

PARTIAL PLAN UPDATE
OF THE
MURRAY COUNTY,
CITY OF CHATSWORTH,
AND CITY OF ETON
JOINT COMPREHENSIVE PLAN

In Compliance With the
GaDCA Local Planning Requirements
May 2005

Adopted: October 5, 2010

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INTRODUCTION

PURPOSE

The purpose of a Joint Comprehensive Plan is to coordinate planning on inter-jurisdictional issues and provide a policy framework for guiding long range and day-to-day decision making for local government officials and administrators.

This document is a partial update to the *Murray County, Chatsworth, and Eton Joint Comprehensive Plan, 2005-2025* which was adopted in November 2005. This partial update is intended to serve as a policy guide during the interim period between full updates to the *Joint Comprehensive Plan* as it helps the community identify critical issues and opportunities which have either remained or arisen since 2005. The next full update will be due in October 2013 per a recent policy decision by the Georgia Department of Community Affairs.

This update is prepared according to the Georgia Department of Community Affairs (DCA), Office of Planning and Quality Growth, "Requirements for a Partial Update to the Local Government Comprehensive Plan, March 2007."

REQUIRED COMPONENTS

Four components are required for this partial plan update and are briefly described below.

1. Analysis of Consistency with the State's Quality Community Objectives.

The DCA Office of Planning and Quality Growth created an assessment tool to assist local governments in evaluating their progress toward becoming sustainable and livable communities. This tool was used at the beginning of the update process.

2. Analysis of Areas Requiring Special Attention

Areas requiring special attention are defined by the DCA as:

- A. Areas of significant natural or cultural resources
- B. Areas where rapid development or change of land uses are likely to occur.
- C. Areas where the pace of development has and/or may outpace the availability of community facilities and services
- D. Areas in need of redevelopment and/or significant improvements to aesthetics or attractiveness
- E. Large abandoned structures or sites
- F. Areas with significant infill development opportunities
- G. Areas of significant disinvestment, levels of poverty, and/or substantially higher than average levels for the community as a whole.

3. Identification of Issues and Opportunities

A list of issues and opportunities in Murray County was developed by assessing the "Quality Community Objectives," analyzing the "Areas of Special Attention," and seeking input from the Murray County Stakeholder Group, assembled specifically to assist with the Partial Plan Update. The items are grouped into eight major topics as defined in Georgia's Local Planning Requirements.

4. Updated Implementation Program

The updated implementation program includes the following:

- A. **Policies** – A list of policies are prepared to provide ongoing guidance and direction to local officials. These policies are designed to address the issues and opportunities identified in part 3 of the plan update.
- B. **Report of Accomplishments** – This report identifies the current status for each activity in the current (2005 – 2009) Short-Term Work Program for each jurisdiction. The report identifies if the proposed activity has been completed, is currently underway, has been postponed, or is dropped. Items identified as underway or postponed typically move forward into the next short-term work program.
- C. **2010-2014 Short Term Work Program** – The Short Term Work Program identifies specific implementation actions the community intends to take during the 2010–2014 time frame of the planning period. This includes any ordinances, administrative systems, community improvements or investments, financing arrangements, or other programs or initiatives to be put into place to implement the plan.

THE PUBLIC PROCESS

This plan update has been prepared 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. A stakeholder group of local government officials, staff, other community leaders, and interested citizens assisted in the planning process. A member of the local press attended each stakeholder meeting. Public meetings were held on the following dates:

- December 10, 2009: First Joint Public Hearing; 6:00 p.m.; Murray County Veteran's Memorial Park
- December 10, 2009: First Stakeholder Group Work Session
- February 23, 2010: Second Stakeholder Group Work Session
- June 8, 2010: Third Stakeholder Group Work Session
- June 22, 2010: Second Joint Public Hearing; 2:00 p.m.; Murray County Annex

Murray County and the Cities of Chatsworth and Eton, individually adopted Transmittal Resolutions for the draft Partial Plan Update for state-mandated regional and state reviews July 12, 2010. Subsequent to notification that the draft partial update met with satisfactory regional and state reviews, the Partial Plan Update was adopted by each jurisdiction on the following dates:

Murray County:	October 5, 2010
City of Chatsworth:	September 13, 2010
City of Eton:	October 5, 2010

Part 1: Analysis of Consistency with the State’s Quality Community Objectives (QCO’s)

This section reviews the current policies, regulations, activities, and development patterns for consistency with the QCOs identified in Section 110-12-1-06(3) of the Local Planning Requirements promulgated by the Georgia Department of Community Affairs. The Department’s Office of Planning and Quality Growth created this format for the QCO’s Local Assessment to assist local governments in evaluating their progress towards sustainable and livable communities. While responses to “yes” and “no” are important as a quick measure of local status, the supplementary comments also clarify details, perhaps making distinctions between governmental jurisdictions within the same county boundary. All responses here are based upon staff knowledge of the local scene or interviews with individuals within the cities or county who are deemed reliable on the subject topic. All responses were affirmed by the assembled stakeholder group.

For the three governments represented here, two or more participating governments will determine a yes or no response.

Traditional Neighborhoods			
Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.			
	<i>Yes</i>	<i>No</i>	<i>Comments</i>
1. If we have a zoning code, it does not separate commercial, residential and retail uses in every district.	*		Chatsworth has a zoning ordinance that allows mixed uses in several different zones; Eton has a simple traditional ordinance that does separate uses. Murray County’s Land Use District Ordinance offers some commercial districts that allow housing opportunities to overlap.
2. Our community has ordinances in place that allow neo-traditional development “by right” so that developers do not have to go through a long variance process.		*	Minimal regulations exist and developments would be considered scattered as opposed to dense. The typical downtown area of Chatsworth is small and Eton does not have a typical downtown area; Murray County is generally laid out on a large lot format as opposed to a more dense land pattern, and sidewalks, common to neo-traditional design, really do not exist.
3. We have a street tree ordinance that requires new development to plant shade-bearing trees appropriate to our climate.	*		Eton has a landscaping ordinance for commercial and multi-family uses, but Murray County does not. Both Chatsworth and Eton have separate tree ordinances and are a member of Tree City USA. Chatsworth also has landscaping requirements for developments in commercial and industrial zone districts.
4. Our community has an organized tree-planting campaign in public areas that will make walking more comfortable in the summer.		*	Eton has expressed interest in such a program.
5. We have a program to keep our	*		All local governments conduct routine

public areas (commercial, retail districts, parks) clean and safe.			maintenance and repairs either through their parks department or public works department; the Keep Chatsworth-Murray Beautiful chapter is active and award winning.
6. Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.	*		Chatsworth has a sidewalk system that lies primarily west of U.S. 411 downtown, then some other primary routes; Eton only has sidewalks along Old CCC Camp Road; the unincorporated areas have few sidewalks due to low population density.
7. In some areas several errands can be made on foot, if so desired.		*	Primarily Chatsworth downtown areas and adjacent neighborhoods; additional sidewalks are needed.
8. Some of our children can and do walk to school safely.	*		Perhaps only in Chatsworth and Eton.
9. Some of our children can and do bike to school safely.		*	Perhaps only in Chatsworth.
10. Schools are located in or near neighborhoods in our community.	*		Schools located in proximity to Chatsworth and Eton are nearest to identifiable neighborhoods. Some schools within the Murray County School system are in proximity to immediate neighborhoods.

Infill Development			
Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.			
	<i>Yes</i>	<i>No</i>	<i>Comments</i>
1. Our community has an inventory of vacant site and buildings that are available for redevelopment and/or infill development.	*		The County's Director of the Economic Development Authority and Chamber of Commerce both make an effort to maintain a list of sites.
2. Our community is actively working to promote brownfield redevelopment.		*	No brownfields are known to exist.
3. Our community is actively working to promote greyfield redevelopment.		*	No greyfields are known to exist, however the recent economic situation has created some building vacancies.
4. We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road).		*	Chatsworth and Eton are designed more as strip development; key intersections in county areas often follow the nodal development pattern better.
5. Our community allows small lot development (5,000 square feet or less) for some areas.		*	Chatsworth allows Planned Unit Developments where a minimum lot size is not prescribed, but a maximum density is declared. Murray County does not allow small lots, which is primarily related to public sewer not being broadly available. Eton amended their regulations to account for sewer extension to their area, yet small lots were not part of the desired land pattern.

Sense of Place			
Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve, as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.			
	<i>Yes</i>	<i>No</i>	<i>Comments</i>
1. If someone dropped from the sky into our community, he or she would know immediately where he or she was, based on our distinct characteristics.	*		Chatsworth and Eton both have unique mountainous backdrops on their easternmost boundaries which sets them apart from many communities, otherwise their downtown areas are similar to other similarly sized communities.
2. We have delineated the areas of our community that are important to our history and heritage, and have taken steps to protect those areas.	*		There are multiple listings on the National Register of Historic Places but the absence of a <u>local Historic Preservation Commission</u> prevents local legal protection.
3. We have ordinances to regulate the aesthetics of development in our highly visible areas.		*	Eton has an adopted masonry façade ordinance for their commercial district. Otherwise ordinances that suggest architectural themes or façade appearances are not available in Chatsworth or Murray County.
4. We have ordinances to regulate the size and type of signage in our community.	*		Chatsworth has recently removed signage regulations from their zoning ordinance and adopted a freestanding ordinance. Eton has signage controls inside their zoning ordinance. Murray County does not regulate signage.
5. We offer a development guidebook that illustrates the type of new development we want in our community.		*	Land development regulations are available from each jurisdiction containing minimal regulatory control of any development.
6. If applicable, our community has a plan to protect designated farmland.		*	Four Centennial Farms are designated, plus the Pleasant Valley Historic District, however, specific regulatory protections are lacking.

Transportation Alternatives			
Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.			
	<i>Yes</i>	<i>No</i>	<i>Comments</i>
1. We have public transportation in our community.	*		Public transportation is provided under contract with the Georgia Department of Transportation, Section 5311 Rural Public Transportation Program.
2. We require that new development connect with existing development through a street network, not a single entry/exit.		*	

3. We have a good network of sidewalks to allow people to walk to a variety of destinations.		*	Not really; Chatsworth has the most; Eton is minimal; and the county has none. Additional sidewalks are planned via the bike/pedestrian plans.
4. We have a sidewalk ordinance in our community to provide user-friendly sidewalks.		*	Eton Subdivision Regulations require sidewalks for developments of ten (10) or more lots. Chatsworth requires all residential subdivisions to build sidewalks. Murray County does not require sidewalks in developments.
5. We require that newly built sidewalks connect to existing sidewalks wherever possible.		*	Connectivity is the issue so approval processes likely have such discretion in Chatsworth and Eton.
6. We have a plan for bicycle routes through our community.		*	Bike and pedestrian plans exist for Chatsworth and Eton and Murray County is encompassed in the Regional Bike and Pedestrian Plan.
7. We allow commercial and retail development to share parking areas whenever possible.		*	Chatsworth and Eton Zoning Ordinances allow sharing; Murray County Land Use Regulations do not.

Regional Identity			
Each region should promote and preserve a regional "identity," or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.			
	<i>Yes</i>	<i>No</i>	<i>Comments</i>
1. Our community is characteristic of the region in terms of architectural styles and heritage.	*		
2. Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.	*		Poultry houses are the primary example, plus sawmill operations.
3. Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal, etc.).	*		Currently most of the products are agricultural or mountain craft related. Murray County is home to Georgia's first meadery, a facility producing an alcoholic beverage by fermenting honey and water. Also, a winery exists in Crandall.
4. Our community participates in the Georgia Economic Development's regional tourism partnership.	*		Also participates with Southern Highroad Development Association, the Chieftains Trail, and the National Trail of Tears Association.
5. Our community promotes tourism opportunities based on the unique characteristics of our region.	*		The Cohutta Chattahoochee Scenic Byway has been implemented, and the Southern Highroad Development Association and Chieftains Trail are active.
6. Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment and education.	*		Multiple community festivals are held each year, along with events scheduled through the Vann House and the library.

Heritage Preservation			
The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.			
	<i>Yes</i>	<i>No</i>	<i>Comments</i>
1. We have designated historic districts in our community.	*		Listings on the National Register of Historic Places include: Carter's Quarters; the Spring Place Historic District; the Wright Hotel; Murray County Courthouse; Chatsworth Historic District; Murray County High School Historic District; Fort Mountain State Park; and Pleasant Valley Historic District. There are no locally designated districts.
2. We have an active historic preservation commission.		*	No commission exists.
3. We want new development to complement our historic development, and we have ordinances in place to ensure this.		*	

Open Space Preservation			
New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.			
	<i>Yes</i>	<i>No</i>	<i>Comments</i>
1. Our community has a green space plan.	*		Murray County has a green space plan that does include Chatsworth and Eton.
2. Our community is actively preserving green space, either through direct purchase or by encouraging set-asides in new development.	*		Approximately 100 acres, west of Georgia 225, was purchased adjacent to the Vann House and a conservancy group has set aside another 45 acres on the east side of the Vann House. Chatsworth has a 3 acre downtown site, near Cohutta Bank, that is to be developed as a park.
3. We have a local land conservation program, or we work with State or national land conservation programs, to preserve environmentally important areas in our community.		*	
4. We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.	*		Yes; all governments have adopted such provisions.

