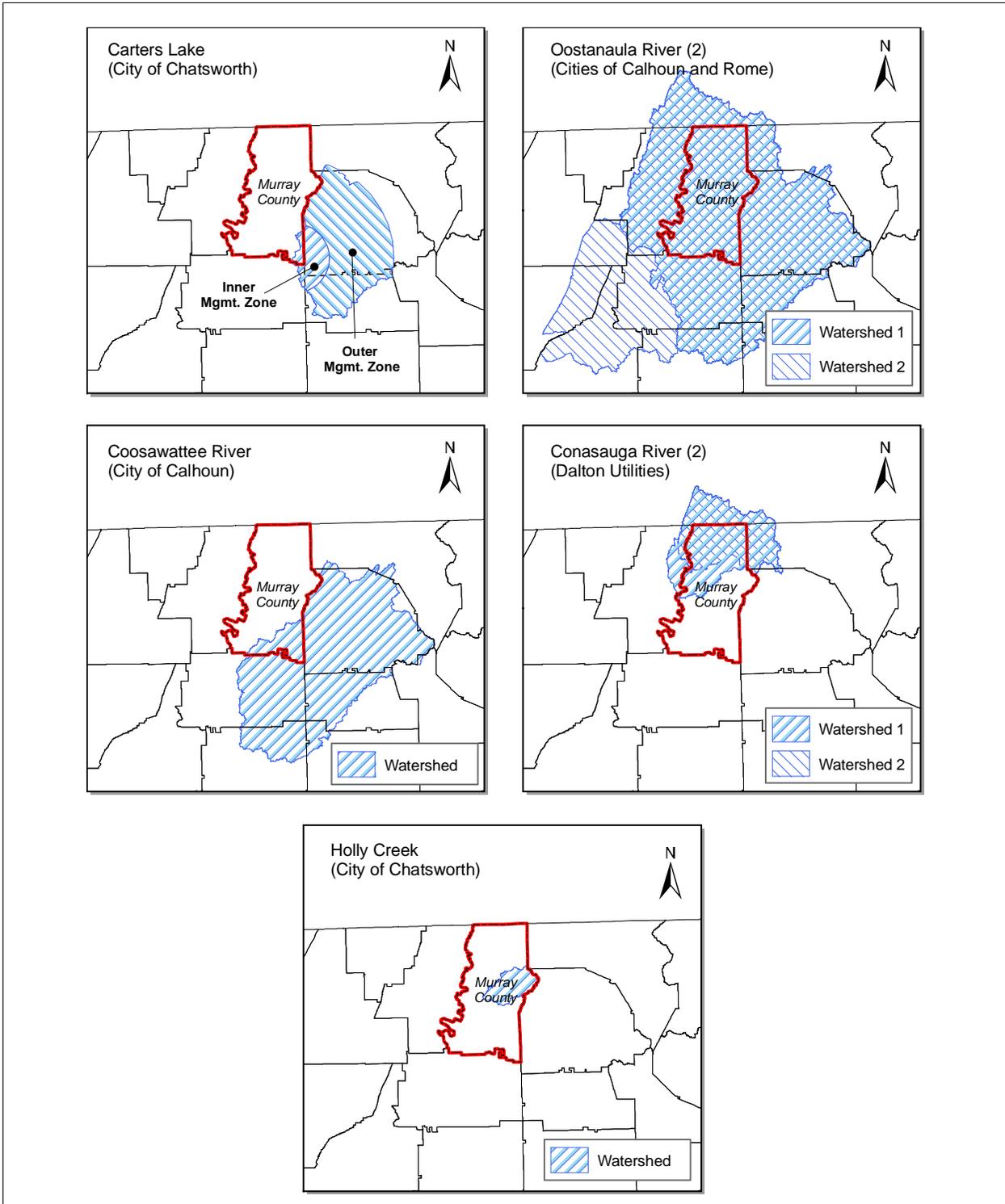
None of the local governments have adopted the Watershed Protection Criteria described above.

**Table 4-A.
Watershed Protection Criteria**

Small Watershed (< 100 sq. miles)		Large Watershed (>100 sq. miles)	
reservoir	no reservoir	reservoir	no reservoir
Reservoir Buffer			
150'	n/a	150'	n/a
Perennial Stream Buffer (1 st row: within a 7 mile radius upstream of a government owned public water intake or reservoir, 2 nd row: outside 7 mile radius)			
100'	100'	100'	None
50'	50'	None	None
Perennial Stream Setback (1 st row: within a 7 mile radius upstream of a government owned public water intake or reservoir, 2 nd row: outside 7 mile radius)			
150'	150'	150'	None
75'	75'	None	None
Watershed Impervious Surface			
25% or less	25% or less	None	None

Source: Criteria for Water Supply Watersheds; www.dca.state.ga.us/planning/ocp_rules/env1.html

Inventory



This is a product of the North Georgia Regional Development Center Geographic Information Systems Services, 503 West Waugh Street, Dalton, Georgia 30720, (706) 272-2300, ngrdc@ngrdc.org. This map is a representation of features displayed and does not constitute a legal representation of any one feature. This product may not be used or reproduced without the NGRDC logo, name, and disclaimer displayed. © October 2005.

**Figure 4-B.
Water Supply Watershed Boundaries**

Section 303(d) Lists. Section 303(d) of the Federal Clean Water Act requires that Georgia periodically prepare a list of all surface waters in the state for which beneficial uses of the water (e.g. drinking, recreation, aquatic habitat, and industrial use) are impaired by pollutants. Table 4-B below provides a list of the water bodies in Murray County which have been designated in Georgia’s 2004 (draft) Section 303(d) list as either partially supporting or not supporting designated water uses. Figure 4-C shows the location of the streams.

Table 4-B. Section 303(d) List of Impaired Streams in Murray County (DNR 2004 DRAFT)

Name [Length in Miles]	Location	Partially Supporting (PS), Not Supporting (NS), or N/A		Water Use Classification (2004)	Criterion Violated (2004)	Evaluated Causes/ Potential Causes (2004)
		2002	2004			
Conasauga River [20]	from State line to US 286 (Murray/Whitfield Counties)	N/A	PS	Fishing/ Drinking Water	Fecal Coliform Bacteria, Fish Consumption Guidance	Nonpoint Sources/ Unknown Sources
Conasauga River [18]	from US 286 to Holly Creek (Whitfield/Murray Counties)	PS	NS	Fishing/ Drinking Water	Fecal Coliform Bacteria, Fish Consumption Guidance	Nonpoint Sources/ Unknown Sources
Conasauga River [24]	from Holly Creek to Oostanaula River (Murray/Gordon Counties)	NS	NS	Fishing	Fecal Coliform Bacteria, Fish Consumption Guidance	Municipal Facility, Urban Runoff
Holly Creek [4]	downstream from Chatsworth WPCP	N/A	NS	Fishing	Fecal Coliform Bacteria	Urban Runoff
Holly Creek [8]	from Rock Creek to Conasauga River	PS	NS	Fishing	Fecal Coliform Bacteria	Nonpoint Sources/ Unknown Sources
Mill Creek Tributary [3]	from headwaters to Mill Creek	N/A	PS	Fishing	Biota Impacted ¹	Nonpoint Sources/ Unknown Sources
Noblet Creek [5]	from headwaters to Coosawattee River (Murray/Gordon Counties)	N/A	PS	Fishing	Biota Impacted ¹	Nonpoint Sources/ Unknown Sources
Polecat Creek [10]	from headwaters to Conasauga River (Murray/Gordon Counties)	N/A	PS	Fishing	Biota Impacted ¹	Nonpoint Sources/ Unknown Sources

Source: www.dnr.state.ga.us/dnr/environ

¹ "Biota Impacted" means there has been an impact upon the fish community in the creek.

Waters placed on the 303(d) list require the preparation of Total Maximum Daily Loads (TMDLs). The definition of TMDL is found to the right.

After TMDLs are established for a water body, a TMDL implementation plan is developed and then put into effect. An implementation plan details the types of pollution control measures needed to remediate the impaired water body. Once fully implemented, the plan should result in the previously impaired water achieving a "fully supporting" status.

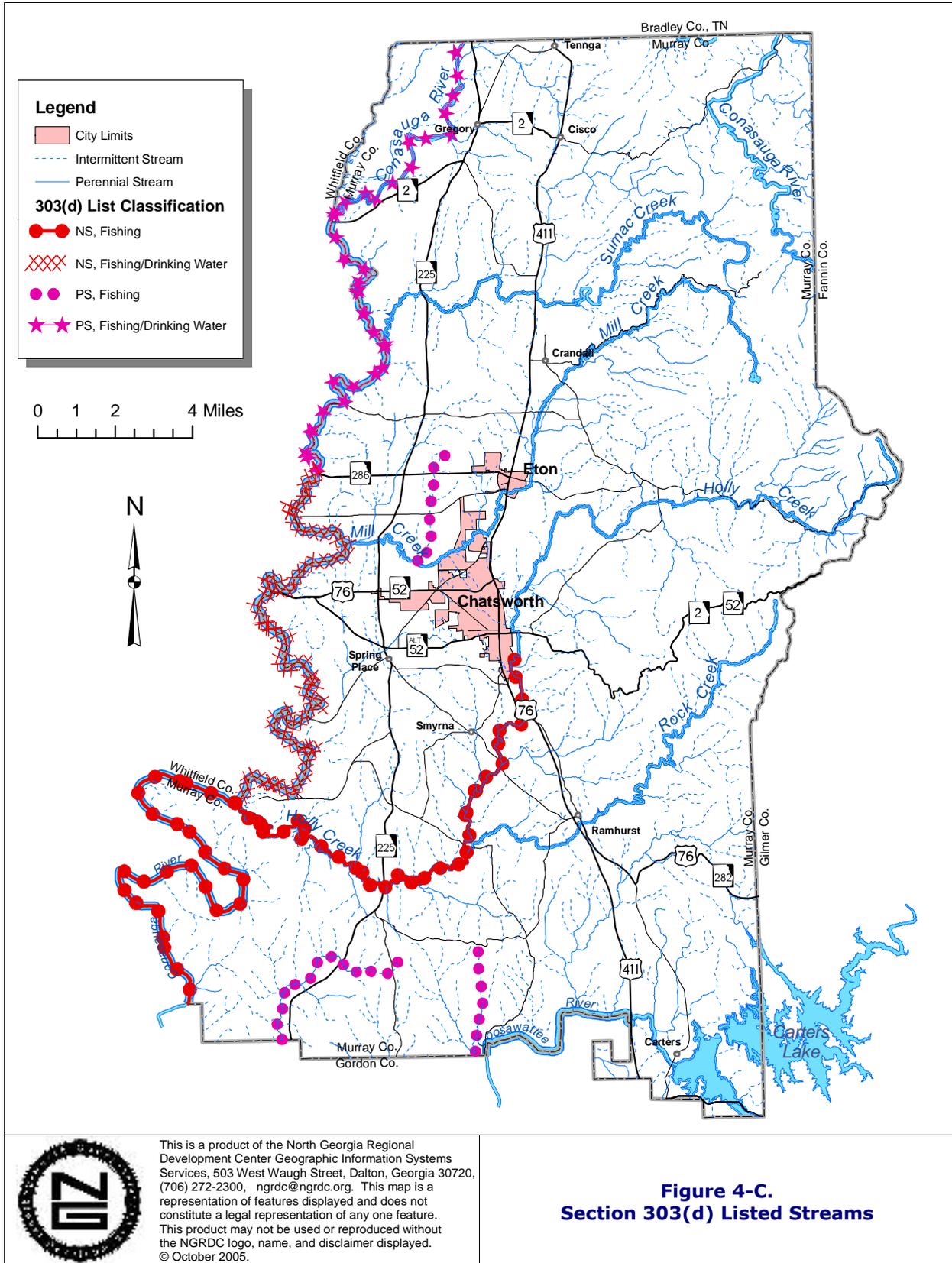
TMDLs have either been completed or are currently being developed for each of the water bodies listed in Table 4-B above.

What is a TMDL?

“A TMDL is a calculation of the maximum amount of a pollutant that a river, stream, or lake can receive and still be safe and healthy. It is essentially a prescription designed to restore the health of a polluted water body by indicating the amount of pollutants that may be present in the water and still meet water quality standards.”

Source: Georgia EPD, "Watershed Wisdom"

Inventory



**Figure 4-C.
Section 303(d) Listed Streams**

4.1.3. Groundwater Recharge Areas

Inventory

The Georgia Department of Natural Resources maps recharge areas and describes them based upon outcrop area, lithology, soil type and thickness, slope, density of lithologic contacts, geologic structure, the presence of karst, and potentiometric surfaces.

Significant recharge areas exist in Murray County. The locations are illustrated in Figure 4-D.

Resource Vulnerability

Recharge areas are vulnerable to urban development activities and agricultural activities, both of which contribute to a deterioration in groundwater quality and can threaten the health of residents relying on well water. Development usually means an increase in the amount of land covered with impervious surfaces. Paving land in recharge areas can alter or impair their recharge characteristics, thereby decreasing groundwater supplies.

Protection Measures

Aquifer recharge areas are often overlain by relatively flat areas of thick soils. This makes such areas very attractive for commercial and industrial development. For this reason, DNR has established standards to be considered by local governments for use in the protection of recharge areas. The City of Eton has incorporated these standards into their zoning regulations.

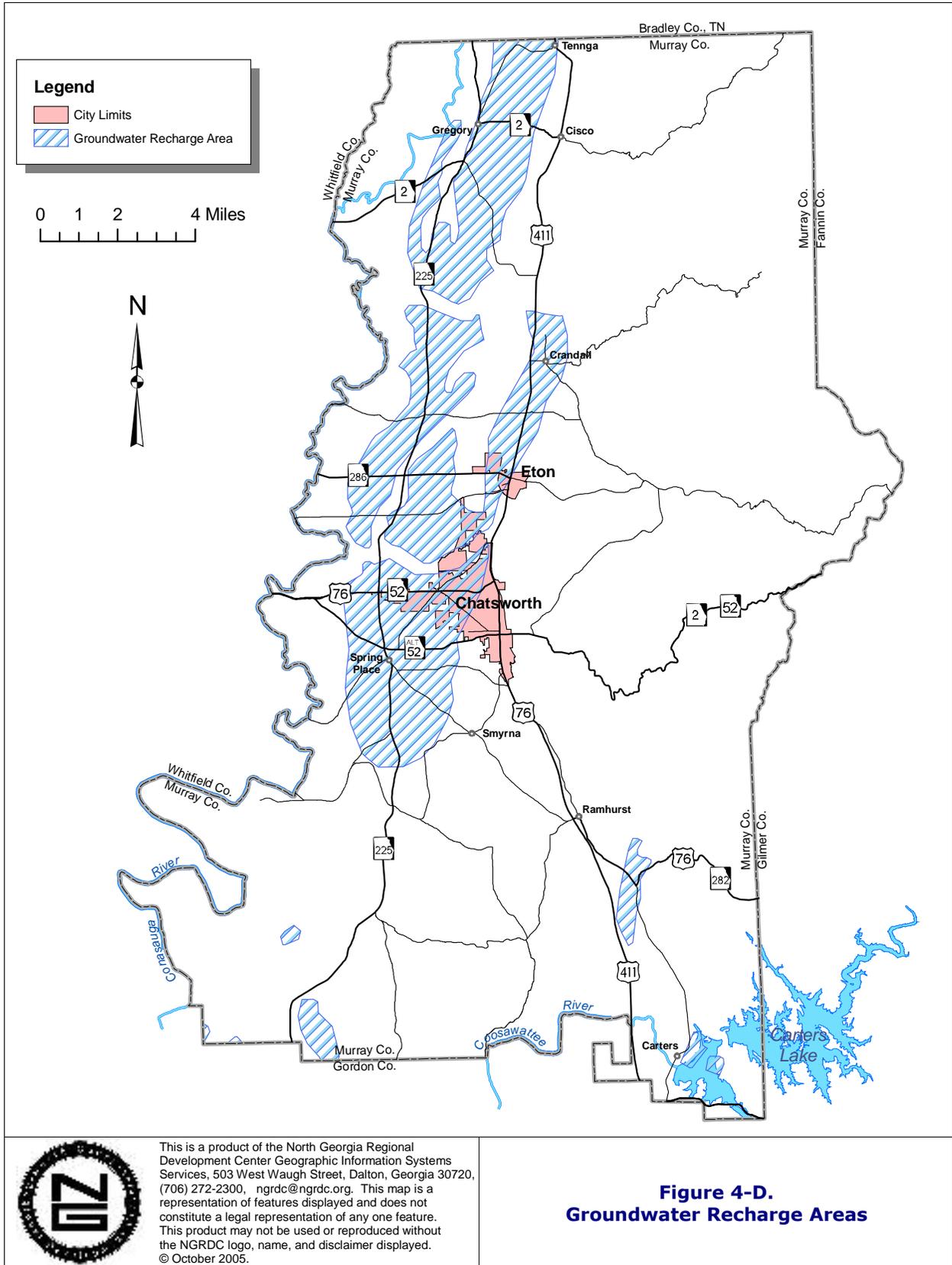
The following criteria are to be considered for the protection of groundwater recharge areas.

1. New hazardous waste facilities are to be prohibited.
2. Sanitary landfills are required to have synthetic liners and leachate collection systems.
3. Industrial facilities which handle, treat, or store toxic materials are required to perform such operations on an impermeable pad having a spill and leak collection system.
4. Above ground chemical or petroleum storage tanks with a minimum volume of 660 gallons, require secondary containment.
5. Agricultural waste sites over a certain size must be lined.
6. Permanent stormwater infiltration basins may not be constructed in areas of high pollution susceptibility.
7. In areas which must employ septic tanks, subdivision requirements must be modified to require larger lot sizes.

Definition

A groundwater recharge area is a surface land area where precipitation infiltrates the soil and percolates downward to replenish an aquifer or underground reservoir. The contaminants in the soil and air affect the overall quality of the water that reaches an aquifer. While vegetation biologically cleans the water as it infiltrates the soil, some contaminants are still conveyed to the groundwater. Once polluted, a groundwater source is nearly impossible to clean up.

Inventory



4.1.4. Wetlands

Inventory

Murray County contains approximately 2,580 acres of isolated wetlands as illustrated in Figure 4-E.

Resource Vulnerability

Under natural conditions, wetlands help maintain and enhance water quality by filtering out sediments and associated non-point source pollutants from adjacent land uses. They also store water, thereby stabilizing dry weather stream flows and reducing flood hazards. In addition, wetlands serve as fish, wildlife, and plant habitats.

Protection Measures

In an effort to protect and manage the nation's freshwater wetlands, the EPA and the COE have adopted the Section 404K program of the Clean Water Act. The EPA and COE share the primary responsibility for enforcement. The Georgia DNR adopted the Section 404 program standards into their Environmental Planning Standards.

The City of Eton has implemented these standards through zoning. A Wetlands Protection District has been designated which correspond to all lands within Eton that are mapped as wetlands by the US Fish and Wildlife Service on their National Wetland Inventory (NWI) maps. If an area proposed for development is located within 50 feet of the Wetlands Protection District boundary, a COE determination is required. If the COE determines that wetlands are present, a local development permit will not be granted until a Section 404 Permit or Letter of Permission is issued.

Certain uses are generally allowed by right within the Wetlands Protection District provided they do not require structures, grading, fill, draining, or dredging. These include the following:

- ③ soil, water, vegetation, fish, and wildlife conservation;
- ③ passive recreation activities;
- ③ forestry in accordance with best management practices (BMPs);
- ③ cultivation of agricultural crops and pasturing of livestock, subject to BMPs; and
- ③ education, scientific research, and nature trails.

Hazardous or sanitary waste landfills and receiving areas for toxic or hazardous waste are prohibited in the Wetlands Protection District.

Murray County and the City of Chatsworth have not yet adopted the State's recommended Environmental Planning Standards for wetlands. The Georgia Department of Community Affairs has asked local governments throughout the state who have not adopted these measures to temporarily postpone adoption to allow for further investigation.

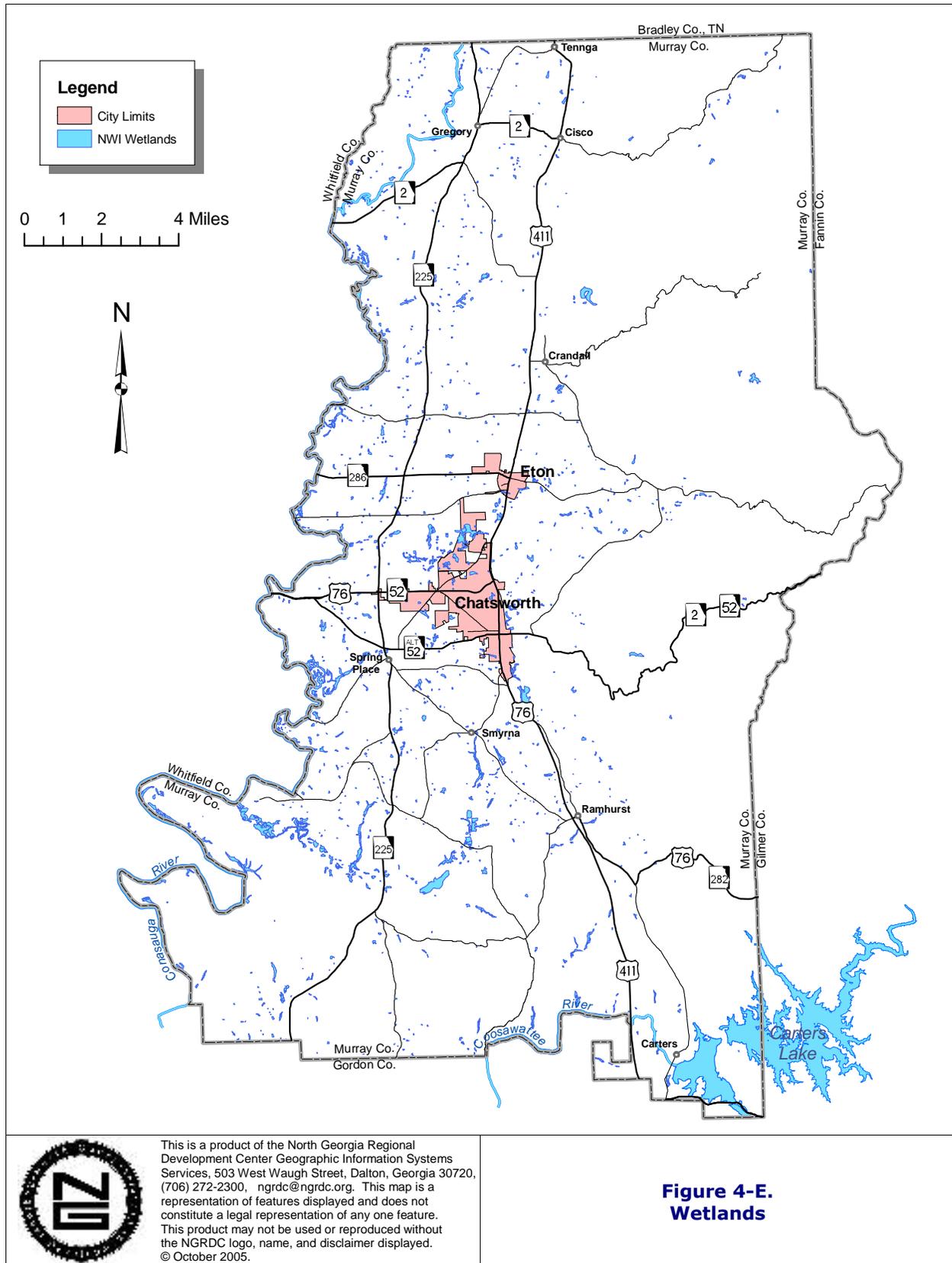
Definition

The US Army Corps of Engineers (COE) defines freshwater wetlands 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." Generally, wetlands include swamps, marshes, bogs, and similar areas.

Wetlands Maps

The Department of Natural Resources has made satellite photography of wetlands and forest land available to the public. These maps are not accurate at the site level, but do provide valuable information which could be used to alert building inspectors and other local enforcement personnel when development appears to be occurring in violation of 404 permitting regulations.

Inventory



4.1.5. Protected Rivers

Inventory

The Conasauga River and the Coosawattee River meet the criteria for river protection. (See Figure 4-F.) The Department of Natural Resources has deemed rivers of this size to be of vital importance to Georgia in that they help serve as habitat for wildlife, a site for recreation, and a source for clean drinking water. River corridors also allow the free movement of wildlife from area to area within the state, help control erosion and river sedimentation, and help absorb flood waters.

Definition

A protected river is defined under the Rules for Environmental Planning Criteria as any perennial river or water course with an average annual flow of at least 400 cubic feet per second.

The Conasauga River originates in the Cohutta Mountains in Fannin County. The river flows north-northwest into Tennessee before turning south and flowing back in to the flat valley of the Coosa Valley basin. It forms the boundary between Whitfield and Murray County and ends where it merges with the Coosawattee River to form the Oostanaula River in south Whitfield County. The principal tributaries of the Conasauga River are Coahulla Creek and its feeder stream, Mill Creek.

The Coosawattee River starts from the confluence of the Ellijay and Cartecay Rivers in Gilmer County. It is the primary tributary to Carter's Lake, a major recreation area and public water source for Murray County and other adjacent counties.

Resource Vulnerability

The environmental quality of both the Conasauga and Coosawattee River corridors is vulnerable to unregulated development and other intensive uses of the adjacent land. Development and forestry activities in the immediate vicinity of the river increase storm water runoff that can contain sediment and other contaminating pollutants which can destroy water quality and plant and animal habitat. Development along stream banks can infringe on the recreational aspects of the river corridor by limiting access to the river by the public. Such development will also remove vegetation and destroy the scenic and aesthetic attributes of the river corridor that add to the quality of life in the county.



The Conasauga River

Protection Measures

Existing Regulations. Murray County is currently certified by the Environmental Protection Division (EPD) of DNR to enforce the State Soil Erosion and Sedimentation Act, which requires sediment control measures during construction activities. Because exemptions exist for timber harvesting, agriculture, single family residential construction by individual lot owners, there do not appear to be sufficient safeguards for riverfront development. Furthermore, the erosion and sedimentation requirements do not limit the type or density of uses. As a result, these regulations have little long-term benefit toward minimizing or preventing the effects of non-point source pollution that are caused by development.

The County's Flood Damage Prevention Ordinance likewise does not limit the type or density of development occurring in the river corridor except for that area that falls within the floodway (the width of the river where the volume and velocity of flood conditions is the greatest). The regulations simply require that any development occurring in the floodplain be elevated above the 100 year flood level. Therefore, the flood regulations do not provide adequate protection against the potential adverse affects of development.

River Corridor Protection Minimum Standards. The Department of Natural Resources has drafted measures for consideration by local governments to protect river corridors. The measures include the establishment of a 100 foot vegetation buffer area measured horizontally from each river bank. No development or other land disturbing activity would be allowed to occur within a 100 foot buffer except for those items listed in the box to the right.

Local governments may also allow the following uses within the protected river corridor:

- ③ all land uses existing prior to the adoption of local protection ordinances;
- ③ mining activities, if permitted by the Georgia Department of Natural Resources;
- ③ utilities that cannot be feasibly located outside the buffer area; and,
- ③ specific agricultural and forestry activities not covered by the provisions above.

Whenever any of the above permitted development does occur, the natural vegetative buffer must be restored as quickly as possible. Uses specifically prohibited in the river corridor by state mandate include handling areas for receiving and storing hazardous wastes, solid waste landfills, and any other uses specifically unapproved by local governments.

Murray County has not yet adopted these measures and the Department of Community Affairs has asked local governments to temporarily postpone adoption of these measures. The standards are not applicable to the Cities of Chatsworth and Eton as no protected rivers exist within their limits.

Uses Permitted in a River Corridor Protection District

1. Single family dwellings, provided each dwelling is located on at least two acres and the septic tank drainfield is located outside of the 100 foot buffer area.
2. Any industrial or commercial uses existing prior to the adoption of local protection ordinances, provided they do not impair the drinking quality of water and meet all other federal environmental regulations.
3. Road and utility crossings, provided the construction of these crossings meet the requirements of the Erosion and Sedimentation Act.
4. Timber production and harvesting, provided it is consistent with the Best Management Practices established by the Georgia Forestry Commission, and does not impair the drinking quality of the water.
5. Agricultural production, provided it is consistent with the best management practices established by the Georgia Soil and Water Conservation Commission, and all other state and federal regulations, and does not impair the drinking quality of the water.
6. Wildlife and fisheries management activities.
7. Natural water quality treatment or purification.
8. Wastewater treatment.
9. Recreational usage consistent with the maintenance of a natural vegetative buffer or with river dependent recreation.

Inventory

4.1.6. Coastal Resources

Murray County is landlocked and consequently has no coastal resources.

4.1.7. Flood Plains

Inventory

The 100-year flood zones in Murray County, Chatsworth, and Eton are identified in Figures 4-G and 4-H.

Resource Vulnerability

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

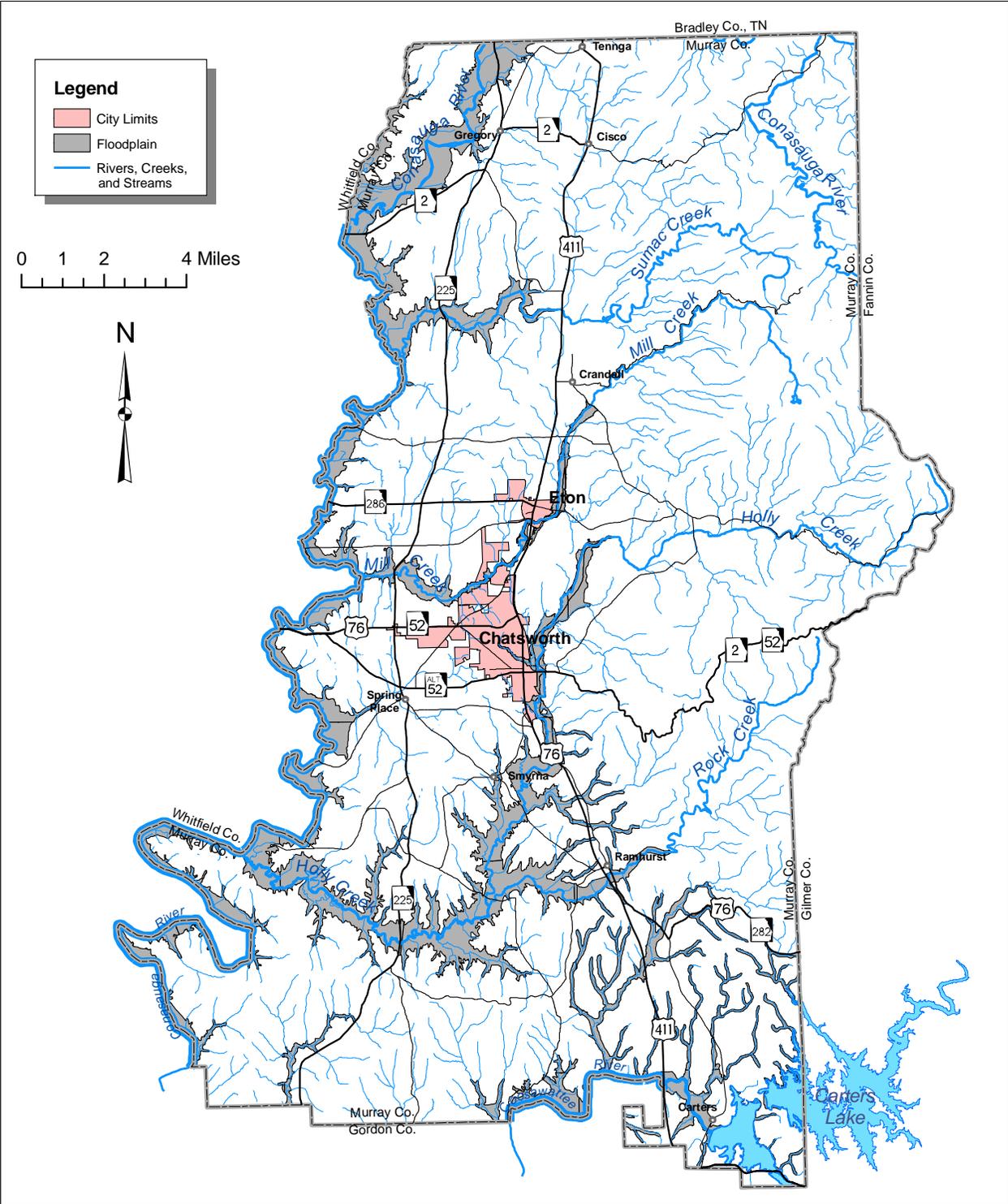
Protection Measures

Murray County, Chatsworth, and Eton participate in the National Flood Insurance Program (NFIP), which is a federal program that allows property owners within communities that participate in the program to purchase federally backed flood insurance. To implement the requirements of the program, provisions for flood control have been incorporated into subdivision regulations. Areas which are prone to flooding should not be planned for intensive land development.

Definition

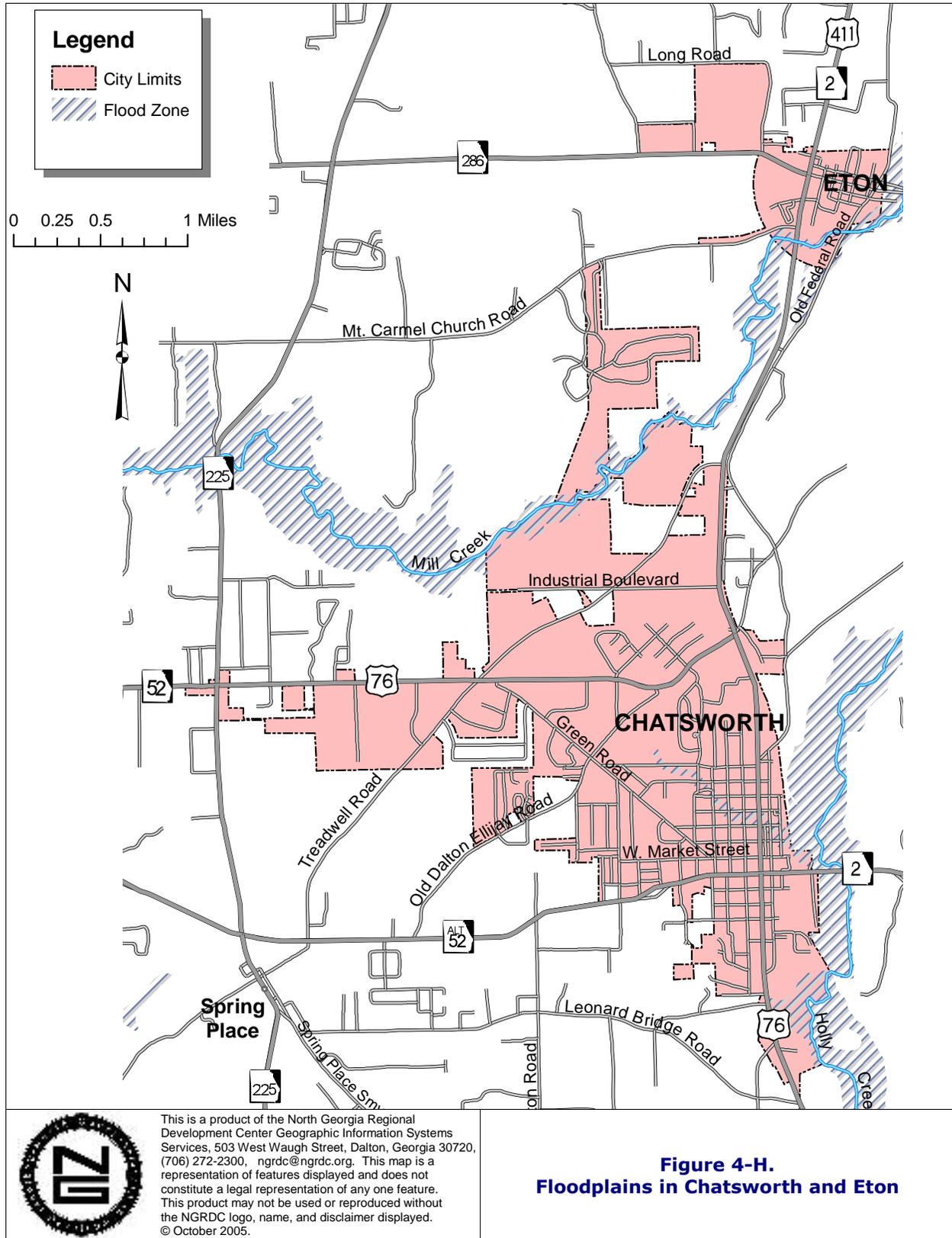
Flooding is the temporary covering of soil with water from overflowing streams and by runoff from adjacent slopes. Water standing for short periods after rainfall is not considered flooding, nor is water in swamps. Flooding is rated in terms which describe the frequency and duration of floods and the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

In compliance with requirements under the National Flood Insurance Program (NFIP), the Federal Emergency Management Agency (FEMA) has identified and mapped areas which are prone to flooding. The 100-year flood level is the national standard on which the floodplain management and insurance requirements of the NFIP are based.



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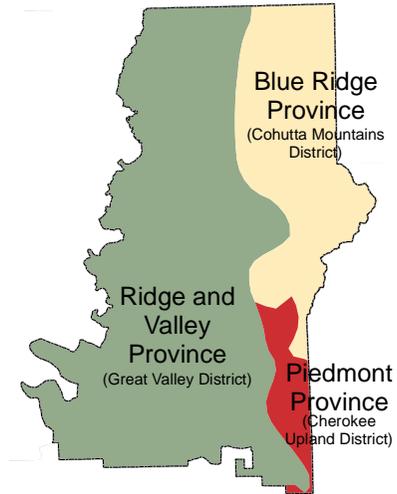
Figure 4-G.
Floodplains in Murray County



4.1.8. Geology and Soil Types

Inventory

Geology. Murray County consists of approximately 347 square miles located in three physiographic provinces: the Great Valley District of the Ridge and Valley Province, the Cohutta Mountains District of the Blue Ridge Province, and the Cherokee Upland District of the Piedmont Province. The area of the county within the Ridge and Valley Province is generally underlain with sedimentary rocks consisting of limestone, shale, and sandstone. The portion of the county within the Blue Ridge Province is underlain with acid crystalline and metamorphic rocks consisting of slate, quartzite, schist, and conglomerate. The extreme southeastern portion of the county in the Piedmont Province consists of shale and sandstone formations leading to very hard lime rock foundations near the Gordon County line.



Murray County is located in three physiographic provinces.

Soils. Various properties of soils are important in determining how land can be used safely and economically. Slope conditions affect lot size and density of development, and in some instances, may prevent certain types of development due to unavailability of sewer and other public services. Soil erosion is particularly problematic in certain areas of Murray County which offer a combination of both shallow soils and steep terrain. Knowledge of these conditions is helpful in the preparation of land use plans, zoning, and subdivision standards.

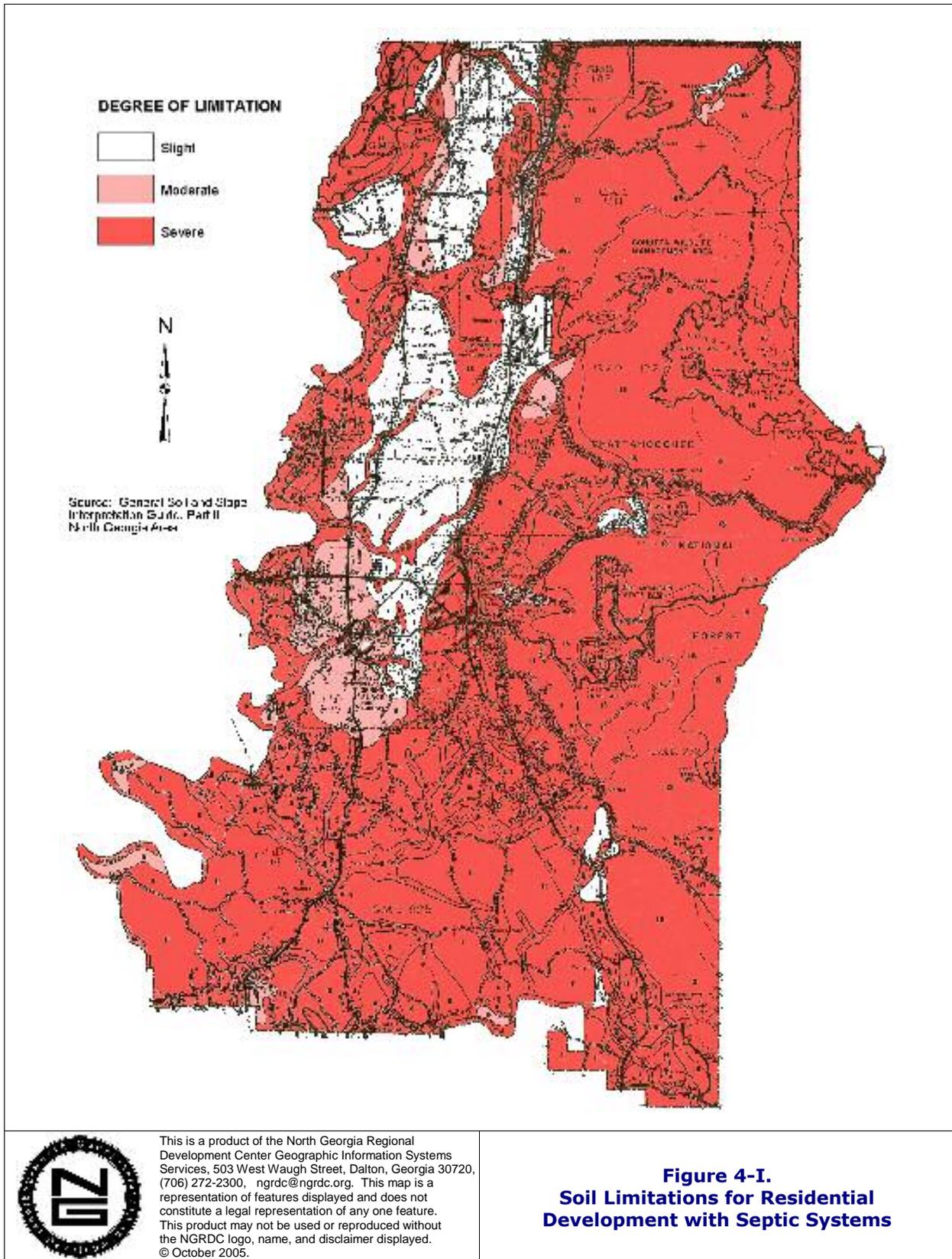
The relative suitability of soils for select land uses is based upon a variety of site characteristics, such as erosion control, drainage, percolation, etc. Figures 4-I and 4-J show soils interpretation for residential development on septic tanks and on public sewer. Notice that most of the county has moderate to severe limitations for both types of development.

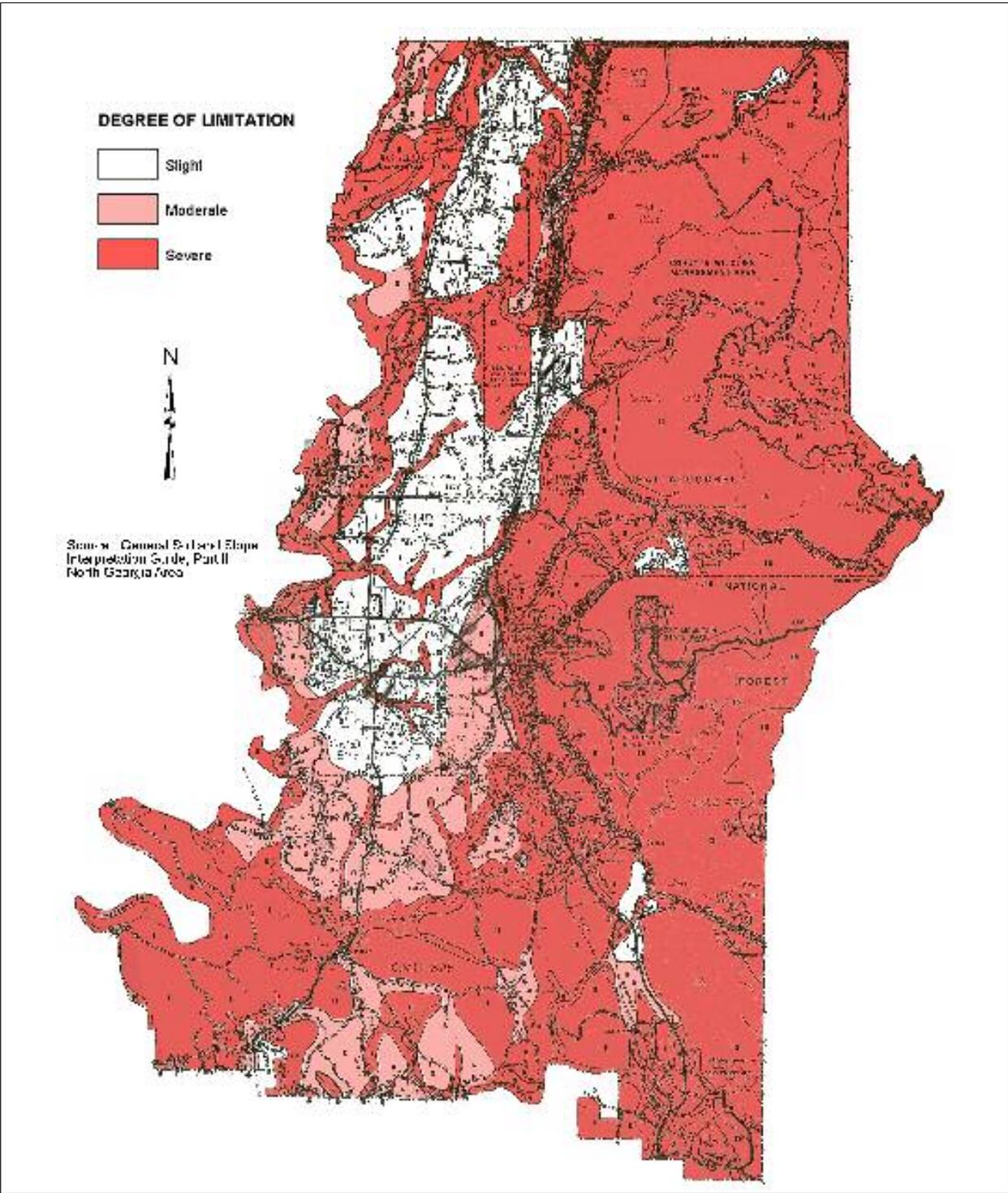
Soil surveys in Georgia are published in a regular series by the USDA Natural Resources Conservation Service. A modern soil survey for Murray County, with field mapping, has been completed, but has yet to be published.

Protection Measures

In 1975 the Georgia Erosion and Sedimentation Act was established to minimize the impacts of soil erosion upon the water quality of streams and other surface waters throughout the state. The Act requires that all land disturbing activities, including land clearing, dredging, grading, excavating, transporting, and filling, not be undertaken until an erosion and sedimentation control plan is completed and submitted to the proper authority.

The Environmental Protection Division (EPD) of the Department of Natural Resources is charged with administering the permit conditions and authorizes local governments to enforce these rules through locally adopted legislation. The Murray County Land Use and Development Office administers the requirements of Georgia Soil and Sedimentation Act.





Scale: 1:50,000
Source: General Soil Survey
Interpretation Guide, Part II
North Georgia Area



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Figure 4-J.
Soil Limitations for Residential Development with Public Sewer

Inventory

4.1.9. Steep Slopes and Protected Mountains

Inventory

As illustrated in Figure 4-K, there are areas with steep slopes scattered throughout Murray County. The areas which meet the criteria for protected mountain are found in the eastern section of the county within the jurisdiction of the Chattahoochee National Forest. There are no steep slope or protected mountain areas in Chatsworth or Eton.

Resource Vulnerability

All of the terrain with 25% slopes at an elevation of 2,200 feet or greater falls within the jurisdiction of the Chattahoochee National Forest; however, some of the steeply sloped terrain under 2,200 feet in elevation is in private ownership. Much of this land offers scenic vistas and is therefore very desirable for home building.

Soil destabilization due to poor grading of building sites has a detrimental impact upon vegetation and the water quality of small streams and lakes. Disturbance on mountain ridges can also destroy an area's aesthetic and scenic resources, which attract residents and tourists.

Existing Protection Measures

Murray County has adopted a soil erosion and sediment control ordinance which is administered and enforced with local personnel. This ordinance requires on-site sediment control measures to be put in place during development activity. These rules exempt both single family residential construction activity and timber harvesting activity. Furthermore, these rules do not limit the type or density of development in any given area.

Murray County also administers subdivision regulations. These regulations govern the development of streets, the division of land into lots, and the provision of water, drainage, and other improvements. While subdivision regulations do assure that adequate improvements are installed when development occurs, they do not regulate the type of development (height, structural characteristics, etc.) that occurs once an area is subdivided. In addition, while these existing regulations do afford some degree of protection from development activity, they do not adequately make provisions for such issues as tree preservation, preservation of scenic views, and other aesthetic considerations.

Definitions

A steep slope is a slope with a rise to run ratio of 1 to 4 (25%) or greater.

A protected mountain is defined under the Rules for Environmental Planning Criteria as all land area 2,200 feet or more above mean sea level that has a percentage slope of 25% or greater for at least 500 feet horizontally. It also includes crests, summits, and ridge tops which lie at elevations higher than any such area.

Inventory

To address those issues, the State of Georgia has developed protection measures contained in the State's Minimum Environmental Planning Criteria for steep sloped mountainous areas. These protection criteria are the minimum standards contained in the State's Mountain Protection Act and include the following:

- ③ The Mountain Protection District comprises all land that is 2,200 feet or more above sea level, and has a slope of 25% or greater for at least 500 horizontal feet.
- ③ Land disturbing activities must meet requirements of the Erosion and Sedimentation Act of 1975.
- ③ Septic tanks must meet local requirements.
- ③ Wells must conform to the Well Standards Act of 1985.
- ③ Sewage treatment other than individual septic tanks must meet requirements of the Georgia Water Quality Control Act.
- ③ Public water supply must meet requirements of the Georgia Safe Drinking Water Act of 1977.
- ③ Single family dwellings standing on a minimum lot of one acre, except for lots of record, are permitted.
- ③ Multi-family dwellings are limited to four per acre in the absence of public water and sewer. Six dwellings per acre are permitted if public water and sewer are available.
- ③ No structure is to be more than 40 feet high, with certain exemptions.
- ③ Landscaping plans identifying trees over eight inches in diameter at four and a half feet above ground, and containing a replacement plan for any such trees removed must accompany building permit applications.
- ③ No more than 50% of trees of greater than eight inches in diameter at four and a half feet above ground may be removed from the site in the course of land disturbing activities, except upon filing a reforestation plan developed by a registered forester.
Handling and storage of hazardous materials is prohibited.
- ③ Roads must be constructed to minimize the danger of landslides and erosion.
- ③ Local ordinances detail information to be included on site plans and give the specifics of administration.

Murray County has not yet adopted these measures and the Department of Community Affairs has asked local governments to temporarily postpone adoption of these measures. The standards are not applicable to the Cities of Chatsworth and Eton as no steep slope areas exist within their limits.

Additional Recommended Protection Measures

Public education may be the most effective means of providing additional protection for steep slopes. BMP workshops for single family development could be conducted to help homeowners, builders, and others learn about how to protect steep slope areas and prevent or minimize erosion.

4.1.10. Farms and Farmland

Inventory

According to the 2002 Census of Agriculture, there were 41,834 acres of land in farm use in 2002. This equates to approximately 19% of the total land area in the county. As shown in Table 4-D on the following page, approximately 15,342 acres were in cropland, 10,416 were in woodland, and the remainder used for other purposes.

Figure 4-L illustrates areas in Murray County with soils with moderate to severe limitations for agriculture.



The market value of crop-related agricultural products sold was \$1,369,000 in 1997 and \$1,565,000 in 2002.

The market value of livestock-related products was \$42,335,000 in 1997 and \$25,521,000 in 2002.

Resource Vulnerability

Agriculture obviously contributes to the county economically, but it also helps to preserve the community's traditional rural appearance. Of course, farming within environmentally sensitive areas can produce chemical pollutants which have more negative impacts on water quality than other types of development might have. Therefore, as development in rural areas occurs, land use policies and controls should promote the continuance of farming where environmentally appropriate and compatible with future land use goals.