Environmental Protection			
Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.			
	<i>Yes</i>	<i>No</i>	<i>Comments</i>
1. Our community has a comprehensive natural resource inventory.	*		Compiled as part of the previous comprehensive plan preparation.
2. We use this resource inventory to steer development away from environmentally sensitive areas.		*	Few regulations exist to steer the direction of any development, except to the extent that a zoning-type ordinance administered by all three governments would do so.
3. We have identified our defining natural resources and taken steps to protect them.	*		Murray County has adopted a mountain protection district as part of their land use district ordinance; the mountainous areas lie in the unincorporated areas only.
4. Our community has passed the necessary “Part V” environmental ordinances, and we enforce them.		*	County and cities have not adopted water supply watershed; wetlands, groundwater recharge and mountain protection ordinances; the County does have a mountain protection district within their Land Development Regulations.
5. Our community has a tree preservation ordinance, which is actively enforced.		*	Eton’s tree ordinance does preserve trees on public and private property. The Chatsworth Tree Ordinance deals on with public properties.
6. Our community has a tree-replanting ordinance for new development.	*		Eton has a landscaping ordinance for multi-family and non-residential uses. Chatsworth has a separate tree ordinance, as well as landscaping provisions in the zoning ordinance.
7. We are using storm water best management practices for all new development.	*		Storm water considerations are part of all subdivision developments, but detailed storm water ordinances are not yet adopted.
8. We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.).	*		Floodplain ordinances apply in all jurisdictions; a mountain protection district applies in the Murray County Land Use Regulations.

Growth Preparedness			
Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.			
	<i>Yes</i>	<i>No</i>	<i>Comments</i>
1. We have population projections for the next 20 years that we refer to when making infrastructure decisions.	*		Part of the adopted comprehensive Plan prepared by the Northwest Georgia Regional Commission.

2. Our local governments, the local school board, and other decision-making entities use the same population projections.	*		
3. Our elected officials understand the land-development process in our community.	*		
4. We have reviewed our development regulations and/or zoning code recently, and believe that our ordinances will help us achieve our QCO goals.	*		Amendments occur periodically to keep all ordinances current. Zoning- type regulations remain traditional in design.
5. We have Capital Improvements Program that supports current and future growth.	*		Chatsworth has infrastructure program for sewer & water. Murray County has a SPLOST plan only.
6. We have designed areas of our community where we would like to see growth, and these areas are based on a natural resources inventory of our community.	*		
7. We have clearly understandable guidelines for new development.	*		Subdivision regulations for all governments are similar; zoning-type ordinances are traditional are simplified.
8. We have a citizen-education campaign to allow all interested parties to learn about development processes in our community.	*		Annual Leadership Classes are coordinated through the Chamber of Commerce. Other public meetings are held regularly and covered by the press.
9. We have procedures in place that make it easy for the public to stay informed about land use issues, zoning decisions, and proposed new development.	*		Only to the extent that articles appear in the local press and zoning/land use processes require advertisement.
10. We have a public-awareness element in our comprehensive planning process.	*		Plan development and updates include public participation processes.

Appropriate Businesses			
The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.			
	<i>Yes</i>	<i>No</i>	<i>Comments</i>
1. Our economic development organization has considered our community's strengths, assets and weaknesses, and has created a business development strategy based on them.	*		An economic development strategic planning process is underway right now.
2. Our economic development organization has considered the types of businesses already in our	*		Chatsworth plans on activating its Downtown Development Authority. The visioning process is expected to influence future development

community, and has a plan to recruit businesses and/or industries that will be compatible.			patterns.
3. We recruit firms that provide or create sustainable products.	*		A new agricultural industry is anticipated in Murray County that will produce wood pellets as an energy source for power generators, boilers, or stoves.
4. We have a diverse jobs base, so that one employer leaving would not cripple our economy.		*	The industrial base is very much oriented to the carpet/floor covering sector. Other business and industry types are desired.

Employment Options			
A range of job types should be provided in each community to meet the diverse needs of the local workforce.			
	<i>Yes</i>	<i>No</i>	<i>Comments</i>
1. Our economic development program has an entrepreneur support program.	*		Chatsworth has passed and will implement Freeport Tax. Such program will likely be part of Murray's new economic development strategic plan. The community has an entrepreneur friendly designation through the Chamber of Commerce.
2. Our community has jobs for skilled labor.	*		Primarily through the school system, the medical community, agricultural.
3. Our community has jobs for unskilled labor.	*		Primarily carpet-related.
4. Our community has professional and managerial jobs.	*		Yes, but only a small percentage of the available jobs; medical, government, education, and banks primarily.

Housing Choices			
A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.			
	<i>Yes</i>	<i>No</i>	<i>Comments</i>
1. Our community allows accessory units like garage apartments or mother-in-law units.		*	
2. People who work in our community can also afford to live in the community.	*		The economic development strategic plan that is in the works hopes to include measures to increase the income levels in the community.
3. Our community has enough housing for each income level (low, moderate and above-average).	*		New housing construction is found most often in the unincorporated areas. Due to the current economy, there is now a surplus of housing for each income level.

4. We encourage new residential development to follow the pattern of our original town, continuing the existing street design and maintaining small setbacks.		*	Residential developments in the cities are minimal.
5. We have options available for loft living, downtown living, or “neo-traditional” development.		*	The City of Chatsworth has one approved unit of this class and would like to see more.
6. We have vacant and developable land available for multifamily housing.	*		Vacant land is available in the unincorporated areas, but is limited by poor soil conditions and the lack of county wide public sewer. Public sewer is available in the cities.
7. We allow multifamily housing to be developed in our community.	*		Yes, but availability of public sewer is limited. Those served by septic systems often limit developments to a lesser number of dwelling units per parcel.
8. We support community development corporations that build housing for lower-income households.	*		Some services are provided to Murray County via the CDC that is based in Whitfield County. Senior housing, like Linwood Apartments, providing income adjusted rental rates, is available.
9. We have housing programs that focus on households with special needs.	*		To some degree; public housing is available.
10. We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.		*	The smallest lot permitted generally is 7,500 square feet with public sewer available. All governments allow conservation design subdivisions. Chatsworth does allow planned unit developments, wherein density is established by the zone district but individual lot sizes are exempted.

Educational Opportunities			
Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.			
	<i>Yes</i>	<i>No</i>	<i>Comments</i>
1. Our community provides workforce-training options for its citizens.	*		Quick Start is available as needed. Multiple GED programs are also available.
2. Our workforce training programs provide citizens with skills for jobs that are available in our community.	*		
3. Our community has higher education opportunities, or is close to a community that does.	*		Dalton State College; Appalachian Technical College (Jasper; 35 min); Georgia Northwestern Technical College.

4. Our community has job opportunities for college graduates, so that our children may live and work here if they choose.	*		Job opportunities are available mainly in carpet related fields.
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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.			
	<i>Yes</i>	<i>No</i>	<i>Comments</i>
1. We participate in regional economic development organizations.	*		Southeastern Development Council, Georgia Chamber of Commerce, and Georgia Chamber Executives.
2. We participate in regional environmental organizations and initiatives, especially regarding water quality and quantity issues.	*		Chatsworth is a member of the Northwest Georgia Regional Water Resources Partnership.
3. We work with other local governments to provide or share appropriate services, such as public transit, libraries, special education, tourism, parks and recreation, emergency response, E-911, homeland security, etc.	*		The governments have an active Service Delivery Agreement.
4. Our community thinks regionally, especially in terms of issues like land use, transportation and housing, understanding that these go beyond local government borders.	*		To a degree via the Developments of Regional Impacts (DRI) Program administered by the Northwest Georgia Regional Commission; but few DRIs have occurred in Murray County. Murray participates in reviews of DRIs in adjacent counties.

Regional Cooperation			
Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.			
	<i>Yes</i>	<i>No</i>	<i>Comments</i>
1. We plan jointly with our Cities and County for comprehensive planning purposes.	*		The cities and county continue to share and update their Joint Comprehensive Plan.
2. We are satisfied with our Service Delivery Strategy.	*		
3. We initiate contact with other local government and institutions in our region in order to find solutions to common problems, or to craft region-wide strategies.	*		Local governments are members of the Northwest Georgia Regional Commission, which is a resource for additional information. Other governments are contacted regularly concerning matters of concern.
4. We meet regularly with neighboring jurisdictions to maintain contact, build connections, and discuss issues of regional concern.	*		The County and Cities are members of the NWGRC and participate in their activities.

Part 2: Analysis of Areas Requiring Special Attention

The generally rolling terrain of the “Great Valley” in Murray County is appealing to land developers. Even though septic tank function in much of the area present challenges, the great views to the mountains on the east side of the county provide sales appeal from north-to- south here. Local governments try to maintain efficiencies in community services and infrastructure that is needed to support current development, as well as developments in the future. As guides for considering various impacts, the items listed below allow specific areas in Murray County and the cities to be identified as “requiring special attention.” The following areas were identified and confirmed with the assistance of the Murray County/Chatsworth/Eton Comprehensive Plan Stakeholders Group. A map showing the location of these areas follows.

- 1) Areas of significant natural and cultural resources, particularly where these are likely to be intruded upon or otherwise impacted by development.
 - a) Steep slopes on private lands located outside the Chattahoochee National Forest and Fort Mountain State Park.
 - b) Dennis Mill and the view shed in that vicinity may constitute a potential National Register eligible rural historic district.
 - c) Local communities rich in cultural history such as: Spring Place; Carter’s Quarters; Crandall; Pleasant Valley; Tennaga; Colvard; Cisco.
 - d) Southern Highroads Trail.
 - e) Chieftains Trail.
 - f) Cohutta Chattahoochee Scenic Byway.
 - g) Old Federal Road
 - h) Trail of Tears.
 - i) Pinhoti Trail.
 - j) Four streams or stream segments are impaired according to adopted TMDL Plans: 1) Mill Creek (Crandall Ellijay Road to Conasauga River); 2) Holly Creek (Downstream of the city of Chatsworth to the Conasauga); 3) Polecat Creek (headwaters to the Conasauga River); and 4) Conasauga River (Highway 286 to Gordon County).
 - k) Conasauga River upstream of Highway 286 crossing, including the reach in Alaculsy Valley. (U. S. Fish and Wildlife Service comment; See Appendix for additional comments.)
 - l) Holly Creek system, including Rock Creek, upstream from Chatsworth to the Chattahoochee National Forest boundary. (U. S. Fish and Wildlife Service comment)
- 2) Areas where rapid development and change in land use are likely to occur.
 - a) The length of U. S. 411 Highway measured from Holly Creek south of Chatsworth, northward to and through Eton to Red Cut Road.
 - b) Georgia Highway 52/U. S. 76 west from U. S. 411 to the Whitfield County boundary.
 - c) Georgia 286 west from U. S. 411 in Eton to the intersection of Georgia 225, then south on Georgia 225 to central crossroad on Georgia 52/U.S 76.
 - d) Spring Place area (if the By-Pass is built).

- 3) Areas where the pace of development has and/or may outpace the availability of community facilities and services, including transportation.
 - a) Fires Stations may be needed near Georgia 225/Georgia 286 intersection, plus another station near Gladden Springs (if growth occurs).
 - b) The widening of U. S. 411 to a full-length four-lane, north to south, is desired.
 - c) Possible sewer extension south on Georgia 225 from central crossroads on Georgia 52 to Georgia 52 (Alt) at the Vann House.
 - d) Possible sewer extension on U. S. 411 Highway northward from Eton to Red Cut Road.

- 4) Areas in need of redevelopment and/or significant improvements to aesthetics or attractiveness (including strip commercial corridors).
 - a) The area identified as the Central Business District on the Chatsworth Zoning Map.
 - b) Areas of Eton along CCC Camp Road east from the traffic light on U. S. 411 to the Eton City limits.
 - c) Areas of Murray County in the Spring Place vicinity along Georgia 225.
 - d) Old housing stock in Chatsworth: 1) north of the City Park on Second Street, before Second intersects Old Federal Road; 2) areas of Chatsworth lying west of U. S. 411 Highway, between Fourth and Sixth Avenues; 3) Areas lying between Seventh and Ninth Avenue and north of Highway 52 Alternate.

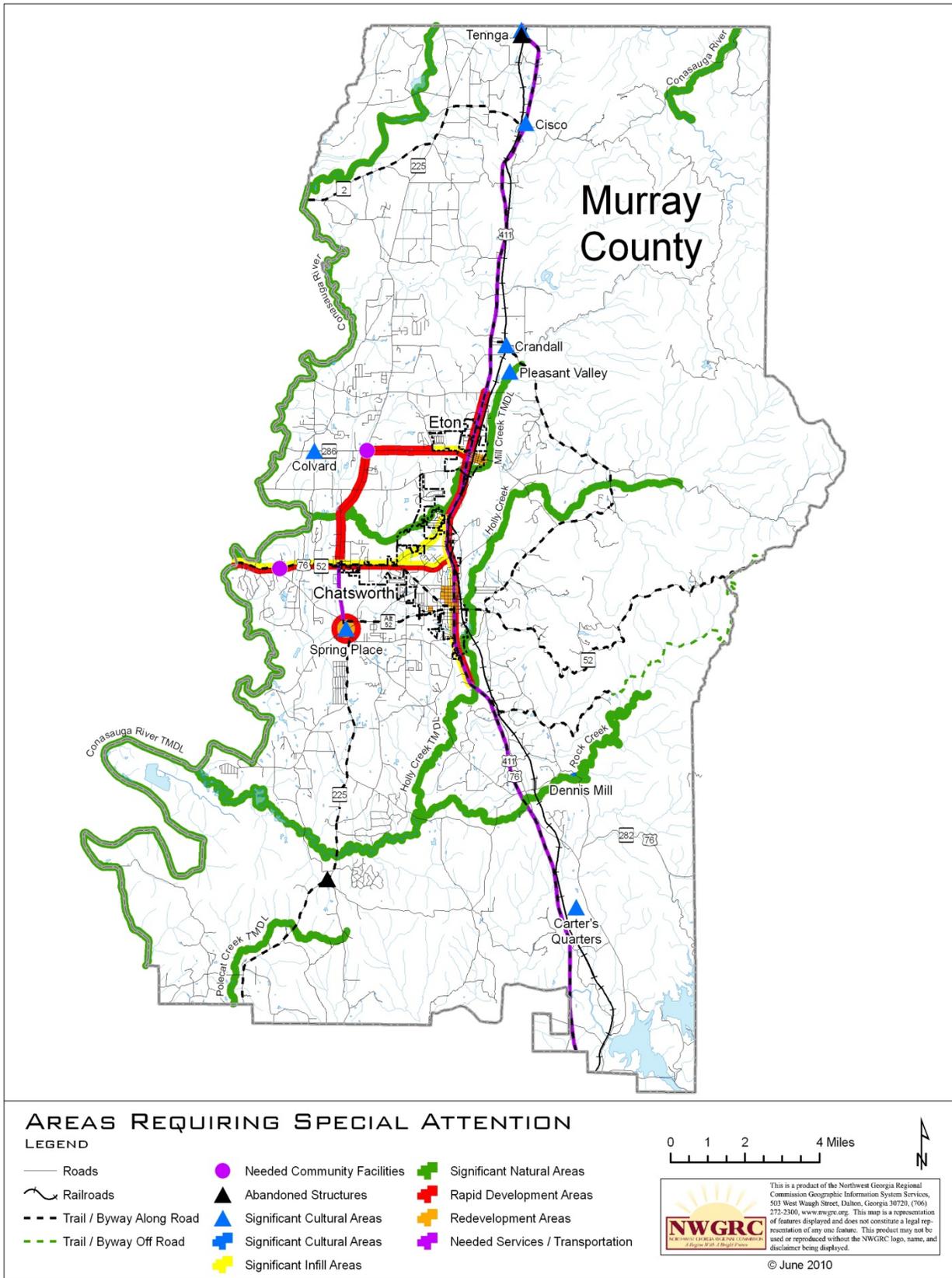
- 5) Large abandoned structures or sites, including those that may be environmentally contaminated.
 - a) Old school site in Tennga.
 - b) Old school site in Casey Springs Community.

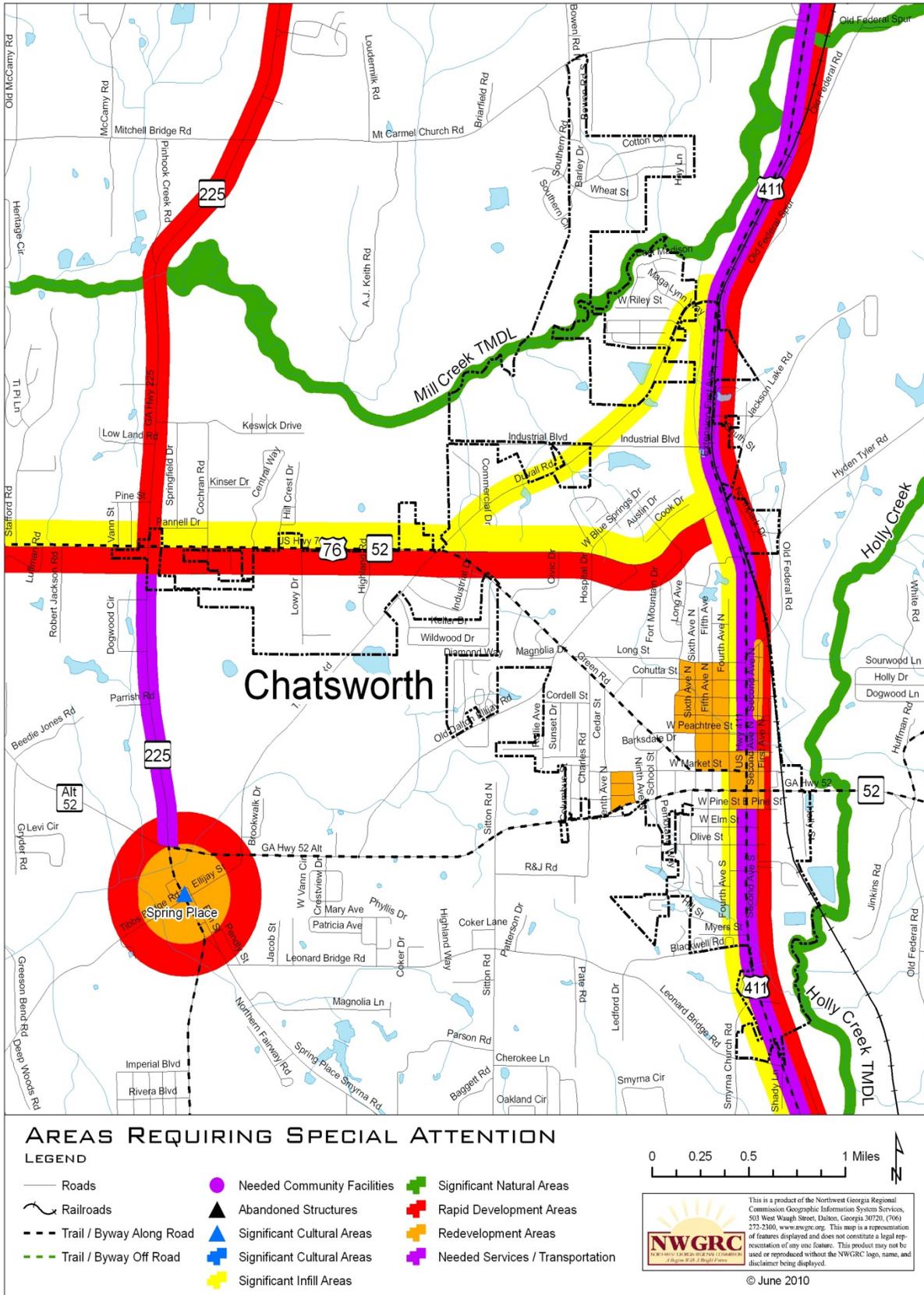
- 6) Areas with significant infill development opportunities (scattered vacant sites).
 - a) Chatsworth commercial strip along U. S. 411.
 - b) Areas along Duvall Road.
 - c) Georgia 52/U.S. 76 west of Chatsworth.
 - d) Georgia 286 west of Eton to the Eton Elementary School.

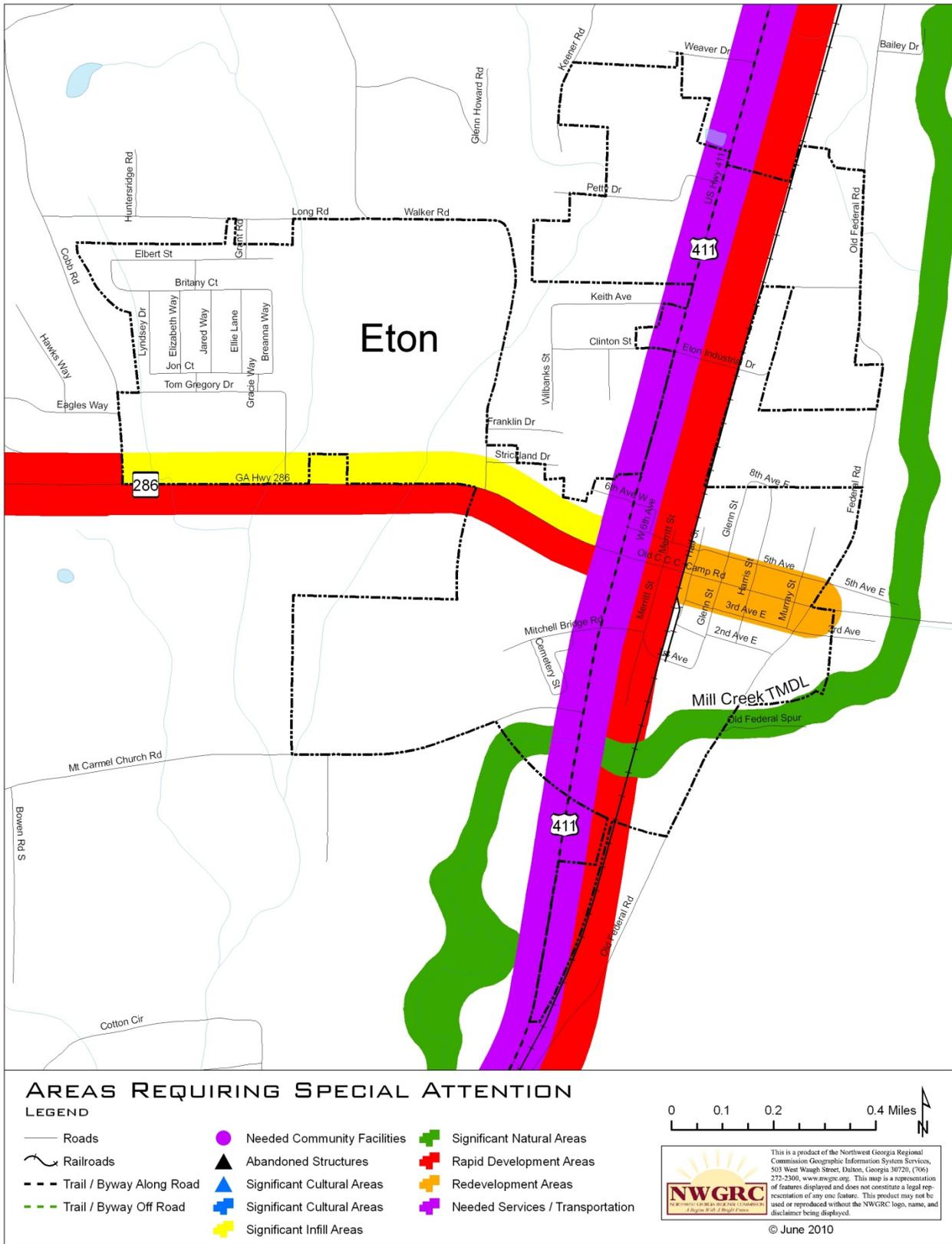
- 7) Areas of significant disinvestment, levels of poverty, and/or substantially higher than average levels for the community as a whole.

In the United States, 13.2 percent of families have incomes below the poverty level, according to data released in November 2009 by the U. S. Census Bureau, Small Area Estimates Branch. Using the same source, Murray County has 13.7 percent of its families with incomes below the poverty level, yet compared to Georgia at 14.7 percent, Murray County is showing higher incomes. Families below the poverty level are generally considered dispersed and it is expected that a more dense area like Chatsworth will have a

higher percentage than other areas in the unincorporated county due to the availability of public sewer. Eton, where public sewer has only been available recently, may expect increased densities in the future.







Part 3: Identification of Issues and Opportunities

The following “issues and opportunities” in Murray County and the cities are created by assessing Quality Community Objectives, analyzing the Areas of Special Attention, and seeking the input of the Murray County Comprehensive Plan Update Stakeholder Advisory Committee. These items are organized by the major topics defined in the State’s Local Planning Requirements. Following the list of issues and opportunities are various implementation measures that are recommended to resolve issues and take advantage of opportunities that are critical for the future development of Murray County, Chatsworth, and Eton. [Items marked with an asterisk (*) are extracted from the Murray County’s Strategic Vision Plan prepared by Market Street Services, Inc., January 2010.]

Population

Issues:

1. Population growth is occurring primarily in the unincorporated areas, and it is in the unincorporated area that continued growth is expected; cities are expected to have some growth, mostly due to annexations, as projections show lower percentage growth rates into the future.
2. Educational attainment (four-year high school graduation rate) while still lagging the State is improving against State averages, showing a 14 percentage point increase in the graduation rate between 2006 and 2008. *
3. Lagging per capita income and household income compared to the State may be related to poor educational attainment.

Opportunities:

1. Concentrate growth in areas surrounding the cities, first, where available infrastructure, such as public water, sewer and higher level transportation routes allow growth at a higher density.
2. Gather information and implement model programs to reduce the number of drop-outs (Reach Out to Dropouts Program) and increase educational attainment. *
3. Create a business and industrial leadership support group out of the Chamber of Commerce membership along with broad community support to encourage a countywide “Stay in School” mentality and develop a “Gateway to College” program as part of the Murray County School system.*
4. Encourage greater parental involvement in student’s academic performance.
5. Pursue a technical college branch campus in Murray County, along with comprehensive preparation and instruction services for standardized testing readiness. *
6. Instill pride by encouraging volunteerism, promoting social welfare, and celebrating achievement with a Murray County Volunteer Network. *
7. Create and alternative or innovative high school or equivalent.