Due to tremendous growth in North Georgia, the value of agricultural land will become increasingly inflated with respect to residential development demand, resulting in a continual loss of agricultural property and open space. Because much of the prime farmland is located in low, buildable areas along major transportation routes, it is especially vulnerable to loss.

Possible Protection Measures

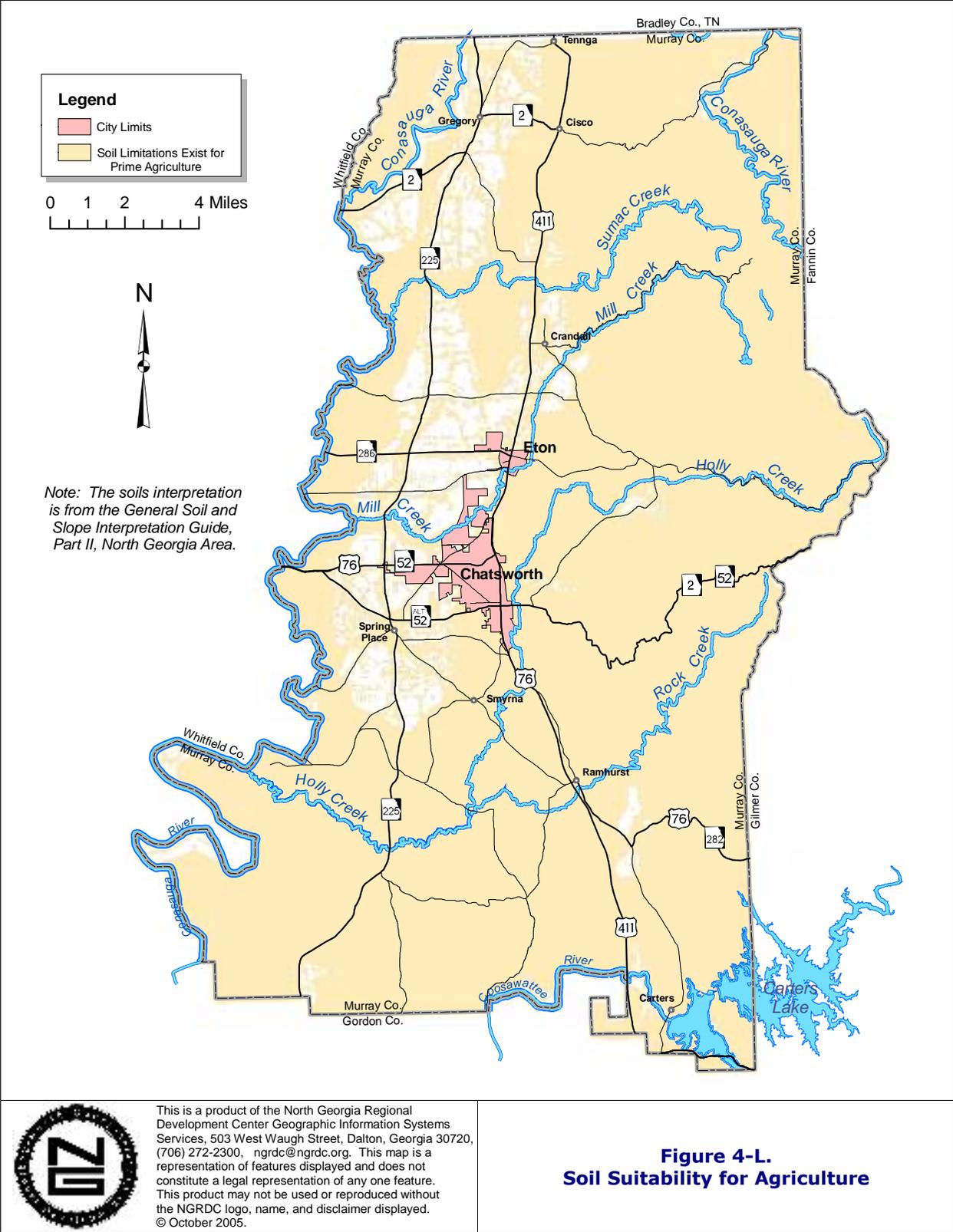
Other preservation techniques include (1) open space zoning, which enables farmers to cluster development on marginally productive uplands, or (2) the dedication of conservation easements, which would restrict land to agricultural activities while providing property tax relief. Tax assessment adjustments may also be used in conjunction with open space zoning to relieve development pressures that encourage farmers to sell their properties.

Inventory

Table 4-C. Farms and Farmland in Murray County

	1974	1978	1982	1987	1992	1997	2002	Average Annual Change
Number of Farms	362	283	310	240	216	297	306	-2
Land in farms (acres)	55,377	43,338	39,488	33,723	32,950	36,061	41,834	-484
Percentage of Land Area in Farms	24.9%	19.5%	17.8%	15.2%	14.8%	16.2%	18.8%	-0.2%
Average Farm Size (acres)	153	153	127	141	153	121	137	--
Cropland (acres)	21,843	21,843	20,350	17,268	15,959	20,392	15,342	-232
Harvested	12,536	10,949	12,299	9,538	7,780	10,361	9,022	
Pasture or Grazing	7,867	8,850	6,491	5,072	6,591	8,983	5,038	
Other	1,440	1,346	1,560	2,661	1,588	1,048	1,282	
Woodlands (acres)	27,717	17,853	13,124	10,054	10,899	10,176	10,416	-618
Pasture or Grazing	n/a	2,222	2,301	2,600	2,326	1,301	1,582	
Not Pastured	n/a	15,631	10,823	7,454	8,573	8,875	8,834	
Other (acres)	6,519	3,619	3,014	6,401	6,092	4,552	16,076	+341
Market Value of Agricultural Products Sold (\$1,000)								
Crops	856	1,303	963	781	1,209	1,369	1,565	
Livestock, Poultry, and Livestock/Poultry Products	8,193	10,347	7,377	8,506	8,891	42,335	25,521	

Source: US Census of Agriculture



Inventory

4.1.11. Forest Land

Inventory

Forestry is an economically valuable natural resource in Murray County. As shown in Table 4-E, 149,900 acres of the total land area in Murray County was forested in 1997. This represents a five percent decrease from 1972. Current ownership includes federal and state agencies as well as individual and corporate groups, both industrial and non-industrial. Land which was primarily in forest use in 2004 is shown on the existing land use map in Element 6.

Table 4-D. Forest Acreage in Murray County by Ownership

	1972	1983	1989	1997	Change 1972 to 1997		Average Annual Change
					net	%	
Total Acreage	157,300	148,803	156,942	149,900	-7,400	-5%	-296
Federal	51,000	47,016	45,776	47,200	-3,800	-7%	-152
State, City, County	100	54	10,114	7,800	7,700	7700%	308
Forest Industry	19,900	0,550	23,504	21,800	1,900	10%	76
Non-Industrial Private							
- Corporate	--	91	6,462	--	--	--	
- Individual (including farmer)	86,300	81,092	71,086	73,200	-13,100	-15%	-524

Source: Forest Statistics for North Georgia 1972, 1983, 1989, and 1997, USDA; www.srs.fs.usda.gov/pubs/rb/rb_srs036.pdf

The volume of both saw timber and growing stock grew between 1989 and 1997 in Murray County. Saw timber saw a 35% increase in the number of board feet and growing stock increased by 23% as shown in Table 4-F below.

Table 4-E. Volume of Saw Timber and Growing Stock in Murray County

	Saw Timber (thousand board feet)				Growing Stock (thousand cubic feet)			
	Total	Pine & Softwood	Soft Hardwood	Hard Hardwood	Total	Pine & Softwood	Soft Hardwood	Hard Hardwood
1989	658,767	328,281	42,796	287,690	240,977	107,371	24,974	108,632
1997	886,100	430,400	45,900	409,900	297,100	139,800	31,800	125,500
Net Change	227,333	102,119	3,104	122,210	56,123	32,429	6,826	16,868
% Change	35%	31%	7%	42%	23%	30%	27%	16%

Source: Forest Statistics for North Georgia 1989 and 1997, USDA; www.srs.fs.usda.gov/pubs/rb/rb_srs036.pdf

In recent years, Bowater has sold much of their timber holdings in north Georgia, including Murray County, to a land investment unit of Wachovia. Most of the former Bowater property in Murray County is still being managed for timber. Long-term development plans for the land are unknown at this point, but throughout the southeast, particularly in areas of high growth where land values are climbing, timber lands are being harvested and are then redeveloped with residential and commercial uses.

Existing Protection Measures

Timber harvesting in the Chattahoochee National Forest is regulated under the policies and procedures of the National Forest Service Environment Impact Statement (EIS) which includes Best Management Practices guidelines. Aside from the enforcement of Soil Erosion and Sedimentation Control measures, Murray County has very little impact upon commercial forestry on private property.

Inventory

4.1.12. Plant and Animal Habitats

Definition

The plants and animals in this section were identified for Murray County using the Department of Natural Resources' (DNR) Freshwater and Wildlife Inventory Program, pursuant to the Georgia Wildlife Preservation Act of 1973 and the Federal Endangered Species Act of 1973. "Protected species" means those species of plant and animal life which the DNR has designated and made subject to the protection under these acts. The degree of protected status is described as follows:

Endangered species - any resident species which is in danger of extinction throughout all or a significant portion of its range.

Threatened species - any resident species which is likely to become an endangered species within the foreseeable future throughout all or a significant portion of its range.

Rare species (state only) - any resident species which, although not presently endangered or threatened as previously defined, should be protected because of its scarcity.

Unusual species (state only) - any resident species which has special or unique features and because of these features deserves special consideration in its continued survival.

Inventory

Rare Plants. Table 4-G lists the rare and protected plants which are known to exist in Murray County.

Table 4-F. Rare and Protected Plants

Common Name	Latin Name	Federal Status	State Status
Georgia Aster	<i>Aster georgianus</i>	candidate	not listed
Purple Sedge	<i>Carex purpurifera</i>	not listed	threatened
Small-flowered Yellow Ladyslipper	<i>Cypripedium parviflorum var. parviflorum</i>	not listed	unusual
Goldenseal	<i>Hydrastis canadensis</i>	not listed	endangered
Cumberland Rose Gentian	<i>Sabatia capitata</i>	not listed	rare
Large-flowered Skullcap	<i>Scutellaria montana</i>	threatened	threatened
Northern Starflower	<i>Trientalis borealis</i>	not listed	endangered
Eastern Turkeybeard	<i>Xerophyllum asphodeloides</i>	not listed	rare

Sources: "Protected Plants of Georgia," Georgia Department of Natural Resources and georgiawildlife.dnr.state.ga.us

Element 4: Natural and Cultural Resources

Rare Animals. Common mammalian species in Murray County include rabbits, squirrels, deer, raccoon, opossum, muskrat, beaver, mink, fox, bat, and an occasional bear. The coyote population has increased in Murray County to the point where they are a problem for farmers. They kill livestock and are also a threat to small outdoor pets.

Small game species can adapt more easily to habitat encroachment than larger animals such as deer. Deer range in a variety of habitats, even heavily urbanized areas, but specific habitat is required for escapes, fawning areas, and winter food supply. Doves, quail, and waterfowl are the primary game birds in the area. Other birds include hawks, owls, crows, and a wide variety of song birds.

Table 4-H lists rare and protected animals which are known to exist in Murray County or whose range includes Murray County.

Table 4-G. Rare and Protected Animals

Common Name	Latin Name	Federal Status	State Status
Mammals			
Rafinesque's Big-eared Bat	<i>Corynorhinus rafinesquii</i>	not listed	rare
Birds			
Bald Eagle	<i>Haliaeetus leucocephalus</i>	PS: LT, PDL	endangered
Reptiles			
Map Turtle	<i>Graptemys geographica</i>	not listed	rare
Alabama Map Turtle	<i>Graptemys pulchra</i>	not listed	rare
Invertebrates			
Fine-lined Pocketbook	<i>Lampsilis altilis</i>	threatened	threatened
Alabama Moccasinshell	<i>Medionidus acutissimus</i>	threatened	threatened
Coosa Moccasinshell	<i>Medionidus parvulus</i>	endangered	endangered
Gulf Moccasinshell	<i>Medionidus penicillatus</i>	endangered	endangered
Southern Clubshell	<i>Pleurobema decisum</i>	endangered	endangered
Southern Pigtoe	<i>Pleurobema georgianum</i>	endangered	endangered
Georgia Pigtoe	<i>Pleurobema hanleyianum</i>	candidate	not listed
Triangular Kidneyshell	<i>Ptychobranthus greenii</i>	endangered	endangered
Fishes			
Blue Shiner	<i>Cyprinella caerulea</i>	threatened	endangered
Holiday Darter	<i>Etheostoma brevirostrum</i>	not listed	threatened
Coldwater Darter	<i>Etheostoma ditrema</i>	not listed	threatened
Trispot Darter	<i>Etheostoma trisella</i>	not listed	threatened
River Redhorse	<i>Moxostoma carinatum</i>	not listed	rare
Frecklebelly Madtom	<i>Noturus munitus</i>	not listed	endangered
Amber Darter	<i>Percina antesella</i>	endangered	endangered
Goldline Darter	<i>Percina aurolineata</i>	threatened	threatened
Conasauga Logperch	<i>Percina jenkinsi</i>	endangered	endangered
Freckled Darter	<i>Percina lenticula</i>	not listed	endangered
Muscadine Darter	<i>Percina sp. cf. macrocephala</i>	not listed	rare

Sources: "Protected Animals of Georgia," Georgia Department of Natural Resources, georgiawildlife.dnr.state.ga.us, and updated by National Forest Wildlife Biologist

Inventory

Trout Streams. Murray County contains numerous trout streams which are designated under the Georgia Erosion and Sedimentation Act as Trout Stream Protection Areas. These streams are illustrated in Figure 4-M. Trout streams are identified as either being open for year-round fishing, seasonal fishing, or fishing with special regulations.

The Georgia DNR Wildlife Resources Division and the US Fish and Wildlife Service stock streams with rainbow, brown, and brook trout from early April through mid-September. Streams on public land are stocked more often and with greater numbers of trout. More information on trout fishing in Murray County and throughout Georgia can be found at www.georgiaoutdoors.com.

Resource Vulnerability

Increasing development in Murray County and throughout North Georgia will impact both local and regional ecosystems as natural habitats are gradually diminished.

Existing Protection Measures

The USDA Forest Service has adopted management protection strategies relative to the needs of each of the species listed. The Georgia DNR is directly involved in the protection of these species as it administers rules pursuant to the Georgia Wildflower Preservation and Endangered Species Acts, adopted in 1973. In addition, much of the land in Murray County is contained in the Chattahoochee National Forest. Consequently, unique plant and animal species and habitats occurring in those areas receive some protection by virtue of that designation.

Trout streams in the North Georgia Appalachian Uplands are considered especially vulnerable due to the effects of soil erosion and pollutant discharge from forestry and agricultural practices. Consequently, under the scope of the Georgia Erosion and Sedimentation Act, the DNR has adopted development criteria which prohibits land disturbing activities within 100 feet of all designated trout streams. The enforcement of this requirement in Murray County is through the Land Use and Development Office.

Additional Recommended Protection Measures

Other measures for protecting trout streams are discussed under Section 4.1.2. "Water Supply Watersheds" and 4.1.5. "Protected Rivers."

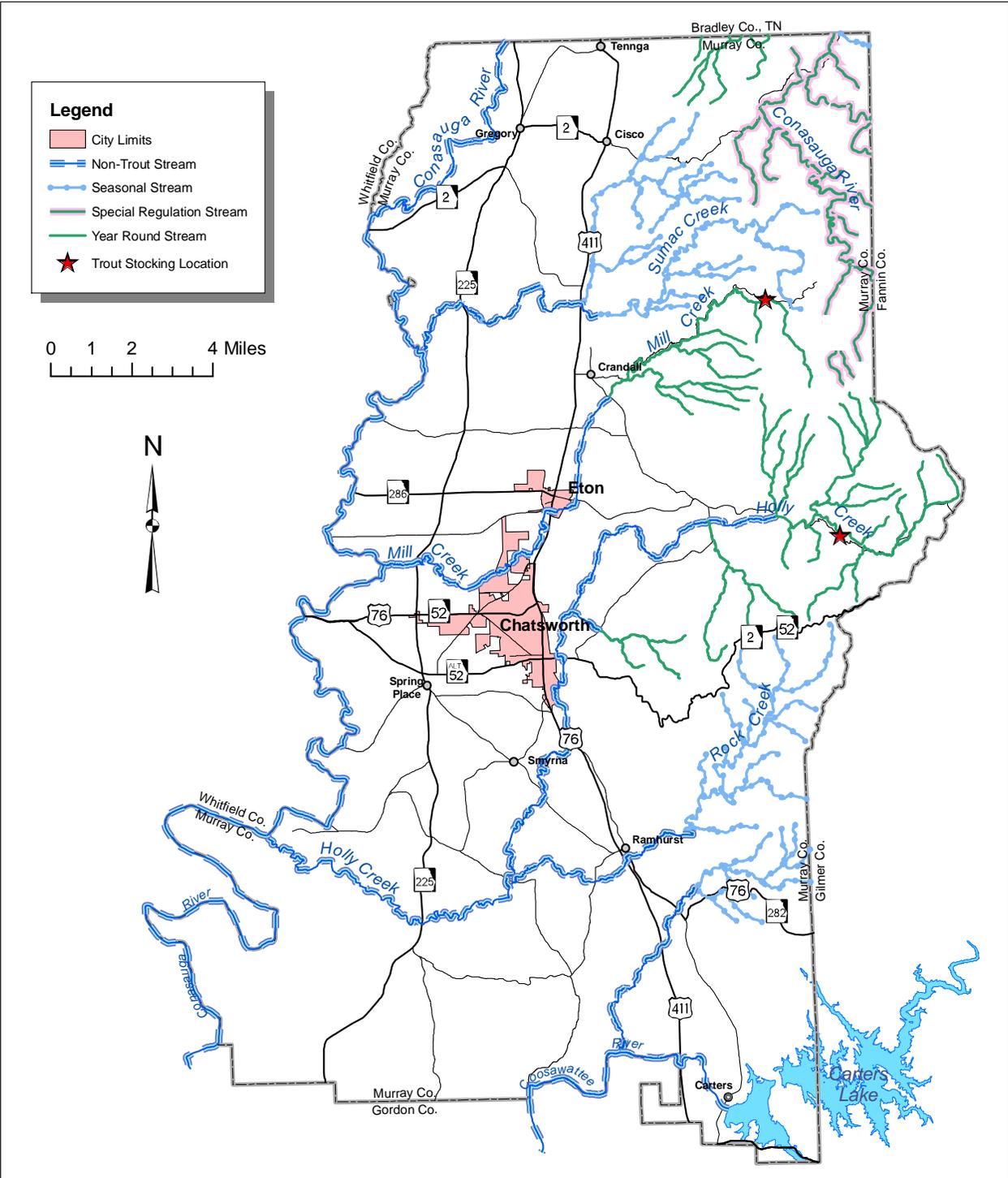
Conasauga River Aquatic Species Report

**Source: The Armuchee/Cohutta
Ranger District of the
Chattahoochee-Oconee National
Forest**

The Conasauga is the prime jewel in the crown of the unique upper Coosa River basin in Alabama, Georgia, and Tennessee. No other aquatic region of North America has a higher percentage of endemic (native and restricted distribution) species – 30 species of fishes, mussels, snails, and crayfishes call the streams within this system – and nowhere else – home.

The Conasauga ranks 4th nationally for the number of federally threatened and endangered species found in a single watershed. Although dozens of mussel species and several fishes have disappeared from its waters since the 1900s, at least ten federally listed species still occur in the river. Three of them are fishes: the endangered amber darter, the Conasauga logperch, and the threatened blue shiner. Seven are mussels: the endangered Coosa moccasinshell, Alabama moccasinshell, southern clubshell, southern pigtoe, and triangular kidneyshell; the threatened finlined pocketbook; and the extremely rare but unlisted Georgia pigtoe. In addition, about a dozen more rare species inhabit its waters. The river provides "designated critical habitat" for the above species, according to the US Fish and Wildlife Service.

Holly Creek, a Conasauga River tributary, also plays a unique role in aquatic species conservation. It ranks #2 in the state of Georgia for federally listed aquatic species, just behind the Conasauga. Five of the above species occur within a few river miles. A portion of Holly Creek has also been designated as "critical habitat" for listed fish and mussels.



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**Figure 4-M.
Trout Streams**

Inventory

4.1.13. Major Park, Recreation, and Conservation Areas

Inventory

Chattahoochee National Forest. The Chattahoochee National Forest covers 749,690 acres in North Georgia. Approximately 51,400 acres are in Murray County, which is roughly 23% of total land area in the county. (See Figure 4-N.) National Forest lands within Murray County fall in the Cohutta Ranger District and are under direct supervision of the Forest Supervisor's Office in Gainesville. A large portion of the Chattahoochee National Forest is managed as a multi-use resource in compliance with the Multiple-Use Sustained Yield Act of 1960. Uses include timber production, preservation, general recreation, and other public use. The US Forest Service has conducted an Environmental Impact Statement in conjunction with its Land and Management Plan for the Chattahoochee Forest. This document was adopted in 2004 and covers general resource policies for the next 10 years and specific management strategies for select areas, including wildlife protection, timber management practices, recreation improvements, land acquisition, roads, and other facility improvements.



Peeples Lake Road in the Chattahoochee National Forest.

According to the USDA Forest Service Fact Sheets, in North Georgia, the Chattahoochee National Forest provides 25% of the timber volume for local mills, with some mills depending on National Forest timber for 90% of their volume. Approximately 63% of the Chattahoochee-Oconee Forest is classified as suitable for timber production. (Source: www.fs.fed.us/conf/facts1/htm)

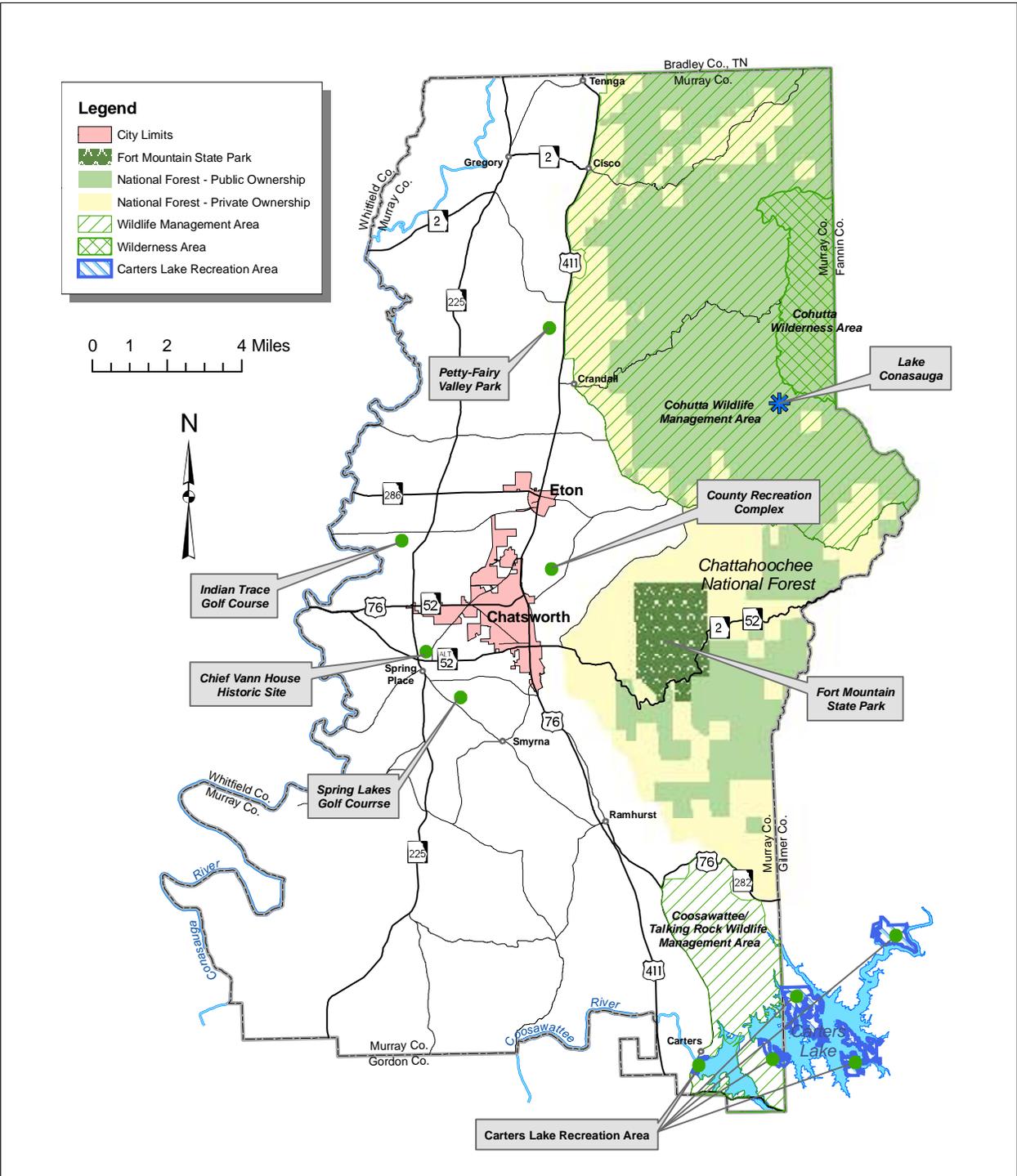
Federal Wilderness Areas. Within the Chattahoochee National Forest there is one wilderness area in Murray County: the Cohutta. It is managed by the USDA Forest Service and was established under the authority of the Eastern Wilderness Act for wilderness preservation, public recreation, and controlled hunting. Lands under the wilderness designation are protected from many development activities permitted on other National Forest lands.

The Cohutta Wilderness Area consists of approximately 35,268 acres and spans Murray, Fannin, and Gilmer Counties in Georgia. An additional 1,709 acres are in Tennessee. It is the largest federally designated wilderness area in the National Forest System in the Southeast. (Source: www.fs.fed.us/conf/facts1/htm)

State Wildlife Management Areas. The Georgia DNR administers two Wildlife Management Areas (WMA) in Murray County: Coosawattee/Talking Rock and Cohutta. The DNR maintains contractual agreements with the land owners making the land available for public use as a game reserve for hunting and general recreational use, such as hiking and primitive camping. The agreements are renewed on an annual basis.

Until recently, the Coosawattee/Talking Rock WMA, was owned primarily by Bowater Timber Company and the US Army Corps of Engineers. In May 2003, Bowater sold their holdings in the WMA, all of which were in Murray County, to Wachovia. Wachovia has not disclosed its plans for the property, but it is likely that it will be developed for residential or other uses. The Corps of Engineers tract of the Coosawattee WMA consists of approximately 6,060 acres of land in Gilmer and Murray Counties.

The Cohutta WMA, located in the northeast corner of the county, is predominantly on National Forest lands. The Cohutta WMA exists under a joint agreement between state and federal agencies.



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**Figure 4-N.
Major Park, Recreation,
and Conservation Areas**

Inventory

Fort Mountain State Park. Fort Mountain derives its name from a 855 foot long rock wall which stands on the highest point of the mountain. The park is managed by the Parks, Recreation, and Historic Sites Division of the Georgia DNR and is located in the Chattahoochee National Forest off of GA Highway 2/52. The park is approximately 3,712 acres in size and contains a 17 acre lake. It includes hiking, backpacking, and mountain biking trails, fishing, pedal boat rental, miniature golf, swimming, picnicking, and camping (both cottages and campsites).

Lake Conasauga Recreation Area. Located near the summit of Grassy Mountain, Conasauga Lake is the highest lake in Georgia. It is owned by the US Forest Service and is managed by the Cohutta Ranger District Office. The lake is 19 acres in size and the recreation area includes a boat ramp, picnic tables, restrooms, and camping areas.

Carters Lake. The Corps of Engineers tract of the Coosawattee Wildlife Management Area surrounding Carters Lake consists of over 3,000 acres of land in Murray County. Carters Lake also has eight day-use areas which offer a variety of recreation facilities including boat ramps, playgrounds, picnicking areas, a public beach, camp sites, and hiking and mountain biking trails.

Spring Lakes Golf Club. This 18-hole public golf course is located on Spring Place/Smyrna Road. It opened in 1974.

Indian Trace Golf Course. Located on Mitchell Bridge Road, this 18-hole course is open to the public. It is operated by Indian Trace, Inc. and has been open since 1990.

Chief Vann House Historic Site. The Chief Vann House State Historic Site is located at the intersection of GA 225 and GA Alternate 52. The site which is open to the public is 23 acres. Approximately 100 additional acres were recently acquired through a public/private initiative.

Holly Creek Initiatives. Holly Creek is a tributary to the Conasauga River, a river which is considered globally significant to the conservation of freshwater diversity. Several efforts have been made in recent years to protect the forested buffer of Holly Creek. The locations of these initiatives are shown in Figure 4-O to the right and are described briefly below.

The Nature Conservancy has been at the forefront of efforts to purchase property along Holly Creek. Through a Recovery Land Acquisition Grant, they acquired the 250± acre Patterson Tract in 2004. In April 2005, the Nature Conservancy announced that it purchased the 350± acre Thrower Tract. Both properties will



The trail leading to the stone tower in Fort Mountain State Park.

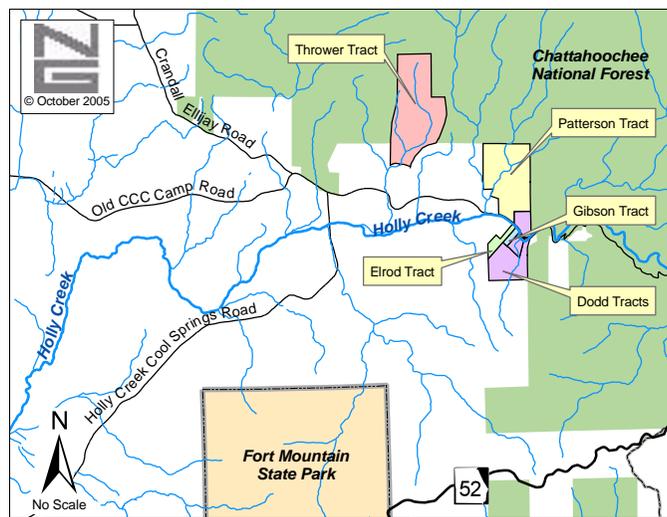


Figure 4-O. General Location of Holly Creek Initiatives

be transferred to the US Forest Service for inclusion in the Chattahoochee National Forest. Prior to these two purchases, the Gibson, Elrod, and Dodd Tracts, each along Holly Creek, were protected through similar measures.

The purchase of these tracts will contribute to a larger effort to enhance water quality and protection of the Conasauga River watershed. The properties include important riparian buffers in the headwaters of the watershed and will enhance water quality by guarding against increased siltation.

County Parks. The location of the County Recreation Complex and Petty-Fairy Valley Park are shown in Figure 4-N. They area described in Section 5.1.8.

Resource Vulnerability

Wildlife Management Areas under temporary contractual arrangements are never as effective as land preserved under public ownership. The Department of Natural Resource expects to lose much of the privately owned WMA acreage in North Georgia to development or alternative land uses, in the absence of any specific local strategy for maintaining and promoting WMAs.

Existing Protection Measures

WMAs provide an important habitat for breeding, hiding, and foraging for many of the regional animal species. However, because lease agreements are subject to cancellation, reserves on private lands cannot be classified as a permanent protective wildlife habitat. In addition, although there are substantial property tax reductions available to participating private and corporate land owners, the benefits are offset by the loss of other economic uses. Thus, the security of the habitat in private lands will be largely decided by the demand for commercial use or other development demands. The Chattahoochee-Oconee Land and Resource Management Plan (January 2004) governs the future of the Coosawattee/Talking Rock and Cohutta WMAs.

Additional Recommended Protection Measures

Public/private initiatives, such as those involving Holly Creek, appear to be the most effective means of permanently protecting valuable lands and such efforts should be continued.

Inventory

4.1.14. Scenic Views and Sites

Exceptional views of all types exist in Murray County and range from broad, panoramic mountain vistas to site specific views. Site specific views tend to occur along rivers and creeks and in the small valley areas. Long, narrow valleys also form attractive views.

Resource Vulnerability

The greatest threat to the preservation of natural scenic views is the extensive amount of development currently taking place in Murray County and throughout North Georgia.

Existing Protection Measures

The protection, conservation, and enhancement of scenic resources requires attention on many fronts. These include publicizing and promoting the value of scenic and natural resources. This can be achieved by designation of scenic byways and highways. Scenic byways are specially designated highway routes offering travelers access to both beautiful scenery and the cultural features of a particular area. Official designation of scenic byways/highways brings attention to the resource and begins a process to educate local governments on the importance of managing development within scenic corridors.



View Along Old CCC Camp Road

Scenic Highways. Currently, there is one designated scenic highway located in Murray County: the Southern Highroads Scenic Highway illustrated below. It was designated in 1996 by the Georgia Legislature. (See Figure 4-P.)



Figure 4-P. The Southern Highroads Scenic Highway.

Element 4: Natural and Cultural Resources

The Southern Highroads Development Association is an organization whose membership consists of local governments; USDA Forest Service; Tennessee Valley Authority; Appalachian Regional Commission; Chambers of Commerce; Georgia, Tennessee, North Carolina, and South Carolina Departments of Transportation; the North Georgia Regional Development Center; and others. Its mission is to create scenic view awareness, promote these views as tourist attractions, and educate citizens and local officials on the value of preserving unique views. Official designation and recognition of the Southern Highroads Scenic Highway is its greatest achievement. Efforts are also underway to work with local governments by educating them on the tools available for scenic view protections. More information on the Southern Highroads Scenic Highway can be found at: www.SouthernHighroads.org.

Scenic Byways. In Georgia, a scenic byway (as opposed to a scenic highway) is a road that has been designated as such by the Board of the Georgia DOT and has been approved through the Georgia Scenic Byways Program. This is a well-defined designation process which includes an application, review by the Georgia DOT, and the development of a Corridor Management Plan. There are five primary benefits to scenic byways designation: recognition, interpretation assistance, planning, promotion and marketing, and training and technical assistance.

More information on the Georgia DOT Scenic Byways Program can be found at: www.dot.state.ga.us/dot/plan-prog/lanning/projects/scenic_byways/index.shtml.

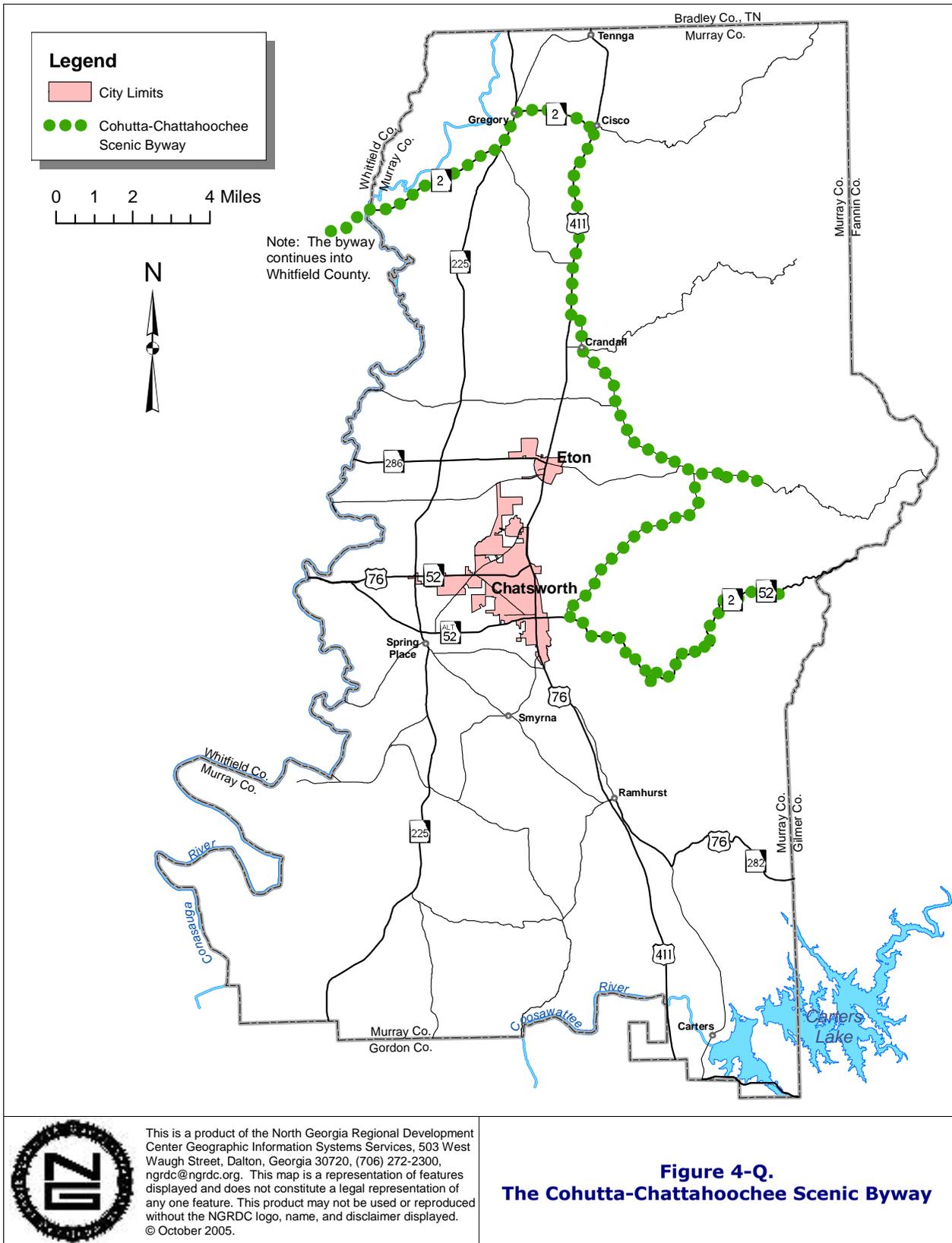
There is one scenic byway in Murray County: the Chattahoochee-Cohutta Scenic Byway. (See Figure 4-Q.) Part of the byway is also located in Whitfield County. A Byway Steering Committee created the following vision for the byway: "To enhance, preserve, and raise the recognition of the mountain and rural beauty through local leadership that generates pride among the community." A Corridor Management Plan has been developed for the byway and design guidelines are in the process of being developed.

Additional Recommended Protection Measures

Development regulations can also play a role in preserving views during the development process by using techniques such as open space preservation concepts, tree preservation measures, controlling density of development, signage control, etc.

Conservation of scenic resources, including natural as well as the historic and cultural resources is important to Murray County not only because of their intrinsic value, but because they also generate economic benefits for the community. By protecting scenic resources, Murray County and the North Georgia region can preserve community character, enhance quality of life, and create the potential for increased economic development through tourism.

Inventory



4.1.15. Governor’s Greenspace Program

Murray County participates in the Governor’s Greenspace Program. The Cities of Chatsworth and Eton have elected not to participate directly in the program, but to support Murray County’s efforts in the program which will accomplish goals that will benefit both the County and Cities.

Murray County proposes to protect 4,423 acres of land. This is in addition to the 54,880 acres which are already in permanent greenspace. The land type, estimated acreage, and tools for protection which are proposed in the County’s Greenspace Program are shown below in Table 4-H.

Table 4-H. Governor’s Greenspace Program Proposal

Land Type	Estimated Acreage	Tools for Protection	
		Permanent	Temporary
Flood Plain	3,760	conservation easements restrictive covenants	Part V Minimum Environmental Standards
Archaeological Sites	44	fee simple acquisition conservation easements	archaeological/conservation overlay zones
Historic and Prime Farmland	442	conservation easements	historic preservation conservation overlay zones
Parkland	177	restrictive covenants conservation easements	--

The estimated cost of protecting the acreage listed above is \$5,097,781. The Greenspace Program Vision Map is shown in Figure 4-R.

4.2.1. Residential Resources

Chief Vann House. The Chief Vann House, discussed in previous sections is probably the most notable historic residence in Murray County. It is a Federal-style, brick I-house featuring a cantilevered stairway and Cherokee-influenced carved wooden mantels. The house was built in 1805 by half-Cherokee James Vann, noted for his promotion of Indian education. The house was restored in 1958 and is owned by the Department of Natural Resources.

Carters Quarters. Carters Quarters, located on old Highway 411, is also listed on the National Register of Historic Places. It is a very early nineteenth century plantation plain house built by George Harlan in what was then Indian territory. Additions, where were made in the 1930s, were designed by Ivey and Crook of Atlanta.

Spring Place Historic District. The only historic district in Murray County which is residential in nature is the Spring Place National Register Historic District. The location of the district is shown in Figure 4-T.



A Historical Photo of Carters Quarters

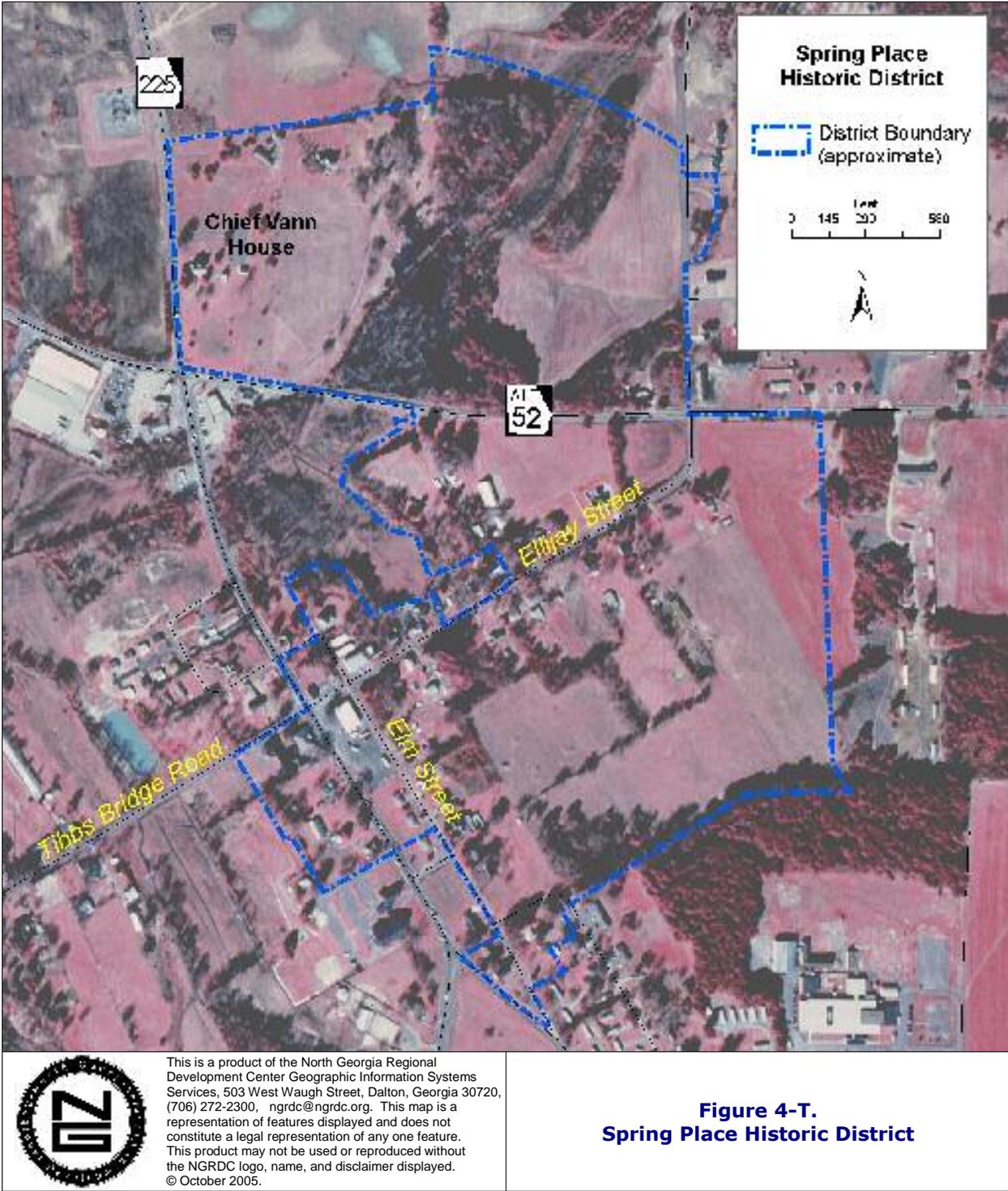
While the establishment of a community at Spring Place dates to the beginning of the 19th century, the general character of the Spring Place Historic District reflects a later period of development dating from the mid to latter part of that century. In many ways Spring Place's appearance is typical of numerous small Southern towns, featuring residential development that grew up around local agricultural interests and an active central business district. But while the building of the railroad spurred the growth and evolution of many small Georgia towns, Spring Place instead saw its development roots in the establishment of the Moravian Mission there as early as 1801 and in its proximity to the old Federal Road, a major thoroughfare opened for passage and trade around 1806.

Originally the county seat of Murray County, Spring Place had a handsome courthouse which stood at the center of the former city limits of the town at the intersection of Elm and Ellijay Street. The commercial district few up around the courthouse, with stores, offices, and other public establishments being constructed along Elm Street, GA 225, Ellijay Street, and along a street south of the courthouse which no longer exists. This commercial center was surrounded by residential development, which in turn was surrounded by agricultural fields and woodland.

Architecturally, the Spring Place Historic District has a late 19th century appearance, as most of the extant historic structures appear to date from between 1875 and 1900. It is also very rural in character, with large expanses of open field and wooded areas still comprising the outer portions of the former city limits.

The former site of the Lucy Hill Institute is also included in the historic district. The property now includes a small recreation area and the Mission/Lucy Hill Spring, one of the many springs in town.

The Spring Place Historic District holds enormous archaeological potential for at least three reasons. First it was the site of a Moravian Mission from 1801 to 1832. Chief James Vann invited the Missionaries to come to the area in 1801. Their mission was, among other things, to educate the Cherokees. That education included reading, grammar, writing, sacred history, mathematics, geography, weaving and botany. Second, Spring Place is in close proximity to the Old Federal Road, a major thoroughfare in the 1800s. Spring Place had one of the first post offices in the area and was also on the stagecoach route. Third, the town played a central role in one part of the history of the Cherokee Nation.



4.2.2. Commercial, Industrial, and Institutional Resources

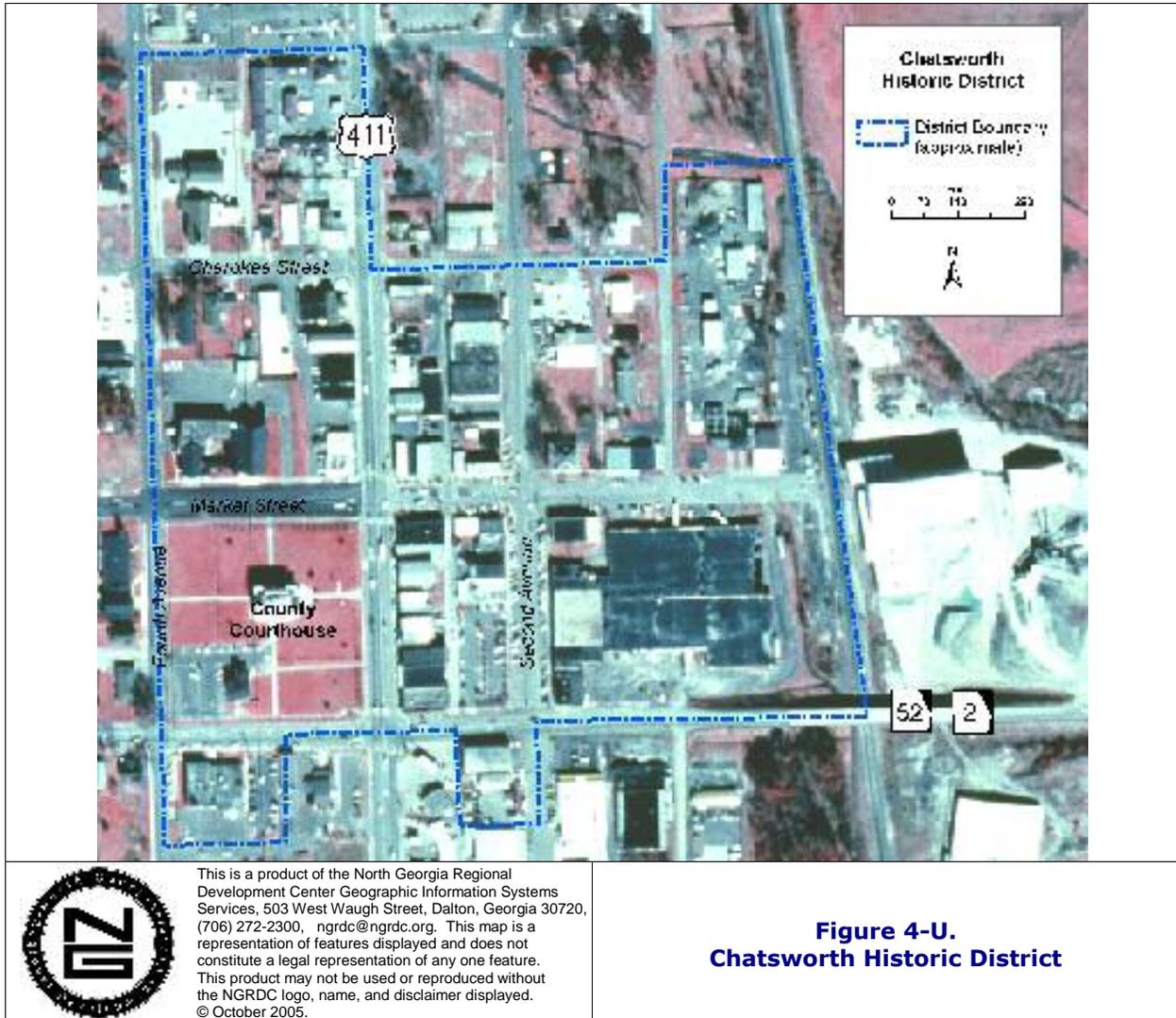
Wright Hotel. The Wright Hotel, located on Market Street in Chatsworth, is the only commercial structure listed individually on the National Register of Historic Places. The hotel was built in 1909 and was advertised as a summer spa. The property is owned by the Whitfield-Murray Historical Society.



The Wright Hotel

Murray County Courthouse. This Neoclassical revival courthouse was erected in 1916 and is one of only three domed courthouses in the State of Georgia. It is listed on the National Register of Historic Places as part of a statewide nomination.

Chatsworth Historic District. The boundaries of the Chatsworth National Register Historic District are shown below in Figure 4-U.