The planning process involves local officials and citizens working together.

Economic Development

Issues:

1. Manufacturing employment has long been the leading employer in Murray County.
2. Wages in Murray County generally lag those of the State.
3. Work-related commutes continue to show that higher numbers of the population leave Murray County each day to work, primarily traveling west to Whitfield County.
4. Water and sewer expansions remain needed to encourage growth.
5. Significant natural and cultural resources in Murray County need protection to help bolster economic development.

Opportunities:

1. Expand growth opportunities by concentrating on economic sectors other than manufacturing.
2. Position Murray County to be competitive in siting parts suppliers and future high-impact employers.*
3. Build coalitions and partnership to support initiatives of regional significance.*
4. Support the growth of mountain tourism through aggressive marketing and the development of diverse retail and food service sectors.*
5. Pursue long-term arrangements for more widespread extension of water and sewer infrastructure to accommodate all types of development and land uses.*
6. Prepare shovel-ready sites to accommodate industrial prospects.*
7. Prepare and incentivize parcels for development of mountain resort and/or vacation housing.*
8. Consider hosting an international delegation of global floor coverings manufacturers and suppliers to existing floor covering manufacturers.*
9. Pursue alternative financing mechanisms to support the County's entrepreneurs and small businesses.*
10. Develop a comprehensive internal marketing program that "sells" residents and businesses on Murray County and its cities.
11. Opportunities for retirement developments exist and retirees produce positive economic impacts.



The character and economics of a city begins in the central business district.

Implementation Measures:

1. Encourage the development of assisted living, active adult retirement communities and other elderly living arrangements in locations that are convenient to good transportation routes, shopping, and medical facilities.
2. Conduct site assessments and build a database of available properties in the county.*



Planned mix use developments can enhance the local quality of life and bolster the economy at the same time.

3. Prioritize sites for parts suppliers and other high impact employers, including targeted expansions of water and sewer infrastructure.*
4. Develop a website that markets available properties and promotes economic, workforce, and community assets.*
5. Sustain and leverage Murray County's participation in the northwest Georgia carpet cluster at the local, regional, and state level.*
6. Establish a retail incubator in Murray County.*
7. Enhance efforts to encourage residents to think local and buy local.
8. Support mechanisms that would increase the variety of restaurants in Chatsworth and Murray County, as well as resort or meeting/event spaces.
9. Continue to pursue the development of an industrial park or alternatively an office/business park.
10. Staff a full-time economic development administrator dedicated to marketing, promotion, and business development.
11. Seek Federal and State business development grants and incentives as a means of encouraging business expansions and continue efforts to improve the streetscapes in the cities.

Housing

Issues:

1. Housing growth is occurring in the unincorporated area and the trend is expected to continue.
2. Murray County still has a high percentage of manufactured homes compared to conventional housing, although the percentage has declined since 2000.
3. Multi-family and other higher density living arrangements are generally limited to Chatsworth where public sewer is available.
4. Deteriorated housing is scattered rather than concentrated in specific areas.
5. Economic conditions in 2009, like the region and nation as a whole, have increased the total number of housing foreclosures.

Opportunities:

1. Mixed use developments can provide multiple housing options for all demographic groups.
2. Affordable and conventional housing stock remains needed as an option for residents and will help improve and stabilize the local tax base.
3. A substantial number of in-fill lots remain in subdivisions and neighborhoods.
4. Efforts in rehabilitation and demolition would improve the overall quality of housing stock in some neighborhoods.
5. Active adult retirement and continuing care communities or housing to serve elderly populations represent opportunities for both population growth (via relocation from other counties) and economic development.



Conventional housing stock on smaller lots is possible as public sewer expands.

Implementation Measures:

1. In the unincorporated area, encourage the development of on-site community sewer systems in large developments to cluster housing, increase density, minimize impacts on natural resources and preserve open space and natural views.

2. Continue to develop and improve regulatory standards for manufactured housing that improves unit quality, helps maintain values, and improves the overall quality of life for local residents.
3. Assist the Northwest Georgia Regional Commission and the Dalton-Whitfield Community Development Corporation in implementing the Neighborhood Stabilization grant, including housing education programs.
4. Seek other federal and state grants to rehabilitate and revitalize neighborhoods, and assist families to acquire affordable homes.
5. Implement standards for adaptive reuse of old buildings for housing purposes.



Community Facilities and Services

Issues:

1. Periodic increases in public safety employment (fire, law enforcement, and emergency medical services) and cultural facilities (library and public health department) will be necessary to maintain proper ratios for expected population growth.
2. Park facilities need to be expanded as the population grows.
3. Water treatment capacity needs to grow parallel to the future population.
4. Sewer collection services need to be expanded to provide more development options, plus wastewater treatment capacity needs continuous expansion.
5. Coordination of water distribution services with all providers is necessary.



Community facility expansions should parallel population growth.

Opportunities:

1. Enhance efforts to improve local aesthetics and formal outdoor spaces in Murray County.*
2. Use of on-site community sewer systems in larger developments will enable clustering of homes, increases in density with smaller lots and multi-family homes, while preserving mountain terrain and viewsheds.
3. Park facilities in each of the cities should continue to expand.
4. Enhance recycling efforts countywide.

Implementation Measures:

1. Expand efforts to beautify public spaces in Murray County.*
2. Complete the build-out of Murray County's Veterans Park*.
3. Implement pocket parks in proximity to neighborhoods in Chatsworth and Eton (Mill Creek site) which can complement the implementation of the Pedestrian and Bicycle Facilities Plans.
4. Continue to expand the recreation facilities available at the Petty-Fairy Valley Recreation Park including land expansion if possible.

5. The Chatsworth Water Works Commission will pursue grants and/or loans for the extension and expansion of the sewer collection/treatment systems and for the water treatment/distribution system (including hydrants) consistent with a facilities master plan.
6. Public safety employment will parallel population growth in order to maintain standards.
7. Establish recycling opportunities for residents at the solid waste convenience centers/landfill site.
8. Build a new county fire station near Northwest Elementary School.
9. Build a fire station west in the Gladden Springs vicinity (as growth occurs).
10. Enhance the 911 emergency facilities consistent with security needs.
11. Continue to improve facilities at the existing Eton City Park.
12. Expand the library and health facilities (parallel to population growth).

Transportation

Issues:

1. New schools will influence traffic pattern on Georgia 225, Georgia 286, and Mt. Carmel Road.
2. In Chatsworth and Eton, there are not enough sidewalks and bicycle routes to provide adequate connectivity between neighborhoods and schools, parks, and shopping areas.
3. If elderly, retirement, or disadvantage populations relocate to Murray County, the public transit system will need expansion.
4. Transportation alternatives, other than automobiles, are not generally available to meet the needs of local residents.



Bicycle and pedestrian trails that ultimately link schools to neighborhoods is good planning.

Opportunities:

1. Pedestrian and Bicycle Facilities Plans were completed for the cities of Chatsworth and Eton in June 2008.
2. Transportation planning should be a priority for the County to stay ahead of growth needs.
3. As growth returns, each subdivision proposal should consider road interconnection to improve the efficiency of the school's bus system and public safety.
4. The level of service (LOS) of all roads should parallel the growth of the population.
5. A Rural Transit Development Plan was completed for the county in June 2007.

Implementation Measures:

1. Initiate regional and bi-state discussions to build a coalition for the widening of Highway 411.*
2. In Chatsworth and Eton, implement the new Bike and Pedestrian Facilities Plans for linkages between residential housing/neighborhoods, schools, and commercial areas. In unincorporated Murray County, implement the Regional Bicycle and Pedestrian Plan (2005).
3. Review all Subdivision Regulations to determine if road construction standards, especially for commercial or industrial applications, need to be modified and be cognizant of land use district decisions and ingress/egress in relation to needed road improvements.
4. Promote the Scenic Byway and Scenic Highway programs (which influence economic development through tourism).

5. Chatsworth and Eton will continue to seek and implement Transportation Enhancement grants for downtown pedestrian improvements.
6. Establish a coordinated on-going transportation planning program for all local governments in cooperation with GaDOT to identify, prioritize, and fund transportations needs: road maintenance; R/W maintenance; transportation enhancement and long-term improvements.
7. All roads should be reviewed, along with population, land use, and traffic volumes using the GDOT's Multi-Modal Transportation Planning Tool (MTPT) and implementation priorities should be established to improve levels of service (LOS).
8. Construct those projects now identified in the State Transportation Improvement Plan.
9. Coordinate east-west corridor improvements with Whitfield County.
10. Continue to implement the Murray County Rural Transit Plan.

Natural and Cultural Resources

Issues:

1. Steep mountain terrain and high ridges to the east, compare to poor percolating soils to the west in the Great Valley of Murray County.
2. Historic structures are dispersed countywide with no local protections, and historic designations can be a tourism draw.
3. The inventory of historic structures is out-of-date and local historic districts do not exist.
4. Water quality is impaired in four streams – Mill Creek, Holly Creek, Polecat Creek, and Conasauga River.
5. Preserving mountain viewsheds and steep terrain on private lands is important to Murray County's sense of place.
6. Farmland equates to nineteen (19) percent of the total land area and is under development pressure.
7. In Murray County, trees are not retained adequately in the land development process, nor are they replaced after construction.



Protecting waterways from siltation and other pollutants is a priority.

Opportunities:

1. Plans to deal with Total Maximum Daily Loads (TMDL) for four (4) streams affected are complete.
2. A variety of criteria and standards are available to protect steep terrain, important viewsheds, and farmland.
3. Environmental planning criteria (DNR's proposed Part V Criteria) are not fully adopted, but there are rules for soil erosion and sedimentation controls, flood plain management, and steep slope protection in place.
4. Tree preservation/landscaping ordinances and historic district overlays are tools to improve aesthetics and preserve unique natural and cultural resources.
5. The Northwest Georgia Regional Water Resources Partnership is a multi-jurisdictional agency that



A combination of trails, scenic views, mountain terrain, and historic features can create numerous opportunities for tourism.

provides a variety of resources related to water issues.

6. In combination with economic development efforts, local citizens should be educated regarding natural, cultural, and historic resources that are so important to Murray County's future.

Implementation Measures:

1. Implement the recommendations of the Total Maximum Daily Load plans.
2. The county should develop regulations that deal with landscaping and tree preservation.
3. Actively enforce environmental criteria and soil erosion and sedimentation regulations.
4. Establish a Historic Preservation Commission(s) which could coordinate an update of the inventory of historic structures, determine the feasibility of establishing local historic districts, coordinate National Register listings, and disseminate other program information, like tax credit eligibility.
5. Encourage (educate) land developers in all jurisdictions to implement adopted conservation design subdivisions to help protect farmlands, open space, waterways, steep slopes, fragile soils, and enhance soil erosion mechanisms.
6. Continue to support the mission of the Northwest Georgia Water Resources Partnership and participate as a member.
7. Review and evaluate alternative development criteria that would preserve scenic views/highways and the scenic byway.
8. Implement an educational campaign locally using the newspaper, local presentations, special publications, and available media to instill local pride, and both promote and improve knowledge about Murray County.
9. Create criteria that will protect and perhaps encourage buffers, parks, greenbelts, and wildlife corridors.

Land Use

Issues:

1. Compatibility of various land development regulations among the governments is desirable.
2. Poor soil suitability for septic tank functions is a general characteristic of most developable lands in Murray County.
3. Large amounts of developable land with sewer service are now available within Eton's existing corporate boundary.
4. Ramhurst, Spring Place, and Smyrna areas are probable areas where traffic volumes support new development or redevelopment.
5. If the Spring Place Bypass looks to be a reality, land use pre-planning is desirable, along with sensitivity to the Spring Place Historic District.
6. Strip commercial development is the leading land pattern on U. S. 411 Highway through Chatsworth to Eton, and on U. S. 52 Highway from Chatsworth westward just beyond central crossroads. Such strip pattern will ultimately lead to more congestion, more traffic signals, and slower speeds on highways originally designed to efficiently move traffic.



Rural landscapes can be preserved in combination with residential neighborhoods.

Opportunities:

1. Preservation of rural environments in combination with residential development suggests conservation subdivision designs, especially where public sewage or equivalent systems are available.
2. Protection of steep terrain and preservation of tree-cover is important to maintaining the aesthetic appeal and visual images within the county.
3. Targeting areas for water and sewer upgrades can successfully influence growth patterns, density, and design.
4. Post construction landscaping requirements in the County would enhance the attractiveness of commercial developments.
5. Future school locations, if any, should make use of secondary or local road accesses as opposed to lowering speeds and creating congestion on collector or arterial routes.
6. Minimize and better design access points to arterial routes where commercial strip development prevails.



Same number of homes, less linear feet of roads and utilities; more open space.