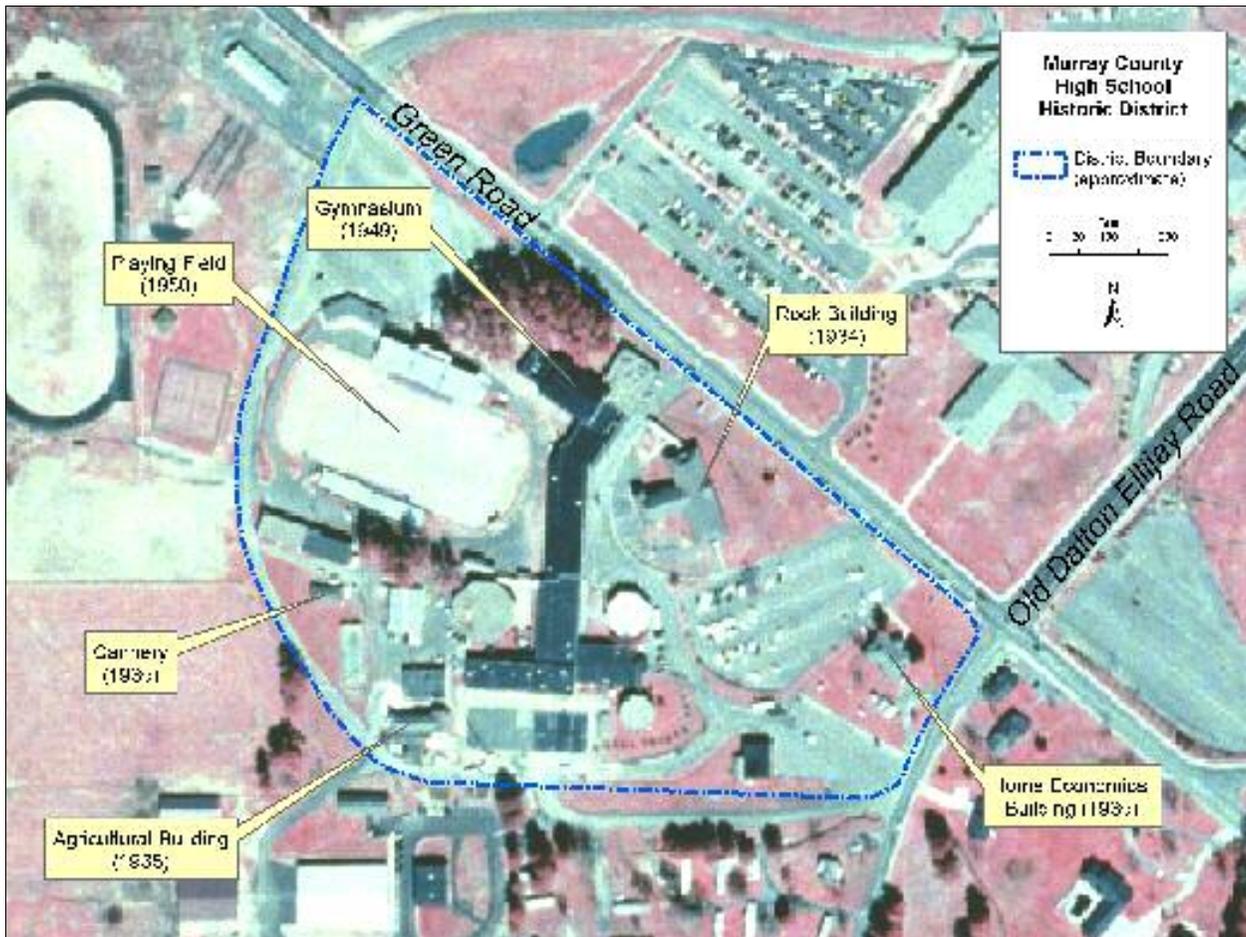


Murray County High School Historic District.

The boundaries of this district are shown below in Figure 4-V. The four oldest buildings on the campus feature stone exteriors and exhibit features of different architectural styles including Spanish Colonial Revival and Craftsman. In addition to the architectural significance of these buildings, the historic district is also significant in the areas of agriculture and education because of the role the schools played in initiating an agricultural education program in the Murray County. Not only was an agriculture building constructed, but the campus also included a cannery which was used by both high school students and Murray County residents. Through the mid-1950s, the campus included more than one hundred acres of farmed land.



The "Rock Building" in the Murray County High School Historic District.



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**Figure 4-V.
Murray County High School
Historic District**

4.2.3. Transportation Resources

Old Federal Road. As discussed previously, The Old Federal Road was the primary transportation route through the region in the 1800s. It served as both a postal route and a stagecoach route. The Old Federal Road began west of Athens, Georgia and entered Murray County near Carters. It followed what is now Old US 411, with a western fork leading from Ramhurst to Spring Place and then through Whitfield County. The eastern fork ran throughout Murray County and parts are still in use and call Old Federal Road. Because of the historical significance of the road, the Georgia DOT is in the process of determining its path and marking it.

4.2.4. Rural Resources

Crossroad Communities

There are numerous crossroad communities in Murray County. These include Tennga, Gregory, Cisco, Crandall, Spring Place, Ramhurst, and Carters. The locations of these communities are shown on maps throughout this plan.

Equestrian Facilities

Murray Saddle Club. The Saddle Club is located on Highway 52, just east of downtown Chatsworth. It is the host of a wide variety of equestrian events including the Georgia State And Red Carpet Championship Mule-Draft Horse Frolic Show, the Georgia Spotted Saddle Horse Association State Championship, and the National Rocking Horse Association's World Championship. The saddle club was organized in 1957 and chartered in 1959. It moved to its current site in 1975.

Bouckaert Farm. Located in southern Murray County, Bouckaert Farm has been the site of the Chatsworth International Horse Trials since 1988. Bouckaert Farm is one of the premier equestrian facilities in the world, offering a wide range of opportunities for the equestrian enthusiast. In 2005, Bouckaert Farm hosted its first FEI (International Equestrian Federation) World Cup qualifier event.

4.2.5. Other Historic, Archaeological, and Cultural Resources

Community Landmarks

In addition to the properties listed in Sections 4.2.1. to 4.2.4., the following are considered community landmarks:

- | | |
|---|--|
| ③ The Old L&N Depot | ③ Sumach Cumberland Presbyterian Church |
| ③ The Public Well in Eton | ③ Cisco School |
| ③ God's Acre | ③ Old Goswick Farm and Store |
| ③ The Section House at Chatsworth City Park | ③ Clint Bryant House |
| ③ Spring Place Cemetery | ③ Culvard House |
| ③ Dennis Mill | ③ Old Franklin Crossroad (GA 286/GA 225) |
| ③ Gregory Mill | ③ Old Spring Place Methodist Church |
| ③ Cohutta Springs | |

Inventory

Cherokee Removal Forts

Between 1836 and 1838, a number of military posts were constructed in Georgia in conjunction with Cherokee Removal programs. According to "Cherokee Removal: Forts Along the Georgia Trail of Tears," published by the National Parks Service, these posts were not intended for housing captive Indians, but for providing shelter for troops and supplies. There were two such posts in Murray County: Fort Hoskins and Fort Gilmer. (The discussion provided below is from the National Parks Service report.)

Fort Hoskins. The exact location of this fort has not been determined, but it was located near Spring Place. The post was not occupied in winter months so it is likely that personnel stationed there slept in tents rather than barracks. It is possible that Fort Hoskins served as the center for hospital supplies.

Fort Gilmer. In the 1950s, the Georgia Historical Commission erected a state marker near the likely site of Fort Gilmer. The fort was located along the Federal Road near the Cherokee town of Coosawattee.

Battlegrounds

Although several Civil War skirmishes occurred in Murray County, there are no known battleground sites in the county.

Tabby Ruins

There are no tabby ruins in Murray County.

Gardens

There are no public gardens in Murray County.

Parks

Petty-Fairy Valley Recreation Park. Murray County opened this park in 2001. Located off US 411 North, this park includes baseball fields, soccer/football fields, a walking track, and playground equipment.

Chatsworth City Park. This lovely park, located behind City Hall, opened in 1996. It includes swings, sidewalks, open lawns, and a fountain.

Spring Place Park. Nestled on a small site in Spring Place, this park is the location of the former Lucy Hill Institute and is owned by the Murray County Board of Education. It includes a picnic shelter constructed by the Ruritan Club and the Mission Spring, one of many springs in the town.

Eton City Park. This park is located on the site of the Old Eton Elementary School.

God's Acre. Located in Spring Place, this site contains the burial ground of Moravian Missionaries and several Cherokee Indians, including Principal Chief Charles R. Hicks. The property was donated to the Department of Natural Resources in 2002.

Views

Murray County abounds with scenic views. The most photographed is probably the view of Fort Mountain from the valley below.



View of Fort Mountain from Chatsworth City Hall

Festival Locations and Gathering Places

Following is a list of events that occur in locations throughout Murray County:

- ③ Murray County Spring Festival
- ③ Appalachian Wagon Train
- ③ Tour de Georgia
- ③ Eton Country Fair
- ③ Vann House Days
- ③ Moravian Christmas at the Chief Vann House
- ③ Spring Place Community Festival

Cemeteries and Burial Grounds

Murray County contains numerous cemeteries, many of which are on property adjacent to churches, although there are also numerous family cemeteries in the county. Some of the older cemeteries include the following:

- | | |
|----------------------------|--|
| ③ Ball Ground Cemetery | ③ Holly Creek Cemetery |
| ③ Baxter Cemetery | ③ Hopewell Church Cemetery |
| ③ Calvary Cemetery | ③ Jackson Family Cemetery |
| ③ Carters Cemetery | ③ Liberty Cemetery |
| ③ Casey Springs Cemetery | ③ Loughridge Family Cemetery |
| ③ Center Valley Cemetery | ③ Mathis Cemetery |
| ③ Coffee Family Cemetery | ③ McEntire/Montgomery Cemetery |
| ③ Connally Family Cemetery | ③ Mt. Zion Cemetery |
| ③ Davis Family Cemetery | ③ New Prospect Cemetery |
| ③ Eton Cemetery | ③ Osborn Family (Center Hill) Cemetery |
| ③ Fouts Family Cemetery | ③ Spring Place Cemetery |
| ③ Free Hope Cemetery | ③ Sumach Cemetery |
| ③ Harris Family Cemetery | ③ Summerour Cemetery |
| ③ Harrison Chapel Cemetery | ③ Treadwell Cemetery |
| ③ Hassler's Cemetery | ③ Venable Family Cemetery |
| ③ Hemphill Family Cemetery | ③ Vining Family Cemetery |
| ③ Hill Cemetery | ③ Williams Cemetery |

4.3. Assessment of Current and Future Needs

In Section 4.1, an inventory of the natural and cultural resources in Murray County, Chatsworth, and Eton was provided. The following assessment considers whether or not existing policies and programs are adequate to wisely and responsibly utilize, develop, manage, and/or preserve valuable resources for the maximum long-range benefits to the community.

This assessment can be completed by answering the following questions which were taken derived from Section 110-12-1-.0 4(12)(d)2.(ii) of Georgia's Minimum Local Planning Standards.

Which of the community's natural and cultural resources are potentially vulnerable to land development and other human activities?

Which resources need the attention of the local government due to encroachment of human activities, unintended land use conflicts, physical disturbance, or rapid physical deterioration?

These questions are answered in Section 4.3.1. and 4.3.2.

4.3.1. Which of the community's natural and cultural resources are potentially vulnerable to land development and other human activities?

Murray County's natural and cultural resources are some of its greatest assets. Those resources which are vulnerable to either development, neglect, or vandalism include the following:

- ③ water supplies and watersheds;
- ③ rivers, trout streams, and creeks;
- ③ steep slopes and protected mountains;
- ③ farm land and forest land, and
- ③ historic structures and archaeological sites.

Throughout the general population, it seems that there is a general lack of awareness of and appreciation for the natural and cultural resources in the county. Until that situation changes, Murray County will continue to lose many of its most valuable assets.

4.3.2. Which resources need the attention of the local government due to encroachment of human activities, unintended land use conflicts, physical disturbance, or rapid physical deterioration?

All of the resources listed in Section 4.2.1. need the attention of the local governments. The most effective ways to protect the area's valuable resources will be through (1) the enforcement of existing regulations and (2) public education.

4.4. Community Goals and Implementation Program

To support and achieve the community's joint vision statement, Murray County and the Cities of Chatsworth and Eton have developed the following natural and cultural resources goal and associated policies and action items:

Goal: To conserve, protect, and wisely manage the area's environmental, natural, and historic resources.	
<p>Policy 1: Environmental Protection.* Air quality, water quality, and environmentally sensitive areas should be protected from negative impacts of development. Environmentally sensitive areas deserve special protection, particularly when they are important for maintaining traditional character or quality of life of the community. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.</p>	<p>Action Items:</p> <ol style="list-style-type: none"> a. Adopt a steep slope ordinance. b. Investigate storm water management regulations. c. Pursue grant funding to remedy septic tank problems and implement farm BMPs. d. Ensure that new development is designed to minimize the amount of land consumed and that open space is set aside from development for use as buffers, parks, greenbelts, or wildlife corridors.
<p>Policy 2: Regional Cooperation.* Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to the success of a venture, such as the protection of shared natural resources.</p>	<p>Action Items:</p> <ol style="list-style-type: none"> a. Continue involvement in the Northwest Georgia Regional Water Resources Partnership. b. Support the efforts of the Conasauga River Alliance to both educate the public and protect natural resources. c. Promote the Scenic Byway and Scenic Highway.
<p>Policy 3: Heritage Preservation. The traditional character of the community should be maintained through preserving and revitalizing historic areas, encouraging new development that is compatible with traditional features, and protecting other scenic and natural features that are important to defining the community's character.</p>	<p>Action Items:</p> <ol style="list-style-type: none"> a. Adopt and implement functional design guidelines for the Cohutta-Chattahoochee Scenic Highway. b. Develop a National Register District nomination for Eton. c. Support National Register and Local Historic District nominations throughout the community. d. Create a Joint Historic Preservation Commission. e. Develop a master plan for Spring Place prior to the bypass being completed. f. Support efforts to expand the Vann House property and other public sites in the community. g. Support efforts to locate the site of Fort Hoskins and place a historical marker at the site. h. Increase public education related to cultural resources, possibly through a school program or through a series of articles in the newspaper. i. Transfer Murray County historic resource survey data to GIS based land use maps. j. Support efforts to renovate the train station, the old elementary school in Eton, the old Rock School, the Section House, the Wright Hotel, and other historic buildings in the community.

* A DCA "Quality Communities" Objective

5.1. Inventory

5.1.1. Transportation Network

Murray County’s transportation network is discussed in Appendix 8: Transportation.

5.1.2. Water Supply and Treatment

Operational Responsibility and Service Area.

Murray County is served by four separate water utilities. The largest section of the county is served by the Chatsworth Water Works Commission, which operates as an arm of the city. Water service is available to all of Chatsworth and Eton as well as portions of Murray County. (See Figure 5-B on page 5-3.) Very small portions of the county receive water from Dalton Utilities, the Ocoee Water Works, and the City of Calhoun.



Chatsworth Water Works Offices

Facilities and Resources. The Chatsworth Water Works’ water supply, treatment, and storage facilities are listed in Table 5-A.

Table 5-A. Water Supply and Treatment

	Permitted Capacity (MGD)	Average Daily Consumption (MGD) Monthly Average	Percentage Demand vs. Permit
Water Supply			
Carters Lake	2.3 MGD	1.357 MGD	59%
Eton Spring	2.0 MGD	1.871 MGD	94%
O’Neal/Sumach Spring	1.760 MGD	0.0 MDG	0%
Nix Spring	0.008 MGD	0.008 MGD	100%
Holly Creek	non-operational		
Water Treatment			
Carters Lake	2 MGD		
Holly Creek	non-operational		
	Quantity	Comments	
Water Storage			
Water Tanks	7	Total storage capacity of 5.85 MG	
Distribution System			
Booster pumping stations	6	5 are operational and 1 is not operational	
Miles of Water Lines	380		

Source: Chatsworth Water Works

Inventory

Demand for Service. Table 5-B details the number and type of customers that the Water Works had as of February 2005.

Currently, the largest water customers are Aladdin, Better Backers, Galaxy, and Shaw. Their combined monthly usage is almost 12 million gallons or just over 11% of the total output.

Current and Future Needs. Presently, Murray County is consuming 59% of its permitted capacity.

Short term water infrastructure needs for the planning horizon include the following:

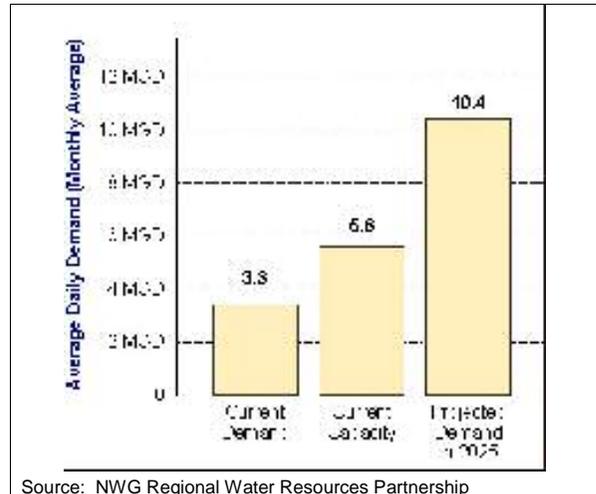
- ③ water distribution - approximately 50 miles of new water lines,
- ③ permitted water withdrawal - increase by a minimum of 1/2 MGD, and
- ③ water treatment capacity - increase by a minimum of 1/2 MGD.

The Northwest Georgia Regional Water Resources Partnership is undertaking a project to determine future water and wastewater demand in the 15-county northwest Georgia area. This study projects that the annual average daily demand in Murray County for water will be 10.4 MGD by 2030, and increase of 215% over the current level of 3.3 MGD. (See Figure 5-A.) Peak demand would add approximately 25% to the average daily demand.

Table 5-B. Water Supply Customers

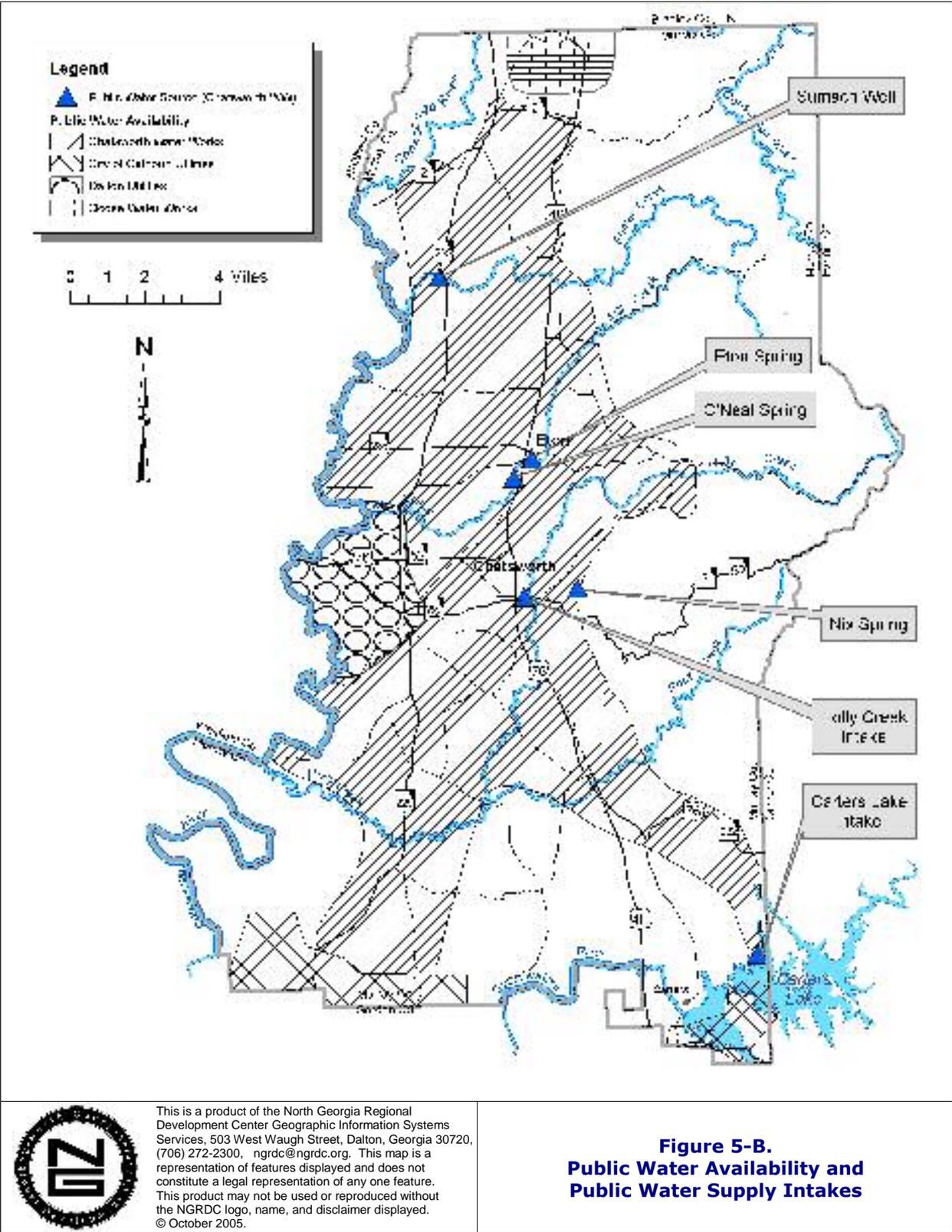
	Number of Customers (Feb. 2005)		Gallons Billed (2004)	
Residential	10,015	93%	619,656,000	68%
Commercial	519	5%	80,278,800	9%
Industrial	149	1%	183,410,400	20%
Other	113	1%	27,111,600	3%
Total	10,796	100%	910,465,800	100%

Source: Chatsworth Water Works



Source: NWG Regional Water Resources Partnership

Figure 5-A. Current and Projected Demand for Public Water



**Figure 5-B.
Public Water Availability and
Public Water Supply Intakes**

5.1.3. Sewerage System and Wastewater Treatment

Operational Responsibility and Service Area. In addition to providing water service, the Chatsworth Water Works is responsible for the gathering and treatment of residential, commercial, and industrial wastewater. The areas where service is currently available are illustrated in Figure 5-D on page 5-5. Areas not service by public sewer rely upon septic systems.

Facilities and Resources. The Chatsworth Water Works Commission operates a wastewater treatment facility on Holly Creek. The facility has a system design capacity of 3 MGD and a permitted discharge capacity of 3 MGD. The treated wastewater is discharged to Holly Creek and the facility discharges 1.5 MGD on average. Chatsworth Water Works has approximately 46 miles of sewer lines.

Demand for Service. Table 5-C details the number and type of sewer customers that the Water Works had as of February 2005.

Currently, the largest sewer customers are Aladdin, Better Backers, Galaxy, and Shaw. Their combined monthly usage is just over 9 million gallons or around 10% of the total output.

Current and Future Needs. Presently, Murray County is utilizing 50% of its discharge capacity.

Table 5-C. Public Sewer Customers

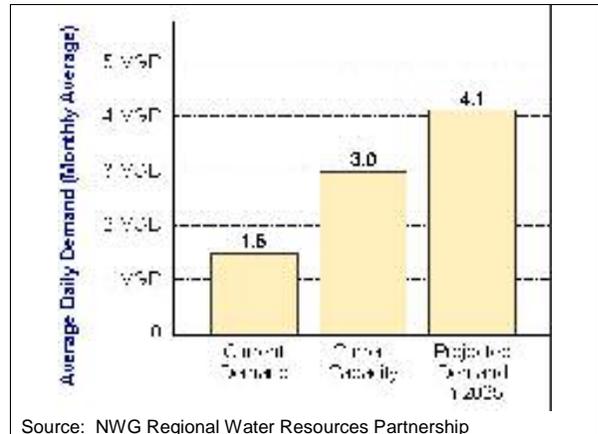
	Number of Customers (Feb. 2005)		Gallons Billed in 2004	
Residential	1,481	75%	81,741,600	27%
Commercial	366	19%	59,226,000	20%
Industrial	74	4%	142,816,100	47%
Other	43	2%	19,286,500	6%
Total	1,964		303,070,200	

Source: Chatsworth Water Works

Short term sewer infrastructure needs for the planning horizon include the following:

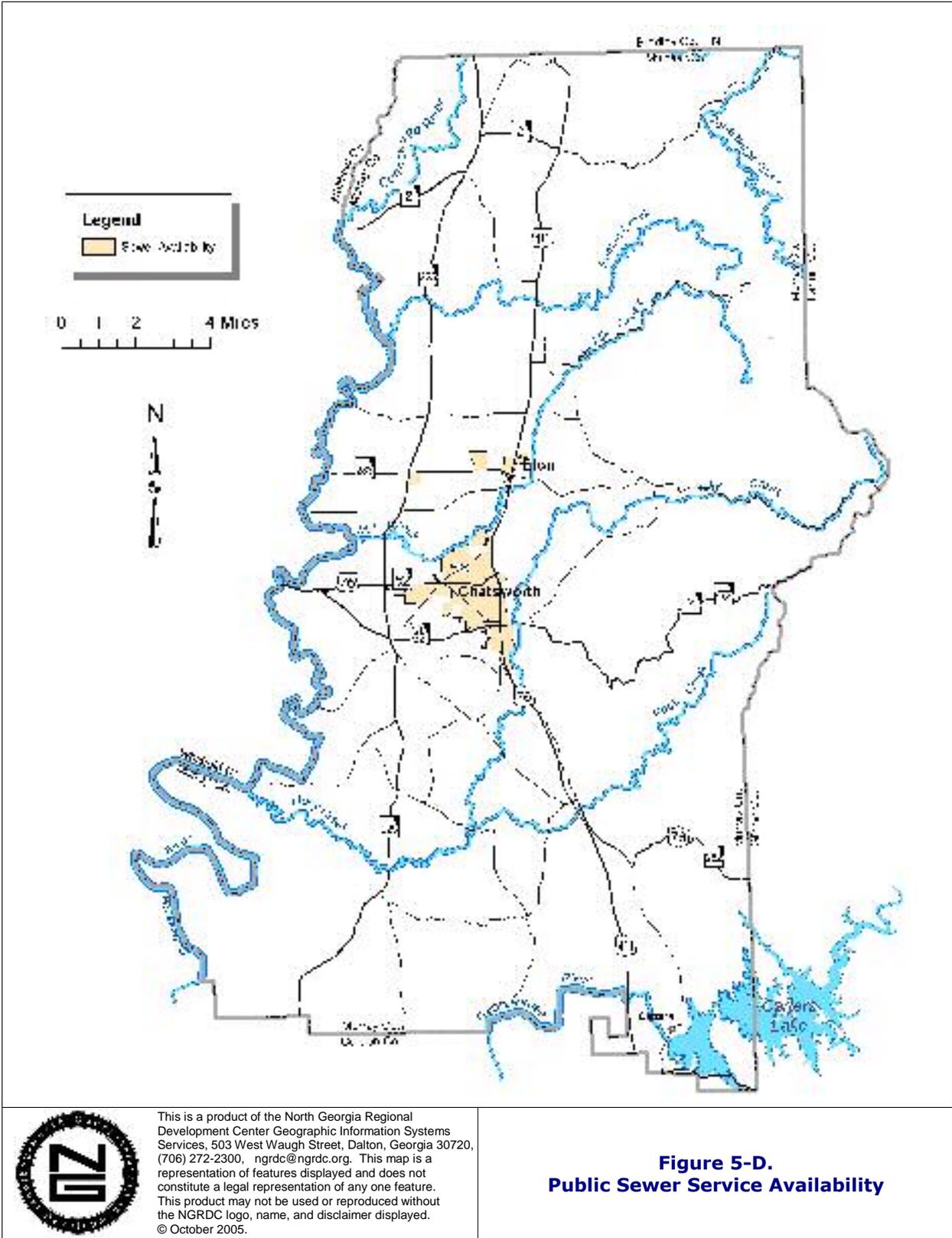
- ③ wastewater distribution - repair of existing collection system because of inflow/infiltration problems, and
- ③ wastewater treatment/discharge - an increase in treatment capacity of 1 MGD.

The Northwest Georgia Regional Water Resources Partnership is undertaking a project to determine future water and wastewater demand in the 15-county northwest Georgia area. This study projects that the annual average daily demand in Murray County for wastewater treatment will be 4.1 MGD by 2030, and increase of 173% over the current demand level of 1.5 MGD. (See Figure 5-C.) Peak demand would add approximately 25% to the average daily demand.



Source: NWG Regional Water Resources Partnership

Figure 5-C. Current and Projected Demand for Public Wastewater Treatment



Inventory

5.1.4. Solid Waste Management

Murray County

Operational Responsibility and Service Area.

Murray County presently does not provide streetside garbage collection services. Solid waste management activities are handled through five collection facilities (convenience centers) located throughout the county and at the Murray County Landfill.

Facilities and Resources. Each of the five convenience centers has a compacter, a 40 cubic yard roll off box, an office, and a portable toilet. The County leases the property where the five convenience centers are located. The convenience centers are open Monday through Saturday from 8:00 AM until 6:00 PM.



Murray County Landfill

Murray County owns the Murray County Westside Landfill. The landfill has been managed for Murray County by Santek Environmental, Inc. since June 2002. Under the current contract between the County and Santek, Murray County is able to dispose of 7,500 tons of waste per year at the landfill with no charge. In addition, the County receives a host fee of \$1.50 per ton for all waste that enters the landfill.

Demand for Service. Table 5-D below shows the amount of waste generated in Murray County that is disposed in landfills in Georgia. Almost 50,000 tons from Murray County were disposed in the Westside Landfill in 2004

Table 5-D. Murray County Waste Disposed of Annually at Georgia Landfills (Tons)

Disposal Facility Name	1999	2000	2001	2002	2003	2004
Murray County – US 411 Westside	37,357	37,975	37,908	38,804	45,526	49,917
Gordon Co. – Redbone Ridges Rd.	1.2				0.1	
Cherokee Co. – Pine Bluff Landfill	66.2		23.8	36.0	15.7	39.5
BFI – East Dekalb Landfill (C&D)		11.9				
BFI – Hickory Ridge			3.5			
Catoosa Co. – SR 151				13.2		
Pecan Row				21.8	18.6	
Cherokee C&D Landfill						13.7
Total Tons of Waste	37,424	37,987	37,935	38,875	45,560	49,970

Source: Waste Volumes: Georgia Department of Natural Resources, Environmental Protection Division

Element 5: Community Facilities

As Table 5-D shows, Murray County disposed of the majority of its waste at the Murray County Westside Landfill. Other counties use the Murray County Landfill for their waste disposal needs. These counties and the amount of waste they disposed in Murray County over the past 2 years are shown in Table 5-E below. As shown in Figure 5-E to the right, the majority of the waste entering the Murray County Landfill comes from Murray County. Both Gordon and Whitfield Counties contribute 15% of the total waste stream. The balance of the waste comes from other Georgia Counties and Tennessee. Currently the only out of state waste entering the Murray County Landfill comes from Tennessee.

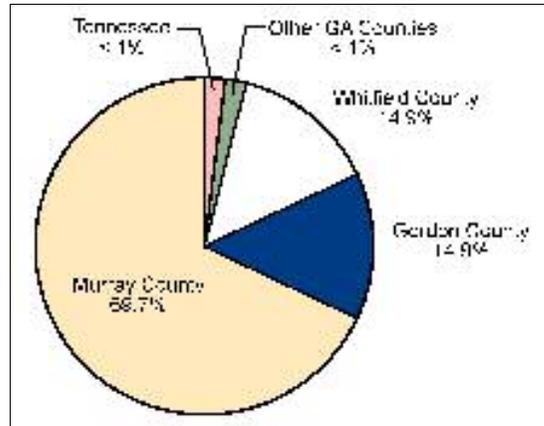


Figure 5-E. Contributors of Waste to the Murray County Landfill (January 2003 – March 2005)

Table 5-E. Quarterly Waste Disposal at the Murray County Westside Landfill (Tons)

	2003				2004				2005
	1 st Qtr.	2 nd Qtr.	3 rd Qtr.	4 th Qtr.	1 st Qtr.	2 nd Qtr.	3 rd Qtr.	4 th Qtr.	1 st Qtr.
Georgia									
Murray County	10,125	11,638	11,126	12,638	11,082	12,920	14,022	11,893	13,527
Bartow County	< 1	1	11	11	1	-	-	-	3
Catoosa County	53	25	9	-	2	-	-	-	9
Gilmer County	27	22	0	24	2	24	22	-	-
Gordon County	2,942	19	23	119	763	1,948	2,742	4,473	3,598
Harris County	-	1	-	-	-	-	-	-	-
Pickens County	7	7	8	6	8	-	-	-	-
Polk County	6	-	7	-	9	-	-	-	-
Walker County	13	1	<1	1	13	40	75	17	194
Whitfield County	1,492	1,566	1,362	1,731	1,180	2,149	3,026	3,019	4,193
Tennessee	-	-	6	-	-	45	25	5	32
Total Tons of Waste	14,665	13,280	12,552	14,530	13,060	17,126	19,912	19,407	21,556

Source: Waste Volumes: Georgia Department of Natural Resources, Environmental Protection Division

Current and Future Needs. The Murray County Landfill has more than sufficient capacity to handle the community's needs in during the planning period. As new pockets of development occur in the county, additional convenience centers may be needed. The expansion of recycling should also be a goal.

More information on solid waste needs and goals can be found in the Joint Solid Waste Management Plan.

Inventory

City of Chatsworth

Operational Responsibility and Service Area. The City of Chatsworth provides weekly residential trash collection at no direct cost to its residents. Businesses within the Chatsworth can contract with the City for daily pick-up of waste at \$35.00 per container for restaurants and \$25.00 per container for all other businesses. Both residential and commercial customers use 95 gallon bins which can be picked up by automated garbage trucks.

Facilities and Resources. The City has two automated garbage trucks and one full-time employee. It does not have a recycling program.

Demand for Service. Table 5-F below provides additional information regarding waste collection within Chatsworth.

Table 5-F. Waste Collection Data for the City of Chatsworth

	2002	2003	2004
Number of Residential Customers	73	69	76
Number of Commercial Customers	1218	1,230	1,235
Operating Revenue (Commercial Fees)	37,483	39,175	37,312
Other Fund Revenue	325,126	332,676	356,462
Total Revenue	\$362,609	\$371,851	\$393,774
Solid Waste Collection Expenditures	283,016	255,606	255,067
Solid Waste Disposal Expenditures	30,156	36,195	37,970
Yard Trimmings Collection & Management	49,437	80,050	100,737
Total Cost	\$362,609	\$371,851	\$393,774

Sources: City of Chatsworth

City of Eton

Operational Responsibility and Service Area. The City of Eton provides curbside trash collection for residential properties in Eton.

Facilities and Resources. Residential collection occurs once a week with no user fee being charged. Due to the limited number of customers, the City does not use automated garbage trucks. As the demand for service increases, the City may consider switching to automated trucks at some time in the future.

Demand for Service. In 2003, the City served 319 residential customers at an annual cost of just under \$5,000.

5.1.5. Public Safety – Law Enforcement

Murray County Sheriff's Department

Operational Responsibility and Service Area. The Murray County Sheriff's Department provides law enforcement to the unincorporated areas of Murray County and to the City of Eton when the Eton Police Chief is not on Duty.



Murray County Sheriff's Department

Facilities and Resources. The Sheriff's office is located in a combined office and correctional facility at 810 1/2 Maddox Parkway. (See Figure 5-F on page 5-13.) The facility was constructed in 1993 using SPLOST funding. There is sufficient room at the present location for future expansion.

The facility contains office space, a records room, and lock up cells. The maximum number of detainees that can be held in the facility is 115 males and 15 females which equates to approximately 3 beds per 1,000 persons in the County and Cities. Both the City of Chatsworth and the City of Eton contract with the Sheriff's office to use the correctional facility. In addition, Gordon, Gilmer, and Pickens County, have contracted with Murray County to house their overflow detainees.

The Sheriff's Department staff includes a sheriff, 23 full-time patrol officers, 2 part-time patrol officers, 30 full-time jailers, 2 records clerks, and 4 school resource officers. Patrol officers work 12 hour shifts with 4 officers per shift.

The Sheriff's Department has 38 patrol vehicles and 2, four-wheel-drive vehicles. The vehicles are replaced at approximately 150,000 miles.

Demand for Service. Domestic disturbances are the primary incidents to which the department responds.

Current and Future Needs. Short term needs are for additional staff, including more drug enforcement officers and school resources officers. Currently, an "ideal" number of officers working per shift would be six. This would require the addition of 8 more patrol officers to the current number of 23.

Six patrol vehicles are at or over 150,000 miles and need to be replaced. The mountainous terrain in many parts of the county presents difficulties to the department. Other current needs include hazardous materials equipment and training and meth lab training.

Future needs involve expansion of the jail as it has reached capacity. In 1993, when the current facility was built, it housed 20 inmates. Today, just twelve years later, it houses 130. By 2025, it is anticipated that the county will need approximately 243 beds for inmates. (The projected county-wide population for 2025 is 79,374 persons. Three beds per 1,000 persons would equate to 243 beds.)

Current plans are to increase the amount of administrative space and double number of inmates that can be accommodated (260 beds). It is estimated that this would cost approximately \$5 million.

Inventory

City of Chatsworth Police Department

Operational Responsibility and Service Area. The Chatsworth Police Department serves the entire City of Chatsworth.

Facilities and Resources. The Chatsworth Police Department is located at 501 North Third Avenue. (See Figure 5-F on page 5-13.) . The 7,500 square foot facility was constructed in 1997 using SPLOST funding.

The police station includes 6 offices, 1 conference room, 2 lobbies, 1 kitchen, 1 men's locker room, 1 men's bathroom, 1 ladies' locker/bathroom, 1 large officers squad room 1 evidence/storage room, and 1 equipment/storage room.



Chatsworth Police Department

Department staff includes a full time Chief of Police, 12 full time officers, and 2 clerks. Officers work 12-hour shifts with three days on and two days off. There are two officers on duty during the day plus the Chief and Captain. Three officers are on duty at night.

The department has 6 patrol vehicles which are replaced approximately every 2 years. Two were purchased in the spring of 2005.

Demand for Service. The primary types of incidents to which the Chatsworth Police Department responds are accidents, disturbance calls, domestic calls, damage to property, and thefts/burglaries. Table 5-G on the following page shows the number and types of cases handled by the Police Department over the past five years.

Current and Future Needs. Short term needs (1-5 years) include speed detection signs and updates of equipment to keep up with new technology. Current challenges for the department include keeping quality personnel due to salary competition from larger departments, the growing epidemic of meth use, and the need for more training in cultural diversity.

Longer term needs (6-20 years) include expanded policing programs and training in cultural diversity. In addition, hiring goals should include Hispanic/Latino recruitments.

Table 5-G. Annual Cases Handled by the City of Chatsworth Police Department

Type of Case	2000	2001	2002	2003	2004
Affray	4	14	13	7	9
Assault/Battery	5	7	15	13	3
Disorderly Conduct	47	18	39	17	37
Traffic Light Violation	18	20	34	30	69
Driving Under Influence	42	62	73	45	74
Driving without License	74	101	168	107	169
Expired Driver's License	6	11	17	6	21
Expired Tag	53	43	89	97	79
Failure to Yield ROW	31	20	22	29	24
Fleeing to Elude	3	7	5	6	8
Habitual Violator	6	1	1	5	1
Improper Left Turn/Passing	20	25	82	64	48
Improper Tag or No Tag	14	23	13	13	47
Improper Equipment	35	25	63	81	128
Improper Parking	32	16	14	13	14
Juvenile	155	160	178	50	43
Laying Drag	31	11	23	8	4
Leaving Scene of Accident	1	4	5	2	8
No Proof of Insurance/No Insurance	116	197	311	91	105
Obstruction of Officer	21	38	41	28	54
Permitting Driving Under Influence	-	1	2	1	2
Permitting w/o License	-	2	3	1	4
Permitting w/o Insurance	-	-	-	-	3
Public Drunkenness, Drunk/Disorderly	53	50	51	46	57
Revoked/Suspended License	73	84	142	85	120
Seatbelt Violation	37	31	52	9	70
Speeding	431	748	1,025	926	833
Stop Sign Violation	18	11	11	45	83
Theft, Burglary, Robbery	54	49	53	60	31
V.G.D.L.	18	25			
Underage Consumption			26	5	26
V.G.S.C.A.	14	34	50	27	149
Warrants	42	38	76	46	127
Miscellaneous	158	216	316	239	376
Total	1,612	2,092	3,013	2,202	2,826

Source: Chatsworth Police Department

Inventory

City of Eton Police Department

Operational Responsibility and Service Area. The Eton City Police Department provides law enforcement within the city limits.

Facilities and Resources. The police station is located in Eton City Hall at 3475 Highway 411 North. (See Figure 5-F on page 5-13.) It contains office space and a courtroom/classroom.

The department has a Police Chief and two full-time officers, one of whom is a detective. The City Clerk and part-time assistant to the City Clerk assist the police department on an as-needed basis. The City relies upon the Sheriff's department for support during any hours when the Chief or officers are not available. Staff works on 3, eight-hour shifts, with one officer per shift.

The department has four patrol cars and one, four-wheel-drive vehicle. Vehicles are replaced based on the mileage on the car. The most recent vehicle purchase was in March 2005.

Demand for Service. Traffic accidents are one of the primary types of incidents to which the department responds.

Current and Future Needs. The Eton Police Department could use at least one additional officer on the second shift, bringing the total number of officers to four. Other current needs include more modern equipment and better training for officers.

Future needs include more officers, more equipment, and a larger police station.

Overall Demand for Law Enforcement Services

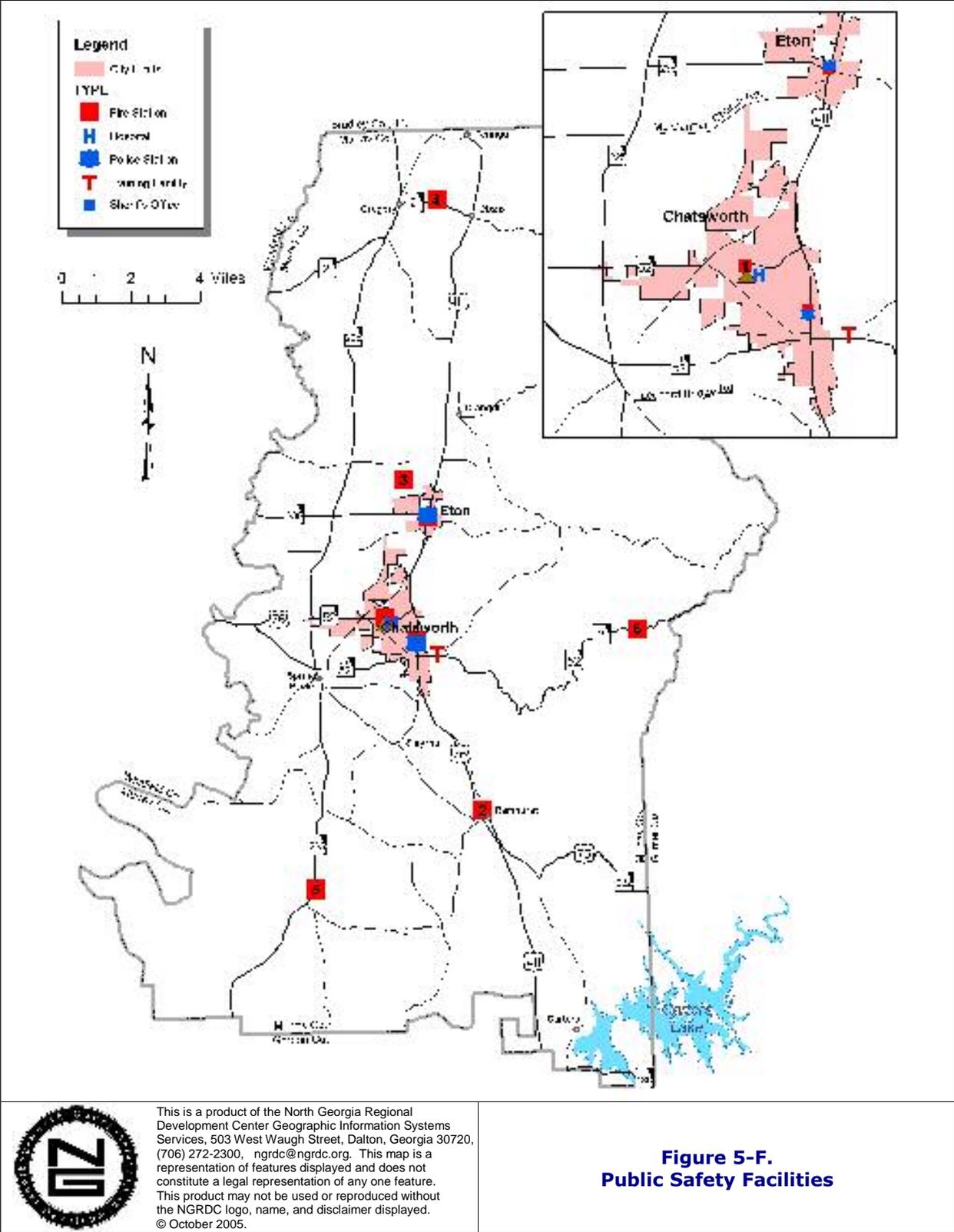
Table 5-H below provides data on the number of 911 dispatches to the various law enforcement agencies in Murray County. All three agencies are showing an increase in the number of calls.

Table 5-H. Annual Law Enforcement Dispatches

Type of Dispatch	2002	2003	2004	2005 (through 6/23/05)
Murray County Sheriff's Department	24,224	24,708	28,004	19,409
Chatsworth Police Department	9,292	7,704	10,397	6,322
Eton Police Department	535	689	1,290	586

Source: Murray County 911





**Figure 5-F.
Public Safety Facilities**

Inventory

5.1.6. Public Safety – Fire Protection/Emergency Medical Services

Murray County Fire Department

Operational Responsibility and Service Area. The Murray County Fire Department serves all unincorporated areas of Murray County. Services include fire suppression and fire protection. Whitfield County and the Cities of Chatsworth and Eton are within the Department’s mutual aid area.



Murray County Fire Department Headquarters

The Insurance Services Office (ISO) rating in Murray County varies, depending upon the proximity of a property to a fire station and fire hydrant. Properties within a 5-mile radius of a fire station and within 1,000 feet of a fire hydrant have an ISO rating of 5. Other properties have an ISO rating of 9.

Facilities and Resources. The County Fire Department has six fire stations and one training facility as listed in Table 5-I below. The locations are shown in Figure 5-F on page 5-13.

Table 5-I. Murray County Fire Department Facilities

Station Number and Address	Approx. Year of Construction	Approx. Square Footage	Facilities
1 810 G.I. Maddox Parkway	1991	4,800 SF	three drive through bays, living space, and office space
2 2411 Old Highway 411	2001	3,500 SF	two truck bays, living space, and office space
3 1309 Walker Road	1990	2,400 SF	two truck bays, living space, and office space
4 85 Shields Road	2003	4,000 SF	two truck bays, living space, and office space
5 6620 225 South	2003	5,200 SF	three truck bays, living space, and office space
6 9911 Highway 52 East	2001	2,400 SF	two truck bays, office space and classroom
Training Facility 663 Highway 52 East	2000	8,350 SF	three truck bays and office and classroom space

Source: Murray County Fire Department

Department personnel include one full-time chief, 20 full-time career firefighters, 6 part-time career firefighters, 65 volunteer firefighters, and one office person. Shifts operate 24 hours on, 48 hours off. All stations are staffed 24 hours a day.

Vehicles include two 4WD command vehicles, one car, one pick-up truck, one 4WD mini-pumper, 1 F-800 service truck, seven pumpers, and five tankers. The department has two new pumpers on order to replace two older trucks.

Current and Future Needs. Immediate needs include better hydrant coverage in the county. Additional personnel would also be helpful as would a new station near the northwest school. Future needs would involve more stations, pumpers, and personnel to keep up with growth in the county. Ideally, all areas of the county should be within a five-mile radius of a fire station.

City of Chatsworth Fire Department

Operational Responsibility and Service Area.

The City of Chatsworth Fire Department provides fire protection and suppression service within the city limits of Chatsworth. The department became operational in the mid-1920s.

Facilities and Resources. The fire station is located at 503 North Third Avenue and was constructed in 1995 using SPLOST funding. It contains approximately 8,000 square feet and includes three drive through vehicle bays, a kitchen, offices, classroom space, sleeping quarters, TV room, work room, SCBA room, and laundry.



Chatsworth Fire Department

Department staff includes one full-time fire chief, 9 full-time career firefighters, 14 part-time career firefighters, and one office clerk. Shifts operate 24 hours on and 48 hours off.

Equipment include two engines, one ladder truck, one reserve pumper, and two staff vehicles.

Current and Future Needs. The department needs equipment for special operations (e.g. haz-mat, rescue, WMD) as well as a heavy rescue truck.

Staffing needs include increasing on-duty staff to 4 per shift to meet OSHA standards of "2 in, 2 out."

Long term needs include replacing an aging engine, hiring additional staff, and construction an additional station to provide a 3-minute response time to 90% of the City.

City of Eton Fire Department

Operational Responsibility and Service Area. The Eton Fire Department serves the City of Eton and has mutual aid agreements with the City of Chatsworth and Murray County. The department became operational in 1960. Eton has an ISO rating of 5 and a response time of under 5 minutes.

Facilities and Resources. The department is located at Eton City Hall, 3475 Highway 411 North. The facility, which was built in 1985, includes two truck bays, one courtroom/classroom, and four offices. Personnel include ten volunteer firefighters, a chief, and an assistant chief.

The department has two engines.

Current and Future Needs. All firefighters for the city are in the process of being certified or have been certified. The goal is to have a full-time, paid staff on duty 24 hours a day. Hazmat certification for firefighters is a short term goal. Future needs include a bigger fire station and more staff.

Inventory

Enhanced 911

Operational Responsibility and Service Area. The 911 Department serves all of Murray County including the Cities of Eton and Chatsworth. Dispatchers have the capability of providing radio communications with all personnel in the three fire departments, EMS, the two city police departments, the County Sheriff's department, the Georgia Emergency Management Agency, and the Georgia State Patrol.

Facilities and Resources. The 911 office is located behind Murray County Station 1. Staff includes one director, 16 full-time dispatchers, and 3 part-time dispatchers. Personnel work 12-hour shifts with four dispatchers per shift. The department has access to a special "language line" which provides interpreters on an "on call" basis.

Current and Future Needs. Currently, the department needs at least one additional dispatcher per shift, for a total of four more personnel. It also needs a console that could be used for both working and training. Facility needs include a larger 911 Center which would include more dispatch consoles and office space. The department also needs a backup facility to serve as an alternate 911 location in the event that the primary center becomes non-operational during an emergency situation.

Emergency Medical Services

Operational Responsibility and Service Area. Murray County EMS provides ambulance service to all areas of Murray County.

Facilities and Resources. The EMS is based out of the Murray Medical Center. There are approximately 30 full-time and part-time personnel who operate two 24-hour shifts, 7 days per week and one 8-hour (day) shift from Monday through Friday.

Current and Future Needs. Consideration will be given in the future to locating an ambulance crew at outlying fire stations.

Overall Demand for Fire Protection and Emergency Medical Services

Table 5-J below provides data on the number of 911 dispatches to the three fire departments and the EMS in Murray County.

Table 5-J. Annual Fire Department/EMS Dispatches

Type of Dispatch	2002	2003	2004	2005 (through 6/23/05)
Murray County Fire Department	1,945	1,955	2,042	972
Chatsworth Fire Department	410	422	416	203
Eton Fire Department	46	26	39	15
EMS	4,699	3,579	3,757	1,903

Source: Murray County 911

5.1.7. Hospitals and Other Public Health Facilities

Murray Medical Center

Operational Responsibility and Service Area. Murray Medical Center is an acute care hospital located in Chatsworth which serves the citizens of Murray County. The facility's parent corporation is Hamilton Health Care System, Inc.

Facilities and Resources. Murray Medical Center is located on Old Dalton-Ellijay Road. Its campus is illustrated in Figure 5-G. The 42-bed hospital is staffed with the following personnel:

- ③ 11 local physicians,
- ③ 10 emergency dept. physicians,
- ③ 6 registered nurse practitioners,
- ③ 43 registered nurses,
- ③ 15 licensed practical nurses, and
- ③ 1 physician's assistant.



Figure 5-G. Murray Medical Center

(1: Emergency Dept. Entrance; 2: Outpatient Registration Entrance; 3: Murray Medical Center Business Office; 4: Medical Office Building; 5: Physician's Specialty Clinic, Murray Access Clinic, and Murray EMS Offices)

Murray Medical Center provides the following services:

- ③ Ambulance/Murray EMS: service available 24 hours a day, 7 days a week
- ③ Emergency Department: staffed 24 hours a day, 7 days a week
- ③ Cardiopulmonary service including respiratory therapy treatments, stress testing, and EKG's
- ③ Physician's Specialty Clinic
- ③ Laboratory services
- ③ Nursing services including medical/surgical care and intensive care
- ③ Radiology Department services including diagnostic testing, CT scans, ultrasounds, magnetic resonance imaging (MRI), and nuclear medicine
- ③ Surgery services including general surgery, ophthalmology, podiatry, laparoscopic procedures, GI services
- ③ Sleep Lab

Demand for Services. The Emergency Department sees approximately 16,000 patients per year in six rooms.

Current and Future Needs. The hospital needs at least 10 rooms to handle current patient volumes. Current plans are to add 12 more rooms and 3 observation rooms to accommodate future growth. The hospital has begun plans for an \$8 million, five-year expansion that will include a new emergency room.

Website. www.murraymed.org

Inventory

Public Health Department

Operational Responsibility and Service Area. The Murray County Health Department is located at 709 Old Dalton-Ellijay Road and serves all citizens of Murray County. It is overseen by the Murray County Board of Health which is comprised of seven members: Murray County Commissioner, Mayor of Chatsworth, school superintendent, local physician, and three other appointed representatives.