Implementation Measures:

1. In targeted water and sewer areas, revisions on the county land use district map and negotiations with land developers can encourage a favorable mix of land uses.
2. All local governments should enunciate policies that prohibit speculative tree-removal and cut/fill operations unless a viable development is proposed and permits for building construction have been sought for a development allowed in the respective zone district or land use district.
3. In lieu of available public sewer, support the use of on-site package treatment plants or other alternatives that will allow smaller lots (higher density) and the preservation of open spaces.
4. Murray County should adopt landscaping and tree planting requirements for all commercial and multi-family development proposals.
5. Murray County's mountain protection regulations should be reviewed for the adequacy of protecting tree cover as well as steep slopes.
6. In Chatsworth and Eton, park and pedestrian planning at the neighborhood level should be implemented.
7. Make information available to property owners of farmland, forests, and environmentally sensitive land about tax incentives for leaving property undeveloped.
8. All governments should implement commercial design guidelines in a corridor overlay zone that encourages better access, better parking designs, connectivity, and site amenities.

Intergovernmental Coordination

Issues:

1. Local government services are often affected by the actions and policies of adjacent governments and the State.
2. Enhanced coordination is needed between the cities and the county for water services and public sewer services, as well as community and economic development.

Opportunities:

1. Local government partnerships with the Chamber of Commerce, the Development Authority, the Chatsworth Housing Authority, the Whitfield County Community Development Corporation, the staff of Georgia Power Community and Economic Development are important to the overall success of the community as a whole.
2. Relationships with other counties, cities, and the region are for the common good.
3. Local governments resolve issues through the preparation of official Service Delivery Agreements.
4. Reviews of Developments of Regional Impact are another means to mitigate differences between governments because of impacts caused by development activity.
5. Coordination between school officials and local government officials, even if informal, create benefits for land use planning and community services.



Implementation Measures:

1. Continually review and revise, if necessary, the terms of the Service Delivery Strategy.
2. Continue the relationship with the Northwest Georgia Regional Water Resources Partnership.
3. Local governments shall continue to be aware of potential developments of regional impact that might require coordination among governments.
4. Local governments shall continue to maintain the applicable linkages to the Georgia Municipal Association and the Association of County Commissioners of Georgia, as well as those cities and counties that are immediately adjacent.
5. Local governments will continue to monitor, implement, and amend, as necessary, their adopted Comprehensive Plan and Solid Waste Plan.
6. Local governments shall support and encourage locally appointed planning commissions to participate in government processes as viable advisory bodies on matters related to local planning and development.
7. Implement elements proposed in the Murray County Strategic Vision Plan.
8. Project a united front with the Department of Transportation for all needed transportation improvements.
9. Make a concerted effort to link rezoning requests and the extension of water and, especially sewer, with the adopted future land use map within the comprehensive plan.
10. Local governments should continually pursue clean water as a necessity for future growth.
11. Local governments shall maintain a relationship with the Northwest Georgia Regional Commission for grants, economic development, general planning, aging services, workforce development, historic preservation, and technical assistance.

Part 4: Updated Implementation Program

The following implementation program identifies the specific policies, and programs and projects to be undertaken to implement the recommendations contained in the Issues and Opportunities report. The implementation program consists of the following sections:

- Policies
- Report of Accomplishments related to the 2005 – 2009 Short-Term Work Programs [past five years] for each jurisdiction.
- 2010 – 2014 Short-Term Work Program [new five year period] for each jurisdiction

Policies

Policies are adopted to provide ongoing guidance to local officials when making decisions related to the comprehensive plan, including achieving a vision for future development and addressing the list of issues and opportunities. These policies are organized into the following topics:

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

1. Economic Development

1. Murray County and its cities shall support an on-going, coordinated economic development staff and program charged with diversifying the economic base and creating jobs with the intent of raising local income levels.
2. We will seek all functional partnerships to foster improvements in the educational attainment of our youth and young adults.
3. We will implement regulations that encourage the expansion of the retail and food service sectors.
4. We will acknowledge our mountains and historic features and places as necessary to successful tourism marketing.
5. We will encourage partnerships with the State and other governments that support initiatives of regional significance.
6. We will make deliberate plans for water and sewer expansions necessary to support business and industrial growth.
7. We will pursue all available grants and funding mechanism to encourage entrepreneurs and small businesses as an alternative to dependence upon manufacturing.
8. We will encourage retirement communities to locate here.
9. We will continue to market our local businesses to our local citizens.
10. We will encourage re-investment in older, declining commercial corridors and will continually advance the economic vitality of our downtowns.

2. Housing

1. We will support affordable housing opportunities to ensure that all those who work in the county have a viable option to live here.
2. We will stimulate infill housing development in existing neighborhoods.
3. We will encourage development of housing opportunities that enable residents to live close to their places of employment.
4. We will support opportunities for “aging in place” and other senior housing needs, adult retirement and continuing care communities.
5. We will promote walkable, safe neighborhoods.
6. We will promote rehabilitation or demolition in order to improve neighborhoods and housing quality.

3. Community Facilities and Services

1. We will continuously plan and develop an adequate and economical supply of water and sewer services to meet the growth and development needs of the county and incorporated areas.
2. We will support the development of private wastewater treatment facilities in planned communities.
3. We will coordinate the provision of public facilities and services with land use planning to promote more compact development patterns.
4. We will consider and support all alternative finance mechanisms (impact fees, special improvement districts, SPLOST, grants, etc.) necessary to provide needed public infrastructure and services.
5. We will support the expansion of city parks with connectivity to neighborhoods, as well as the completion of Veteran’s Memorial Park and Petty-Fairy Valley Recreation Park.
6. We will continually evaluate police, fire, and 911 protection needs, and program system improvements parallel to population growth.
7. We will expand opportunities for citizen recycling.

4. Transportation

1. We will continually improve the transportation system to provide for the safe and efficient movement of people and goods within the county and cities by coordinating with other counties and the State of Tennessee.
2. We will target transportation improvements to support desired development patterns for the community (recognizing that ready availability of transportation creates demand for land development in adjacent areas).
3. We will plan our new and/or reconstructed roadways to include consideration of multiple functions, including pedestrian facilities and bicycle routes.
4. We will promote connectivity of our road network such as multiple connections between subdivisions in the rural areas of the county and grid connections in the cities.
5. We will expand ridership on the rural transit system.

5. Natural and Cultural Resources

1. We will support Federal and State protection measures that preserve water quality.
2. We will encourage the preservation of our scenic mountains and scenic rural views.
3. We will ensure safe and adequate water supplies through protection of ground and surface water resources.
4. We will promote the benefits of open space and tree preservation in all developments.

5. We will support the preservation of important historic resources in the county.
6. We will continually educate our citizenry regarding our valuable environmental and historic features.
7. We will promote measures to protect stream stability and aquatic habitat in those areas that support endangered or threatened species. (U. S. Fish and Wildlife Service comment)

6. Land Use

1. We will acknowledge and protect our environment and historic resources.
2. We will plan our water and sewer expansions in concert with our planned growth initiatives.
3. We will acknowledge and protect our mountain views that make our community unique.
4. We will make efforts to landscape our development projects to enhance the attractiveness of our community.
5. We will collaborate with our educational leadership and all citizens to promote education and instill local pride.
6. We will create opportunities for planned, mixed use developments.
7. We will enhance opportunities for bicycle, pedestrian, and transportation connectivity in all commercial and residential developments.
8. We will use education, incentives, and regulation to help keep our prime agriculture and forestry land uses principally intact.

7. Intergovernmental Coordination

1. We will seek opportunities to share services and facilities with neighboring jurisdictions when mutually beneficial.
2. We will work jointly with neighboring jurisdictions to develop solutions on multi-jurisdictional issues such as watershed protection, storm water management, environmental protection, solid waste management, and transportation.
3. We will share information with other jurisdictions when making decisions that are likely to impact them.
4. We will provide input to other jurisdictions when they are making decisions that are likely to impact our jurisdiction.
5. We will coordinate with the Murray County Board of Education in regard to decisions to build new school facilities and use of schools as community facilities.
6. We will maintain an on-going link between the city and county governments as well as the Chatsworth Water Works Commission, the Chatsworth-Murray County Chamber of Commerce, and the Development Authority.
7. We will maintain a relationship with both state and federal agencies and departments.

REPORT OF ACCOMPLISHMENTS
SHORT TERM WORK PROGRAM (STWP)
MURRAY COUNTY, 2005-2009

ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway	Postponed	Dropped	
ECONOMIC DEVELOPMENT						
1. Hire a full-time Economic Development Administrator.	2006			X		Remains a priority; as this item moves forward to the next STWP it will be rewritten to establish the Office of Community and Economic Development; the employment schedule is likely in July 2010.
2. Conduct and industrial site suitability analysis.	2006			X		Interest remains but task is not yet complete.
3. Develop an informative, well-designed county government website.	2006			X		Work is in progress, but activation is now scheduled for August 2010.
4. Pursue grant funding for streetscaping and additional amenities, which would attract business people, shoppers, and tourists to the downtown area.	2005-2009		X			Sidewalks, plantings, benches, and street lights have been added; expansion of the affected area remains possible.
HOUSING						
1. Periodically review subdivision standards.	2006, 2008		X			
2. Hire additional code enforcement staff.	2006			X		Hiring freeze due to economic downturn has delayed this activity.

REPORT OF ACCOMPLISHMENTS
SHORT TERM WORK PROGRAM (STWP)
MURRAY COUNTY, 2005-2009

ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway	Postponed	Dropped	
NATURAL/CULTURAL RESOURCES						
1. Adopt and implement design guidelines for the Cohutta-Chattahoochee Scenic Byway.	2005-2009		X			Guidelines are adopted and implementation is underway.
2. Adopt a steep slope ordinance.	2005	X				Completed in 2008.
3. Investigate stormwater management regulations.	2007			X		Was initiated in 2009, but lack of funding has delayed progress.
4. Pursue grant funding for septic tank repairs and farm BMPs.	2007		X			Conasauga River Alliance is implementing grants.
5. Create a Joint Historic Preservation Commission.	2007			X		Interest remains, but the task is not done yet.
COMMUNITY FACILITIES AND SERVICES						
1. Develop a water and sewer facilities master plan.	2005-2009			X		More work is expected in the next planning period.
2. Investigate multi-jurisdictional use of water supply resources and wastewater treatment facilities.	2005-2009		X			Note: Coordinated by Chatsworth Water Works Commission.
4. Update, adopt, and maintain the Solid Waste Management Plan.	2005	X				

REPORT OF ACCOMPLISHMENTS
SHORT TERM WORK PROGRAM (STWP)
MURRAY COUNTY, 2005-2009

ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway	Postponed	Dropped	
5. Expand recycling opportunities.	2006			X		Keep Chatsworth-Murray Beautiful has a recycling center, but expansion of recycling at the convenience centers remains a desire.
6. Expand the jail to include additional administrative space and to house an additional 130 inmates.	2007-2009	X				
7. Hire additional officers in all law enforcement agencies.	2007-2009			X		Defining required positions is underway, however actual funding may occur in 2010 depending upon local funding.
8. Build a new fire station near Northwest Elementary School.	2008-2009			X		Interest remains but local funding is not available.
9. Develop a back-up 911 center.	2007			X		Interest remains but local funding is not available.
10. Complete development of the Recreation Center and continue to expand as needed.	2005-2009			X		Work remains to complete the build-out.
11. Provide additional facilities at the Petty-Fairy Valley Recreation Park.	2005-2009			X		Interest remains but local funding is not available.
12. Develop a park with access to Mill Creek and link it to Eton City Park	2005-2009			X		Interest remains but local funding is not available.

REPORT OF ACCOMPLISHMENTS
SHORT TERM WORK PROGRAM (STWP)
MURRAY COUNTY, 2005-2009

ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway	Postponed	Dropped	
13. Retrofit the existing County Courthouse to provide handicap accessibility or construct a new courtroom.	2007			X		Proposals are under review, but implementation may occur in the next planning period.
14. Expand County governmental facilities to provide more space for administration, elections, and juvenile court.	2008-2009			X		Interest remains but local funding is not available.
15. Continue to expand the Senior Center.	2006,2009	X				
16. Seek grant funding for bicycle and sidewalk projects.	2005-2009			X		Funding limitations have delayed implementation.
17. Pursue options for alternative water sources.	2005-2009		X			
LAND USE						
1. Develop a master plan for Spring Place prior to the construction of the Spring Place By-Pass.	2005-2006			X		State and local funding availability has influenced project delay.
2. Develop a corridor overlay zone for the U.S. 76/U.S. 411 corridor.	2005-2006			X		The overlay zone remains an interest but implementation of the concept is awaiting anticipated transportation improvements in the corridor.

**REPORT OF ACCOMPLISHMENTS
SHORT TERM WORK PROGRAM (STWP)
MURRAY COUNTY, 2005-2009**

<i>ACTIVITY</i>	<i>YEAR</i>	<i>STATUS</i>				<i>Explanation if postponed or dropped</i>
		<i>Complete</i>	<i>Underway</i>	<i>Postponed</i>	<i>Dropped</i>	
3. Develop access management standards for the U. S. 76/ U. S. 411 corridor.	2005-2006				X	This activity is “dropped” because the Georgia Department of Transportation is responsible for all access issues on State Highways.
INTERGOVERNMENTAL COORDINATION						
1. Develop, adopt and implement a Joint Comprehensive Plan	2005-2009	X				The Partial Plan Update is now underway and is scheduled for adoption by October 31, 2010.
2. Update the Service Delivery Strategy.	2005	X				

REPORT OF ACCOMPLISHMENTS
SHORT TERM WORK PROGRAM (STWP)
CITY OF CHATSWORTH, 2005-2009

ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway	Postponed	Dropped	
ECONOMIC DEVELOPMENT						
1. Hire a full-time Economic Development Administrator.	2006			X		Remains a priority; as this item moves forward to the next STWP it will be rewritten to establish the Office of Community and Economic Development; the employment schedule is likely in July 2010.
2. Conduct and industrial site suitability analysis.	2006		X			
3. Pursue grant funding for streetscaping and additional amenities, which would attract business people, shoppers, and tourists to the downtown area.	2005-2009		X			Sidewalks, plantings, benches, and street lights have been added; expansion of the affected area remains possible; will carry forward into the next planning period.
HOUSING						
1. 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			
NATURAL/CULTURAL RESOURCES						
1. Continue to renovate the L&N Depot.	2005-2009		X			
2. Investigate stormwater management regulations.	2007			X		Staff discussion is occurring, but work remains and will carry forward to the next planning period.
3. Create a Joint Historic Preservation Commission.	2007			X		Interest remains, but the task is not done yet.
COMMUNITY FACILITIES AND SERVICES						
1. Develop a water and sewer facilities master plan.	2005-2007			X		More work is expected in the next planning period.

REPORT OF ACCOMPLISHMENTS
SHORT TERM WORK PROGRAM (STWP)
CITY OF CHATSWORTH, 2005-2009

ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway	Postponed	Dropped	
2. Investigate multi-jurisdictional use of water supply resources and wastewater treatment facilities.	2005-2007		X			
3. Update, adopt, and maintain the Solid Waste Management Plan.	2005		X			
4. Complete work on the Section House at the Chatsworth City Park.	2005-2009	X				
5. Develop pocket parks in residential neighborhoods.	2009			X		Funding remains the only issue for implementation.
6. Hire additional officers in all law enforcement agencies.	2007-2009			X		Interest remains but funding deficiencies have caused delay.
7. Build a second fire station to serve the western part of the city.	2009			X		Additional annexations on the west side of the city will bolster implementation of this facility.
8. Seek grant funding for bicycle and sidewalk projects.	2005-2009			X		Funding limitations have delayed implementation.
9. Pursue options for alternative water sources.	2005-2007		X			
LAND USE						
1. Continue streetscaping efforts downtown.	2005-2009		X			Sidewalks, plantings, benches, and street lights have been added; expansion of the affected area remains possible; will carry forward into the next planning period.
2. Develop a corridor overlay zone for the U.S. 76/U.S. 411 corridor.	2005-2006			X		The overlay zone remains an interest but implementation of the concept is awaiting anticipated transportation improvements in the corridor.
3. Develop access management standards for the U. S. 76/ U. S. 411 corridor.	2005-2006				X	This activity is "dropped" primarily because Georgia Department of Transportation controls the access issue on State Highways.
INTERGOVERNMENTAL COORDINATION						
1. Develop, adopt and implement a Joint Comprehensive Plan	2005-2009	X				The Partial Plan Update is now underway and is scheduled for adoption by October 31, 2010.

**REPORT OF ACCOMPLISHMENTS
SHORT TERM WORK PROGRAM (STWP)
CITY OF CHATSWORTH, 2005-2009**

<i>ACTIVITY</i>	YEAR	STATUS				<i>Explanation if postponed or dropped</i>
		<i>Complete</i>	<i>Underway</i>	<i>Postponed</i>	<i>Dropped</i>	
2. Update the Service Delivery Strategy.	2005	X				.

REPORT OF ACCOMPLISHMENTS
SHORT TERM WORK PROGRAM (STWP)
CITY OF ETON, 2005-2009

ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		<i>Complete</i>	<i>Underway</i>	<i>Postponed</i>	<i>Dropped</i>	
ECONOMIC DEVELOPMENT						
1. Hire a full-time Economic Development Administrator.	2006			X		Remains a priority; as this item moves forward to the next STWP it will be rewritten to establish the Office of Community and Economic Development; the employment schedule is likely in July 2010.
2. Conduct and industrial site suitability analysis.	2006			X		Interest remains, but the task is not complete.
3. Pursue grant funding for streetscaping and additional amenities, which would attract business people, shoppers, and tourists to the downtown area.	2005-2009			X		Sidewalks, plantings, benches, and street lights have been added; expansion of the affected area remains possible.
HOUSING						
1. 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				
NATURAL/CULTURAL RESOURCES						
1. Develop a National Register District Nomination for Eton.	2006			X		The State initially determined ineligibility, however, another visit may be possible wherein the boundary of the Eton corporate limits will be better explained to the State representative.
2. Investigate stormwater management regulations.	2007	X				
3. Create a Joint Historic Preservation Commission.	2007			X		Interest remains, but the task is not complete.

REPORT OF ACCOMPLISHMENTS
SHORT TERM WORK PROGRAM (STWP)
CITY OF ETON, 2005-2009

ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway	Postponed	Dropped	
4. Continue to renovate the L&N Depot.	2005-2009				X	Erroneously shown on the Eton STWP when it is actually applicable to Chatsworth.
COMMUNITY FACILITIES AND SERVICES						
1. Develop a water and sewer facilities master plan.	2005-2007			X		Additional work remains.
2. Investigate multi-jurisdictional use of water supply resources and wastewater treatment facilities.	2005-2007		X			Note: Coordinated by Chatsworth Water Works Commission.
3. Update, adopt, and maintain the Solid Waste Management Plan.	2005	X				
4. Construct a new City Hall/Police Station.	2005-2006	X				
5. Convert the Eton City Hall into a fire station.	2005-2006	X				
6. Hire additional officers in all law enforcement agencies.	2007-2009	X				
7. Construct an amphitheater, community center, additional restrooms, and additional picnic shelters at the Eton City Park.	2005-2009	X				
8. Seek grant funding for bicycle and sidewalk projects.	2005-2009			X		Interest remains, but grant funding is not currently available.
9. Pursue options for alternative water sources.	2005-2007		X			
10. Develop a park with access to Mill Creek and link it to Eton City Park.	2005-2009			X		Interest remains, but lack of funding has delayed implementation.
LAND USE						
1. Continue streetscaping efforts downtown.	2005-2009			X		Interest remains, but lack of funding has delayed implementation.
2. Develop a corridor overlay zone for the U.S. 76/U.S. 411 corridor.	2005-2006			X		The overlay zone remains an interest but implementation of the concept is awaiting anticipated transportation improvements in the corridor.

**REPORT OF ACCOMPLISHMENTS
SHORT TERM WORK PROGRAM (STWP)
CITY OF ETON, 2005-2009**

ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway	Postponed	Dropped	
3. Develop access management standards for the U. S. 76/ U. S. 411 corridor.	2005-2006				X	This activity is "dropped" because the Georgia Department of Transportation has responsibilities on access issues along State Highways.
INTERGOVERNMENTAL COORDINATION						
1. Develop, adopt and implement a Joint Comprehensive Plan	2005-2009	X				The Partial Plan Update is now underway and is scheduled for adoption by Oct. 31, 2010.
2. Update the Service Delivery Strategy.	2005	X				

Murray County Short-Term Work Program, 2010 – 2014								
Activity	2010	2011	2012	2013	2014	Cost Estimate	Funding Source	Responsible Party
<i>Economic Development</i>								
1. Establish the Office of Community and Economic Development to emphasize grant writing, tourism, business retention and development, work force enhancement and industry diversity.	X	X				\$137,500	General Fund; Private Contributions	Murray County Commission; Chatsworth & Eton Mayor & Council; Industrial Dev. Authority; Chamber of Commerce
2. Conduct an industrial site suitability analysis and inventory available vacant buildings.	X	X				Staff time	State and Federal Grants; General Fund	Economic Development Director
3. Develop an informative, well-designed county government website.	X					\$25,000	General Fund	Murray County Commission
4. Develop and market a tourism program emphasizing historic preservation features, trails, and other outdoor recreation opportunities.		X	X			\$8,000	General Fund; Ga. Dept. of Industry, Trade, and Tourism	Economic Development Director; Chamber of Commerce
5. Create and implement a Murray County economic development website as a link to the website of all local governments.		X				\$3,500	General Fund	Economic Development Director & County IT staff
6. Link the Murray County Strategic Vision Plan (Market Street) to the Comprehensive Economic Development Strategy required by the Economic Development Administration.			X			-----	-----	Murray County Commission; NWGRC
7. Continue efforts to approve a Freeport Tax exemption.		X				\$2,000	General Fund	Murray County Commission; Cities; Chamber of Commerce
8. Unify the community with programs to encourage an increase in educational attainment and a "Stay in School"	X	X	X	X	X	Variable	Murray Board of Education	All Governments; Chamber of

Murray County Short-Term Work Program, 2010 – 2014								
Activity	2010	2011	2012	2013	2014	Cost Estimate	Funding Source	Responsible Party
attitude, while reducing drop outs rates.								Commerce; Board of Education
9. Pursue programs and grant opportunities emphasizing entrepreneurial enterprises and small/medium business suppliers to larger industrial concerns.		X	X	X	X	Variable	ARC; EDA; General Fund	Economic Development Director; Chamber of Commerce; local governments; Industrial Development Authority
10. Develop an industrial park or office-business park concept that includes opportunities to locate small/medium business suppliers to serve large industrial concerns.			X	X	X	Variable	ARC; EDA; General Fund; Industrial Development Bonds	Industrial Development Authority; Economic Development Director.
11. Broaden efforts to market local businesses to local citizens, and to encourage continuous improvement and variety in downtown retail opportunities.	X	X	X	X	X	Variable	General Fund	Economic Development Director; Chamber of Commerce; local governments
12. Implement regulations that encourage the expansion of retail and food service sectors, including resort or meeting/event spaces.		X	X			-----	-----	Economic Development Director; Murray County Governments; Chamber of Commerce
13. Assist with a retail incubator in Chatsworth.		X	X	X	X	\$1 million (shared partn'rship)	ARC; General Fund; Industrial Development Bonds	Murray/Chats. govts.; Industrial Development Authority; Georgia Economic Development
<i>Housing</i>								
1. Hire additional code enforcement staff.					X	\$30,000	General Funds	Murray County Commission

Murray County Short-Term Work Program, 2010 – 2014								
Activity	2010	2011	2012	2013	2014	Cost Estimate	Funding Source	Responsible Party
2. Assist in the implementation of the Neighborhood Stabilization Program.	X	X				Staff Time	NSP Grant Funds	Dalton-Whitfield Community Development Corporation
3. Market the area to emphasize opportunities for the location of retirement and continuing care communities, especially adjacent to areas served by public sewer.			X	X		Staff Time	General Funds	Chamber of Commerce; Economic Development Director
4. Initiate rehabilitation and revitalize neighborhoods through identified programs for affordable housing after completing a housing revitalization study.			X	X	X	Staff Time	General Funds; State Grants	Murray County Commission; GaDCA
5. Amend the development standards regarding manufactured homes on individual lots to improve unit quality and maintain property values.	X					\$1,200	General Funds	County Commission; NWGRC
<i>Community Facilities and Services</i>								
1. Develop and continue updates to a water and sewer facilities master plan.	X	X	X	X	X	Variable	Water Commission Revenue	Chatsworth Water Works Commission
2. Expand recycling opportunities at the solid waste convenience centers and sanitary landfill site.	X	X	X	X	X	Variable	General Fund	Murray County Commission
3. Hire additional officers in all law enforcement agencies.	X	X	X	X	X	\$210,000	General Fund	Murray County Commission
4. Build a new fire station near Northwest Elementary School.			X			\$350,000	Staff Time	Murray County Commission
5. Develop a back-up 911 center.					X	\$300,000	Future SPLOST; Federal & State Grants	Murray County Commission

Murray County Short-Term Work Program, 2010 – 2014								
Activity	2010	2011	2012	2013	2014	Cost Estimate	Funding Source	Responsible Party
6. Complete development of the Murray County's Veterans Park and continues to expand as needed.	X	X	X	X	X	\$800,000	SPLOST; State Grants; L& WCF	Murray County Commission
7. Provide additional facilities at the Petty-Fairy Valley Recreation Park.				X	X	Variable	General Fund; State Grants; L & WCF	Murray County Commission
8. Retrofit the existing County Courthouse to provide handicap accessibility or construct a new courtroom.		X				\$45,000	SPLOST	Murray County Commission
9. Expand County governmental facilities to provide more space for administration, elections, and juvenile court.		X	X			\$350,000	SPLOST	Murray County Commission
10. Implement bicycle and sidewalk projects.		X	X	X	X	Variable	GDOT grants	Murray County Commission
11. Investigate multi-jurisdictional use of water supply resources and wastewater treatment facilities.	X	X	X	X	X	Variable	General Fund; State/Federal grants/loans	Murray County Commission; Chatsworth Water Works Commission; NW Georgia Reg. Water Resource Partnership
12. Expand the library and public health facilities parallel to population growth.				X	X	Variable	Future SPLOST; State Grants	Murray County Commission; District Health Office; Northwest Georgia Regional Library
13. Implement opportunities for connective trails, greenways, and parks identified by the Regional Green Space Plan.		X	X	X	X	Variable	General Fund; State Grants	Murray County Commission; NWGRC