A second site housing environmental health is located at 121 North Fourth Avenue in Chatsworth.



Murray County Health Department

Facilities and Resources. The facility on Old Dalton-Ellijay Road contains a reception area, waiting rooms, administrative offices, records room, nurses stations, examination rooms, and a lab.

The Health Department staff consists of the following:

- ③ environmental health specialists (3)
- ③ registered nurses (4)
- ③ licensed practical nurse (1)
- ③ nurse practitioner (1 full-time, 1 part-time)
- ③ interpreter (1)
- ③ clerical staff (6)

Programs offered by the Health Department include the following:

- ③ perinatal case management
- ③ pre-natal care
- ③ well child check-ups
- ③ car seat fitting clinics and classes
- ③ family planning
- ③ hearing and vision screening
- ③ women's health
- ③ immunizations
- ③ infectious disease monitoring

Demand for Services. Data related to the number of clients served is currently unavailable, but demand for service has increased steadily.

Current and Future Needs. The Health Department has adequate space to meet its needs for the next 3 to 5 years, but will likely need a larger facility after that time, particularly given the population growth rate in the community.

Nursing Homes

Chatsworth Health Care Center is the only nursing home in Murray County. It has 120 beds and typically there are a few vacancies at any particular time during the year. Most of the referrals to the nursing home come from Hamilton Medical Center and the majority of the residents of the nursing home were residents of Murray County prior to coming to the nursing home. The parent company of Chatsworth Health Care, Inc. is Blue Ridge Nursing Homes, an Atlanta-based company.

5.1.8. Recreation Facilities

Chatsworth/Murray County Recreation Department

Operational Responsibility and Service Area. Recreation services are provided to all county residents by the Murray County Commission and the City of Chatsworth through the Murray County Recreation Department. The recreation department has an agreement with the public school system to use the school gymnasiums (excluding the gymnasium at the High School), while the schools can use the department’s athletic fields.

Facilities and Resources. The Murray County Recreation Department **main complex** is located on Green Road in Chatsworth. The center occupies approximately 28 acres and includes six ball fields, tennis courts, basketball courts, a covered picnic area, and two playgrounds. Programs offered by the department include baseball, softball, soccer, football, flag football, tennis, and cheerleading.

The Murray County **Community Center** is expected to open in May/June of 2005. It is located on a 165-acre property off of Hyden Tyler Road. (Part of this property is being used for the Georgia Sheriff’s Association Boys’ Home). It includes a 29,000 square foot building which contains two gymnasiums with bleachers, office space, meeting rooms, an indoor track, and a fitness room. Construction of the building was funded through a Special Purpose Local Option Sales Tax. It is anticipated that a group like the Boys and Girls Club of America would be able to utilize the gymnasium and meeting rooms.

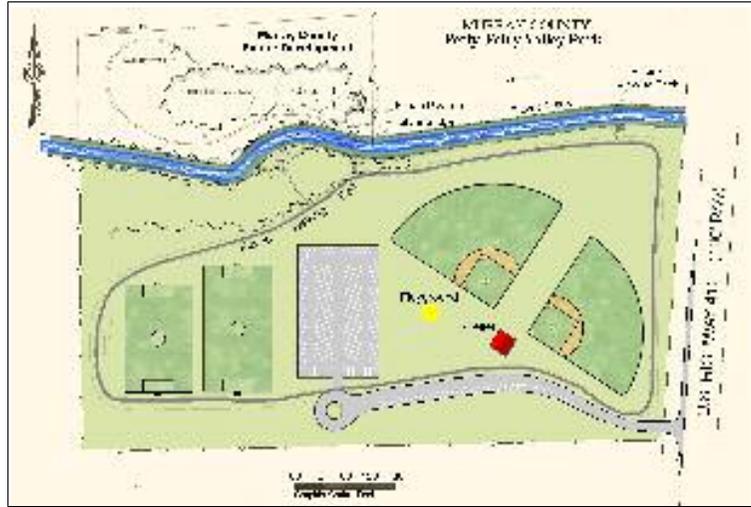


Figure 5-H. Petty-Fairy Valley Recreation Park

Murray County opened **Petty-Fairy Valley Recreation Park**, off US Highway 411 North, in 2001. This park includes two baseball fields, two soccer/football fields, a lighted walking track, and picnic areas. The general plan of the park is shown in Figure 5-H.

Recreation Department staff includes three full-time and one part-time office personnel, four full-time and two part-time maintenance personnel, and two part-time night supervisors.

Demand for Service. The Recreation Department is busy all year providing a variety of programs to residents. Table 5-K provides information on the number of children and youth who participated in the Department’s programs.

Current and Future Needs. The Murray County Recreation Department plans to develop the Community Center property into a recreation complex with twelve baseball/softball fields, four to six football/soccer fields, playgrounds, lawn areas, picnic pavilions, and a lighted walking track. An additional gymnasium would also be desirable.

Table 5-K. Participation in Recreation Department Programs

Program	# of participants
Baseball, softball, tee ball (2005)	1,000
Football (2004)	183
Soccer (2004)	405
Basketball (2004/5)	600
Cheerleading (2004)	183

Source: Recreation Department

Inventory

Additions to the Petty-Fairy Valley Park include picnic tables and pavilions, a footbridge, a beach area, nature trail, lawn area, and observation deck.

According to the park standards established by the National Recreation and Park Association, every community of should have a park system of 6.25 to 10.5 acres per 1,000 persons. To meet this standard, Murray County should have had between 266 and 447 acres of parks. By 2025, the County will need between 496 and 833 acres of parks. Murray County currently has over 4,000 acres of park land including Fort Mountain State Park.

Chatsworth City Park

Operational Responsibility and Service Area.

Chatsworth City Park, located between First and Second Avenue and East Peach Tree Street and Walnut Avenue, is maintained by the City of Chatsworth and is open to the public from daylight until dusk.

Facilities and Resources. The park is approximately 3.5 acres and was officially dedicated in 1996. It includes a fountain, gazebo, swings, walking path, street lights, picnic tables, expansive lawn areas, large shade trees, and parking. A "section house," is located on the northeast corner of the park property. It was built between 1905 and 1915 by the railroad as housing for its employees who were responsible for maintaining the "section" of the rail near Chatsworth. The section house is currently being renovated. When complete, it will be used as a museum.



Chatsworth City Park

Current and Future Needs. Work on the Section House still needs to be completed. Future needs include the addition of a few pocket parks in residential neighborhoods. These would be passive in nature and include benches, trails, and lawn areas rather than active ballfields.

Eton City Park

Operational Responsibility and Service Area. Eton City Park, located on the grounds of the Old Eton Elementary School, is maintained by the City of Eton and is open to the public from daylight until dusk.

Facilities and Resources. The park includes two ball fields, a picnic pavilion, restrooms, playground equipment, and lighted walking track.

The Eton County Fair is held annually at the park in September with food and craft vendors, a car show, and other activities.

Current and Future Needs. Current needs at the park include an amphitheater, community center, additional restrooms, and additional picnic shelters. The Old Eton Elementary Auditorium is currently condemned, but could be renovated for use by the community as well. Future plans include a small park with access to Mill Creek that would be linked to the existing park via sidewalks and walking trails. (See

Figure 5-I below.) The trails along the creek could provide an opportunity for public education on the value of water resources.



Figure 5-I. General concept for a possible future walking trail and park in Eton.

Fort Mountain State Park

Operational Responsibility and Service Area. Fort Mountain State Park is operated by the State Parks and Historic Sites Division of the Georgia Department of Natural Resources.

Facilities and Resources. The park contains 3,712 acres and includes the following facilities:

- ③ 70 tent, trailer, and RV campsites
- ③ 4 walk-in campsites
- ③ 6 platform campsites
- ③ 15 cottages
- ③ 1, 17-acre lake with a swimming beach
- ③ 7 picnic shelters
- ③ 1 group shelter
- ③ 1 pioneer campground
- ③ primitive campsites



Fort Mountain State Park

Website. <http://www.gastateparks.org/info/fortmt/>

Inventory

Lake Conasauga Recreation Area

Operational Responsibility and Service Area. The USDA Forest Service is responsible for the Lake Conasauga Recreation Area.

Facilities and Resources. The Recreation Area is located in the Chattahoochee National Forest, and includes a 19-acre lake as well as the following facilities:

- ③ 35 campsites
- ③ 17 picnic tables with grills
- ③ 2 picnic shelters
- ③ 4.9 miles of hiking and backpacking trails
- ③ fishing and boating

The area opens in mid-April and closes in late October and the gates open at 7 a.m. and close at 10 p.m. daily.

Demand for Service. The recreation area had approximately 20,000 visitors in 2004. The number of visitors has declined slightly over the past several years.

Website. <http://www.fs.fed.us/conf/lkcnacmp>

Carters Lake

Operational Responsibility and Service Area. The US Army Corps of Engineers, Mobile District, is responsible for Carters Lake.

Facilities and Resources. There are ten recreation areas scattered around Carters Lake providing opportunities for camping, boating, fishing, swimming, and hiking.

Demand for Service. Table 5-L shows the annual number of visitors to Carters Lake during the years 1999 – 2004. From January through April of 2005, more people visited Carters Lake than visited during the same months in any other year on record. According to the Corps, weather and gas prices will determine whether this upward trend continues throughout the year.

Table 5-L. Total Visitors to Carters Lake

	1999	2000	2001	2002	2003	2004
Number of Visitors	632,438	579,501	627,553	599,437	566,310	551,580

Source: Corps of Engineers

Website. <http://carters.sam.usace.army.mil>

Golf Courses

There are two public golf courses in Murray County: Indian Trace and Spring Lakes. Indian Trace Golf Course is located on Mitchell Bridge Road and includes an 18-hole course, driving range, pro shop, pro-assistant, and snack bar. Spring Lakes Golf Club is located on Spring Place/Smyrna Road and includes an 18-hole golf course, driving range, pro shop, and restaurant.

5.1.9. General Government Facilities

Murray County

Facilities and Resources. Murray County government offices are located in several places in downtown Chatsworth. The County Courthouse is located in the center of the town square. The Courthouse Annex is located just west of the Main Courthouse and houses the offices of the County Commissioner, the Board of Assessors, and Board of Elections. To the south of the County Courthouse is the Probate Court Building.

Current and Future Needs. The County needs additional administrative office space, a handicap accessible courtroom, a juvenile courtroom, and a waiting room. Security in all of the buildings needs to be improved. More space is also needed for elections, particularly given the popularity of early voting. The current voting office can only accommodate two voters at a time.

To accommodate existing needs, the County leases office space. Currently, the County has no plans to expand general government facilities.

Website. None.



Murray County Government Facilities in Downtown Chatsworth



Murray County Courthouse



Courthouse Annex



Probate Court Building

Inventory

City of Chatsworth

Facilities and Resources. Chatsworth City Hall is located at 503 North Third Avenue. The facility was built in 1988 and houses the offices of the Mayor, City Clerk, and Building Inspector as well as Council Chambers and a courtroom.

Current and Future Needs. The City has adequate space to handle its needs for the planning period, but could use a larger courtroom.

Website. None.



Chatsworth City Hall

City of Eton

Facilities and Resources. Eton City Hall is currently located at 3475 Highway 411 North. The facility houses all City government offices as well as the Police and Fire Departments.

Current and Future Needs. The City has a severe shortage of space and is making plans to move to a new location. The new facility will be shared with the City Police Department.

Website. None.



Eton City Hall

5.1.10. Education Facilities

Murray County Public Schools

Operational Responsibility and Service Area. The Murray County School System is governed by an elected board of education of seven members with an appointed superintendent. The school system serves all of Murray County, including the cities of Chatsworth and Eton.

Facilities, Resources, and Capacity. In the 2003/2004 school year, the Murray County school system had a total of 527 full-time certified staff members including 26 administrators, 468 pre-K through grade 12 teachers, and 33 support personnel. There were also 29 part-time certified personnel in 2003/2004 school year.

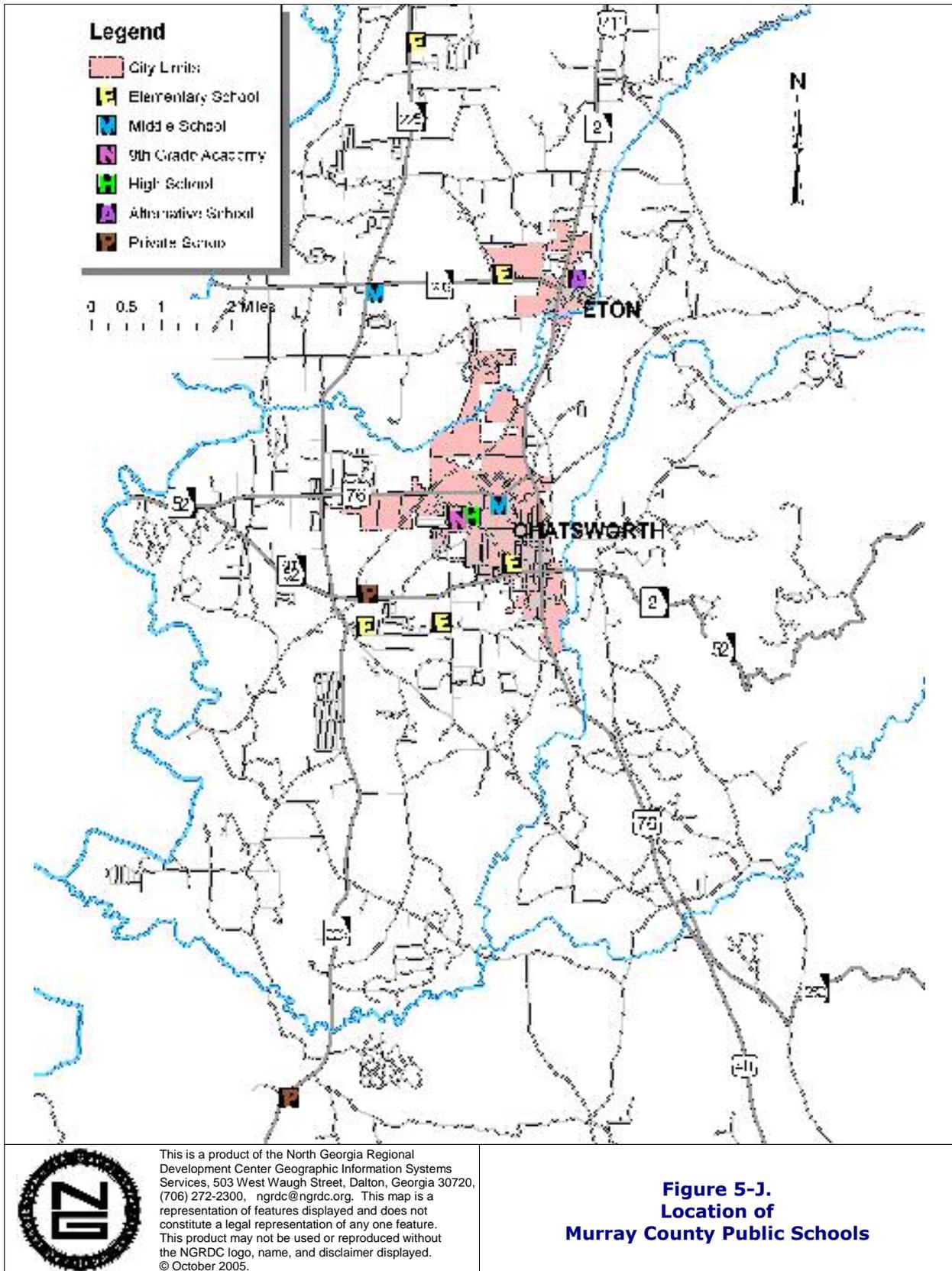
There are nine schools in the Murray County school system. These are listed in Table 5-M below. Their locations are shown in Figure 5-J on the following page. All of the schools are operating at or near capacity.

Table 5-M. Murray County Public School System Facilities

School		2004/2005 Enrollment*
Chatsworth Elementary	Pre-K to Grade 5	698
Coker Elementary	Pre-K to Grade 5	849
Eton Elementary	Pre-K to Grade 5	817
Northwest Elementary	Pre-K to Grade 5	809
Spring Place Elementary	Pre-K to Grade 5	792
Bagley Middle School	Grades 6 to 8	1,084
Gladden Middle School	Grades 6 to 8	735
Murray County High School	Grades 9 to 12	839
Alternative School		28
TOTAL		7,651

Source: Murray County Schools. *These figures represent a 100-day count.

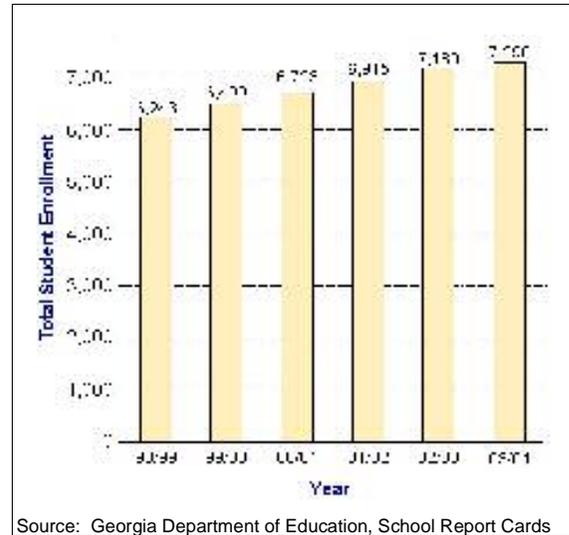
Transportation. The school system has a total of 77 buses for transporting students from home to school. There are 58 regular bus routes. The remaining 19 buses are spares which are used when a regular bus is undergoing maintenance or is being repaired. The school system purchases an average of six new buses per year to replace aging vehicles. Approximately 59% of the student population ride buses to school.



Element 5: Community Facilities

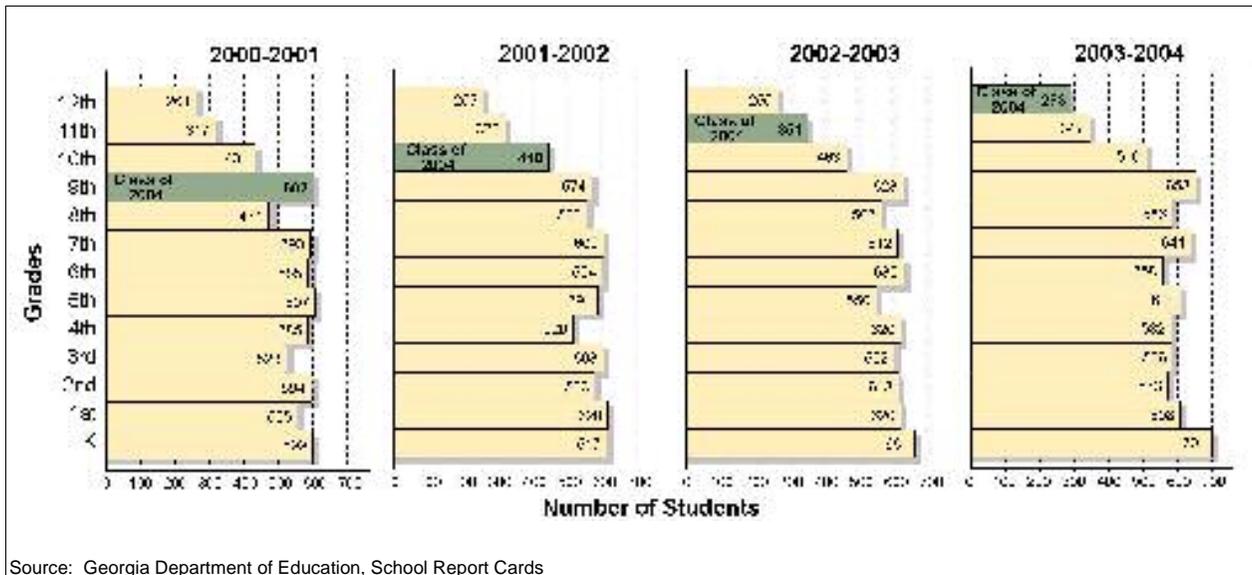
Demand for Services. Student enrollment in Murray County public schools has increased at a steady rate over the past several years as illustrated in Figure 5-K to the right. Between the 1998/99 and 2003/04 school years, enrollment increased by an average of 201 students per year.

Student enrollment by grade is fairly equal in the elementary and middle schools with most grades have between 550 and 650 students. Student enrollment declines beginning in tenth grade as illustrated in Figure 5-K below. Tracking the class of 2004 for example, shows that there were 602 students in the class of 2004 who were in the ninth grade in the 2000/01 school year. By the time the class of 2004 reached their senior year, there were only 293 enrolled.



Source: Georgia Department of Education, School Report Cards

Figure 5-K. Total Enrollment in Murray County Schools (Fall Enrollment)



Source: Georgia Department of Education, School Report Cards

Figure 5-K. Enrollment by Grade in Murray County Schools

Current and Future Needs. The schools system is in the process of building another elementary school on property adjacent to Bagley Middle School. The target date for opening that school is 2006.

The Murray County School System has a goal of establishing a "non-disruptive alternative school" for middle and high school students by the 2007/2008 school year. Such a school would serve between 150 and 300 students and would be geared toward those who are not able to function well in a traditional school environment, but could succeed in an alternative school.

Inventory

Table 5-N below provides an estimate of the number of schools that will be needed in Murray County by the year 2025. This estimate is based upon population projections presented in the population element of this plan.

Table 5-N. Projection of School Needs by 2025

Grade Level	Grade Level Population in 2025*	Average School Capacity	Number of Schools Needed
Kindergarten through Grade 5	6,327	800	7.91
Grades 6-8	3,249	1,000	3.25
Grades 9-12	4,142	1,200	3.45

*This population estimate assumes that 95% of school-aged children are enrolled in public school.

Website. <http://www.murray.k12.ga.us/>

5.1.11. Colleges, Universities, and Vocational Training Facilities

Facilities and Resources. Currently there are no colleges, universities, or vocational/technical training schools located in Murray County. Facilities within 65 miles of downtown Chatsworth are listed in Table 5-O below.

Table 5-O. Colleges and Universities within 65 Driving Miles of Downtown Chatsworth

School and Location		Distance from Downtown Chatsworth (miles)	website
Dalton State College	Dalton, GA	16	www.daltonstate.edu
Lee University	Cleveland, TN	36	www.leeuniversity.edu
Cleveland State Community College	Cleveland, TN	39	www.clevelandstatecc.edu
Northwestern Technical College	Rock Spring, GA	40	www.nwtcollege.org
Reinhardt College	Waleska, GA	42	www.reinhardt.edu
University of Tennessee - Chattanooga	Chattanooga, TN	45	www.utc.edu
Appalachian Technical College	Jasper, GA	45	www.apptec.org
Southern Adventist University	Collegedale, TN	48	www.southern.edu
Berry College	Mt. Berry, GA	63	www.berry.edu
North Georgia College and State University	Dahlonega, GA	63	www.ngcsu.edu
North Georgia Technical College	Blairsville, GA	63	www.ngtcollege.org

5.1.12. Library and Other Cultural Facilities

Chatsworth-Murray County Library

Operational Responsibility and Service Area. The Chatsworth-Murray County Library is part of the Northwest Georgia Regional Library System. Annual operating funding for the library is provided by Murray County, Chatsworth, and the Board of Education. Board of Education funding is used for the bookmobile.

Facilities and Resources. The library is located at 706 Old Dalton-Ellijay Road in Chatsworth. It is open Monday through Friday from 9:00 AM to 6:00 PM and on Saturday from 9:00 AM to 1:00 PM.

The current facility was originally built in 1979 and included 3,980 square feet. It was remodeled in 2002 when 2,632 square feet were added bringing the total square footage to 6,615.



The Chatsworth-Murray County Library Genealogy Room

The following facilities and services are offered at the library: genealogy room, computers, copiers, fax service, children's story time, vacation reading club, notary, and voter registration.

Library staff includes four full-time and one part-time personnel.

As of April 2005, the library had 33,409 items on the shelf, including books, magazines, video tapes, and other materials.

Demand for Service. In 2004, the library had 8,840 patrons. 34,328 books were checked out during that year.

Current and Future Needs. To accommodate population growth, additional space will be needed at the library. In terms of collection standards, the State of Georgia distinguishes between "essential," "full," and "comprehensive" service libraries. Table 5-P provides information regarding these standards. As this table illustrates, Murray County is significantly below the standard for an "essential services" library in terms of volumes per capita and circulation per capita.

Table 5-P. Library Level of Service

	Type of Library			Murray County (Rate in 2004)
	Comprehensive	Full	Essential	
Volumes Per Capita	5	3	2	33,409) 40,556 = 0.82
Circulation per Capita	12	11-7	6	34,328) 40,556 = 0.85
Average Circulation per Item Owned	3	2	1	34,328) 33,409 = 1.03

The recommended size for a library, based upon State standards, is 0.6 square feet per capita. To meet this standard, the library should currently be at least 25,500 square feet. By 2025, it should be 47,600 square feet in size.

Website. www.ngrl.org/murray.html

Inventory

Murray County Senior Center

Operational Responsibility and Service Area. Murray County owns and operates the Murray County Senior Center. The facility is open to all senior citizens in Murray County.

Facilities and Resources. The Murray County Senior Center building, located at 820 G. I. Maddox Parkway, was built in 1991. The building contains an estimated 12,000 square feet and includes the following facilities:

- ③ commercial kitchen
- ③ dining area
- ③ card/game room
- ③ pool room
- ③ exercise room
- ③ transportation office
- ③ sitting room
- ③ ceramics/craft room
- ③ kiln room
- ③ three storage rooms

Services provided by the Senior Center include congregate meals, exercise classes, ceramics classes, bingo, Rook, health screenings, health programs, devotional time, and special parties.

The Senior Center has two full-time and one part-time staff members as well as numerous volunteers.

Demand for Service. The Senior Center serves approximately 51 citizens daily.

Current and Future Needs. Short term needs include expansion of the pool room, and the addition of an exercise room, transportation office, and more storage closets. A bigger dishwasher is also needed.

Long term needs and goals include a walking track, walk-in refrigerators and freezers, and an expanded walk in pantry.

5.2. Assessment of Current and Future Needs

In Section 5.1, the capacity, performance, general condition, and expected life of the community facilities and services in Murray County, Chatsworth, and Eton was provided. This assessment of current and future community facilities and services needs involves the following:

- ③ an analysis of the data provided in Section 5.1., including consideration of the implications of historical trends, current conditions, and 20-year forecasts,
- ③ an evaluation of this data in terms of its significance to the community and its relevance to other plan elements,
- ③ a statement(s) of current and future needs base upon projections of future growth, and
- ③ an assessment of how these needs may affect or be affected by other elements.

This assessment can be completed by answering the following questions which were derived from Section 110-12-1-.0 4(12)(e)2.(ii) of Georgia's Minimum Local Planning Standards.

Are existing facilities and current levels of service adequate to meet the current needs of the community and how can the utilization of existing facilities be optimized (e.g. through conservation measures, multi-purpose uses, increased productivity, extended operating hours) as an alternative to expanding existing facilities to meet community needs and goals?

Are existing facilities and current levels of service adequate to meet the future needs of the community or will improvements be needed to accommodate anticipated population and economic growth?

These questions are answered in Section 5.2.1. and 5.2.2.

5.2.1. Are existing facilities and current levels of service adequate to meet the current needs of the community and how can the utilization of existing facilities be optimized as an alternative to expanding existing facilities to meet community needs and goals?

Most of the existing public facilities are used at or near capacity. Alternatives for expanding capacity without the construction of new facilities is limited; however, a capital facilities maintenance plan would be beneficial to ensure that facilities are well-maintained and can be safely used for as long as possible.

5.2.2. Are existing facilities and current levels of service adequate to meet the future needs of the community or will improvements be needed to accommodate anticipated population and economic growth?

Growth in Murray County is occurring at a rapid pace and new facilities and the addition of staff are needed in several key areas to meet both current and future needs. Table 5-Q and Table 5-R list the potential needs of the community for the years 2015 and 2025.

Table 5-Q. Potential City and County Community Facilities and Services Needs (Personnel)

Community Facility/Service	Current Level of Service	Desired Current Level of Service		2015 Needs	2025 Needs
		total #	rate		
Murray Co. Sheriff's Department	4 patrol officers/shift	6 patrol officers/shift	1 officer per shift per 7,000 persons	9 patrol officers per shift	11 patrol officers per shift
Chatsworth Police Department	12 FT officers (excl. Chief)	12 full-time officers	1 officer per 330 persons	14 full-time officers	17 full-time officers
Eton Police Department	2 FT officers (excl. Chief)	3 full-time officers	1 officer per shift	2 officers per shift or 6 full-time officers	3 officers per shift or 9 full-time officers
Murray County Fire Department	1.11 FT firefighters per station per shift (excl. Chief)	72 FT firefighters (6 stations)	4 FT firefighters per station per shift	84 FT firefighters (7 stations)	92 FT firefighters (8 stations)
Chatsworth Fire Department	3 FT firefighters per shift (excl. Chief)		4 FT firefighters per station per shift	24 FT firefighters (2 stations)	24 FT firefighters (2 stations)
Eton Fire Department	0.67 FT firefighters per shift (incl. Chief & Asst. Chief)		4 FT firefighters per station per shift	12 FT firefighters (1 station)	12 FT firefighters (1 station)
Public Health Department	1 FT nurse (incl. RN, LPN, and NP) per 7,000 persons		1 FT nurse per 7,000 persons	9 FT nurses	11 FT nurses

Table 5-R. Potential Community Facilities and Services Needs (Capital Projects)

Community Facility/Service	Potential Project	Needed by 2015	Needed by 2025
Water System	water withdrawal increase by 0.5 MGD water treatment capacity increase by 0.5 MGD	2	2
Sewerage System	wastewater treatment/discharge increase capacity by 1.0 MGD	2	2
Solid Waste Management	Additional Convenience Centers (2)	2	2
Law Enforcement – County	Correctional Facility Expansion	2	2
Law Enforcement – Eton	Dedicated Police Dept. Headquarters	2	
Fire Protection – County	Satellite Stations (2)	2	2
Fire Protection – Chatsworth	Satellite Station (1)	2	
EMS	Satellite Stations (2)	2	2
Hospital (private)	Expanded Facility	2	2
Public Health Department	Additional Square Footage	2	2
Public Parks	New or Expanded Park in Eton New Pocket Parks in Chatsworth	2	2
Library	Expanded Facility Additional Circulating Materials	2	2
Government Facilities – County	Additional Office Space Handicap Accessible Courtroom	2	
Government Facilities – Eton	New City Hall/Police Station	2	
Public Schools	Alternative School New Elementary Schools New Middle School New High School	2	2

5.3. Community Goals and Implementation Program

To support and achieve the community's joint vision statement, Murray County and the Cities of Chatsworth and Eton have developed the following community facilities goal and associated policies and action items:

Goal: Public facilities which have the capacity, and which are in place when needed, to support and attract growth and development and maintain and enhance the quality of life of all residents in the community.	
Policy 1: Regional Solutions.* Regional solutions should be used when needs are shared by more than one local jurisdiction, particularly where this will result in greater efficiency and less cost to the taxpayer.	Action Items: a. Investigate multi-jurisdictional use of water supply sources and wastewater treatment facilities.
Policy 2: Water Supply and Sewerage. Assure an adequate and economical system of water supply and sewerage for the growth and development needs of the cities and county.	Action Items: a. Develop and implement a Water and Sewer Facilities Master Plan. b. Investigate and pursue options for alternative water sources. c. Continue to make system-wide improvements.
Policy 3: Solid Waste Management. Manage solid waste activities in a manner consistent with State requirements and the Joint Solid Waste Management Plan.	Action Items: a. Update, adopt, and maintain the Solid Waste Management Plan. b. Expand recycling opportunities. c. Provide new convenience centers to meet demand.
Policy 4: Public Safety. Provide excellent emergency management and law enforcement services commensurate with the unique needs of the area.	Action Items: a. Expand the jail. b. Hire additional officers in all three law enforcement agencies, including more drug enforcement officers and school resources officers. c. Ensure law enforcement officers have adequate equipment and training. d. Construct a combined Police Station/City Hall in Eton. e. Improve hydrant coverage in the county. f. Build a new county fire station near Northwest Elementary School. g. Build a second fire station in Chatsworth to serve the western part of the city. h. Convert the Eton City Hall to the fire department headquarters. i. Hire additional firefighters in all three departments. j. Continue to improve ambulance service by increasing the number of units. k. Develop a back-up 911 location.

Element 5: Community Facilities

<p>Policy 5: Public Health Facilities. Support improvements in the area's health care system.</p>	<p>Action Items:</p> <ul style="list-style-type: none"> a. Support the expansion of Murray Medical Center. b. Investigate the need for an expanded Health Department facility.
<p>Policy 6: Recreation. Provide recreation facilities and programs that meet both the active and passive recreational needs of community's residents.</p>	<p>Action Items:</p> <ul style="list-style-type: none"> a. Complete the development of the County Recreation Complex and continue to expand the facility as needed. b. Provide additional facilities at the Petty-Fairy Valley Recreation Park and expand the park to include the property on the northern side of Sumac Creek. c. Complete work on the Section House at the City Park. d. Develop pocket parks in residential neighborhoods. e. Construct an amphitheater, community center, additional restrooms, and additional picnic shelters at the Eton City Park. f. Develop a park with access to Mill Creek and link it to the existing park via sidewalks and trails.
<p>Policy 7: Government Facilities. Expand and/or construct well-designed government facilities to meet the demands of the growing population.</p>	<p>Action Items:</p> <ul style="list-style-type: none"> a. Retrofit the existing County Courthouse to provide handicap accessibility to the courtroom or construct a new courtroom. b. Improve security at the County Courthouse. c. Expand County Government facilities to provide for more space for administration, elections, and juvenile court. d. Obtain a facility to use as a combined Eton City Hall/Police Station.
<p>Policy 8: Education Facilities. Provide excellent educational facilities and instruction.</p>	<p>Action Items:</p> <ul style="list-style-type: none"> a. Through a partnership of the school system, community leaders, citizen advisory groups, and businesses, undertake programs to raise educational levels in the county. b. Locate new school facilities through coordination between the school board and the local governments.
<p>Policy 9: Library and Other Public Facilities. Support the expansion of the library and other cultural facilities and programs in keeping with population growth.</p>	<p>Action Items:</p> <ul style="list-style-type: none"> a. Support the construction and operation of the Georgia Sheriff's Association Boys' Home. b. Build a community center at Eton City Park. c. Continue to expand the Senior Center. d. Continue to expand the library facility and resources.

* A DCA "Quality Communities" Objective

6.1. Inventory

Murray County's existing land use patterns have a direct impact on the county's future growth potential; therefore, an analysis of these existing patterns is important as the basis for the preparation of the future land use plan. Existing land use in Murray County was derived from tax parcel data maintained by the Tax Assessor's Office. The land use categories used in the inventory are based on standards established by the Georgia Department of Community Affairs and include the following:

Residential. This category includes land used for single family and multi-family residential uses.

Commercial. This category includes land used for non-industrial business uses, including retail sales, office, service, and entertainment facilities. Commercial uses may be located as a single use in one building or grouped together in a shopping center or office building.

Industrial. This category includes land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, or other similar uses.

Public/Institutional. This category includes certain state, federal, or local government uses, and institutional land uses. Public uses include city halls and government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, etc. Examples of institutional land uses include colleges, churches, cemeteries, and hospitals. Facilities that are publicly owned, but would be classified more accurately in another land use category, are not included in this category. For example, publicly owned parks are included in the Park/Recreation/Conservation category, while landfills would fall under the Industrial classification.

Transportation/Communication/Utilities. This category includes such uses as roads, public transit stations, power generation plants, railroad facilities, radio towers, telephone switching stations, airports, or other similar uses.

Park and Recreation. This category includes land dedicated to active or passive recreational uses. These areas may be either publicly or privately owned and may include playgrounds, public parks, golf courses, recreation centers, or similar uses.

Conservation. This category includes land dedicated to conservation uses and includes nature preserves, wildlife management areas, national forests, wetland mitigation sites, and other similar conservation lands.

Forestry. This category includes land dedicated to commercial timber or pulpwood harvesting or other similar commercial forestry uses. Woodlands not in active forestry use are classified as "undeveloped – mostly wooded."

Agriculture. This category includes land dedicated to agriculture or farming uses. Other unwooded, rural lands which are not actively being used for agriculture is classified as "undeveloped – mostly unwooded."

Undeveloped. This category is divided into three classifications: subdivided, mostly wooded, and mostly unwooded.

Inventory

Table 6-A provides a breakdown of land use types by acreage and percentage of total land area. Maps of existing land use are provided on the following pages in Figures 6-A, 6-B, and 6-C.

Table 6-A. Existing Land Use

Land Use	Murray County		Chatsworth		Eton	
	Acres	%	Acres	%	Acres	%
Residential	26,289	12%	788	26%	79	11%
Single Family	25,054	11.3%	709	23.6%	75	10.3%
Multi Family	203	0.1%	64	2.1%	3	0.4%
Mobile Home Park	1,032	0.5%	15	0.5%	1	0.1%
Commercial	767	0.3%	250	8.3%	16	2.2%
Industrial	1,651	0.7%	600	20.0%	111	15.3%
Public or Institutional	3,094	1.4%	278	9.3%	53	7.3%
Transportation, Communication, or Utilities	13,136	5.9%	345	11.5%	96	13.2%
Road Right-of-Way	4,641	2.1%	313	10.4%	79	10.9%
Rail Right-of-Way	314	0.1%	27	0.9%	17	2.3%
Utilities	8,181	3.7%	5	0.2%	0	0.0%
Parks, Recreation, Conservation	55,411	25.1%	30	1.0%	4	0.6%
Parks and Recreation	4,126	1.9%	30	1.0%	4	0.6%
Conservation	51,285	23.2%	0	0.0%	0	0.0%
Agriculture	36,957	16.7%	164	5.5%	161	22.2%
Forestry	18,601	8.4%	0	0.0%	0	0.0%
Undeveloped	62,761	28.4%	547	18.2%	205	28.3%
Subdivided	2,715	1.2%	239	8.0%	10	1.4%
Mostly Wooded	2,827	1.3%	186	6.2%	118	16.3%
Mostly Unwooded	57,219	25.9%	122	4.1%	77	10.6%
Water	2,387	1.1%	30	1.0%	0	0.0%
TOTAL	221,054	100%	3,032	100%	725	100%

Sources: Murray County Tax Parcel Data and NGRDC GIS

6.1.1. Residential Land Uses

Approximately 12% of the land, or 26,289 acres, in Murray County is used for residential purposes. Nearly 95% of the land used for residential purpose is single-family in nature. Residential land uses account for 26% of land area in Chatsworth and 11% in Eton.

Residential land uses have been grouped into the following categories:

Single Family. All land area or part of area with principal structures consisting of single family detached housing. As discussed previously in the housing element, Murray County has a wide range of single family housing types, including stick-built and manufactured housing.



Several new subdivisions are being developed throughout Murray County. This one is located near the new middle school.

The majority of the new subdivisions being developed are located close to or in Chatsworth and Eton, or near the new schools. Little subdivision development is occurring in the southernmost or northernmost portions of the county. Vacation and "second home" development is beginning to occur on Fort Mountain.

Multi-Family. All land area with principal structures consisting of attached housing types including duplexes, triplexes, quadruplexes, townhouses, and apartments.

Mobile Home Parks. All land area with principal structures consisting of mobile homes and trailer homes in mobile home parks.



New residential developments are being built on Fort Mountain.

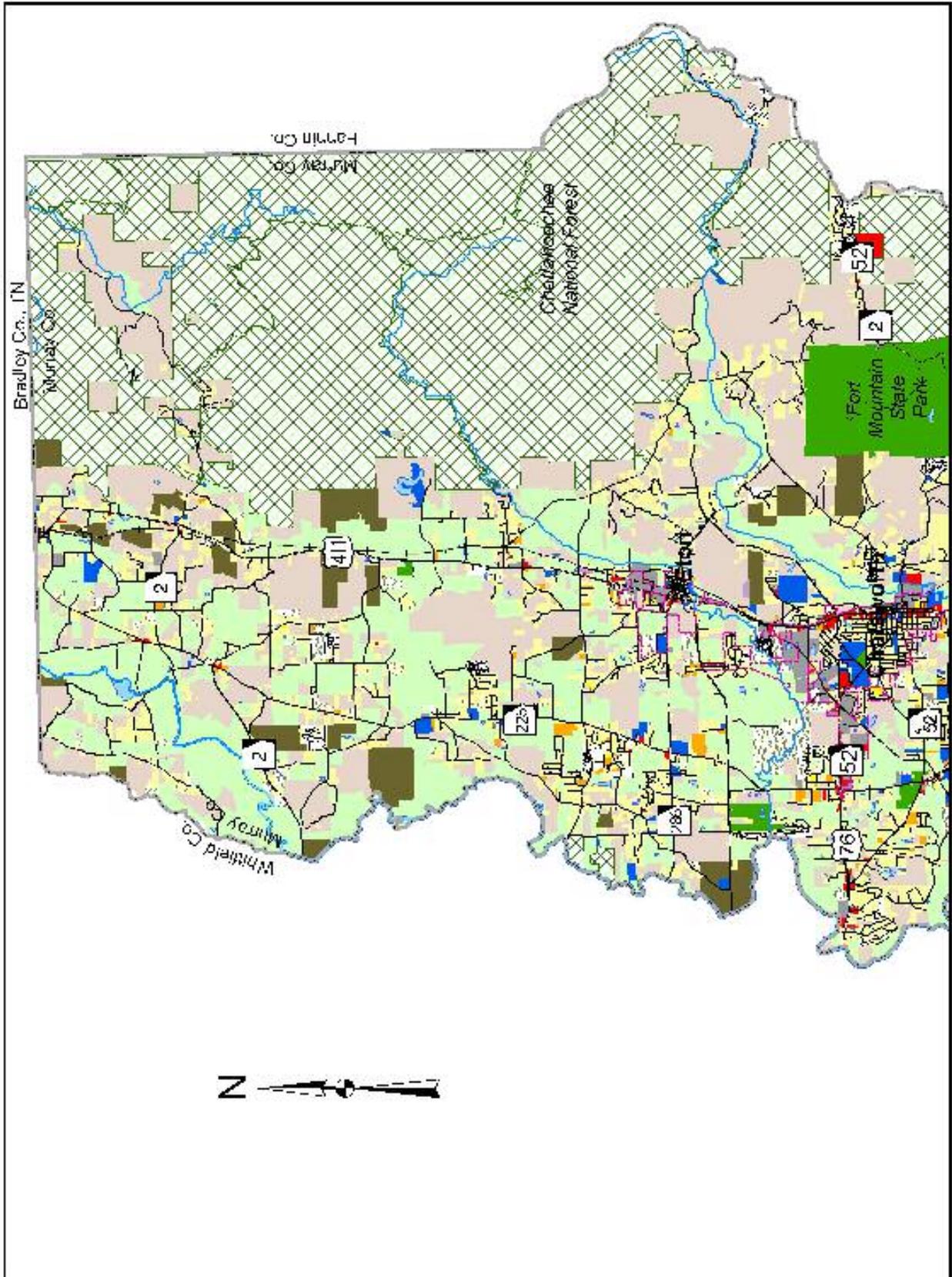
6.1.2. Commercial Land Uses

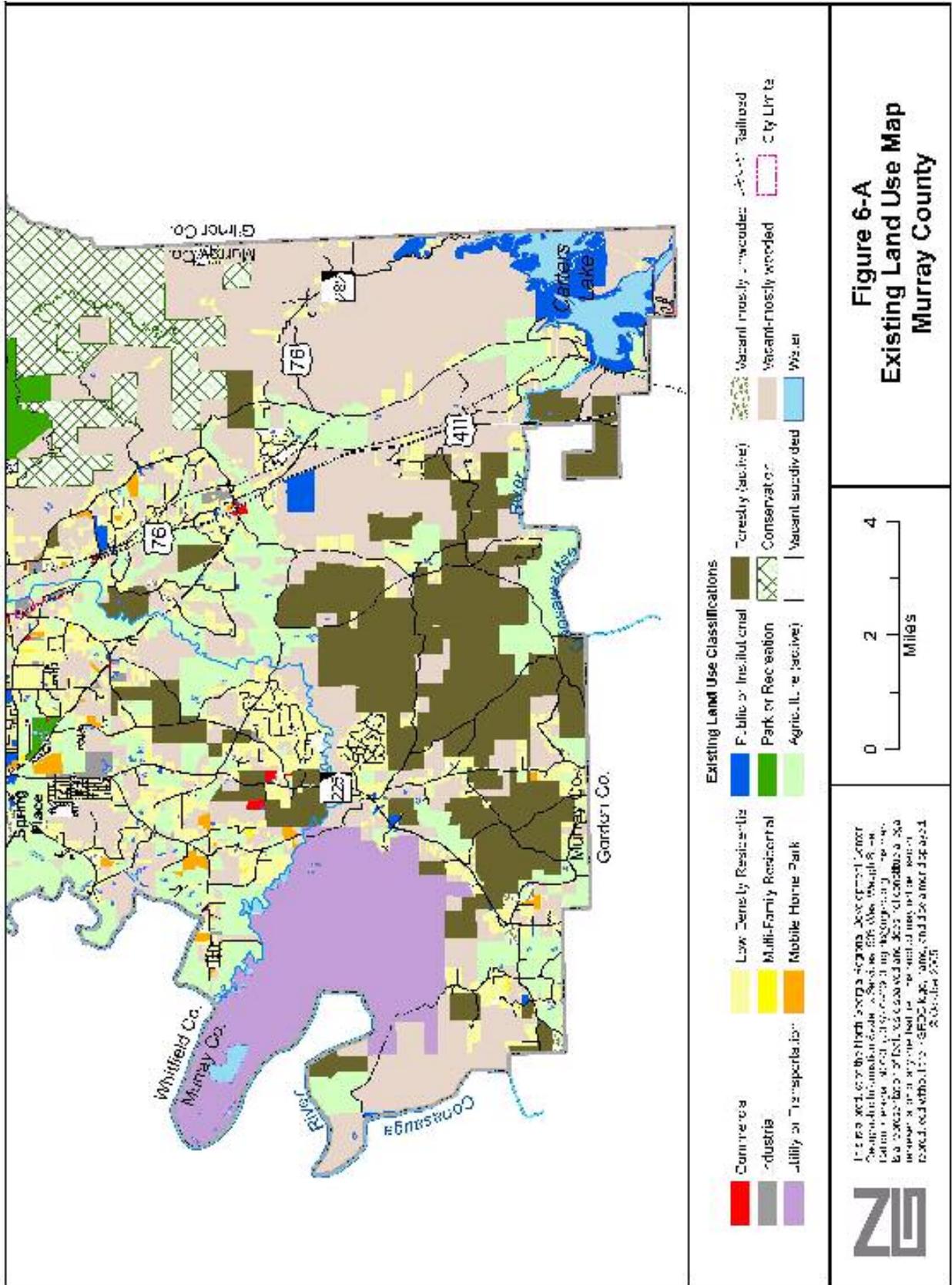
Murray County. Less than 1% of the land in Murray County (767 acres) is used for commercial purposes. Most of the commercial development is located within the limits of Chatsworth/Eton, with approximately 8.3% of the land in Chatsworth and 2.2% of the land in Eton being used for commercial purposes. Commercial enterprises which are located outside the city limits are generally found along major road corridors and include uses such as convenience stores, restaurants, and automobile dealerships.

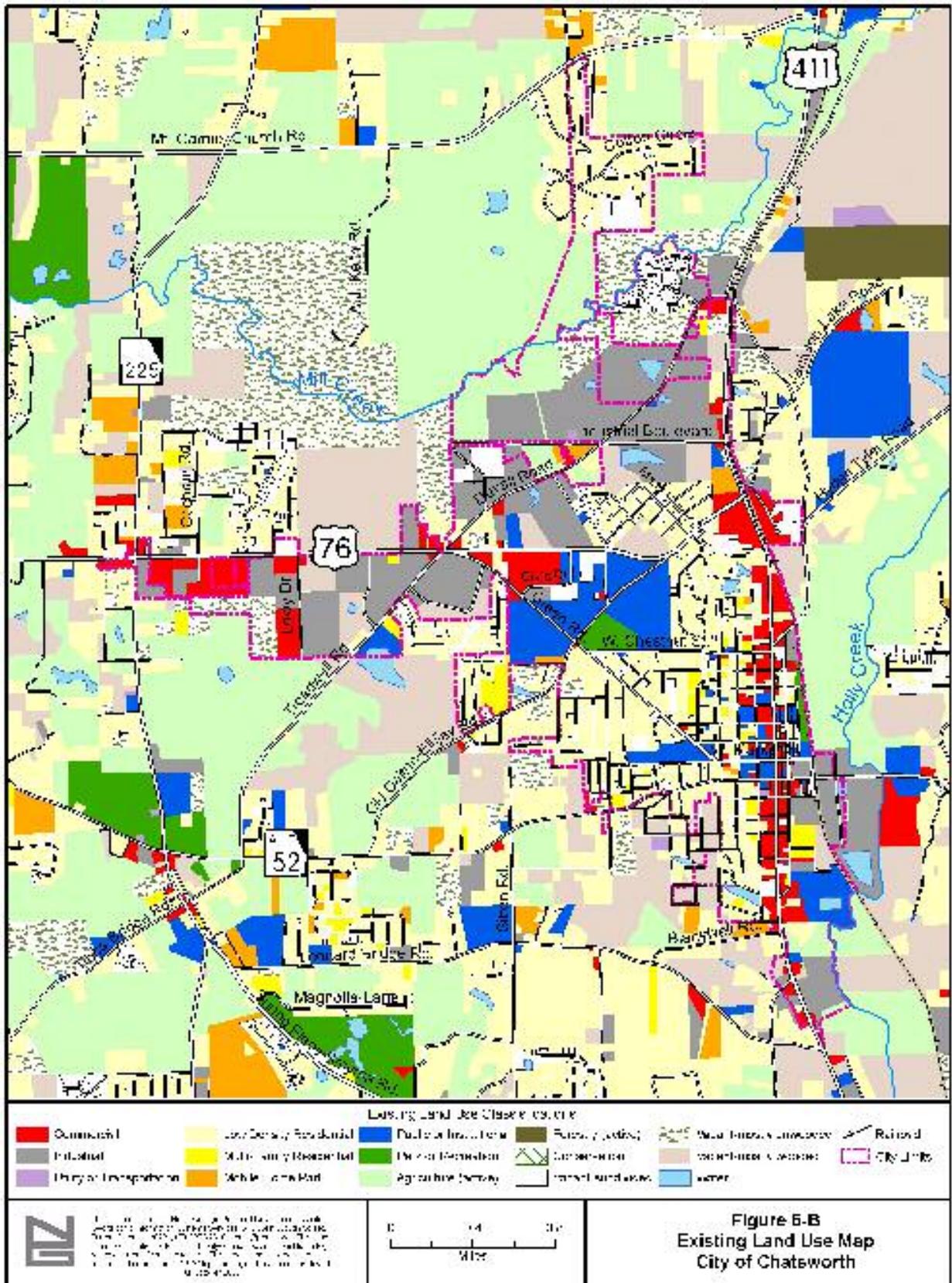
Chatsworth. Approximately 250 acres of land in Chatsworth are used for commercial purposes. The City has a full range of such uses including retail sales, office, and service-related uses.