Murray County Short-Term Work Program, 2010 – 2014								
Activity	2010	2011	2012	2013	2014	Cost Estimate	Funding Source	Responsible Party
<i>Transportation</i>								
1. Establish an on-going Transportation Planning and Coordination Program	X	X	X	X	X	On-Going	General Fund	Murray County Commission; GDOT
2. Continue the Murray County Rural Transit System	X	X	X	X	X	\$250,000 per year	FHwA; General Fund; GDOT	Murray County Commission
3. Initiate discussions and planning at the regional level and with the State of Tennessee regarding the widening of U. S. 411 Highway.		X	X	X	X	Variable	GDOT; General Fund	Murray County Commission; GDOT; TnDot
4. Review Subdivision Regulations and street standards for adequacy relative to commercial or industrial application and establish better guidelines for ingress/egress.		X	X			Staff Time	General Fund	Murray County Planning Commission; Murray County Commission
5. Support and promote the Scenic Byway and Scenic Highway programs.	X	X	X	X	X	Staff Time	General Funds; GDOT	Murray County Commission
6. Review and prioritize all roads relative to population, land use, and traffic volumes using the GDOT Multi-Modal Transportation Planning Tool (MTPT) to improve Levels of Service (LOS).	X	X	X	X	X	Variable	General Funds; GDOT	Murray County Commission
7. Participate in the construction projects identified in the State Transportation Improvement Plan.	X	X	X	X	X	Variable	SPLOST; GDOT	Murray County Commission; GDOT
8. Coordinate with Whitfield County to stay-ahead of all east-west corridor improvements.	X	X	X	X	X	Variable	General Funds; GDOT	Murray County Commission; Whitfield County; GDOT

Murray County Short-Term Work Program, 2010 – 2014								
Activity	2010	2011	2012	2013	2014	Cost Estimate	Funding Source	Responsible Party
<i>Natural and Cultural Resources</i>								
1. Implement storm water management regulations.		X	X	X	X	Variable	General Funds; Grants; Fees	Murray County Commission
2. Implement Total Maximum Daily Load Plans	X	X					General Funds	Murray County Commission
3. Create a Joint Historic Preservation Commission and send members to State training.		X				\$3,000	General Funds	Murray County Commission; NWGRC
4. Pursue nominations to the National Register of Historic Places	X	X	X	X	X	Staff Time	General Funds	Historic Preservation Commission; NWGRC; County Historian
5. Coordinate with NWGRC to arrange for the cost-free resurvey of historic properties and feasibility of establishing historic districts.			X	X	X	Staff Time	Georgia Transmission Corporation	Historic Preservation Commission; NWGRC
6. Implement the Regional Bicycle and Pedestrian Plan and beautify public spaces.	X	X	X	X	X	Variable	SPLOST;GDOT; General Funds	Murray County Commission; GDOT
7. Launch a “Keep Murray County Beautiful Day,” annually.	X	X	X	X	X	-----	-----	Keep Murray County Beautiful; Chamber of Commerce; Murray Commission; Santek Environmental
8. Implement methodologies for community beautification, erosion control, and energy efficiency through tree preservation and landscaping requirements for commercial/industrial and multi-family developments.		X	X			Staff Time	General Fund	Murray County Commission; Murray County Planning Commission

Murray County Short-Term Work Program, 2010 – 2014								
Activity	2010	2011	2012	2013	2014	Cost Estimate	Funding Source	Responsible Party
9. Provide an educational workshop for land developers to emphasize the positive characteristics of implementing conservation design subdivisions.			X			Staff Time	General Fund	Chamber of Commerce; Murray County Planning Commission; NWGRC
10. Consider criteria or overlays to preserve scenic views especially along the scenic byway.				X		Staff Time	General Fund	Murray County Planning Commission; Murray County Commission; NWGRC
11. Coordinate with the U. S. Fish and Wildlife Service and other partners to develop and implement methodologies to protect endangered, threatened, and rare aquatic species.		X	X	X	X	Staff Time	General Fund	Murray County Commission; U. S. Fish and Wildlife; Conasauga River Alliance; Limestone Valley RC & D Council
<i>Land Use</i>								
1. Develop a master plan for Spring Place prior to the construction of the Spring Place By-Pass.			X	X		\$20,000	SPLOST; GDOT Grants	Murray County Commission; NWGRC; Whitfield-Murray Historical Society
2. Develop a corridor overlay zone for the U.S. 76/U.S. 411 corridor regarding better access, parking, connectivity, and site amenities.		X	X			\$3,000	General Fund; GDOT Grants	Murray County Commission; NWGRC
3. Revisions to the County Zoning Ordinance, perhaps Future Land Use Map, should consider the areas for water and sewer expansion to target new and mixed development opportunities.			X	X		Staff Time	General Fund	Murray County Commission; Chatsworth Water Works Commission; Murray County Planning Commission

Murray County Short-Term Work Program, 2010 – 2014								
Activity	2010	2011	2012	2013	2014	Cost Estimate	Funding Source	Responsible Party
4. Adopt regulations to prohibit speculative vegetation removal and land manipulation that are inconsistent with the uses allowed in the current land development district.		X				Staff Time	General Fund	Murray County Commission; Murray County Planning Commission
5. Encourage implementation of conservation design subdivisions using either public sewer or on-site community sewer systems.	X	X	X	X	X	Staff Time	General Fund	County Commission & Staff
6. Mountain protection provisions should be reviewed for the adequacy of protecting steep slopes and tree cover.		X	X			Staff Time	General Fund	County Commission & Staff
7. Emphasize tax incentives to land owners for protecting environmentally sensitive lands, forests, and farmlands.	X	X	X	X	X	Staff Time	General Fund	County Commission & Staff
<i>Intergovernmental Coordination</i>								
1. Complete a Partial Plan Update for the Joint Comprehensive Plan	X					\$3,200	General Fund; State Grants	Mayor & Council; NWGRC
2. Update the 10-Year Comprehensive Plan as required.				X		\$45,000	General Fund; DCA Grants	Murray County Commission; NWGRC
3. Review and revise the Service Delivery Strategy as needed.	X	X	X	X	X	Staff time	General Fund	Murray County Commission; Chatsworth; Eton
4. Identify and participate in the review process for developments of regional impact (DRIs).	X	X	X	X	X	Staff Time	General Fund	Murray County Commission; NWGRC
5. Maintain a relationship with the Association of County Commissioners of Georgia.	X	X	X	X	X	Annual Dues	General Fund	Murray County Commission

Murray County Short-Term Work Program, 2010 – 2014								
Activity	2010	2011	2012	2013	2014	Cost Estimate	Funding Source	Responsible Party
6. Five-Year Joint Solid Waste Management Plan Update	X					Staff Time	General Fund; GaDCA	Murray County Commission
7. Continue to support the Northwest Georgia Water Resources Partnership.	X	X	X	X	X	Annual Dues	General Fund	Murray County Commission
8. Continue to involve the Murray County Planning Commission in local government processes.	X	X	X	X	X	\$10,000	General Fund	Murray County Commission
9. Implement elements proposed in the Murray County Strategic Vision Plan.		X	X	X	X	\$650,000	General Fund (Joint Venture)	Murray County Commission; Chatsworth; Eton; Industrial Development Authority; Chamber of Commerce
10. Maintain a relationship with the Northwest Georgia Regional Commission for grants, economic development, general planning, aging services, workforce development, historic preservation, and technical assistance.	X	X	X	X	X	Variable	Annual Dues; Service Contracts; Grants	Murray County Commission

City of Chatsworth Short-Term Work Program, 2010 – 2014								
Activity	2010	2011	2012	2013	2014	Cost Estimate	Funding Source	Responsible Party
<i>Economic Development</i>								
1. Establish the Office of Community and Economic Development to emphasize grant writing, tourism, business retention and development, work force enhancement and industry diversity.	X	X				\$20,000	General Fund; Private Contributions	Murray County Commission; Chatsworth & Eton Mayor & Council; Industrial Dev. Authority ; Chamber of Commerce
2. Conduct and industrial site suitability analysis.	X	X				Staff time	State and Federal Grants; General Fund	Economic Development Administrator
3. Broaden efforts to market local businesses to local citizens, and to encourage continuous improvement and variety in downtown retail opportunities.	X	X	X	X	X	Variable	General Fund	Economic Development Administrator; Chamber of Commerce; local governments
4. Implement regulations that encourage the expansion of retail and food service sectors, including resort or meeting/event spaces.	X	X				-----	General Fund	Mayor and Council; Economic Development Administrator
5. Establish a retail incubator in Chatsworth, including opportunities for rehabilitation of segments within declining commercial corridors.		X	X	X	X	\$1 million (shared partn'rship)	ARC; General Fund; Industrial Development Bonds	Murray/Chats. govts.; Industrial Development Authority; Georgia Economic Development
<i>Housing</i>								
1. Assist in the implementation of the Neighborhood Stabilization Program	X	X				Staff Time	State Grants	Mayor and Council; Whitfield County Community Development

City of Chatsworth Short-Term Work Program, 2010 – 2014								
Activity	2010	2011	2012	2013	2014	Cost Estimate	Funding Source	Responsible Party
								Corporation
2. Initiate rehabilitation and revitalize neighborhoods through identified programs for affordable housing.		X	X	X	X	Staff Time	General Fund; CDBG grants; Federal Grants	Mayor and Council; GaDCA
3. Inventory old buildings and modify regulations as needed to create housing opportunities.	X	X	X	X	X	Staff Time	General Fund	Mayor and Council
<i>Community Facilities and Services</i>								
1. Develop and continue updates to a water and sewer facilities master plan.	X	X	X	X	X	Variable	GEFA; ARC; Water Commission Revenue; SPLOST	Mayor and Council; Chatsworth Water Works Commission
2. Investigate multi-jurisdictional use of water supply resources and wastewater treatment facilities.	X	X	X	X	X	Variable	State & Federal grants/loans; general fund	Mayor & Council; Chatsworth Water Works Commission; NW GA Reg. Water Res. Partnership
3. Develop pocket parks in residential neighborhoods.	X	X	X			\$250,000	General Fund; State Grants	Mayor & Council
4. Hire additional officers in all law enforcement agencies (drug interdiction officer).		X	X			\$35,000	General Fund	Mayor & Council
5. Build a second fire station to serve the western part of the city (subject to annexation growth).					X	\$500,000	General Fund	Mayor & Council
<i>Transportation</i>								
1. Establish ongoing Transportation Planning and Coordination Program	X	X	X	X	X	Variable	General Fund; SPLOST; GDOT	Mayor & Council; GDOT; NWGRC

City of Chatsworth Short-Term Work Program, 2010 – 2014								
Activity	2010	2011	2012	2013	2014	Cost Estimate	Funding Source	Responsible Party
2. Implement the Chatsworth Bicycle and Pedestrian Facilities Plan	X	X	X	X	X	Variable	GDOT; General Fund	Mayor & Council; GDOT
3. Review Subdivision Regulations and street standards for adequacy relative to commercial or industrial application and establish better guidelines for ingress/egress.		X	X			Staff Time	General Fund	Mayor and Council
<i>Natural and Cultural Resources</i>								
1. Complete the renovation of the L&N Depot.	X	X				\$30,000	General Funds; State Grants	Mayor & Council; Whitfield-Murray Historical Society
2. Investigate storm water management regulations.		X	X			Staff Time	General Funds	Mayor & Council
3. Create a Joint Historic Preservation Commission and send members to State training.		X				\$3,000	General Fund	Chatsworth & Eton Mayors & Councils; Murray County Commission; NWGRC
4. Coordinate with NWGRC to arrange for the cost-free resurvey of historic properties and feasibility of establishing historic districts.			X	X	X	Staff Time	Georgia Transmission Corporation	Mayor & Council; NWGRC
5. Pursue nominations to the National Register of Historic Places			X	X	X	Staff Time	----	Mayor & Council; NWGRC
<i>Land Use</i>								
1. Develop a corridor overlay zone for the U.S. 76/U.S. 411 corridor for better access, parking, connectivity, and		X	X			\$3,000	General Fund; GDOT Grants	Murray County Commission; NWGRC

City of Chatsworth Short-Term Work Program, 2010 – 2014								
Activity	2010	2011	2012	2013	2014	Cost Estimate	Funding Source	Responsible Party
site amenities.								
2. Emphasize tax incentives to land owners for protecting environmentally sensitive lands.	X	X	X	X	X	Staff Time	General Fund	Mayor and Council
<i>Intergovernmental Coordination</i>								
1. Complete a Partial Plan Update for the Comprehensive Plan	X					\$375	General Fund; State Grants	Mayor & Council; NWGRC
2. Prepare a new 10-year Joint Comprehensive Plan			X	X		\$22,500	General Fund; State Funds	Mayor & Council
3. Revise the Service Delivery Strategy as needed.	X	X	X	X	X	Staff Time	----	Mayor & Council
4. Maintain a relationship with the Georgia Municipal Association.	X	X	X	X	X	Annual Dues	General Fund	Mayor & Council
5. Five-Year Joint Solid Waste Management Plan Update	X					-----	General fund; GaDCA funds	Mayor & Council; NWGRC
6. Continue to support the Northwest Georgia Water Resources Partnership.	X	X	X	X	X	Annual Dues	General Fund	Chatsworth Water Works Commission
7. Continue to involve the Chatsworth Planning Commission in local government processes.	X	X	X	X	X	Staff Time	General Fund	Mayor and Council
8. Implement elements proposed in the Murray County Strategic Vision Plan (Market Street Study).	X	X	X	X	X	Variable	General Fund	Mayor and Council

City of Chatsworth Short-Term Work Program, 2010 – 2014								
Activity	2010	2011	2012	2013	2014	Cost Estimate	Funding Source	Responsible Party
9. Maintain a relationship with the Northwest Georgia Regional Commission for grants, economic development, general planning, aging services, workforce development, historic preservation, and technical assistance.	X	X	X	X	X	Variable	Annual Dues; Service Contracts; Grants	Mayor and Council

City of Eton Short-Term Work Program, 2010 – 2014								
Activity	2010	2011	2012	2013	2014	Cost Estimate	Funding Source	Responsible Party
<i>Economic Development</i>								
1. Establish the Office of Community and Economic Development to emphasize grant writing, tourism, business retention and development, work force enhancement and industry diversity.	X	X				\$2,900	General Fund; Private Contributions	Murray County Commission; Chatsworth & Eton Mayor & Council; Industrial Dev. Authority; Chamber of Commerce
2. Conduct an industrial site suitability analysis and inventory available vacant buildings.	X	X				Staff time	State and Federal Grants; General Funds	Economic Development Administrator
3. Broaden efforts to market local businesses to local citizens, and to encourage continuous improvement and variety in downtown retail opportunities.	X	X	X	X	X	Variable	General Fund	Economic Development Administrator; Chamber of Commerce; local governments
<i>Housing</i>								
1. Assist in the implementation of the Neighborhood Stabilization Program	X	X				Staff Time	State Grants	Mayor and Council; NWGRC; Whitfield County Community Development Corporation
2. Initiate rehabilitation and revitalize neighborhoods through identified programs for affordable housing.		X	X	X	X	Staff Time	General Fund; CDBG Grants; Federal Grants	Mayor and Council ; GaDCA
<i>Community Facilities and Services</i>								
1. Develop and expand a water and sewer facilities master plan.	X	X	X	X	X	Variable	State & Federal grants/loans;	Mayor and Council;

City of Eton Short-Term Work Program, 2010 – 2014								
Activity	2010	2011	2012	2013	2014	Cost Estimate	Funding Source	Responsible Party
							Future SPLOST; General Fund	Chatsworth Water Works Commission
2. Investigate multi-jurisdictional use of water supply resources and wastewater treatment facilities.	X	X	X	X	X	Variable	State & Federal grants/loans; general fund	Mayor and Council; Chatsworth Water Works Commission
3. Develop a park with access to Mill Creek and link it to Eton City Park.			X	X	X	Variable	General Funds; State & Federal Grants	Mayor & Council
4. Continue to improve facilities at the Eton City Park.		X	X	X	X	\$70,000	General Funds; SPLOST; State Grants	Mayor & Council
<i>Transportation</i>								
1. Establish ongoing Transportation Planning and Coordination Program	X	X	X	X	X	Variable	GDOT; General Fund	Mayor & Council; GDOT
2. Implement the Eton Bicycle and Pedestrian Facilities Plan	X	X	X	X	X	Variable	GDOT; General Fund; SPLOST	Mayor & Council; GDOT
3. Review Subdivision Regulations and street standards for adequacy relative to commercial or industrial application and establish better guidelines for ingress/egress.		X	X			Staff Time	General Fund	Mayor and Council
<i>Natural and Cultural Resources</i>								
1. Create a Joint Historic Preservation Commission and send members to State training.		X				\$2,000	General Funds; Local Service Contract	Mayor & Council; NWGRC

City of Eton Short-Term Work Program, 2010 – 2014								
Activity	2010	2011	2012	2013	2014	Cost Estimate	Funding Source	Responsible Party
2. Develop National Register District Nomination(s).		X				\$700	General fund	Mayor & Council; NWGRC
3. Coordinate with NWGRC to arrange for the cost-free resurvey of historic properties and feasibility of establishing historic districts.			X	X	X	Staff Time	Georgia Transmission Corporation	Mayor & Council; NWGRC
4. Investigate storm water management regulations.		X	X			Staff Time	General Fund	Mayor and Council
<i>Land Use</i>								
1. Develop corridor overlay zones for the U.S. 411/Georgia 286 corridors dealing with better access, parking, connectivity, and site amenities.				X	X	Variable	General Fund; GDOT	Mayor & Council; NWGRC
2. Implement park and pedestrian planning at the neighborhood level.	X	X	X	X	X	Variable	General Fund; GDOT; SPLOST	Mayor and Council; GDOT
3. Emphasize tax incentives to land owners for protecting environmentally sensitive lands.	X	X	X	X	X	Staff Time	-----	Mayor and Council
<i>Intergovernmental Coordination</i>								
1. Complete a Partial Plan Update for the Joint Comprehensive Plan	X					\$50	General Fund; State Grants	Mayor & Council; NWGRC
2. Prepare a new 10-year Joint Comprehensive Plan			X	X		\$12,500	General Fund; State Funds	Mayor & Council; NWGRC
3. Revise the Service Delivery Strategy as needed.	X	X	X	X	X	Staff Time	----	Mayor & Council
4. Maintain a relationship with the Georgia Municipal Association.	X	X	X	X	X	Annual Dues	General Fund	Mayor & Council

City of Eton Short-Term Work Program, 2010 – 2014								
Activity	2010	2011	2012	2013	2014	Cost Estimate	Funding Source	Responsible Party
5. Five-Year Joint Solid Waste Management Plan Update	X					\$12,000	General fund; GaDCA funds	Mayor & Council; NWGRC
6. Implement elements proposed in the Murray County Strategic Vision Plan (Market Street Study).	X	X	X	X	X	Variable	General Funds; Grants	Mayor and Council
7. Maintain a relationship with the Northwest Georgia Regional Commission for grants, economic development, general planning, aging services, workforce development, historic preservation, and technical assistance.	X	X	X	X	X	Variable	Annual Dues; Service Contracts; Grants	Mayor and Council; NWGRC

-APPENDIX-

Conasauga River Diversity – Supplement

The Conasauga River, one of the last free-flowing rivers in the southeastern United States, is widely known among biologists for its exceptionally diverse aquatic community. The River's mainstem upstream of Looper's Bend and several tributaries (particularly Holly Creek) harbor an astounding 90 fish and 42 freshwater mussel species, as well as a diverse snail and crayfish fauna. Populations of many of these species, however, are declining -- 11 Conasauga fish and mussel species are now listed as endangered or threatened under the US Endangered Species Act, and 12 others are protected under Georgia law. Several of these rare species occur only in the Conasauga River, including the Conasauga logperch, which is found solely in a 34-mile reach of the river above Georgia Highway 286, and the Coosa moccasinshell, which has been extirpated from all other habitat in the Coosa basin except the Conasauga River, also above Georgia Highway 286.

The table below highlights both the federal and state status, as well as the distribution of, critical aquatic species, and the Conasauga River is listed often. The table here supercedes the original table published in the *Murray County, Chatsworth, and Eton Joint Comprehensive Plan, 2005-2025*.

Species	Federal or State Status	Current Distribution
Amber darter	Federal and Georgia Endangered	Etowah and Conasauga Rivers
Blue shiner	Federal and Georgia Threatened	Conasauga River and 3 Alabama streams
Bridled darter	Georgia Endangered	Etowah and Conasauga Rivers
Burrhead shiner	Georgia Threatened	Mobile River basin
Coldwater darter	Georgia Endangered	Coosa River basin
Conasauga logperch	Federal and Georgia Endangered	34-mile reach of Conasauga River mainstem
Coosa chub	Georgia Endangered	Mobile River basin
Coosa madtom	Georgia Endangered	Etowah and Conasauga Rivers
Freckled darter	Georgia Endangered	Mobile River basin
Holiday darter	Georgia Endangered	Upper Coosa River basin
Lined chub	Georgia Rare	Coosa and Tallapoosa River basins
River redhorse	Georgia Rare	Eastern Gulf Slope drainages
Rock darter	Georgia Rare	Mobile River basin

Trispot darter	Georgia Endangered	Upper Coosa River basin
Fine-lined pocketbook	Federal and Georgia Threatened	Mobile River basin
Alabama moccasinshell	Federal and Georgia Threatened	Upper Mobile River basin
Coosa moccasinshell	Federal and Georgia Endangered	Conasauga River
Southern clubshell	Federal and Georgia Endangered	Mobile River basin
Southern pigtoe	Federal and Georgia Endangered	Conasauga River and 3 Alabama streams
Georgia pigtoe	Proposed Federal Threatened; Georgia Endangered	Conasauga River
Triangular kidneyshell	Federal and Georgia Endangered	Mobile River basin
Alabama creek mussel	Georgia Endangered	Mobile River basin
Conasauga blue burrower	Georgia Endangered	Conasauga River



COMMISSIONER OF MURRAY COUNTY

P.O. BOX 1129/121 NORTH 4TH AVE., CHATSWORTH, GA 30705
TELEPHONE 706-517-1400 FAX 706-517-5193

RESOLUTION TO ADOPT THE

PARTIAL PLAN UPDATE, 2010-2014

FOR THE

MURRAY COUNTY, CHATSWORTH, AND ETON JOINT COMPREHENSIVE PLAN, 2005-2025

Whereas, the Georgia Planning Act of 1989 requires local governments to develop and maintain a comprehensive plan to retain their Qualified Local Government status and eligibility for State permits, grants, and loans; and

Whereas, the PARTIAL PLAN UPDATE, 2010-2014 for Murray County and the Cities of Chatsworth and Eton has been completed and the Short-Term Work Program is updated; and

Whereas, such PARTIAL PLAN UPDATE, 2010-2014 has been approved by the Georgia Department of Community Affairs as meeting Georgia's Minimum Planning Standards and Procedures, including public participation requirements;

Now Therefore Be It Resolved, that the Sole Commissioner of Murray County hereby officially adopts the PARTIAL PLAN UPDATE, 2010-2014 applicable to Murray County, Chatsworth, and Eton.

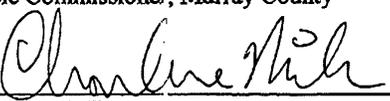
Resolved, this 5th day of October, 2010.

BY:



David Ridley
Sole Commissioner, Murray County

ATTEST:



Charlene Miles
County Clerk, Murray County

10081011.005 CEDS PLANS MURRAY

FROM : CITY OF CHATSWORTH

FAX NO. : 706-517-1623

Sep. 13 2010 06:47PM P1

**RESOLUTION
TO ADOPT THE
PARTIAL PLAN UPDATE, 2010-2014**

**FOR THE
MURRAY COUNTY, CHATSWORTH, AND ETON
JOINT COMPREHENSIVE PLAN, 2005-2025**

Whereas, the Georgia Planning Act of 1989 requires local governments to develop and maintain a comprehensive plan to retain their Qualified Local Government status and eligibility for State permits, grants, and loans; and

Whereas, the PARTIAL PLAN UPDATE, 2010-2014 for Murray County and the Cities of Chatsworth and Eton has been completed and the Short-Term Work Program is updated; and

Whereas, such PARTIAL PLAN UPDATE, 2010-2014 has been approved by the Georgia Department of Community Affairs as meeting Georgia's Minimum Planning Standards and Procedures, including public participation requirements;

Now Therefore Be It Resolved, that the Chatsworth Mayor and Council hereby officially adopts the PARTIAL PLAN UPDATE, 2010-2014 applicable to Murray County, Chatsworth, and Eton.

Resolved, this 13th day of September, 2010.

BY:



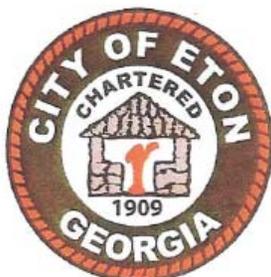
Tyson Haynes
Mayor, City of Chatsworth

ATTEST:



Wilma Nolan
City Clerk, City of Chatsworth

10081010.005 CEDS PLANS MURRAY



**RESOLUTION
TO ADOPT THE**

PARTIAL PLAN UPDATE, 2010-2014

FOR THE

***MURRAY COUNTY, CHATSWORTH, AND ETON
JOINT COMPREHENSIVE PLAN, 2005-2025***

Whereas, the Georgia Planning Act of 1989 requires local governments to develop and maintain a comprehensive plan to retain their Qualified Local Government status and eligibility for State permits, grants, and loans; and

Whereas, the PARTIAL PLAN UPDATE, 2010-2014 for Murray County and the Cities of Chatsworth and Eton has been completed and the Short-Term Work Program is updated; and

Whereas, such PARTIAL PLAN UPDATE, 2010-2014 has been approved by the Georgia Department of Community Affairs as meeting Georgia's Minimum Planning Standards and Procedures, including public participation requirements;

Now Therefore Be It Resolved, that the Eton Mayor and Council hereby officially adopts the PARTIAL PLAN UPDATE, 2010-2014 applicable to Murray County, Chatsworth, and Eton.

Resolved, this 5th day of October, 2010.

BY:

Billy Cantrell
Mayor, City of Eton

ATTEST:

Kim Hall
City Clerk, City of Eton

10081012.005 CEDS PLANS MURRAY