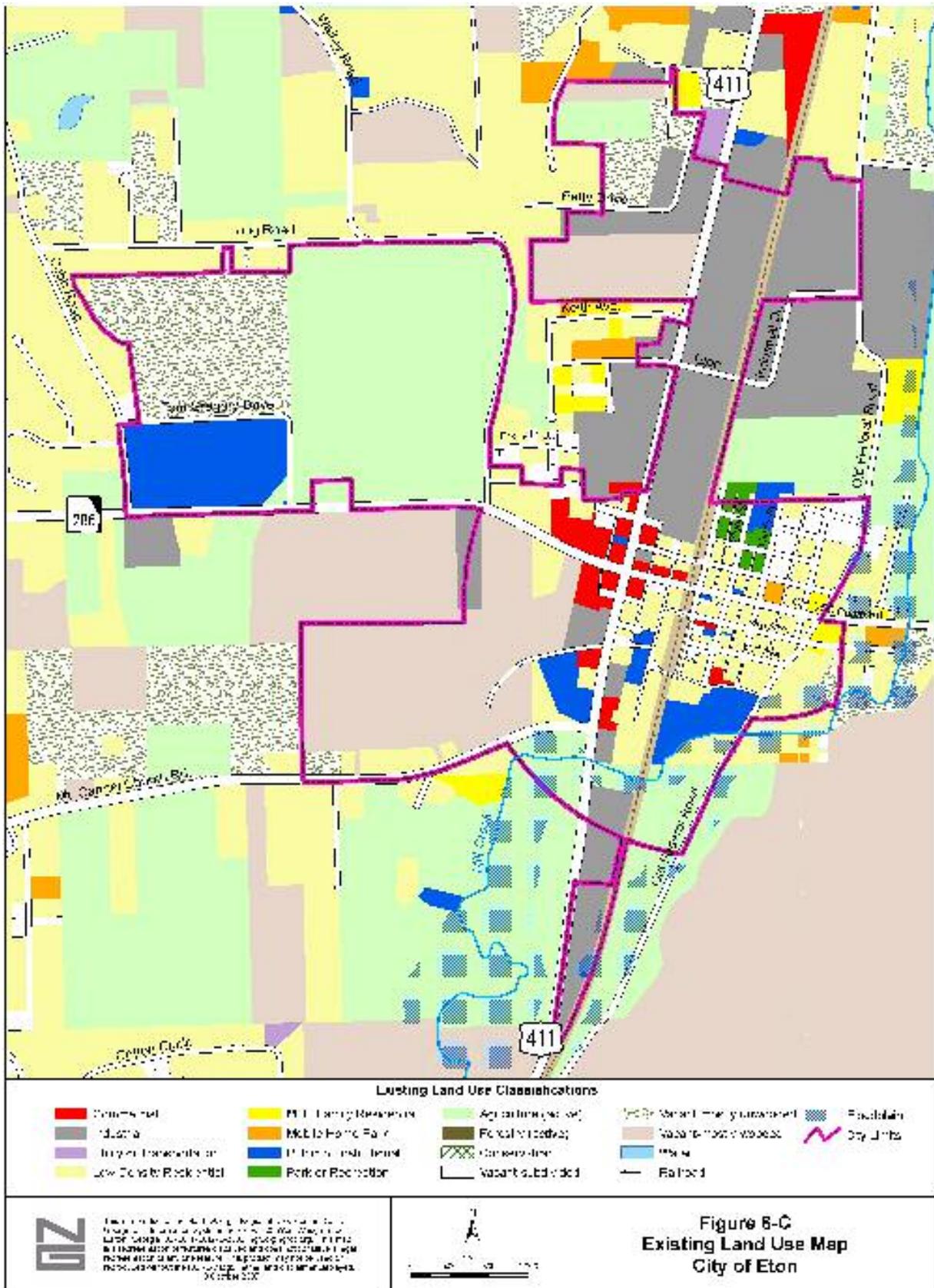
Eton. When the land use survey was conducted in Eton, there were just 16 acres of land being used for commercial purposes. Since that time, several commercial enterprises have been built including the small shopping center shown in the photo to the right.

Inventory









Inventory

6.1.3. Industrial Land Uses

Murray County. Just under 1% of the land in Murray County is used for industrial purposes. The majority is located within the corporate limits of Chatsworth and Eton.

Chatsworth. There are 600 acres of land in Chatsworth dedicated to a variety of industrial uses. This equates to approximately 20% of the City's land area. Most of the industrial land is being used by the carpet manufacturing and distribution industry.

Eton. There are 111 acres of land in Eton dedicated to a variety of industrial uses. This equates to approximately 15% of the City's land area. As in Chatsworth, most of the industrial land is being used by the carpet manufacturing and distribution industry.



Much of the industrial land in Murray County is used by the carpet manufacturing and distribution industry.

6.1.4. Public and Institutional Land Uses

Murray County. Approximately 1.4% of the land in Murray County (3,094 acres) is used for public or institutional purposes. The land owned by the Corps of Engineers surrounding Carters Lake comprises much of this acreage. Other large public uses found outside Chatsworth and Eton include the landfill, the new county park, and the public schools.

Chatsworth. There are 278 acres in Chatsworth which are used for public or institutional purposes. Such uses in the City include several schools, City Hall, the County Courthouse, the public library, the Post Office, the medical center, and numerous churches.

Eton. Public and institutional land uses in Eton include City Hall, Eton Elementary, the Old Elementary School and park, the post office, and a few churches.

6.1.5. Transportation, Communication, and Utilities Land Uses

Approximately 6% of the land in Murray County is used for transportation, communication, and utilities. Streets make up the largest portion of this land use category in the cities, while the Dalton Utilities land application site in the southwest portion of the county is the largest utility land use.

6.1.6. Parks, Recreation, and Conservation Land Uses

Slightly less than 2% of the land in Murray County is used for parks and recreation, while just over 23% is in conservation. The largest park in the Murray County is Fort Mountain State Park. The majority of land under conservation is located in the Chattahoochee National Forest. Park, recreation, and conservation areas are described in more detail in Section 4.1.14.

6.1.7. Agriculture Land Uses

Almost 17% of the land in Murray County (36,957 acres) is used for agriculture. Nearly all of this land is in the unincorporated parts of the county.

Farmland is discussed in detail in Section 4.1.10.; however, it should be noted that agricultural land contributes greatly to the rural beauty and character of the community.

6.1.8. Forestry Land Uses

Just over 8% of the land in Murray County (18,601 acres) is used for active forestry purposes. Nearly all of this land is in the unincorporated parts of the county. Forest land is discussed in more detail in Section 4.1.11.

6.1.9. Undeveloped Land

Undeveloped land is divided into three categories: subdivided, that is platted lots in either a residential or commercial subdivision; mostly wooded; and mostly unwooded. Approximately 28% of the land Murray County (62,761 acres) is undeveloped, with the majority (57,219 acres) being wooded, but not under commercial forestry at this time. The county's mountainous topography is a primary reason why so much wooded land is undeveloped.

Only 18.2% of the land in Chatsworth is undeveloped and 44% of the undeveloped land is in subdivisions. Just over 28% of the land in Eton is undeveloped, with the majority of the land being wooded and not subdivided.



Almost 17% of the land in Murray County is used for agriculture.

6.2. Assessment of Existing Land Use

In Section 6.1, the capacity, performance, general condition, and expected life of the community facilities and services in Murray County, Chatsworth, and Eton was provided. The assessment of current and future community facilities and services needs involves the following:

- ③ an analysis of the data provided in Section 5.1., including consideration of the implications of historical trends, current conditions, and 20-year forecasts,
- ③ an evaluation of this data in terms of its significance to the community and its relevance to other plan elements,
- ③ a statement of current and future needs base upon projections of future growth, and
- ③ an assessment of how these needs may affect or be affected by other elements.

This assessment can be completed by answering the following questions which were derived from Section 110-12-1-.0 4(12)(e)2.(ii) of Georgia's Minimum Local Planning Standards.

- ③ What historical factors have led to current development patterns?
- ③ How do land use patterns and densities relate to the provision of infrastructure improvements?
- ③ Are there blighted areas, areas in need of redevelopment, or transitional areas in Murray County, Chatsworth, and Eton?
- ③ Are there environmentally sensitive or locally valued land and resources which are unsuitable for development or in need of special protection or management practices?
- ③ Are there any problems with existing patterns of land use such as extensive single-use districts, strip commercial development, or "leap-frog" development?
- ③ What opportunities exist for infill development, traditional neighborhood development, and other compact forms of urban development?
- ③ What local development policies can affect future land use patterns?

These questions are answered in Section 6.2.1. through 6.2.4.

6.2.1. What historical factors have led to current development patterns?

Several factors have led to current development patterns in Murray County and the Cities of Chatsworth and Eton including the following:

- ③ mountainous topography,
- ③ streams and creeks,
- ③ National Forest lands,
- ③ location of the railroad,
- ③ school construction,
- ③ creation of Carter's Lake,
- ③ widening of Highway 411, and
- ③ poor soils (not suitable for septic systems) in some areas.

The majority of residential development within unincorporated Murray County has occurred in a low density, fairly dispersed pattern. In some instances, this has resulted in the loss of productive agricultural land. This type of growth pattern also makes it more difficult and expensive to provides services.

US 76/GA 52 and US 411 serve as the primary thoroughfares in Murray County and much of the commercial development occurs along these roads in a "strip development" fashion.

6.2.2. How do land use patterns and densities relate to the provision of infrastructure improvements?

In general, infrastructure improvements have occurred in response to development needs rather than to stimulate development. For example, significant infrastructure improvements will be needed to accommodate the growth along GA 286.

In some cases, the expansion of infrastructure was conducted in response to needs and subsequently resulted in new growth and development. Two examples include the widening of US 411 and the provision of sewer in Eton and west to the new schools along US 286.

Working in cooperation with the initiatives of the Sole Commissioner of Murray County, the City of Eton became the benefactor of a sewerage extension project from the City of Chatsworth that created a loop designed to connect to two new schools and multiple industrial uses in the Eton area. All were in desperate need for public sewerage. Phase I, operational in August 2004, connected to Bagley Middle School and Eton Elementary School, plus opened other residential opportunities in Eton. Phase II, operational in January 2005, opened the door for industrial connections, plus other commercial and residential opportunities.

In anticipation, Eton first responded with amendments to the Zoning Ordinance to establish minimum lot sizes for residential growth served by public water and public sewer. As the sewer project became operational, property owners began the process of annexing their properties for public sewer access. Through May 2005, the annexations have included almost 90 acres of residential land use, over 32 acres of commercial land use, and over 90 acres of industrial land use. These numbers are substantial for a city the size of Eton, because these annexations represent a 41% increase in the size of the city from March 2004 to May 2005. All of the annexations were directly related to sewerage installation.

6.2.3. Are there blighted areas, areas in need of redevelopment, or transitional areas in Murray County, Chatsworth, or Eton?

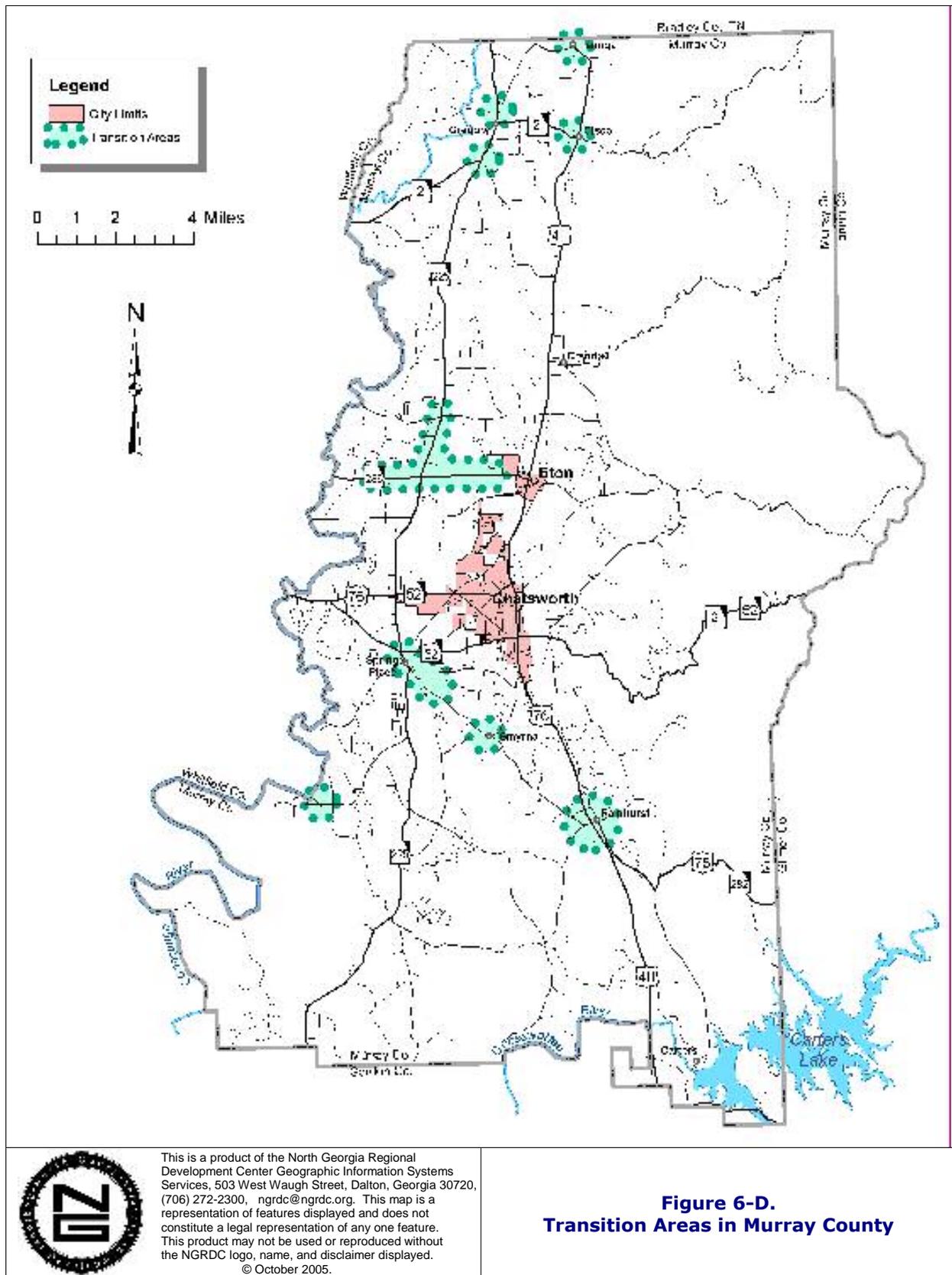
There are several older shopping centers in Chatsworth that would benefit from redevelopment. In addition, a number of mobile home parks in the County are in poor condition and need improvement.

A number of transition/growth areas exist throughout the County and Cities and these are shown in Figure 6-D on the following page. Most of these areas are at crossroads or along arterial roads.

6.2.4. Are there environmentally sensitive or locally valued land and resources which are unsuitable for development or in need of special protection or management practices?

Murray County is full of environmentally sensitive lands including steep slopes and small streams, tributaries, and headwaters. Many of these areas receive some protection from existing regulations, but additional efforts could be pursued.

As discussed in the natural resources element, efforts are being made by various groups to protect areas along Holly Creek and throughout the Conasauga River Watershed and these efforts should be continued. Other efforts currently underway include the Scenic Byway Design Guidelines and a Mountain Protection Ordinance.



**Figure 6-D.
Transition Areas in Murray County**

The Department of Natural Resources will continue to pursue the acquisition of additional property surrounding the Vann House. Often considered the "Showcase of the Cherokee Nation," the Vann House is a certified site of the Trail of Tears National Historic Trail. Built by African slaves under the charge of Chief James Vann, the two-story dwelling was the first brick house in the Cherokee Nation and is one of the best-preserved plantation homes in the country. The land surrounding the Vann House has enormous archaeological value. According to the State Archaeologist, at one time, it contained most, if not all of the support buildings that a plantation of that size needed for its operation including barns, storage sheds, processing facilities, and slave cabins. The DNR has never excavated a Cherokee slave cabin before, so this will present a unique opportunity.

"There's no telling what historical artifacts and other treasures will be unearthed as we learn more about this fascinating period in our state's history."

Dave Crass, State Archaeologist with the Georgia Historic Preservation Division of DNR

The Spring Place Bypass has the potential to greatly impact the Spring Place Historic District and surrounds. The location of the bypass is shown in Figure 6-E to the right. Like the extension of sewerage to Eton, with the construction of the bypass may come requests for rezonings and new development that will significantly alter the character of the area. As with any change, the impacts could be positive or negative, but without a strategy to promote quality, economically sustainable development, it is possible that some of impacts will be harmful. This plan recommends the preparation of a master plan for Spring Place prior to the completion of the bypass. A master plan would provide a more detailed look at Spring Place and the surrounding area to determine what types of land uses are most desirable and what types of access management and design guidelines should be put in place to promote superior development.

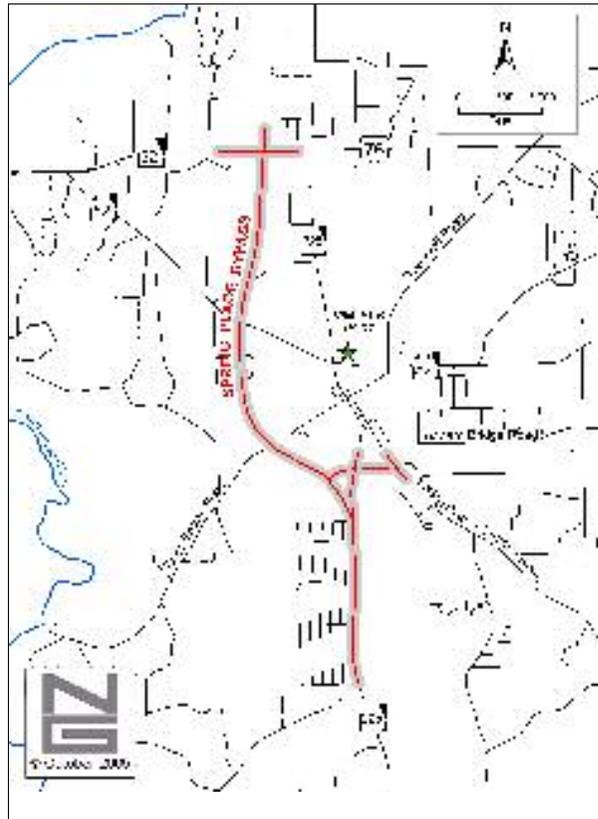


Figure 6-E. Spring Place Bypass

6.2.5. Are there any problems with existing patterns of land use such as extensive single-use districts, strip commercial development, or “leap-frog” development?

As mentioned previously, US 76/GA 52 and US 411 serve as the primary thoroughfares in Murray County. The majority of the commercial development that has occurred along these roads has been in a "strip development" fashion.

6.2.6. What opportunities exist for infill development, traditional neighborhood development, and other compact forms of urban development?

Most of the opportunities for compact urban development exists within the corporate limits of Chatsworth and Eton. Chatsworth in particular has the greatest potential because of the infrastructure that is already in place.

The rural nature of the remainder of the county is not particularly suited to urban development; however, conservation or open space subdivisions are very appropriate in such areas. Conservation subdivision design allows for development at maximum densities while preserving open space, steep slopes, or other valuable natural resources. Typically, access to water and sewer are necessary for this type of development. More information on conservation subdivision design can be found on the National Association of Homebuilders website at <http://www.nahb.org> or the Natural Lands Trust website at <http://www.natlands.org>. A comparison of a standard subdivision and an open space subdivision design is shown in Figure 6-F below.

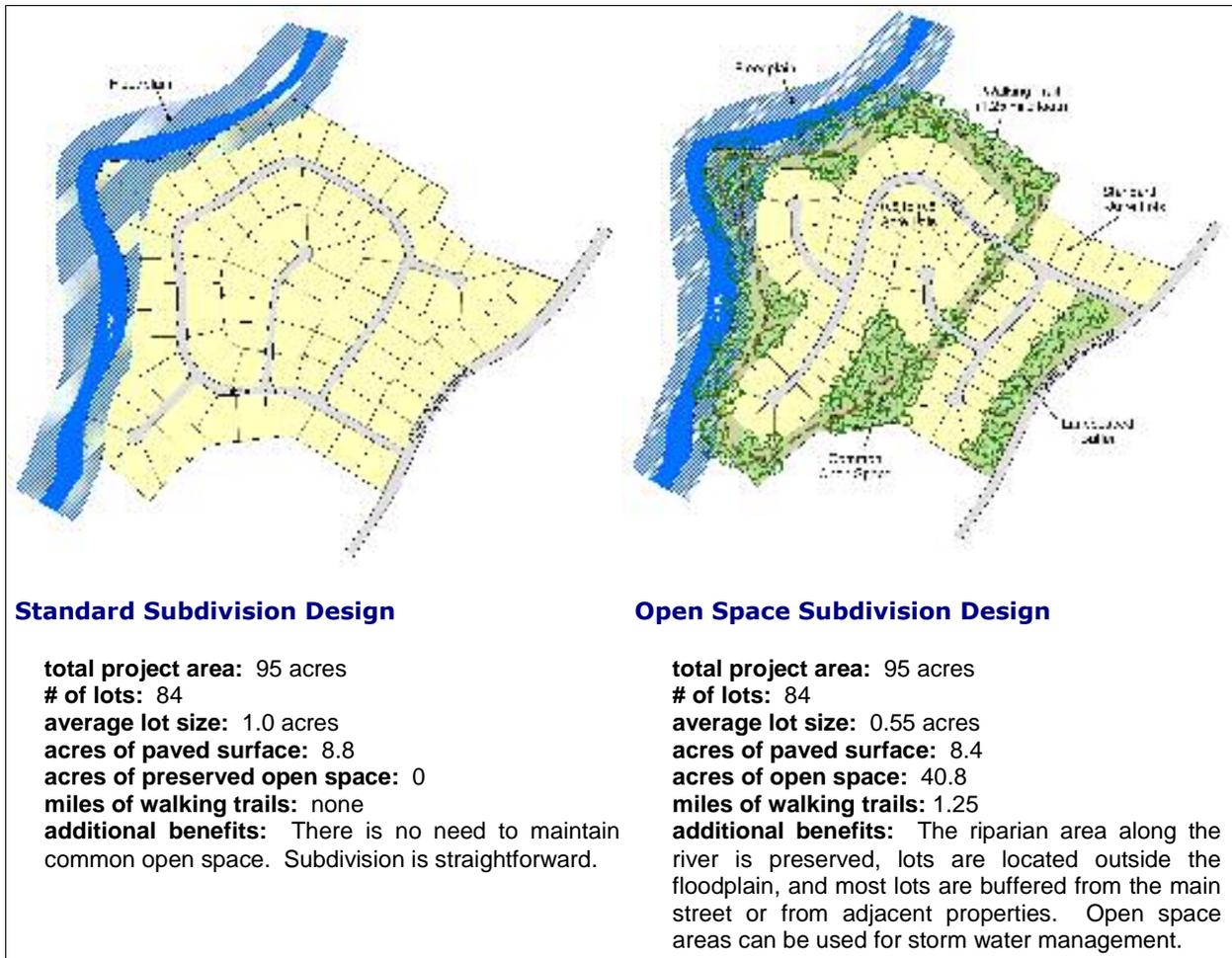


Figure 6-F. A comparison of a standard subdivision with an open space subdivision.

6.2.7. What local development policies can affect future land use patterns?

The enforcement of existing development regulations needs to be a priority in the Cities and Counties. Furthermore, the development of a plan for the provision of water and sewer to targeted areas of the county must be a top priority for all local governments. It is vital that such services be done in a coordinated and well-planned fashion to minimize costs, limit sprawl, and limit undesirable impacts upon community character and the resources which make the county truly desirable.

6.3. Projection of Future Land Use Needs

Future land use needs for Murray County, Chatsworth, and Eton were prepared for the years 2015 and 2025. Tables 6-B and 6-C show the amount of land that will be needed to accommodate the anticipated future population and economic growth presented in the population, economic development, and housing elements.

6.3.1. Residential Land Use Needs

Residential land use needs are based upon future housing projections (Section 3.2.2.) and the current land consumption trend of 1.8 acres per unit in Murray County, 0.5 acres per unit in Chatsworth, and 0.6 acres per unit in Eton.

Based upon these projections, approximately 31,620 additional acres (57,909 total) may be needed in Murray County for residential purposes by the year 2025. The amount that is actually needed to accommodate the projected number of housing units can be reduced by encouraging compact, higher density development patterns in areas where water, sewer, and other community facilities are provided.

6.3.2. Commercial and Industrial Land Use Needs

Commercial and Industrial land use needs are based upon future employment projections (Section 2.1.1.1.) and the current land consumption trend of 0.2 acre per commercial job and 0.3 acre per industrial job in Murray County. Based upon these projections, 872 additional acres (3,290 total) may be needed in Murray County for commercial and industrial uses by the year 2025.

Given that Chatsworth and Eton combined have approximately 1,800 acres zoned for commercial or industrial uses the need to rezone property in the unincorporated areas to either commercial or industrial uses should be limited to areas where adequate infrastructure exists or can be economically provided. Leap-frog development or commercial and industrial development in remote areas of the county should not be encouraged. Speculative commercial and industrial rezonings in particular should be discouraged.

6.3.3. Other Land Use Needs

Change in the other land use categories was based upon a variety of factors described below:

Public and Institutional. Each city was projected to add 15 acres of public or institutional land every 10 year. The county was estimated to add 50 acres of public or institutional land every 10 years in the unincorporated areas.

Communication and Utilities. Each city was projected to need 5 acres of land for communication/utilities every 10 years. The county was projected to need 10 acres of land for communication/utilities every 10 years in the unincorporated areas

Road Right-of-Way. This was estimated to be 20% of the total acres developed for residential, commercial, industrial, and public or institutional uses.

Parks and Recreation. Each city was projected to need 10 acres of park facilities between 2005 and 2015 and an additional 10 acres between 2015 and 2025. The county was estimated to add 40 acres of park and recreation land every 10 years in the unincorporated areas.

Conservation. It was estimated that county-wide an average of 25 acres of land would be placed in conservation every year between 2005 and 2025.

Agriculture and Forestry. Lands actively used for agriculture and forestry were projected to decline by 300 acres per year (150 acres per category) county-wide.

Undeveloped. The total amount of vacant or undeveloped land is projected to decline from 62,761 acres to 27,200 acres by 2025.

Annexation. To accommodate growth and maintain a reasonable amount (5-10%) of vacant land with its limits, the City of Chatsworth will need to annex 600 acres by 2025. The City of Eton will need to annex 200 acres by 2025.

Table 6-B. Projected Future Land Use Needs in Murray County

Land Use	2005		2015 (Projected)		2025 (Projected)	
	Acres	%	Acres	%	Acres	%
Residential	26,289	12%	42,775	19%	57,909	26%
Commercial	767	0.3%	1,003	0%	1,275	1%
Industrial	1,651	0.7%	1,651	1%	2,015	1%
Public or Institutional	3,094	1.4%	3,174	1%	3,254	1%
Transportation, Communication, or Utilities	13,136	5.9%	18,236	8%	21,425	10%
Parks, Recreation, Conservation						
Parks and Recreation	4,126	1.9%	4,186	2%	4,246	2%
Conservation	51,285	23.2%	51,535	23%	51,785	23%
Agriculture	36,957	16.7%	35,457	16%	33,957	15%
Forestry	18,601	8.4%	17,101	8%	15,601	7%
Undeveloped	62,761	28.4%	43,549	20%	27,200	12%
Water	2,387	1.1%	2,387	1%	2,387	1%
TOTAL	221,054	100%	221,054	100%	221,054	100%

Table 6-C. Projected Future Land Use Needs in Chatsworth and Eton

Land Use	Chatsworth			Eton		
	2005	2015	2025	2005	2015	2025
Residential	788	1,112	1,307	79	131	147
Commercial	250	331	421	16	70	89
Industrial	600	594	725	111	165	201
Public or Institutional	278	293	308	53	68	83
Transportation, Communication, or Utilities	345	503	594	96	109	131
Parks, Recreation, Conservation	30					
Parks and Recreation	30	40	50	4	14	24
Conservation	-	-	-	-	-	-
Agriculture	164	64	-	161	111	61
Forestry	-	-	-	-	-	-
Undeveloped	547	215	197	205	152	184
Water	30	30	30	-	5	5
TOTAL	3,032	3,182	3,632	725	825	925

6.4. Community Goals and Implementation Program

6.4.1. Future Land Use Map

The future land use map is designed to reflect the results of the assessment of current and future land use needs. It depicts the general location, distribution, and characteristics of future land uses. The following land use categories are included on the future land use map:

- | | |
|--|---------------------------------|
| ③ Commercial | ③ Parks and Recreation |
| ③ Industrial | ③ Conservation |
| ③ Planned Business Park* | ③ Agriculture |
| ③ Public or Institutional | ③ Forestry |
| ③ Transportation, Communication, and Utilities | ③ Undeveloped – mostly wooded |
| ③ Low Density Residential | ③ Undeveloped – mostly unwooded |
| ③ Medium to High Density Residential | |

With the exception of Planned Business Park, which is a new classification on the future land use map, descriptions for these land use categories are the same as those found in Section 6.1.1. in the discussion of existing land use; however, more detailed descriptions of some of the classifications are provided in the land use narrative in Section 6.4.2.

Future land use maps for Murray County, Chatsworth, and Eton are found in Figures 6-G, 6-H, and 6-I. The maps are intended to reflect the development potential of property and the desired land use pattern over time. Because development cannot be accurately predicted at the parcel level, the future land use maps are generalized and are intended to provide ample locational choices while still being consistent with the desired land use policies.

Because the future land use map is based upon general policy guidelines, it should be reviewed periodically and revised when appropriate in order to reflect development trends and conditions in the community.

6.4.2. Future Land Use Narrative

This section summarizes the reasoning behind the land use patterns shown on the future land use maps.

Commercial Development

The commercial land use classification includes a wide variety of retail sales, services, and entertainment facilities. Whenever possible, "commercial strips" should be avoided. Instead, commercial growth should be promoted in a more coordinated fashion, and should be targeted to more compact areas where there is existing infrastructure or in areas that the community has designated for commercial growth. The fact that a parcel lies along an arterial road does not mean that it has to be developed with a commercial use.

In "downtown" areas of Chatsworth, Eton, and Spring Place, pedestrian friendly commercial development should be strongly encouraged.



Pedestrian friendly commercial development should be strongly encouraged in Chatsworth, Eton, and Spring Place.

Corridor Overlay Zone

A "Corridor Overlay Zone" for the US 76/US 411 corridor would be very beneficial in helping to promote attractive, economically sustainable commercial development. Figure 6-J illustrates the location of a potential corridor overlay zone.

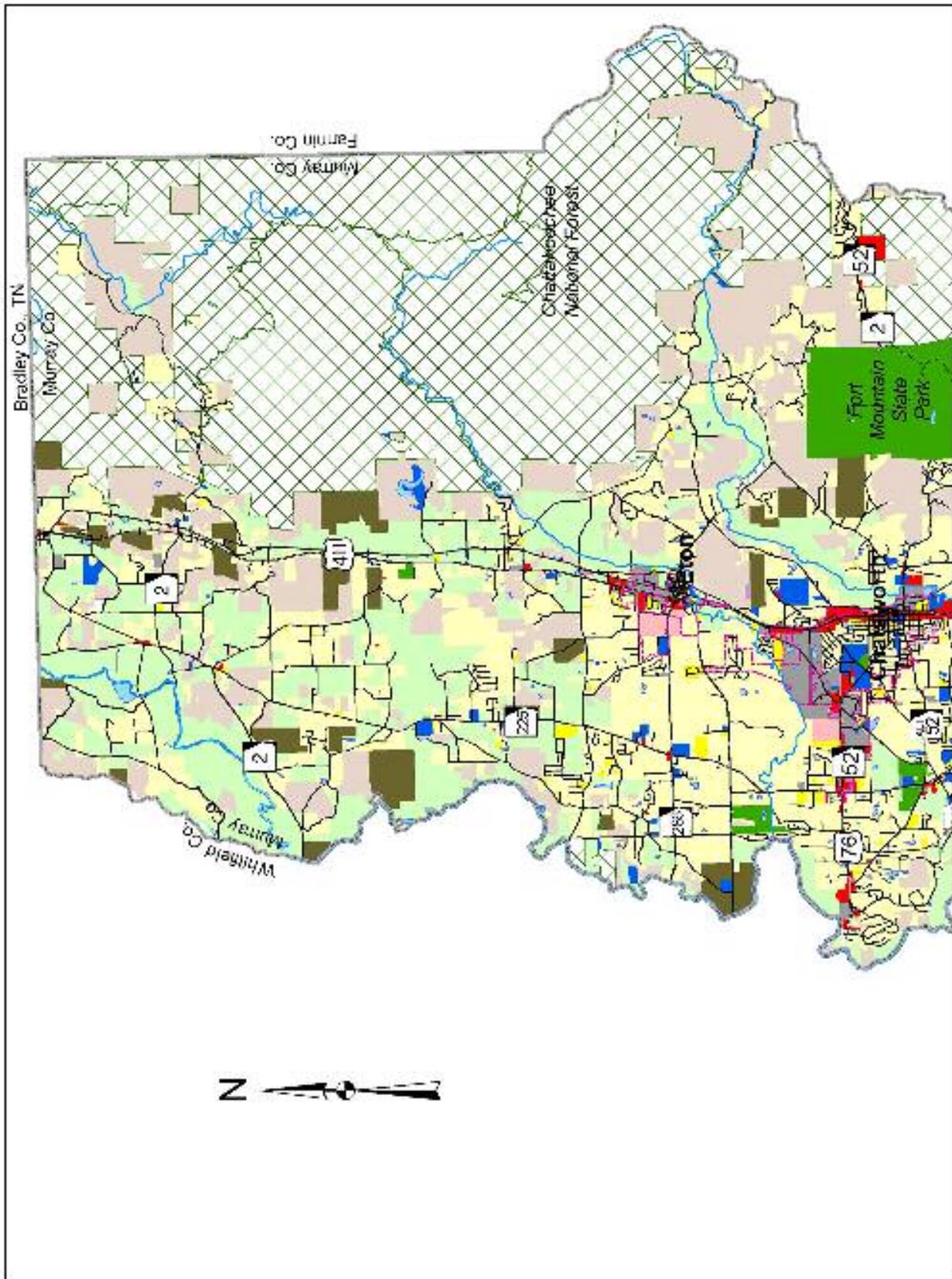
The goals of a corridor overlay zone are listed in the box to the right. Any number of components can be included in a corridor overlay zone. Examples include the following:

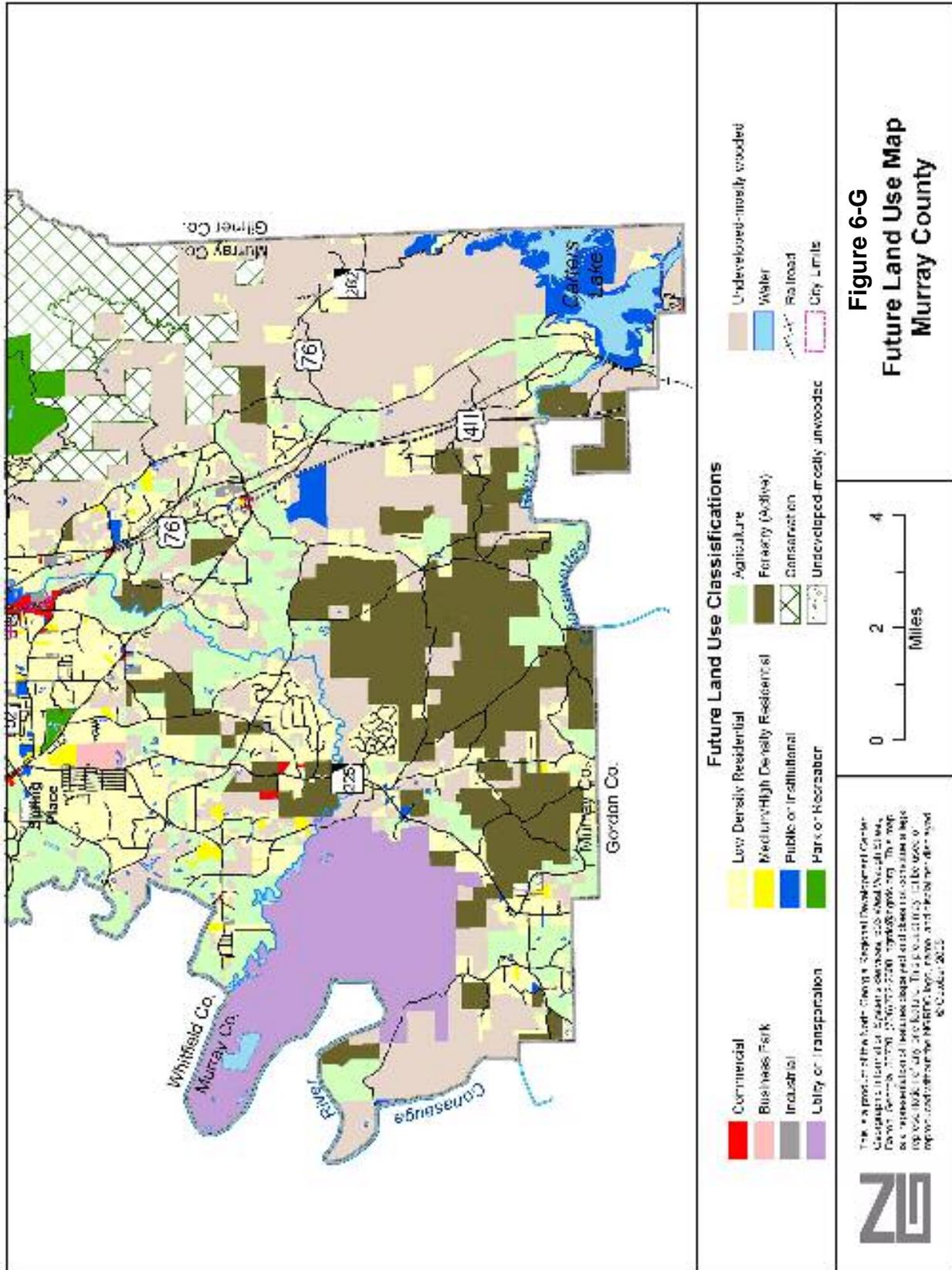
1. Access Management
2. Landscaping
3. Parking
4. Site Amenities
5. Signage
6. Low Impact Development
7. Nuisance Controls

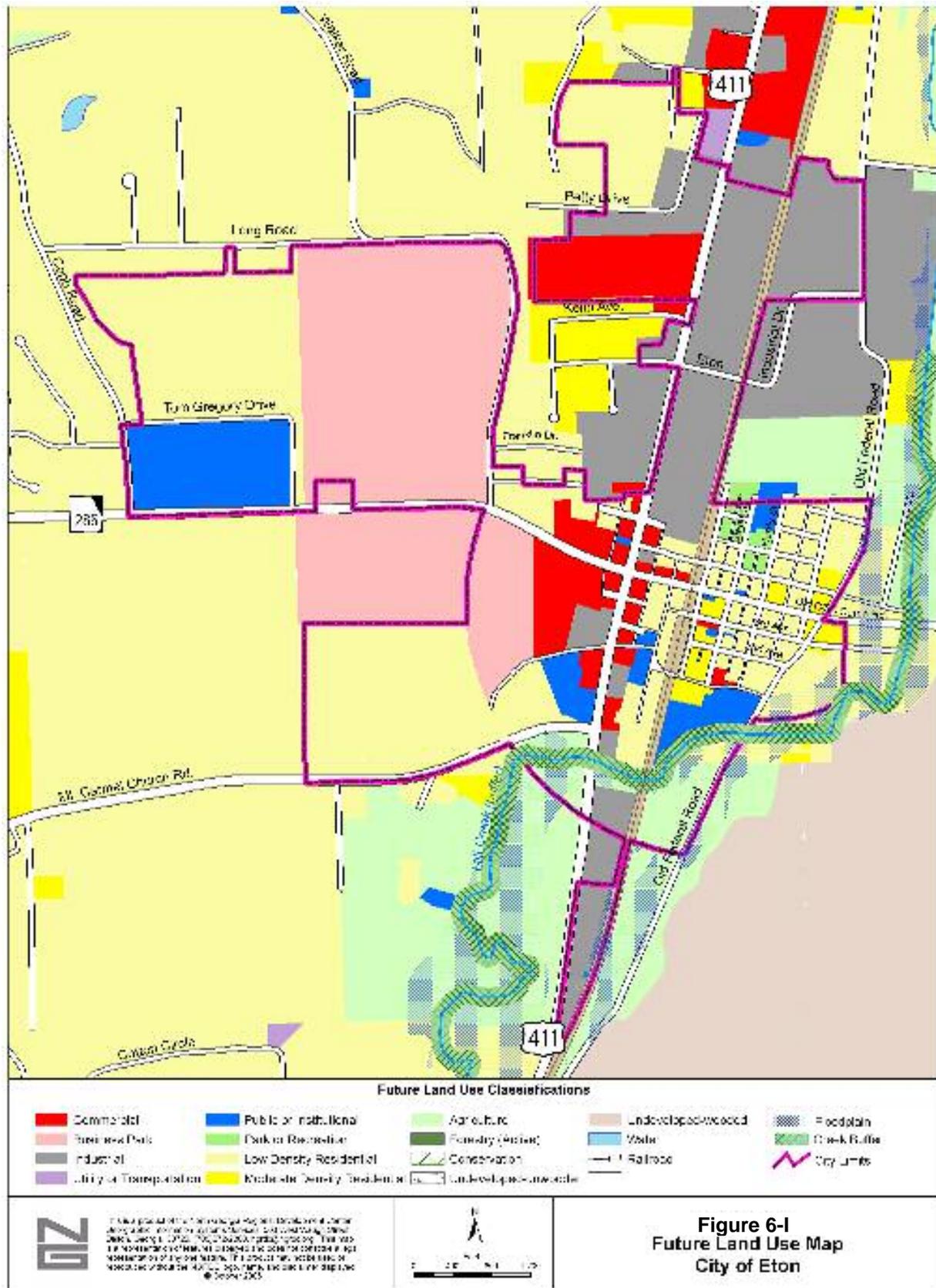
Goals of a Corridor Overlay Zone

1. To improve traffic movements in and through the corridor.
2. To improve the character and appearance of the corridor.
3. To create an economically sustainable business corridor.
4. To provide adequate buffers between different land uses.
5. To minimize impacts to environmentally sensitive areas.
6. To improve air quality and water quality.
7. To reduce erosion and storm water runoff.
8. To provide relief from noise, heat, glare, dust, and debris.

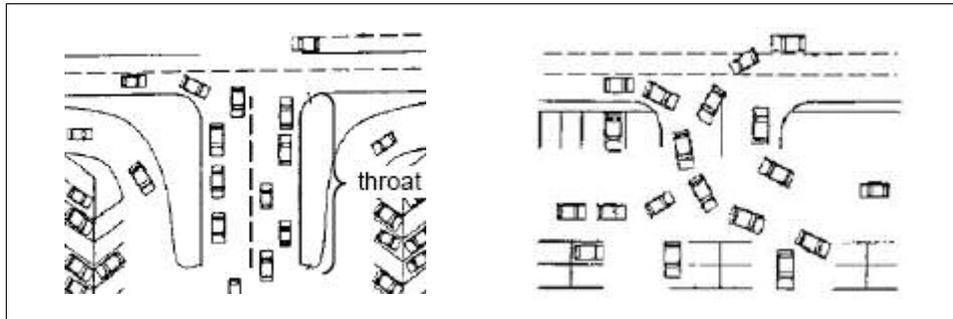
Goals and Objectives







Access Management. Access management involves controlling the number of driveways and curb cuts on a road and using turn lanes and tapers effectively. It also involves providing on site stacking room within developments (see illustration below).



With adequate throat length, stacking occurs on site (above left). This reduces the conflict points, unsafe conditions, and potential for driver confusion which could exist otherwise (above right).

The intent of the access management is to address the need for adequate access to properties while maintaining and improving traffic movements in and through a corridor. The benefits of access management include fewer accidents, increased road capacity, shorter travel times, and a more pleasant driving experience.

Landscaping. Landscaping provides important environmental benefits in addition to providing visually pleasing areas for businesses and the customers who support those businesses. It is a method for protecting and enhancing scenic quality. Landscaping should be an integral part of every commercial, industrial, and multi-family project and not merely located in leftover portions of the site. Existing healthy trees and understory vegetation should be retained whenever possible and supplemented with landscaping as appropriate.

Parking. The intent of parking standards is to address the need to break up the expanse of asphalt in front of buildings, reduce storm water runoff, provide shade, and reduce the glare from parked cars and loading docks. While parking and vehicular access are essential parts of any development, they should not dominate a site.

Site Amenities. The incorporation of site amenities into commercial, industrial, institutional, and multi-family development should be encouraged. Site amenities such as sidewalks, benches and seating areas, bike racks, plazas, public art, fountains, and green spaces are important aspects of customer friendly development. Pedestrian circulation and access should be considered in all development in the corridor overlay area as increased pedestrian activity can be beneficial to business and can improve the character of the community.



A landscaped peninsula borders the end of this parking bay.

Signage. Sign regulations can be incorporated into an overlay zone and should be used to balance the need to market individual businesses with the objective of minimizing visual clutter.

Goals and Objectives

Low Impact Development. The intent of the Low Impact Development (LID) is to support the development of property while promoting cost effective site design and management techniques that infiltrate, filter, store, evaporate, and detain storm water runoff close to its source. One of the basic goals of LID techniques is to compensate for land development impacts on hydrology and water quality by (1) maintaining, where practical, areas of high infiltration and low runoff potential and (2) managing storm water through a combination of smaller, cost effective, on-site landscape features rather than solely through conventional pipe and pond designs. (Source: The Low Impact Development Center) LID techniques have been successfully used throughout the United States.

Incorporating LID site design can reduce development costs by:

- ③ reducing impervious surfaces (roads, curb, and gutters,
- ③ decreasing the use of storm drain piping and inlet structures,
- ③ decreasing the size of large storm water ponds, and
- ③ potentially increasing lot yield.

Both the National Association of Home Builders Research Center web site (www.nahbrc.org) and the Low Impact Development Center web site (www.lidstormwater.net) have detailed information on LID techniques. Figure 6-J provides an illustration of a commercial development which utilizes a combination of low impact development techniques including bioretention cells, filter strips, reduced impervious areas, and disconnected impervious areas. Existing vegetation is also retained in the "Tree Save" areas.

Nuisance Controls. Nuisance controls help to insure that development is undertaken in a manner so that noise, lighting, vibration and other potential nuisances from a developed site does not negatively impact or injure the value of adjacent properties.

Benefits of Low Impact Development

Developers

- ③ Reduces land clearing and grading costs.
- ③ Potentially reduces infrastructure and storm water management costs.
- ③ Increases lot and community marketability.

Municipalities

- ③ Reduces municipal infrastructure and utility maintenance costs

Environment

- ③ Protects site and regional water quality by reducing sediment, nutrient, and toxic loads to water bodies.
- ③ Preserves trees and natural vegetation.

(source: *Builder's Guide to Low Impact Development*, National Association of Home Builders Research Center)

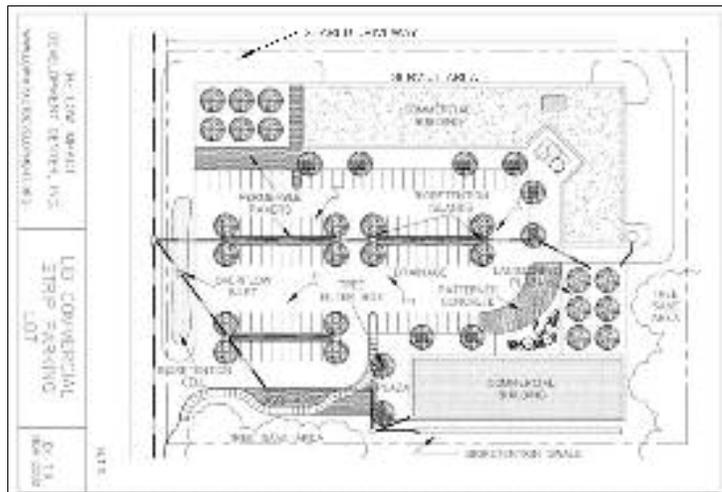


Figure 6-J. Commercial Development Using Low Impact Development Techniques

(Source: Low Impact Development Center)

Planned Business Park

This land use classification is a new category on the Future Land Use Map. It is intended for a combination of office and light industrial uses and is appropriate for larger parcels or for areas where several smaller parcels are being developed in a coordinated fashion. The intent of this classification is to promote well-designed business parks that will remain economically viable over the long term. Such parks will be designed in a way that mitigates negative effects on the environment and upon adjacent properties. Amenities for employees such as outdoor areas and pedestrian facilities should be provided. Certain retail uses which would be beneficial to employees of the business park may also be included. Such uses might include small restaurants or banks.



A planned business park should have an attractive, well-defined entrance.

Traffic circulation patterns within and near the park should be a considered and developments with more than one point of ingress/egress are preferable to those which have just one entrance on an arterial road.

Other Future Land Use Issues

Growth and Transition Areas. These were identified in Figure 6-D. The provision of water and sewer service will continue to have a dramatic impact upon where new commercial, industrial, and residential growth will occur. The location of schools will also impact the location of new residential subdivisions.

Future Master Plans. As discussed previously, Spring Place both benefit from the development a master plan and US 76/US 411 transportation corridor would benefit from the development of a corridor overlay zone.

Critical and Sensitive Areas. Murray County has an abundance of natural resources as detailed in Element 4. Protecting water quality will be among the most pressing issues for new development.

Agriculture and Forest Lands. The pressure to develop active farmland and forest lands will continue to increase in the future. This will have a dramatic impact upon the natural resources in the area as well as upon the community's scenic beauty. In addition, there will continue to be a conflict between certain agricultural uses and other uses in the community.

Goals and Objectives

6.4.3. Goal, Policy, and Action Items

To support and achieve the community's joint vision statement, Murray County and the Cities of Chatsworth and Eton have developed the following Land Use goal and associated policies and action items:

<p>Goal: Land resources which have been allocated for uses that will accommodate and enhance economic development, natural and historic resources, community facilities, and housing and will protect and improve the quality of life of residents and visitors.</p>	
<p>Policy 1: Community Character and Environmental Quality. The positive qualities of the natural environment, historic and cultural resources, and scenic characteristics which contribute to Murray County's character should be preserved.</p>	<p>Action Items:</p> <ul style="list-style-type: none"> a. Develop a corridor overlay zone for the US 76/US 411 corridor. c. Continue to enforce environmental regulations.
<p>Policy 2: Sense of Place.* Community focal points are important and should be encouraged. Such areas should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.</p>	<p>Action Items:</p> <ul style="list-style-type: none"> a. Continue streetscaping efforts in Chatsworth and Eton. b. Prepare and implement a master plan for Spring Place.
<p>Policy 3: Historic Preservation. Historic preservation efforts throughout the community should be encouraged.</p>	<p>Action Items:</p> <ul style="list-style-type: none"> a. Promote the designation of local historic districts. b. Promote the adaptive reuse of historic structures.
<p>Policy 4: Residential Development. Future residential development should be compatible with the physical limitations of the land and the established land uses in the area. In addition, the transition in size, density, site development, and other characteristics should be compatible from one district to another.</p>	<p>Action Items:</p> <ul style="list-style-type: none"> a. Promote the use of open space subdivision design and consider this type of design in any housing projects in which local governments participate. b. Promote an orderly transition between commercial areas and single family residential areas through transitional uses such as multi-family residential and natural buffer areas.
<p>Policy 5: Traditional Neighborhoods.* Traditional neighborhood patterns should be encouraged, including the use of human scale development, mixing uses within easy walking distance of one another, and facilitating pedestrian activity.</p>	<p>Action Items:</p> <ul style="list-style-type: none"> a. Promote traditional neighborhood design by providing materials on the subject to developers.
<p>Policy 6: Agriculture and Forestry. Prime agricultural and forest lands should be protected through the use of incentives, land use regulation, and other means.</p>	<p>Action Items:</p> <ul style="list-style-type: none"> a. Provide information to property owners of farmland, forest land, and environmentally sensitive land about tax incentives for leaving property in agricultural or forest use.
<p>Policy 7: Parks and Recreation. Provide for adequate parks and open spaces in locations throughout the community.</p>	<p>Action Items:</p> <ul style="list-style-type: none"> a. Promote the use of open space subdivision design and consider this type of design in any housing projects in which local governments participate.

<p>Policy 8: Infill Development.* The development or redevelopment of sites closer to the downtown or traditional urban core of Chatsworth and Eton should be encouraged.</p>	<p>Action Items:</p> <ul style="list-style-type: none"> a. Promote the development of existing commercial and industrial sites before encouraging new development in outlying areas or areas which would require heavy investment in public infrastructure.
<p>Policy 9: Infrastructure. Development should be encouraged in areas which are targeted for growth on the future land use map and which either have public services or where public services can be extended at a reasonable cost.</p>	<p>Action Items:</p> <ul style="list-style-type: none"> a. Promote the commercial and industrial growth to areas which are targeted for such growth. b. Discourage speculative rezonings, particularly in areas without adequate infrastructure.
<p>Policy 10: Strip Commercial Development. Strip commercial development should be discouraged and compact development in activity nodes should be encouraged to reduce traffic congestion and efficiently utilize public services.</p>	<p>Action Items:</p> <ul style="list-style-type: none"> a. Develop a corridor overlay zone for the US 76/US 411 corridor. b. Promote appropriate neighborhood commercial development to serve the needs of major residential areas in the county and cities. c. Promote planned business commercial parks as opposed to strip commercial development.

* A DCA "Quality Communities" Objective (required by the State Minimum Planning Standards)

7.1. Inventory

What is intergovernmental coordination?

Intergovernmental coordination involves how the local governments of Murray County, Chatsworth, and Eton work with each other, with adjacent local governments, and with other quasi-public entities such as the Murray County School Board and the Chatsworth Water Works Commission. Adequate coordination is needed to plan for orderly growth in the community because plans and decisions made by a local government will have an impact upon other public agencies and independent organizations and vice versa.

7.1.1. Coordination with Governmental and Public Entities

Murray County and the Cities of Chatsworth and Eton

Comprehensive Planning. In 1995, Murray County and the Cities of Chatsworth and Eton prepared and adopted a joint comprehensive plan. The County and Cities have continued this tradition of cooperative planning by completing this comprehensive plan.

Annexation. Murray County and the City of Chatsworth adopted a land use dispute resolution agreement in 1998. This agreement contains the process for resolving disputes over annexation. Following is a summary of the dispute resolution process:

1. The City notifies the County government and affected property owners about the proposed annexation.
2. The County forwards a statement of (a) no objection or (b) bona fide objection.
3. If there is no objection, the City proceeds with the annexation.
4. If there is an objection, the City may respond in one of four ways: (a) agreeing to implement the County's stipulations, thereby resolving the County's objections, (b) agreeing with the County and stopping action on the proposed annexation, (c) initiating a mediation process, or (d) seeking a declaratory judgment in court.

Murray County and the City of Eton will adopt a similar land use dispute resolution agreement as part of the comprehensive planning process.

Service Delivery. Murray County, the City of Chatsworth, and the City of Eton adopted a Service Delivery Strategy (SDS) in 1999. The Service Delivery Strategy documents the coordination and delivery of services in Murray County and is being updated as part of the comprehensive plan update process. Following is a summary of the services included in the SDS:

Government Administration and Finance. Each entity maintains a separate and independent General Administration and Finance Department which oversees and monitors the operation of the government with which it is associated.

Public Buildings and Ground Maintenance. Excluding public buildings and grounds within Murray County which are owned by the US Government or the State of Georgia, the City of Chatsworth, the City of Eton, and Murray County independently or jointly own all public buildings and grounds located within Murray County. As such, each of the local governments is responsible for maintaining the public buildings and grounds which it owns, regardless of the geographical location of such buildings and grounds. Formal and informal agreements have been developed regarding maintenance of jointly-owned facilities.

Inventory

Court Services. Murray County provides and maintains a Superior Court, Magistrate Court, Probate Court, and Juvenile Court. The City of Chatsworth and the City of Eton maintain Municipal Courts. These municipal courts do not have jurisdiction over matters which arise out of the corporate limits of the City in which they are located.

Election Administration and Oversight Service. Murray County is the sole provider of voter registration and election oversight services within the county. It is also the sole provider of voting machines to all polling precincts within the County. The County and both Cities maintain polling precincts and provide poll workers.

Indigent Funeral Expenses. Murray County is the sole provider of indigent funeral expenses within Murray County and provides this service to qualifying individuals and families who are residents of Murray County.

Water and Sewerage Services. The Chatsworth Water Works Commission provides electric, water, and sewer services to the City of Chatsworth and to portions of the county outside its corporate limits. Some residents of the County are also provided with water services from the City of Calhoun, Dalton Utilities, and Coosa Utilities.

Law Enforcement. The City of Chatsworth and the City of Eton maintain separate police forces which operate solely within the respective corporate limits of those Cities. The Murray County Sheriff's Department has the jurisdiction to provide law enforcement services countywide; however, as a matter of practicality and efficiency, it focuses attention on providing such services to the unincorporated areas of Murray County.

Corrections Facilities. The Murray County Sheriff operates and manages the Murray County Correctional Center and is the sole provider of correctional facilities to house inmates in Murray County. The Cities of Eton and Chatsworth pay a fee to Murray County to house inmates and persons accused of crimes.

Fire Service Protection. The City of Chatsworth and the City of Eton maintain their own fire departments. The Murray County Fire Department serves the unincorporated areas of the county. An "Agreement for Automatic Aid" exists between the Eton Fire Department and the Murray County Fire Department.

Civil and Emergency Management. Murray County is the sole provider of civil emergency management services in Murray County. Such services include the coordination and management of the public response to emergency conditions such as natural or man-made disasters. Should the need arise during a civil emergency, the City of Chatsworth and the City of Eton are responsible for providing emergency shelters for members of the general public who are in close proximity to such shelters.

Building Inspection and Permitting. The City of Chatsworth provides building inspecting and permitting within the corporate limits of the city through the Building Inspectors Office. Murray County provides building inspecting and permitting services within the unincorporated areas of Murray county and within the corporate limits of the City of Eton.

Animal Control. Murray County, Chatsworth, and Eton each have animal control ordinances. Murray County has an Animal Control Officer who enforces the County's ordinance. The Cities have amended their ordinances to allow the County Animal Control Officer to enforce the County's ordinance within their city limits. The Murray County Animal Control Shelter accepts delivery of animals for housing and disposal from all residents of the County.

Recreation Facilities and Programs. Murray County and the City of Chatsworth are the sole providers of recreational facilities and programs within Murray County. The City of Chatsworth contributes

Element 7: Intergovernmental Coordination

funding to be used by Murray County for the maintenance of recreational facilities and programs. Recreational facilities and programs are open to all residents and citizens of the county and both cities.

Road and Bridge Construction. The City of Chatsworth is responsible for the construction and maintenance of roads and bridges within the corporate limits of Chatsworth which are not directly constructed and/or maintained by the US Government or State of Georgia. Similarly, Murray County is responsible non-Federal and non-State for roads and bridges in the unincorporated areas and in Eton. The City of Chatsworth Public Works Department and Murray County's Public Works Department maintain a productive working relationship in trading off responsibilities for particular roads and bridges so as to achieve the greatest efficiency in the application of resources.

Street Light Services. The City of Chatsworth and the City of Eton provide street light services only within their respective corporate limits. The only publicly funded, constructed, and/or maintained street lights within unincorporated Murray County are street lights that the US Government or the State of Georgia have for the purpose of illuminating Federal or State roads.

Traffic Engineering. Traffic engineering services include the location, placement, and maintenance of traffic lights, stop signs, and other traffic control devices; the location, placement, and maintenance of other appropriate motorist and pedestrian safety aids; the oversight of road, street, and bridge design; the painting of appropriate lines and other marks on streets and curbs; and other activities with manage and ease the flow of traffic in the County. The Cities of Chatsworth and Eton provide such services within their corporate limits, while Murray County provides these services to the unincorporated areas.

Public Transportation. Murray County is the sole provider of public transportation services with in the County and provides such services through the Murray County Transportation Service.

Solid Waste Disposal. Murray County is currently the sole provider of solid waste disposal services to the population of Murray County.

Soil Erosion Permitting and Enforcement. Murray County provides soil erosion permitting and enforcement services in the unincorporated areas of Murray County and in the City of Eton, while the City of Chatsworth provides these services within its corporate limits.

Surrounding Counties

Developments of Regional Impact. Development in counties which are adjacent to Murray County or developments of regional impact (DRI) which occur in a nearby county have the potential to impact Murray County and the Cities of Chatsworth and Eton.

Developments of regional impact are

“large-scale developments that are likely to have effects outside of the local government jurisdiction in which they are located. The Georgia Planning Act of 1989 authorized the Department of Community Affairs (DCA) to establish procedures for intergovernmental review of these large-scale projects. These are designed to improve communication between affected governments and to provide a means of revealing and assessing potential impacts of large-scale developments before conflicts relating to them arise. At the same time, local government autonomy is preserved since the host government maintains the authority to make the final decision on whether a proposed development will or will not go forward.”

(source: www.dca.state.ga.us/planning/regionalimpact.html)

Inventory

All developments of regional impact are reviewed by their respective Regional Development Centers (RDCs). The RDC evaluates the potential impacts of the proposed development and determines whether it is consistent with the regional plan and the plans of affected local governments. The RDC's evaluation is advisory in nature and is designed to help a local government anticipate possible impacts of a proposed development. The local government is encouraged to take this information into account in deciding whether to approve, deny, or require modifications to the development in order to mitigate any undesirable impacts which were uncovered during the RDC's evaluation.

Other coordination mechanisms which exist or are planned between the surrounding counties and the governments of Murray County, Chatsworth, and Eton include mutual aid agreements for law enforcement and fire protection.

Murray County School Board

Informal coordination occurs between the School Board, the local governments, and various other agencies in the community, but there is not a formal process for coordinating such activities.

The school district coordinated with Chatsworth Water Works to obtain water and sewer for the new middle school at the GA 225/GA 286 crossroads. The school district also coordinates with the Murray County Road Department for various paving projects at the schools: the school district provides the materials while the Road Department does the paving.

Constitutional Officers

Sheriff and Police Chiefs. Both the Eton and Chatsworth Police Departments make presentations to their respective Councils regarding the number of calls, fines, and miles patrolled. The Police and Sheriff's Departments coordinate with each other on various law enforcement matters.

Tax Assessor. No formal coordination occurs between the Tax Assessor and the local governments. The cities are responsible for collecting their own taxes.

Courts. Murray County is part of the Conasauga Judicial Circuit which also includes Whitfield County. A District Attorney and several Assistant DAs serve the Circuit. Murray County also has a Probate Court, a Juvenile Court, and a Magistrate Court. Chatsworth and Eton have their own municipal courts.

Independent Special Districts and Development Authorities

Development Authority. The board of the Development Authority is comprised of five members appointed by the County Commissioner. Several members of the Development Authority board are also on the board of the Chamber of Commerce.

Chatsworth Housing Authority. The 5-member board of the Chatsworth Housing Authority is appointed by the Chatsworth Mayor and City Council. The director of the Housing Authority is appointed by the board and is an employee of the US Department of Housing and Urban Development (HUD). The Housing Authority property is tax exempt; however, the Authority provides 10% of its rental receipts to the City to pay for City services.

Utilities

The Chatsworth Water Works is the primary provider of public water and the sole provider of public wastewater treatment in Murray County.

Electricity is provided by Georgia Power Company and North Georgia Electric Membership Corporation. Although informal coordination occurs between the local governments and these companies, no formal coordination mechanisms have been established.

The community's power liability plan needs to be updated. This plan establishes priorities for reestablishing electrical service in the event of a power loss in the community. For example, facilities such as the hospital, 911 center, police stations, and sewerage lift stations would be high priorities for power.

Georgia Power Community and Economic Development organization is an excellent resource for helping a community develop realistic, informed, workable strategies for community and economic development. The Community Development staff, who works mainly outside of metro Atlanta, can assist a community with strategic planning, as well as research and information gathering. Georgia Power regional economic development managers are in place in each region of the state to promote, coordinate and maximize marketability and economic potential. These Georgia Power representatives work with communities to recruit new industries, promote the expansion of existing businesses, develop tourism and provide on-site, readily available economic development expertise. (website: www.georgiapower.com/grc)

Chamber of Commerce

The Chamber of Commerce sends regular reports to the local governments. It also directs the Leadership Murray program, the goal of which is to develop informed leaders and channel their ideas and experiences toward community resources, issues, and concerns. This goal is achieved through programs, informal discussions, and participatory experiences.

Inventory

7.1.2. Coordination with State Programs and Activities

Service Delivery Strategy

As discussed in Section 7.1.1., Murray County and the City of Chatsworth adopted a Service Delivery Strategy in 1999. The Strategy is being updated as part of the comprehensive planning process.

Governor's Greenspace Program

Murray County participates in the Governor's Greenspace Program. The Cities of Chatsworth and Eton have elected not to participate directly in the program, but to support Murray County's efforts in the program which will accomplish goals that will benefit both the County and Cities.

Murray County proposes to protect 4,423 acres of land. This is in addition to the 54,880 acres which are already in permanent greenspace. The land type, estimated acreage, and tools for protection which are proposed in the County's Greenspace Program are shown below in Table 4-H.

Table 4-H. Governor's Greenspace Program Proposal

Land Type	Estimated Acreage	Tools for Protection	
		Permanent	Temporary
Flood Plain	3,760	conservation easements restrictive covenants	Part V Minimum Environmental Standards
Archaeological Sites	44	fee simple acquisition conservation easements	archaeological/conservation overlay zones
Historic and Prime Farmland	442	conservation easements	historic preservation conservation overlay zones
Parkland	177	restrictive covenants conservation easements	--

The estimated cost of protecting the acreage listed above is \$5,097,781. The Greenspace Program Vision Map is shown in Figure 4-R.

Appalachian Regional Commission Program

The Appalachian Regional Commission (ARC) is a federal-state partnership that awards program grants for projects which address the ARC's five goal areas:

1. education and workforce training,
2. physical infrastructure,
3. civic capacity and leadership,
4. business development, and
5. health care.

Murray County is eligible to participate in ARC programs. The County's liaison with the ARC is the North Georgia Regional Development Center.

Regional Water Supply/Water Quality Protection Plans

Every year the State of Georgia is required to make a list of lakes, rivers, and streams which do not meet Federal and State water quality standards. This list is based on results of annual water quality testing done by the State's Environmental Protection Division (EPD) and the US Geological Survey. In Murray County, all of the lakes, rivers, and streams meet the standards for most pollutants except for fecal coliform bacteria. More information on this subject can be found in the Natural Resources Element.

7.2. Assessment of Current and Future Needs

The following assessment involves an analysis of the data provided in Section 7.1. to determine if existing coordination mechanisms and agreements are adequate to serve the community's current and future needs and if there are any issues or problems which can be addressed by the local governments.

This assessment can be completed by answering the following questions which were derived from Section 110-12-1-.0 4(12)(g)2.(ii) of Georgia's Minimum Local Planning Standards.

- ③ What issues are arising or have arisen from growth and development proposed in comprehensive plans of nearby local governments or other governmental entities that indicate a need for additional planning coordination between local governments?
- ③ What specific problems and needs in the community would benefit from improved or additional intergovernmental coordination and how could this coordination be achieved?
- ③ Are existing coordination mechanisms or agreements adequate in achieving predictable positive results for ensuring efficient and effective delivery of local services, coordinated land use and growth management, and protection or conservation of natural resources?

These questions are in Sections 7.2.1. through 7.2.3.

7.2.1. What issues are arising or have arisen from growth and development proposed in comprehensive plans of nearby local governments or other governmental entities that indicate a need for additional planning coordination between local governments?

No conflicts have been identified with any adjacent counties or other governmental entities.

7.2.2. What specific problems and needs in the community would benefit from improved or additional intergovernmental coordination and how could this coordination be achieved?

Two primary needs in the community would benefit most from improved coordination: economic development and the provision of water and sewerage service.

All three local governments, in conjunction with the Chamber of Commerce, have begun working with Georgia Power's resource center staff to investigate economic development opportunities. It would be advantageous to implement a program for continued coordination along these lines, possibly through quarterly strategic planning sessions. In addition, if an Economic Development Administrator were hired as recommended in previous sections, this person would be responsible for spearheading the coordinated effort.

A water and sewerage facilities master plan for the county and cities needs to be prepared. This plan must include alternative solutions to providing water and sewer service to targeted areas of the community. This should be a joint effort of the three local governments, Chatsworth Water Works, Dalton Utilities, and other service providers.

7.2.3. Are existing coordination mechanisms or agreements adequate in achieving predictable positive results for ensuring efficient and effective delivery of local services, coordinated land use, growth management, and the protection or conservation of natural resources?

The Service Delivery Strategy that was adopted by Murray County and the Cities of Chatsworth and Eton is in the process of being updated as part of the comprehensive planning process. This strategy documents the coordination and delivery of services in Murray County and should be updated in the future as needed.

Murray County and the City of Chatsworth adopted a land use dispute resolution agreement in 1998. This agreement contains the process for resolving disputes over annexation. Murray County and the City of Eton will be adopting a similar agreement this year in conjunction with the preparation of the Joint Comprehensive Plan.

Through the joint comprehensive planning process, a future land use plan and map will be adopted. The result will be future land use plans for the Cities and County that are coordinated and use the same land use definitions. This joint planning effort will reduce land use conflicts at jurisdictional borders.

Additionally, the Land Use Element contains policies and action items related directly to coordinated land use, growth management, and the protection of natural resources. The Community Facilities and Services Element contains policies and action items related directly to the need for coordination between the provision of public infrastructure and land use.

7.3. Community Goals and Implementation Program

To support and achieve the community's joint vision statement, Murray County and the Cities of Chatsworth and Eton have developed the following intergovernmental coordination goal and associated policies and action items:

Goal: Positive, cooperative, and effective relationships between Murray County, the City of Chatsworth, the City of Eton, and other public agencies and organizations.	
Policy 1: Local Coordination. Promote effective coordination between the County and City governments and the County School Board, the Water Works Commission, and the Chamber of Commerce.	Action Items: <ol style="list-style-type: none"> a. Consider quarterly strategic planning meetings of the local governments, authorities, boards, and agencies to improve communication and coordination. b. Seek funding for a full-time, paid staff position of "Economic Development Director" through a cities/county partnership. c. Update the Service Delivery Strategy as needed. d. Develop a water and sewer master plan.
Policy 2: Joint Planning. Continue the joint comprehensive planning approach to ensure collaborative planning and decision-making.	Action Items: <ol style="list-style-type: none"> a. Develop, adopt, and maintain a Joint Comprehensive Plan and associated implementation programs which are acceptable to all governments. b. Update, adopt, and maintain the Joint Solid Waste Management Plan.
Policy 3: Consistency with the Future Land Use Plan. Use the adopted Joint Comprehensive Plan as a guide for decision-making.	Action Items: <ol style="list-style-type: none"> a. Require that rezoning actions be consistent with the Future Land Use Maps in the Comprehensive Plan. b. Discourage making capital investments in rural areas that are not slated for urban/suburban intensity growth in the Future Land Use Plan.
Policy 4: State Coordination. Pursue effective relationships with key State agencies and departments.	Action Items: <ol style="list-style-type: none"> a. Work with state level economic development agencies to attract new businesses to the area. b. Jointly approach the Department of Transportation regarding needed road improvements.

* A DCA "Quality Communities" Objective (required by the State Minimum Planning Standards)

8.1. Inventory

What is transportation planning?

Transportation planning is a **process** for identifying current and future transportation needs and developing solutions to meet those needs. Its purpose is to provide policy and program options and implementation strategies to elected officials and transportation partners so they can make transportation investment decisions which meet the community's needs. The ultimate goal is to maximize the benefits derived from the transportation system while reducing the associated negative aspects such as congestion and pollution. Ideally, transportation planning will result in a transportation system which accomplishes the following:

- ③ supports economic vitality
- ③ increases safety
- ③ increases mobility, accessibility, and connectivity
- ③ protects the environment
- ③ improves quality of life
- ③ promotes efficient system management



US 411 in Southern Murray County

While vehicular and truck traffic is typically the primary focus of transportation planning, this transportation element also highlights other aspects of Murray County's transportation network including bicycle and pedestrian facilities, public transportation, rail service, and air service.

8.1.1. Streets, Roads, and Highways

Roadway Network and Functional Classification

Functional classification is a way of grouping roads, streets, and highways in a hierarchy based on the type of highway service they provide. A typical hierarchy includes arterials, collectors, and local roads.

Streets and highways perform two types of service: traffic mobility and land access. In general, the greater the mobility afforded by a street, the less access to adjacent land it provides and vice versa. This is illustrated in the figure to the right.

Murray County contains just over 560 miles of roads in its transportation network. The roads in Murray County can be categorized into the following five functional classifications.

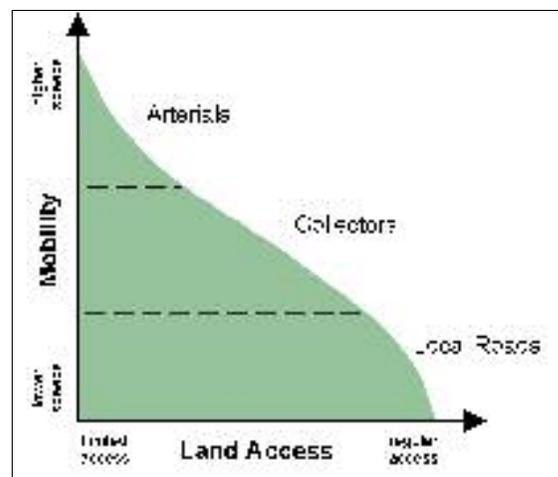


Figure 8-A. Functional Classification and the Relationship Between Access and Mobility.

Inventory

Principal Arterial. (Example: US 76) A principal arterial provides for high speed travel and is typically used for longer vehicle trips. Mobility through an area rather than access to adjacent properties is the primary function of an arterial. Often curb cuts are limited to improve traffic flow. Traffic volumes are typically highest on principal arterials.

Minor Arterial. (Example: GA Highway 2) A minor arterial provides for relatively high speed travel and is used to serve traffic generators which attract travel over longer distances (e.g. shopping centers, large schools).

Major Collector. (Example: Spring Place-Smyrna Road) A major collector usually connects commercial centers and other large traffic generators to an arterial road. Collector roads provide both mobility and land access, with major collectors providing more mobility and less land access than a minor collector. Generally, trip lengths, speeds, and volumes are moderate.

Minor Collector. (Example: Crandall-Ellijay Road) A minor collector typically collects traffic from local roads and distributes it to major collectors or arterials. Minor collectors provide both mobility and land access with a greater emphasis on land access than a major collector. Generally, trip lengths, speeds, and volumes are moderate.

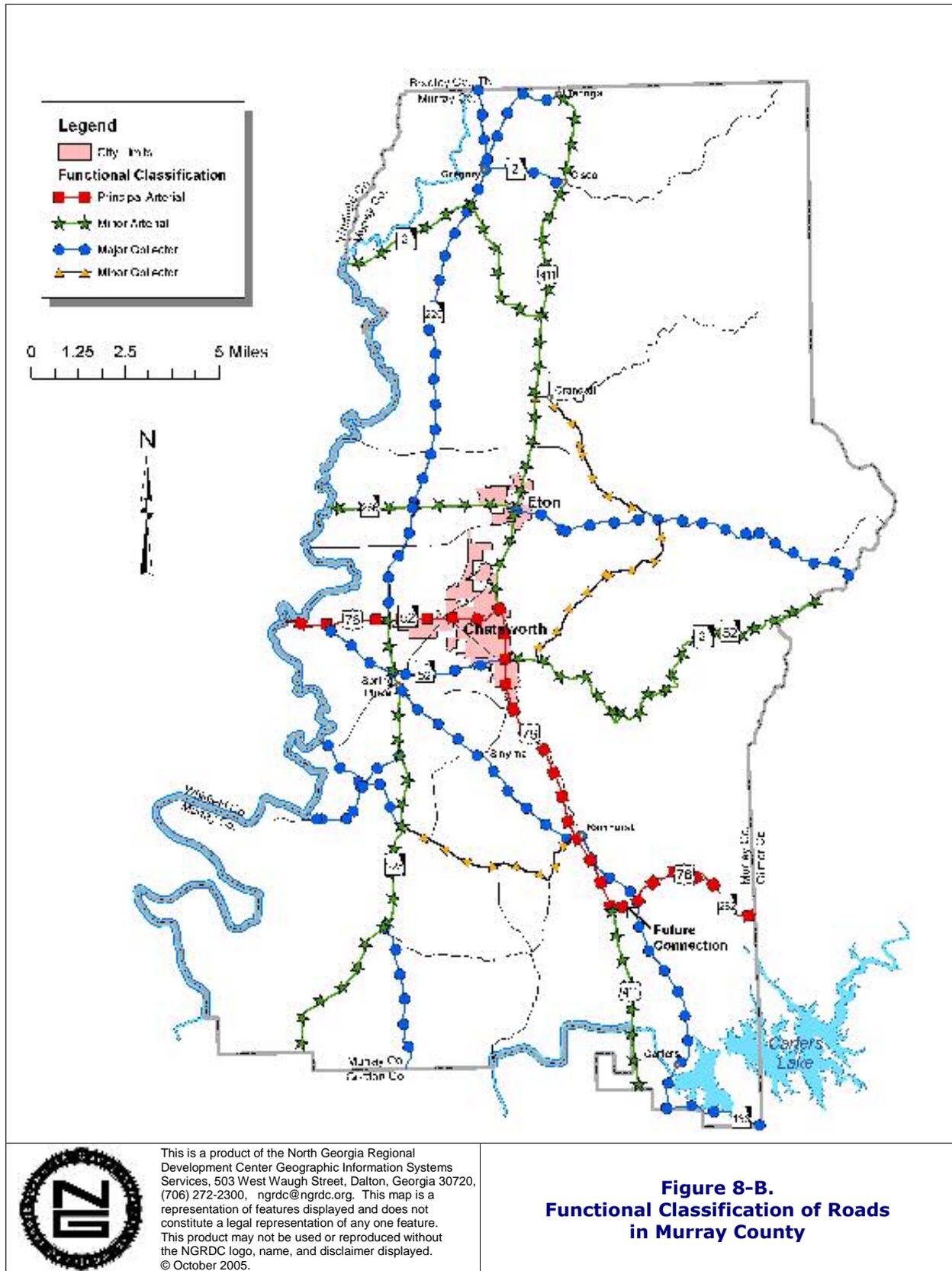
Local Road. The primary function of a local road is to provide land access. Speed limits and traffic volumes are generally low. Most side streets in downtown areas and most streets in residential neighborhoods are classified as local roads. Generally, through traffic is limited because these roads are short and often end in cul-de-sacs. Rural local roads typically serve residences and scattered businesses which individually do not generate large volumes of traffic.

Table 8-A provides mileage by functional classification of the roads in Murray County while Figure 8-B provides an illustration of the various road types in the county.

Table 8-A. Classification of Roads in Murray County

Classification	State Route Mileage	County Road Mileage	City Street Mileage	Total
Rural Principal Arterial	19.13	0.00	0.00	19.13
Rural Minor Arterial	53.33	4.07	0.00	57.40
Rural Major Collector	27.99	37.96	0.00	65.95
Rural Minor Collector	0.00	16.10	0.00	16.10
Rural Local Roads	1.00	368.87	32.91	402.78
Total	101.45	427.00	32.91	561.36

Source: GDOT Office of Information Services, 400 Series Reports, 1DPP445-PDS



Inventory

City Streets

Chatsworth. The City of Chatsworth is responsible for just over 30 miles of streets within its limits. Table 8-B provides a listing of those streets. Note that not all streets located within the city are city-owned.

Table 8-B. Chatsworth City Streets

Street	Miles	Class	Street	Miles	Class	Street	Miles	Class	Street	Miles	Class
Austin	0.3	local	E. Moravian	0.2	local	Holly	0.4	local	Pemotana	0.1	local
Barksdale	0.3	local	East Plantation	0.4	local	Hospital	0.3	local	Pine	0.4	local
Barley	0.3	local	Elm	0.3	local	Industrial	1.2	local	Ridge	0.1	local
Blue Springs	0.4	local	Emerald	0.3	local	Jackson	0.1	local	Rollie	0.4	local
Bradley	0.2	local	Murray	0.2	local	Judson Vick	0.3	local	Ross	0.3	local
Cedar	0.4	local	Myers	0.0	local	Lake View	0.2	local	Ruby	0.1	local
Central	0.1	local	Ninth	0.1	local	Lakeshore	0.3	local	Sahara	0.2	local
Charles	0.6	local	Northpark	0.2	local	Locust	0.6	local	School	0.2	local
Cherokee	0.5	local	Oak	0.4	local	Long	1.2	local	Second	1.4	local
Cherry	0.1	local	Old Federal	0.2	local	Lowy	0.5	local	Seventh	0.1	local
Chestnut	0.4	local	Fair	0.1	local	Market	0.9	local	Sixth	1.0	local
Cohutta	0.6	local	Fifth	1.2	local	Mary Francis	0.1	local	Smyrna Church	0.1	local
Colonial Hills	0.4	local	First	0.5	local	Meir	0.3	local	Southern	0.3	local
Columbus	0.2	local	Fort Mountain	0.4	local	Melissa	0.3	local	Sunset	0.2	local
Cook	0.3	local	Fort St. Pl.	0.1		Misty Valley	0.3	local	Tenth	0.2	local
Cordell	0.2	local	Fourth	1.6	local	Moravian	0.4	local	Thompson	0.1	local
Cotton	1.2	local	Furrow	0.0	local	Old Salem	0.1	local	Treadwell	0.6	local
Diamond	0.8	local	Hana	0.1	local	Olive	0.4	local	Vann's Town	0.1	local
Dogwood	0.3	local	Hay	0.1	local	Palm	0.1	local	Virginia	0.2	local
Duvall	0.9	local	Highland	0.4	local	Peachtree	0.6	local	Walnut	0.5	local
East Market	0.1	local							Wheat	0.5	local

Source: City of Chatsworth. All streets are 2-lane local roads.

Eton. The City of Eton is responsible for 7.8 miles of streets within its limits. Table 8-C provides a listing of those streets. Not all streets in the city are city-owned or maintained.

Table 8-C. Eton City Streets

Street	Miles	Class	Street	Miles	Class	Street	Miles	Class	Street	Miles	Class
Cemetery	0.3	local	Long	0.9	local	Old Federal	0.5	local	1 st Ave.	0.2	local
Cobb	0.2	local	Merritt	0.4	local	Petty	0.4	local	2 nd Ave.	0.2	local
Eton Indust.	0.1	local	Mitchell Bridge	0.2	local	Strickland	0.1	local	3 rd Ave.	0.3	local
Glenn	0.4	local	Mt. Carmel Church	0.6	local	Tom Gregory	0.5	local	4 th Ave.	0.4	local
Hall	0.2	local	Murray	0.2	local	Walker	0.8	local	5 th Ave.	0.4	local
Harris	0.3	local							6 th Ave.	0.2	local

Source: City of Eton. All streets are 2-lane local roads.

Traffic Volumes

The Georgia Department of Transportation maintains permanent and portable traffic count stations throughout the state. It uses portable collection devices to collect the traffic during typical travel conditions (not on holidays or weekends). The raw hourly counts are adjusted by seasonal, daily, and axle factors to determine the Annual Average Daily Traffic (AADT). In order to ensure the most reasonable traffic data is reported in the long term, the GDOT's portable traffic count program collects data on an annual cycle in which data is collected at each station for a 48-hour period.

The locations of the stations in Murray County are shown in Figure 8-C. With the exception of a few roads, traffic volumes did not increase dramatically during the five year period between 1999 and 2004 as illustrated in the last column in Table 8-D and Table 8-E. In fact, many road segments showed a drop in traffic during the last five years even though volumes increased over the ten year period between 1994 and 2004. For example, volumes on US 76/GA 52 just east of the Murray County/Whitfield County line increased by 16% between 1994 and 2004, but decreased by 31% between 1999 and 2004. The traffic count stations which showed the greatest percentage growth in the number of average daily trips were on Halls Chapel Road and GA 286.

Table 8-D. Traffic Counts (Estimated Annual Average Daily Trips) on Principal and Minor Arterials in Murray County.

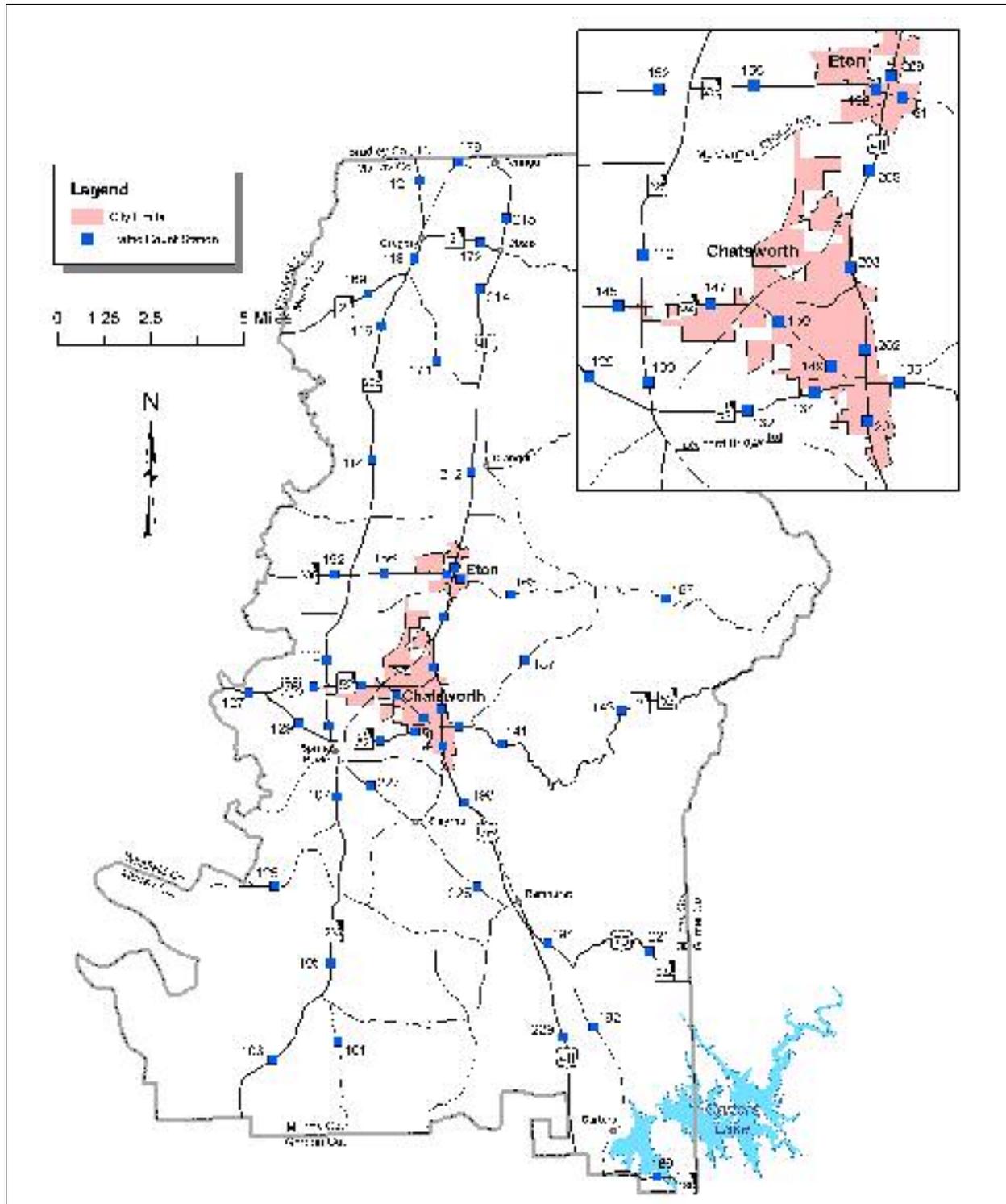
Highway and Station #		1994	1999	2000	2001	2002	2003	2004	% Change	
									'94-'04	'99-'04
Principal Arterial										
US 76 (west to east)	127	24,337	40,762	31,880	32,834	28,670	28,860	28,320	16%	-31%
" "	145	17,842	26,590	24,443	25,700	20,780	21,270	19,880	11%	-25%
" "	147	16,800	28,917	26857	28,417	21,336	22,010	18,250	9%	-37%
" "	202	16,977	26,878	16,650	17,300	17,451	21,960	17,880	5%	-33%
" "	201	10,873	20,787	18,520	21,436	13,435	13,340	17,750	63%	-15%
" "	198	8,685	12,010	9,680	9,922	9,582	9,300	12,060	39%	0%
" "	221	3,916	4,071	4,060	4,498	4,229	4,030	4,260	9%	5%
Minor Arterials										
GA 2	169	1,287	1,860	2,060	1,824	1,748	1,570	2,120	65%	14%
" "	136	5,068	6,238	6,320	7,184	5,535	5,330	6,020	19%	-3%
" "	141	969	945	860	926	977	860	1,110	15%	17%
" "	143	486	584	648	693	575	510	660	36%	13%
Halls Chapel Road	174	877	495	520	1,528	1,150	1,360	1,200	37%	142%
GA 286	152	4,019	4,090	4,718	5,179	5,318	5,390	5,570	39%	36%
" "	156	3,198	2,940	3,964	3,779	4,351	4,410	4,380	37%	49%
US 411	215	3,030	3,828	3,572	4,207	3,938	3,840	3,700	22%	-3%
" "	214	3,776	4,258	3,959	4,529	4,519	4,370	4,470	18%	5%
" "	212	5,968	7,559	8,180	8,086	8,103	8,180	5,470	-8%	-28%
" "	209	11,948	14,080	15,360	11,527	13,086	12,830	12,350	3%	-12%
" "	205	13,853	17,279	18,520	18,321	17,251	17,460	14,810	7%	-14%
" "	229	3,904	4,010	3,640	3,744	3,794	3,710	3,940	1%	-2%
GA 225 (south of US 76)	109	4,608	7,621	6,400	4,963	4,879	4,810	4,990	8%	-35%
" "	107	6,544	9,190	7,771	7,921	7,089	7,680	7,400	13%	-19%
" "	105	4,000	5,477	4,400	4,968	5,263	5,190	5,240	31%	-4%
" "	103	3,163	4,757	3,940	3,751	4,124	3,800	4,220	33%	-11%

Inventory

Table 8-E. Traffic Counts (Estimated Annual Average Daily Trips) on Major and Minor Collector Roads in Murray County.

Highway and Station #		1994	1999	2000	2001	2002	2003	2004	% Change	
									'94-'04	'99-'04
Major Collector										
GA 225 (north of US 76)	121	1,350	1,802	1,552	1,775	1,590	1,570	1,660	23%	-8%
" "	118	2,980	3,366	3,940	3,818	3,739	3,850	4,100	38%	22%
" "	116	1,687	3,123	3,540	3,529	2,596	2,710	2,880	71%	-8%
" "	114	2,964	6,512	2,660	5,549	5,412	4,200	6,100	106%	-6%
" "	112	5,236	7,441	7,134	7,794	7,996	8,000	7,150	37%	-4%
Tennga-Gregory Road	178	886	781	640	632	1,391	1,350	1,490	68%	91%
GA 2 (between GA 225 & US 411)	172	1,402	996	900	884	979	1,040	810	-42%	-19%
Old CCC Camp Road	161	5,938	5,174	4,248	4,300	4,712	5,080	5,170	-13%	0%
" "	163	1,194	965	1,060	1,263	1,471	1,490	1,150	-4%	19%
" "	167	463	281	440	371	337	390	330	-29%	17%
Alt. GA 52	129	10,894	9,661	10,586	10,564	9,296	9,500	9,680	-11%	0%
" "	132	5,420	7,479	7,727	8,138	6,205	6,470	6,710	24%	-10%
" "	134	5,320	6,419	6,614	6,779	6,469	6,880	6,800	28%	6%
Spring Place-Smyrna Road	227	6,013	4,723	3,540	4,982	3,445	3,210	3,400	-43%	-28%
Smyrna-Ramhurst Road	225	2,572	2,298	2,814	2,882	2,291	2,170	2,290	-11%	0%
Brown Bridge Road	125	2,601	3,125	3,571	3,700	4,659	4,590	3,590	38%	15%
Old Highway 411	194	4,045	4,515	4,643	4,768	4,214	4,550	4,630	14%	3%
" "	192	497	815	1,000	693	7,65	690	730	47%	-10%
GA 136	189	1,851	2,301	253	2,446	2,612	2,400	2,870	55%	25%
Maple Grove Church Road	101	936	1,388	1,357	1,469	1,085	1,010	920	-2%	-34%
Minor Collector										
Holly Creek-Cool Springs Rd.	187	1,978	2,027	2,440	2,232	820	60	n/a	n/a	n/a

Source: Georgia DOT, Annual Traffic Counts



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**Figure 8-C.
Select Traffic Count Stations
in Murray County**

Inventory

Roadway Conditions

According to the Georgia DOT, in 2003, 86% of the public lane miles in Murray County were paved, compared to the statewide figure of 74%. Table 8-F provides data on the type of surface found on the public roads in Murray County.

Table 8-F. Mileage of Public Roads by Surface Type

Type of Street (Public Streets Only)	Total Mileage	Mileage by Surface Type				% of Miles Paved	
		Unpaved (Stone & Gravel)	Low Type Bituminous	High Type Bituminous	Concrete	Murray	Georgia
State Routes	101.45	0.00	0.00	101.45	0.00	100%	100%
County Roads	427.00	48.56	160.37	218.03	0.04	89%	65%
City Streets	32.91	0.00	5.10	27.81	0.00	100%	96%
Other Public Roads	36.47	36.43	0.04	0.00	0.00	<1%	37%
Total Miles	597.83	84.99	165.51	347.29	0.04	86%	74%

Source: GDOT Office of Information Services, 400 Series Reports, 1DPP441-PDS

* The total miles in Table 8-F does not equal the "total miles" in Table 8-A because Table 8-F includes the category "other public roads," most of which are unpaved

Heavily loaded truck traffic is a major cause of road deterioration. Road surface conditions can change very quickly if truck traffic increases on a particular road segment. For this reason, GDOT does not program resurfacing projects beyond one or two years.

Murray County's Road Department maintains a schedule of roads which need to be paved or resurfaced. County roads which are scheduled for resurfacing in the near future include the following:

- ③ Acron Drive (0.33 mi.)
- ③ Catalina Drive (0.40 mi.)
- ③ Center Hill Church Road (1.45 mi.)
- ③ Connally Road (1.46 mi.)
- ③ Grand Prix Blvd. (0.37 mi.)
- ③ Hardwork Raod (0.50 mi.)
- ③ Huffman Road (0.14 mi.)
- ③ Old Federal Road (2.64 mi.)
- ③ Pate Road (0.54 mi.)
- ③ Prince Bean Road (1.62 mi.)

Chatsworth and Eton use Local Road Assistance Program (LARP) funds from the Georgia DOT to resurface roads. Both cities have completed their annual resurfacing projects and will not make a new list of projects until next year.

Incident Data

The Georgia Department of Motor Vehicle Safety (DMVS) maintains records on traffic incidents. As shown in Table 8-G, Murray County had fewer crashes per licensed driver in 2002 than all neighboring counties except Gilmer County. Table 8-H compares the number of crash-related injuries or fatalities which occurred in Murray and neighboring counties over a five year period. Figure 8-D on the following page shows the locations of the traffic incidents which occurred between 2000 and 2002.

Table 8-G. 2002 Traffic Incident Data for Murray and Nearby Counties

County	Total Number of Crashes*	Annual Vehicle Miles Traveled (100 million miles)	Crashes per 100 Million Vehicle Miles Traveled	Number of Licensed Drivers	Crashes per 100 Licensed Drivers
Murray	601	429	140	27,723	2
Catoosa	2,061	751	274	42,829	5
Fannin	599	266	225	18,790	3
Gilmer	436	373	117	20,659	2
Gordon	1,679	839	200	37,262	5
Pickens	588	331	178	22,988	3
Whitfield	3,829	1,418	270	68,405	6
Georgia	327,774	106,785	307	6,574,423	5

Source: Georgia Department of Motor Vehicle Safety
 *Includes crashes with and without injuries or fatalities

Table 8-H Number of Injuries and Deaths Resulting from Highway Crashes

County	Injuries					Fatalities				
	1998	1999	2000	2001	2002	1998	1999	2000	2001	2002
Murray	435	422	528	420	432	6	9	8	12	8
Catoosa	850	599	893	947	1,051	6	10	6	6	13
Fannin	284	244	339	316	342	10	6	3	7	7
Gilmer	238	171	260	279	248	11	6	7	10	2
Gordon	953	751	843	804	880	11	14	17	18	7
Pickens	313	167	357	354	310	4	4	11	13	8
Whitfield	1,510	1,386	1,474	1,580	1,497	12	18	17	13	16
Georgia	--	--	--	--	--	--	--	--	--	--

Source: Georgia Department of Motor Vehicle Safety

Inventory

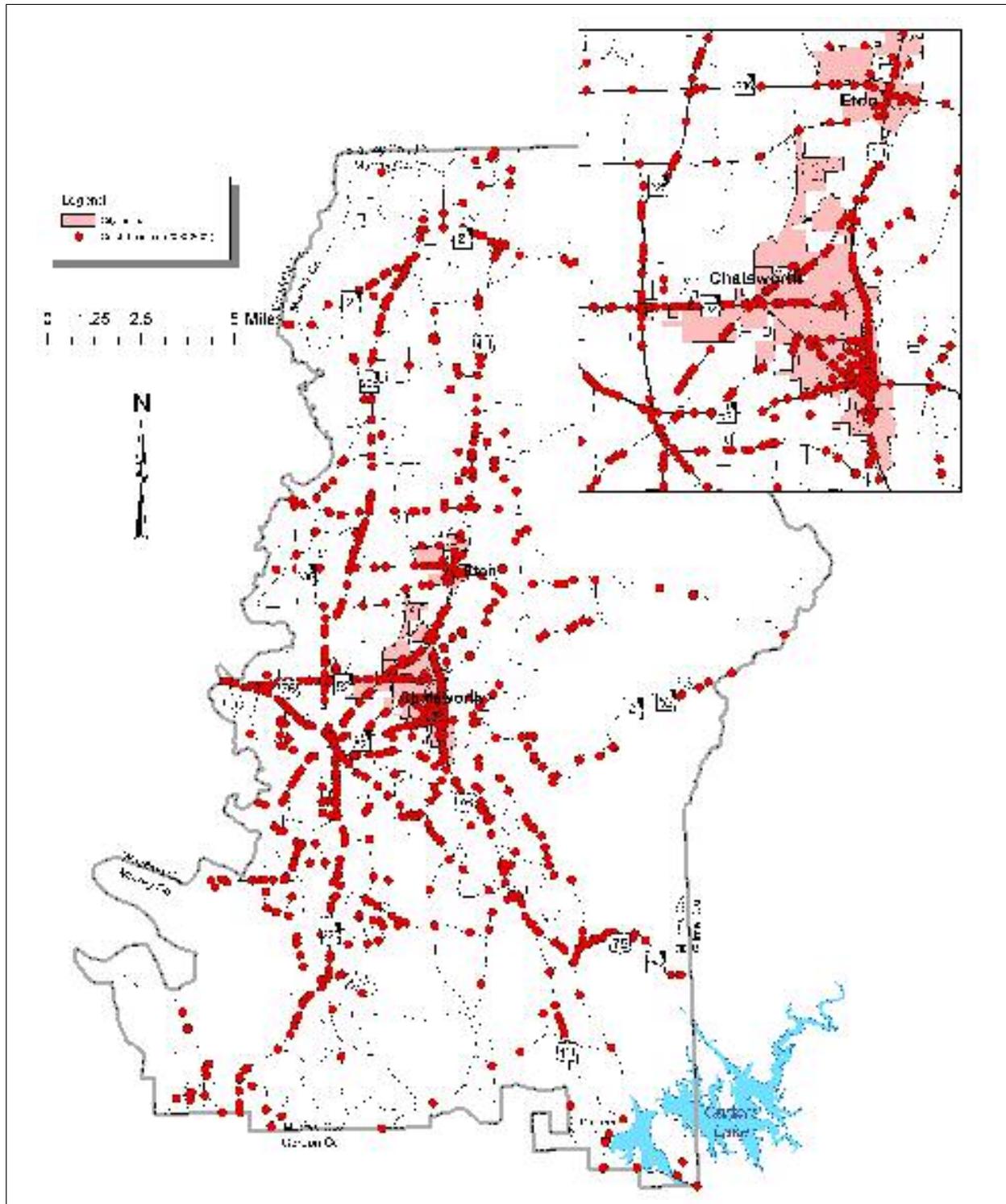
Table 8-I provides data regarding crashes by age in Murray County and compares these statistics with statewide crash rates. Licensed drivers in Murray County between the age of 16 and 20 have a significantly higher rate of crashes than do older licensed drivers. For example, drivers between the age of 16 and 17 averaged 11 crashes per 100 licensed drivers in 2002, while drivers over the age of 24 averaged 3 crashes per 100 licensed drivers. Crash rates by age in Murray County were lower than statewide rates.

Table 8-I. Crashes by Age and Rate per 100 Licensed Drivers in 2002

Age	Murray County			Georgia		
	# of Licensed Drivers	# of Licensed Drivers In Crashes	Crashes per 100 Licensed Drivers	# of Licensed Drivers	# of Licensed Drivers In Crashes	Crashes per 100 Licensed Drivers
16-17	827	88	11	165,980	29,144	18
18-20	1,443	112	8	318,717	56,172	18
21-24	2,268	120	5	497,949	67,440	14
Over 24	22,917	745	3	5,536,891	433,556	8
Total	27,455	1,065	4	6,519,537	586,312	9

Source: Georgia Department of Motor Vehicle Safety

*Note that the total number of licensed drivers in Table 8-G and 8-I are not equal. Both sets of data are from the Georgia Department of Motor Vehicle Safety. It is not know why the totals are different.



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**Figure 8-D.
Location of Traffic Incidents in Murray
County (2000-2002)**

Inventory

8.1.2. Bridges

All bridges in Murray County which have a span of 20 feet or more are inspected every two years by GDOT's Bridge Inspection Division and copy of the inspection report is provided to Murray County. There are more than 40 bridges in Murray County which span over 20 feet and these are listed in Table 8-J. According to the most recent inspection report, all bridges on state routes are structurally sufficient.

Table 8-J. Locally Owned Federal Aid Route Inspected Bridges in Murray county

Location	ID	Type	Condition
CR 97, Airport Road over Conasauga River	213-0038-0	bridge	good
CR 299, CCC Camp Road over Mill Creek	213-0039-0	bridge culvert	good
CR 299, CCC Camp Road over Mill Creek Tributary	213-0040-0	bridge culvert	good
CR 299, CCC Camp Road over Muskrat Creek	213-0041-0	bridge culvert	good
CR 299, CCC Camp Road over Emery Creek	213-0048-0	bridge	fair (posted)
CR 302, Tennga Road over Perry Creek	213-0042-0	bridge culvert	good
CR 309, Old US 411 over Coosawattee River	213-0043-0	all concrete bridge	satisfactory
CR 309, Old US 411 over Willbanks Branch	213-0044-0	bridge	fair (posted)
CR 48, Ramhurst Road over Holly Creek	213-0004-0	bridge	fair (posted)
CR 3, Hemphill Road over Sugar Creek Tributary	213-5002-0	bridge culvert	satisfactory
CR 4, Dennis Mill Road over Sugar Creek	213-5003-0	bridge culvert	good
CR 9, Wilbanks Road over CSX Railroad	213-5005-0	bridge	good
CR 17, Tom Terry Road over Holly Creek	213-5006-0	bridge	good
CR 20, Old Federal Road over Mill Creek	213-5007-0	bridge	fair (posted)
CR 23, Red Cut Road over Pinhook Creek	213-5008-0	bridge culvert	good
CR 23, Loughridge Road under CSX Railroad	213-5033-0	non-roadway structure	low clearance
CR 23, Loughridge Road over Mill Creek	213-5009-0	bridge	poor (posted)
CR 27, Crandall Ellijay road over Mill Creek	213-5010-0	bridge culvert	good
CR 69, Carters Road over Willbanks Branch	213-5011-0	bridge culvert	good
CR 69, Carters Road over CSX Railroad	213-5012-0	bridge	good
CR 73, Ball Ground Road over Rock Creek	213-5016-0	bridge	good
CR 75, Berry Bennet Road over Holly Creek	213-5018-0	bridge	good (posted)
CR 20-, Tibbs Bridge Road over Conasauga River	213-5020-0	bridge	good
CR 109, Brown Bridge Road over Bullpen Branch	213-5021-0	metal pipe culvert	poor
CR 113, Greeson Road over Tower Branch	213-5035-0	bridge culvert	good
CR 132, Mitchell Bridge Road over Pinhook Creek	213-5022-0	bridge culvert	good
CR 175, Charton Petty Road over Conasauga River	213-5034-0	bridge	good
CR 180, Shields Road over Perry Creek	213-5026-0	bridge culvert	good
CR 216, Hawkins Road over Sumac Creek Tributary	213-5037-0	metal pipe culvert	good
CR 256, Hasslers Mill Road over Mill Creek	213-5027-0	bridge	satisfactory
CR 297, Fox Bridge Road over Holly Creek	213-0037-0	bridge	good
CR 301, Cool Springs Road over CSX Railroad	213-5028-0	bridge	good/satisfactory
CR 301, Cool Springs Road over Chicken Creek	213-5029-0	bridge culvert	satisfactory
CR 301, Cool Springs Road over Rock Creek	213-5030-0	bridge culvert	good
CR 301, Cool Springs Road over Mill Creek	213-5031-0	bridge culvert	good
CR 301, Holly Creek-Cool Spring Road over Holly Creek	213-5032-0	bridge	good (posted)
CR 310, Old Highway 411 over Chicken Creek	213-0045-0	bridge	fair
CR 339, Coniston Road over Sugar Creek	213-5015-0	bridge	fair (posted)
CR 352, Peeples Spur over Rock Creek	213-5036-0	bridge	fair (posted)
CR 364, Sugar Creek Road over Oak Grove Branch	213-5025-0	bridge culvert	good
CR 392, Old SR 2 over Conasauga River Tributary	213-5039-0	bridge	satisfactory
CR 505, McNeely road over Conasauga River Tributary	213-5041-0	bridge	satisfactory
CR 1, over Carters Lake Overflow	213-5001-0	owned and maintained by Corp of Engineers	not inspected
CR 392, Old SR 2 over Conasauga River	213-5040-0	owned and maintained by US Forest Service	fair

Source: Georgia Department of Motor Vehicle Safety. "Posted" means the structure has been posted with weight limitations.

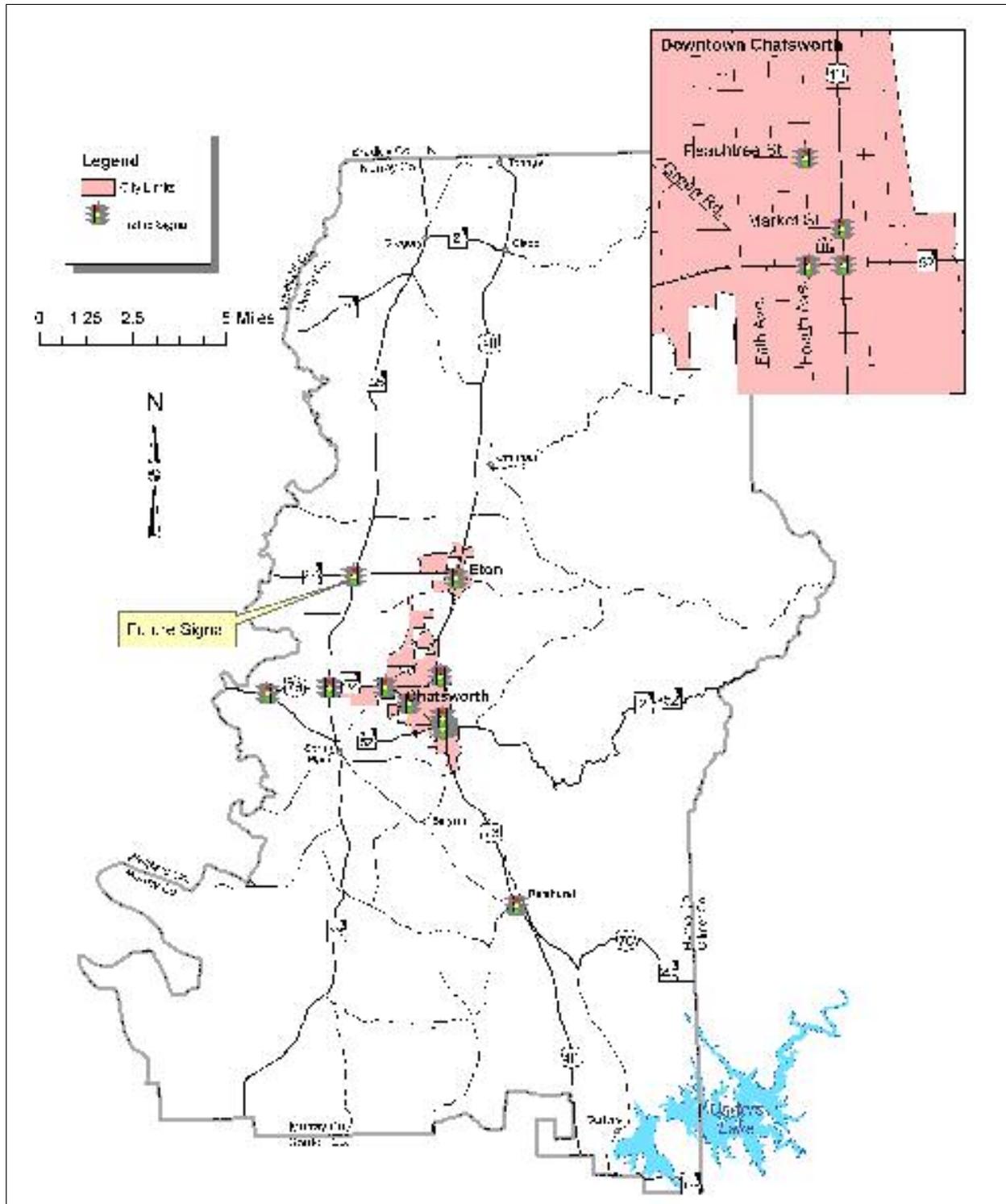
In terms of evacuation, closing any bridge leading over the Conasauga River into Whitfield County or over the Coosawattee River into Gordon County could affect evacuation out of the Murray County.

8.1.3. Signalization and Signage

There are 11 signalized intersections in Murray County. The locations are shown in Figure 8-E on the following page. A signal is planned for the intersection of GA 286 and GA 225. The Spring Place Bypass will also require signals. As traffic volumes increase, more signals may be warranted to improve safety at intersections.

8.1.4. Parking Facilities

On street parking is available in downtown Chatsworth and Eton. Currently, both cities have adequate parking availability. There is one park and ride lot located behind the County Courthouse Annex in Chatsworth. At present, no additional parking facilities are planned.



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Figure 8-E.
Signalized Intersections
in Murray County

8.1.5. Bicycle and Pedestrian Facilities

Bike Routes. The Georgia Bicycle Master Plan, developed by GDOT, includes 14 bicycle routes. The "Mountain Crossing" bike route, which is included in the plan, traverses Murray County along Tibbs Bridge Road, Alternate GA 52, and GA 2/GA 52.

The North Georgia and Coosa Valley RDCs completed a regional bicycle and pedestrian plan for the Georgia DOT in the summer of 2005. The purpose of the plan is to enhance and promote bicycle and pedestrian transportation throughout the region. The plan is funded by GDOT and is expected to influence GDOT's long range work program elements for bicycle and pedestrian improvements in the region. The proposed bike routes shown in Figure 8-F were potential routes identified in the regional plan.

Sidewalks. Murray County contains almost 18 miles of sidewalks, the majority of which are located in the City of Chatsworth. (See Figure 8-G.) Eton contains a limited number of sidewalks also shown in Figure 8-G. There are no sidewalks in the unincorporated areas of the county.

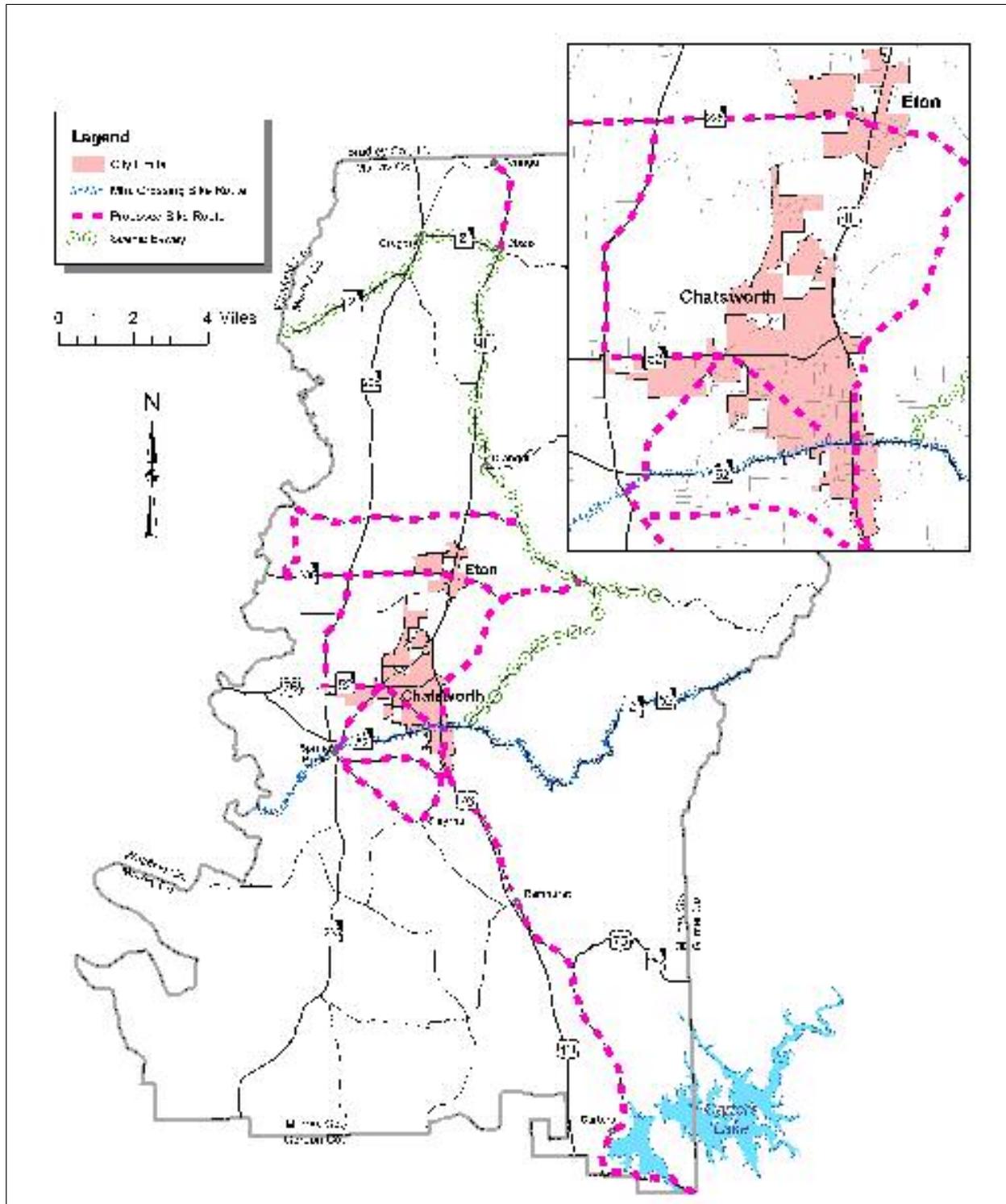
Trails. Murray County contains numerous miles of recreational trails, most of which are located in the Chattahoochee National Forest. More information on trails in Murray County can be found at <http://georgiatrails.com>.

8.1.6. Public Transportation

The Murray Transit System (MTS) provides transportation to (1) senior citizens, (2) residents working through the Development Center and Department of Human Resources, and (3) the general public. Its offices are located in the Murray County Senior Center. The Transit System employs a director, three full-time drivers, and four part-time drivers.

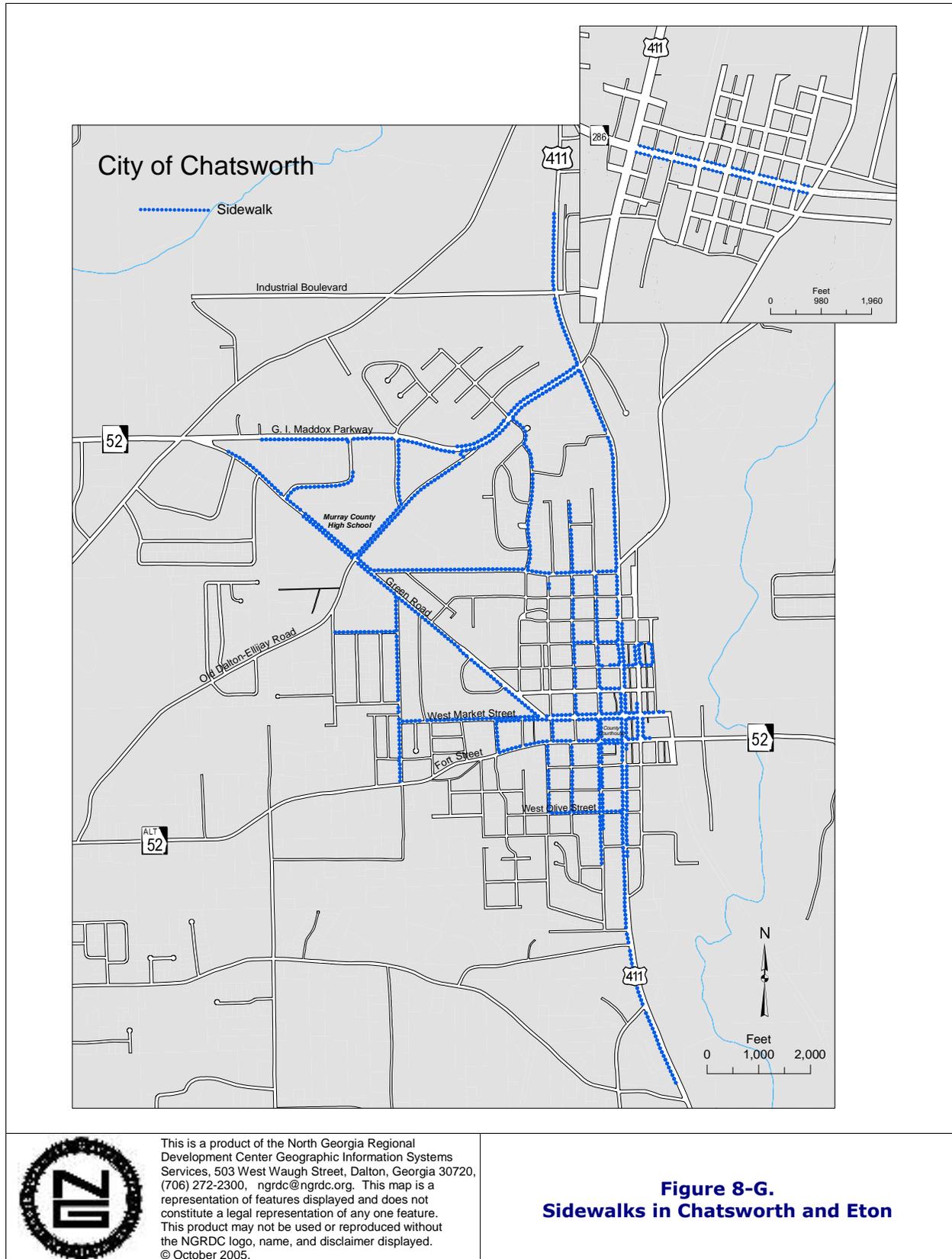
Six buses, five of which have wheelchair lifts, operate on a flexible, fixed route schedule, Monday through Friday, from 8:00 a.m. to 5:00 p.m. Each vehicle averages around 100 miles per day and the fleet makes approximately 3,500 one way trips per month. In 2006, MTS will be receiving three new buses from the Georgia DOT. Two will replace existing vehicles and the third will serve as the seventh vehicle in the fleet. All buses will have wheelchair lifts.

The most common destinations are the Senior Center, the Murray County Developmental Center on Chestnut Street in Chatsworth, the dialysis clinic near the hospital, and various medical offices. MTS has a contract with the Department of Family and Children Services to provide transportation to its clients. MTS has recently been awarded a contract with the Department of Labor to transport individuals enrolled in vocational rehabilitation to Dalton State College.



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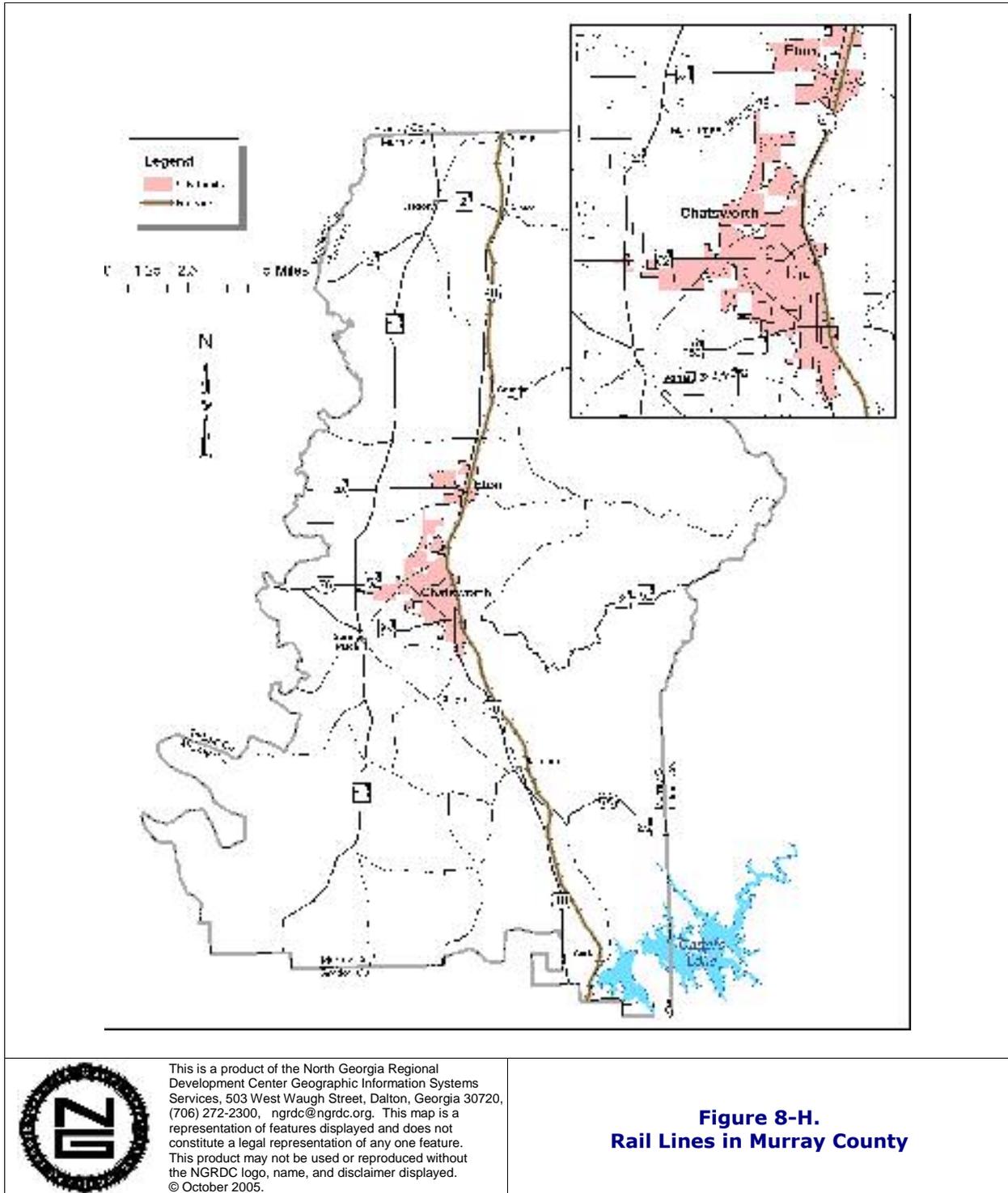
**Figure 8-F.
Existing and Proposed Bike Routes
in Murray County**



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8.1.7. Railroad

CSX Corporation provides rail freight service in Murray County. The location of CSX's rail line in Murray County is shown in Figure 8-H.



The overall rail system for the northern half of Georgia is shown in Figure 8-I below. No passenger rail service is available in Murray or adjacent counties.

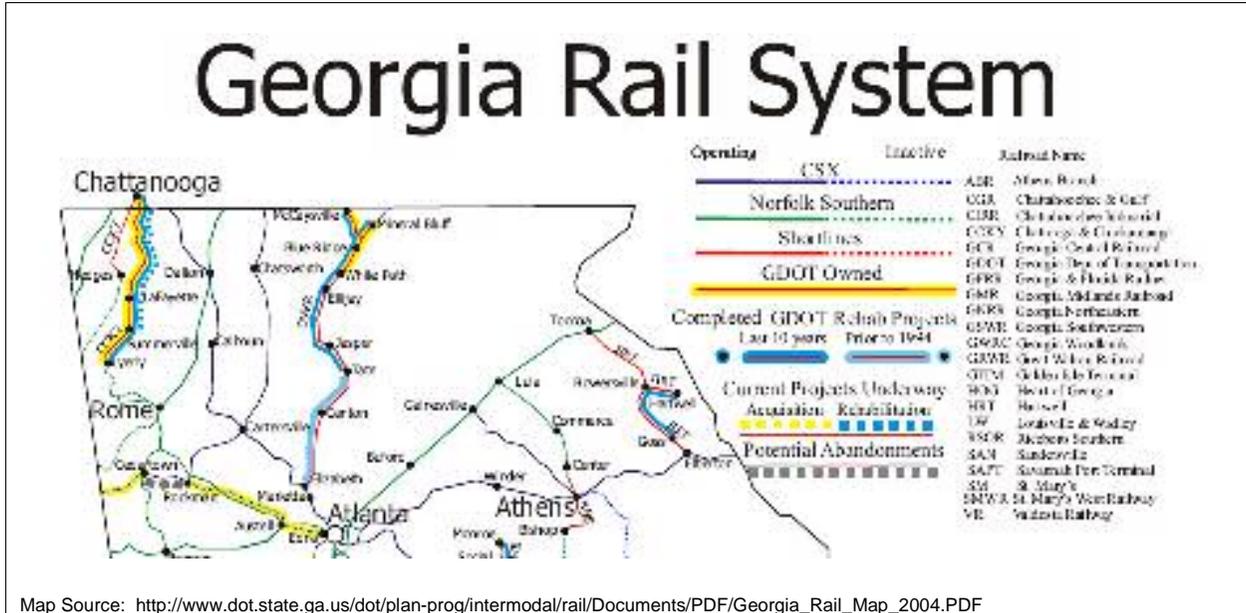


Figure 8-I. Georgia Rail System, January 2005.

Inventory

8.1.8. Airports

There are no public airports in Murray County. Dalton Municipal Airport, located in Whitfield County, is the closest public airport. The runway is paved and 5,000 feet in length. The following operational statistics were obtained at the AirNav website (<http://www.airnav.com/airport/KDNN>):

Aircraft based on the field:	63
Single engine airplanes:	47
Multi engine airplanes:	13
Jet airplanes:	2
Helicopters:	1
Aircraft Operations (avg.):	76/day (54% transient general aviation, 45% local general aviation, and 1% military)

The closest airports with commercial passenger flights are Hartsfield-Jackson Atlanta International Airport (96 miles from downtown Chatsworth) and Chattanooga Metropolitan Airport (42 miles from downtown Chatsworth).

8.2. Assessment of Current and Future Needs

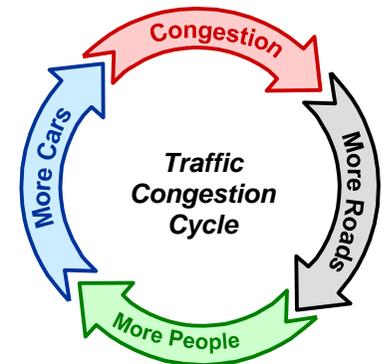
Section 8.1 provided an inventory of the components of Murray County’s transportation network. The assessment in this section answers the following question which was derived from the requirements in Section 110-12-1-.04(12)(h)ii of the Minimum Standards and Procedures for Local Comprehensive Planning:

Can the future needs of the community can be met with existing transportation facilities and services? If not, what improvements will be needed to (1) accommodate anticipated population and economic growth and (2) provide a safe and efficient transportation network?

Based on population and employment projections, the future transportation needs of Murray County cannot be met by the existing transportation facilities and services. The following facilities and services are analyzed in this section: streets, roads, and highways; parking facilities; bicycle and pedestrian facilities; and public transit.

8.2.1. Streets, Roads, and Highways

In most parts of the country, a “traffic congestion cycle” exists whereby a road is built or widened which adds capacity. Development then occurs along the road which attracts people who drive vehicles, which adds to congestion. New roads are built to add capacity, which attracts people, adding to congestion, and so on and so on. This cycle is illustrated to the right.



“Level of Service” (LOS) is a measure of traffic congestion along a segment of roadway and is expressed as letters “A” through “F” with “A” being the best travel condition and “F” being the worst. LOS can be further defined as follows:

- LOS A – Free flow or unrestricted traffic movement
- LOS B – Stable flow, noticeable traffic
- LOS C – Stable flow with more traffic interactions
- LOS D – High density traffic with restricted speed and freedom to maneuver
- LOS E – Road is operating at or near capacity, speed is low, convenience is poor
- LOS F – Unstable flow, severe congestion

GDOT’s MultiModal Transportation Planning Tool (MTPT) was used to perform a basic highway analysis for Murray County. The MTPT estimates the level of service for various road segments.

It should be noted that the MTPT provides a simplified analysis of current and future traffic conditions in Murray County. A more accurate analysis would require the development of a model which is specifically tailored to Murray County’s land use, population, traffic, and transportation network. In addition, the traffic network in the MTPT uses roads which were in existence in 2004. Road improvements may have been made since that time which would influence the output of the model.

While the MTPT does have its limitations, it is a valuable tool for providing a general picture of traffic conditions which are likely in Murray County in the future. The following sections summarize the results from the MTPT analysis in terms of predicted levels of services for the current year, 2014, and 2024. The results are described in general terms first, and then more specifically by jurisdiction.

Assessment

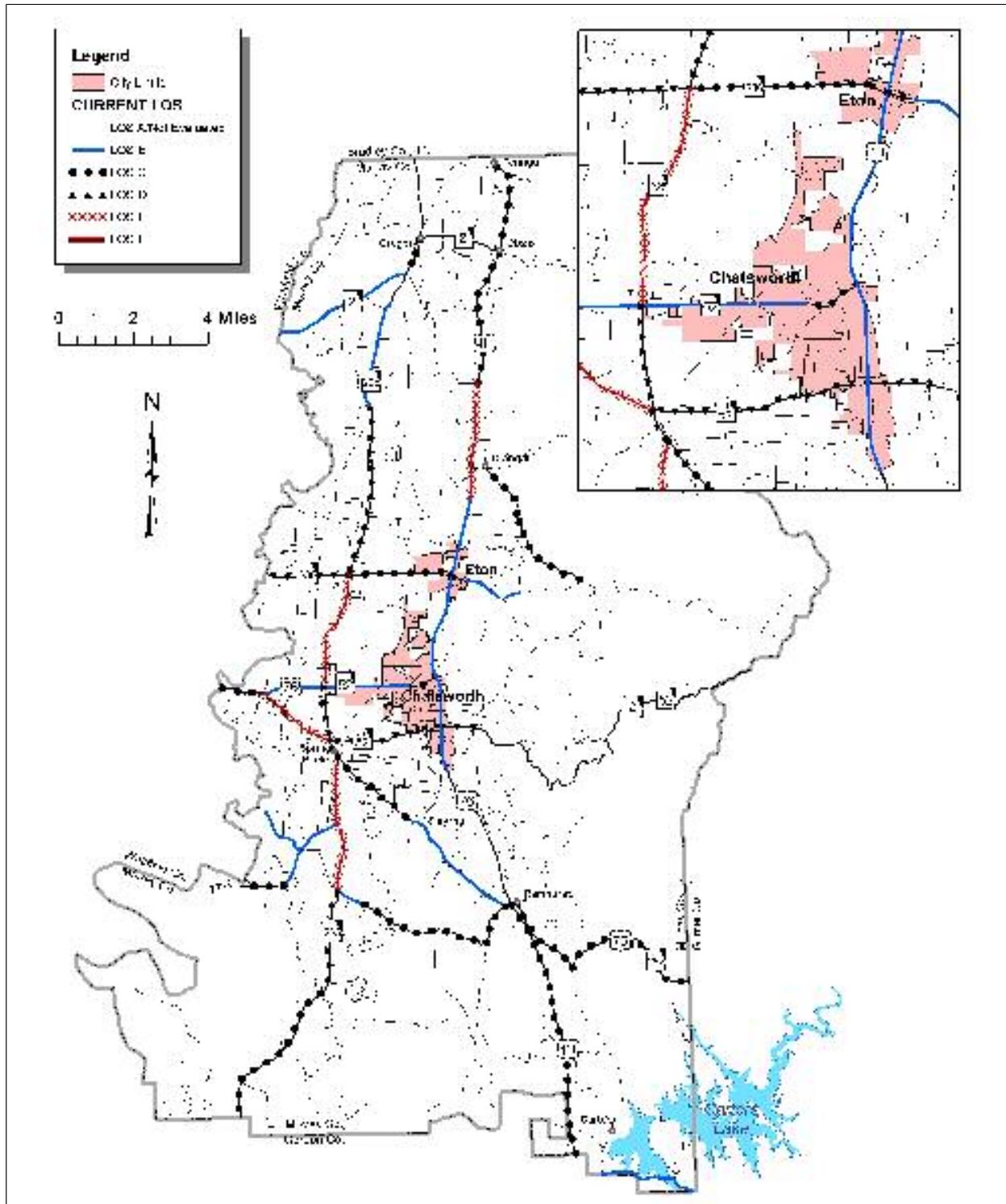
Current Year LOS

Overview. Figure 8-J on the following page illustrates current (year 2004) traffic levels of service for various road segments in Murray County. The levels of service which are illustrated are for some time period during the day, most likely during the AM and PM peak hours, and not necessarily during the entire day.

Chatsworth. US 411 and GA 52 and Alternate GA 52 are the only roads in the City of Chatsworth which were evaluated by the MTPT. According to the analysis, these roads are currently operating at level of service B, C, or D.

Eton. In Eton, US 411 and GA 286 were evaluated by the MTPT. US 411 functions generally at LOS B while GA 286 (within the City limits) functions at LOS C.

Unincorporated Areas. According to the MTPT analysis, the segments of road with the worst levels of service are GA 225 between GA 286 and Berry Bennett Road and Alternate 52 between GA 52 and Spring Place.



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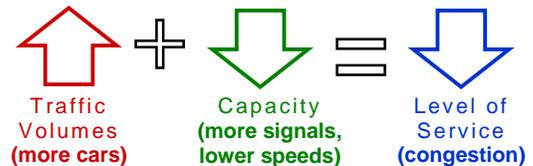
**Figure 8-J.
Current Year (2004)
Level of Service**

Assessment

Ten Year LOS

Overview. Figure 8-K on the following page illustrates likely traffic conditions in 2014. Traffic along major corridors is becoming more congested. Given the proliferation of new development in certain portions of the county, particularly around Eton and at the intersection of GA 286 and GA 225, the levels of service will likely be worse than shown.

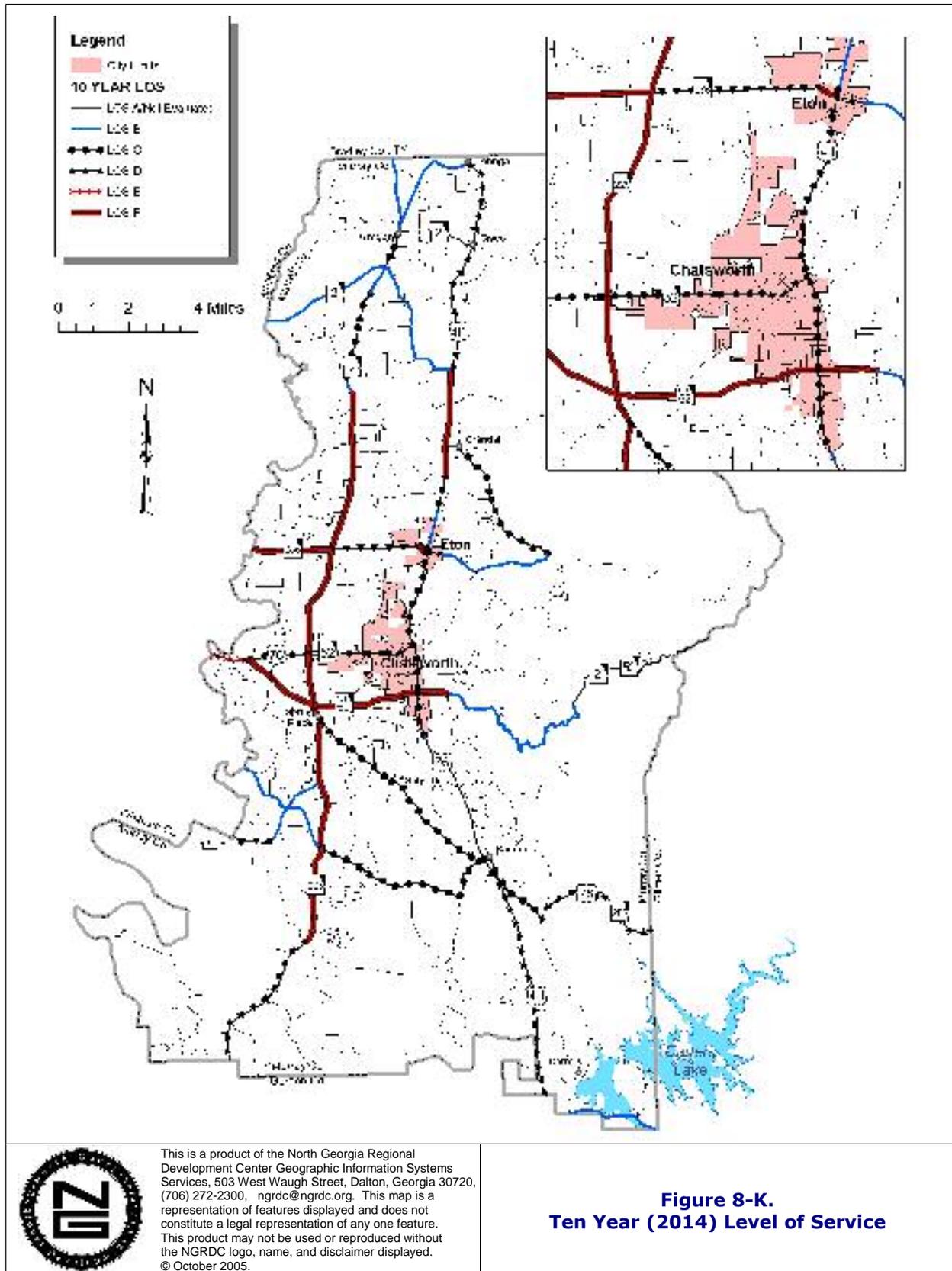
By 2014, not only will overall traffic volumes in the community be greater, but associated turning movements (right and left turns onto and off of a highway) will be greater as well. More traffic signals will be required and reduced speed limits will be requested in an attempt to improve safety. All of these factors will contribute to a reduction in the overall capacity of the road network. Increased traffic volumes combined with decreased capacity will lead to lower levels of service.



Chatsworth. Alternate GA 52 and GA 52 east of US 411 are the two roads which are projected to function at LOS F. Although most of the other streets in the City limits were not analyzed by the MTPT, the City benefits greatly from a grid street network which provides motorists with multiple routes of travel during periods of peak congestion.

Eton. GA 286 west of US 411 is projected to function at LOS F within the next ten years. US 411 will function at LOS C or D. As stated previously, the MTPT uses past growth rates to predict future growth trends. The City of Eton has experienced unusual industrial and commercial growth in the past year and that growth is not reflected in the MTPT model. For this reason, levels of service in ten years are likely to be worse than predicted by the MTPT.

Unincorporated Areas. Several road segments in the unincorporated areas will function at LOS F within the next ten years if no road improvements are made. It is likely that traffic conditions in some parts of the county will reach LOS F very quickly, particularly in areas experiencing heavy development such as the area around the intersection of GA 286 and GA 225.



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Figure 8-K.
Ten Year (2014) Level of Service

Assessment

Twenty Year LOS

Overview. Figure 8-L on the following page illustrates likely traffic conditions in 2024. Note that most major road corridors will be functioning at LOS F for some portion of the day. Improving connectivity throughout the county will be an important way of achieving relief from traffic congestion.

Chatsworth. All major roads will be functioning at LOS E or F if no improvements are made to increase the capacity of the road network.

Eton. All major roads will be functioning at LOS E or F if no improvements are made to increase the capacity of the road network.

Unincorporated Areas. With a few exceptions, the major roads in the unincorporated areas will be functioning at LOS C or worse, with many of the roads functioning at LOS F.

Assessment

Roadway Improvements

As is the case with most counties in the North Georgia region, Murray County is growing rapidly and the strain on the existing transportation network is reflecting this growth. It is not surprising that numerous improvements to county and state roads will be needed to enhance the capacity of the road network.

Planned roadway improvements included in the State Transportation Improvement Program are listed in Table 8-J. These are the GDOT's committed road projects for the next three years.

Table 8-K. State Transportation Improvement Program (6/21/2005)

Location	Phase	Year	Federal Funding	State Funding	Other Funding	Total
Vann House Land Acquisition for Historic Federal Road and Trail	ROW	--	\$600,000	\$0	\$150,000	\$750,000
SR 282 Relocation from SR61/US 411 to CR 309 (length 1.2 miles)	PE	1992	\$153,600	\$38,400	\$0	\$192,000
	ROW	2006	\$472,800	\$118,200	\$0	\$591,000
	CST	after 2006				
SR 225 Spring Place Bypass from New Hope Road to SR 52/US 76 Phase 1 (length 3.72 miles) See Figure 8-M.	PE	1996	\$16,000	\$4,000	\$0	\$20,000
	ROW	after 2006				
	CST	after 2006				
Bridge improvements – SR 282 at Rock Creek	PE	underway				
	ROW	2005	\$11,200	\$2,800	\$0	\$14,000
	CST	after 2006				
Relocate CR 23 and construct a canoe/kayak ramp and parking area	PE	underway				
	ROW	underway				
	CST	--	\$172,000	\$0	\$43,000	\$215,000

Source: Georgia DOT PE: Plans and Engineering ROW: Right-of-Way CST: Construction

Following is a list of additional projects for Murray County which are part of GDOT's construction work program.

- ③ Bridge replacement at GA 52 and CSX railroad in Chatsworth.
- ③ CR 19/Old Federal Road grade separation at CSX Railroad
- ③ Bridge work at CR 23/Loughridge Road at Mill Creek

The MTPT analysis proposes a number of projects to enhance traffic capacity. Most of these projects are listed on the following page in Table 8-L. Estimated costs associated with the improvements are provided and are based upon an average statewide improvement cost. Actual costs could be significantly greater.

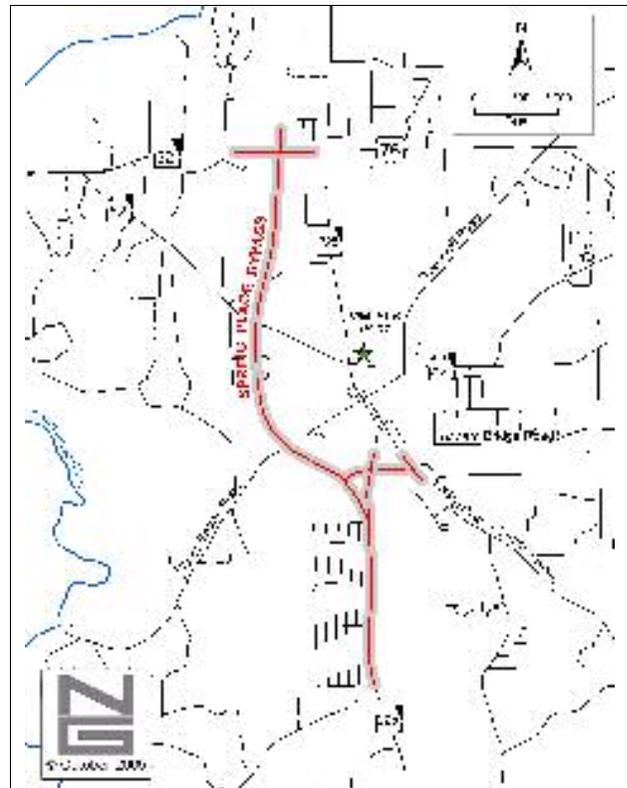


Figure 8-M. Spring Place Bypass.

The MTPT program is limited in the types of alternatives it proposes for road improvements. For example, for an existing two lane road, the MTPT will only propose the addition of one passing lane. In reality, some roads would be better served by the addition of one travel lane in each direction or travel lanes and a turning lane (an upgrade from 2 lanes to 5 lanes). For multi-lane roads (4 lanes or more), the MTPT will only analyze what occurs with the addition of one travel lane in each direction.

Table 8-L. Possible Future Roadway Improvements (Note: These projects are outputs of the MTPT computer analysis and are not necessarily projects which should or will occur in the future.)

Project Description	Length	Estimated Cost in 2010 \$	LOS in 2024	
			no improvements	with improvements
GA 2, add one lane from Whitfield Co. to Gregory Mill Road	5.05 miles	\$2,617,000	D	D
GA 2, add two lanes from Eton to Chatsworth	4.59 miles	\$7,474,000	F	C, D, and E
GA 52/US 76, add two lanes from Whitfield County to US 411	5.95 miles	\$9,688,000	F	E and F
GA ALT 52, entire length	5.35 miles	\$2,770,000	F	F
GA 225, add one lane from Gordon County to Sumach Church Road	20.74 miles	\$10,746,000	F	F
GA 282, add one lane from signal at Ramhurst to Gilmer County	6.89 miles	\$3,569,000	D and F	D and F
GA 286, add one lane	5.09 miles	\$2,638,000	F	F
US 411, add one lane from Gordon County to signal at Ramhurst	7.02 miles	\$3,637,000	F	F
US 411, add one or two lanes from Leonard Bridge Road to Tennessee line	17.48 miles	\$25,282,000	D and E	C and F

The information in Table 8-L is useful for getting an idea of the potential cost of needed road improvements. Even with the road improvements which are proposed, some road segments will still be at LOS F at some point during the day. For this and other reasons, it is important that the County and Cities continue to place a priority on developing a network of interconnected streets where such a network does not exist and enhancing networks that do exist.

Interconnected or gridded street networks have many advantages over cul de sacs. First, as shown in Figure 8-N, an interconnected grid or modified grid street system provides many routes from point A to point B, distributing traffic more evenly. Second, interconnected streets also decrease the distance traveled as a grid road network provides more direct routes than do cul-de-sac designs.

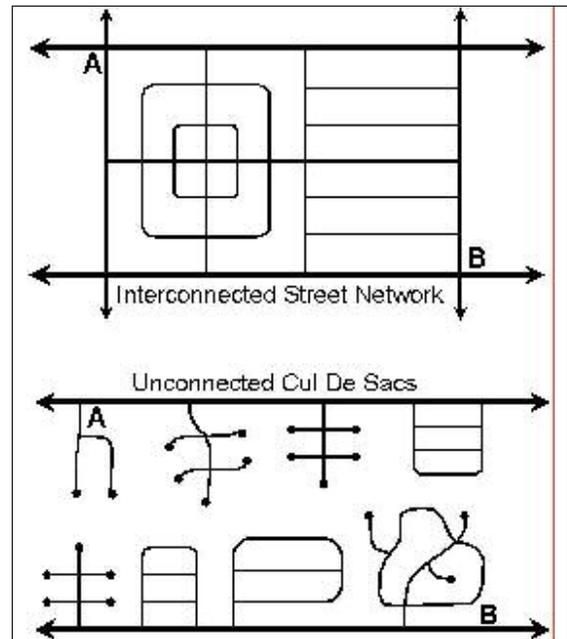


Figure 8-N. A comparison of interconnected streets and cul de sacs.

8.2.2. Parking Facilities

Large quantities of new municipal parking are not projected to be a significant need in Chatsworth or Eton during over the next several years; however, all future downtown improvement projects, including road improvements and streetscaping, should take into consideration any needs for parking.

8.2.3. Bicycle and Pedestrian Facilities

Making Murray County and its cities more bicycle friendly will enhance its attractiveness as a tourist destination and provide an alternative mode of transportation for those who either cannot afford a vehicle or prefer to use a bicycle. A number of bicycle facilities are proposed for Murray County in the Regional Bicycle and Pedestrian Plan. These were presented earlier in Figure 8-F. Conscious efforts must be made on the part of City and County governments to ensure that these plans are implemented.

Downtown Chatsworth currently has a good network of sidewalks. In some areas the sidewalks need to be improved to make them more user friendly and in some areas sidewalks do not exist. The Bicycle and Pedestrian Plan proposes an expansion of the sidewalk system to include the majority of the streets in the downtown area.

The City of Eton currently has limited sidewalks and the Bicycle and Pedestrian Plan proposes sidewalks that will complete a grid system in the areas of town east of US 411. Limited sidewalks are also proposed for Spring Place and a sidewalk connection between Chatsworth and Eton is recommended. All schools in the County and City should have sidewalks within at least a 1/4 mile radius. Proposed sidewalk locations are illustrated in Figures 8-O and 8-P.

8.2.4. Public Transportation

The need for public transportation service is expected to grow with the population. Expanding service should be investigated on an as-needed basis.

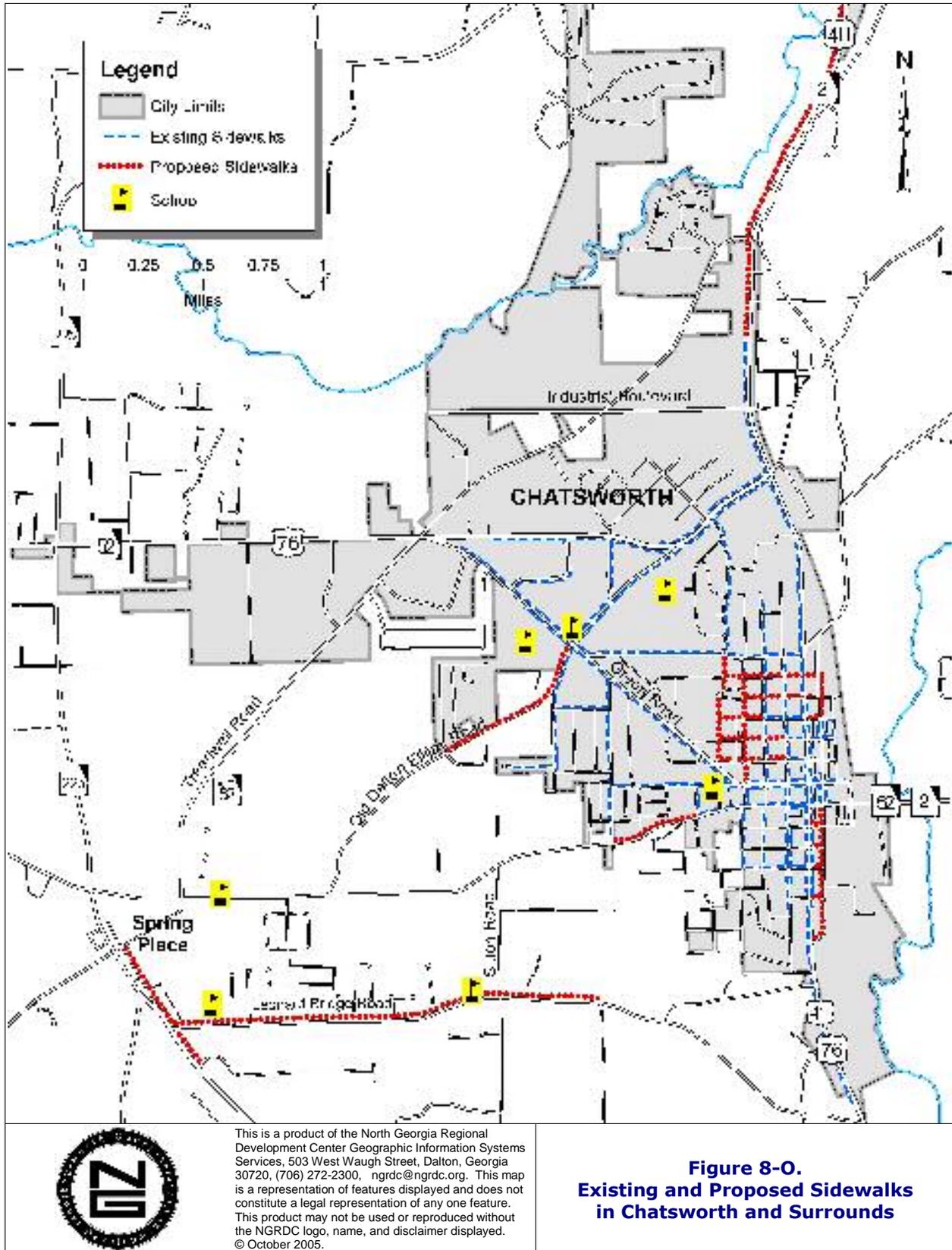
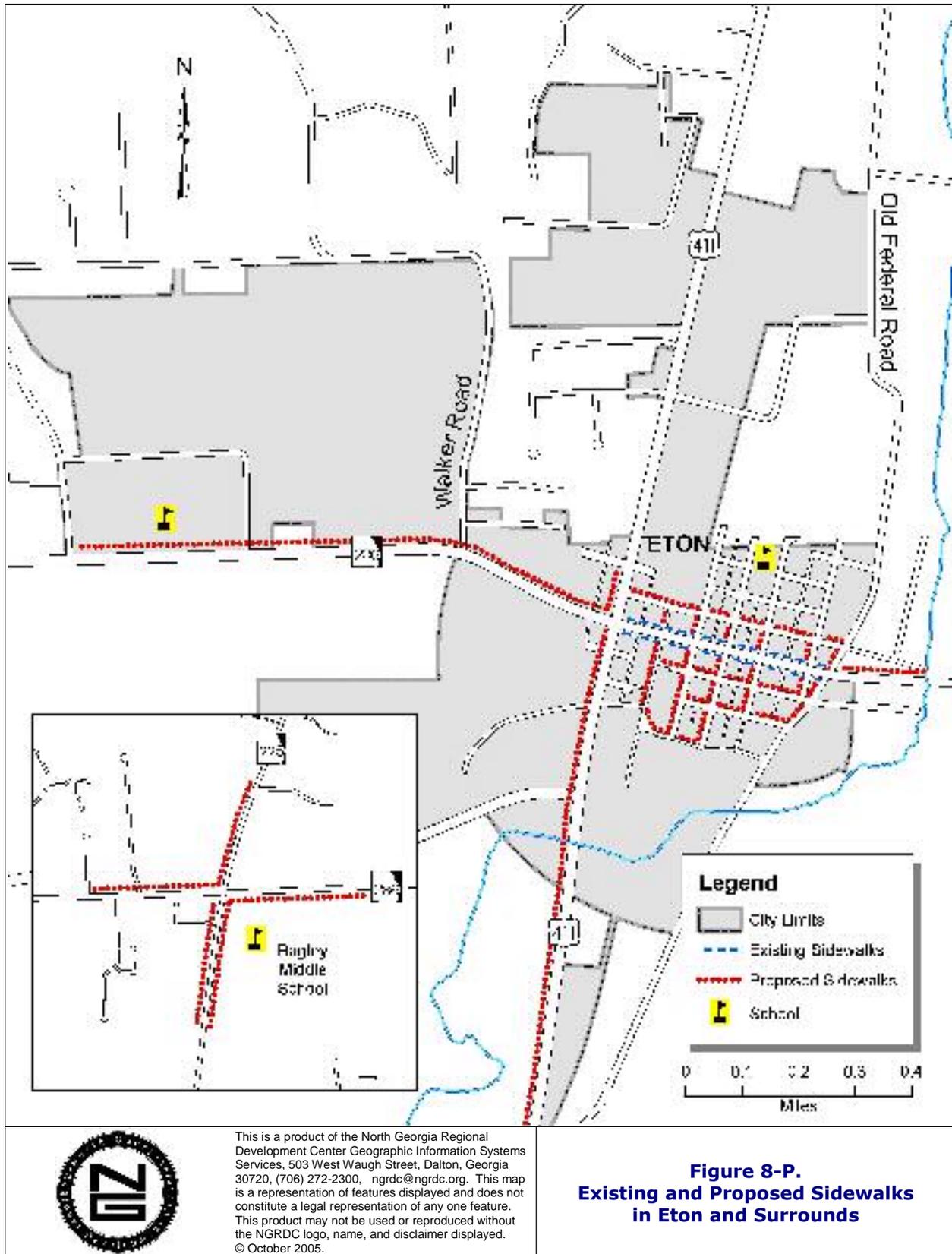


Figure 8-O.
Existing and Proposed Sidewalks
in Chatsworth and Surrounds



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**Figure 8-P.
Existing and Proposed Sidewalks
in Eton and Surrounds**

8.3. Community Goal and Implementation Program

To support and achieve the community's joint vision statement, Murray County and the Cities of Chatsworth and Eton have developed the following transportation goal and associated policies and action items:

<p>Goal: To achieve a modern, well-funded multi-modal transportation network that is efficient, safe, and protects the environment while enhancing the area's economic development.</p>	
<p>Policy 1: Quality Transportation System. A good transportation network is vital for the physical, social, and economic well-being of Murray County and the cities of Chatsworth and Eton; therefore transportation planning should be a priority for the community.</p>	<p>Action Items:</p> <ol style="list-style-type: none"> a. Pursue system-wide improvements, including new connector roads and alternate routes, to improve the level of service on roads in the community. b. Maintain open communication with Georgia DOT. c. Continue to use the Local Assistance Road Program for resurfacing projects. d. Evaluate setback requirements, access, and zoning activities for properties on roads which will be widened in the future. e. Promote interconnections between developments as part of the plan review process. f. Develop a master plan for Spring Place prior to the completion of the Spring Place Bypass. g. Develop access management standards for the major road corridors to promote safe and efficient ingress and egress.
<p>Policy 2: Transportation Alternatives.* Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available and greater use of alternative transportation should be encouraged.</p>	<p>Action Items:</p> <ol style="list-style-type: none"> a. Support the implementation of the Regional Bicycle and Pedestrian Plan. b. Seek grant funding for bicycle and sidewalk projects. c. Seek additional funding for public transportation.
<p>Policy 3: Regional Solutions. Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.</p>	<p>Action Items:</p> <ol style="list-style-type: none"> a. Coordinate east-west corridor improvements with Whitfield County. b. Support the implementation of the Regional Bicycle and Pedestrian Plan. c. Promote the Scenic Byway and Scenic Highway.

* A DCA "Quality Communities" Objective (required by the State Minimum Planning Standards)

9.1. Short Term Work Programs

The purpose of a short term work program (STWP) is to schedule specific actions that a local government intends to take to address the needs and goals identified in their comprehensive plan.

The short term work programs provided in Sections 9.1.1., 9.1.2, and 9.1.3. are based upon **major tasks** which are projected to occur in Murray County and the Cities of Chatsworth and Eton within the next five years. These tasks relate directly to the “Goals, Policies, and Action Items” sections of Elements 2 through 8.

Not all action items listed in Elements 2 through 8 are included as projects in the STWPs. In some instances, the action item is anticipated to be undertaken in later years (2009-2013) rather than during the 2004-2008 STWP cycle. In other instances, the task is an ongoing responsibility of a local government office and it is therefore not appropriate to include it in a short term work program.

The projects and activities listed in the tables below are not prioritized, but follow the order in which they are listed in the comprehensive plan. The first column contains the number of the element where the item can be found. (Note: Some projects may be included in more than one Element.) The second column contains the action item number. The following columns include a brief description of the project, the year it is estimated to be undertaken, the responsible party or parties, a cost estimate, and a funding source. In some cases a cost estimate cannot be prepared because the scope of the project will not be defined until the future.

9.1.1. Murray County Short Term Work Program

Element	Action Item #	Murray County Project or Activity	2005	2006	2007	2008	2009	Responsible Party	Cost Estimate	Funding Source
EC DEV COM FAC COM FAC INTERGOV	1a. 1a. 2a. 2b. 1d.	Develop a water and sewer facilities master plan, investigate multi-jurisdictional use of water supply resources and wastewater treatment facilities, and pursue options for alternative water sources.	X	X	X	X	X	Water Works, Murray County, Cities, Development Authority	\$50,000 - \$60,000	general fund
EC DEV NAT RES	2a. 3a.	Adopt and implement design guidelines for the Cohutta Chattahoochee Scenic Byway.	X	X	X	X	X	Murray County	staff time	n/a
EC DEV INTERGOV	3a. 1b.	Hire a full-time Economic Development Administrator		X				Murray County, Cities, Chamber	\$75,000 per year	general fund
EC DEV	3b.	Conduct an industrial site suitability analysis		X				Murray County, Cities, Chamber	\$10,000 - \$20,000	general fund
EC DEV	3c.	Develop an informative, well-designed county government website.		X				Murray County	\$4,000 - \$8,000	general fund
EC DEV	6a.	Pursue grant funding for streetscaping and additional amenities which would attract business people, shoppers, and tourists to the downtown area.	X	X	X	X	X	Murray County, Cities, Chamber	staff time	n/a
HOUSING	1a.	Periodically review subdivision standards.		X		X		Murray County	staff time	n/a
HOUSING	1a.	Hire additional code enforcement staff.		X				Murray County	\$50,000 ea.	general fund
NAT RES	1a.	Adopt a steep slope ordinance.	X					Murray County	staff time	n/a
NAT RES	1b.	Investigate stormwater management regulations.			X			Murray County and Cities	staff time	n/a
NAT RES	1c.	Pursue grant funding for septic tank repairs and farm BMPs.			X			Murray County	staff time	n/a
NAT RES	3d.	Create a Joint Historic Preservation Commission			X			Murray County and Cities	staff time	n/a
NAT RES LAND USE TRANS	3e. 2b. 1f.	Develop a master plan for Spring Place prior to the construction of the Spring Place bypass.	X	X				Murray County	\$15,000 - \$25,000	general fund
COM FAC	3a.	Update, adopt, and maintain the Solid Waste Management Plan.	X					Murray County and Cities	staff time	n/a
COM FAC	3b.	Expand recycling opportunities.		X				Murray County	staff time	n/a
COM FAC	4a.	Expand the jail to include additional administrative space and to house an additional 130 inmates.			X	X	X	Murray County	\$5,000,000	SPLOST
COM FAC	4b.	Hire additional officers in all law enforcement agencies.						Murray County	\$50,000	general fund
COM FAC	4f.	Build a new fire station near Northwest Elementary School.				X	X	Murray County	\$150,000	general fund
COM FAC	4k.	Develop a back-up 911 center.			X			Murray County	\$100,000 - \$150,000	general fund or SPLOST
COM FAC	6a.	Complete development of the Recreation Center and continue to expand as needed.	X	X	X	X	X	Murray County	n/a	n/a
COM FAC	6b.	Provide additional facilities at the Petty-Fairy Valley Recreation Park.	X	X	X	X	X	Murray County	\$150,000	grants
COM FAC	6f.	Develop a park with access to Mill Creek and link it to Eton City Park.	X	X	X	X	X	Murray County and Eton	\$250,000 - \$500,000	SPLOST, grants
COM FAC	7a.	Retrofit the existing County Courthouse to provide handicap accessibility or construct a new courtroom.			X			Murray County	\$250,000 - \$1,000,000	general fund, SPLOST
COM FAC	7c.	Expand County government facilities to provide for more space for administration, elections, and juvenile court.				X	X	Murray County	\$250,000 - \$1,000,000	general fund, SPLOST
COM FAC	9c.	Continue to expand the Senior Center.		X			X	Murray County	\$50,000 - \$250,000	general fund, SPLOST

Element	Action Item #	Murray County Project or Activity (continued)	2005	2006	2007	2008	2009	Responsible Party	Cost Estimate	Funding Source
LAND USE LAND USE TRANS	1a. 10a 1g..	Develop a corridor overlay zone for the US 76/US 411 corridor and include access management standards.	X	X				Murray County and Cities	\$10,000 - \$20,000	general fund
INTERGOV	1c.	Update the Service Delivery Strategy.	X					Murray County and Cities	staff time	n/a
INTERGOV	2a.	Develop, adopt, and implement a Joint Comprehensive Plan	X	X	X	X	X	Murray County and Cities	staff time	n/a
TRANS	2b.	Seek grant funding for bicycle and sidewalk projects.	X	X	X	X	X	Murray County and Cities	staff time	n/a

9.1.2. Chatsworth Short Term Work Program

Element	Action Item #	Chatsworth Project or Activity	2005	2006	2007	2008	2009	Responsible Party	Cost Estimate	Funding Source
EC DEV COM FAC COM FAC COM FAC INTERGOV	1a. 1a. 2a. 2b. 1d.	Develop a water and sewer facilities master plan, investigate multi-jurisdictional use of water supply resources and wastewater treatment facilities, and pursue options for alternative water sources.	X	X	X			Water Works, Murray County, Cities, Development Authority	\$50,000 - \$60,000	general fund
EC DEV INTERGOV	3a. 1b.	Hire a full-time Economic Development Administrator		X				Murray County, Cities, Chamber	\$75,000 per year	general fund
EC DEV	3b.	Conduct an industrial site suitability analysis		X				Murray County, Cities, Chamber	\$10,000 - \$20,000	general fund
EC DEV	6a.	Pursue grant funding for streetscaping and additional amenities which would attract business people, shoppers, and tourists to the downtown area.	X	X	X	X	X	Murray County, Cities, Chamber	staff time	n/a
HOUSING	3a.	Develop multi-family housing design guidelines to ensure new housing is compatible with existing neighborhoods and will remain economically viable over the long term.		X				Chatsworth	\$10,000 - \$15,000	general fund
NAT RES	1b.	Investigate stormwater management regulations.			X			Murray County and Cities	staff time	n/a
NAT RES	3d.	Create a Joint Historic Preservation Commission			X			Murray County and Cities	staff time	n/a
NAT RES	3k.	Continue to renovate the L&N Depot.	X	X	X	X	X	Chatsworth and other Interested Parties	\$50,000 - \$150,000	grants and donations
COM FAC	3a.	Update, adopt, and maintain the Solid Waste Management Plan.	X					Murray County and Cities	staff time	n/a
COM FAC	4b.	Hire additional officers in all law enforcement agencies.						Murray County and Cities	\$50,000 ea.	general fund
COM FAC	4g.	Build a second fire station to serve the western portion of the city.					X	Chatsworth	\$150,000	general fund
COM FAC	6c.	Complete work on the Section House at the Chatsworth City Park.	X	X	X	X	X	Chatsworth	\$5,000 - \$50,000	general fund, grants, and donations
COM FAC	6d.	Develop pocket parks in residential neighborhoods.					X	Chatsworth	\$50,000 - \$150,000	grants
LAND USE LAND USE TRANS	1a. 10a 1g..	Develop a corridor overlay zone for the US 76/US 411 corridor and include access management standards.	X	X				Murray County and Cities	\$10,000 - \$20,000	general fund
LAND USE	1b.	Continue streetscaping efforts in Chatsworth and Eton.	X	X	X	X	X	Chatsworth and Eton	\$250,000 - \$750,000	grants
INTERGOV	1c.	Update the Service Delivery Strategy.	X					Murray County and Cities	staff time	n/a
INTERGOV	2a.	Develop, adopt, and implement a Joint Comprehensive Plan	X	X	X	X	X	Murray County and Cities	staff time	n/a
TRANS	2b.	Seek grant funding for bicycle and sidewalk projects.	X	X	X	X	X	Murray County and Cities	staff time	n/a

9.1.3. Eton Short Term Work Program

Element	Action Item #	Murray County Project or Activity	2005	2006	2007	2008	2009	Responsible Party	Cost Estimate	Funding Source
EC DEV COM FAC COM FAC INTERGOV	1a. 1a. 2a. 2b. 1d.	Develop a water and sewer facilities master plan, investigate multi-jurisdictional use of water supply resources and wastewater treatment facilities, and pursue options for alternative water sources.	X	X	X			Water Works, Murray County, Cities, Development Authority	\$50,000 - \$60,000	general fund
EC DEV INTERGOV	3a. 1b.	Hire a full-time Economic Development Administrator		X				Murray County, Cities, Chamber	\$75,000 per year	general fund
EC DEV	3b.	Conduct an industrial site suitability analysis		X				Murray County, Cities, Chamber	\$10,000 - \$20,000	general fund
EC DEV	6a.	Pursue grant funding for streetscaping and additional amenities which would attract business people, shoppers, and tourists to the downtown area.	X	X	X	X	X	Murray County, Cities, Chamber	staff time	n/a
NAT RES	1b.	Investigate stormwater management regulations.			X			Murray County and Cities	staff time	n/a
NAT RES	3b.	Develop a National Register District Nomination for Eton.		X				Eton	\$5,000 - \$10,000	general fund
NAT RES	3d.	Create a Joint Historic Preservation Commission			X			Murray County and Cities	staff time	n/a
NAT RES	3k.	Continue to renovate the L&N Depot.	X	X	X	X	X	Chatsworth and other Interested Parties	\$50,000 - \$150,000	grants and donations
COM FAC	3a.	Update, adopt, and maintain the Solid Waste Management Plan.	X					Murray County and Cities	staff time	n/a
COM FAC	4b.	Hire additional officers in all law enforcement agencies.						Murray County and Cities	\$50,000 ea.	general fund
COM FAC	4d. 7d.	Construct a new City Hall/Police Station.	X	X				Eton	\$400,000 - \$450,000	general fund
COM FAC	4h.	Convert the Eton City Hall into a fire station.	X	X				Eton	\$10,000	
COM FAC COM FAC	6e. 9b.	Construct an amphitheater, community center, additional restrooms, and additional picnic shelters at the Eton City Park.	X	X	X	X	X	Eton	\$150,000 - \$450,000	general fund, grants
COM FAC	6f.	Develop a park with access to Mill Creek and link it to Eton City Park.	X	X	X	X	X	Murray County and Eton	\$250,000 - \$500,000	SPLOST, grants
LAND USE LAND USE TRANS	1a. 10a 1g..	Develop a corridor overlay zone for the US 76/US 411 corridor and include access management standards.	X	X				Murray County and Cities	\$10,000 - \$20,000	general fund
LAND USE	1b.	Continue streetscaping efforts in Chatsworth and Eton.	X	X	X	X	X	Chatsworth and Eton	\$250,000 - \$750,000	grants
INTERGOV	1c.	Update the Service Delivery Strategy.	X					Murray County and Cities	staff time	n/a
INTERGOV	2a.	Develop, adopt, and implement a Joint Comprehensive Plan	X	X	X	X	X	Murray County and Cities	staff time	n/a
TRANS	2b.	Seek grant funding for bicycle and sidewalk projects.	X	X	X	X	X	Murray County and Cities	staff time	n/a

9.2. Reports of Accomplishments

The purpose of a report of accomplishments is to identify the current status of projects and activities listed in an old short term work program. At a minimum, local governments are to indicate whether each activity in their old STWP has been completed, is currently underway, has been postponed, or has not been accomplished. Explanations must be provided for projects which are underway, postponed, or not accomplished.

The following three reports of accomplishments (Murray County, Chatsworth, and Eton) are based upon the 2001-2006 Short Term Work Program, not upon the new Short Term Work Program outlined in Section 9.1. In some cases, items included in the old STWP are now ongoing processes; therefore, they are not included in the new STWP.

9.2.1. Murray County Report of Accomplishments

Murray County Work Program Activity	Completed	Currently Underway	Postponed	Not Accomplished	Explanation for Postponed or Unaccomplished Activity
ED.0001.AGP - Develop opportunities for contributions for economic development program activities. (ED1.2)	X				This is an ongoing process and therefore has not been included in the new STWP.
ED.0002.AGP - Implement Business Retention Program (ED 2.1)	X				This is an ongoing process and therefore has not been included in the new STWP.
ED.0003.AGP - Organize and train marketing and prospect handling team. (ED 3.3)	X				This is an ongoing process and therefore has not been included in the new STWP.
ED.0004.AGP - Organize a Task Force on Economic Development to identify properties for industrial development. (ED 3.3)		X			This has not been a priority until recently and is included in the new STWP.
ED.0005.AGP - Continue to sponsor hospitality training sessions using resources of state and regional agencies (ED 4.3)	X				This is an ongoing process and therefore has not been included in the new STWP.
ED.0006.TOU - Continue to use State motel tax as public funding base for tourism/ business development (ED 1.1)	X				This is an ongoing process and therefore has not been included in the new STWP.
ED.0007.TOU - Continue to maintain and update unified comprehensive marketing package (ED 3.2)	X				This is an ongoing process and therefore has not been included in the new STWP.
ED.0008.TOU - Continue to identify and maintain information on current and potential tourist attractions. (ED 4.1)	X				This is an ongoing process and therefore has not been included in the new STWP.
ED.0009.TOU - Continue to promote tourist attractions through regional and state agencies (ED 4.2)	X				This is an ongoing process and therefore has not been included in the new STWP.

Murray County Work Program Activity	Completed	Currently Underway	Postponed	Not Accomplished	Explanation for Postponed or Unaccomplished Activity
ED.0010.TOU - Continue to sponsor/promote Appalachian Wagon Train, Christmas Parade, Fall Leaf and Spring Festivals etc. (ED 4.4)	X				This is an ongoing process and therefore has not been included in the new STWP.
ED.0011.TRE - Consider innovative ways to strengthen partnerships between schools and parents (ED 6.1)	X				This is an ongoing process and therefore has not been included in the new STWP.
ED.0012.TRE - Continue efforts to become a Certified Literate Community (ED 6.2)				X	This project has not been a priority and has been removed from the STWP.
ED.0013.TRE -Continue partners for Educational Excellence (ED 6.3)	X				This is an ongoing process and therefore has not been included in the new STWP.
ED.0014.TRE - Implement goals of Murray 2000 (ED 6.4)	X				This is an ongoing process and therefore has not been included in the new STWP.
CF.0001.WAT -Continue to study options for tying in to Dalton Application, other possible regional options, or developing own system (CF 3.1)		X			
CF.0002.WAT/SEW-Extend sewerage collection lines to Eton. (CF 3.2A <i>proposed</i>)	X				
CF.0003.SOL -Develop new Subtitle D disposal cell at present landfill site (CF 4.1)	X				
CF.0004.SOL - Establish and begin operations of Resource Recovery Center at landfill. (CF 4.2)	X				
CF.0005.SOL - Continue to enforce anti-littering laws (CF 4.4)	X				This is an ongoing process and therefore has not been included in the new STWP.
CF.0006.SOL - Reconsider options for regional cooperation for future waste disposal needs (CF 4.5)	X				
CF.0007. TRA Seek continuing funding for infrastructure maintenance (CF 5.1)	X				This is an ongoing process and therefore has not been included in the new STWP.
CF. 0008.TRA Construct phased Spring Place Bypass (CF 5.2A)				X	Construction by GDOT is scheduled to being in 2007.
CF.0009.TRA - Rehabilitate SR52 at L&N (CSX) RR bridge (CF 5.2F)		X			
CF.0010.TRA - Rehabilitate SR2/SR61 bridge (CF 5.3A)		X			
CF.0011.TRA - Promote and support development of the Appalachian Scenic Parkway (CF 5.3C)	X				

Murray County Work Program Activity	Completed	Currently Underway	Postponed	Not Accomplished	Explanation for Postponed or Unaccomplished Activity
CF.0012.REC Build bike path from City Park to County Park on Hyden Tyler Road. (CF 6.1A)			X		Problems occurred with railroad crossings. This project is included in the new STWP as part of the overall bicycle and pedestrian plan.
CF.0013.REC - Establish a Recreation Authority to develop and implement a Recreation Master Plan. (CF 6.1, 2)	X				
CF.0014.REC - Develop recreation master plan (CF 6.1), including construction of new multi-purpose community center on Jackson Lake Road (CF 6.1C).	X				
CF.0015.REC - Implement recommendations of master plan(CF 6.2)	X				
CF.0016.REC- Work to improve school recreational facilities. (CF 6.5 <i>proposed</i>)	X				This is an ongoing process and therefore has not been included in the new STWP.
CF.0017.PUB - Build and equip new fire station in western central part of County (CF 7.2)				X	Other station locations are being considered to meet demand.
CF.0018.PUB -Hire more personnel to maintain 24 hour coverage (CF 7.3)	X				
CF.0019. PUB Implement fitness program for firefighters. (CF 7.3A <i>proposed</i>)	X				
CF.0020.PUB - Maintain existing fire stations to accommodate 24hr. coverage (CF 7.4)	X				
CF.0021.PUB-Construct new fire station on Fort Mountain. (CF 7.5 <i>proposed</i>)	X				
CF.0023.LIB - Expand library to meet recommended State standard of at least .6 sq. ft per capita (CF 9.1)	X				Expansion of the library was completed, but the State standard has not been reached. This item is on the new STWP.
CF.0024.PUB, FS - Construct training Center for Police and Fire Departments (CF 10.3, 7.6 <i>proposed</i>)	X				
CF.0025.PUB -Continue juvenile crime prevention program (CF 10.5)	X				This is an ongoing process and therefore has not been included in the new STWP.
CF.0026.PUB - Construct an addition to the County Jail to accommodate a multi-purpose area and chapel. (CF 10.8 <i>proposed</i>)				X	This project was not a priority and funding was unavailable. A different project for expansion of the jail is included in the new STWP.

Murray County Work Program Activity	Completed	Currently Underway	Postponed	Not Accomplished	Explanation for Postponed or Unaccomplished Activity
CF.0027.HOS - Continue to improve ambulance service by increasing number of units as needed. (CF 11.1)	X				This item is also included in the new STWP.
CF.0028.HOS -Continue to maintain alternative transportation system for convalescent and non-emergency calls (CF 11.2)	X				This is an ongoing process and therefore has not been included in the new STWP.
CF.0029.HOS -Evaluate demand for multi-purpose wellness center including activities and exercise trails (CF 11.6)				X	Other, higher priority items, have taken precedence over this project. The hospital has different plans for expansion; therefore, this has been removed from the STWP.
CF.0030. EDU - Construct a new middle school. (CF 11.1)	X				
CF.0031. EDU - Construct a new high school. (CF 11.1)			X		Construction of a new high school will not be undertaken in the near future. This is a long range project.
CF.0032.EDU - Expand curriculum to meet needs of growing population (CF 12.3)	X				This is an ongoing process and therefore has not been included in the new STWP.
NR.0001.GRO,WSW, SCE, MOU - Implement DNR protection criteria for wetlands, water supply watersheds, groundwater recharge areas, major river corridor, and steep slopes and mountains and implement provisions to protect open space and scenic views. (NR 1.1, 1.2, 2.1, 3.2)			X		This will occur when DNR and DCA lift the "moratorium" on adoption.
NR.0002.HIS - Create County-Cities Historic Preservation Commission (NR 1.1)			X		This project has not been a priority, but is included in the new STWP.
NR.0003.HIS -Continue to heighten preservation awareness through activities and information (NR 2.1)	X				This is an ongoing process and therefore has not been included in the new STWP.
NR.0004.HIS - Continue to work with Chamber to use heritage and historic preservation to promote tourism (NR 2.2)	X				This is an ongoing process and therefore has not been included in the new STWP.
NR.0005.HIS - Continue to encourage and assist development of heritage education curriculum. (NR 2.3)	X				This is an ongoing process and therefore has not been included in the new STWP.
NR.0006.HIS - Continue to encourage and assist with nomination of eligible properties and districts (NR 2.4)	X				This is an ongoing process and therefore has not been included in the new STWP.
NR.0007.HIS - Continue to produce educational and promotional materials (NR 2.1,2,3)	X				This is an ongoing process and therefore has not been included in the new STWP.

Murray County Work Program Activity	Completed	Currently Underway	Postponed	Not Accomplished	Explanation for Postponed or Unaccomplished Activity
NR.0008.HIS - Explore advantages to local governments resulting from CLG program (NR 2.6)				X	This project is not a priority for the local government; therefore it has been removed from the STWP.
NR.0009.HIS - Investigate establishment of archeological, agricultural & other conservation districts (NR 2.7)	X				This is an ongoing process and therefore has not been included in the new STWP.
NR.0010.HIS - Mitigate adverse affects to historic properties from City-County projects (NR 3.1)	X				This is an ongoing process and therefore has not been included in the new STWP.
NR.0011.HIS - Transfer Murray County Historic Resource Survey locational data to GIS based land use maps (NR 3.2)				X	This project has not been accomplished due to lack of funding.
NR.0012.HIS - Flag properties with National Register potential with tax assessor/building inspector (NR 3.3)				X	This project has not been accomplished due to lack of funding.
NR.0013.HIS - Notify owners of historic properties, their significance and possible tax incentives (NR 3.4)				X	This project has not been accomplished due to lack of funding.
NR.0014.HIS - Utilize historic resources to create local tourism attractions (NR 4.1)	X				This is an ongoing process and therefore has not been included in the new STWP.
NR.0015.HIS - Encourage special events, heritage festivals, driving or home tours, farmers market (NR 4.2)	X				This is an ongoing process and therefore has not been included in the new STWP.
NR.0016.HIS - Promote marketing of vacant historic buildings as historic, encourage adaptive reuse (NR 4.3)	X				This is an ongoing process and therefore has not been included in the new STWP.
NR.0017.HIS - Encourage continued use/upkeep of historic properties owned by local governments (NR 4.4)	X				This is an ongoing process and therefore has not been included in the new STWP.
HO.0001 - Develop Murray County zoning ordinance to stimulate variety of densities and types (HO 1.1)	X				
HO.0002 - Cooperate with developers to take advantage of federal and state programs (HO 2.1)	X				This is an ongoing process and therefore has not been included in the new STWP.
HO.0003 - Amend subdivision regulations (HO 3.1)	X				
HO.0004 - Adopt manufactured housing design standards (HO 5.1)	X				
LU.0001 - Prepare and adopt unified land development regulations (LU 1.1 a-g)	X				This is an ongoing process and therefore has not been included in the new STWP.

Murray County Work Program Activity	Completed	Currently Underway	Postponed	Not Accomplished	Explanation for Postponed or Unaccomplished Activity
LU.0002 - Develop water/sewer capital improvements program that will expand to growth areas (LU 2.1)			X		This has not been a priority until recently and is included in the new STWP.
LU.0003.Hire a planning and zoning administrator. LU 1.4 <i>proposed</i>)	X				This is an ongoing process and therefore has not been included in the new STWP.
GOV.0001 - Establish Community Development Council (GOV 1.1)			X		This project is no longer a priority and has been removed from the STWP.
GOV.0002 - Initiate Leadership Georgia program to improve citizen awareness (GOV 1.2)	X				
GOV.0003 - Aggressively seek State and Federal grant-in-aid where eligible (GOV 2.1)	X				This is an ongoing process and therefore has not been included in the new STWP.
GOV.0004 - Promote use of Special Purpose Local Option Sales Tax (GOV 2.2)	X				This is an ongoing process and therefore has not been included in the new STWP.
GOV.0005 - Explore feasibility of sales tax dedicated to recreation funding. (GOV 2.3 <i>proposed</i>)	X				
GOV.0006 - Devise a Five-Year Capital Improvements Plan for all County departments. (GOV 2.3 <i>proposed</i>)			X		Staff resources were not available previously to undertake this task. It will be conducted in 2005/2006.
GOV.0007 - Codify the County's Ordinances (GOV 2.4 <i>proposed</i>)	X				

9.2.2. Chatsworth Report of Accomplishments

Chatsworth Work Program Activity	Completed	Currently Underway	Postponed	Not Accomplished	Explanation for Postponed or Unaccomplished Activity
ED.0001.AGP - Develop opportunities for contributions for economic development program activities. (ED 1.2)	X				This is an ongoing process and therefore has not been included in the new STWP.
ED.0002.AGP - Implement Business Retention Program. (ED 2.1)	X				This is an ongoing process and therefore has not been included in the new STWP.
ED.0003.AGP - Organize and train marketing and prospect handling team. (ED 3.3)	X				This is an ongoing process and therefore has not been included in the new STWP.
ED.0004.AGP - Sponsor hospitality training sessions using resources of state and regional agencies. (ED 4.3)	X				This is an ongoing process and therefore has not been included in the new STWP.
ED.0005.TOU - Continue to use State motel tax as public funding base for tourism/ business development. (ED 1.1)	X				This is an ongoing process and therefore has not been included in the new STWP.
ED.0006.TOU -Continue to maintain and update unified comprehensive marketing package. (ED 3.2)	X				This is an ongoing process and therefore has not been included in the new STWP.
ED.0007.TOU - Continue to identify and maintain information on current and potential tourist attractions. (ED 4.1)	X				This is an ongoing process and therefore has not been included in the new STWP.
ED.0008.TOU - Continue to promote tourist attractions through regional and state agencies. (ED 4.2)	X				This is an ongoing process and therefore has not been included in the new STWP.
ED.0009.TOU - Continue sponsoring Appalachian Wagon Train, Fall Leaf and Spring Festivals etc. (ED 4.4)	X				This is an ongoing process and therefore has not been included in the new STWP.
ED.0010.DWN - Complete streetscape improvements pursuant to approved plans.	X				
CF.0001.WAT -Continue to study options of tying in to Dalton Application, other possible regional options, or developing own system. (CF 3.1)		X			
CF.0002.SOL -Develop new Subtitle D disposal cell at present landfill site. (CF 4.1)	X				
CF.0003.SOL -Establish and begin operations of Resource Recovery Center at landfill. (CF 4.2)	X				
CF.0004.SOL -Reconsider options for regional cooperation for future waste disposal needs (CF 4.5)	X				

Chatsworth Work Program Activity	Completed	Currently Underway	Postponed	Not Accomplished	Explanation for Postponed or Unaccomplished Activity
CF.0005.TRA - Promote and support development of the Appalachian Scenic Parkway (CF 5.3C)	X				This is an ongoing process and therefore has not been included in the new STWP.
CF.0006.REC - Implement recommendations of master plan (CF 6.2)	X				This is an ongoing process and therefore has not been included in the new STWP.
CF.0007.LIB - Expand library to meet recommended State standard of at least .6 sq. ft per capita. (CF 9.1)	X				Expansion of the library was completed, but the State standard has not been reached. This item is on the new STWP.
CF.0008.LIB - Build new multi-purpose Community Center (CF 9.2)	X				
CF.0009.PUB - Construct Training Center for Police and Fire Departments. (CF 10.3, 7.6 <i>proposed</i>)	X				
NR.0001.GRO,WSW -Implement DNR protection criteria for wetlands, water supply watersheds, and groundwater recharge areas,. (NR 1.1, 3.2)			X		This will occur when DNR and DCA lift the "moratorium" on adoption.
NR.0002.HIS - Create Joint City-County Historic Preservation Commission (NR 1.1)			X		This project has not been a priority, but is included in the new STWP.
NR.0003.HIS - Continue to heighten preservation awareness through activities and information. (NR2.1)	X				This is an ongoing process and therefore has not been included in the new STWP.
NR.0004.HIS - Continue to work with Chamber to use heritage and historic preservation to promote tourism. (NR 2.2)	X				This is an ongoing process and therefore has not been included in the new STWP.
NR.0005.HIS - Continue to encourage and assist development of heritage education curriculum.(NR 2.3)	X				This is an ongoing process and therefore has not been included in the new STWP.
NR.0006.HIS - Continue to encourage and assist with nomination of eligible properties and districts. (NR2.4)	X				This is an ongoing process and therefore has not been included in the new STWP.
NR.0007.HIS - Continue to produce educational and promotional materials. (NR 2.1, 2, 3)	X				This is an ongoing process and therefore has not been included in the new STWP.
NR.0008.HIS - Explore advantages to local governments resulting from CLG program. (NR 2.6)				X	This has not been a priority for the local government; therefore it has been removed from the STWP.
NR.0009.HIS - Investigate establishment of local historic districts.	X				This is an ongoing process and therefore has not been included in the new STWP.
NR.0010.HIS - Mitigate adverse affects to historic properties from City-County projects	X				This is an ongoing process and therefore has not been included in the new STWP.

Chatsworth Work Program Activity	Completed	Currently Underway	Postponed	Not Accomplished	Explanation for Postponed or Unaccomplished Activity
NR.0011.HIS - Transfer Murray County Historic Resource Survey locational data to GIS based land use maps (NR 3.2)				X	This project has not been accomplished due to lack of funding.
NR.0012.HIS - Flag properties with National Register potential with tax assessor/building inspector. (NR 3.3)				X	This project has not been accomplished due to lack of funding.
NR.0013.HIS - Notify owners of historic properties, their significance and possible tax incentives. (NR 3.4)				X	This project has not been accomplished due to lack of funding.
NR.0014.HIS - Utilize historic resources to create local tourism attractions. (NR 4.1)	X				This is an ongoing process and therefore has not been included in the new STWP.
NR.0015.HIS - Encourage special events, heritage festivals, driving or home tours, farmers market. (NR NR 4.2)	X				This is an ongoing process and therefore has not been included in the new STWP.
NR.0016.HIS - Promote marketing of vacant historic buildings as historic, encourage adaptive reuse. (NR 4.3)	X				This is an ongoing process and therefore has not been included in the new STWP.
NR.0017.HIS - Encourage continued use/upkeep of historic properties owned by local governments. (NR 4.4)	X				This is an ongoing process and therefore has not been included in the new STWP.
HO.0001 - Cooperate with developers to take advantage of federal and state programs. (HO 2.1)	X				This is an ongoing process and therefore has not been included in the new STWP.
LU.0001 - Develop water/sewer capital improvements program that will expand to growth areas. (LU 2.1)			X		This has not been a priority until recently and is included in the new STWP.
GOV.0001 - Establish Community Development Council. GOV 1.1)			X		This project is no longer a priority and has been removed from the STWP.
GOV.0002 - Initiate Leadership Georgia program to improve citizen awareness. (GOV 1.2)	X				
GOV.0003 - Aggressively seek State and Federal grant-in-aid where eligible. (GOV 2.1)	X				This is an ongoing process and therefore has not been included in the new STWP.
GOV.0004 - Promote use of Special Purpose Local Option Sales Tax. GOV 2.2)	X				This is an ongoing process and therefore has not been included in the new STWP.

9.2.3. Eton Report of Accomplishments

Eton Work Program Activity	Completed	Currently Underway	Postponed	Not Accomplished	Explanation for Postponed or Unaccomplished Activity
ED.0001.AGP - Develop opportunities for contributions for economic development program activities. (ED1.2)	X				This is an ongoing process and therefore has not been included in the new STWP.
ED.0002.AGP - Implement Business Retention Program (ED 2.1)	X				This is an ongoing process and therefore has not been included in the new STWP.
ED.0003.AGP - Organize and train marketing and prospect handling team. (ED 3.3)	X				This is an ongoing process and therefore has not been included in the new STWP.
ED.0004.AGP - Continue to sponsor hospitality training sessions using resources of state and regional agencies. (ED 4.3)	X				This is an ongoing process and therefore has not been included in the new STWP.
ED.0005.TOU - Continue to use State motel tax as public funding base for tourism/ business development. (ED 1.1)	X				This is an ongoing process and therefore has not been included in the new STWP.
ED.0006.TOU - Continue to maintain and update develop unified comprehensive marketing package (ED 3.2)	X				This is an ongoing process and therefore has not been included in the new STWP.
ED.0007.TOU - Continue to identify and maintain information on current and potential tourist attractions. (ED 4.1)	X				This is an ongoing process and therefore has not been included in the new STWP.
ED.0008.TOU - Continue to promote tourist attractions through regional and state agencies (ED 4.2)	X				This is an ongoing process and therefore has not been included in the new STWP.
ED.0009.TOU - Continue to sponsor Appalachian Wagon Train, Fall Leaf and Spring Festivals etc. (ED 4.4)	X				This is an ongoing process and therefore has not been included in the new STWP.
CF.0001.WAT -Continue to study options for tying in to Dalton Application, other possible regional options, or developing own system (CF 3.1)		X			
CF.0002.WAT/SEW-Extend sewerage collection lines to Eton. (CF 3.2A proposed)	X				
CF.0003.SOL -Develop new Subtitle D disposal cell at present landfill site (CF 4.1)	X				
CF.0004.SOL - Establish and begin operations of Resource Recovery Center at landfill. (CF 4.2)	X				
CF.0005.SOL - Continue to enforce anti-littering laws (CF 4.4)	X				This is an ongoing process and therefore has not been included in the new STWP.

Eton Work Program Activity	Completed	Currently Underway	Postponed	Not Accomplished	Explanation for Postponed or Unaccomplished Activity
CF.0006.SOL - Reconsider options for regional cooperation for future waste disposal needs (CF 4.5)	X				
CF.0007.TRA - Build maintenance building for Eton Street Department			X		This should be accomplished in 2005/2006.
CF.0008.TRA - Promote and support development of the Appalachian Scenic Parkway (CF 5.3C)	X				This is an ongoing process and therefore has not been included in the new STWP.
CF.0009.REC - Implement recommendations of master plan(CF 6.2)	X				
CF.0010.REC- Make improvements to Eton City Park as opportunity arises.	X				
CF.0011.REC - Build new multi-purpose Community Center (CF 9.2)	X				
CF.0012.PUB, FS - Construct training Center for Police and Fire Departments (CF 10.3, 7.6 <i>proposed</i>)	X				
CF.0013.PUB -Continue juvenile crime prevention program (CF 10.5)	X				This is an ongoing process and therefore has not been included in the new STWP.
CF.0014.EDU - Expand curriculum to meet needs of growing population (CF 12.3)	X				This is an ongoing process and therefore has not been included in the new STWP.
NR.0001.HIS - Create County-Cities Historic Preservation Commission (NR 1.1)			X		This project has not been a priority, but is included in the new STWP.
NR.0002.HIS -Continue to heighten preservation awareness through activities and information (NR 2.1)	X				This is an ongoing process and therefore has not been included in the new STWP.
NR.0003.HIS - Continue to work with Chamber to use heritage and historic preservation to promote tourism (NR 2.2)	X				This is an ongoing process and therefore has not been included in the new STWP.
NR.0004.HIS - Continue to encourage and assist development of heritage education curriculum. (NR 2.3)	X				This is an ongoing process and therefore has not been included in the new STWP.
NR.0005.HIS - Continue to encourage and assist with nomination of eligible properties and districts (NR 2.4)	X				This is an ongoing process and therefore has not been included in the new STWP.
NR.0006.HIS - Continue to produce educational and promotional materials (NR 2.1,2,3)	X				This is an ongoing process and therefore has not been included in the new STWP.
NR.0007.HIS - Explore advantages to local governments resulting from CLG program (NR 2.6)				X	This has not been a priority for the local government; therefore it has been removed from the STWP.

Eton Work Program Activity	Completed	Currently Underway	Postponed	Not Accomplished	Explanation for Postponed or Unaccomplished Activity
NR.0008.HIS - Investigate establishment of local historic districts (NR 2.7)	X				This is an ongoing process and therefore has not been included in the new STWP.
NR.0009.HIS - Mitigate adverse affects to historic properties from County projects (NR 3.1)	X				This is an ongoing process and therefore has not been included in the new STWP.
NR.0010.HIS - Transfer Murray County Historic Resource Survey locational data to GIS based land use maps (NR 3.2)				X	This project has not been accomplished due to lack of funding.
NR.0011.HIS - Flag properties with National Register potential with tax assessor/building inspector (NR 3.3)				X	This project has not been accomplished due to lack of funding.
NR.0012.HIS - Notify owners of historic properties, their significance and possible tax incentives (NR 3.4)				X	This project has not been accomplished due to lack of funding.
NR.0013.HIS - Encourage special events, heritage festivals, driving or home tours, farmers market (NR 4.2)	X				This is an ongoing process and therefore has not been included in the new STWP.
NR.0014.HIS - Promote marketing of vacant historic buildings as historic, encourage adaptive reuse (NR 4.3)	X				This is an ongoing process and therefore has not been included in the new STWP.
NR.0015.HIS - Encourage continued use/upkeep of historic properties owned by local governments (NR 4.4)	X				This is an ongoing process and therefore has not been included in the new STWP.
HO.0001 - Cooperate with developers to take advantage of federal and state programs (HO 2.1)	X				This is an ongoing process and therefore has not been included in the new STWP.
LU.0001 - Develop water/sewer capital improvements program that will expand to growth areas (LU 2.1)			X		This has not been a priority until recently and is included in the new STWP.
GOV.0001 - Establish Community Development Council (GOV 1.1)			X		This project is no longer a priority and has been removed from the STWP.
GOV.0002 - Initiate Leadership Georgia program to improve citizen awareness (GOV 1.2)	X				
GOV.0003 - Aggressively seek State and Federal grant-in-aid where eligible (GOV 2.1)	X				This is an ongoing process and therefore has not been included in the new STWP.
GOV.0004 - Promote use of Special Purpose Local Option Sales Tax (GOV 2.2)	X				This is an ongoing process and therefore has not been included in the new STWP.

9.3. Public Participation Program

9.3.1. Plan Schedule

The Georgia Planning Act strongly emphasizes public participation in the process of developing a comprehensive plan. For this plan, seven advisory groups were established to review and comment upon the various plan elements. Each group met to review the inventory and assessment sections and develop goals and objectives. The Land Use advisory group met two times, once to discuss existing land use and another time to review future land use. Following is a list of the public hearings and workshops which were held in conjunction with the preparation of this plan.

February 17, 2005 – Joint Public Hearing: This hearing was held to present the purpose of the plan, the planning process and schedule, and the public participation program.

February 22, 2005 – Economic Development Workshop

February 22, 2005 – Housing Workshop

March 1, 2005 – Natural and Cultural Resources Workshop

March 1, 2005 – Community Facilities Workshop

March 15, 2005 – Land Use Workshop #1

March 15, 2005 – Intergovernmental Coordination Workshop

March 29, 2005 – Land Use Workshop # 2

March 29, 2005 – Transportation Workshop

June 27, 2005 – The complete draft plan was made available for public review in hardcopy format at the Chatsworth Library, Chatsworth City Hall, Eton City Hall, and the Murray County Commissioner's Office.

June 30, 2005 – Joint Public Hearing: This hearing was held to brief the community on the contents of the draft Comprehensive Plan; provide an opportunity for residents to make suggestions, additions, or revisions; and to inform the community of when the plan will be submitted to the Regional Development Center and Department of Community Affairs for review.

July 8, 2005 – City Council Meeting, City of Eton. Resolution to approve transmittal of the Draft Comprehensive Plan to the North Georgia Regional Development Center for review.

August 2, 2005 – County Commission Meeting, Murray County. Resolution to approve transmittal of the Draft Comprehensive Plan to the North Georgia Regional Development Center for review.

August 8, 2005 – City Council Meeting, City of Chatsworth. Resolution to approve transmittal of the Draft Comprehensive Plan to the North Georgia Regional Development Center for review.

9.3.2. Transmittal Resolutions

RESOLUTION

A RESOLUTION AUTHORIZING THE TRANSMITTAL OF THE JOINT COMPREHENSIVE PLAN FOR MURRAY COUNTY AND THE CITIES OF CHATSWORTH AND ETON TO THE NORTH GEORGIA REGIONAL DEVELOPMENT CENTER

WHEREAS, the Georgia Planning Act of 1989 requires that local governments in Georgia complete a Comprehensive Plan every ten years in order to retain Qualified Local Government status, and presently requires this task of Murray County; and,

WHEREAS, Murray County and the Cities of Chatsworth and Eton have prepared a draft Joint Comprehensive Plan which adheres to the Minimum Local Planning Standards for Local Comprehensive Plans; and,

WHEREAS, the public participation program outlined in the Minimum Procedural Standards for Local Comprehensive Plans has been implemented; and,

WHEREAS, two joint public hearings were held in conformance with the Minimum Procedural Standards for Local Comprehensive Plans, one prior to the planning process and one at the conclusion of the planning process; and

WHEREAS, the planning process detailed in the Minimum Procedural Standards for Local Comprehensive Plans requires that Murray County transmit a draft Comprehensive Plan to the North Georgia Regional Development Center for review;

NOW THEREFORE, BE IT RESOLVED, that Murray County does hereby submit the Joint Comprehensive Plan to the North Georgia Regional Development Center for proper review, as per the requirements of the Georgia Planning Act.

APPROVED AND ADOPTED this 2nd day of July, 2005.

BY:

Jim Welch

ATTEST:

Stacie Moss

RESOLUTION

**A RESOLUTION AUTHORIZING THE TRANSMITTAL OF
THE JOINT COMPREHENSIVE PLAN FOR MURRAY COUNTY
AND THE CITIES OF CHATSWORTH AND ETON
TO THE NORTH GEORGIA REGIONAL DEVELOPMENT CENTER**

WHEREAS, the Georgia Planning Act of 1989 requires that local governments in Georgia complete a Comprehensive Plan every ten years in order to retain Qualified Local Government status, and presently requires this task of the City of Chatsworth; and,

WHEREAS, Murray County and the Cities of Chatsworth and Eton have prepared a draft Joint Comprehensive Plan which adheres to the Minimum Local Planning Standards for Local Comprehensive Plans; and,

WHEREAS, the public participation program outlined in the Minimum Procedural Standards for Local Comprehensive Plans has been implemented; and,

WHEREAS, two joint public hearings were held in conformance with the Minimum Procedural Standards for Local Comprehensive Plans, one prior to the planning process and one at the conclusion of the planning process; and

WHEREAS, the planning process detailed in the Minimum Procedural Standards for Local Comprehensive Plans requires that the City of Chatsworth transmit a draft Comprehensive Plan to the North Georgia Regional Development Center for review;

NOW THEREFORE, BE IT RESOLVED, that the City of Chatsworth does hereby submit the Joint Comprehensive Plan to the North Georgia Regional Development Center for proper review, as per the requirements of the Georgia Planning Act.

APPROVED AND ADOPTED this 8th day of August, 2005.

BY:


Geary Sanford

ATTEST:

Werna Nolan

RESOLUTION

**A RESOLUTION AUTHORIZING THE TRANSMITTAL OF
THE JOINT COMPREHENSIVE PLAN FOR MURRAY COUNTY
AND THE CITIES OF CHATSWORTH AND ETON
TO THE NORTH GEORGIA REGIONAL DEVELOPMENT CENTER**

WHEREAS, the Georgia Planning Act of 1989 requires that local governments in Georgia complete a Comprehensive Plan every ten years in order to retain Qualified Local Government status, and presently requires this task of the City of Eton; and,

WHEREAS, Murray County and the Cities of Chatsworth and Eton have prepared a draft Joint Comprehensive Plan which adheres to the Minimum Local Planning Standards for Local Comprehensive Plans; and,

WHEREAS, the public participation program outlined in the Minimum Procedural Standards for Local Comprehensive Plans has been implemented; and,

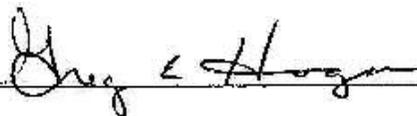
WHEREAS, two joint public hearings were held in conformance with the Minimum Procedural Standards for Local Comprehensive Plans, one prior to the planning process and one at the conclusion of the planning process; and

WHEREAS, the planning process detailed in the Minimum Procedural Standards for Local Comprehensive Plans requires that the City of Eton transmit a draft Comprehensive Plan to the North Georgia Regional Development Center for review;

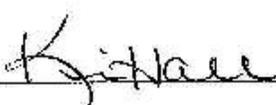
NOW THEREFORE, BE IT RESOLVED, that the City of Eton does hereby submit the Joint Comprehensive Plan to the North Georgia Regional Development Center for proper review, as per the requirements of the Georgia Planning Act.

APPROVED AND ADOPTED this 8th day of July, 2005.

BY:



ATTEST:



9.3.3. Adoption Resolutions

RESOLUTION

A RESOLUTION TO ADOPT THE JOINT COMPREHENSIVE PLAN FOR MURRAY COUNTY AND THE CITIES OF CHATSWORTH AND ETON 2005-2025

WHEREAS, the Georgia Planning Act of 1989 requires that local governments in Georgia complete a Comprehensive Plan every ten years in order to retain Qualified Local Government status, presently requiring this task of Murray County and its incorporated cities; and,

WHEREAS, Murray County and the Cities of Chatsworth and Eton have prepared a Joint Comprehensive Plan (the Plan) following the Minimum Local Planning Standards for Local Comprehensive Plans promulgated by the Georgia Department of Community Affairs; and,

WHEREAS, the public participation program outlined in the Minimum Procedural Standards for Local Comprehensive Plans as promulgated by the Georgia Department of Community Affairs has been implemented; and,

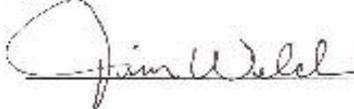
WHEREAS, two joint public hearings were held in conformance with the Minimum Procedural Standards for Local Comprehensive Plans, one being held prior to the planning process on February 26, 2004, and one at the conclusion of the planning process on July 1, 2004; and,

WHEREAS, the required review process outlined in the Minimum Local Planning Standards is now complete with the Georgia Department of Community Affairs determining that the Plan is in compliance with those standards and the North Georgia Regional Development Center providing positive findings upon conclusion of its inter-jurisdictional review;

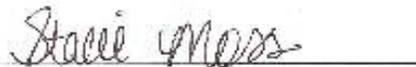
NOW THEREFORE BE IT RESOLVED, that Murray County does hereby officially adopt the Joint Comprehensive Plan of Murray County and the Cities of Chatsworth and Eton, properly titled the Murray County, Chatsworth, and Eton Joint Comprehensive Plan 2005-2025.

APPROVED AND ADOPTED this 11th day of October ~~November~~, 2005.

BY:



ATTEST:



STRONG BY CHRISTOPHER VERRILL

RESOLUTION

**A RESOLUTION TO ADOPT
THE JOINT COMPREHENSIVE PLAN FOR MURRAY COUNTY
AND THE CITIES OF CHATSWORTH AND ETON 2005-2025**

WHEREAS, the Georgia Planning Act of 1989 requires that local governments in Georgia complete a Comprehensive Plan every ten years in order to retain Qualified Local Government status, presently requiring this task of Murray County and its incorporated cities; and,

WHEREAS, Murray County and the Cities of Chatsworth and Eton have prepared a Joint Comprehensive Plan (the Plan) following the Minimum Local Planning Standards for Local Comprehensive Plans promulgated by the Georgia Department of Community Affairs; and,

WHEREAS, the public participation program outlined in the Minimum Procedural Standards for Local Comprehensive Plans as promulgated by the Georgia Department of Community Affairs has been implemented; and,

WHEREAS, two joint public hearings were held in conformance with the Minimum Procedural Standards for Local Comprehensive Plans, one being held prior to the planning process on February 26, 2004, and one at the conclusion of the planning process on July 1, 2004; and,

WHEREAS, the required review process outlined in the Minimum Local Planning Standards is now complete with the Georgia Department of Community Affairs determining that the Plan is in compliance with those standards and the North Georgia Regional Development Center providing positive findings upon conclusion of its inter-jurisdictional review;

NOW THEREFORE BE IT RESOLVED, that CITY OF CHATSWORTH does hereby officially adopt the Joint Comprehensive Plan of Murray County and the Cities of Chatsworth and Eton, properly titled the Murray County, Chatsworth, and Eton Joint Comprehensive Plan 2005-2025.

APPROVED AND ADOPTED this 7th day of November, 2005.

BY:

ATTEST:

George Sanford

Widema Nelson

201012 02 03M PLANS MURRAY

RESOLUTION

**A RESOLUTION TO ADOPT
THE JOINT COMPREHENSIVE PLAN FOR MURRAY COUNTY
AND THE CITIES OF CHATSWORTH AND ETON 2005-2025**

WHEREAS, the Georgia Planning Act of 1989 requires that local governments in Georgia complete a Comprehensive Plan every ten years in order to retain Qualified Local Government status, presently requiring this task of Murray County and its incorporated cities; and,

WHEREAS, Murray County and the Cities of Chatsworth and Eton have prepared a Joint Comprehensive Plan (the Plan) following the Minimum Local Planning Standards for Local Comprehensive Plans promulgated by the Georgia Department of Community Affairs; and,

WHEREAS, the public participation program outlined in the Minimum Procedural Standards for Local Comprehensive Plans as promulgated by the Georgia Department of Community Affairs has been implemented; and,

WHEREAS, two joint public hearings were held in conformance with the Minimum Procedural Standards for Local Comprehensive Plans, one being held prior to the planning process on February 26, 2004, and one at the conclusion of the planning process on July 1, 2004; and,

WHEREAS, the required review process outlined in the Minimum Local Planning Standards is now complete with the Georgia Department of Community Affairs determining that the Plan is in compliance with those standards and the North Georgia Regional Development Center providing positive findings upon conclusion of its inter-jurisdictional review;

NOW THEREFORE BE IT RESOLVED, that Eton
does hereby officially adopt the Joint Comprehensive Plan of Murray County and the Cities of Chatsworth and Eton, properly titled the Murray County, Chatsworth, and Eton Joint Comprehensive Plan 2005-2025.

APPROVED AND ADOPTED this 1st day of November, 2005.

BY:

ATTEST:



