



2021-2025

**Joint Comprehensive
Plan**

**For Chattooga County, Town of Lyerly, City of
Menlo, City of Summerville, and Town of Trion**

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Chattooga County
Joint Comprehensive Plan 2021-2025
Joint Comprehensive Plan Update for
Chattooga County including the
Town of Lyerly, City of Menlo, City of Summerville,
and Town of Trion



Prepared for:

Chattooga County

Town of Lyerly

City of Menlo

City of Summerville

Town of Trion



By:



Northwest Georgia Regional Commission

1 Jackson Hill Drive

Rome, GA 30162

(706) 295-6485



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ADOPTION RESOLUTIONS

COMMISSIONER OF CHATTOOGA COUNTY

Post Office Box 211 Summerville, Georgia 30747

Telephone (706) 857-0700

Fax (706) 857-0742

A RESOLUTION TO ADOPT THE

Chattooga County Joint Comprehensive Plan (2021-2025) including the Cities of Lyerly, Menlo, Summerville, and Trion

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 Chattooga County Joint Comprehensive Plan (2021-2025) including the Cities of Lyerly, Menlo, Summerville, and Trion is now complete; and


Whereas, such **Joint Comprehensive Plan Update** is approved by the Georgia Department of Community Affairs as meeting Georgia's Minimum Planning Standards and Procedures (effective October 1, 2018); and

Whereas, the second and final public hearing on the draft plan was held on Thursday February 25, 2021 at the Chattooga County Civic Center at 11:00am.

Now Therefore Be It Resolved, that the Sole Commissioner of Chattooga County, Georgia hereby officially adopts the **Chattooga County Joint Comprehensive Plan (2021-2025) including the Cities of Lyerly, Menlo, Summerville, and Trion**.

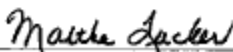
Resolved, this 8th day of June, 2021.

BY:

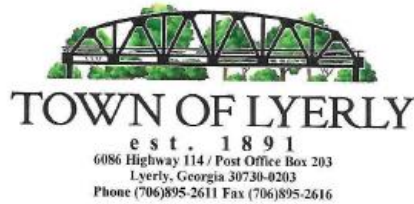


Blake Elsberry
Sole Commissioner, Chattooga County

ATTEST:



Martha Tucker, County Clerk
Chattooga County



**A RESOLUTION
TO ADOPT THE**

**Chattooga County Joint Comprehensive Plan (2021-2025) including the Cities of Lyerly,
Menlo, Summerville, and Trion**

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Whereas, such **Joint Comprehensive Plan Update** is approved by the Georgia Department of Community Affairs as meeting Georgia's Minimum Planning Standards and Procedures (effective October 1, 2018); and

Whereas, the second and final public hearing on the draft plan was held on Thursday February 25, 2021 at the Chattooga County Civic Center at 11:00am.

Now Therefore Be It Resolved, that the Mayor and Council of the Town of Lyerly, Georgia hereby officially adopts the **Chattooga County Joint Comprehensive Plan (2021-2025) including the Cities of Lyerly, Menlo, Summerville, and Trion**.

Resolved, this 8th day of June, 2021.

BY:


Jim Ferguson
Mayor, Town of Lyerly

ATTEST:


Sally Kerce, Town Clerk
Town of Lyerly



**A RESOLUTION
TO ADOPT THE**

**Chattooga County Joint Comprehensive Plan (2021-2025) including the Cities of Lyerly,
Menlo, Summerville, and Trion**

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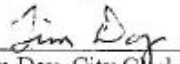
Whereas, such **Joint Comprehensive Plan Update** is approved by the Georgia Department of Community Affairs as meeting Georgia's Minimum Planning Standards and Procedures (effective October 1, 2018); and

Whereas, the second and final public hearing on the draft plan was held on Thursday February 25, 2021 at the Chattooga County Civic Center at 11:00am.

Now Therefore Be It Resolved, that the Mayor and Council of the City of Menlo, Georgia hereby officially adopts the **Chattooga County Joint Comprehensive Plan (2021-2025) including the Cities of Lyerly, Menlo, Summerville, and Trion.**

Resolved, This 21st day of June,

BY: 
Theresa Canada
Mayor, City of Menlo

ATTEST: 
Tim Day, City Clerk
City of Menlo

**A RESOLUTION
TO ADOPT THE**

**Chattooga County Joint Comprehensive Plan (2021-2025) including the Cities of Lyerly,
Menlo, Summerville, and Trion**

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

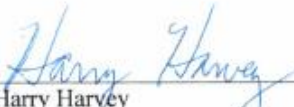
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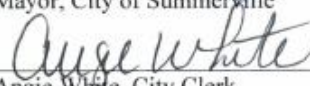
Whereas, such **Joint Comprehensive Plan Update** is approved by the Georgia Department of Community Affairs as meeting Georgia's Minimum Planning Standards and Procedures (effective October 1, 2018); and

Whereas, the second and final public hearing on the draft plan was held on Thursday February 25, 2021 at the Chattooga County Civic Center at 11:00am.

Now Therefore Be It Resolved, that the Mayor and Council of the City of Summerville, Georgia hereby officially adopts the **Chattooga County Joint Comprehensive Plan (2021-2025) including the Cities of Lyerly, Menlo, Summerville, and Trion**.

Resolved, this 14th day of June, 2021.

BY: 
Harry Harvey
Mayor, City of Summerville

ATTEST: 
Angie White, City Clerk
City of Summerville



**A RESOLUTION
TO ADOPT THE**

**Chattooga County Joint Comprehensive Plan (2021-2025) including the Cities of Lyerly,
Menlo, Summerville, and Trion**

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

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Whereas, the second and final public hearing on the draft plan was held on Thursday February 25, 2021 at the Chattooga County Civic Center at 11:00am.

Now Therefore Be It Resolved, that the Mayor and Council of the Town of Trion, Georgia hereby officially adopts the **Chattooga County Joint Comprehensive Plan (2021-2025) including the Cities of Lyerly, Menlo, Summerville, and Trion**.

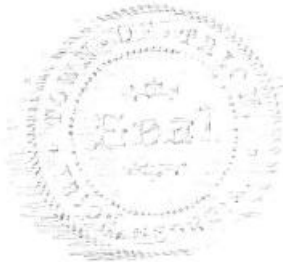
Resolved, this 24th day of June, 2021.

BY: _____

Larry Stansell
Mayor, Town of Trion

ATTEST: _____

Missy Duncan
Town Clerk
Town of Trion



ACKNOWLEDGEMENTS

Chattooga County

Blake Elsberry
Sole Commissioner
Martha Tucker
County Clerk

Town of Lyerly

Jim Ferguson
Mayor
Sally Kerce
Town Clerk

City of Menlo

Theresa Canada
Mayor
Tim Day
City Clerk
Sid Swords
City/Water Manager

City of Summerville

	Harry Harvey Mayor	
Angie White City Clerk	David Ford Councilman	Janice Galloway City Manager
	Trey Goble IT Administrator	

Town of Trion

Larry Stansell
Mayor
Mickey McGraw
Mayor Pro Tem
Missy Duncan

Town Clerk

Steering Committee

Mickey McGraw

Mayor Pro Tem

Missy Duncan

Town Clerk

Trey Goble

IT Administrator

Sally Kerce

Lyerly City Clerk

Harry Harvey

Mayor City of Summerville

Tim Day

Menlo City Clerk

David Ford

Summerville Council Member

Zach White

County Extension Agent

Missy Duncan

Town Clerk

Beth Swords

Citizen

Jim Ferguson

Mayor, Town of Lyerly

Spencer Hogg

Economic Development Director

Stakeholder Committee

Martha Tucker

County Clerk

Larry Allen

City of Summerville Resident

Carol Mitchell

City of Menlo Council Woman

Missy Duncan

Town Clerk

Lanny Thomas

Town of Trion Council Member

Mickey McGraw

Mayor Pro Tem

Todd Kingsolver

Summerville City Council Member

Prepared by Northwest Georgia Regional Commission

Lloyd Frasier

Executive Director

SaVaughn Irons

Community Planner

Alex Smith

Community Planner

Julianne Meadows

Director of Regional Planning

Ethan CalhounAssistant Director of Regional
Planning

INTRODUCTION

Introduction to the Joint Comprehensive Plan for Chattooga County, Town of Lyerly, City of Menlo, City of Summerville, and Town of Trion.

Located in the Northwestern portion of the state of Georgia, Chattooga County covers approximately 314 square miles of Land and water. Named after the Chattooga River that flows through the county, Georgia's 93rd county is rich in native American history and is the place where Sequoyah developed a written alphabet for the Cherokee language. Chattooga County has over 95 acres of land protected by state and federal lands used for hunting, camping, and residential. Including a portion of the Chattahoochee National Forest, Georgia Department of Natural Resources' Rich Mountain Wildlife Management area, and the Cohutta. Originally inhabited by Creek Indians and then Cherokees, Chattooga county is greatly known for its native American History.



Figure 1: Aerial photo of downtown Summerville, GA Showing the Chattooga County Courthouse.

Recreational Destinations and Outdoor Attractions

With being a part of the Armuchee District of the Chattahoochee-Oconee National Forest and including portions of Johns Mountain and Taylor Ridge, Chattooga County has grown into a destination for historical, recreational, and outdoor options for all. With 19,573 acres of the Chattahoochee-Oconee National Forest located in Chattooga County, there is access to multiple trails and an array of parks and recreational centers within the unincorporated areas of the County as well as the established municipalities for those in the community to share. There are multiple parks, recreational centers, and complexes, as well as historical and cultural resources for curious minds to explore and learn. Each community embraces its beauty and works to ensure access is available for residents and tourist.

Community events engage with the public regularly and enhances the involvement of each individual. Though Chattooga County is known for its quaint lifestyle, the county is home to continuous activities regardless of the season. Family and fun are important to Chattooga County as well, as it showcases its rich culture and history with a variety of programs for all ages. A list of some of the major recreational destinations is as follows; Paradise Gardens, Sloppy H. Floyd State Park,

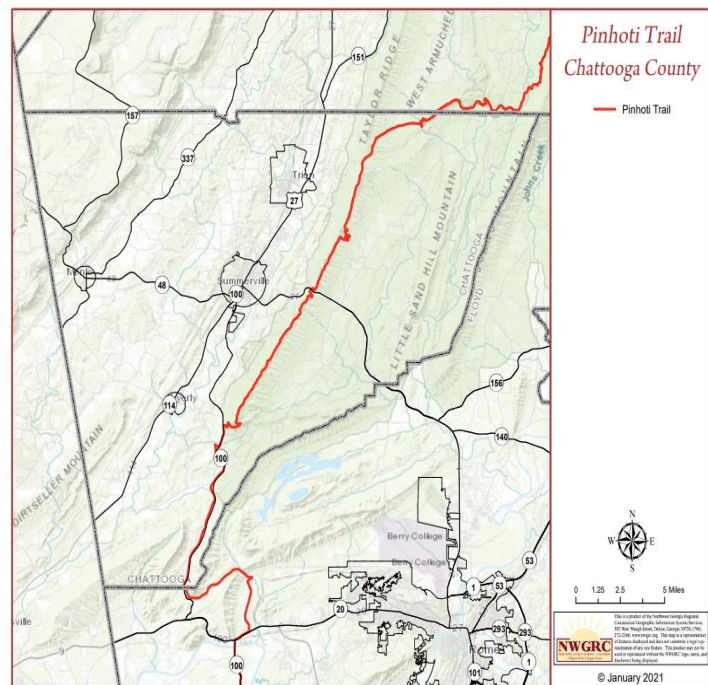


Figure 2: Map of Pinhoti Trail in Chattooga County, GA

canoe/kayak trail, Pinhoti Trail, Dowdy Park, Couey House and Willow Springs Park just to name a few. Each embraces its own individual charm with beautiful views and rich historical values.

The Lower Chattooga River Canoe/Kayak Trail is located in Northwest Georgia and begins in Chattooga County at the launch contiguous to the bridge on Lyerly Dam Road, in the town of Lyerly, Georgia. The trail is 7.5 miles and is usually a 4 to 6-hour journey contingent upon water levels. The Town of Lyerly is responsible for the operation of the trail that was developed in 2012 as a way to increase tourism being that the population is about 540 people. The trail has since been developed additionally and now provides parking areas at its two existing launch sites. This has created a positive effect on the community and the number of visitors continues to grow yearly.

Willow Springs Park; Preceding our documented history, this water is part of the dolomite aquifer and is formed as ground water erodes through the very permeable dolomite and limestone basis of this area and show that in order for the water to flow at a rate of 420 gallons per minute. Due to the many underground paths that the spring encompasses, there is a historic story of young Cherokee Indians diving into the spring at this site and swimming underground to surface in a pond 1700 feet northward.

When part of the Cherokee Nation, the grounds encompassing this spring were procured by an early pioneer, John Fluker Beavers, in the Cherokee Land Lottery of 1832. At the point when the Georgia State Legislature shaped Chattooga County out of segments of Walker and Floyd districts in 1838, the spring assumed a significant part in finding the new area seat at this site. General Beavers offered the free utilization of the spring water for individuals and their animals if the judges would buy his territory and find the province government here. For a long time, the spring served individuals and remained a significant and picturesque social event spot.

The spring was as of late reestablished. In spite of the fact that the old homes were lost some time in the past, the spring was again permitted to stream uninhibitedly, and willow trees were brought back to the site which Octavia Jones Cleghorn had named after her youth home-Willow Spring.



Figure 3: Historic Marker Sign for Willow Springs in Summerville, GA.



Figure 4: Willow Springs, in Willow Springs Park. Summerville, GA.



Figure 5: The Couey House built in the mid 1840's - The house was then given to the City of Summerville for the gratification and education for many generations to come.

The Couey House - Built in the mid 1840's by Andrew McSelland Couey and his children, this log house was one of the earliest pioneer homes in Chattooga County. As the land was cleared, the house was built of immense logs. The house was reestablished to this site as it was viewed as a huge representation of the craftsmanship of that time and a way of life for early pioneers here of north Georgia. Additionally, this house had great significance based on its architecture and is a great example of the single pen house type of that time. Initially, the house was found almost seven miles from this site close to Tidings, Georgia. This home belonged to the family of Andrew and Fereby Couey and was once surrounded by a profitable 400-acre farm. This memorable structure was the home of Andrew Couey until his demise in 1882 and later in 1904 turned into the home of Couey's granddaughter, Flora Couey who wedded William H. Owings. After the farm was partitioned and sold throughout the following decades, the house was last owned by Billy Knowles and later obtained by the Georgia Department of Transportation. U.S. Highway 27 had some improvements made which widened the highway and the original site of the Couey House was relocated to Dowdy Park in Summerville in 1995. Though updates and modernization, the house was restored in 1998. The house was then given to the City of Summerville for the gratification and education for many generations to come.

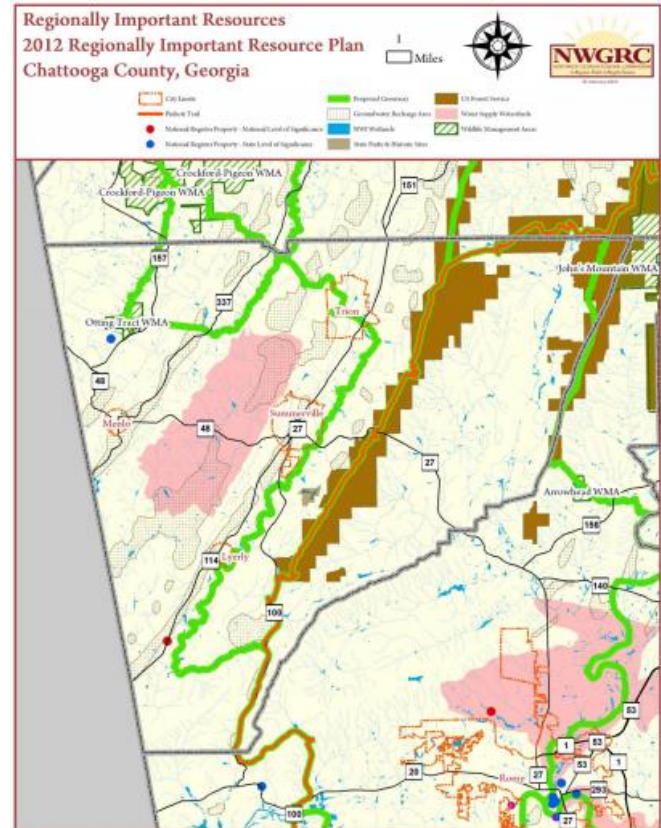


Figure 6: Regionally Important Resources Map describing resources such as trails, water ways, state parks, historic sites and more.

Planning for the future

Chattooga County and the Town of Lyerly, City of Menlo, City of Summerville and Town of Trion have joined together in an effort to meet the challenges ahead, in cooperation with their citizens, elected officials, professional staff, business leaders, property owners and major employers to prepare the *Chattooga County Joint Comprehensive Plan 2021-2025*.



WHY WE PLAN

Comprehensive planning is an important management tool for promoting a strong, healthy community. Comprehensive planning provides a vision that describes and focuses on the future of the community as well as the efforts implemented by local governments to cater to the emerging needs, issues and opportunities for community improvement while serving the people. The plan can be used to promote orderly and rational development and introduce programs to benefit individuals from youth to senior age in Chattooga County, the Town of Lyerly, City of Menlo, City of Summerville and Town of Trion while preserving the natural, historical and cultural resources.

The comprehensive plan provides the tools to become more certain about where development will occur, what it will be like, when it will happen, and how the costs of development will be met. It provides the community to achieve the development patterns it desires, such as: traditional neighborhoods, infill development creating sense of place, providing transportation alternatives, permitting mixed uses, protecting natural resources, and accommodating economic growth.

Planning also helps the county and its municipalities invest their money wisely into infrastructure such as roads, water and sewer, schools, park and green space, and other facilities to maintain and improve the quality of life for the residents of Chattooga County.

PURPOSE

The *Joint Comprehensive Plan* represents the community's Vision, goals, policies, key needs, and opportunities that the community intends to address, and an action plan for highlighting the necessary tools for implementing the Comprehensive Plan. In addition, it outlines desired development patterns and supporting land uses with future development Map for Chattooga County, Town of Lyerly, City of Menlo, City of Summerville, and Town of Trion.

The *Joint Comprehensive Plan* has been prepared in the accordance with and serves the purpose of meeting the intent of the Georgia Department of Community Affairs Chapter 110-12-1, Minimum Standards and Procedures for Comprehensive Planning (effective March 1, 2014, updated October 1, 2018). The Joint Comprehensive Plan consists of three core elements (i.e., Community Goals,



Figure 7: People gathering to view the Smithsonian Exhibit in Summerville, GA



Figure 8: Ribbon Cutting with Chattooga County Chamber and City of Summerville leaders at the Historic Summerville Depot. Photo Courtesy of the City of Summerville



Figure 9: Historic Finster house at Paradise Gardens. Howard Finster, considered one of the most significant artist in Georgia History, created the complex as an outdoor museum and garden to display his work.

Needs and opportunities and Community Work Program) and an additional four elements (i.e.: Economic Development Element, Land Use Element, and the Rural Broadband Element).

The Georgia Department of Community Affairs (DCA) Minimum Standards and Procedures for Local Comprehensive Planning emphasize preparation of plans that help local governments address their immediate needs and opportunities while moving toward realization of their long-term goals. To maintain qualified local government certification, and thereby remain eligible for selected state funding and permitting programs, each local government must prepare, adopt, maintain, and implement a comprehensive plan as specified in these standards and procedures.

The comprehensive plan is not regulation that binds the citizens of Chattooga County rather it is a guide to local decision-making.

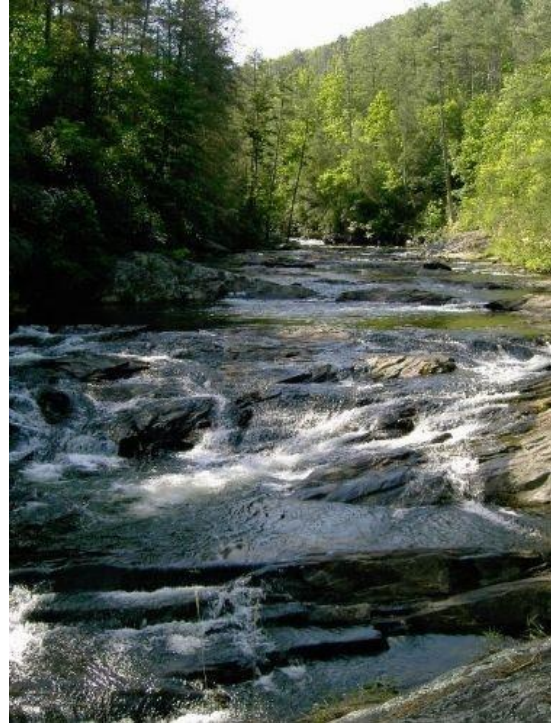


Figure 10: Chattooga River



Figure 11: Mount Vernon Mills. Trion, GA

SCOPE

The Joint Comprehensive Plan provides a fine-tuned list of needs and opportunities, future development maps with character areas including narratives on housing and transportation of each character area depicted. The plan also contains an implementation program listing strategic capital projects aimed at addressing the community's, previously mentioned, needs and opportunities. For the future development maps, the Land Use narrative presents strategies for implementation.



Figure 12: overlook in Chattooga county, GA

COMMUNITY PARTICIPATION AND INVOLVEMENT

Creating a functional Comprehensive Plan begins with defining a common vision for the future development of the Community. A Community Vision is the overall image of what the community wants to be and how it wants to look at some point in the future. It is the starting point for creating a plan and actions to implement the plan. A successful visioning process requires meaningful participation from a wide range of community stakeholders. Chattooga County residents, property owners, business owners, and other stakeholders contributed to the production of the Comprehensive Plan. Due to the participation involved in developing the plan, the Comprehensive Plan should generate local pride and enthusiasm about the future of Chattooga County and thereby encourage citizens to remain engaged in the development process and ensure that the county and each city implement the plan.

Steering and Stakeholder Committees

Every five years there is an update of the Joint Comprehensive plan for the Town of Lyerly, City of Menlo, City of Summerville, Town of Trion, and Chattooga County that provides a discussion of future growth and how local government agencies can plan for it. Joint meetings held with the steering and stakeholder



Figure 13: Public and Stakeholder Meeting Announcement.



Figure 14: Chattooga County Final and Public Stakeholder Meeting Flyer Announcement.

committees allow feedback from members who represent the two towns, two cities, and county. A diverse group of elected officials, professional staff from each city and county, as well as representatives of private sector organizations such as communications and agriculture formed a collaborative committee to build the foundation and framework of this plan. The stakeholder committee held a total of five joint meetings facilitated by the Northwest Georgia Regional Commission (sign-in sheets found in Appendix F). Over the course of these meetings, committee members discussed and assessed the needs and opportunities of Chattooga County as well as how to best engage the community in order to ensure the steering committee's views aligned with the general public's perspective. After four steering committee meetings a stakeholder's meeting was held in order to gather more input from a group of stakeholders based upon the needs and opportunities, maps, survey results, vision statements and goals identified by the steering committee. The steering committee met once again soon after the stakeholder's meeting to discuss the outcome and input gathered, and how to address the feedback that was received from the stakeholders. NWGRC staff also remained in close communication with local city and county leadership throughout the process with monthly video conferences and phone calls to maintain momentum during the COVID-19 pandemic. The Report of Accomplishments and Community Work Programs were created through individual meetings between NWGRC staff and each local city and County government.

COMMUNITY OUTREACH SURVEY

The Northwest Georgia Regional Commission Survey entitled "The Future and Growth of Chattooga County" was uploaded on May 5, 2020 and ran continuous until it was closed on January 15, 2021. The total number of responses were 229. 206 with a 100% completion rate and 23 with a 90% completion rate (meaning that all surveys were 90% completed with no unanswered questions). Survey Gizmo was utilized as the software provider due to it being user friendly, smartphone friendly and the NWGRC website, as the host for the period the survey remained active. With the utilization of the NWGRC website, a direct URL was created (www.nwgrc.org/chattooga-survey-flyer) to the online survey to make it easily accessible for individuals that discovered the survey via flyer or newspaper articles.

WHY WE PLAN

- Set a new standard for protecting natural and cultural resource
- Promote desired patterns of Development
- Facilitate economic development
- Accommodate a range of housing and transportation options
- Prioritize capital expenditures
- Enhance quality of life

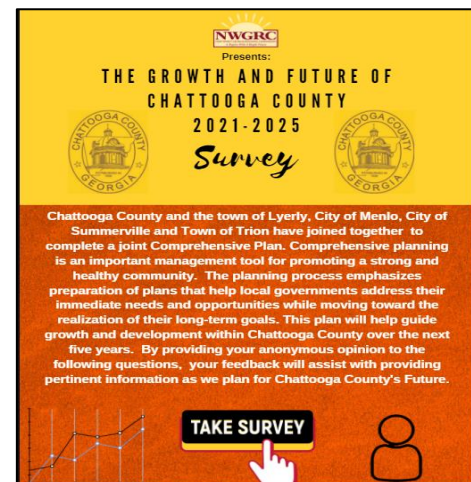


Figure 15: Flier advertising the Comprehensive Plan community survey



Figure 16: NWGRC Community Planner SaVaughn Irons at the Final Public Hearing.

The surveys were disbursed in several mediums which included online, email blasts to the membership of the Chattooga County Chamber of Commerce, Chattooga county school system, senior facilities, Local government staff as well as various civic groups. Social Media platforms such as Facebook and the Chattooga County Chamber’s social media were also used to further the digital outreach as a grass roots approach by much of the steering committee.

PUBLIC HEARINGS

The initial public hearing was held at the Chattooga County Civic Center in Summerville, GA and was accessible virtually via zoom on Thursday September 10, 2020. An article was published in the Summerville newspaper to ensure public awareness of the plan, the process, and the understanding that public input is not only preferred but, in fact, key in creating an effective plan.

The final public hearing was also held at The Chattooga County Civic Center on Thursday February 25, 2021. The hearing was well attended, and ads were published in the Summerville newspaper, city websites and social media platforms to inform Chattooga County Citizens about the comprehensive plan as well as how they may be able to get involved in the process (see Appendix D for attendance details).

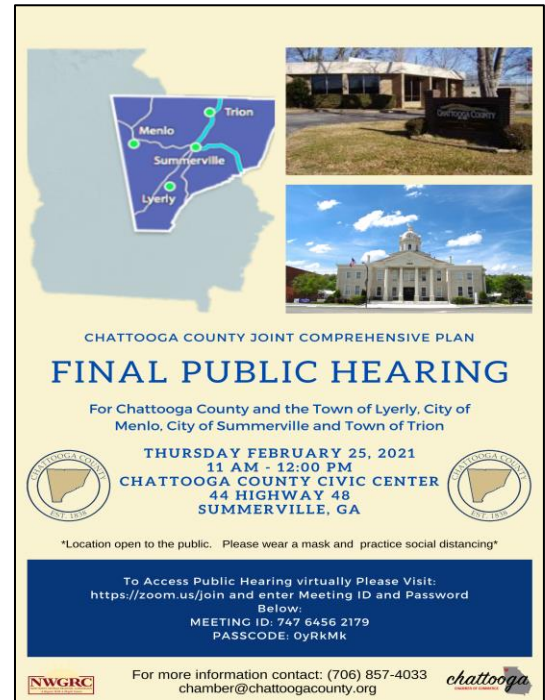


Figure 17: Final Public Hearing Flyer Announcement



Figure 18: Flyer Announcement for first initial public hearing



Figure 19: NWGRC Community Planner SaVaughn Irons, Reviewing the Comprehensive Plan Draft with Community leaders at the Final Public hearing 02/25/2021

HOW TO USE THIS PLAN

JOINT NARRATIVES

The purpose of this plan is to implement a vision for growth and development by guiding and implementing land use and development policy in Chattooga County and the municipalities of Lyerly, Menlo, Summerville, and Trion. Each jurisdiction addresses each of the elements (described below) in joint sections that focus on each element as it relates to the entire county. This is a slightly different format from the previous 2016-2020 Joint Comprehensive plan to create a more individualized approach for each government.



Figure 20: Workers inside the Lyerly Mattress Factory in 1950. Photo courtesy of the Chattooga County Historical Society

• **The Economic Development Element** is required for Communities included in the Georgia Job Tax Credit Tier 1. Tier 1 Communities are usually those that are seeking improved economic opportunities for their citizens. It identifies needs and opportunities related to economic development and the vitality of the community, Community Work Program activities for addressing these needs and opportunities. Considering such factors as diversity of the economic base, quality of the local labor force, effectiveness of local economic development agencies, programs, and tools. The Comprehensive Economic Development Strategy (CEDS) for the region may be referenced for this element.



• **The Land Use Element** of this plan is a joint section including a copy of the Future Land Use Map, showing standard land use categories, and provides an explanation of how the Future Land Use Map is to be interpreted in terms of those categories. These categories will play an important role in determining the direction of the future growth of the County and its Municipalities.



• **Rural Broadband Element** Each local government must include in its Local Comprehensive Plan an action plan for the promotion of the deployment of broadband services by broadband service providers into unserved areas within its jurisdiction. The action plan must describe steps for the promotion of reasonable and cost-effective access to broadband to parts of the local government's jurisdiction designated by the DCA as unserved areas. The local action plan required pursuant to this element may include, but shall not be limited to, any assessments, studies, ordinances, and/or goals to achieve certification as a Broadband Ready Community or designation of facilities and developments as Georgia Broadband Ready Community Sites. Each local comprehensive plan should contemplate and seek to implement this element in a manner which stresses the importance of broadband deployment across this state, and that broadband services should be considered as important as other necessary utilities.





Independent Narratives

These portions of the plan are jurisdictionally specific and therefore require more individualized organization than the joint narratives. Chattooga County and the city of Summerville, City of Menlo, Town of Trion, and Town of Lyerly each have independent narratives for the following plan elements:

Policies are adopted to provide ongoing guidance and direction to local officials. They provide a basis for making decisions in implementing the comprehensive plan, including achieving the vision for future development and appropriately addressing the community needs and opportunities. Policy statements are identified for each planning element. Each community will provide Policy Statements in each individual section per municipality. By adopting such policies, each municipality will work to meet the goals set by each statement consistently to improve the quality of life for all.



Figure 21: Historic photo of Trion Mill 1895.
Photo courtesy of the Chattooga County Historical Society

Report of Accomplishments The first step of plan implementation is to conduct a report of accomplishments specific to Chattooga County and the city of Summerville, City of Menlo, Town of Trion, and Town of Lyerly. The report of accomplishments shows the results of past planning efforts. The status of each work program item can be found here. Since work programs are updated every five years, the items under consideration here are from the period from 2016-2020. The local government officials reviewed the 2016-2020 work programs for their respective governments and noted which projects had been completed. If projects were started but not completed, the “Underway” column was marked, and the estimated year of completion was noted. There is no penalty for postponing or dropping a project since this is a planning document and not a binding legal agreement. However, an explanation is required for postponed or dropped projects. For example, a project may not have been accomplished because voters rejected a ballot measure to fund it. Sometimes an item is dropped because it may have been a new initiative or new mandate several years ago, but over time it has become a routine or function of government. Items marked as underway or postponed are carried forward to the work programs in this current plan, Chattooga County Joint Comprehensive Plan, 2021-2025. However, projects noted as “Ongoing,” annual tasks, or policy statements will not be carried forward to the current 2021-2025 work program.



Community Vision/Goals The purpose of the Community Goals element is to lay out a road map for the community’s future, developed through a very public process of involving community leaders and stakeholders in making key decisions about the future of the community. The community goals are the most important part of the plan, for they identify the community’s direction for the future, and are intended to generate local pride and enthusiasm for the future of the community, thereby leading citizens and leadership to act to ensure that the plan is implemented. For this plan, the Community



Goals element includes a Vision Statement in which Chattooga County seeks to achieve and policies selected to provide ongoing guidance and direction to local government officials for making decisions consistent with achieving the Community Goals

Needs and Opportunities The methodology for generating the list of needs and opportunities was accomplished via SWOT analyses, which stands for Strengths, Weaknesses, Opportunities, and Threats. This brainstorming exercise is designed for stakeholders to reflect on their community's needs and opportunities. The exercise was carried out by addressing the entire group of stakeholders rather than separating the group by jurisdiction. Stakeholders had been shown a presentation

illustrating the current population and economic trends to provide each stakeholder with the basis for an informed discussion during the initial public and stakeholders meeting. The SWOT analysis were carried out during steering committee meetings one and two and the community outreach survey was solely based on the information obtained during those initial steering committee meetings. This discussion was broken down into seven categories, (Economic Development, Housing, Community Facilities and Services, Transportation, Natural/Cultural Resources, Land Use, and Intergovernmental Coordination). One planner facilitated the discussion, wrote down the group responses and noted if the responses were specific to individual communities or all communities. Stakeholders were given the opportunity to address each category with the SWOT perspective. The list of needs and opportunities was then brought to each jurisdiction's staff and/or elected officials to determine which items could be addressed specific to each community. Some of the more overarching viewpoints discussed during the stakeholder meetings were better addressed via policy statements and other area specific approaches within the character descriptions rather than the more action provoking items

Community Work Program the Community Work Program lays out the specific activities the community plans to undertake during the next five years to address the priority Needs and Opportunities. It represents a list of specific tasks that the governments are willing to attempt accomplishing. Developing the work program from needs and opportunities lists helps to lead the residents and leaders from general ideas about issues to creating specific tasks to solve them. It is not a contract or binding document, since many items that go on the list are dependent on funding that has not yet been awarded or obtained. Using the possible strategies from the Needs and Opportunities, planners created work program tables. The stakeholders, leaders, and other government officials reviewed these work programs. The managers and/or elected officials had final say in the content of the work programs, because they are the officials who run the government. This includes any activities, initiatives, programs, ordinances, or administrative systems to be put in place to implement the comprehensive plan. The Community Work Program includes the following information for each listed activity:

- Brief description of the activity.
- Timeframe for initiating and completing the activity.
- Responsible party for implementing the activity.
- Estimated the cost (if any) for implementing the activity.
- Funding source(s), if applicable; and
- Need or Opportunity addressed by the activity, if applicable



ECONOMIC DEVELOPMENT ELEMENT

Introduction

A strong economy is the foundation for a successful community. In a prosperous community, economics provides a framework for understanding the actions and decisions of individuals, businesses, and governments. It provides a means to understand interactions in a market-driven community and for analyzation of government policies that affect the families, jobs, and lives of citizens. Based on the requirements of the Georgia Department of Community affairs and the minimum standards and procedures, the economic development element is required for Communities included in the Georgia Job Tax Credit Tier 1. Tier 1 Communities are those communities in Georgia who have the lowest per capita income, the highest unemployment, the highest percentage of residents whose incomes fall below the poverty level, and those that are seeking improved economic opportunities for their citizens. Chattooga County is fifty-seven out of seventy-one Tier 1 counties, which is an improvement from 2018, when the county ranked sixty-one. Businesses and headquarters that are engaged in manufacturing, warehousing and distribution, processing, telecommunications, tourism, or research and development industries are among those that receive these tax credits.

Economic Development Partners

In order to encourage economic growth within Chattooga County, the town of Lyerly, City of Menlo, City of Summerville, and the Town of Trion are making various efforts and work to continue to implement the Comprehensive Economic Development Strategy (CEDS). The Chattooga County Chamber of Commerce, Summerville Main street, and the Northwest Georgia Joint Development Authority are amongst those driving the efforts to promote such economic growth. Chattooga County is a prime location for business relocation, expansion, and retail development. Chattooga's close accessibility, being south of Chattanooga and north of Atlanta, provides easy access to half of the County's population. Though focused on bringing business to the community, understanding the importance of protecting those small businesses who have had a stake in the community for generations is key.



Figure 23: Chattooga County Chamber of Commerce and Civic Center. Photo courtesy of the Chattooga Chamber of Commerce



Figure 22: Historic Photo of the Opening of the Triangle Shopping Center in Trion, GA year 1961. Photo courtesy of the Chattooga County Historical Society.



Figure 24: Walking Bridge in Dowdy Park. City of Summerville, GA

Chamber of Commerce

The Chattooga County Chamber of Commerce has set goals and implemented resources to continue the encouragement of economic growth in the community. By being an advocate for the entire business community of Chattooga County as a whole, staying connected to small businesses and formulating action plans, the Chattooga Chamber of Commerce works to find out what businesses need and provide those resources as well as investing into the high school age children to encourage entrepreneurship and trades. The implementation of programs such as “Leadership Chattooga” that focuses on economic development, community relations and leadership development are set in place to prepare for the next generation of economic growth.

JDA

The Northwest Georgia Joint development authority has also made efforts by working to assist companies build, expand, and find work sites within Chattooga County. These efforts are used to promote growth in the community and provide planning assistance, research assistance on data, population, labor force and industry, advocacy for a better quality of life and working with the Georgia Economic Development Initiative as well as provide access by partnering with the major utility companies in the area. In Addition, The Northwest Georgia Joint Development Authority works as a liaison to continue the promotion of economic growth and provide assistance in the manufacturing and supply industry to develop high demand jobs based on service classifications.



NWGRC

Chattooga County is one of the fifteen counties in the Northwest Georgia Region included in the 2017-2022 Regional Comprehensive Economic Development Strategy (CEDS). The Northwest Georgia’s Comprehensive Economic Development Strategy (CEDS) is a locally based, regionally driven economic development planning process that works to identify the strengths and weaknesses in the community’s economy. It contributes to effective economic development and serves to engage with community leaders, private sector involvement and establish a blueprint for regional collaboration. With CEDS, Chattooga county continues to implement and work to provide and build prosperity and resiliency within the community. Recent efforts to encourage economic development in Chattooga County include:

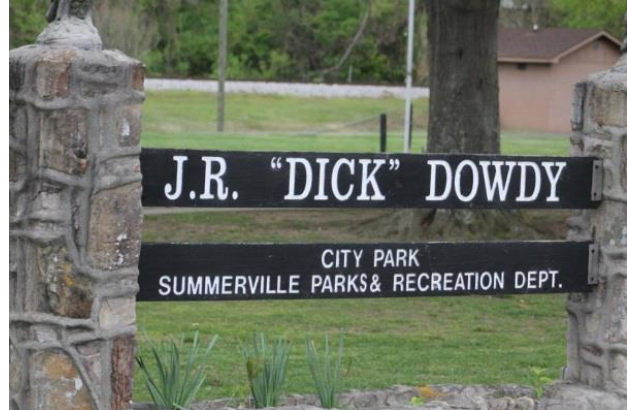


Figure 25: J.R. "DICK" DOWDY CITY PARK. Photo Provided by the City of Summerville.

- Summerville Theater Acquisition and Preservation Planning. With property acquisition, the local theater was purchased and renovated to stimulate economic growth in Downtown Summerville through increased tourism.
- The Mohawk Infrastructure project in 2015. \$200,000 in ARC funds were received for infrastructure and site development. With this, \$50,000.00 was matched locally for a pad-ready site to encourage development in distressed County.

- Trion wastewater treatment system improvements in 2016. This provided upgrades to the Town of Trion's wastewater treatment system to meet proposed permit conditions for nutrient removal and ensure the continued full operations of Mount Vernon Mills.
- Received an EDA planning grant to continue the implementation of northwest Georgia's IMCP (Investing in Manufacturing Communities Partnership) program.
- City of Summerville/Downtown Summerville Trail in 2017. With this, The City of Summerville planned to reconstruct a pedestrian trail connecting downtown Summerville with Dowdy Park to support tourism and downtown Development.
- Chattooga County/Rehabilitation Plan and Stabilization of the WFAC at Howard Finster's Paradise Garden in 2017. With this, Chattooga County seeks to prepare a Rehabilitation/Adaptive Reuse Plan and begin the stabilization of the Worlds Folk Art Church (WFAC) at Howard Finster's Paradise Garden
- Received an EDA planning grant to continue the implementation of northwest Georgia's IMCP program.
- City of Summerville/Fairway Recreation Center Soccer Fields in 2017. The Construction of three regulation size soccer fields on the west side of the park grounds location at the Fairway Recreation Center.
- Chattooga County & Paradise Garden Foundation Office Renovations in 2017. Chattooga County requested to renovate the office building into a new Airbnb. In its current state, the office lacked suitable heating, ventilation, and air conditioning (HVAC), has deteriorating and unsafe flooring, has no ceiling in the main living quarters and lacks proper appliances and plumbing to be a proper living quarter.
- City of Summerville/Summerville Housing Authority Pedestrian Connection in 2017. Create 1,227 square yards of 5-foot-wide paved sidewalk to connect the Summerville Housing Authority/senior citizen high rise to nearby restaurants and shops for low-income and elderly citizens.
- Town of Lyerly/Lyerly Sewer System Improvements 2018. The Town of Lyerly seeks assistance in updating their sewer system to improve energy-efficiency and ensure continued capacity for future growth and redevelopment.
- NWGRC/NW Georgia Rural Broadband Needs Assessment in 2018. The purpose of this project is to prepare a broadband need assessment for the 15 counties of Northwest Georgia which include, Bartow, Catoosa, Chattooga, Dade, Fannin, Floyd, Gilmer, Gordon, Haralson, Murray, Paulding, Pickens, Polk, Walker and Whitfield counties.



Figure 26: Opening Day 1961 Riegel Fabrics in the triangle Shopping Center, Trion, GA. Photo courtesy of the Chattooga County Historic Society.



Figure 27: Howard Finster's Paradise Garden

- NWGJDA / Top of Georgia Economic Development Plan in 2019. This Allowed the Northwest Georgia Joint Development Authority to engage consultants to prepare an economic development plan for the four-county area that will assist the agency to stimulate the local economy, create jobs, build economic capacity, and improve the quality of life for residents.

Past to present

In order to understand the future and the direction in which the economy of Chattooga County is heading, it is important to understand the pattern of economics and the history of economic development from past to present. During the nineteenth century, the basis of the economy was provided by Paper Mills and occupied by small farms. Present day, manufacturing and commercial centers are growing and beginning to be a leading force within the current day economy.

Our consuming society and world economy depend not only on services given, but on products produced. People will continue to buy items that are produced by others, and in their production of goods eventually purchased within that consuming society and world economy, businesses also have needs for manufactured products. The Manufacturing industry has great significance due to it accounting for a greater share of rural private non-farm jobs as well as rural earnings.



Figure 28: Showa Best Manufacturing. Located in Menlo, GA

WORKFORCE

A look at how household income is distributed by income ranges is below. Percentage of household income for each range is shown for each jurisdiction. Menlo, Summerville, and Trion exceed the state's poorest income range percentage, where Lyerly does not. Approximately half of the county's population (49%) is making \$25,000-\$75,000. The amount is much higher than that of the state's (43%). In the top range of households (\$200,000 or more) the county's percentage remains below that of the states.

Household Income Distribution Percentage: 2017

Area	Less than \$10,000	\$10,000 to \$14,999	\$15,000 to \$24,999	\$25,000 to \$34,000	\$35,000 to \$49,999	\$50,000 To \$74,999	\$75,000 to \$99,999	\$100,000 To \$149,000	\$150,000 to \$199,999	\$200,000 or more
Chattooga County	10.60%	9.50%	18.00%	14%	16.80%	18.20%	5.90%	4.30%	1.30%	1.40%
Lyerly	6.30 %	8.90%	22.50%	8.90%	26.70%	19.40%	5.20%	2.10%	0.00%	0.00%
Menlo	13.20%	18.50%	13.70%	18.10%	15.00%	10.10%	6.20%	3.50%	1.80%	0.00%
Summerville	20.40%	12.40%	17.50%	13.40%	13.60%	10.00%	3.70%	5.20%	0.00%	3.70%
Trion	9.80%	6.80%	21.50%	12.20%	24.60%	13.70%	5.10%	4.30%	0.80%	1.20%
Georgia	9.20%	5.90%	11.60%	11.60%	14.10%	18.00%	11.10%	11.30%	4.10%	3.90%

Source: U.S. Census Bureau, 2012-2017 American Community Survey

Based on the 2017 Household income distribution percentages, 10.6% of residents living in Chattooga County Earn less than \$10,000; 9.5% household income is between \$10,000 to \$14,999. 18% of resident's household income distribution is \$15,000 to \$24,999, 14% of household income is \$25,000 to \$34,000 and 16.8% of household income is \$35,000 to \$49,999.

While rural communities offer many opportunities, the growth of the local economy and the preservation of a skilled labor force often face unique challenges. There are lower wages and higher rates of poverty in rural areas than in urban areas. A smaller percentage of the rural population in Chattooga County is working age (20-64), which creates obstacles for potential job growth, and over time the proportion of the population residing in rural counties has

reduced. A greater percentage of rural residents are disabled and thus unable to participate in the workforce. For the working-age demographic, rural educational achievement lags below that in urban regions. Within Chattooga County, acknowledging these obstacles, has made education a component of its rural American policies. Focusing on expanding small business opportunities, tourism and recreation, and clean energy will also help make rural households better off while attracting a new generation of young workers.

Business recruitment, business retention, and options such as career academies and job training play a significant role within the economy. With business Recruitment, profitability and performance can become more effective and there is a greater chance for more skilled workers. Growth of the economy and growth of businesses begins with the type of recruitment strategy. In efforts to create assets, Chattooga County has put focus on supporting efforts that diversify the economy, particularly small businesses, Creation and entrepreneurship, and the retention and extension of industry Effort Activities. Also, the improvement of workforce development Improves the efforts to develop employees that equip students with industry-identified abilities to allow them to participate in advanced manufacturing and IT heavy economic sectors of healthcare.



Existing businesses within Chattooga County are vastly important. Business retention increases the value of existing businesses and is the core of economic development. With this, building positive relationships with local businesses, having regular scheduled connectivity and follow up with each business will provide support to these businesses and assist with the growth and development of the activities provided with each. Options to increase retention and growth with existing businesses for the future would be investing into the options to offer coaching and guidance, training programs to keep skills fresh and competitive, and allowing business to have access to community tools and resources. By having community efforts in line with local businesses, Chattooga County enacts growth not only as a community, but together for everyone who lives, works and own and operates a business within the community. The goal is to have a positive impact on everyone. The existing businesses define the local economy. Focus should not solely be on bringing in new business but developing the existing for greater prosperity, longevity, and resiliency.



Figure 29: Georgia Northwest Technical College (GNTC)

Training opportunities that are available assist the youth, adults, and the dislocated worker, is as follows; **The Workforce Innovative Opportunity Act**, this is a job training program that offers employment and training opportunities to individuals in the Northwest Georgia 15-county area. Individuals involved in this program must meet eligibility criteria to qualify for training. Programs for youth assists those within the 16-24 years old age range and provides Work Experience (paid work experience with employers where students learn skills that can enhance their employment opportunity) and an opportunity for permanent employment. There is also the availability to receive a welding Diploma – Individual Training Account and long-term



training at Georgia Northwest Technical College as well as the opportunity to receive a GED (General Education Diploma). For adults, the programs offered are for Individuals that are eligible based on family income or barriers to employment. With this, adults can receive on the Job Training and an agreement with an employer to train individuals at a higher than normal wage, with benefits. These Adults are hired at the point of training and training last for 12 weeks. Last but not least, the Individual Training Account, Adults that are in training for 1 to 2 years (long term) and receives a credential, which will make them more employable.



Figure 30: Mural in Downtown Summerville, GA.

For the Dislocated Worker (DW) there are 20 available slots that provide Individuals that have been impacted by a plant closing, employer layoff, long term unemployed or business closer with Individual Training Account (ITA) and may provide Individuals that are in training for 1-2 years (depending on training). There also are multiple opportunities for On the Job Training (OJT) for Individuals who will be trained on the job and able to learn and earn a wage higher than medium wage.

The table below lists the largest employers within Chattooga County and the surrounding area. Note that employers are listed alphabetically by area not by the number of employees

Largest Employers of Chattooga County and Surrounding Area

Employers Within Chattooga County	Employers near Chattooga County	Location
Georgia Department of Corrections	Floyd healthcare Management, Inc	Floyd
Ingles Market, Inc	Harbin Clinic, LLC	Floyd
McDonalds	Lowes Home Centers, Inc	Floyd
Mohawk Carpet Distribution LP	Mohawk Carpet Distribution LP	Gordon
Mount Vernon Mills, Inc	Mount Vernon Mills, Inc	Chattooga
Oakview Health and Rehabilitation	North Georgia Eye Care	Gordon
Showa Best Glove, Inc	Redmond Regional Medical Center, Inc	Floyd
Trycon Tufters, Inc.	Roper Corporation	Walker
United water Solutions, Inc	Shaw Industries Group, Inc.	Gordon
Walmart	Shaw Industries Group, Inc.	Walker

Source: Georgia Department of Labor

Chattooga County Workers – 2017 Estimates

Year	Employed residents of Chattooga County	Number Working Inside County	Percent Working Inside of County	Number that work outside of County	Percent that works outside of the County
2017	9,666	3,086	32	6,580	68

Source: LEHD Origin-Destination Employment Statistics (LODES), 2017

The data set above tells a significant story about Chattooga County's workforce. Within Chattooga County, 68% of the workforce, works outside of the county, which leaves 32% of Chattooga's available workforce working inside of Chattooga County. Mount Vernon Mills, being one of the major employers in the area, contributes to the number of workers who are able to work within their county of residence.

Based on current national trends, it is important to work toward obtaining revenues that promote revitalization in both downtown development and projects that assist with the revitalization of public infrastructure and the workforce.

Downtown development has an inimitable role in economic and social development. Downtowns are important because they are the epicenter of where commercial, cultural, and civic activities are focused. A healthy downtown can also be viewed as a key to a successful thriving community. With working on the revitalization of downtown development, it will also assist with the creation of jobs, attracting tourism and can also provide an increase of property values which will then provide revenue for the community.

A healthy environment assists with the well-being of the community. Infrastructure such as roads, water, sewer, and sidewalks focus on the preservation of the quality of life and provides opportunity for an increase in economic growth. It allows trade, empowers industries, links employees to their jobs, provides opportunities for communities that are struggling, and protects the nation from an increasingly volatile natural environment. Infrastructure is also known as the cornerstone of a stable economy, from private investment in telecommunication services, cable networks, freight trains, electricity projects and pipelines, to public spending on transportation, water, housing, and parks. As a community, Chattooga County has worked to coordinate infrastructure expansion to areas identified as appropriate for new development as well as provided the capacity increases for areas already served.



Figure 31: Downtown Summerville Street view



Figure 32: Example of Infrastructure expansion on construction site

LAND USE ELEMENT

A comprehensive guide of future development and redevelopment in Chattooga County and the Town of Lyerly, City of Menlo, City of Summerville, and Town of Trion.

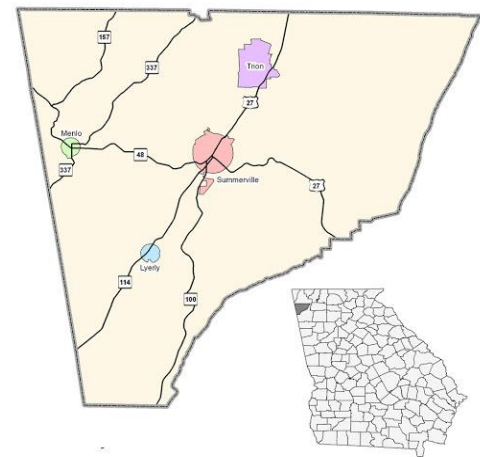


GEOGRAPHY

Chattooga County Includes the Town of Lyerly, City of Menlo, City of Summerville, and the town of Trion. It also includes smaller communities that are unincorporated cities but are recognized places within the county. The evidence below is addressed by geographic area:

Chattooga County

Chattooga County, GA includes the municipalities of Summerville, Trion, Lyerly, and Menlo. Each has a unique character formed both by their physical attributes and management decisions made over time. The 1838 Georgia Assembly officially formed Chattooga County from the Southern portions of Walker County and the Northern portion of Floyd County. Chattooga County borders Alabama to the west and is located South of Chattanooga Tennessee by approximately 50 miles; it is northwest of Atlanta by approximately 90 miles



Cities

Summerville

The City of Summerville is known as the county seat for Chattooga County. The City of Summerville is centrally located within the Chattooga Valley within the county, on the westward side of Taylors ridge, and at the intersections of Georgia 100, 114, 48, and U.S. Highway 27. The historic Downtown Summerville Depot of 1917, constructed after the original 1889 depot burned, serves as a reminder of the importance of the railroad in Summerville's development.



Figure 33: Early Photo of County Court house in Summerville, Ga. Photo provided courtesy of the Chattooga County Historical Society.

Trion

The Town of Trion is located along U.S. Hwy 27 on the westward side of Taylor's Ridge and is approximately 5 miles north of the County seat of Summerville. The Town of Trion has gone through several name changes before its incorporation.

The Trion factory, a cotton mill, was founded by three Walker County businesses men in around 1847. The mill being of success spurred growth in the area. Originally, housing was primarily constructed for those working at the mill. In 1862 Trion finally became incorporated. Though the factory and town were very successful, growth and prosperity were expedited by the introduction of rail in 1888-1889. In 1912 a “New Yorker” by the name of Benjamin D. Riegel bought the Trion Factory and renamed it to Riegel Textile. The factory operated under the Riegel name until 1985 when Mount Vernon Mills purchased a large volume of stock owned by a Ms. German H.H. Emory, the daughter of Benjamin D. Riegel.

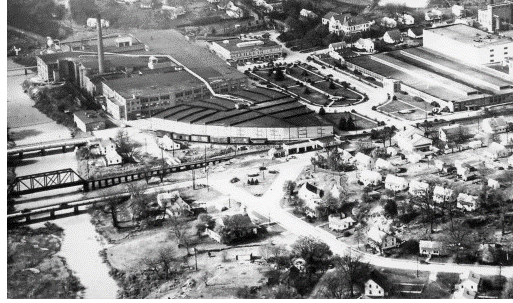


Figure 35: Historic Aerial Photo of Trion Georgia
Photo provided courtesy of the Chattooga County Historical Society.

Lyerly

The Town of Lyerly is located just west of the Chattooga River, southwest of the City of Summerville, and along highway 114. It is an approximate 6 miles Northeast of the Alabama line. Angus McLeod is considered the founder of Lyerly, donating property to the Chattanooga, Rome, and Columbus Railroad Company Depot in 1888. At that time, parcels of land were platted for the creation of a town. There, shortly after, a post office was constructed. The catalyst of development was in large part due to the finding of ore deposits in the area. The town's namesake was that of Charles A. Lyerly, a Tennessee banker who invested heavily in the area. In 1891 the town became incorporated.



Figure 34: Bank of Lyerly. Photo provided courtesy of the Chattooga County Historical Society.

Menlo

The City of Menlo is located just east of the Georgia Alabama line, located at the intersection of Highway 48 and Old Georgia 337. Menlo was platted on property formerly owned by Captain Andrew J. Lawrence, a Confederate Veteran who donated his land for the school and churches. Menlo's current post office began operation in 1886. The Chattanooga Southern Railway came to Menlo in 1891, the city became incorporated in 1903.



Figure 36: Menlo Train Depot. Photo provided courtesy of the Chattooga County Historical Society.

Description and General Overview

Ridge and Valley, Preserved lands, Waterways, and Agriculture

Geology

Chattooga County has been largely influenced by its location in the Valley and Ridge Province of Georgia, with its northeast-southwesterly oriented ridges of beautiful vistas and valleys of rich soil. These valleys' richness is from the formation of soil from both shale and limestone geology. This geology type allows for water to seep into the ground, providing an abundance of groundwater to renew local streams and rivers. Water availability provides from this aquifer system an abundance of water for drinking, agriculture production, and industrial use. The Chattooga River flows southwest through the Chattooga Valley and it is part of the larger Coosa River Basin; it consists of unique aquatic species endemic to that larger basin.

The geology of this area results in rich fertile valleys. Where the valleys have healthy productive soil, the ridges are thin and acidic soils. The thin soil of the ridges is due to erosive actions taken place over time. Over time erosion exposed sandstone and/or chert parent material, causing these soils to be acidic. Acidic soils lead to these slopes to be mostly forested lands. These conditions allow these soils to be appropriate for conservation and recreational uses, including National Forest Service Lands and Sloppy Floyd State Parks found in Chattooga County. These ridges include Taylors Ridge and southern portions of Johns Mountain, Dirtseller ridge.

Agriculture

The United States Department of Agriculture 2017 estimates has Chattooga County with 323 total farms with total acreage of 55,263. Most activities are poultry and pasture related. A review of the most recent University of Georgia Farm Gate values, for the year 2018, reflects the significance of this land use. Chattooga county is ranked 48th in Georgia in Total poultry and egg value at \$24,232,068. The county is ranked 35th in beef cattle with an estimated production of 7,100 per head and a farmgate value of \$4,030,812. As reported, the county is ranked 25th in the state in horse production, with a total yearly value of \$508,300. Outside of poultry and pasture related farming activities, the other agriculture activities of note are corn, timber, and tourism. Chattooga county is ranked 49th in corn Farm Gate Value at \$1,447,952, 87th in timber at a value of \$1,996,512, 65th in agriculture and nature-based tourism at a total value of \$271,375.



Figure 37: NWGRC Community Planner, Alex Smith reviewing land use information for local leaders of the Joint Comprehensive Plan during the Final Public Hearing 02/25/2021.



Figure 38: NWGRC Community Planner, Alex Smith Engaging with the Public and community leaders during the Final Public Hearing 02/25/2021

Preserved land and Nature-based recreational

Nature-based recreational opportunities exist within the county as there is access to National Forest Service Lands and Sloppy Floyd State Park. These areas provide important habitat and protect against environmental degradation of more sensitive lands. Sloppy Floyd Park provides wildlife habitat; hiking, fishing, and paddling recreation opportunities; it has the remnants of the once present mining industry in the forms of caves and infrastructure used. The park has a small lake with fishing piers; kayak and canoe rentals are available also. There is also a waterfall that flows in front of an abandoned mining cave entrance. East of Taylors ridge; at the intersection of Chattooga, Gordon, and Walker County, is Johns Mountain Wildlife Management Area. Johns Mountain provides biking, shooting, horseback riding, camping, fishing, hunting, wildlife viewing, and picnicking recreational opportunities. Located in the northwest corner of the county, just east of the Alabama line and just south of Walker County, is the Otting Wildlife Management Area. The management area allows for geocaching, hunting, fishing, and wildlife viewing. Otting Wildlife Management Area.

Housing

Chattooga County

Chattooga County has the least number of houses in comparison to the surrounding counties of Floyd, Gordon, and Walker. The housing unit density is only an approximant 35 units per square mile, which is considerably below that of Gordon County's 62 units per square mile. The housing unit density difference is even greater when compared to Floyd and Walker County. In 2000 the Census Bureau's decennial census reported a total of 10,677 total housing units within the county, 9,577 of which were considered occupied (*tables below*). By 2010 the total number of housing units within the county had increased to 10,977 units, but the number of houses occupied had decreased to 9,548 housing units. The total count of unoccupied houses by the 2010 census had grown by 329 units. Using ESRI Business Analyst Online, Northwest Georgia Regional Commission estimated the total number of housing units for 2020 to be 11,208; of which, 9,773 are expected to be occupied. The number of unoccupied housing is a closer reflection of the values reported in the 2000 and 2010 Census than that of the 2018 Census American Community Survey.

Year	Total Housing Units	Occupied	Un-occupied
2000	10,677	9,577	1,100
2010	10,977	9,548	1,429
2018	10,956	9,098	1,858
2020	11,208	9,773	1,435
Year	Owner Occupied (%)	Renter Occupied (%)	Vacant (%)
2000	67.5	22.2	10.3
2010	61.3	25.6	13.0
2018	65.8	34.2	0
2020	56.0	31.2	12.8

The Census 2018 ACS lists housing structures by year constructed. A review of the 5-year estimates for 2014 to 2018 reveals that the median year being between 1970 to 1979 for houses constructed within the county.

Summerville

The number of housing units as of the 2000 Census for the City of Summerville was 2,148 units. The total number of housing units per square mile is approximately 536 units per square mile. The percentage of unoccupied was approximately 13% or 275 units. The 2010 Census reported minimum growth in total housing units to 2,159 units and a housing density of 538 units per square mile. The number of unoccupied houses increased by 19 housing units but remains at 13% of the total. Estimated values from ESRI Business Analyst Online are more reflective of that of the 2010 decennial census. Total housing units are reported as 2,173 units; of which, 16% are expected to be unoccupied. Census data indicates that the housing stock median year of construction being between 1970 to 1979.



Figure 39: Historic Photo of The Beavers house, Summerville's first "fine house". Col Beavers sold the land for the town of Summerville. It is where Family Dollar is today. Photo courtesy of the Chattooga County Historic Society.

Year	Total Housing Units	Occupied	Un-occupied
2000	2,092	1,823	275
2010	2,159	1,842	317
2018	2,024	1,717	307
2020	2,173	1,825	348

Year	Owner Occupied (%)	Renter Occupied (%)	Vacant (%)
2000	67.5	22.2	10.3
2010	61.3	25.6	13.0
2018*	37.7	62.3	0
2020	56.0	31.2	12.8

* Note the table above shows a large variation in values for the 2018 Census American Community Survey when compared to the Decennial Census values of 2000, 2010, and ESRI Business Analyst Online estimated values for 2020. The Census 2018 ACS lists housing structures by year constructed. A review of the 5-year estimates for 2014 to 2018 reveals that the median year of construction being between 1970 to 1979.

Trion

Though similar total area to that of Summerville, the Town of Trion's housing summary reports a smaller number of units in comparison to Summerville. The count of housing units was 906 units as of the 2000 Census, or a housing density of 236 housing units per square mile. Unoccupied housing was at 77 or 8.5%. The 2010 decennial census reported 140 units decrease as a result; the result is a housing density decrease to only an approximate 200 housing units per square mile; 12.8% are reported as unoccupied. The total housing is listed at 872 units, but these are only estimated values. Estimated values for 2020 from ESRI Business analyst online is 769 total housing units, 14% unoccupied.

Year	Total Housing Units	Occupied	Un-occupied
2000	906	829	77
2010	766	668	98
2018	872	793	79
2020	769	662	107

Year	Owner Occupied (%)	Renter Occupied (%)	Vacant (%)
2000	63.2	28.3	8.5
2010	48.6	38.6	12.8
2018	43.4	56.4	14.0
2020	48.9	36.9	14.5

The Census 2018 ACS lists housing structures by year constructed. A review of the 5-year estimates for 2014 to 2018 reveals that the median year being of 1939 or earlier.

In 2016 the Town of Trion requested the NWGRC for a housing and neighborhood improvements redevelopment plan. The town's deteriorated housing is much contributed to by large numbers of renter occupied or vacant housing, with only 51.3% of housing units being occupied. Over the years Trion had suffered from several floods within areas of its residential neighborhoods. The redevelopment plan emphasized that new construction be designed to accommodate these conditions. The ACS also lists by year that housing structures were built.

Lyerly

The Town of Lyerly is only $\frac{3}{4}$ of a square mile in area, considerably smaller than that of Summerville and Trion. The 2000 and 2010 Census values respectively reported 217 and 229 units in total; this indicates that the housing unit density is slightly larger than that of Trion's currently. The 2010 Census reported a modest increase in the number of housing units, as the tally was 229 Units. The 2018 ACS stated the total housing as 256 units. Estimated values for 2020 provided by ESRI Business Analyst are for 236 total housing units, 10% unoccupied.

Year	Total Housing Units	Occupied	Un-occupied
2000	217	175	42
2010	229	201	28
2018	256	233	23
2020	236	212	24

Year	Owner Occupied (%)	Renter Occupied (%)	Vacant (%)
2000	69.6	19.4	11.1
2010	61.6	26.2	12.2
2018	84.1	15.9	0
2020	68.2	22.2	9.6

The Census 2018 ACS lists housing structures by year constructed. A review of the 5-year estimates for 2014 to 2018 reveals that the median period to be between 1960 to 1969.

Menlo

Like Lyerly, Menlo's total area is modest, an approximant $\frac{3}{4}$ of a square mile. Menlo's total in housing units is slightly larger than that of Lyerly's, with 240 units recorded in the 2000 Census. By the 2010 Census, the number of total housing had increased by 13 for 253 units. ESRI Business Analyst Online approximates for 2020 a total housing to be 267 units, 13% unoccupied.

Year	Total Housing Units	Occupied	Un-occupied
2000	240	217	23
2010	253	215	38
2018	226	207	19
2020	267	232	35

Year	Owner Occupied (%)	Renter Occupied (%)	Vacant (%)
2000	71.2	19.2	9.6
2010	52.6	32.4	15
2018	54.6	45.4	0
2020	60.3	27.0	12.7

The Census 2018 ACS lists housing structures by year constructed. A review of the 5-year estimates for 2014 to 2018 reveals that the median period to be between 1960 to 1969.

Transportation

Roads and Highways

The Chattooga Valley is a major thoroughfare of transport within Chattooga County, containing both Highway and Rail. Highway 27 connects Chattooga County with Chattanooga. Highway 48 is a northwest connection to the incorporated Town of Menlo and onward to Alabama. At Summerville there are two major State of Georgia Highways, 114 and 100. 114 Connects Summerville with the incorporated Town of Lyerly before entering the State of Alabama. Highway 114, by connection with several State of Alabama and U.S. Highways, gives access to Birmingham Alabama. State Highway 100 is an additional highway connection to Floyd County and the City of Rome to the South.

Public Water and Wastewater Utilities

Chattooga County

The Chattooga County Government does not have wastewater treatment capabilities but does provide its drinking water from groundwater sources. The County is permitted to withdraw a monthly average of 1.21 MGD, but only currently withdrawals 0.89 MGD. The following table provides a summary of water supply permitted withdrawal and actual withdrawal quantity.

Coosa North Georgia Municipal Groundwater Withdrawals Monthly Average Permit Limit and 2019 Average Daily Withdrawal (MGD)					
Permit Number	Permit Holder	County	Aquifer	Permitted Monthly Average (MGD)	Average 2019 Withdrawals (MGD)
027-0001	Chattooga County Water District No. 1	Chattooga	Paleozoic Limestone	1.21	0.86

Summerville

Summerville currently has 218.95 miles of water main and 4,500 plus water meters. The City of Summerville water is withdrawn from both Raccoon Creek and Lowe Spring, both tributaries of the Chattooga River. permitted by the Georgia Environmental Protection Division (EPD) for surface water withdrawals. The following table provides a summary of water supply permitted withdrawal and actual withdrawal quantity.

Coosa North Georgia Municipal Surface Water Withdrawals Monthly Average Permit Limit and 2019 Daily Withdrawal (MGD)					
Permit Number	Permit Holder	County	Source	Permitted Monthly Average (MGD)	Average 2019 Withdrawals (MGD)
027-14002-02	Summerville, City of	Chattooga	Raccoon Creek	2.5	1.96
027-1402-04	Summerville, City of	Chattooga	Lowe Spring	0.5	0.21

On January 30, 2020, the Georgia Environmental Protection Division (EPD) received drinking water samples from Raccoon Creek treatment facility containing PFA (perfluoroalkyl) substance. PFASs, have been used to make carpets, clothing, fabrics for furniture, paper packaging for certain food, and other materials. PFASs over certain levels may result in adverse health effects to unborn children, nursing children, and those adults with compromised immune systems. Due to the contamination residents were advised to fill up containers of fresh water from a water truck at City Hall. The City installed Granular Activated Carbon Filter at the Raccoon Creek. As of November 12, 2020, the health advisory for the City of Summerville was lifted. As of November 12, 2020, the city has spent a total of \$900,000 on the new filter, pipeline, and plans for a well to be installed. In total, a long-term solution will cost between three and four million dollars.

It is known that the City of Summerville's original water pollution control plant (Wastewater treatment facility) was constructed in 1967. Improvements and additions to the facility were constructed in 1988, with the last upgrade being in 2008. The facility's current treatment capacity is 2 MGD with a maximum

permitted capacity of 2.5 MGD. Currently, the plant is operating at approximately 1.6 MGD. The City of Summerville also has a National Pollutant Discharge Elimination System (NPEDS) permit, which allows for the discharge of fully treated wastewater directly into a water body.

Trion

The Town of Trion's water is withdrawn from Trion Springs by the Mount Vernon Mill within the town's jurisdictional boundaries; in return, the mill provides treated water to the Town of Trion. The following table provides a summary of water supply permitted withdrawal and actual withdrawal quantity.

Coosa North Georgia Municipal Surface Water Withdrawals Monthly Average Permit Limit and 2019 Daily Withdrawal (MGD)					
Permit Number	Permit Holder	County	Source	Permitted Monthly Average (MGD)	Average 2019 Withdrawals (MGD)
027-14001-03	Mount Vernon Mills, Inc.	Chattooga	Trion Springs	6.6	Not listed

Though Mount Vernon Mill provides treated water to the Town of Trion, Trion owns the piping infrastructure supplying water to residents. The Town of Trion's wastewater treatment facility allows Mount Vernon Mills to send its waste to the wastewater facility so to be treated. Biosolids are disposed of at the landfill. Treated water is released into the Chattooga River.

Menlo

The city has its permitted water source of 0.19 MGD allowed for withdrawal at this time. The average monthly withdrawals are currently only a fraction of the permitted amount at 0.05 MGD.

Coosa North Georgia Municipal Groundwater Withdrawals Monthly Average Permit Limit and 2019 Average Daily Withdrawal (MGD)					
Permit Number	Permit Holder	County	Aquifer	Permitted Monthly Average (MGD)	Average 2019 Withdrawals (MGD)
027-0003	Menlo, City of	Chattooga	Knox Group	0.19	0.19

Menlo is also NPEDS wastewater permitted, with its facility located within the county just south of its municipal.

Lyerly

The Town of Lyerly has well water as its source of drinking water withdrawing 0.25 MGD; Lyerly is permitted to withdraw 0.28 MGD. The primary well, Licksillet well, is Lyerly's primary source. This well began providing water in 1991. Lyerly also has a secondary well, Railroad well, which began operation in 1966. Where Licksillet well has not had any updates to its infrastructure, the Railroad well infrastructure was upgraded in 2014. All together Lyerly has 60-miles of water main it manages.

Coosa North Georgia Municipal Groundwater Withdrawals Monthly Average Permit Limit and 2019 Average Daily Withdrawal (MGD)					
Permit Number	Permit Holder	County	Aquifer	Permitted Monthly Average (MGD)	Average 2019 Withdrawals (MGD)
027-0002	Lyerly, Town of	Chattooga	Conasauga FM, Knox Group	0.25	0.28

Unlike the other municipalities, Lyerly is permitted for wastewater land application by sprinkler system at its facility. The current facility was constructed in 2000 and updated in 2020 and a permitted treatment capacity of 0.62 MGD.

Mapping the Future

Included with the Land Use Element is a Future Development Map describing current and expected future development patterns with a municipality. The Future Development Map uses "Character areas", to describe expected development patterns as they are envisioned to be. Character area combines form and function to identify the unique features of the community. As described in the Department of Community Affairs' *Discovering and Planning Your Community Character Guidebook*, each area is identifiable based on development intensity and patterns, street design and layout, location and extent of civic buildings and public spaces, and the location of natural features. Character areas describe the unique traits of the area, the future development map is the visual representation of all these individual areas as a whole – within a municipal boundary. This visual allows decision-makers to be consistent in advancing the commercial, industrial, residential growth while also promoting recreational opportunities and preserving the rural agricultural lifestyle.

The Future Development Map can advise officials in adopting appropriate zoning codes if desired. Chattooga County, Lyerly, and Menlo do not have zoning; instead, they rely on building codes and subdivision regulations. Unlike the other municipalities, Summerville and Trion do have zoning ordinances and districts. These ordinances describe allowable uses of private property and specific requirements of any development and construction activity. Along with each's ordinances both have a zoning map identifying where specific residential, industrial, and commercial activity is allowed. The Future Development Map is less specific than zoning's which identifies use on a parcel basis.

Community Elements and Development Category

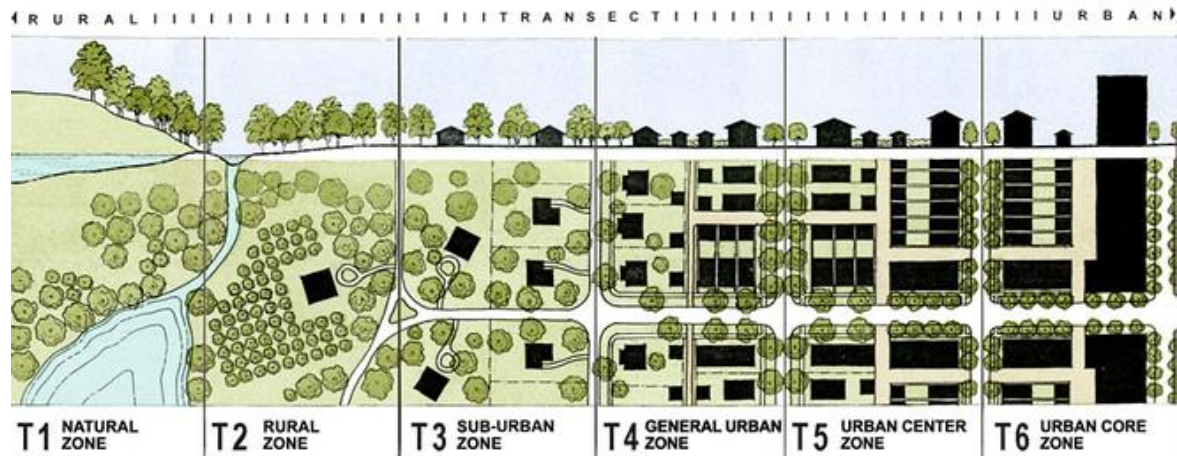
Broadly, the Future Development Map consists of 5 community elements categories, each with corresponding character areas. Community Elements describe scale, character, and intensity of development. These elements are:

• Open Space	• Centers
• Neighborhood	• Corridors
• Districts	

Table 1. Summary of the 5 community elements

Community Element	Summary	Corresponding Character Areas of the 2015 Future Development Map
Open Space/Natural	Preserves natural features and functions; it provides places for connecting with nature. Examples of this category include natural wildlife habitat, water bodies, and public preserves and parks. These areas can be both public and private (conservation easements)	<ul style="list-style-type: none"> • Natural-Open Space Public • Natural-Open Space Reserve
Neighborhood	These are existing neighborhoods that provide a diversity of housing. They are located near open spaces, centers, and corridors.	<ul style="list-style-type: none"> • Rural-Neighborhood • Suburban-Neighborhood • Town-Neighborhood
Centers	Centers provide residents access to a diversity of retail and civic spaces. Typically, it represents the highest level of activity within each development category. Activity can range from rural to town.	<ul style="list-style-type: none"> • Town-Center Downtown • Rural Center • Suburban Center • Town Center
Corridor	These link neighborhoods and communities to centers, but they can also refer to a specific land use/ development type.	<ul style="list-style-type: none"> • Suburban-Corridor Mixed-Use • Suburban-Corridor Residential • Town-Corridor Mixed-Use • Town-Corridor Residential
Districts	These are areas that do not fit within the specific categories listed above. Examples often include industrial parks, office parks, colleges and universities, and other large-scale single-focused areas.	<ul style="list-style-type: none"> • District-Industrial • District-Prison

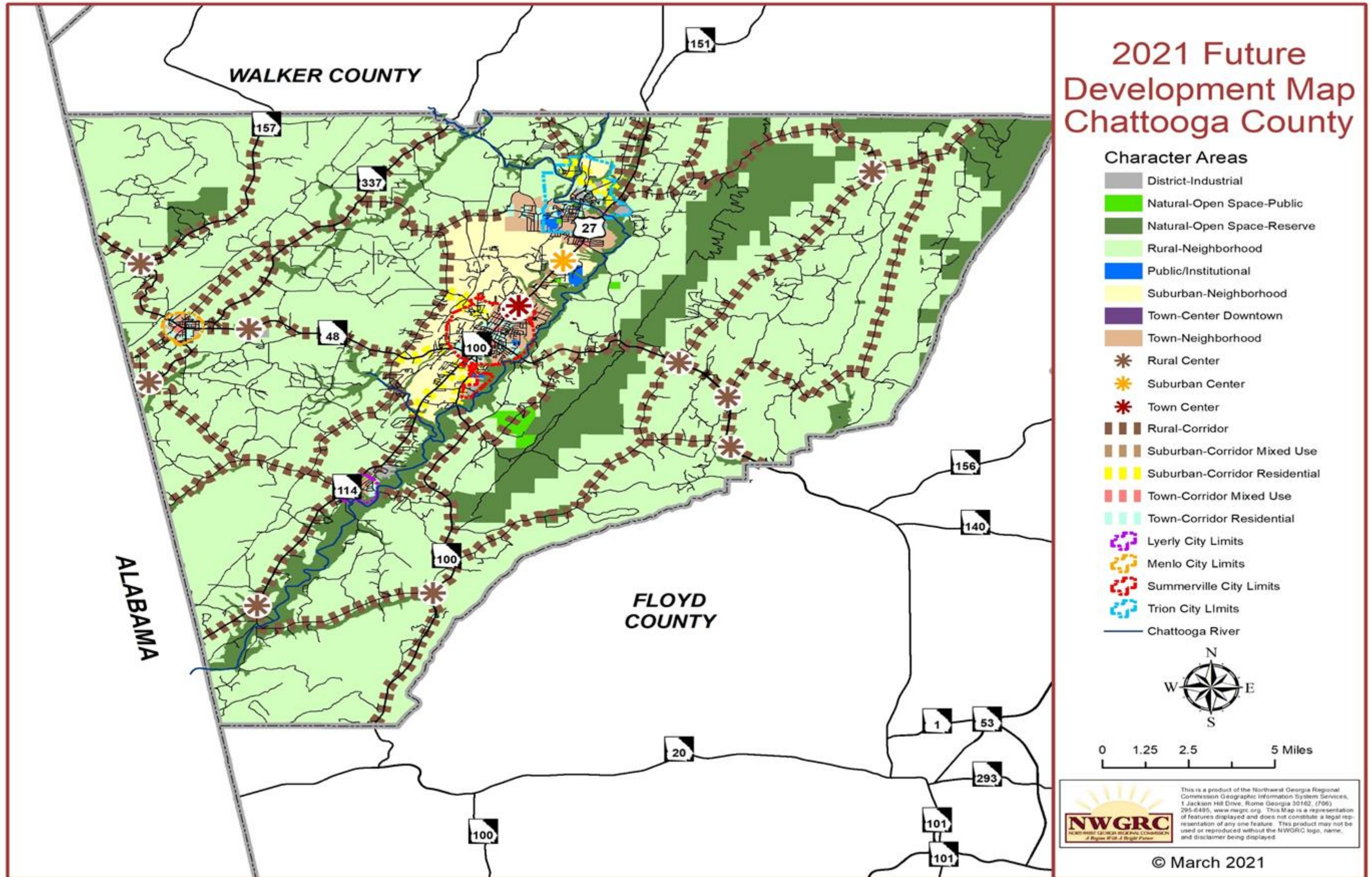
These five Community Elements follow is identified by using the transect model. The transect model identifies development pattern along a gradient from least developed rural areas to more developed districts. Corridors exist in rural, suburban, and urban areas all. The below diagram illustrates the rural to urban transect.

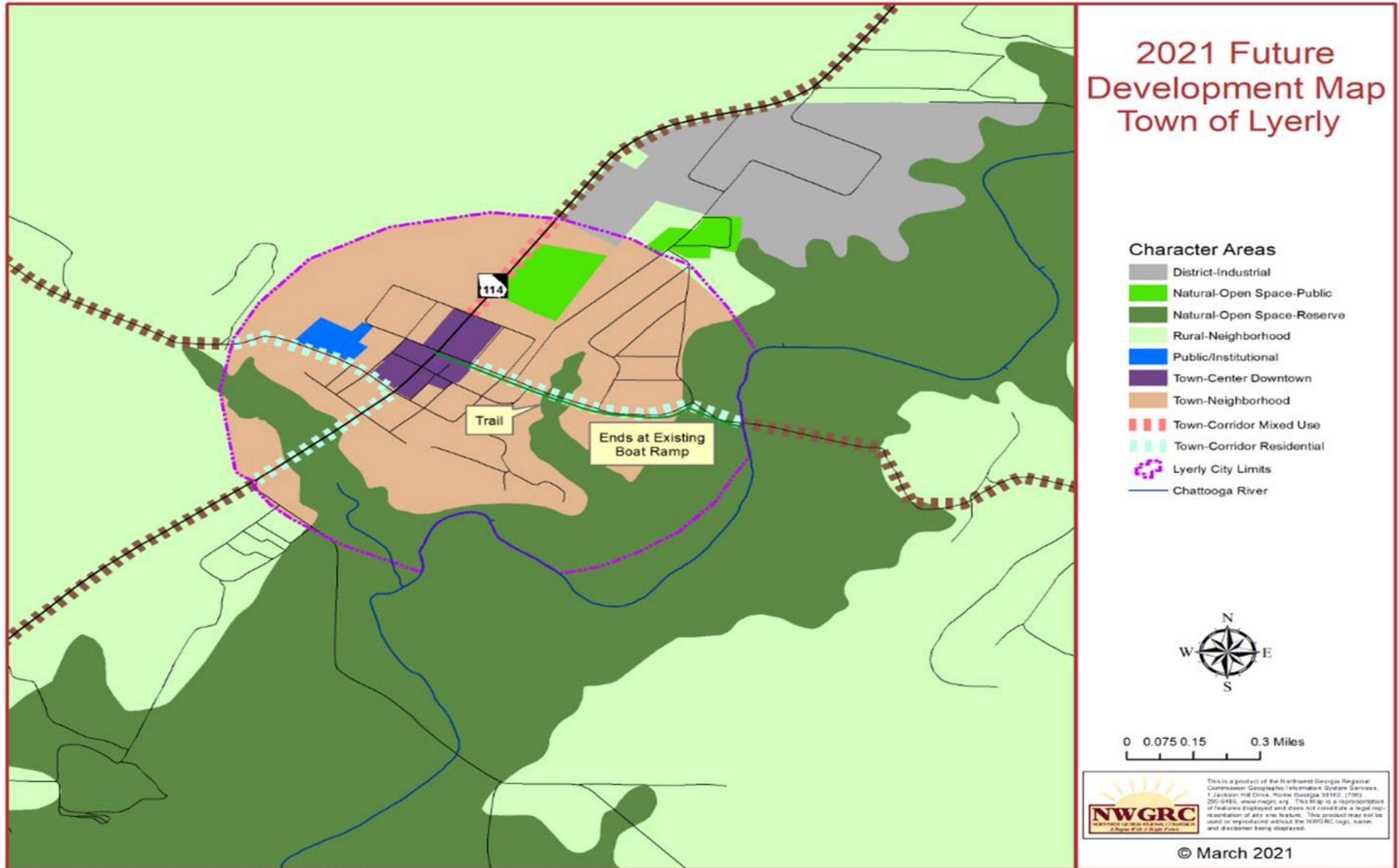


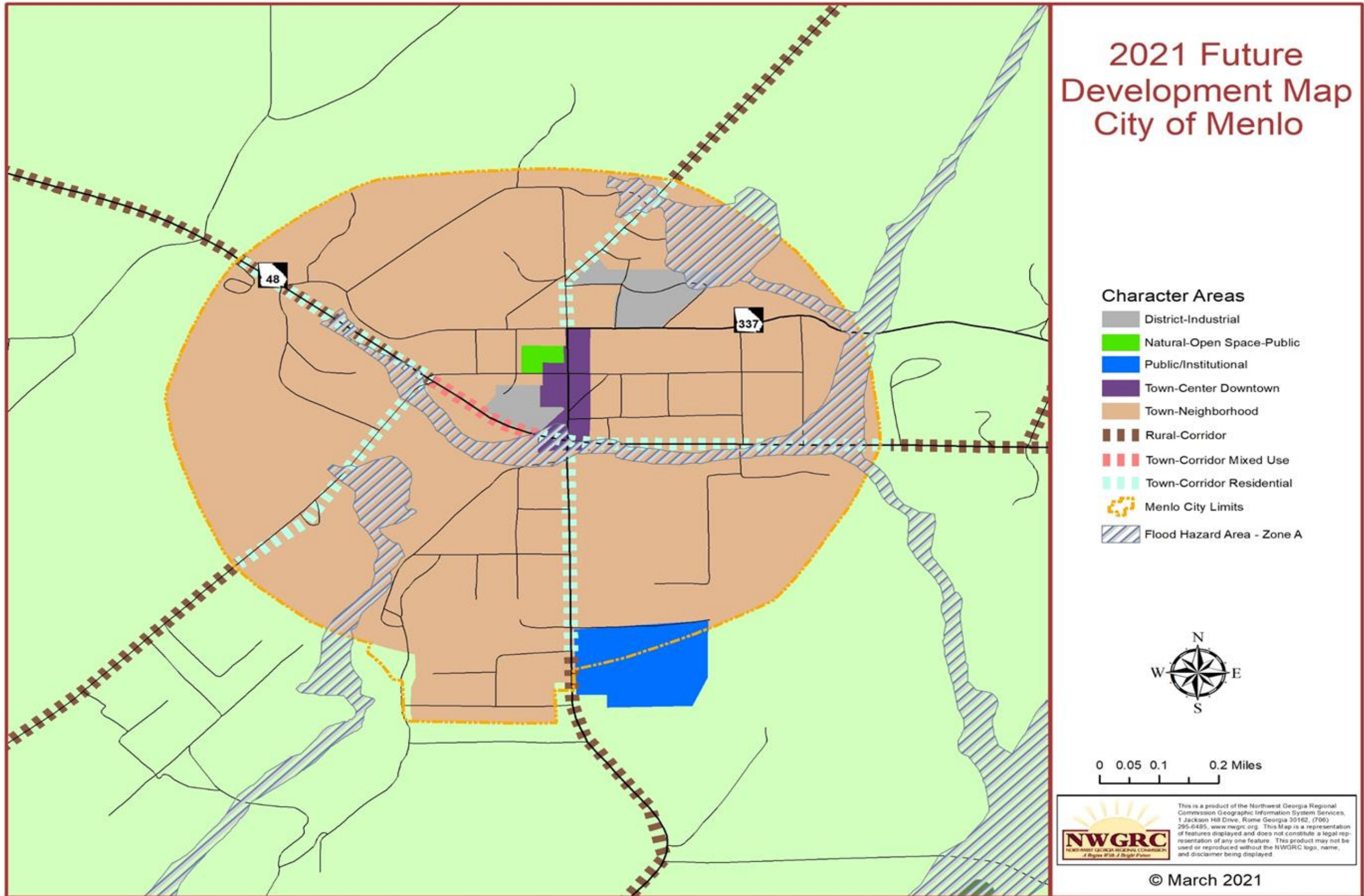
Mapping the Future

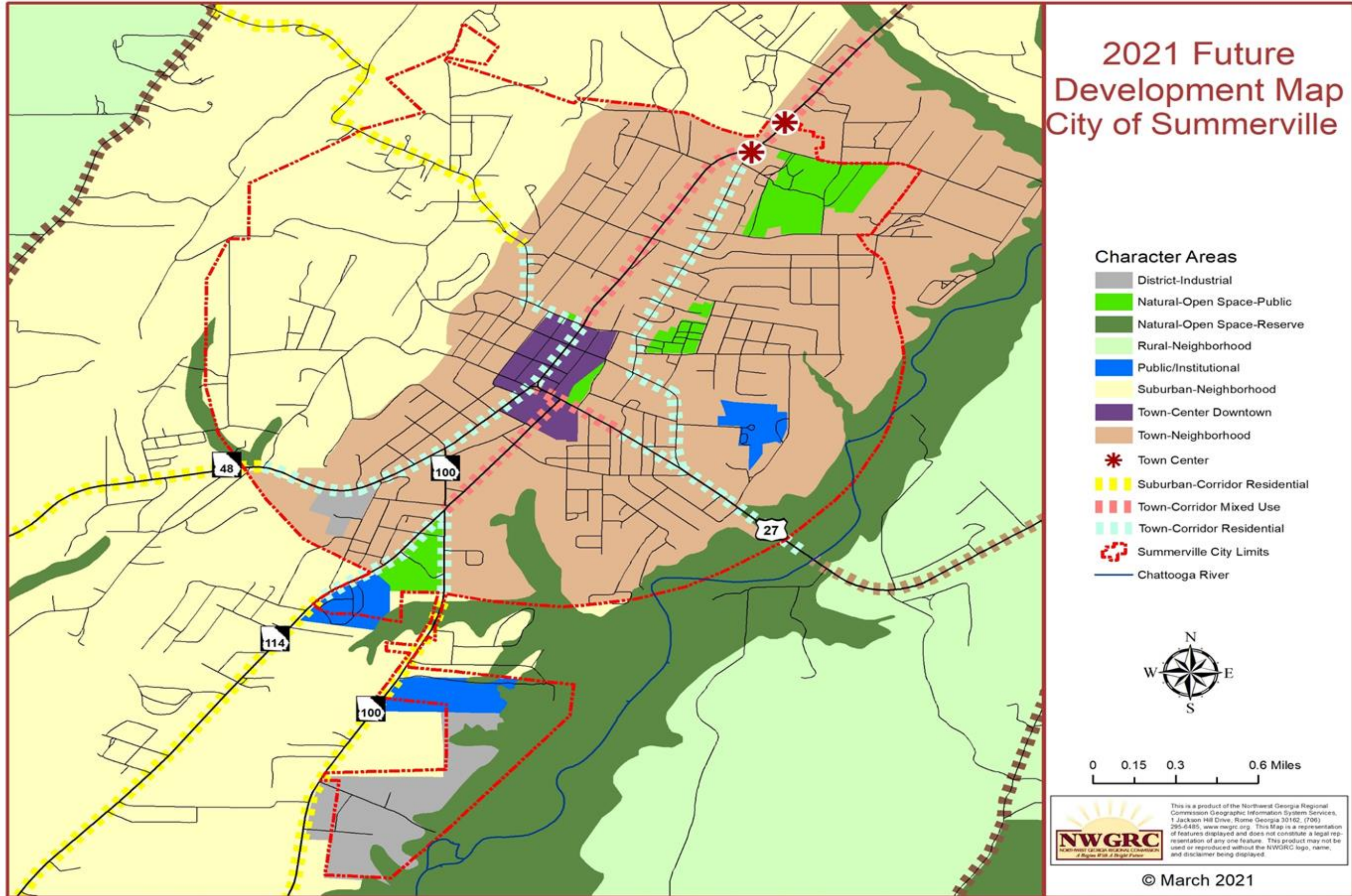
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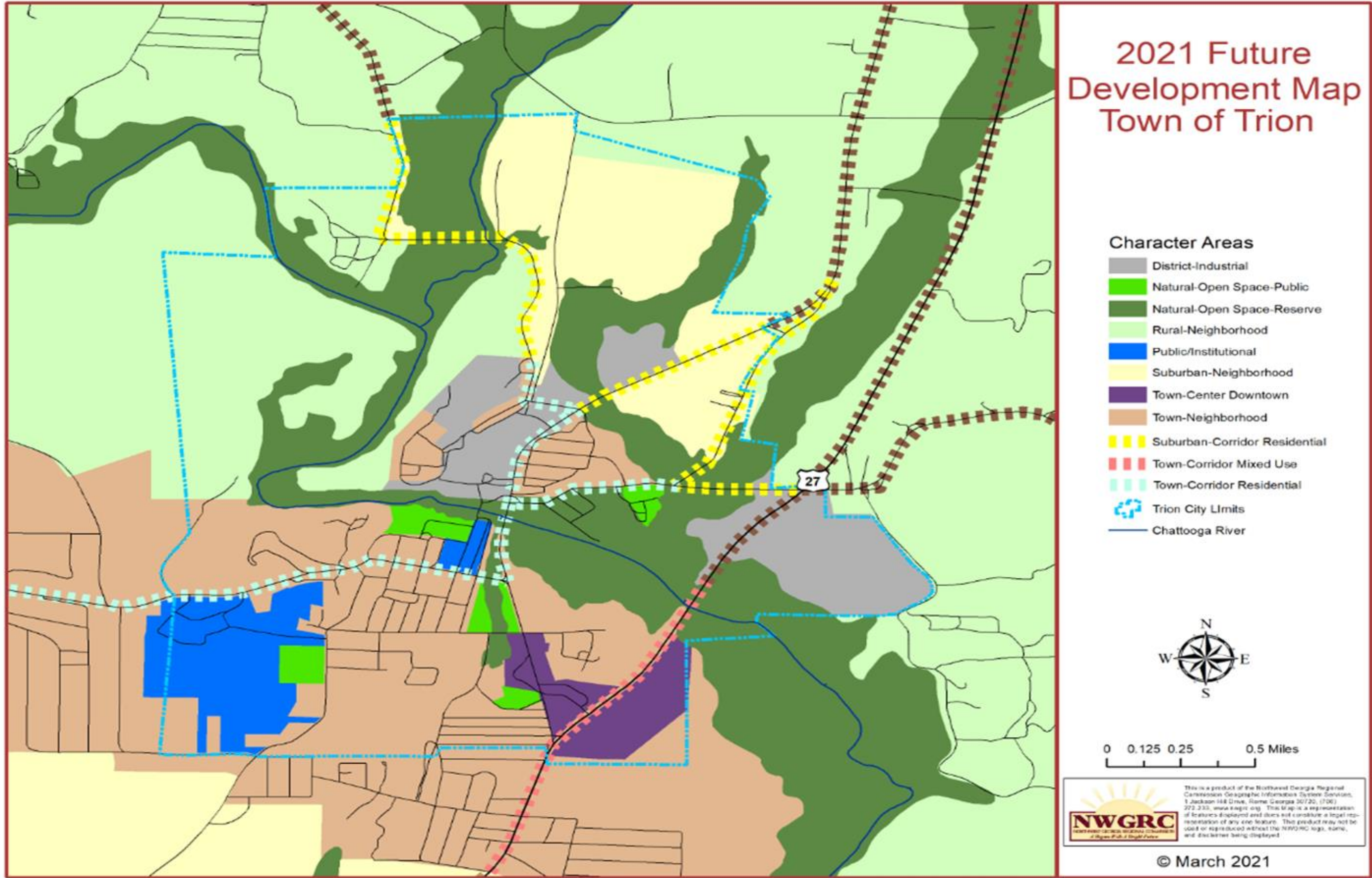
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1. Character Area: Natural-Open Space Reserve

Location: Chattooga County, Summerville, Trion, and Lyerly



Figure 40: Chattooga County has 19,390 acres of Forest Service lands

Brief Description as Given in the 2016-2020 Comprehensive Plan:

- Preserve existing undisturbed natural areas and open space not suitable for development in addition to the protection of areas that have already developed or have the potential to develop due to existing zoning. Natural-Open Space Reserve areas are important in the preservation of natural, ecological functions of the environment and the preservation of the natural environment for current and future generations to enjoy.

Land uses:

- Passive recreation, parks, conservation areas, easements, and set-aside to protect the natural character of the site and its role in enhancing water and air quality, and providing breeding and migration space for wildlife, and in some cases, public hunting and public fishing access.

Implementation measures:

Maintain natural, rural character and protect environmentally

1) Not allowing any new development

2) Promoting Conservation easement

3) Widen roadways when necessary

4) Design roadways to minimize visual impacts

5) Promote passive use tourism and recreation

2. Character Area: Natural-Open Space Public

Location: Chattooga County, Summerville, Trion, Lyerly, and Menlo



Figure 41: James H. Floyd State Park

Brief Description as Given in the 2016-2020 Comprehensive Plan:

- Characterized by active and passive land uses that may serve the immediate neighborhoods or the greater community. Active land uses support public-benefit activities such as playgrounds, picnic areas, sports fields, and multi-use paths.

Land uses:

- Community centers, parks, recreational complexes, and passive recreation areas (greenways and trails)

Implementation measures:

1) Make public investments into parks, recreational complexes, and civic centers

2) Promote pedestrian and bike safety

3) Develop connectivity between recreation areas and other destinations, such as schools and neighborhoods

3. Character Area: Rural-Neighborhood

Location: Chattooga County and Trion



Figure 42: Cotton field located on Oak Hill Rd Lyerly, Ga lands

Brief Description as Given in the 2016-2020 Comprehensive Plan:

- Characterized by open or cultivated lands, agriculture activities, wooded and forested areas states. These areas are sparsely settled with low-density residential development.

Land uses:

- Agriculture, forestry, limited subdivisions, limited commercial, and limited industrial development, places of worship, parks or preserves.

Implementation Measures:

1) Restrict commercial and residential development so to protect farms	2) Promote Conservation easement	3) Require cluster or conservation subdivision
4) Widen roadways when necessary	5) Design roadways to minimize visual impacts	

4. Character Area: Rural Center

Location: Chattooga County



Figure 43: Rural Center located in the community of Gore off of Hwy 27

Brief Description as Given in the 2016-2020 Comprehensive Plan:

- Locations of rural character that provide both commercial and civic services that serve adjacent residential or agricultural areas with limited goods and services. Rural-Centers are characterized by clustered commercial and residential development around the intersection of prominent rural roads.

Land uses:

- Agricultural, Agricultural related business (supply stores, feed and seed stores, farmers markets), Small town retail or grocery stores, Rural Residential single-family housing,

Implementation Measures:

1) Encourage commercial and retail development at nodes	2) Invest in beautification projects and signage
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5. Character Area: Rural-Corridor

Location: Chattooga County and Summerville

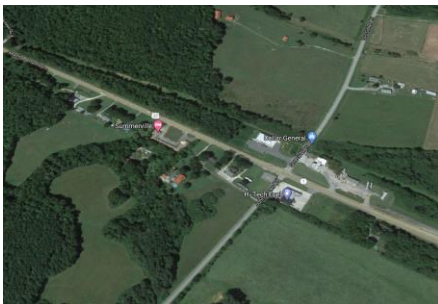


Figure 44: Rural-Corridor at the Community of Gore off of Hwy 27

Brief Description as Given in the 2016-2020 Comprehensive Plan:

- Rural-Corridor areas are intended to preserve the rural lifestyle that are compatible with surrounding agricultural uses that benefit from the scenic rural landscape, that accommodate limited residential growth, and that are located along the primary rural transportation thoroughways.

Land uses:

- Residential, Limited Commercial, Agricultural and Rural Residential, greenspace preservation, infill development within proximity to cities, tourist businesses, undeveloped areas in their natural state, civic benefit uses such as places of worship, municipal parks or preserves, passive recreation (including greenways and trails).

Implementation measures:

Maintain scenic atmosphere by

1) Encouraging moderate to moderate building setbacks

2) Maintain scenic cohesiveness by limiting widening of roadways and minimum impact with new infrastructure

3) Public investments into beautification projects

6. Character Area: Suburban-Neighborhood

Location: Chattooga County, Summerville, and Trion

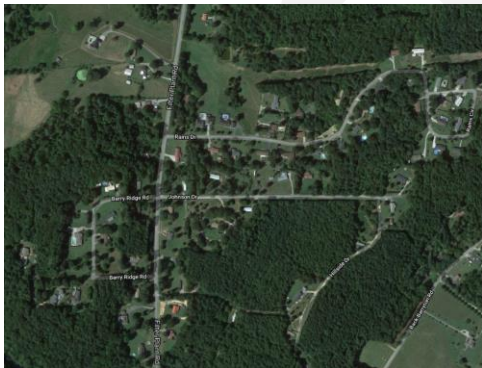


Figure 45: Typical Subdivision found in Chattooga County

Brief Description as Given in the 2016-2020 Comprehensive Plan:

- Characterized by residential development and neighborhoods. The general development pattern is defined by single-use activity on individual lots, predominantly single-family residential housing. These areas have public water and sewer availability or at least in proximity to it. Often street networks are defined by curvilinear streets.

Land uses:

- Residential, light commercial.

Implementation measures:

1) Encourage infill, rehabilitation of property, and open space design

2) Retrofit traditional neighborhood development principles, including walkability

3) Welcome accessory housing units and small-scale infill multifamily residence

7. Character Area: Suburban Center

Location: Chattooga County

Brief Description as Given in the 2016-2020 Comprehensive Plan:

- Characterized by commercial development at the intersection of major transportation corridors. The general development pattern is centered at, or in proximity to, the intersection with single-use commercial and office development.



Figure 46: Walmart shopping center located between Summerville and Trion off of Hwy 27

Land uses:

- Commercial, Office, places of worship, schools, municipal services, community centers or municipal parks.

Implementation measures:

4) Provide uniform sign standards

Shield parking areas and provide shading by landscape

3) Create and apply landscape standards

8. Character Area: Suburban-Corridor Mixed-use

Location: Chattooga County and Summerville



Figure 47: Suburban-Corridor Mixed-use off Hwy 27 in Chattooga County

Brief Description as Given in the 2016-2020 Comprehensive Plan:

- Characterized by residential and commercial development along major transportation corridors where there is a mix of housing types as well as the presence of commercial and office development types.

Land uses:

- Commercial, Subdivisions, industrial

Implementation measures:

1) Emphasize connectivity, housing diversity, site design standards

2) Provide opportunity for moderate intensity mix use along major roadways

3) Apply landscaping standards provide shading parking areas

4) Reduce impervious surfaces

9. Character Area: Public/Institutional

Location: Chattooga County, Summerville, Trion, Lyerly, and Menlo



Figure 48: County Courthouse located in Summerville

Brief Description as Given in the 2016-2020 Comprehensive Plan:

- Includes certain state, federal, or local government uses, and institutional land uses as well as nonprofit institutions. Public uses include city halls and government building complexes, police and fire stations, libraries, prisons, post offices, schools, etc. Examples of institutional land uses include colleges, churches, cemeteries, and hospitals.

Land uses:

- Government facilities, institutional facilities or community facilities, public Government buildings.

10. Character Area: Suburban-Corridor Residential

Location: Chattooga County, Summerville, and Trion



Figure 49: Suburban-Corridor Residential off of Hwy 48 from Summerville to Menlo

Brief Description as Given in the 2016-2020 Comprehensive Plan:

- The general development pattern is linear along the corridor and is defined by compact, pedestrian-scaled mixed-use development.

Land uses:

- Single-family housing, Townhomes, and Multi-family housing, Places of worship, Schools, Municipal services, Community centers or municipal parks, Greenways and trails.

Implementation measures:

1) Limit curb cuts, frontage roads, and side streets.

2) Uniform sign standards and landscaping

3) Future development should emphasize connectivity and housing diversity.

11. Character Area: Town-Neighborhood

Location: Chattooga County, Summerville, Trion, Lyerly, and Menlo

Brief Description as Given in the 2016-2020 Comprehensive Plan:

- Is a compact, walkable development in proximity to a *Community* or *Neighborhood* center. The general development pattern is defined by residential and civic uses such as schools. Neighborhood-oriented commercial uses may be present when there is mixed-use development. A neighborhood with relatively well-maintained housing, possess a distinct identity through architectural styles, lot, and street design, and has higher rates of homeownership



Figure 50: Residential neighborhood street view.

Land uses:

- Residential uses such as single family attached and detached homes, townhomes, live/work units and multifamily. Civic uses such as places of worship, schools, municipal services, community centers, parks, or passive recreation (including greenways and trails).

Implementation Measures:

1) Provide streetscape element and shade to contribute to the neighborhood town character and to frame the street.

2) Emphasize and housing diversity by accommodating a mix of housing types and size.

3) Corridors and centers should support pedestrian and bicycle infrastructure

12.Character Area: Town Center

Location: Summerville



Figure 51: Town Center in Summerville

Brief Description as Given in the 2016-2020 Comprehensive Plan:

- Defined by compact, one-to-three story mixed-use development that typically includes small-scale commercial uses such as a bank, a produce market, drug store, cleaners, or similar uses along with multi-family residential arranged in a pedestrian-friendly village setting.

Land uses:

- Mixed use development (residential, office, and commercial uses), office and commercial uses, residential uses such as multi-family. Civic uses such as places of worship, schools, municipal services, community centers or municipal parks, passive recreation (including greenways and trails)

Implementation measures:

1) Integrate new development site design, building placement, lighting, landscaping, and sidewalks into surrounding neighborhoods

2) With all new development encourage connectivity, pedestrian, and bicycling accessibility.

3) Limit parking to on-street and behind or beside buildings

13. Character Area: Town-Center Downtown

Location: Summerville, Trion, Lyerly, and Menlo



Figure 52: Downtown Summerville

Brief Description as Given in the 2015 Comprehensive Plan:

- Is a compact, walkable development typical of town centers. The general development pattern is defined by compact, mixed-use development.

Land uses:

Mixed use residential, office, and commercial uses. Office and commercial uses, entertainment, and cultural centers. Residential uses are mostly single-family attached and multifamily. Contains places of worship, schools, municipal services, community centers or municipal parks

Implementation measures:

- 1) Emphasize connectivity and a high level of activity
- 2) Reinforce pedestrian-scaled development pattern
- 3) Encourage mix use development
- 4) Develop connection to nearby greenspace
- 5) Minimize visual clutter and provide wayfinding signs
- 6) Encourage bicycling with bike lanes

14. Character Area: Town-Corridor Mixed-use

Location: Summerville, Trion, Lyerly, and Menlo

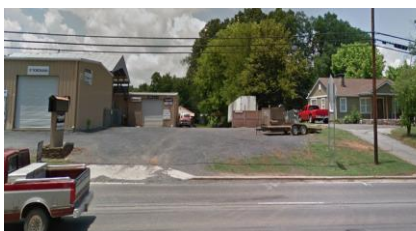


Figure 53: Town-Corridor Mixed-use off of Hwy 27

Brief Description as Given in the 2016-2020 Comprehensive Plan:

- Characterized by compact, walkable development pattern along major town corridors. The general development pattern is linear along the corridor and is defined by compact, pedestrian-scaled mixed-use development.

Land uses:

- Single-family attached and multi-family housing, Office and commercial uses. Mixed use development, Places of worship, Schools, Municipal services, Community centers, Municipal parks, Greenways and trails.

Implementation measures:

- 1) Contribute to the corridor's town character and to frame the streets with streetscape elements.
- 2) Emphasize connectivity and should provide an opportunity for a high intensity mix of uses
- 3) When appropriate provide greenspace in the way of community parks and recreation areas.

15. Character Area: Town-Corridor Residential

Location: Summerville, Trion, Lyerly, and Menlo



Figure 54: Town-Corridor Residential in Summerville

Brief Description as Given in the 2016-2020 Comprehensive Plan:

- Development pattern is linear along the corridor and is defined by compact, pedestrian-scaled residential development. Development along the corridor should serve as a buffer between the major roadway and surrounding neighborhoods by providing a transition from higher intensity to lower intensity development.

Land uses:

- Residential uses include single-family attached, townhomes and multi-family. Civic uses such as places of worship, schools, municipal services, community centers or municipal parks, including greenways and trails.

Implementation measures:

1) Contribute to the area's character and frame the streets with streetscape.

2) Emphasize connectivity

3) Provide an opportunity for high intensity mix of uses.

4) Provide greenspace by of community parks and recreation areas.

16. Character Area: District Industrial

Location: Chattooga County, Summerville, Trion, and Menlo



Figure 55: Mt. Vernon Mills in the Town of Trion

Brief Description as Given in the 2016-2020 Comprehensive Plan:

- Intended to incorporate many aspects of commerce such as industrial parks, professional office campuses, high-tech, and research facilities. Building development should be variable to promote the specific needs of each development.

Land uses:

- Manufacturing, Technology Parks and research facilities, business parks, distribution, wholesale trade

Implementation measures:

1) Future development should reflect a campus or unified development

2) Include on-site stormwater detention or retention

3) Sign standards to prevent visual clutter

4) Include commercial uses to serve workers

5) Include pedestrian circulation to allow walking from building to building



BROADBAND ELEMENT

Introduction

Access to high-speed Internet has become a necessity for business and greatly improves the quality of life for residents. In 2015, the Federal Communications Commission established the definition of high-speed internet, or broadband, at 25 megabits per second for download, (downstream) and 3 megabits per second for upload (upstream). The state of Georgia used this definition as a benchmark for highspeed Internet service in Senate Bill 403, which was passed to become

the “Achieving Connectivity Everywhere (ACE)” Act in spring 2018. This Act has allowed for the creation of the Broadband Ready Program to help communities bring high speed internet service even to the most rural areas. Chattooga County, The City of Summerville, City of Menlo, Town of Trion and Town of Lyerly would like to participate in the Broadband Ready Community program because they see a real need to facilitate better Internet connectivity for all residents, regardless of how remote their homes are. Therefore, this broadband element is being added to the comprehensive plan, and three work program items have been added for each government

- The first item is a commitment to pass a broadband ordinance covering the process of providing broadband to all residents
- The second item states that they will participate in the Broadband Ready Community Program with its adopted ordinance.
- The third item is a commitment to apply for funding under the Broadband Ready program.

Broadband coverage is an essential tool that will increase the quality of life for many residents within Chattooga County. In the current aspect of time, broadband accessibility provides rural prosperity by enabling effective, modern communications among rural American households, schools, education, and healthcare



Figure 56: Many students are tasked with homework requiring internet access. For those students living in rural areas internet access is often limited or altogether unavailable.



Figure 57: In the age of wireless connectivity, invisible to the naked eye, costly physical infrastructure is required to provide reliable, high - speed broadband. The infrastructure primarily consists of buried fiber optic cable as shown above

facilities. The availability of broadband services will also allow greater tangibility between workforce, resources, economic development and more. With achieving connectivity everywhere, residents in rural areas will not only have a better way of life, but also the industries within these communities will have a competitive advantage.



With providing the appropriate transmissions technologies, broadband has been made possible for numerous residential and businesses areas within Chattooga County. Options for broadband coverage include, DSL (Digital Subscriber Line), Fiber, Cable Modem, Satellite and Wireless. Resident’ access to broadband service is based on location within the County.

There are approximately 1.6 million rural residents in the state of Georgia who lack internet connections. Based on the broadband availability map provided by the Georgia Department of Community Affairs, the focus projects towards the unserved broadband statistics for Chattooga County and the amount of served and unserved areas within Chattooga County. County-wide there are approximately 15% of locations that are deemed unserved. The map below (Figure: 58) depicts access to broadband, not actual subscriptions to broadband. With the review of data, there is an estimated number of 1,916 unserved locations, 11, 183 served locations and 15% unserved areas within Chattooga County. Broadband data is provided by the various Internet Service Providers of Georgia.

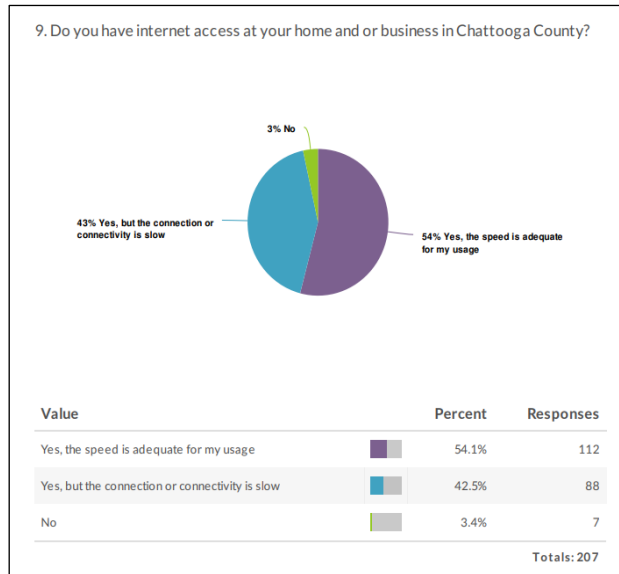
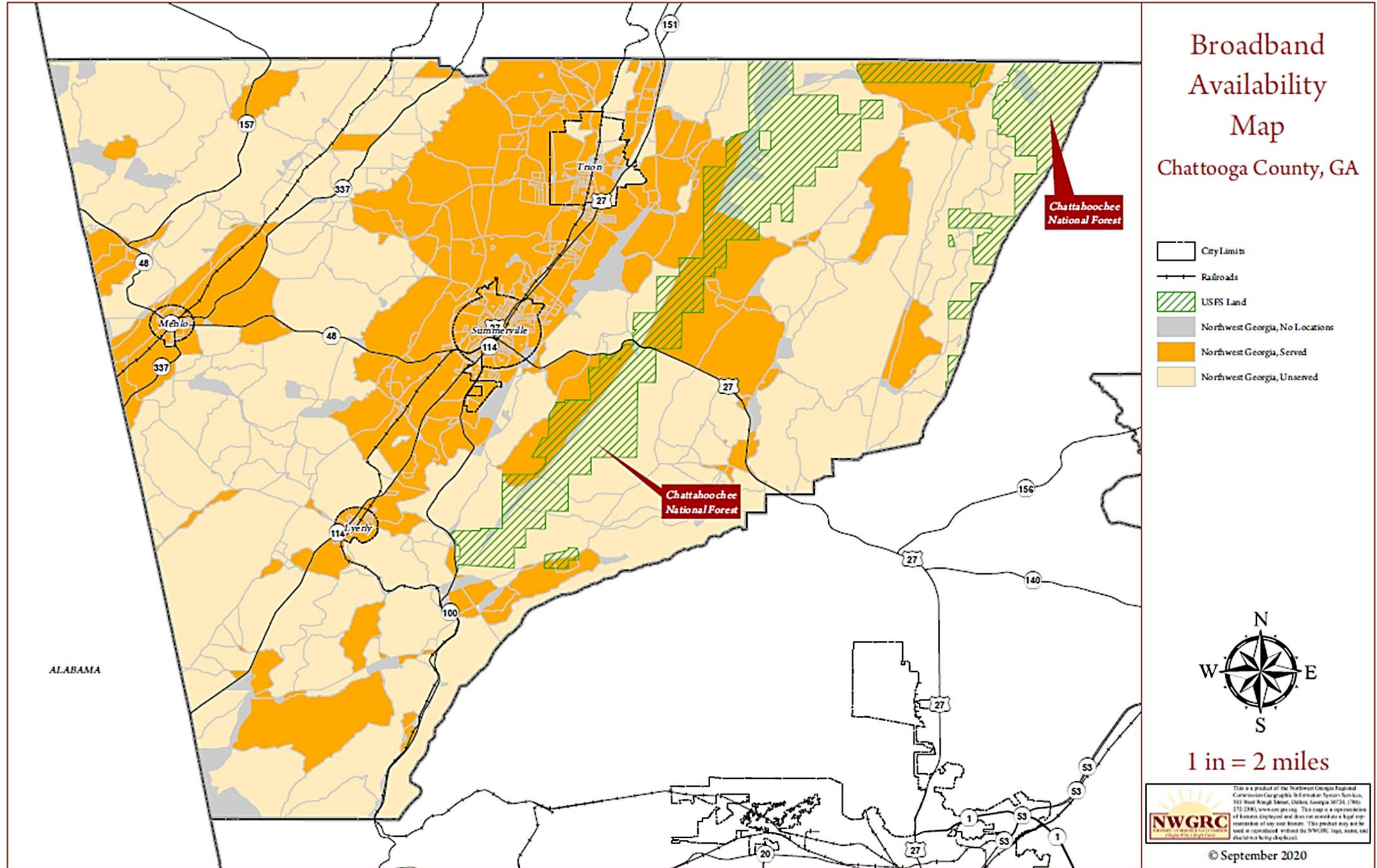


Figure 58: The Community Outreach Survey polled survey takers on their access to broadband. See Appendix A for survey data.

Windstream and Spectrum are some of the Primary Providers of Broadband for Chattooga County. In terms of commitment to broadband, Chattooga County’s primary provider Windstream, provides approximately 94.2% of broadband coverage within the county, with 97.0% having access to at least 25+ mbps. Within the growth and future of Chattooga County 2021-2025 survey, the questions asked residents about their broadband coverage and whether or not the coverage is sufficient, those responses provided some insight based on the participation of the public.

To get the best understanding of the state of broadband within Chattooga County, a survey, “The Growth and future of Chattooga County”, was created. As shown in figure: 59 to the right, the survey question was centered around access of internet within the home or business of the Chattooga County residents. A total of 207 responses were collected and stated that 54.1% of residents having adequate speeds for usage and 42.5% of residents stated that they have access to internet, but the connection or connectivity is slow. Out of these responses, 3.4% of residents advised that they do not have internet access within their home or business. Although adequate internet speed is relative to the user and their needs, it has been observed that 96.6 percent of the 207 survey respondents indicate that internet access is available.



The lack of internet access affects rural communities in many ways. The effects on education are top tier. Students in rural communities without adequate internet access are at risk of falling behind due to the absence of broadband access in their communities. In both the classroom and at home, broadband internet has become important for students to be prepared to compete in the world and economy of the 21st century. Broadband has become the leading tool to assist with the completion of research, assignments, and the access of resources.



Figure 59: High school students in rural area doing homework outdoors to achieve greater internet connection.

Since 70 percent of teachers assign homework that requires broadband access, the lack of, is a major issue for families and the youth whose work consists of internet study, interactive communication, and online testing. Without broadband, learners in rural communities will easily fall behind those with access to greater broadband connectivity in suburban and urban areas.

Though Chattooga County is not deemed as an unserved community, there are still some areas where access to broadband is limited/not sufficient and for these Chattooga County Communities that are in pursuit of improved broadband access, those communities will work to achieve the broadband ready community certification. It is possible to increase internet speeds in current coverage areas through the promotion and deployment of broadband services by drafting and adopting the model ordinance for broadband, as well as working with local providers to ensure connectivity is achieved everywhere. By doing so, one or more of the following conditions must be met in order to continue expanding and investing in new and improved infrastructure:

- Increased density in an underserved area, allowing for a return on investment
- Grant funding becomes available to help alleviate some of the deployment costs.
- Individuals or HOA/POAs enter into agreements with providers for a combination of construction co-pays and extra service obligations



Figure 60: Historic Photo of the local Menlo Shoe Shop, circa 1950. Photo courtesy of the Chattooga County Historical Society.

IMPLEMENTATION PROGRAM

From hence forth the plan will focus on individual, rather than joint needs of each community as previously stated in the HOW TO USE THIS PLAN section. Each community will provide a community statement and/or a list of goals, policies, a report of accomplishments from the previous 2016 -2020 planning period, a list of current Needs and Opportunities, and finally a new Community Work Program for the current 2021-2025 planning period.

CHATTOOGA COUNTY

VISION STATEMENT

Chattooga County and its cities are proud and passionate communities with a sense of community pride. We are determined to improve each of our local communities by providing a livable, sustainable, and thriving community for our residents along with a healthy growing economy that will improve the rural quality of life. We embrace and protect our Historical, cultural, and natural resources, while coming together as a community to promote positive, cooperative, and effective relationships, economic growth and development, as well as building a successful future for our residents that include the following goals:

- A solid resilient economy which is diversified and varies among small businesses, industrial, commercial, agriculture and tourism sectors, which enhances quality of life for all citizens and carefully manages the community's resources.
- Having the option to guide future development and preservation, with educated Land use methodologies that considers the protection, maintenance and management of the areas that include our natural, cultural, environmental, and historic resources.
- A community that achieves and provides valuable partnerships, relationships, training tools, education and resources between educational institutions and work industry to invest into the youth and workforce to develop pathways community and a healthy economy.
- Housing that is adequate and attainable for all citizens.
- To achieve broadband connectivity everywhere.
- A well-funded multi-modal Transportation Plan



Figure 61: Chattooga County is home to several historical, natural, and cultural destinations.



Figure 62: Historic Montgomery knitting mill in Chattooga County, GA. Photo provided courtesy of the Chattooga County Historical Society.



Figure 63: Photo of the Chattooga River in the Fall Season.

POLICY STATEMENTS

Economic Development

- Support the Northwest Georgia Joint Development Authority
- Continue the successful coordination for financing of economic development and infrastructure with SPLOST-funded projects.
- Protect existing business/industry and address the needs and concerns of small business as well as commercial enterprises with the intent of improving workforce development
- Encourage the development of apprenticeships, internships, STEM camps, additional focus on STEM learning, increased technology utilization in the classroom, College and Career Academy, greater collaboration between technical colleges, middle and high schools, colleges and industry to develop programs of study such as advanced manufacturing pathways.
- Implement the Digital Region One Plan Implementation
- Implement Northwest Georgia Advance Manufacturing Strategy



Figure 64: Street View. Downtown Summerville, GA.

Housing

- Support the development of Housing for young professionals.
- Support the development of Senior living housing
- Promote the Use of the Federal historic housing rehabilitation tax credits.



Figure 65: Chattooga County Commissioners office. Photo courtesy of the Chattooga County Chamber of Commerce.

Transportation

- Coordinate with GDOT and NWGRC to develop a joint countywide Multi-modal Transportation Plan.
- Support planned GDOT improvements of SR-140/Adairsville Road in Floyd County
- Continue to develop and strengthen relationship with Bike Walk Northwest Georgia

Natural and Cultural Resources

- Continue coordination with water planning districts
- Continue coordination with Coosa River Basin Initiative (CRBI)/Upper Coosa Riverkeeper, and the Conservation Fund
- Encourage regional-level partnerships to protect and enhance the natural environment, without being tied to political boundaries



Figure 66: Chattooga County Gateway Sign.

- Continue to enforce sediment and erosion control requirements to mitigate negative impacts of construction site run-off on waterways.
- Carry out and conduct best management practices for effective stormwater management, site development, and landscaping

Community Facilities and Services

- Continue coordination of infrastructure expansion to areas identified as appropriate for new development and redevelopment.
- Promote orderly expansion and rehabilitation of water and sewer services.
- Continue to Follow Future Development Guide and Map to determine appropriate limits for expansion of sewer infrastructure.
- Continue to expand provision of public water to areas of the county that currently rely on wells.
- Continue to promote the Chattooga County Solid Waste Management Plan and establish supporting programs.
- Implement measures to reduce solid waste and encourage recycling at all local-government-maintained properties.
- Implement the adopted Hazard Mitigation Plan including mitigation measures for frequent hazards and preventive measures to improve safety around identified critical facilities or infrastructure.

Land Use

- Continue to Coordinate school site selection between planning officials, neighborhoods, and the school board
- Utilize Regional Agenda and Regional Resource Plan in reviewing development projects

Intergovernmental Coordination

- Promote regular-scheduled joint meetings with Chattooga County, Lyerly, Menlo, Summerville, and Trion to address long-range needs as well as short-term issues
- Continue coordination with the Chattooga County Cooperative Extension office
- Encourage public outreach and community agenda implementation
- Support the Development of a joint service delivery study to determine potential efficiency and cost savings associated with consolidation of some city and county government services
- Encourage adopting an intergovernmental agreement to share resources for planning, land use regulation, building inspection and code enforcement



Figure 67: James H. (Sloppy) Floyd State Park in Chattooga County



Figure 68: Chattooga County Library. City of Summerville



Figure 69: Chattooga County Courthouse. Summerville, GA

REPORT OF ACCOMPLISHMENTS, 2016-2020

UNINCORPORATED CHATTOOGA COUNTY

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway. Projected Completion Date	Postponed	Dropped	
ECONOMIC DEVELOPMENT						
Continue the successful coordination for financing of economic development and infrastructure with SPLOST-funded projects.	2016-2020		Ongoing			Policy Statement
Develop a countywide master plan for economic development.	2016-2020		2024			
Form strong partnerships between educational institutions and industry which can lead to development of apprenticeships, internships, STEM camps, additional focus on STEM learning, increased technology utilization in the classroom, College and Career Academy, greater collaboration between technical colleges, middle and high schools, colleges and industry to develop programs of study such as advanced manufacturing pathways.	2016-2020		Ongoing			Policy Statement
Participate in Digital Region One Plan Implementation.	2016-2020		Ongoing			Policy Statement
Participate in Floor 360 Consortium and Investing in Manufacturing Communities (IMCP); Implement Northwest Georgia Advanced Manufacturing Strategy.	2016-2020		Ongoing			Policy Statement

REPORT OF ACCOMPLISHMENTS, 2016-2020

UNINCORPORATED CHATTOOGA COUNTY

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway. Projected Completion Date	Postponed	Dropped	
HOUSING						
Promote the use of federal historic housing rehabilitation tax credits.	2016-2020		Ongoing			Policy Statement
Develop senior living housing	2016-2020		Ongoing			Policy Statement
TRANSPORTATION						
Develop a Joint Countywide Multi-modal Transportation Plan, in coordination with GDOT and NWGRC.	2016-2020		2023			
Strengthen relationship with Bike! Walk! Northwest Georgia.	2016-2020		Ongoing			Policy Statement
Support planned GDOT improvements of SR-140/Adairsville Road in Floyd County.	2016-2020		Ongoing			Policy Statement
Two-mile Industrial Connector to bypass US Highway 27 corridor in downtown Summerville	2016-2020		2024			Project changed from Ten-mile to Two-mile
Apply for "Safe Routes to School" funds	2016-2020	X				

REPORT OF ACCOMPLISHMENTS, 2016-2020

UNINCORPORATED CHATTOOGA COUNTY

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway. Projected Completion Date	Postponed	Dropped	
NATURAL AND CULTURAL RESOURCES						
Continue to enforce sediment and erosion control requirements to mitigate negative impacts of construction site run-off on waterways.	2016-2020		Ongoing			Policy Statement
Conduct and carryout appropriate plans and measures as well as incorporate best management practices for effective stormwater management, site development, and landscaping.	2016-2020		Ongoing			Policy Statement
Create long-term maintenance and site master plan for the Howard Finster home in the Pennville area.	2016-2020		2025			Some improvements have been made but additional improvements are underway
Explore regional-level partnerships to protect and enhance the natural environment, without being tied to political boundaries.	2016-2020		Ongoing			Policy Statement
Continue coordination with water planning districts.	2016-2020		Ongoing			Policy Statement
Coordinate with Coosa River Basin Initiative (CRBI)/Upper Coosa Riverkeeper, and the Conservation Fund.	2016-2020		(Ongoing) Stream cleanup - river trails			Policy Statement
Utilize Regional Agenda, and Regional Resource Plan in reviewing development projects.	2016-2020		Ongoing			Policy Statement

REPORT OF ACCOMPLISHMENTS, 2016-2020

UNINCORPORATED CHATTOOGA COUNTY

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway. Projected Completion Date	Postponed	Dropped	
COMMUNITY FACILITIES AND SERVICES						
Follow Future Development Guide and Map to determine appropriate limits for expansion of sewer infrastructure.	2016-2020		Ongoing			Policy Statement
Promote orderly expansion, and rehabilitation of water and sewer services.	2016-2020		Ongoing			Policy Statement
Conduct and carry out appropriate plans and measures for effective stormwater management.	2016-2020		Ongoing			Policy Statement
Continue to expand provision of public water to areas of the county that currently rely on wells.	2016-2020		Ongoing			Policy Statement
Continue to promote the Chattooga County Solid Waste Management Plan and establish supporting programs.	2016-2020		Ongoing			Policy Statement
Examine building codes to identify means of introducing incentives and requirements for the use of "green" materials, systems, and practices.	2016-2020				X	Chattooga County does not have Building codes
Adopt measures to reduce solid waste and encourage recycling at all local-government-maintained properties.	2016-2020		Ongoing			Policy Statement
Update and implement the adopted Hazard Mitigation Plan including mitigation measures for frequent hazards and preventive measures to improve safety around identified critical facilities or infrastructure.	2016-2020	X				Policy Statement
Coordinate infrastructure expansion to areas identified as appropriate for new development and redevelopment	2016-2020		Ongoing			Policy Statement
Consider expanding municipal recycling to include placing recycling receptacles in public spaces such as government buildings, public parks, and downtown areas	2016-2020	X				

REPORT OF ACCOMPLISHMENTS, 2016-2020

UNINCORPORATED CHATTOOGA COUNTY

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
LAND USE						
Consider adoption of the DCA's "Alternatives to Conventional Zoning Starter Code."	2016-2020		2025			Re-worded in 2021-2025 CWP
Develop senior living housing Establish a land bank public authority to efficiently acquire, hold, manage and develop tax foreclosed property.	2016-2020				X	Would like to limit the amount of property the County holds
Coordinate school site selection between planning officials, neighborhoods, and the school board.	2016-2020		Ongoing			Policy Statement
Develop a vacant site/lot inventory; identify those that are suitable for infill development.	2016-2020		2024			
INTERGOVERNMENTAL COORDINATION						
Develop and implement a public outreach program with the focus of communicating the status of community agenda implementation.	2016-2020		Ongoing			Policy Statement
Establish regular-scheduled joint meetings with Chattooga County, Lyerly, Menlo, Summerville, and Trion to address long-range needs as well as short-term issues	2016-2020		Ongoing			Policy Statement
Consider jointly adopting an intergovernmental agreement to share resources for planning, land use regulation, building inspection and code enforcement.	2016-2020		Ongoing			Policy Statement

REPORT OF ACCOMPLISHMENTS, 2016-2020

UNINCORPORATED CHATTOOGA COUNTY

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
Develop jointly a service delivery study to determine potential efficiency and cost savings associated with consolidation of some city and county government services	2016-2020		2023			Follow up with potential consultant and association of county commissioners
Continued coordination with the Chattooga County Cooperative Extension office.	2016-2020		Ongoing			Policy Statement
Enhance and create government social media outlets to inform communities about community services, community projects and enhance public participation in government	2016-2020		2022			-have website but no other social media as of yet. Working on updating website.
Enhance government websites to improve communication with citizens, businesses, visitors, and potential investors (including posting of ordinances, development regulations, guidelines, zoning maps, etc.).	2016-2020		2021			
Continue to work with the Northwest Georgia Regional Commission to coordinate planning and development efforts in the region.	2016-2020		Ongoing			Policy Statement
Establish regularly-scheduled joint meetings with jurisdictions adjacent to Chattooga County to address long-range needs as well as short term issues and opportunities.	2016-2020	X				
Work with state and federal agencies to identify funding opportunities for community development and transportation needs.	2016-2020		Ongoing			Policy Statement

NEEDS AND OPPORTUNITIES

Economic Development

ID:	The need or opportunity is to:
ED-1	To adequately maintain and preserve municipal assets and increase of capital for both public works and facility maintenance is needed
ED-2	Cooperation between the local governments to assist with identifying new sites for industrial development
ED-3	An expansion of broadband availability to provide more opportunity for learning by residents, to attract patrons to retail centers, and incentivize businesses to locate within the area
ED-4	Attract more patrons of park facilities and cultural resources by making improvements to current recreational facilities and constructing new ones when appropriate
ED-5	Need for more community center mixed-use development
ED-6	Create a strategic Economic Development Plan

Housing

ID:	The need or opportunity is to:
H-1	More affordable middle-income housing is needed to incentivize a younger workforce to stay within the area.
H-2	A senior housing facility is needed.

Transportation

ID:	The need or opportunity is to:
T-1	To ensure all residents have equal access to transportation alternative means of commuting should be identified and pursued.
T-2	To improve traffic safety both educational training and infrastructural improvements are needed.
T-3	Congestion may be decreased through the construction of new alternative routes in certain locations.

Natural and Cultural Resources

ID:	The need or opportunity is to:
NC-1	Coordinating with regional special interest groups, like the Coosa River Basin Initiative on projects such as stream clean-ups, will help preserve natural resources and promote civic pride by volunteerism while protecting these resources for future generations.
NC-2	Increasing access to the Chattooga River will promote more recreation and tourism.
NC-3	Consult and utilize existing or create new recreational-centered plans to stimulate the use and enjoyment of natural and cultural activities.

Community Facilities and Services

ID:	The need or opportunity is to:
CF-1	Need to determine if the current potable water source is sustainable in the long-term.
CF-2	Expanding infrastructure components such as sewer water and gas
CF-3	Aging sewer piping is allowing stormwater to infiltrate into the sewer pipes increasing the volume of wastewater having to be treated.
CF-4	Protection of critical facilities is of concern areas and appropriate measures to mitigate or eliminate the issue should be taken.

Land Use

ID:	The need or opportunity is to:
LU-1	There is limited property available for industrial use.
LU-2	An interest to evaluate and consider different land use enforcement other than zoning exist

Intergovernmental Coordination

ID:	The need or opportunity is to:
IC-1	The potential to share resources, create congruent municipal codes were possible, and to consolidate some government services to reduce confusion and expand upon the opportunity to provide more municipal services should be evaluated.
IC-2	Promoting and advertising community-related projects and services will help the public feel more engaged in the ongoing local activities.
IC-3	Better communication and coordination are needed between governments and government officials are needed.

CHATTOOGA COUNTY COMMUNITY WORK PROGRAM COMMUNITY WORK PROGRAM 2021-2025

UNINCORPORATED CHATTOOGA COUNTY

Need/ Opportunity Code:	Activity Description	2021	2022	2023	2024	2025	Cost Estimate	Funding Source	Responsible Party
ECONOMIC DEVELOPMENT									
ED-4 ED-5	Revitalizing the Tooga Theatre to utilize as an upscale office space, a long-term revenue source for the county and as a tourism & community Hub	X	X	X	X	X	\$1,500,000	Grants Donors Fundraising	Chattooga County and Chamber
ED-3 CF-3	Update current fiber and broadband services to increase speeds in served areas and add coverage in unserved areas.	X	X	X	X	X	\$5,000,000	Grants, Federal & State Funds County, Funding when applicable	Chattooga County
ED-1	Improve and update capital assets for the county including county courthouse and public works	X	X	X	X	X	\$10,000,000	Grants County Funds when applicable	Chattooga County
ED-3	Pass a broadband ordinance	X					\$2000/ Staff time	General Fund	Chattooga County
ED-3	Participate in the Broadband Ready Community Program with its adopted ordinance	X	X				\$5,000/ Staff Time	General Fund	NWGRC, Chattooga County
ED-3	Commitment to complete the application for funding under the Broadband Ready program			X	X	X	\$5,000/ Staff Time	General Fund	NWGRC, Chattooga County
ED-6, ED-2	Develop a countywide master plan for economic development.			X	X		\$60,000	County Funds, ARC/EDA Grant	NWGRC, Chattooga County

CHATTOOGA COUNTY COMMUNITY WORK PROGRAM COMMUNITY WORK PROGRAM 2021-2025

UNINCORPORATED CHATTOOGA COUNTY

Need/ Opportunity Code:	Activity Description	2021	2022	2023	2024	2025	Cost Estimate	Funding Source	Responsible Party
HOUSING									
H-1, H-2	Complete needs assessment of potential site for the development of workforce housing (Phase 1)	X	X				\$30,000	Grants, Government Funding	Chattooga County
H-1, H-2	Complete planning criteria of development of workforce housing (Phase 2)			X	X	X	\$5,000/ staff time	Grants, Government Funding	Chattooga County
H-1, H-2	Implementation of phase 3. Development of workforce housing				X	X	\$100,000 + estimated	Grants, Government Funding	Chattooga County
TRANSPORTATION									
T-1	Develop a Joint Countywide Multi-modal Transportation Plan, in coordination with GDOT and NWGRC.	X	X	X			\$20,000	GDOT, NWGRC, General Fund	Local Governments, NWGRC, GDOT
T-2	Apply for "Safe Routes to School" funds.	X	X	X	X	X	Varies with project	SPLOST, Foundations, SRTS Resource Center (Technical Assistance)	Local Governments, NWGRC, GDOT SRTS Resource Center
T-3	Two-mile Industrial Connector to bypass US Highway 27 corridor in downtown Summerville	X	X	X	X	X	10,000,000	SPLOST, GDOT and grant funds	Jointly with Cities and GDOT

CHATTOOGA COUNTY COMMUNITY WORK PROGRAM COMMUNITY WORK PROGRAM 2021-2025

UNINCORPORATED CHATTOOGA COUNTY

Need/ Opportunity Code:	Activity Description	2021	2022	2023	2024	2025	Cost Estimate	Funding Source	Responsible Party
NATURAL AND CULTURAL RESOURCES									
NC-2, NC-1	Initiate Chattooga River Festival	X	X	X	X	X	Staff Time	Sponsors Volunteers and Corporate Partners	Chattooga County & Chamber
NC-3	Develop overlook on HWY 27 into Park/Greenspace with adding trails, walkways, and staircase for recreation to assist with quality of life for residents	X	X	X	X	X	\$250,000	Grants Donations Federal & State Funds	Chattooga County, Commissioner's Office
NC-3, ED-4	Create long-term maintenance and site master plan for the Howard Finster home in the Pennville area.	X	X	X	X	X	\$25,000	General Fund, Grants	Commissioner's Office, Historical Society
COMMUNITY FACILITIES AND SERVICES									
CF-2	Coordinate infrastructure expansion to areas identified as appropriate for new development and redevelopment.	X	X	X	X	X	\$6,000,000	General Fund	Commissioner's Office
CF-2, CF-1	Continue to expand provision of public water to areas of the county that currently rely on wells.	X	X	X	X	X	\$3,000,000	General Fund	Commissioner's Office

CHATTOOGA COUNTY COMMUNITY WORK PROGRAM COMMUNITY WORK PROGRAM 2021-2025

UNINCORPORATED CHATTOOGA COUNTY

Need/ Opportunity Code:	Activity Description	2021	2022	2023	2024	2025	Cost Estimate	Funding Source	Responsible Party
CF-2	Consider expanding municipal recycling to include placing recycling receptacles in public spaces such a government buildings, public parks, and downtown areas.	X	X	X	X	X	Staff Time	General Fund	Jointly with Cities
CF-2	Adopt measures to reduce solid waste and encourage recycling at all local-government-maintained properties.	X	X	X	X	X	Staff Time	General Fund	Jointly with Cities
CF-4	Update and implement the adopted Hazard Mitigation Plan including mitigation measures for frequent hazards and preventive measures to improve safety around identified critical facilities or infrastructure.	X	X	X	X	X	\$15,000 (update); implementation TBD	GEMA/FEMA HMGP/ local match	County, Cities, GEMA, NWGRC
LAND USE									
LU-1, ED-2	Seek Grant Funding to acquire land for industrial Park	X	X	X	X	X	\$50,000+	Government funding, Grants and/or General Fund	Chattooga County
LU-1, ED-2	Work with cities to help with development of industrial sites.	X	X	X	X	X	\$50,000+	Government funding, Grants and/or General Fund	County, jointly with cities
LU-2	Adopt the DCA's "Alternatives to Conventional Zoning Starter Code."	X	X	X	X	X	\$45,000	General Fund, NWGRC	Commissioner's Office
LU-2	Develop a vacant site/lot inventory; identify those that are suitable for infill development.		X	X	X		\$15,000	General Fund	Jointly with Cities

CHATTOOGA COUNTY COMMUNITY WORK PROGRAM COMMUNITY WORK PROGRAM 2021-2025

UNINCORPORATED CHATTOOGA COUNTY

Need/ Opportunity Code:	Activity Description	2021	2022	2023	2024	2025	Cost Estimate	Funding Source	Responsible Party
INTERGOVERNMENTAL COORDINATION									
IC-3	Establish Monthly meetings with local constitution officers to discuss monthly budgets and monthly operations	X	X	X	X	X	Staff Time	NA	Chattooga County Commissioners office
IC-1	Develop jointly a service delivery study to determine potential efficiency and cost savings associated with consolidation of some city and county government services	X	X	X	X	X	\$30,000	General Fund	Jointly with Cities
IC-2, IC-3	Enhance government websites to improve communication with citizens, businesses, visitors, and potential investors (including posting of ordinances, development regulations, guidelines, zoning maps, etc.).	X	X	X	X	X	\$5,000	General Fund	Jointly with Cities

TOWN OF LYERLY

Vision Statement

The Town of Lyerly in correspondence with the Chattooga County community has a collective vision for the area while also upholding some of its own uniqueness and its small-town charm. Within the shared vision, The Town of Lyerly has demarcated its future vision that encompasses the following goals:

- A community that focuses on the improvement of the quality of life for its citizens.
- Prioritizing the revitalization and development of Downtown, its vacant buildings and beautifying the streetscapes.
- To Prioritize the improvement of blight throughout the community
- A community that provides a variation of neighborhood connections such as sidewalks, greenway trails and bike lanes
- A community works to achieve broadband connectivity everywhere.
- A community that provides the capacity to cultivate and maintain improved all-around intergovernmental coordination

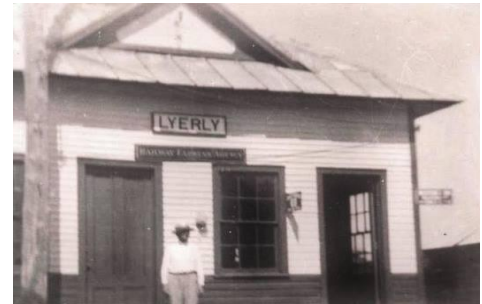


Figure 70: Historic Photo of the Lyerly Depot. Photo provided by the Chattooga County Historical society



Figure 71: Town of Lyerly downtown Banners

POLICY STATEMENTS

Economic Development

- Continue coordination of financing for economic development and infrastructure with SPLOST-funded projects.
- Promote the Participation of the Digital Region One Plan Implementation
- Encourage participation in Floor 360 Consortium and Investing in Manufacturing Communities (IMCP); Implement Northwest Georgia Advanced Manufacturing Strategy.
- Encourage partnerships with downtown business owners of vacant Buildings to repurpose vacant store fronts.



Figure 72: Town of Lyerly City Hall. Photo Courtesy of Town of Lyerly

Transportation

- Continue to Support planned GDOT improvements of SR-140/Adairsville Road in Floyd County
- Encourage Participation in “Safe Routes to School” program
- Work with state and federal agencies to identify funding opportunities for community development and transportation needs

Natural and Cultural Resources

- Promote coordination with Coosa River Basin initiative (CRBI)/Upper Coosa Riverkeeper, and the Conservation Fund
- Promote the utilization of the Regional Agenda, and Regional Resource Plan in reviewing development projects.

Community Facilities and Services

- Promote the coordination of infrastructure expansion to areas identified as appropriate for new development
- Promote orderly expansion and rehabilitation of water and sewer services
- Continue to promote the Chattooga County Solid Waste Management Plan and establish supporting programs
- Implement the adopted Hazard Mitigation Plan including mitigation measures for frequent hazards and preventive measures to improve safety around identified critical facilities or infrastructure
- Coordinate school site selection between planning officials, neighborhoods, and the school board

Intergovernmental Coordination

- Continue to work with the Northwest Georgia Regional Commission to coordinate planning and development efforts in the region.
- Promote the development of a joint service delivery study to determine potential efficiency and cost savings associated with consolidation of some city and county government services



Figure 73: McLeod Memorial Park. Photo courtesy of the Town of Lyerly.



Figure 74: Band Playing Music at Lyerly's Down Home Day Festival in 2019. Photo courtesy of the Town of Lyerly



Figure 75: Lower Chattooga River Canoe/Kayak Trail in Lyerly, GA

REPORT OF ACCOMPLISHMENTS, 2016-2020

TOWN OF LYERLY

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
ECONOMIC DEVELOPMENT						
Continue the successful coordination for financing of economic development and infrastructure with SPLOST-funded projects.	2016-2020		Ongoing			Policy Statement
Participate in Digital Region One Plan Implementation	2016-2020	X				
Participate in Floor 360 Consortium and Investing in Manufacturing Communities (IMCP); Implement Northwest Georgia Advanced Manufacturing Strategy.	2016-2020	X				
"Repurpose" vacant store fronts through partnerships with downtown business owners of vacant buildings.	2016-2020		2025			
Remodel a vacant downtown building into a community center.	2016-2020	X				

REPORT OF ACCOMPLISHMENTS, 2016-2020						
TOWN OF LYERLY						
WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
TRANSPORTATION						
Support planned GDOT improvements of SR-140/Adairsville Road in Floyd County.	2016-2020	X				
Participate in "Safe Routes to School" program	2016-2020		Ongoing			Policy Statement
Coordinate school site selection between planning officials, neighborhoods, and the school board.	2016-2020		Ongoing			Policy Statement
Four-mile expansion of Oak Hill/Alpine Road.	2016-2020		2024			
NATURAL AND CULTURAL RESOURCES						
Coordinate with Coosa River Basin initiative (CRBI)/Upper Coosa Riverkeeper, and the Conservation Fund.	2016-2020		Ongoing			Policy Statement
Utilize Regional Agenda, and Regional Resource Plan in reviewing development projects.	2016-2020		Ongoing			Policy Statement
COMMUNITY FACILITIES AND SERVICES						
Coordinate infrastructure expansion to areas identified as appropriate for new development.	2016-2020		Ongoing			Policy Statement

REPORT OF ACCOMPLISHMENTS, 2016-2020

TOWN OF LYERLY

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
Promote orderly expansion and rehabilitation of water and sewer services.	2016-2020		Ongoing			Policy Statement
Replace/upgrade existing concession stand, restrooms, lighting, and make other improvements to the football stadium.	2016-2020	X				
Continue to promote the Chattooga County Solid Waste Management Plan and establish supporting programs.	2016-2020		Ongoing			Policy Statement
Update and implement the adopted Hazard Mitigation Plan including mitigation measures for frequent hazards and preventive measures to improve safety around identified critical facilities or infrastructure.			Ongoing			Policy Statement
INTERGOVERNMENTAL COORDINATION						
Work with state and federal agencies to identify funding opportunities for community development and transportation needs.	2016-2020		Ongoing			Policy Statement
Develop jointly a service delivery study to determine potential efficiency and cost savings associated with consolidation of some city and county government services	2016-2020	X				
Continue to work with the Northwest Georgia Regional Commission to coordinate planning and development efforts in the region.	2016-2020		Ongoing			Policy Statement
Work with state and federal agencies to identify funding opportunities for community development and transportation needs	2016-2020		Ongoing			Policy Statement

NEEDS AND OPPORTUNITIES

Economic Development

ID:	The need or opportunity is to:
ED-1	Eliminate blight and increase commercial property availability by identifying retail and commercial property that requires repairs or repurposing through strategic planning and appropriate fiscal investing.
ED-2	Reinvigorate the downtown area
ED-3	Improve community amenities to attract business and improve quality of life for citizens
ED-4	Have ready, reliable, and affordable access to broadband internet service

Transportation

ID:	The need or opportunity is to:
T-1	For residential needs, as well as for recreational opportunities, sidewalks connecting downtown to the residential areas as well as the Chattooga River

Natural and Cultural Resources

ID:	The need or opportunity is to:
NC-1	Appropriate upkeep of local municipal parks and cultural resources will reinvigorate them and attract more visitors

Community Facilities and Services

ID:	The need or opportunity is to:
CF-1	There is limited room at some municipal buildings and additions to current structures are needed. In other circumstances, new buildings should be constructed to meet this need.
CF-2	Redundancy and resiliency in the treatment and delivery of public water is lacking and should be addressed.
CF-3	It is uncertain if the current potable water source is sustainable in the long-term.

LYERLY COMMUNITY WORK PROGRAM COMMUNITY WORK PROGRAM 2021-2025

TOWN OF LYERLY

Need/ Opportunity Code:	Activity Description	2021	2022	2023	2024	2025	Cost Estimate	Funding Source	Responsible Party
ECONOMIC DEVELOPMENT									
ED-3 ED-4	Pass a broadband ordinance	X	X				\$1000/ Staff Time	General Fund	NWGRC, Mayor and Council
ED-3 ED-4	Participate in the Broadband Ready Community Program with its adopted ordinance		X	X	X		\$1000/ Staff Time	General Fund	NWGRC, Mayor and Council
ED-3 ED-4	Commitment to complete the application for funding under the broadband ready program			X	X		\$1000/ Staff Time	General Fund	NWGRC, Mayor and Council
ED-1, ED-2	"Repurpose" vacant store fronts through partnerships with downtown business owners of vacant buildings.	X	X	X	X	X	\$10,000	General Fund	City Administrator, Mayor's Office
ED-1, ED-2	Establish a Downtown Development Authority	X	X	X	X	X	\$5,000	Staff time and legal fees	Mayor & Council
ED-1, ED-2, ED-3	Create an Urban Redevelopment Plan for the downtown		X				\$10,000	Staff time for City and RC staff	Mayor & Council, NWGRC

LYERLY COMMUNITY WORK PROGRAM COMMUNITY WORK PROGRAM 2021-2025

TOWN OF LYERLY

Need/ Opportunity Code:	Activity Description	2021	2022	2023	2024	2025	Cost Estimate	Funding Source	Responsible Party
ED-1, ED-2, ED-3	Apply for State Opportunity Zone	X					\$5,000	Staff time for City and RC staff	Mayor & Council, NWGRC
TRANSPORTATION									
T-1, ED-2, ED-3	Sidewalk extension from downtown to the Chattooga River Canoe load/launch site along Lyerly Dam Road. (from previous plan)					X	\$55,000	LMIG	Mayor & Council
T-1, ED-2, ED-3	Sidewalk extension from Hwy. 114 along McLeod St. to Tennessee Ave.		X				\$10,000	LMIG	Mayor & Council
T-1, ED-2, ED-3	Sidewalk extension from Hwy. 114 along Hammond St. and Lyerly Dam Rd. to N. Chattooga Ave.			X			\$10,000	LMIG	Mayor & Council
T-1, ED-2, ED-3	Sidewalk extension from Hwy. 114 along Alpine St. one block east and west			X			\$10,000	LMIG	Mayor & Council

LYERLY COMMUNITY WORK PROGRAM COMMUNITY WORK PROGRAM 2021-2025

TOWN OF LYERLY

Need/ Opportunity Code:	Activity Description	2021	2022	2023	2024	2025	Cost Estimate	Funding Source	Responsible Party
T-1, ED-2, ED-3	Sidewalk extension from Hwy. 114 along Church St. to Chattooga Ave.			X			\$10,000	LMIG	Mayor & Council
T-1, ED-2, ED-3	Sidewalk extension from Hwy. 114 along Foster St. one block to the east and west			X			\$10,000	LMIG	Mayor & Council
T-1, ED-3	Four-mile expansion of Oak Hill/Alpine Road.			X	X		\$250,000	SPLOST	Mayor's Office
NATURAL AND CULTURAL RESOURCES									
NC-1 ED-3	Resurface the track in the City's park		X				\$15,000	LWCF, Local Match	Mayor & Council
NC-1 ED-3	Handicap access to the city park playground		X				\$5,000	LWCF, Local Match	Mayor & Council
NC-1 ED-3	Repave the parking lot at the City's park		X				\$20,000	LWCF, Local Match	Mayor & Council, NWGRC

LYERLY COMMUNITY WORK PROGRAM COMMUNITY WORK PROGRAM 2021-2025

TOWN OF LYERLY

Need/ Opportunity Code:	Activity Description	2021	2022	2023	2024	2025	Cost Estimate	Funding Source	Responsible Party
COMMUNITY FACILITIES AND SERVICES									
CF-1, CF-2	Building an addition to the existing town hall and maintenance building for the water and sewer department.					X	\$30,000	General Fund	Mayor & Council
CF-1, CF-3, CF-2, ED-3	Water source study including test wells to create a sustainable and source of drinking water for the City as well as a redundancy measure.	X	X	X	X	X	\$50,000	General Fund	Mayor & Council

CITY OF MENLO

Vision Statement

The City of Menlo, being a close-knit community has a shared vision for our city. In parallel with Chattooga county and its surrounding local governments, we strive to encourage and improve the quality of life while preserving our small-town principles, values, and sense of community pride. Being a quaint city with an amazing close small-town feel, along with its collective vision, the City of Menlo has defined its future vision that contains the following goals:

- A community that takes pride in its natural, cultural, and historic resources for preservation.
- A community that preserves the economy for its residents included but not limited to industrial professions while working to seek new employment opportunities
- A community who works to seek opportunities for economic growth and development
- A community that works to seek resources to provide our residents
- A community that focuses on the improvement of blight throughout city and makes it a priority in providing a more livable and sustainable environment.
- A community that works to achieve broadband connectivity everywhere.
- A community that works to be more collaborative amongst our community and surrounding local governments to foster overall better intergovernmental coordination



Figure 76: City of Menlo City Hall.



Figure 77: Downtown Menlo

POLICY STATEMENTS

Economic Development

- Continue coordination of financing for economic development and infrastructure with SPLOST- funded projects.
- “Repurpose” vacant store fronts through partnerships with downtown business owners of vacant buildings

Housing

- Promote the attraction of assisted living and or retirement homes to the community

Transportation



Figure 78: Showa Best Glove Inc. Manufacturing company in Menlo, GA

- Continue to strengthen relationships with bike walk Northwest Georgia.
- Continue to Support the coordination with GDOT and NWGRC in the development of a Joint Countywide Multi-modal Plan

Natural and Cultural Resources

- Continue the enforcement of sediment and erosion control requirements to mitigate negative impacts of construction site run-off on waterways
- Promote regional-level partnerships to protect and enhance the natural environment, without being tied to political boundaries
- Promote Coordination with water planning districts
- Promote the utilization of Regional Agenda, and Regional Resource Plan in reviewing development projects.
- Continue Coordination with Coosa River Basin initiative (CRBI)/Upper Coosa Riverkeeper, and the Conservation Fund
- Conduct and carryout appropriate plans and measures as well as incorporate best management practices for stormwater management, site development, and landscaping.

Community Facilities and Services

- Promote orderly expansion of water and sewer services.
- Continue to promote the Chattooga County Solid Waste Management Plan and establish supporting programs
- Update and implement the adopted Hazard Mitigation Plan including mitigation measures for frequent hazards and preventive measures to improve safety around identified critical facilities or infrastructure

Land Use

- Continue Coordination school site selection between planning officials, neighborhoods, and the school board



Figure 79: Historic early road to Menlo. Photo courtesy of The Chattooga County historic society.



Figure 80: Ballard Hardware Store in Menlo, GA. This Hardware Store has been in the community for over 100 years, Built in year 1910.

Intergovernmental Coordination

- Promote jointly adopting an intergovernmental agreement to share resources for planning, land use regulation, building inspection, and code enforcement.
- Promote the enhancement and creation of government social media outlets to inform communities about community services, community projects and enhance public participation in government.
- Work with state and federal agencies to identify funding opportunities for community and transportation needs
- Promote the establishment of regular-scheduled joint meetings with Chattooga County, Lyerly, Menlo, Summerville, and Trion to address long-range needs as well as short-term issues
- Work to develop an intergovernmental agreement to share resources for planning, land use regulation, building inspection and code enforcement
- Work to develop jointly a service delivery study to determine potential efficiency and cost savings associated with consolidation of some city and county government services
- Consider jointly adopting an intergovernmental agreement to share resources for planning, land use regulation, building inspection, and code enforcement
- Continue to work with the Northwest Georgia Regional Commission to coordinate planning and development efforts in the region



Figure 81: Alpine Community/Presbyterian Church. Menlo, GA

REPORT OF ACCOMPLISHMENTS, 2016-2020						
CITY OF MENLO						
WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
ECONOMIC DEVELOPMENT						
Continue the successful coordination for financing of economic development and infrastructure with SPLOST- funded projects.	2016-2020		Ongoing			Policy Statement
Participate in Digital Region One Plan Implementation	2016-2020	X				
Participate in Floor 360 Consortium and Investing in Manufacturing Communities (IMCP); Implement Northwest Georgia Advanced Manufacturing Strategy.	2016-2020	X				
“Repurpose” vacant store fronts through partnerships with downtown business owners of vacant buildings.	2016-2020		Ongoing			Policy Statement
Remodel a vacant downtown building into a community center.	2016-2020			2026		No Funding at this time but plan to revisit after 5 years
HOUSING						
Attract an assisted living/retirement home to locate within the city	2016-2020		2025			

REPORT OF ACCOMPLISHMENTS, 2016-2020

CITY OF MENLO

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
TRANSPORTATION						
Strengthen relationship with "Bike! Walk! Northwest Georgia	2016-2020		Ongoing			Policy Statement
Develop a Joint Countywide Multi-modal Plan, in coordination with GDOT and NWGRC	2016-2020		2025			
Increase parking availability throughout the downtown area.	2016-2020	X				
NATURAL AND CULTURAL RESOURCES						
Continue to enforce sediment and erosion control requirements to mitigate negative impacts of construction site run-off on waterways	2016-2020		Ongoing			Policy Statement
Explore regional-level partnerships to protect and enhance the natural environment, without being tied to political boundaries.	2016-2020		Ongoing			Policy Statement
Coordination with water planning districts	2016-2020		Ongoing			Policy Statement
Utilize Regional Agenda, and Regional Resource Plan in reviewing development projects.	2016-2020		Ongoing			Policy Statement
Coordinate with Coosa River Basin initiative (CRBI)/Upper Coosa Riverkeeper, and the Conservation Fund.	2016-2020		Ongoing			Policy Statement

REPORT OF ACCOMPLISHMENTS, 2016-2020						
CITY OF MENLO						
WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
COMMUNITY FACILITIES AND SERVICES						
Conduct and carryout appropriate plans and measures as well as incorporate best management practices for stormwater management, site development, and landscaping.	2016-2020		Ongoing			Policy Statement
Promote orderly expansion of water and sewer services.	2016-2020		Ongoing			Policy Statement
Continue to promote the Chattooga County Solid Waste Management Plan and establish supporting programs.	2016-2020		Ongoing			Policy Statement
Adopt measures to reduce solid waste and encourage recycling at all local-government-maintained properties.	2016-2020	X				
Update and implement the adopted Hazard Mitigation Plan including mitigation measures for frequent hazards and preventive measures to improve safety around identified critical facilities or infrastructure.	2016-2020		Ongoing			Policy Statement
LAND USE						
Coordinate school site selection between planning officials, neighborhoods, and the school board.	2016-2020		Ongoing			Policy Statement

REPORT OF ACCOMPLISHMENTS, 2016-2020

CITY OF MENLO

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
INTERGOVERNMENTAL COORDINATION						
Consider jointly adopting an intergovernmental agreement to share resources for planning, land use regulation, building inspection, and code enforcement.	2016-2020		Ongoing			Policy Statement
Enhance and create government social media outlets to inform communities about community services, community projects and enhance public participation in government.	2016-2020		2025			Additional outlets to create
Continue to work with the Northwest Georgia Regional Commission to coordinate planning and development efforts in the region.	2016-2020		Ongoing			Policy Statement
Work with state and federal agencies to identify funding opportunities for community and transportation needs.	2016-2020		Ongoing			Policy Statement
Establish regular-scheduled joint meetings with Chattooga County, Lyerly, Menlo, Summerville, and Trion to address long-range needs as well as short-term issues	2016-2020		Ongoing			Policy Statement
Develop jointly a service delivery study to determine potential efficiency and cost savings associated with consolidation of some city and county government services	2016-2020		2025			
Consider jointly adopting an intergovernmental agreement to share resources for planning, land use regulation, building inspection, and code enforcement.	2016-2017		Ongoing			Policy Statement

NEEDS AND OPPORTUNITIES

Economic Development

ID:	The need or opportunity is to:
ED-1	To adequately maintain and preserve municipal assets and increase of capital for both public works and facility maintenance is needed
ED-2	Cooperation between the local governments to assist with identifying new sites for industrial development
ED-3	Improve broadband availability for residents, and businesses in the City
ED-4	Attract more patrons of park facilities and cultural resources by making improvements to current recreational facilities and constructing new ones when appropriate

Housing

ID:	The need or opportunity is to:
H-1	More housing options for senior citizens

Transportation

ID:	The need or opportunity is to:
T-1	To ensure all residents have equal access to transportation alternative means of commuting should be identified and pursued
T-2	To improve traffic safety, both educational training and infrastructural improvements are needed.
T-3	Congestion may be decreased through the construction of new alternative routes in certain locations

Natural and Cultural Resources

ID:	The need or opportunity is to:
NC-1	Coordinating with regional special interest groups, like the Coosa River Basin Initiative on projects such as stream clean-ups, will help preserve natural resources and promote civic pride by volunteerism while protecting these resources for future generations
NC-2	Consult and utilize existing or create new recreational-centered plans to stimulate the use and enjoyment of natural and cultural activities

Community Facilities and Services

ID:	The need or opportunity is to:
CF-1	Coordinating with regional special interest groups, like the Coosa River Basin Initiative on projects such as stream clean-ups, will help preserve natural resources and promote civic pride by volunteerism while protecting these resources for future generations
CF-2	Improve or expand City maintenance facilities
CF-3	Aging sewer piping is allowing stormwater to infiltrate into the sewer pipes increasing the volume of wastewater having to be treated
CF-4	Protection of critical facilities is of concern areas and appropriate measures to mitigate or eliminate the issue should be taken

Intergovernmental Coordination

ID:	The need or opportunity is to:
IC-1	The potential to share resources, create congruent municipal codes were possible, and to consolidate some government services to reduce confusion and expand upon the opportunity to provide more municipal services should be evaluated
IC-2	Promoting and advertising community-related projects and services will help the public feel more engaged in the ongoing local activities

Land Use

ID:	The need or opportunity is to:
LU-1	An interest to evaluate and consider different land use enforcement other than zoning

MENLO COMMUNITY WORK PROGRAM COMMUNITY WORK PROGRAM, 2021-2025									
CITY OF MENLO									
Need/ Opportunity Code:	Activity Description	2021	2022	2023	2024	2025	Cost Estimate	Funding Source	Responsible Party
ECONOMIC DEVELOPMENT									
NC-1, ED-1	More lighting at the park for evening activity	X	X	X	X	X	\$600	General Fund	Mayor's Office
ED-3, LU-1	Pass a broadband Ordinance	X	X	X			\$1,000/ Staff Time	General Fund	Mayor's office and City Council NWGRC
ED-3	Participate in broadband ready community program with adopted ordinance		X	X	X		\$1,000/ Staff Time	General Fund	Mayor's office and City Council NWGRC
ED-2, ED-3, CF-3	Expand Broadband Coverage within the city Limits of Menlo	X	X	X	X	X	\$2,000/ Staff Time	General Fund	Mayor's office and City Council
ED-4, LU-1	Adopt a measure to assist with the upkeep of Alley ways between buildings and housing structures	X	X	X	X	X	\$5,000	General Fund	Mayor's Office and City Council
HOUSING									

MENLO COMMUNITY WORK PROGRAM COMMUNITY WORK PROGRAM, 2021-2025

CITY OF MENLO

Need/ Opportunity Code:	Activity Description	2021	2022	2023	2024	2025	Cost Estimate	Funding Source	Responsible Party
H-1	Attract an assisted living/retirement home to locate within the city.	X	X	X	X	X	Staff Time	General Fund, Developer	Jointly with County, and Mayor's Office
TRANSPORTATION									
T-2	Add a speed breaker or flashing light on the entrance of Hwy 37 & Hwy 48 to slow traffic for safety and to ensure commuters are stopping at four way stop sign.	X	X	X	X	X	\$5,000	Grants? GDOT	Mayor and City Council
T-1, T-3	Develop a Joint Countywide Multi-modal Plan, in coordination with GDOT and NWGRC	X	X	X	X	X	Staff Time	General Fund	Jointly with county and cities
NATURAL AND CULTURAL RESOURCES									
ED-4, NC-1, ED-4, NC-2	Develop picnic areas around Historic sites within the City of Menlo	X	X	X	X	X	\$2,000	General Fund	Mayor's office and City Council
COMMUNITY FACILITIES AND SERVICES									
CF-4 ED-4, NC-2	Add new Building inside the park to host indoor climate-controlled community events and activities	X	X	X	X	X	\$100,000	General Fund, Grant	Mayor's office and City Council, NWGRC
CF-2	Building a city Garage to house City Equipment	X	X	X	X	X	\$30,000	Grants General Fund	Mayor and City Council

MENLO COMMUNITY WORK PROGRAM COMMUNITY WORK PROGRAM, 2021-2025

CITY OF MENLO

Need/ Opportunity Code:	Activity Description	2021	2022	2023	2024	2025	Cost Estimate	Funding Source	Responsible Party
INTERGOVERNMENTAL COORDINATION									
IC-2, ED-1	Enhance and create government social media outlets to inform communities about community services, community projects and enhance public participation in government.	X	X	X	X	X	Staff Time	General Fund	Jointly with county and cities
IC-1, ED-1	Develop jointly a service delivery study to determine potential efficiency and cost savings associated with consolidation of some city and county government services	X	X	X	X	X	\$30,000	General Fund	Jointly with Cities

CITY OF SUMMERVILLE

Vision Statement

The City of Summerville in alliance with Chattooga county and its surrounding local governments, strives to promote growth, economic opportunities, development, and the improvement of the quality of life for all its residents. Having the sensibility and pride within the community and core principles, the City of Summerville has defined its future vision that contains the following goals:

- A community focused on not only the growth and development of the economy, but the growth and development of the community as a whole.
- A community that thrives to develop and provide educational and service resources to and for its residents.
- To provide an adequate amount of housing for all citizens with affordable rates
- A community that works to preserve its housing structures
- To provides adequate recreational options such as trails, sidewalks, streetscapes, and bike accessibility.
- To achieve broadband connectivity everywhere.
- To maintain positive, cooperative, and effective relationship between Chattooga County, City of Menlo, Town of Lyerly and the Town of Trion, as well as other public agencies and organizations.



Figure 82: Downtown Summerville, GA Depot

POLICY STATEMENTS

Economic Development

- Promote Economic growth and diversification
- Continue coordination for financing of economic development and infrastructure with SPLOST-funded projects.
- Promote the participation in the Achieve Connectivity Everywhere program through the GBDI.
- Encourage investment in the downtown area

Housing

- Work to Demolish substandard and blighted structures.

Land Use

- Develop a vacant site/lot inventory, identify those that are suitable for infill development



Figure 83: City of Summerville, GA City Hall

Transportation

- Promote the development of a Joint Countywide Multi-modal Transportation Plan, in coordination with GDOT and NWGRC.
- Support planned GDOT improvements of SR-140/Adairsville Road in Floyd County
- Identify funding opportunities for community development and transportation needs

Natural and Cultural Resources

- Continue the enforcement of sediment and erosion control requirements to mitigate negative impacts of construction site run-off on waterways.
- Promote the utilization of the Regional Agenda, and Regional Resource Plan in reviewing development projects.
- Incorporate best management practices for stormwater management, site development, and landscaping.

Community Facilities and Services

- Continue coordination of infrastructure expansion to areas identified as appropriate for new development
- Continue to promote the Chattooga County Solid Waste Management Plan and establish supporting programs
- Consider jointly adopting an intergovernmental agreement to share resources for planning, land use regulation, building inspection and code enforcement

Intergovernmental Coordination

- Continue to work with the Northwest Georgia Regional Commission to coordinate planning and development efforts in the region
- Establish regular-scheduled joint meetings with Chattooga County, Lyerly, Menlo, Summerville, and Trion to address long-range needs as well as short-term issues
- Coordination with water planning districts.



Figure 84: Paradise Garden. Downtown Summerville, GA.



Figure 85: Howard Finster House. Summerville, GA



Figure 86: Historic Photo of Chattooga County Hospital in Summerville, GA which opened in 1951. Photo courtesy of Chattooga County Historic Society

REPORT OF ACCOMPLISHMENTS, 2016-2020

CITY OF SUMMERVILLE

WORK PROGRAM ACTIVITY	YEAR	Complete	STATUS			Explanation if postponed or dropped
			Underway; Projected Completion Date	Postponed	Dropped	
ECONOMIC DEVELOPMENT						
Continue the successful coordination for financing of economic development and infrastructure with SPLOST-funded projects	2016-2020		Ongoing			Policy Statement
Participate in Digital Region One Plan Implementation.	2016-2020		Ongoing			Policy Statement
Participate in Floor 360 Consortium and Investing in Manufacturing Communities (IMCP); Implement Northwest Georgia Advanced Manufacturing Strategy.	2016-2020	X				
"Repurpose" vacant store fronts through partnerships with downtown business owners of vacant buildings.	2016-2020	X				
HOUSING						
Demolish substandard and blight structures	2016-2020		2025			
TRANSPORTATION						
Develop a Joint Countywide Multi-modal Transportation Plan, in coordination with GDOT and NWGRC	2016-2020		2024			
Seek funding opportunities through Bike! Walk! Northwest Georgia	2016-2020		2023			
Support planned GDOT improvements of SR-140/Adairsville Road in Floyd County	2016-2020	X				

REPORT OF ACCOMPLISHMENTS, 2016-2020

CITY OF SUMMERVILLE

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
NATURAL AND CULTURAL RESOURCES						
Continue to enforce sediment and erosion control requirements to mitigate negative impacts of construction site run-off on waterways	2016-2020		Ongoing			Policy Statement
Utilize Regional Agenda, and Regional Resource Plan in reviewing development projects.	2016-2020		Ongoing			Policy Statement
COMMUNITY FACILITIES AND SERVICES						
Coordinate infrastructure expansion to areas identified as appropriate for new development.	2016-2020		Ongoing			Policy Statement
Conduct and carryout appropriate plans and measures as well as incorporate best management practices for stormwater management, site development, and landscaping.	2016-2020		Ongoing			Policy Statement Wastewater treatment project in the works
Extend sidewalks towards Trion along Highway 27.	2016-2020	X				
Continue to promote the Chattooga County Solid Waste Management Plan and establish supporting programs.	2016-2020	X				
Update and implement the adopted Hazard Mitigation Plan including mitigation measures for frequent hazards and preventive measures to improve safety around identified critical facilities or infrastructure.	2016-2020	X				

REPORT OF ACCOMPLISHMENTS, 2016-2020

CITY OF SUMMERVILLE

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
LAND USE						
Develop a vacant site/lot inventory, identify those that are suitable for infill development	2016-2020		Ongoing			Policy Statement
INTERGOVERNMENTAL COORDINATION						
Develop jointly a service delivery study to determine potential efficiency and cost savings associated with consolidation of some city and county government services	2016-2020	X				
Continue to work with the Northwest Georgia Regional Commission to coordinate planning and development efforts in the region.	2016-2020		Ongoing			Policy Statement
Work with state and federal agencies to identify funding opportunities for community development and transportation needs	2016-2020		Ongoing			Policy Statement Apply every other year for CDBG grant. Received grant for street scapes, parks, sidewalks.
Establish regular-scheduled joint meetings with Chattooga County, Lyerly, Menlo, Summerville, and Trion to address long-range needs as well as short-term issues	2016-2020		Ongoing			Policy Statement
Consider jointly adopting an intergovernmental agreement to share resources for planning, land use regulation, building inspection and code enforcement	2016-2020		Ongoing			Policy Statement
Coordination with water planning districts.	2016-2020		Ongoing			Policy Statement

NEEDS AND OPPORTUNITIES

Economic Development

ID:	The need or opportunity is to:
ED-1	There is a desire for diversification of manufacturing/industrial development but there is a lack of specialized training for the skills required to meet such demand. Partnerships between the local high school and post-secondary educational institutes, such as Georgia Northwestern Technical College, where younger workers can transition into future employment
ED-2	An increase in water, sewer, and gas availability is needed to incentivize new industrial investments
ED-3	A diversity of industry is needed
ED-4	Improve broadband service to business and citizens
ED-5	Continue to invest in the downtown as the focal point and community center of the City

Housing

ID:	The need or opportunity is to:
H-1	The presence of derelict housing due to abandonment, financial restraint of the homeowner, or deficiency inability to upkeep housing in case of the elderly needs to be addressed to eliminate blight and to ensure sufficient and safe living dwellings

Transportation

ID:	The need or opportunity is to:
T-1	To ensure all residents have equal access to transportation alternative means of commuting should be identified and pursued
T-2	To improve traffic safety both educational training and infrastructural improvements are needed.
T-3	Promote greater mobility and functionality through the City of Summerville

Natural and Cultural Resources

ID:	The need or opportunity is to:
NC-1	Appropriate upkeep of local municipal parks and cultural resources will reinvigorate them and attract more visitors
NC-2	Increasing access to the Chattooga River will promote more recreation and tourism.
NC-3	Stimulate the use and enjoyment of natural and cultural activities

Community Facilities and Services

ID:	The need or opportunity is to:
CF-1	Some sewer and water facilities have limited space and treatment infrastructure is outdated, at these locations' additions to the facilities and replacement of equipment are needed
CF-2	There is limited room at some municipal buildings and additions to current structures are needed. In other circumstances, new buildings should be constructed to meet this need
CF-3	There is a lack of broadband availability within municipalities and at recreational facilities
CF-4	There is a need for more opportunities for team sports

Land Use

ID:	The need or opportunity is to:
LU-1	Zoning and building codes could be evaluated to best address vacant and dilapidated housing
LU-2	There is limited property available for industrial use

SUMMERSVILLE COMMUNITY WORK PROGRAM COMMUNITY WORK PROGRAM, 2021-2025

CITY OF SUMMERSVILLE

Need/ Opportunity Code:	Activity Description	2021	2022	2023	2024	2025	Cost Estimate	Funding Source	Responsible Party
ECONOMIC DEVELOPMENT									
ED-3, LU-2	Identify new land for industrial development.	X	X	X	X	X	\$5,000	General Fund	Joint Development Authority and Chattooga Chamber of Commerce
ED-2, CF-1	Increase use and capacity of water, sewer, and gas line system.	X	X	X	X	X	\$50,000	General Fund	City Manager and
ED-4, ED-5, CF-3	Increase broadband technology access. Work to provide internet access in parks, depots, downtown, recreation centers	X	X	X	X	X	\$10,000/ Staff Time	General Fund	NWGRC, Mayor and Council
ED-4	Pass a broadband ordinance	X					\$1000/ Staff time	General Fund	NWGRC, Mayor and Council
ED-4	Participate in the Broadband Ready Community Program with its adopted ordinance	X	X				\$5,000/ Staff Time	General Fund	NWGRC, Mayor and Council

SUMMERVILLE COMMUNITY WORK PROGRAM COMMUNITY WORK PROGRAM, 2021-2025

CITY OF SUMMERVILLE

Need/ Opportunity Code:	Activity Description	2021	2022	2023	2024	2025	Cost Estimate	Funding Source	Responsible Party
ED-4	Commitment to complete the application for funding under the Broadband Ready program	X	X	X			\$5,000/ Staff Time	General Fund	NWGRC, Mayor and Council
HOUSING									
H-1	Demolish substandard and blight structures.	X	X	X	X	X	\$5,000/ Staff Time	General Fund	City Manager and building inspector
TRANSPORTATION									
T-2	Seek funding opportunities through Bike! Walk! Northwest Georgia	X	X	X			Staff time	General Fund	Mayor and Council
T-1	Develop a Joint Countywide Multi-modal Transportation Plan, in coordination with GDOT and NWGRC.	X	X	X	X		NS	General Fund	Jointly with County and Cities
T-2, T-3, ED-5	Apply for funding opportunities to Build and repair, trails, bike paths and sidewalks	X	X	X	X	X	\$125,000 /yr.	Grants, Awards and General Fund	Staff
T-2, T-3, ED-5	Improve functionality and safety of traffic in downtown Summerville	X	X	X	X	X	Staff time	Grants, awards, and general fund	State resources
NATURAL AND CULTURAL RESOURCES									

SUMMERVILLE COMMUNITY WORK PROGRAM COMMUNITY WORK PROGRAM, 2021-2025

CITY OF SUMMERVILLE

Need/ Opportunity Code:	Activity Description	2021	2022	2023	2024	2025	Cost Estimate	Funding Source	Responsible Party
NC-1, NC-3, ED-5	Improvement of Willow Springs Park and the depot	X	X	X	X	X	10,000	Historical society	Historical society and Mayor's Office
NC-2, NC-3	Increase access to the river for recreational and tourism purposes.	X	X	X	X	X	\$25,000	State funds	Mayor's Office and State
NC-2	Improvements of streams and waterways.	X	X	X	X	X	\$50,000	Grants, State funds, general Fund	Mayor's Office and State
COMMUNITY FACILITIES AND SERVICES									
CF-2	Construct a new fire station	X	X	X	X	X	\$450,000	Grants & Awards, General Fund	Mayor's Office and the City of Summerville
CF-2	Development of a new facility for public works and utilities	X	X	X	X	X	\$300,000	General Fund	Mayor's Office
CF-4	Expansion of outdoor recreational facilities. (tennis courts, soccer fields and softball fields)	X	X	X	X	X	\$200,000	Grants, loans, and general fund	Mayor's Office – Staff time

SUMMERVILLE COMMUNITY WORK PROGRAM COMMUNITY WORK PROGRAM, 2021-2025

CITY OF SUMMERVILLE

Need/ Opportunity Code:	Activity Description	2021	2022	2023	2024	2025	Cost Estimate	Funding Source	Responsible Party
LAND USE									
LU-1	Improvement of zoning & Building codes. Develop a vacant site/lot inventory, identify those that are suitable for infill development.	X	X	X	X	X	\$25,000	General Fund	Jointly with counties and cities

TOWN OF TRION

Vision Statement

The town of Trion being a passionate community rich in history, in agreeance with Chattooga County and its municipalities, strives to provide and promote growth and development, economic opportunities and an overall better way of life for its residents. Based on its shared vision, the Town of Trion has defined its future vision that includes the following goals:

- A community focused on providing a diversified economy which provides improvement and growth of the manufacturing industry and workforce
- A community that achieves and is sufficient in providing resources, partnerships, and valuable relationships for its residents
- A community that prioritizes the accessibility and attainability of housing options for its residents
- A community focused on the preservation of its natural, cultural, and historical resources
- A community that works together to guide future development and preservation of land use
- A community that works to achieve broadband connectivity everywhere.
- A community that offers the capacity to encourage and maintain improved all-around intergovernmental coordination



Figure 87: Chattooga River Railroad bridge. Trion, GA.



Figure 88: Town of Trion Aerial Photo

POLICY STATEMENTS

Economic Development

- Continue the successful coordination for financing of economic development and infrastructure with SPLOST-funded projects
- Promote the participation of the Digital Region One Plan Implementation
- Encourage the Formation of strong partnerships between educational institutions and industry

Housing

- Promote usage of federal historic housing rehabilitation tax credits

Transportation

- Continue to Strengthen the relationship with Bike! Walk! Northwest Georgia
- Continue to Support planned GDOT improvements of SR-140/Adairsville Road in Floyd County

Natural and Cultural Resources

- Continue to enforce sediment and erosion control requirements to mitigate negative impacts of construction site run-off on waterways.
- Continue to Coordinate with water planning districts
- Promote the Utilization of the Regional Agenda, and Regional Resource Plan in reviewing development projects.
- Coordinate infrastructure expansion to areas identified as appropriate for new development.
- Promote orderly expansion and rehabilitation of water and sewer services.
- Continue to promote the Chattooga County Solid Waste Management Plan and establish supporting program

Community Facilities and Services

- Upgrade storm sewer system and flood control infrastructure in Trion
- Conduct and carryout appropriate plans and measures for stormwater management
- Update and implement the adopted Hazard Mitigation Plan including mitigation measures for frequent hazards and preventive measures to improve safety around identified critical facilities or infrastructure



Figure 89: Early 1900s postcard view of Trion mill from the railroad station photo courtesy of the Chattooga County Historic Society



Figure 90: Photo of Mount Vernon Mills Denim Plant. Trion, GA



Figure 91: The historic Sweet P's Tavern. Trion, GA

Land Use

- Promote Zoning and Subdivision Regulation Updates
- Promote the Establishment of a land bank public authority to efficiently acquire, hold, manage and develop tax foreclosed property

Intergovernmental Coordination

- Establish regular-scheduled joint meetings with Chattooga County, Lyerly, Menlo, Summerville, and Trion to address long-range needs as well as short-term issues
- Continue to work with the Northwest Georgia Regional Commission to coordinate planning and development efforts in the region
- Continue to work with state and federal agencies to identify funding opportunities for community development and transportation needs
 - Promote the Develop and implement a public outreach program with the focus of communicating the status of Community Agenda implementation



Figure 92: Historic photo of Trion Mill in 1895. Photo courtesy of Chattooga County Historic Society.



Figure 93: Trion Town Hall

REPORT OF ACCOMPLISHMENTS, 2016-2020

TOWN OF TRION

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
ECONOMIC DEVELOPMENT						
Continue the successful coordination for financing of economic development and infrastructure with SPLOST-funded projects	2016-2020		Ongoing			Policy Statement
Attracting State Patrol barracks and CDL exam center	2016-2020				X	Not an administrative priority at this time
Participate in Digital Region One Plan Implementation.	2016-2020	X				
Participate in Floor 360 Consortium and Investing in Manufacturing Communities (IMCP); Implement Northwest Georgia Advanced Manufacturing Strategy.	2016-2020	X				
Form strong partnerships between educational institutions and industry which can lead to development of apprenticeships, internships, STEM camps, additional focus on STEM learning, increased technology utilization in the classroom, College and Career Academy, greater collaboration between technical colleges, middle and high schools, colleges and industry to develop programs of study such as advanced manufacturing pathways. (ongoing)	2016-2020		Ongoing			Policy Statement

REPORT OF ACCOMPLISHMENTS, 2016-2020

TOWN OF TRION

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
HOUSING						
Seek funding from the Neighborhood Stabilization Program (NSP)	2016-2020	X				
Promote use of federal historic housing rehabilitation tax credits.	2016-2020		Ongoing			Policy Statement
Develop Revitalization Area Strategy for Happy Top neighborhood.	2016-2020	X				
Three phase revitalization of Happy Top community	2016-2020	X				
Develop Revitalization Area Strategy for Frogtown community	2016-2020	X				
TRANSPORTATION						
Apply for "Safe Routes to School" funds	2016-2020				X	Change in administrative priority
Strengthen relationship with Bike! Walk! Northwest Georgia.	2016-2020				X	Policy Statement, Not a current and administrative priority
Support planned GDOT improvements of SR-140/Adairsville Road in Floyd County	2016-2020	X				

REPORT OF ACCOMPLISHMENTS, 2016-2020

TOWN OF TRION

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
NATURAL AND CULTURAL RESOURCES						
Continue to enforce sediment and erosion control requirements to mitigate negative impacts of construction site run-off on waterways.	2016-2020		Ongoing			Policy Statement
Explore regional-level partnerships to protect and enhance the natural environment, without being tied to political boundaries	2016-2020				X	Policy Statement
Coordination with water planning districts	2016-2020				X	Policy Statement
Utilize Regional Agenda, and Regional Resource Plan in reviewing development projects.	2016-2020				X	Policy Statement
COMMUNITY FACILITIES AND SERVICES						
Upgrade storm sewer system and flood control infrastructure in Trion.	2016-2020		Ongoing			Policy Statement
Conduct and carryout appropriate plans and measures for stormwater management	2016-2020		Ongoing			Policy Statement
Coordinate infrastructure expansion to areas identified as appropriate for new development.	2016-2020		Ongoing			Policy Statement
Promote orderly expansion and rehabilitation of water and sewer services.	2016-2020		Ongoing			Policy Statement
Complete Park Avenue Trail Phase one	2016-2020			2026		Project on hold
Apply for Park Avenue Trail funding for phase two and three	2016-2020				X	Not a current and administrative priority
Site development to Trion's industrial park	2017-2018	X				

REPORT OF ACCOMPLISHMENTS, 2016-2020

TOWN OF TRION

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
Update Recreational Park facilities	2016-2020	X				Building has been built
Veterans Memorial Park facilities additions	2016-2020	X				Added pavers annually, additions were finished. Parking lot has been finished.
Wastewater System Improvements	2016-2020		Ongoing			Policy Statement
Road access to Trion's industrial park	2016-2020		2021			Started with project in 2020
Continue to promote the Chattooga County Solid Waste Management Plan and establish supporting programs.	2016-2020		Ongoing			Policy Statement
Adopt measures to reduce solid waste and encourage recycling at all local-government-maintained properties.	2016-2020				X	Change in administrative priorities
Examine building codes to identify means of introducing incentives and requirements for the use of "green" materials, systems, and practices.	2016-2020		2024			
Update and implement the adopted Hazard Mitigation Plan including mitigation measures for frequent hazards and preventive measures to improve safety around identified critical facilities or infrastructure.	2016-2020		Ongoing			Policy Statement
LAND USE						
Zoning and Subdivision Regulation Updates	2016-2020		2022			Reworded in 2021-2025 CWP. In the process of updating the zoning map.

REPORT OF ACCOMPLISHMENTS, 2016-2020

TOWN OF TRION

WORK PROGRAM ACTIVITY	YEAR	Complete	STATUS			Explanation if postponed or dropped
			Underway; Projected Completion Date	Postponed	Dropped	
Establish a land bank public authority to efficiently acquire, hold, manage and develop tax foreclosed property	2016-2020		2024			
Develop a vacant site/lot inventory, identify those that are suitable for infill development	2016-2020	X				
INTERGOVERNMENTAL COORDINATION						
Establish regular-scheduled joint meetings with Chattooga County, Lyerly, Menlo, Summerville, and Trion to address long-range needs as well as short-term issues.	2016-2020		Ongoing			Policy Statement
Consider jointly adopting an intergovernmental agreement to share resources for planning, land use regulation, building inspection and code enforcement.	2016-2020				X	Change in Political Priorities
Enhance and create government social media outlets to inform communities about community services, community projects and enhance public participation in government.	2016-2020				X	Change in administrative priorities
Enhance government websites to improve communication with citizens, businesses, visitors, and potential investors (including posting of ordinances, development regulations, guidelines, zoning maps, etc.)	2016-2020				X	Change in administrative priorities
Establish regularly scheduled joint meetings with jurisdictions adjacent to Chattooga County to address long-range needs as well as short-term issues and opportunities.	2016-2020		Ongoing			Policy Statement

REPORT OF ACCOMPLISHMENTS, 2016-2020

TOWN OF TRION

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
Work with state and federal agencies to identify funding opportunities for community development and transportation needs	2016-2020		Ongoing			Policy Statement
Develop and implement a public outreach program with the focus of communicating the status of Community Agenda implementation	2016-2020		Ongoing			Policy Statement
Continue to work with the Northwest Georgia Regional Commission to coordinate planning and development efforts in the region	2016-2020		Ongoing			Policy Statement

NEEDS AND OPPORTUNITIES

Economic Development

ID:	The need or opportunity is to:
ED-1	An increase in water, sewer, and gas availability is needed to incentivize new industrial investments.
ED-2	Improve broadband service to business and citizens
ED-3	Improve City amenities to add to the quality of life for citizens as well as attract business and industry

Housing

ID:	The need or opportunity is to:
H-1	The presence of derelict housing due to abandonment, financial restraint of the homeowner, or deficiency inability to upkeep housing in case of the elderly needs to be addressed to eliminate blight and to ensure sufficient and safe living dwellings
H-2	Flooding is impacting private property and the well-being of residents

Transportation

ID:	The need or opportunity is to:
T-1	To ensure all residents have equal access to transportation alternative means of commuting should be identified and pursued.

Community Facilities and Services

ID:	The need or opportunity is to:
CF-1	Increase number of recreational facilities so to provide more leisure activities.
CF-2	It is uncertain if the current potable water source is sustainable in the long-term.
CF-3	Protection of critical facilities and the wellbeing of citizens from natural hazardous event is of concern areas and appropriate measures to mitigate or eliminate the issue should be taken.
CF-4	Expanding infrastructure components such as sewer water and gas.
CF-5	Improve community facilities and infrastructure other than water and sewer.

Land Use

ID:	The need or opportunity is to:
LU-1	Zoning and building codes could be evaluated to best address vacant and dilapidated housing
LU-2	There is limited property available for industrial use.

TRION COMMUNITY WORK PROGRAM COMMUNITY WORK PROGRAM 2021-2025

TOWN OF TRION

Need/ Opportunity Code:	Activity Description	2021	2022	2023	2024	2025	Cost Estimate	Funding Source	Responsible Party
ECONOMIC DEVELOPMENT									
ED-2 ED-3	Pass a broadband ordinance	X	X				\$1000/ Staff time	General Fund	NWGRC, Mayor and Council
ED-2 ED-3	Participate in the Broadband Ready Community Program with its adopted ordinance	X	X				\$2,000/ Staff Time	General Fund	NWGRC, Mayor and Council
ED-2 ED-3	Commitment to complete the application for funding under the Broadband Ready program	X	X	X			\$2,000/ Staff Time	General Fund	NWGRC, Mayor and Council
ED-1	Road and sewer expansion for Remedium Life Science of Georgia's new location.	X					\$500,000	Equity Fund	OneGeorgia
Housing									
H-1	Eliminate blight at 5 housing locations by conducting renovations.	X					\$250,000	CHIP	Georgia Department of Community Affairs
H-2, CF-3	flooding along park street needs to be mitigated by either an additional ditch or a new stormwater culvert.		X				\$225,000	SPLOST	Town of Trion
TRANSPORTATION									

TRION COMMUNITY WORK PROGRAM COMMUNITY WORK PROGRAM 2021-2025

TOWN OF TRION

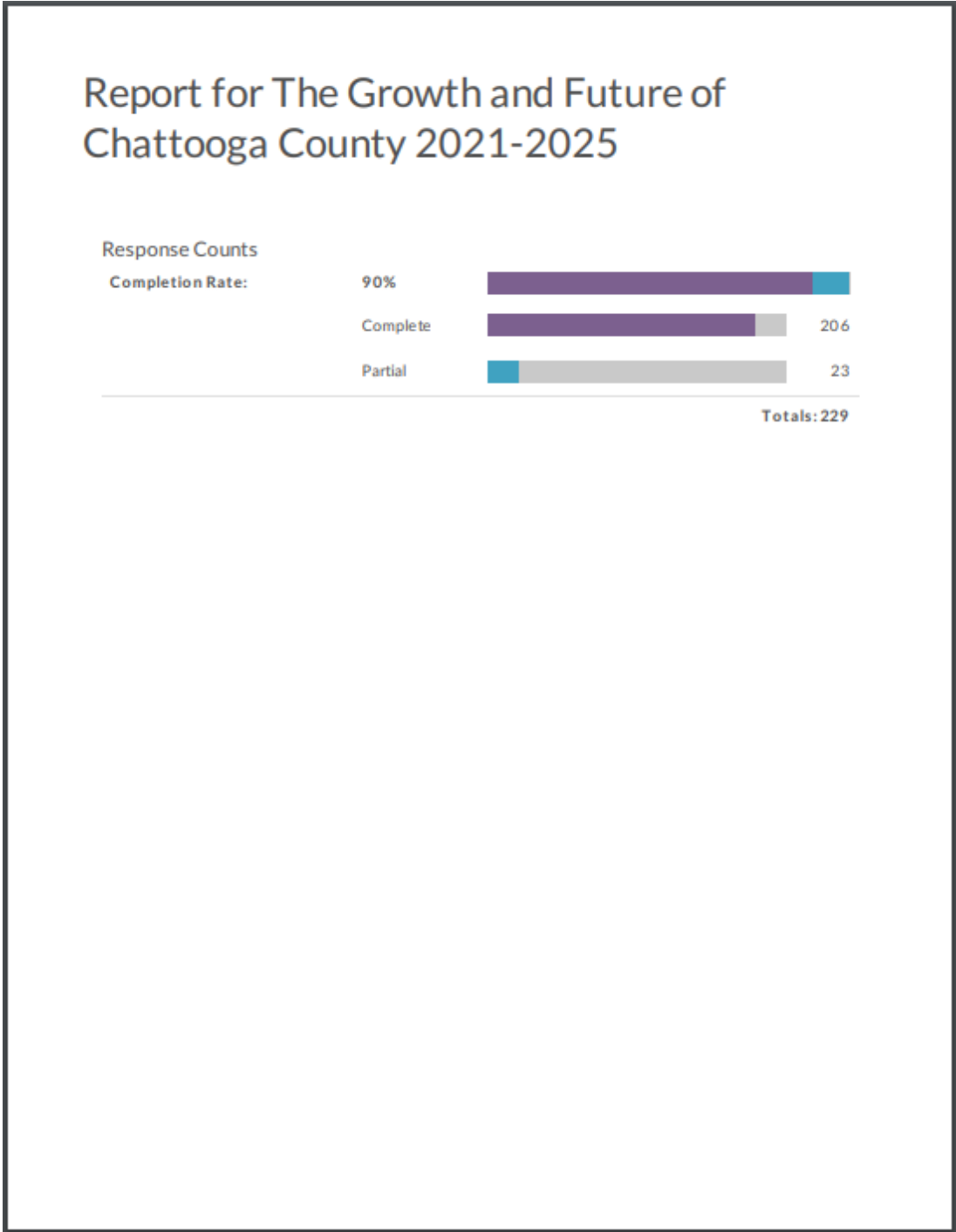
Need/ Opportunity Code:	Activity Description	2021	2022	2023	2024	2025	Cost Estimate	Funding Source	Responsible Party
T-1	Develop a Joint Countywide Multi-modal Transportation Plan, in coordination with GDOT and NWGRC		X				\$50,000	GDOT	NWGRC
COMMUNITY FACILITIES AND SERVICES									
CF-1, ED-3	Begin construction of the new Fay and Sue Hurley Park.	X					\$10,000	SPLOST, General Fund	Town of Trion
CF-2	Conduct a study for additional water sources				X		\$50,000	SPLOST, General Fund	Town of Trion
CF-3	Chattooga River dikes need repair and an additional 2 need to be constructed. Partnering with both the State of Georgia and the Federal government			X			2,000,000	Flood Mitigation Assistance (FMA)	FEMA
CF-3, H-2	Upgrade storm sewer system and flood control infrastructure in Trion.			X			\$50,000	General Fund	Town of Trion, Public Works
CF-4, ED-1	Road access to Trion's industrial park	X					\$300,000	ARC and General Fund	Town of Trion
CF-5	Examine building codes to identify means of introducing incentives and requirements for the use of "green" materials, systems, and practices			X	X		\$5,000	Staff time, General Fund	Building inspection
LAND USE									

TRION COMMUNITY WORK PROGRAM COMMUNITY WORK PROGRAM 2021-2025

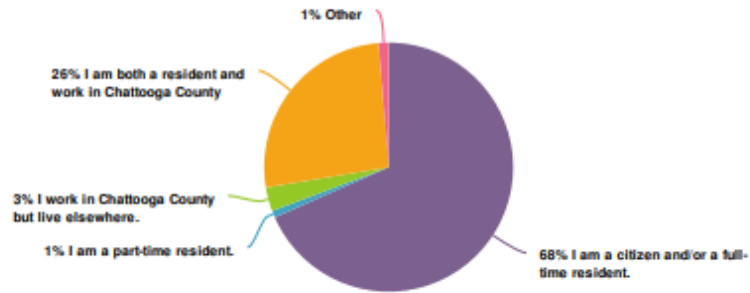
TOWN OF TRION

Need/ Opportunity Code:	Activity Description	2021	2022	2023	2024	2025	Cost Estimate	Funding Source	Responsible Party
LU-1	Adopt a new Zoning Map	X	X				\$2,500	General Fund, Staff time	Town of Trion
LU-1	Adopt Subdivision Regulation Updates		X				\$10,000	General Fund, Staff time	Town of Trion
LU-2	Establish a land bank public authority to efficiently acquire, hold, manage and develop tax foreclosed property				X		\$10,000	General Fund	Town of Trion
LU-2	Develop a vacant site/lot inventory, identify those that are suitable for infill development					X	\$15,000	General Fund	Town of Trion

APPENDIX A: COMMUNITY SURVEY RESULTS



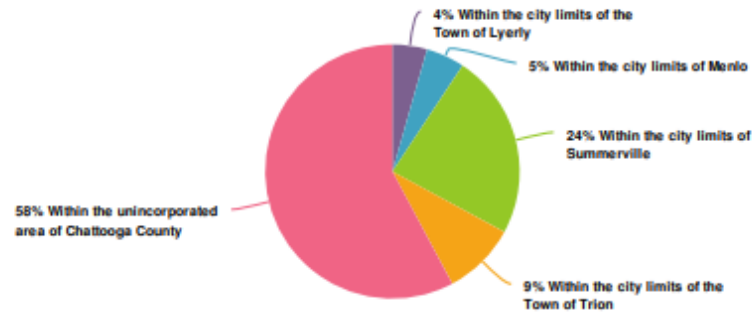
1. What is your connection to Chattooga County, Town of Lyerly, City of Menlo, City Summerville or Town of Trion? (Select One Only)



Value	Percent	Responses
I am a citizen and/or a full-time resident.	68.4%	156
I am a part-time resident.	0.9%	2
I work in Chattooga County but live elsewhere.	3.1%	7
I am both a resident and work in Chattooga County	26.3%	60
Other	1.3%	3

Totals: 228

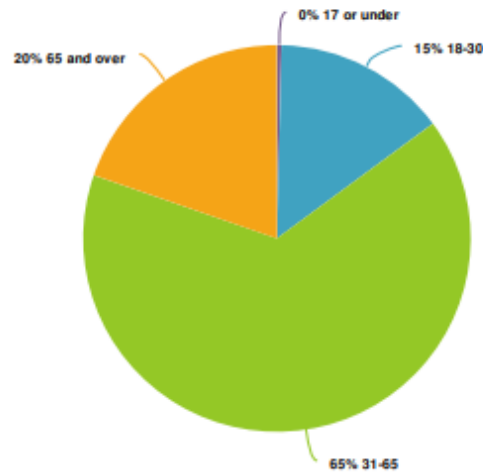
2. Where is your residence or place of business located?



Value	Percent	Responses
Within the city limits of the Town of Lyerly	4.4%	10
Within the city limits of Menlo	4.9%	11
Within the city limits of Summerville	23.6%	53
Within the city limits of the Town of Trion	9.3%	21
Within the unincorporated area of Chattooga County	57.8%	130

Totals: 225

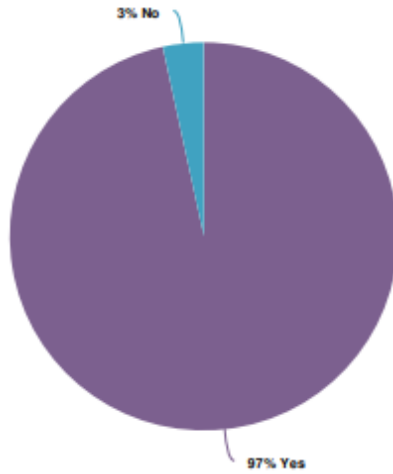
3. What age group do you represent?



Value	Percent	Responses
17 or under	0.4%	1
18-30	14.5%	33
31-65	65.4%	149
65 and over	19.7%	45

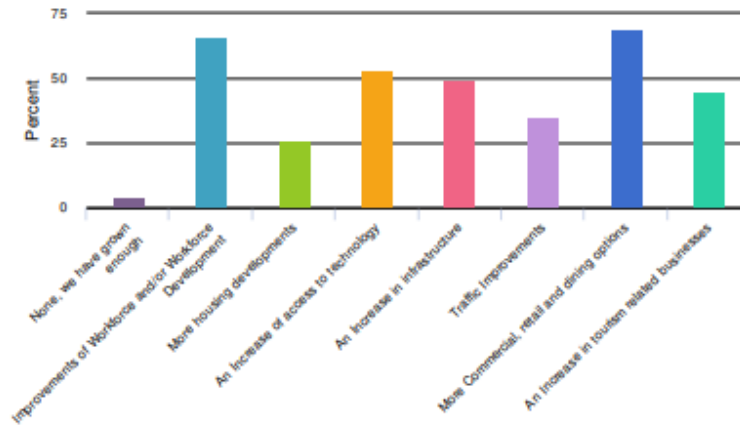
Totals: 228

4. Are you interested in growth in your community?



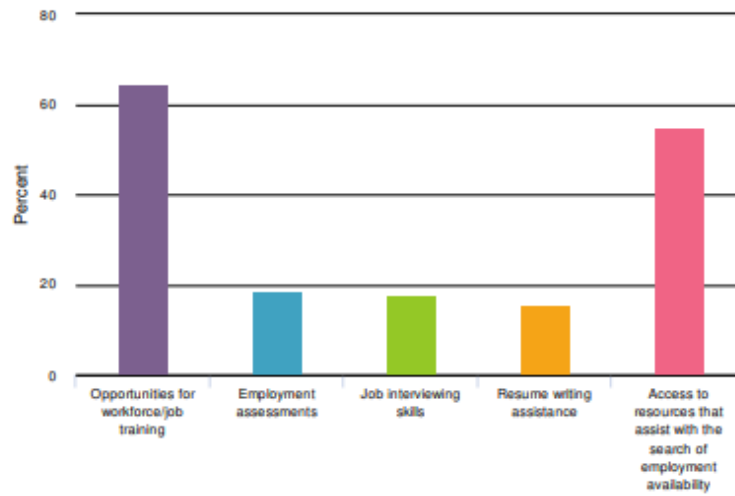
Value	Percent	Responses
Yes	96.6%	200
No	3.4%	7
Totals: 207		

5. What type of growth are you interested in seeing within your community? (Select all that apply)



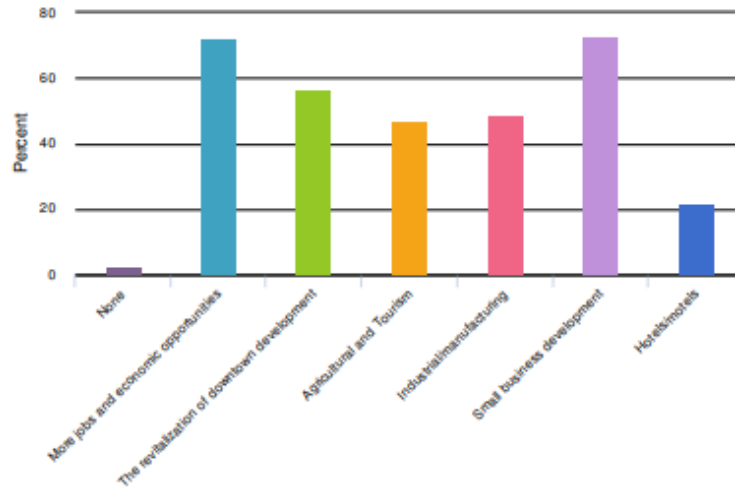
Value	Percent	Responses
None, we have grown enough	3.9%	8
Improvements of Workforce and/or Workforce Development	66.2%	137
More housing developments	26.1%	54
An Increase of access to technology	53.6%	111
An Increase in infrastructure	49.3%	102
Traffic Improvements	35.3%	73
More Commercial, retail and dining options	68.6%	142
An Increase in tourism related businesses	44.9%	93

6. Which workforce related options would you like assistance in?



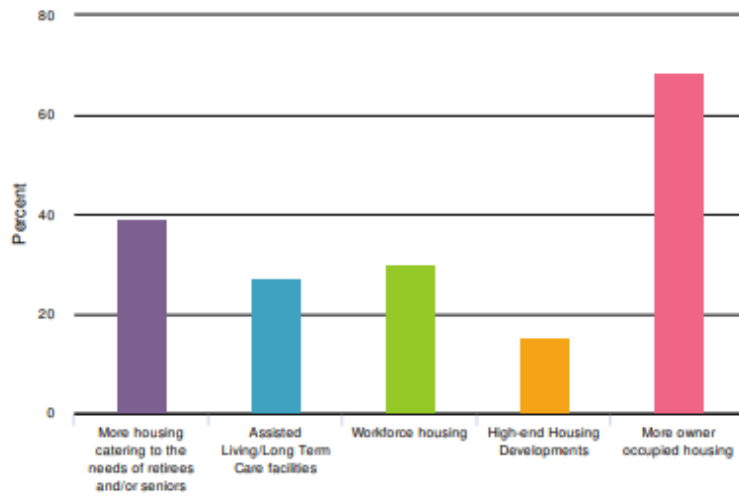
Value	Percent	Responses
Opportunities for workforce/job training	64.4%	132
Employment assessments	18.5%	38
Job interviewing skills	17.6%	36
Resume writing assistance	15.6%	32
Access to resources that assist with the search of employment availability	55.1%	113

7. What type of economic development are you interested in seeing in your community? (Select all that apply)



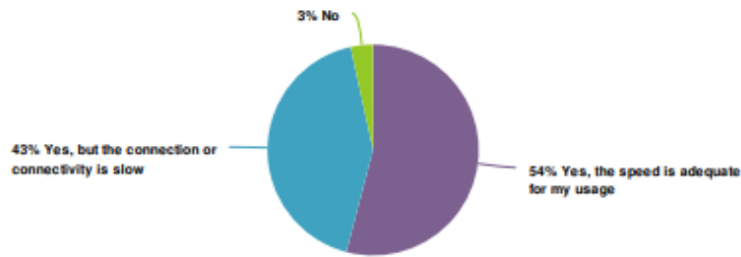
Value	Percent	Responses
None	2.4%	5
More jobs and economic opportunities	72.0%	149
The revitalization of downtown development	56.5%	117
Agricultural and Tourism	46.9%	97
Industrial/manufacturing	48.3%	100
Small business development	72.5%	150
Hotels/motels	21.3%	44

8. What type of Housing are you interested in seeing be developed in your community? (Select all that apply)



Value	Percent	Responses
More housing catering to the needs of retirees and/or seniors	39.1%	81
Assisted Living/Long Term Care facilities	27.1%	56
Workforce housing	30.0%	62
High-end Housing Developments	15.5%	32
More owner occupied housing	68.6%	142

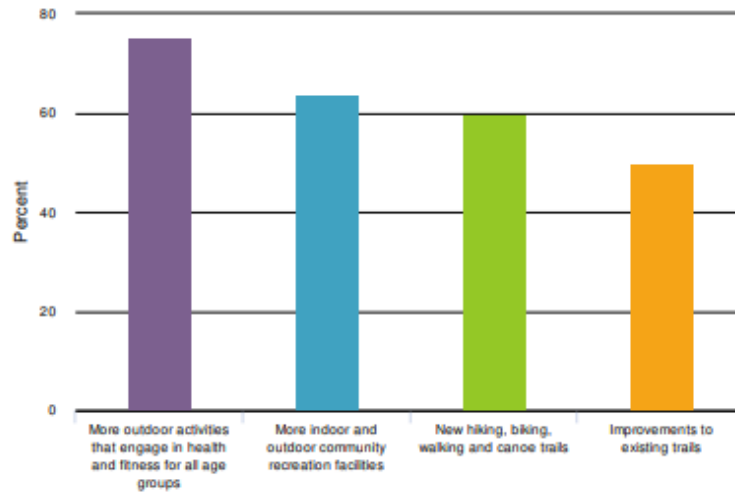
9. Do you have internet access at your home and or business in Chattooga County?



Value	Percent	Responses
Yes, the speed is adequate for my usage	54.1%	112
Yes, but the connection or connectivity is slow	42.5%	88
No	3.4%	7

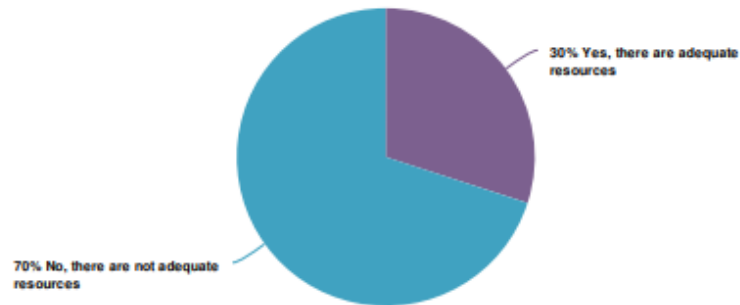
Totals: 207

10. What type of recreational options would you like to see in your community?
(Select all that apply)



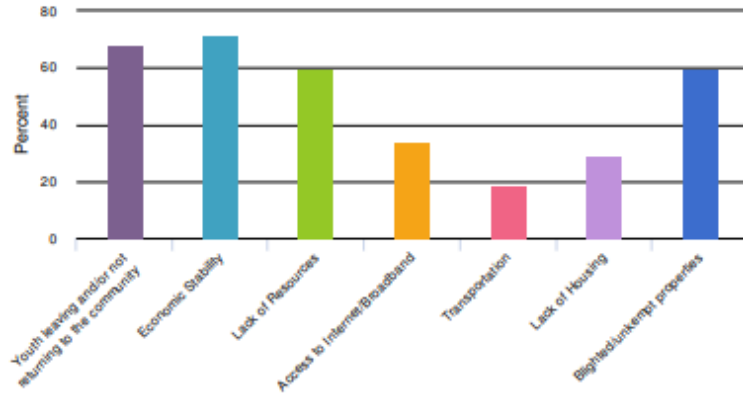
Value	Percent	Responses
More outdoor activities that engage in health and fitness for all age groups	75.4%	156
More indoor and outdoor community recreation facilities	63.8%	132
New hiking, biking, walking and canoe trails	59.9%	124
Improvements to existing trails	49.8%	103

11. Manufacturing is a driving force for the economy in Chattooga County, covering nearly 42% of the jobs in the county. With changes in trends and technology, do you think manufacturing companies have the resources to remain competitive?



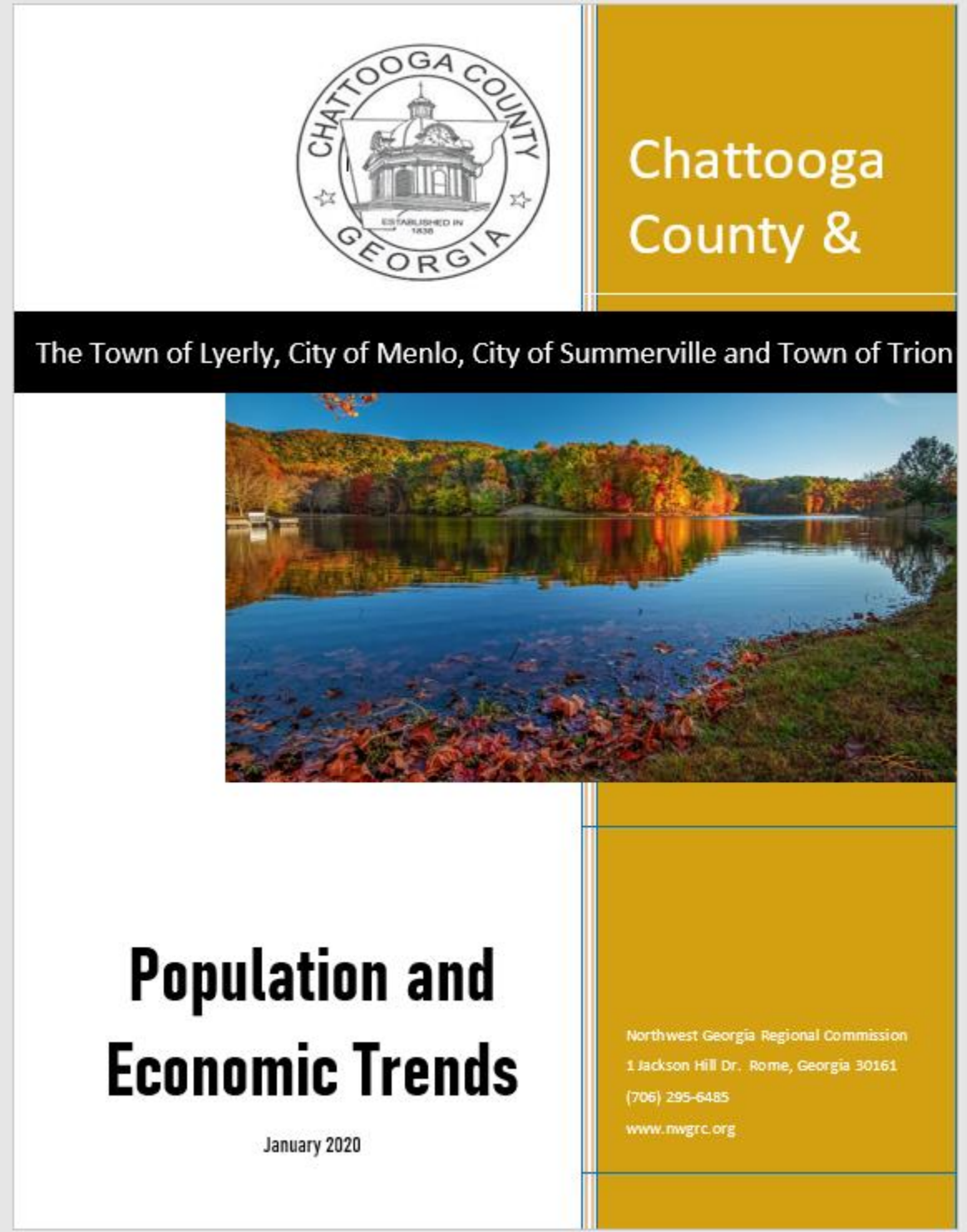
Value	Percent	Responses
Yes, there are adequate resources	30.0%	62
No, there are not adequate resources	70.0%	145
Totals: 207		

12. What do you feel poses the greatest threat to your community? (Select all that apply)



Value	Percent	Responses
Youth leaving and/or not returning to the community	68.4%	141
Economic Stability	71.4%	147
Lack of Resources	59.7%	123
Access to Internet/Broadband	33.5%	69
Transportation	18.4%	38
Lack of Housing	29.1%	60
Blighted/unkept properties	59.7%	123

APPENDIX B: COMMUNITY DATA PROFILE



The cover of the report features the Chattooga County seal in the top left, which includes the text "CHATTOOGA COUNTY" and "ESTABLISHED IN 1838". To the right of the seal, the text "Chattooga County &" is displayed in white on a yellow background. Below this, a black banner contains the text "The Town of Lyerly, City of Menlo, City of Summerville and Town of Trion". A central photograph shows a lake with autumn foliage reflected in the water. The title "Population and Economic Trends" is prominently displayed in the bottom left, with the date "January 2020" below it. The bottom right corner contains contact information for the Northwest Georgia Regional Commission.

CHATTOOGA COUNTY
ESTABLISHED IN 1838
GEORGIA

Chattooga
County &

The Town of Lyerly, City of Menlo, City of Summerville and Town of Trion

**Population and
Economic Trends**

January 2020

Northwest Georgia Regional Commission
1 Jackson Hill Dr. Rome, Georgia 30161
(706) 295-6485
www.nwgrc.org

Population

The population of Chattooga County and the cities within it provide an important view of the people and their characteristics. It can help identify future growth, employment opportunities, housing needs and impact on future land use.

Total Population

According to the U.S. Census Bureau, Chattooga County's 2018 population was 24,790 which gave it a ranking of 75 out of 159 counties in Georgia. The populations of each city in Chattooga County are listed below.

Prior Growth

Comparing the population changes of each jurisdiction from 2010 to 2018 is shown below.

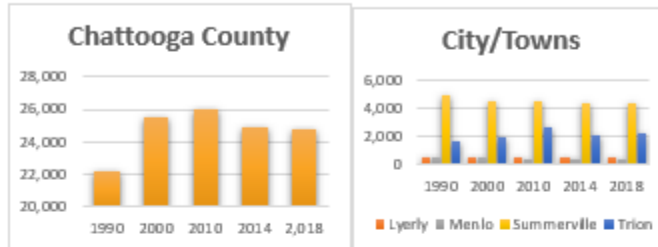
Population of Chattooga County and its Cities – 1990, 2000, 2010, 2014, 2018

Area	1990	2000	2010	2014	2018
Chattooga County	22,242	25,470	26,015	24,857	24,790
Lyerly	493	488	624	483	541
Menlo	538	485	438	452	439
Summerville	5,025	4,556	4,573	4,442	4,339
Trion	1,661	1,993	2,684	2,124	2,322

Source: U.S. Census Bureau, 2010 STF 1; 2014 SF 1; 2018 SF 1

Chattooga County experienced an annual growth rate of 0.41% between 1990 and 2018. Many people, including metro Atlanta citizens, purchased homes and relocate in the beautiful northwest Georgia Mountains. Overall, Chattooga County was a county that experienced a portion of that growth with an overall population growth of 11%. The Town of Lyerly with a -0.10% and City of Menlo fell below the growth trend with a -0.99% in the first decade, with Lyerly having an increase of only 2.8% in the second and Menlo at a -0.96% falling below the growth trend rate. The City of Summerville also fell below the growth trend with a -0.9% growth rate in the first decade, but an increase of only 0.04% in the second. The Town of Trion underwent a different movement with 2% growth by 2000, then a 3.5% increase in the 2000-2010 decade. Overall, the county has experienced slower growth in population; trends can be seen in the graph below.

Chattooga County and Cities Population Trends 1990-2018



Source: U.S. Census Bureau, 1990 STF 1; 2000 SF 1; 2010 SF 1

Population of NWCRC Counties – 1990, 2000, 2014

Projected Growth

Area	1990	2000	2014
Bartow	55,911	76,019	101,736
Catoosa	42,464	53,282	65,621
Chattooga	22,242	25,470	24,939
Dade	13,147	15,154	16,389
Fannin	15,992	19,798	23,753
Floyd	81,251	90,565	96,063
Gilmer	13,368	23,456	28,829
Gordon	35,072	44,104	56,047
Haralson	21,966	25,690	28,641
Murray	26,147	36,506	39,410
Paulding	41,611	81,678	148,987
Pickens	14,432	22,983	29,997
Polk	33,815	38,127	41,133
Walker	58,340	61,053	68,218
Whitfield	72,462	83,525	103,542
NWGR	548,220	697,410	873,305

Source: U.S. Census Bureau, 1990 STF 1; 2000 SF 1; 2014 SF 1

Chattooga County population projections were prepared by the Governor's Office of Planning and Budget 2019.

Chattooga County Projected Growth 2020-2055

	2020	2025	2030	2035	2040	2045	2050	2055
Chattooga	24,766	25,059	25,326	25,480	25,534	25,506	25,508	25,581
Georgia	10,833,472	11,650,233	12,292,423	12,829,270	13,298,742	13,748,255	14,186,991	14,633,450

Source: County Residential Projections 2020 to 2055. Provided by the Governor's Office of Planning and Budget, 2018 Series, January 2020 and the Northwest Georgia Regional Commission.

NWGR County Projected Growth 2021-2040

County	2021	2022	2023	2024	2025	2030	2035	2040
Bartow	108,843	109,544	110,515	111,487	112,458	117,021	121,177	125,040
Catoosa	87,588	87,815	88,188	88,513	88,857	70,528	71,971	73,252
Chattooga	24,914	24,947	25,013	25,074	25,138	25,388	25,497	25,512
Dade	18,271	18,282	18,273	18,298	18,308	18,320	18,243	18,094
Fannin	28,389	28,651	27,008	27,384	27,718	29,519	31,348	33,294
Floyd	99,838	100,143	100,788	101,384	102,012	104,837	107,214	109,214
Gilmer	32,055	32,403	32,843	33,282	33,723	35,931	38,172	40,827
Gordon	58,333	58,848	58,989	59,384	59,718	61,348	62,758	63,844
Haralson	30,448	30,742	31,088	31,414	31,748	33,363	34,985	36,541
Murray	40,544	40,734	40,950	41,175	41,388	42,394	43,198	43,901
Paulding	170,591	173,392	178,490	179,584	182,888	199,017	216,582	235,443
Pickens	33,832	34,148	34,884	35,221	35,783	38,424	40,961	43,531
Polk	43,487	43,834	44,222	44,612	44,997	46,814	48,472	50,002
Walker	89,375	89,481	89,888	89,899	70,098	70,955	71,508	71,810
Whitfield	105,989	108,293	105,755	107,225	107,893	109,838	111,843	112,987
NWGR	925,853	935,035	943,480	954,894	960,305	1,001,717	1,041,723	1,081,172

Source: Governor's Office of Planning and Budget 2019 Population Projections, Series; March 2020

Households

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

The next table illustrates the total number of households and average household size for Georgia, Chattooga County, Lyerty, Menlo, Summerville and Trion. Each jurisdiction gives evidence of slight growth over the decade. Average household size follows the same pattern for each area. With growing populations an increase in households, such as this, is to be expected.

Total Number of Households and Average Household Size (Persons)

Year	Chattooga County		Lyerly		Menlo		Summerville		Trion		Georgia	
	Number	Size	Number	Size	Number	Size	Number	Size	Number	Size	Number	Size
2000	9,577	2.49	206	2.46	234	2.12	1,844	2.39	816	2.4	3,281,737	2.71
2010	8,870	2.52	225	2.69	199	2.2	1,809	2.33	903	2.74	4,088,801	2.67

Source: U.S. Census Bureau, 2000, 2010

Study of Census data of household occupancy shows similar unit vacancy for all locations making the average vacancy for the county 19.3%.

Household Occupancy and Tenure for Selected Locations

Category	Chattooga		Lyerly		Menlo		Summerville		Trion		Georgia	
	Estimate	Percent	Estimate	Percent	Estimate	Percent	Estimate	Percent	Estimate	Percent	Estimate	Percent
Household Occupancy												
Total Housing Units	10,991		245		226		2,353		1,033		4,020,736	
Occupied Units	8,870	80.7	225	91.8	199	88.1	1,809	76.9	903	87.4	3,468,704	86.3
Vacant Units	2,121	19.3	20	8.2	27	11.9	544	23.1	130	12.6	552,032	13.7
Housing Tenure												
Occupied Units	8,870		225		199		1,809		903		3,468,704	
Owner Occupied	6,397	72.1	184	81.8	117	58.8	1,038	57.4	505	55.9	2,331,778	67.2
Renter Occupied	2,473	27.9	41	18.2	82	41.2	771	42.6	398	44.1	1,136,926	32.8

Source: U.S. Census Bureau, 2010

Age Distribution

The median age of persons living in the 15 counties is 38.3 years. Chattooga is slightly older (39.3 years). 2011 Census estimates are used in the table. Chattooga ranks third among other counties in the NWGRC region regarding median age. Due to the cool mountain temperatures recent retirees are typically attracted to places such as Pickens and Gilmer counties, which display the highest median age in the region.

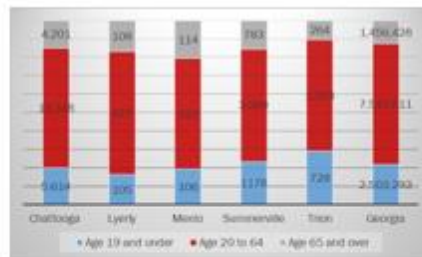
Median Age – for Selected Locations in the NWGRC

Area	Median Age (years)
Bartow	36.2
Catoosa	38.3
Chattooga	39.5
Dade	39.7
Fannin	39.0
Floyd	37.6
Gilmer	42.3
Gordon	36.0
Haralson	38.5
Murray	36.2
Paulding	33.8
Pickens	42.1
Polk	36.2
Walker	39.7
Whitfield	34.0
NWGRC	38.3
Georgia	35.3

Source: U.S. Census Bureau, 2018 Estimates

The chart below has a population grouped by three age segments and shows the percentage for each. They are age 19 and under, age 20 to 64 and age 65 and over. The results shown in the graph below seem to show similar age group distribution in all areas. However, age 20 to 64 appears to be the largest percentage of individuals by far in every group.

Age Group Percentage for Various Locations – 2018 Census



Race

A breakdown of racial groups by number and percent is presented. The racial compositions of the various jurisdictions of Chattooga County provide the following statistics:

Race and Ethnicity (Hispanic) Groups – Chattooga County Jurisdictions and Georgia - 2018

Group	Chattooga County		Lyerly		Menlo		Summerville		Trion	
	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	percent
White	21,715	87.5	537	99.3	403	91.8	3,363	77.5	2,053	88.4
Black	2,657	10.7	4	0.7	51	7.1	866	20	65	2.6
Native American	174	0.7	0	0	0	0	0	0	0	0
Asian	167	0.7	0	0	0	0	0	0	34	1.5
Pacific Islander	0	0	0	0	0	0	0	0	0	0
Other	444	1.8	0	0	0	0	32	0.7	141	6.1
2 or more races	340	1.4	0	0	5	1.1	78	1.8	29	1.2
TOTAL	24,817	100	541	100	439	100	4,339	100	2,322	100
Hispanic (Ethnicity)	1,230	5	0	0	0	0	50	1.2	647	36.5

Source: U.S. Census Bureau, 2018

Group	Georgia	
	Count	Percent
White	6,127,645	58.3
Black	3,319,691	31.6
Native American	34,485	0.3
Asian	436,051	4.1
Pacific Islander	14,049	0.1
Other	301,148	2.9
2 or more races	268,406	2.7
TOTAL	*****	100
Hispanic (Ethnicity)	1,021,754	9.7

Source: U.S. Census Bureau, 2018

The table below illustrates median age changes from 2010 to 2014 as well as how those changes affected Chattooga County and the state of Georgia. The county became older at a faster pace than the state. All races experienced an increase in median age. The Black and Hispanic median ages have decreased and still remain the youngest by race.

Median Age by Race

Location	Year	All	White	Black	Hispanic
Chattooga	2010	35.4	41.1	36.5	24.4
	2014	36.1	39.6	32.8	25.7
Georgia	2010	35.3	39.2	31.7	25.3
	2014	37	39.3	32.3	25.7

Source: U.S. Census Bureau 2010, and 2014

The Hispanic population in Chattooga County and its communities has grown in sync with the total population. The percentage of people of Hispanic origin still lies far below the state's average.

Hispanic Population in Selected locations – 2010 and 2014 Census

Year	Chattooga			Lyons			Monro		
	Total Population	Total Hispanic	Percent Hispanic	Total Population	Total Hispanic	Percent Hispanic	Total Population	Total Hispanic	Percent Hispanic
2010	25,385	975	3.8	624	0	0	438	0	0
2014	25,484	1,136	4.5	483	0	0	452	0	0
Year	Summerville			Trion			Georgia		
	Total Population	Total Hispanic	Percent Hispanic	Total Population	Total Hispanic	Percent Hispanic	Total Population	Total Hispanic	Percent Hispanic
2010	4,573	79	1.7	2,684	570	21.2	9,458,815	784,712	8.3%
2014	4,442	0	0	2,124	590	27.8	9,907,756	896,717	9.1%

U.S. Census Bureau, 2010, 2014

Education Attainment

Employee pay and therefore living standard most often are related to educational attainment. A higher education level of the local population may attract companies that need more skilled workers. The following information examines Chattooga County and its 14 sister counties. The municipality's data is also given. To view progress made in improving education in the planning area, there is information since 1980. The least educated group, those with less than a 9th grade education, has been on a decline. Those with a college degree or higher have also steadily improved. Unfortunately, neither group has yet reached the Georgia percentages.

Educational Attainment in NWGA and Chattooga County Cities – Census Estimated Data 2010 - 2014

Subject	Bartow	Catoosa	Chattooga	Dade	Fannin	Flord	Gilmer	Gordon	Harrison	Murray	Paulding
EDUCATIONAL ATTAINMENT											
Population 25 years and over	85,807	43,948	17,655	11,055	17,877	83,085	20,331	38,087	18,008	25,888	90,989
Less than 9th grade	4,148	1,754	1,788	833	1,430	5,877	1,828	4,331	1,710	3,338	2,729
9th to 12th grade, no diploma	8,180	5,282	3,531	1,547	2,148	8,201	2,843	5,415	2,861	4,881	7,279
High school Graduate (includes equivalent)	24,808	13,982	6,708	3,888	6,872	20,178	6,708	12,833	7,253	8,505	32,756
Some college, no degree	1,384	10,823	2,825	2,432	3,218	13,878	4,288	7,218	3,828	4,824	20,527
Associate's degree	3,848	4,384	1,058	774	1,430	4,418	1,423	2,188	1,148	1,284	6,388
Bachelor's degree	7,128	4,384	1,058	1,327	1,908	7,188	2,238	2,887	1,718	1,284	13,648
Graduate or Professional degree	3,848	2,831	528	553	888	5,048	1,218	1,805	850	1,027	7,279
Percent High School Graduate or Higher	81.3%	83.4%	88.1%	80.3%	78.8%	77.8%	77.5%	73.7%	78.4%	88.8%	83.0%
Percent Bachelor's degree or higher	37.3%	35.3%	8.3%	35.2%	37.7%	35.9%	35.3%	33.3%	33.5%	8.9%	23.3%

Source: U.S. Census Bureau, 2010-2014 American Community Survey

Subject	Flores	Polk	Walker	Whitfield	WGRG	WGRG%	Georgia%	Chattooga	Lyley	Merlo	Summerville	Tion
EDUCATIONAL ATTAINMENT												
Populated 25 years and over	21,295	26,817	47,170	64,680	571,401	100.00%	100.00%	17,655	455	305	2,947	1,360
less than 9th grade	13,828	2,413	3,301	9,702	58,388	10.2%	5.8%	1,788	29	49	371	261
9th to 12th grade, no diploma	2,342	4,022	6,603	10,348	75,040	13.1%	9.4%	3,531	102	39	485	223
High school Graduate (includes equivalent)	6,815	10,190	17,542	38,757	198,187	34.6%	28.8%	6,708	182	113	1,278	376
Some college, no degree	4,259	5,368	10,377	12,936	107,842	18.8%	21.1%	2,825	59	80	427	310
Associate's degree	1,480	1,370	3,301	3,234	37,752	6.6%	7.0%	1,058	30	0	215	30
Bachelor's degree	3,154	1,877	4,717	5,821	60,048	10.5%	17.9%	1,058	25	14	169	102
Graduate or Professional degree	1,703	1,609	2,358	3,880	35,485	6.2%	10.4%	528	25	10	32	58
High School Graduate or Higher	82.5%	75.2%	79.8%	68.5%	77%	77%	88%	68.1%	71.1%	51.4%	72.0%	64.4%
Bachelor's degree or higher	29.7%	12.7%	14.3%	14.3%	15%	15%	28%	8.5%	11.3%	0.0%	6.8%	11.8%

Source: U.S. Census Bureau, 2010-2014 American Community Survey

Chattooga County Educational Attainment of Persons Age 25 and Older as a % of Population

Level	2010	2014	2018	Georgia 2018
Less Than 9th grade	11.9	11.8	10.7	4.4
High School, no Diploma	19.8	20.1	16.2	8
High School Graduate	37.1	38.3	38.7	27.8
College, no degree	16.7	15.6	18.3	19.8
College, Degree or higher	6.4	8.5	9.8	31.9

Town of Lyerly Educational Attainment of Persons Age 25 and Older as a % of Population

Level	2010	2014	2018	Georgia 2018
Less Than 9th grade	6.4	10.6	7.6	4.4
High School, no Diploma	22.5	13.7	24.4	8
High School Graduate	40.2	39.1	44.8	27.8
College, no degree	13	22.4	13.5	19.8
College, Degree or higher	12.5	12.4	3.2	31.9

City of Menlo Educational Attainment of Persons Age 25 and Older as a % of Population

Level	2010	2014	2018	Georgia 2018
Less Than 9th grade	16.1	4.4	8.1	4.4
High School, no Diploma	12.8	11	10.7	8
High School Graduate	37	43.3	45.5	27.4
College, no degree	26.2	20.4	18.2	19.8
College, Degree or higher	0	15	10.7	31.9

City of Summerville Educational Attainment of Persons Age 25 and Older as a % of Population

Level	2010	2014	2018	Georgia 2018
Less Than 9th grade	13.1	12.1	12.6	4.4
High School, no Diploma	15.5	22.8	15.4	8
High School Graduate	40.3	36.8	43.4	27.4
College, no degree	17.1	15	14.5	19.8
College, Degree or higher	6.5	6.2	6.8	31.9

Town of Trion Educational Attainment of Persons Age 25 and Older as a % of Population

Level	2010	2014	2018	Georgia 2018
Less Than 9th grade	9.5	13.8	19.2	4.4
High School, no Diploma	10.9	17.6	16.4	8
High School Graduate	38	32.6	27.6	27.4
College, no degree	18.2	16.5	22.8	19.8
College, Degree or higher	9.9	13.2	11.8	31.9

Sources: U.S. Census Bureau 2010, 2014, and 2018 5-Year Estimate

When the Chattooga County graduation rate is compared to that of the state, its graduation rate is slightly higher.

2018 High School Graduation Rate

Area	Rate
Chattooga	82.2%
Georgia	81.6%

Source: Georgia Department of Education 2018 4-yr Cohort Graduation Rate

To give a partial picture of what the graduates do upon leaving high school, rates for Georgia public college entrance from the county indicates that it's a rate of 34.9% which is lower than that of the state.

2018-2019 Student's enter Post-Secondary Education

Area	Rate
Chattooga	34.9%
Georgia	56.2%

Source: Governor's Office of Student Achievement

Income

Per-capita Household income is the income of all the members of the household. Median is the middle number of a sorted list of numbers. The county amount was less than the region and the state. The most recent numbers show Chattooga 18,378 less than Georgia.

Per Capita Personal Income for selected Areas

Areas	2010	2014
Bartow	\$26,574	\$26,922
Catoosa	\$22,691	\$28,446
Chattooga	\$18,350	\$23,205
Dade	\$21,162	\$26,374
Fannin	\$21,769	\$28,195
Floyd	\$23,707	\$32,331
Gilmer	\$20,274	\$28,469
Gordon	\$22,336	\$27,970
Haralson	\$21,384	\$28,273
Murray	\$20,160	\$24,568
Paulding	\$24,262	\$34,152
Pickens	\$26,966	\$25,425
Polk	\$19,097	\$25,740
Walker	\$22,028	\$26,506
Whitfield	\$25,618	\$28,588
NWGRC	\$23,170	\$29,199
Georgia	\$28,541	\$34,747
United States	\$30,319	\$39,937

Source: U.S. Bureau of economic Analysis

Median Household income levels in the NWGRC Region

Area	Median Household Income	
	2014	2019
Bartow	\$48,306	\$51,580
Catoosa	\$50,180	\$55,353
Chattooga	\$32,496	\$38,554
Dade	\$44,992	\$48,378
Fannin	\$35,441	\$40,324
Floyd	\$41,046	\$47,431
Gilmer	\$39,581	\$51,577
Gordon	\$42,414	\$47,869
Haralson	\$41,482	\$47,896
Murray	\$34,478	\$38,916
Paulding	\$61,153	\$68,082
Pickens	\$50,452	\$62,155
Polk	\$39,121	\$44,095
Walker	\$39,688	\$48,477
Whitfield	\$40,081	\$43,196
NWGRC	\$42,882	\$51,580
Georgia	\$49,347	\$56,932

Source: 2014 ACS 5-Year Estimates, ESRI Business Analyst Projections

A look at how household income is distributed by income ranges is below. Percentage of household income for each range is shown for each jurisdiction. Menlo, Summerville and Trion exceed the state's poorest income range percentage, where Lyerly does not. Approximately half of the county's population (49%) is making \$25,000-\$75,000. The amount is much higher than that of the state's (43%). In the top range of households (\$200,000 or more) the county's percentage remains below that of the states

Household Income Distribution Percentage: 2017

Area	Less than \$10,000	\$10,000 to 14,999	\$15,000 to 24,999	\$25,000 to \$34,000	\$35,000 to \$49,999
Chattooga County	10.60%	9.50%	18.00%	14%	16.80%
Lyerly	6.30%	8.90%	22.50%	8.90%	26.70%
Menlo	13.20%	18.50%	13.70%	18.10%	15.00%
Summerville	20.40%	12.40%	17.50%	13.40%	13.60%
Trion	9.80%	6.80%	21.50%	12.20%	24.60%
Georgia	9.20%	5.90%	11.60%	10.90%	14.10%

Area	\$50,000 to \$74,999	\$75,000 to \$99,999	\$100,000 to \$149,999	\$150,000 to \$199,999	\$200,000 or more
Chattooga County	18.20%	5.90%	4.30%	1.30%	1.40%
Lyerly	19.40%	5.20%	2.10%	0.00%	0.00%
Menlo	10.10%	6.20%	3.50%	1.80%	0.00%
Summerville	10.00%	3.70%	5.20%	0.00%	3.70%
Trion	13.70%	5.10%	4.30%	0.80%	1.20%
Georgia	18.00%	11.10%	11.30%	4.10%	3.90%

Source: U.S. Census Bureau, 2012-2017 American Community survey

Poverty

Poverty thresholds are set by the Census Bureau and vary by family size and composition. Chattooga County has a slightly higher percentage than that of the region and the state for 2018. The same results are seen in the 2010 census as well.

Poverty Estimates for NWGRC – 2018

Area	Estimate of people of all ages in poverty		Estimate percent of people of all ages in poverty		Estimate of people younger than 18		Estimated percent of people younger than 18		Estimate of related children age 5-17 in families in poverty		Estimated percent of related children age 5-17 in families in poverty	
	2010	2018	2010	2018	2010	2018	2010	2018	2010	2018	2010	2018
Bartow	14,369	12,788	14.5	17.1	5,785	4,305	21.9	17.1	4,051	2,893	20.9	15.8
Catoosa	9,039	7,911	14.3	16.5	3,228	2,514	20.6	18.5	2,124	1,678	18.5	14.6
Chattooga	4,922	4,575	20.5	24.7	1,848	1,343	28.8	24.7	1,109	853	28.7	21.5
Dade	2,535	2,087	18.3	18.3	781	582	22.3	18.3	537	398	20.8	17.5
Fannin	4,282	4,318	19.2	27.2	1,292	1,151	29.2	27.2	905	768	27.3	24.9
Floyd	17,834	19,427	19.1	32.3	5,971	7,180	28.3	32.3	4,138	4,828	25.3	29.6
Gilmer	4,454	5,309	15.9	30.2	1,755	1,742	28.6	30.2	1,185	1,255	28.5	29.7
Gordon	10,045	9,526	18.5	26.8	3,804	3,859	28.5	28.8	2,470	2,558	23.5	25
Haralson	5,888	4,828	20.7	23.0	2,030	1,598	28.7	23	1,375	1,028	28.2	19.8
Murray	7,491	5,987	19.1	22.1	2,849	2,145	27.2	22.1	1,900	1,502	24.9	21
Paulding	12,488	12,854	8.8	11.7	5,175	4,934	12.2	11.7	3,378	3,394	10.8	10.8
Pickens	3,939	3,482	13.6	19.8	1,458	1,260	22.4	19.8	995	884	20.9	18.1
Polk	9,065	9,079	22.1	31.2	3,381	3,268	31.3	31.2	2,208	2,075	29.3	27
Walker	11,970	10,542	17.8	22.2	4,121	3,287	25.9	22.2	2,882	2,209	24.3	20.2
Whitfield	20,507	14,597	20.2	19.5	7,814	5,155	27.4	19.5	4,976	3,421	23.9	17.4
NWGRC (Average)	139,588	128,818	17.3	22.8	51,130	44,069	25.1	22.8	34,207	29,718	23.3	20.8
Georgia	1,993,004	1,494,439	18.0	18.0	613,581	518,311	25.0	20.4	408,975	360,513	23.0	19.9

Source: U.S. Census Bureau, Small Area Estimates Branch, Small Area Income & Poverty Estimates

Including the cities, poverty statistics yields the percentages in the table below. Each city shows a slightly different rate from one another compared to the county averages, with Menlo having the lowest percentage of poverty and Summerville having the highest of all the Communities.

Percentage of Persons and Families below Poverty Level – 2018

Category	Chattooga County %	Lyerty %	Menlo %	Summerville %	Trion %
All People	24.7	25.5	19.4	31.4	20.9
All Families	21.7	28.0	22.6	44.0	32.3
Children under 5	21.5	16.0	56.7	53.2	30.5
People 65 and over	18.3	17.6	27.2	19.3	13.6

Source: U.S. Census Bureau, Small Area Estimates Branch, Small Area Income & Poverty Estimates

Chattooga County has two school systems: Chattooga County Schools and Trion City Schools. Comparing the school systems in Chattooga County with other school systems in the NWGRC region is shown in the table below. Chattooga County School is ranked 12th where Trion is ranked 4th among poverty rates in the region in order from highest to lowest rate.

Poverty among Children Ages 5-17 Years Living in Families:
NWGRC Area School Districts, 2018

District Name	Population age 5 to 17 years	Percentage of population 5 to 17 in poverty
Bertow County	2,204	14.4
Bremen City	160	12.4
Calhoun City	904	29.9
Cartersville City	889	19.5
Catoosa County	1,878	14.3
Chattooga County	749	20.3
Chickamauga City	140	22.4
Dade County	398	17.1
Dalton City	1,280	20
Fannin County	788	24.4
Floyd County	2,553	24.5
Gilmer County	1,235	29.1
Gordon County	1,852	21.9
Haralson County	867	21.5
Murray County	1,502	20.6
Paulding County	3,394	10.4
Pickens County	864	17.7
Polk County	2,075	28.3
Rome City	2,273	38
Trion City	104	27.7
Walker County	2,069	19.8
Whitfield County	2,141	15.7

Source: U.S. Census Bureau, Small Area Income and Poverty Estimates

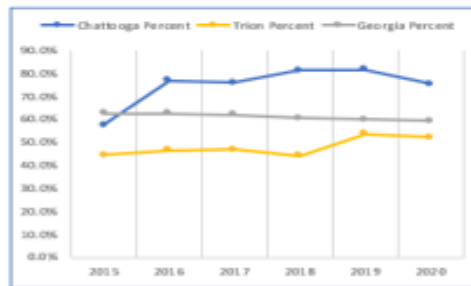
An indicator of poverty among school children is their eligibility to receive free or reduced-price meals. Chattooga County student percentages have remained above the

state averages where Trion's has stayed below since 2016.

Students Eligible to receive free or Reduced-price meals

Location	Data Type	2015	2016	2017	2018	2019	2020
Chattooga	Percent	57.4%	76.9%	76.1%	81.3%	81.6%	75.4%
Trion	Percent	44.6%	46.5%	46.9%	44.3%	53.8%	52.1%
Georgia	Percent	62.4%	62.3%	61.7%	60.6%	60.1%	59.5%

Source: Georgia Department of Education



Source: Georgia Department of Education

Employment

Unemployment in NWGRC Region and State

Location	Year				
	2014	2015	2016	2017	2018
Bartow	10.5%	8.8%	7.7%	6.0%	5.6%
Catoosa	9.4%	8.1%	7.2%	5.4%	3.9%
Chattooga	10.8%	10.0%	10.1%	9.5%	6.2%
Dade	8.8%	8.1%	5.8%	4.8%	4.1%
Fannin	14.5%	12.0%	9.2%	6.3%	6.2%
Floyd	12.1%	10.9%	9.3%	7.5%	6.3%
Gilmer	11.1%	10.0%	7.8%	7.4%	5.5%
Gordon	9.5%	8.3%	7.7%	5.7%	4.8%
Harrison	12.8%	12.3%	10.3%	7.2%	4.8%
Murray	11.9%	11.1%	8.9%	7.4%	7.8%
Paulding	9.9%	8.7%	6.6%	5.2%	4.3%
Pickens	10.5%	8.3%	7.2%	7.0%	6.1%
Polk	12.9%	10.2%	6.7%	7.2%	5.9%
Walker	10.5%	8.4%	7.0%	7.0%	6.4%
Whitfield	11.7%	10.3%	9.6%	6.0%	6.3%
Georgia	10.6%	9.7%	8.5%	7.5%	6.4%

Source: U.S. Census Community Survey 2014-2018

Industry Data for Chattooga County and Cities – 2017

Industry	Chattooga		Mena		Lynch		Summersville		Troy	
	Estimate	Percent	Estimate	Percent	Estimate	Percent	Estimate	Percent	Estimate	Percent
Civilian employed population 18 years and over	8,848	100.0%	188	100.0%	183	100.0%	1,288	100.0%	848	100.0%
Agriculture, forestry, fishing, hunting and mining	248	2.8%	9	4.80%	0	0.00%	0	0.00%	0	0.00%
Construction	877	9.4%	8	3.10%	21	10.80%	71	5.50%	55	6.50%
Manufacturing	2,848	33.0%	48	24.80%	64	28.00%	678	48.00%	428	44.80%
Wholesale Trade	181	2.1%	2	1.00%	4	2.10%	34	2.80%	20	2.10%
Retail Trade	847	9.6%	38	18.80%	12	6.20%	118	9.30%	88	9.30%
Transportation, warehousing, and utilities	308	3.4%	3	1.50%	0	0.00%	5	0.40%	52	5.50%
Information	113	1.3%	0	0.00%	0	0.00%	18	1.20%	8	0.80%
Finance, insurance, real estate, rental and leasing	380	3.9%	12	6.20%	17	8.80%	38	2.80%	21	2.20%
Professional, scientific, management, administrative, and waste management services	802	8.9%	28	13.30%	22	11.40%	72	5.80%	58	6.50%
Educational services, health care and social assistance	1,829	17.1%	39	20.00%	41	21.20%	118	9.30%	134	14.10%
Arts, entertainment, recreation, accommodation	488	5.2%	5	2.80%	10	5.20%	84	7.30%	27	2.80%
Other services, except public administration	473	5.3%	0	0.00%	5	2.80%	88	6.80%	18	2.00%
Public administration	388	4.4%	7	3.80%	7	3.80%	53	4.10%	48	5.20%

Source: U.S. Census Bureau, 2013-2018 American Community Survey 5-year Estimates

The table below lists the largest employers within Chattooga County and the surrounding area. Note that employers are listed alphabetically by area not by the number of employees.

Largest Employers of Chattooga County and Surrounding Area

Employers Within Chattooga County	Employers near Chattooga County	Location
Georgia Department of Corrections	Floyd Healthcare Management, Inc.	Floyd
Ingles Market, Inc.	Harbin Clinic, LLC	Floyd
McDonalds	Lowes Home Centers, Inc.	Floyd
Mohawk Carpet Distribution LP	Mohawk Carpet Distribution LP	Gordon
Mount Vernon Mills, Inc.	Mount Vernon Mills, Inc.	Chattooga
Oakview Health and Rehabilitation	North Georgia Eye Care	Gordon
Shaws Best Glove, Inc.	Redmond Regional Medical Center, Inc.	Floyd
Tryon Tufters, Inc.	Roper Corporation	Walker
United Water Solutions, Inc.	Shaw Industries Group, Inc.	Gordon
Walmart	Shaw Industries Group, Inc.	Walker

Source: Georgia Department of Labor

Commuting

Worker Flow Patterns for NWGRC Counties – 2017

Area	Worker Inflow		Interior Flow	Worker Outflow	
	Employed in Area	Employed in Area/Living Outside Area	Employed/Living in Area	Living in Area	Living in Area/Working Outside Area
Bartow	36,692	22,548	14,143	46,472	31,329
Catoosa	14,047	9,351	4,696	27,021	22,325
Chattooga	6,188	3,102	3,086	9,666	6,580
Dade	3,596	2,168	1,431	5,987	4,666
Fannin	6,182	3,207	2,975	7,765	4,790
Floyd	36,655	18,434	18,221	38,514	20,293
Gilmer	6,667	3,481	3,186	9,309	6,123
Gordon	23,773	14,564	9,209	22,348	13,139
Haralson	6,940	4,312	2,628	10,946	8,318
Murray	9,149	5,567	3,582	16,969	13,387
Paulding	25,228	15,342	9,886	73,355	63,469
Pickens	7,688	4,385	3,303	13,555	10,262
Polk	10,809	5,510	5,299	16,805	11,506
Walker	12,441	6,845	5,596	25,664	20,068
Whitfield	56,724	30,984	25,730	45,044	19,314

Source: LEHD Origin-Destination Employment Statistics (LODES), 2017

Chattooga County Workers – 2017 Estimates

Year	Employed residents of Chattooga County	Number working inside county	Percent working inside county	Number that work outside of county	Percent that works outside of county
2017	9,666	3,086	32	6,580	68

Source: LEHD Origin-Destination Employment Statistics (LODES), 2017

APPENDIX C: ENVIRONMENTAL PLANNING CRITERIA

Chattooga County Environmental Planning Criteria

Introduction

The Georgia Planning Act of 1989, updated as of October 1, 2018, provides “Minimum Standards and Procedures for Local Comprehensive Planning” (Chapter 110-12-1. These standards provide a framework for the development, management, and implementation of local comprehensive plans at the local, regional, and state government level. They reflect the State’s interest in both healthy and economically vibrant cities and counties. As a part of these standards, during the preparation of the comprehensive plan, each community must review both the region’s Regional Water Plan (Coosa North Georgia Water Plan) and the Department of Natural Resources “Environmental Planning Criteria”(DNR Rules Environmental Planning Criteria) rules established by Georgia code (O.C.G.A 12- 2-8). A review of these resources informs local Government Officials so to determine if local implementation practices or development regulations need to be altered to address the protection of the locally important natural resources. The guidance of best management practices is given through Georgia’s Department of Natural Resources’ (DNR) Environmental Planning Division’s Rules for Environmental Planning Criteria, Chapter 391-3-16. The criteria established addresses protection for water supply watersheds, protection of groundwater recharge areas, wetlands protection, river corridor protection, and mountain protection.

Surface Water Supply and Environmental Protections

Georgia Environmental Planning Criteria provides a guide for the development of water supply watersheds so as not to contaminate a water source to a point where it may not be treated so to meet drinking water standards. These practices also minimize water treatment costs for local government entities. DNR classifies water supply watersheds as either “Large” water supply watersheds, those of greater than 100 square miles upstream from the water supply intake; or “small” water supply drainage basins, those of less than 100 square miles upstream from the water supply intake. The State of Georgia given guidance is for surface water protection through the following three management practices: the establishment of stream buffers, impervious surface density limitation within stream setbacks, and prohibiting septic tank and septic tank drain fields within setback areas (391-3-16.01). These management practices may be adopted as municipal codes and ordinances and enforced if desired.

A review of the Coosa North Georgia Regional Water Plan lists the City of Summerville as the only municipality to provide its drinking water from a surface water source. The city receives its supply from Raccoon Creek and Lowe Spring, both are tributaries to the larger Chattooga river and are a Small Supply Watersheds. The following table provides a summary of water supply permitted withdrawal and actual withdrawal quantity.

<i>Coosa North Georgia Municipal Surface Water Withdrawals Monthly Average Permit Limit and 2019 Daily Withdrawal (MGD)</i>					
Permit Number	Permit Holder	County	Source	Permitted Monthly Average (MGD)	Average 2019 Withdrawals (MGD)
027-14002-02	Summerville, City of	Chattooga	Racoon Creek	2.5	1.96
027-1402-04	Summerville, City of	Chattooga	Lowe Spring	0.5	0.21

Other surface water withdrawal permits listed as issued by the Georgia EPD are for the industries of Mount Vernon Mills in Trion and Mohawk Industries (Georgia EPD Database of permitted nonfarm surface water withdrawals).

<i>Coosa North Georgia Municipal Surface Water Withdrawals Monthly Average Permit Limit and 2019 Daily Withdrawal (MGD)</i>					
Permit Number	Permit Holder	County	Source	Permitted Monthly Average (MGD)	Average 2019 Withdrawals (MGD)
027-1401-03	Mount Vernon Mills	Chattooga	Trion Springs	9.90	6.60
027-1402-05	Mohawk Industries, Inc	Chattooga	Chattooga River, Racoon Creek (back up)	4.50	4.00

Mount Vernon Mills receives its water from Trion Springs and supplies The Town of Trion (Jacobs Redundancy and Emergency Interconnectivity Plan). The Town of Trion is also listed as purchasing water from the City of Summerville. Mohawk Industries also has a surface water permit for the withdrawal of water from the Chattooga River and a backup supply being from Raccoon Creek, but Mohawk Industries is not classified as a water supplier.

Based on water intake location and the amount of area upstream, the City of Summerville would be considered a small water supply watershed, recommended best management practices would be the establishment and maintenance of a vegetated buffer of 100 feet on both sides from the stream bank, no impervious surface within a 150-foot setback, and no installation of a septic tank or septic drain field within the setback area. Additional steps that may be taken for streams adjoining and flowing upstream from the main water supply watershed tributary are as follows: a

buffer of 50-feet on both sides of the stream, no impervious surfaces within a 75-foot setback, and prohibition of septic tank and drain fields within the setback.

Though stream buffers and setbacks are not required to be adopted as ordinances or code by the local municipality, they are best management practices encouraged by the State of Georgia and are addressed in Georgia’s Soil and Water Commission’s manual. It calls for a 50-foot buffer on all trout streams. When these trout streams are listed by watershed, it means that all the perennial tributaries flowing into the main stream, and the main stream itself, are trout waters. Though there are no primary trout streams within Chattooga County, there are several secondary trout streams. These streams are listed below by watershed. Taliaferro Creek watershed is the only State of Georgia stocked trout stream.

Secondary Trout Streams	Allgood Branch watershed
	Chappel Cr. watershed
	Chelsea Cr. watershed
	East Fork Little R. watershed
	Hinton Cr. watershed
	Kings Cr. watershed
	Little Armuchee Cr. watershed upstream from Co Rd. 326
	Mt. Hope Cr. (Coon Cr.) watershed
	Perennial Spring watershed
	Raccoon Cr. watershed upstream from GA Hwy 48
	Ruff Cr. watershed
	Storey Mill Cr. watershed
	<i>Taliaferro Cr. watershed</i>

Another benefit of implementing the environmental criteria for water supply watershed guidelines is to help meet requirements of the U.S. Clean Water Act and to mitigate potential water quality issues that may exist. Section 305 of the Clean Water Act requires states to assess waters every 2 years. The State of Georgia EPD provides a list of water bodies not meeting the minimum water quality requirements and standards needed to support aquatic life and is a human health hazard (Georgia EPD 303 and 305 integrated list). The streams not meeting these standards are listed in the table below by reach name, location, criterion violated, potential causes, extent, and designated use.

Reach Name	Reach location	Criterion violated	Potential causes	Extent	Use
Alpine Creek	Tributary at Peach Orchard Road	Bio Fish, Bio-Macroinvertebrate	Non-point source	3 Miles	Fishing
Alpine Creek	Orchard Road to Stateline	Bio Fish, Dissolved Oxygen, Bio-Macroinvertebrate	Non-point source	3 Miles	Fishing
Dry Creek to Chattooga Rive	Upstream Chattooga River, Trion	Fecal Coliform	Non-point source	2 Miles	Fishing
Chappel Creek	Upstream Chattooga River, Trion	Fecal Coliform	Non-point source	4 Miles	Fishing
Chattooga River	Henry Branch to Lyerly	Dissolved Oxygen	Non-point source	8 Miles	Fishing
Chattooga River	Cane Creek, Trion to Henry	Fecal Coliform	Non-point source	7 Miles	Recreation
Chattooga River	Lyerly to Stateline	Fecal Coliform	Non-point source	7 Miles	Recreation
East Armuchee Creek	Dry Creek to West Armuchee	Pending	Non-point source	4 Miles	Fishing
East Fork Little River	Headwaters to Alabama State Line (near Menlo, Ga)	Bio-Macroinvertebrate	Non-point source	15 Miles	Fishing
Spring Creek	Tributary to Teloga Creek Walker, Chattooga County	Fecal Coliform	Non-point source	5 Miles	Fishing
Tributary to Perennial Springs	Headwaters to Perennial Creek	Bio Fish	Non-point source	5 Miles	Fishing
Tributary to Ruff Creek	Headwaters to Ruff Creek	Fecal Coliform, Ecoli	Non-point source	4 Miles	Fishing

The City of Summerville and the Town of Trion has addressed minimum stream buffer widths within their municipal code. The City of Summerville did address both in Chapter 109 (Natural Resources Ordinances) section 225 requires a minimum of a 50-foot buffer with an additional 25-foot setback and no septic tank or drain field installation allowed. Though the Town of Trion did not specifically address vegetated buffers and setbacks by name, in Chapter 109 (Natural Resources and Environmental Protection) section 257, it does state that no activities may be conducted within 25-foot, as measured by the stream bank. Both the City of Summerville and the Town of Trion does allow for variances. The municipalities of Chattooga County, Menlo, and Lyerly does not specify any listed ordinances for vegetated buffers or stream setbacks.

Additional environmental protection criteria discussed is Georgia Protected River. A "Protected river" means any perennial river or watercourse with an average annual flow of at least 400 cubic feet per second as determined by appropriate U.S. Geological Survey documents. The Criteria for River Corridor Protection is provided in Chapter 391-3-16-.04 to explain the importance of river corridors as a vital resource for the protection of habitat, a site for recreation, and a source of clean drinking water. Though the Georgia DNR Environmental Criteria calls for the creation of a River Corridor Protection Plan, it seems as if this requirement is not enforced. No protection plan was found for the Chattooga River.

Groundwater Protection

The Georgia DNR Environmental Criteria also calls for the protection of Groundwater Recharge Areas (391-3-16-.02). The municipal governments of Chattooga County, the Town of Lyerly, and the City of Menlo receive its drinking water from groundwater sources.

Coosa North Georgia Municipal Groundwater Withdrawals Monthly Average Permit Limit and 2019 Average Daily Withdrawal (MGD)					
Permit Number	Permit Holder	County	Aquifer	Permitted Monthly Average (MGD)	Average 2019 Withdrawals (MGD)
027-0001	Chattooga County Water District No. 1	Chattooga	Paleozoic Limestone	1.21	0.89
027-0002	Lyerly, Town of	Chattooga	Consauga FM, Knox Group	0.28	0.32
027-0003	Menlo, City of	Chattooga	Knox Group	0.19	0.05

Recharge areas are locations where water may seep into the aquifer and is a possible location for pollution introduction into groundwater drinking supply. The DCA Environmental Criteria Map (Georgia DCA Map Atlas), shows a high to moderate level of susceptibility of pollution to groundwater within Chattooga County. Georgia DNR applied guidelines to groundwater protection is found in chapter 391-3-16-.02 of Georgia DNR Rules for Environmental Planning Criteria. These requirements include, but are not limited to, synthetic liners for landfills, on-site treatment and collection system for hazardous substances, no new land application systems for waste, and minimum lot sizes for new septic tanks and drain field installation. A review of the City of Summerville code shows that hazardous material treatment, storage, and discharge to a local sewer is discussed under utilities in Chapter 32-6 and 7. The Town of Trion does so also in Chapter 62-6 and 7. The Town of Lyerly also discusses this in its municipal code. No code or ordinances found or the City of Menlo.

Wetland and Mountain Protections

Other environmental considerations addressed through the Environmental Planning Criteria are Wetland Protection and Mountain Protection (O.C.G.A 391-3-16.03, O.C.G.A 391-3-16-.05, and O.C.G.A 391-3-16-.03). Local governments and regional development centers should acknowledge the importance of wetlands as a public good. Wetlands are protected under Section 404 of the Clean Water Act. There are a limited number of wetlands within Chattooga County, most of which are within the floodplain area adjacent to streams and rivers. None of the municipal governments of Chattooga County discuss wetlands within their municipal codes. Mountain protection does not apply as there are no protective mountains within Chattooga County.



First Initial Joint Public Hearing
Chattooga County Joint Comprehensive Plan for Chattooga County, Town of Lyerly, City of Menlo, City of Summerville and Town of Trion
 Chattooga County Civic Center - 44 Highway 48, Summerville, Georgia
 (706) 857-4033
 Join Virtually via Zoom - <https://zoom.us/join>
 Zoom Meeting ID: 717 6850 3879
 Password: 5m9m6k

SIGN IN SHEET

Thursday September 10, 2020

NAME	TITLE/ORGANIZATION
1. Cindy Rivers McGraw	Executive Director Chattooga Chamber
2. Susan Locklear	Summerville Main Street Director
3. Harry Amoy	City of Summerville
4. Mickey Mc-braur	Mayor Pro Tem Trion
5. Trey Goble	IT Admin City of Summerville
6. Jim King	NWGRG
7. Shanne Mcclain	NWGRG staff
8. Alex Smith	Virtual attendance
9. Savannah Irons	NWGRG / Attendend virtually
10.	

Stocklear
@Summerville.ga
2020

trey.goble
@summervillega.org

Jim HEPPERT
@winds (R.G.P)
winds

NWGRG



**CHATTOOGA COUNTY JOINT COMPREHENSIVE PLAN UPDATE
STEERING COMMITTEE MEETING #1**

Facilitator: NWGR

Date: Wednesday September 30, 2020

Place/Room: Virtually Conducted Via Uber Conference

Time: 10:00AM – 12:00 PM

<https://www.uberconference.com/nwgrc>

or by phone: 706-405-2090

SIGN IN SHEET

NAME (Please Print Name)	TITLE/ORGANIZATION
<input checked="" type="checkbox"/> <u>S. Vaughn</u> SaVaughn Irons Community Planner	Community Planner/NWGR
<input checked="" type="checkbox"/> <u>Alex Smith</u> Alex Smith Community planner	Community planner NWGR
<input checked="" type="checkbox"/> <u>Sally Kerac</u> Sally Kerac City Clerk	Lyerly Town Clerk
<input checked="" type="checkbox"/> <u>Zach White</u> Zach White County Extension Agent	Extension Agent 4-H
<input checked="" type="checkbox"/> <u>Julianne Meadows</u> Julianne Meadows Director of Regional Planning	NWGR
Sid Sword	Water Manager Merl
<input checked="" type="checkbox"/> <u>R. Spencer</u> Spencer Hogg Economic Development Director	Robert Spencer Hog



**CHATTOOGA COUNTY JOINT COMPREHENSIVE PLAN UPDATE
STEERING COMMITTEE MEETING #2**

Facilitator: NWGRC

Date: Wednesday October 28, 2020

Place/Room: Virtually Conducted Via Uber Conference

Time: 10:00AM – 12:00 PM

<https://www.uberconference.com/nwgrc>

or by phone: 706-405-2090

SIGN IN SHEET

Name	Title/Organization
<i>Trey Goble</i> <i>[Signature]</i>	<i>IT Admin / City of Sumnerville</i>
<i>Harry Hardy</i>	<i>Mayor - City of Sumnerville</i>
<i>David Ford</i>	<i>Councilman City of Sumnerville</i>
Tim Day	City of Menlo
Savaughn Irons	COMMUNITY PLANNER/NWGRC
Alex Smith	Community Planner / NWGRC
<i>Julianne Meador</i>	NWGRC



PUBLIC AND STAKEHOLDER MEETING
 Chattooga County Joint Comprehensive Plan for Chattooga County, Town of Lyerly, City of Menlo, City of Summerville and Town of Trion
 Chattooga County Civic Center - 44 Highway 48, Summerville, Georgia (706) 857-4033
 Join Virtually via Zoom – <https://zoom.us/join>
 Meeting ID: 765 8750 4462
 Passcode: C1GszH

SIGN IN SHEET

Thursday November 12, 2020 6:00 PM

NAME	TITLE/ORGANIZATION
1. David Joul	Sville City Councilman
2. Cindy Rivers McFraw	Exec Dir Chattooga Chamber
3. Gary Allen	
4. Eric Brown	ekbbrown@nrc.com
5. Gary Woods	Judge Elect Probate
6. Harry Harvey	Mayor, City of Sville
7. Trey Goble	IT Admin, City of Summerville
8. Dave Johnston	City of Lyerly davelick@nrc.com
9. Alex Smith	North West Ga Regional Commis
10. Blaine Eisinger	Chattooga County Commissioner Elect
11. Mianne Meadows	NWGRC
12. Savannah Iross	Community Planner - NWGRC
13. Allen Keen	Councilman City of Menlo
14. Amy Kennedy	
15. Vikki Entrekin	President of Applied Resources of Chattooga County
16. Harriette Stokes	
17. Tina Cox	Executive Director of Paradise Garden Foundation
18. Amelia Blackmon	Chattooga County Public Library
19. Shelly Baker	Chattooga County Public Library
20. Todd Kingsolver	City of Summerville Business Owner
21. Olney Meadows	
22. Kelly Jordan	



**CHATTOOGA COUNTY JOINT COMPREHENSIVE PLAN UPDATE
STEERING COMMITTEE MEETING #3**

Facilitator: NWGRC

Date: Wednesday January 27, 2021

Place/Room: Virtually Conducted Via Uber Conference

Time: 10:00AM – 12:00 PM

<https://www.uberconference.com/nwgrc>

or by phone: 706-405-2090

SIGN IN SHEET

NAME (Please Print Name)	TITLE/ORGANIZATION
Spencer Hogg <u>Zach White</u>	NWGA SDA <u>County Extension Agent</u>
Missy Duncan	Town Clerk Town of Trion
Mickey McGraw	Mayor Pro Tem Town of Trion
Savaughn Irons	Community Planner - NWGRC
David Ford	Councilman
Harry Harry	MAYOR - SUMMERVILLE
Alex Smith	NWGRC -
Ethan Calhan	NWGRC



**CHATTOOGA COUNTY JOINT COMPREHENSIVE PLAN UPDATE
FINAL PUBLIC & STAKEHOLDER MEETING**

Facilitator: NWGR

Date: Thursday February 11, 2021

Place/Room: Chattooga County Civic Center

Time: 6:00 PM – 7:00 PM

Virtual Option: Conducted via zoom

Meeting ID: 733 2302 8969

<https://zoom.us/join>

Passcode: 9qrgVj

SIGN IN SHEET

NAME (Please Print Name)	TITLE/ORGANIZATION
Cindy Rivers McGraw	Exec Director Chattooga Chamber
Blake Elsberry	Commissioner
Gary Woods	Probate Judge
Spencer Hogg	NWGR SDA
Julianne Wade	NWGR
Savannah Irms	Community Planner NWGR

8-B The Chattahoochee News Thursday, February 4, 2021

PUBLIC NOTICES

LEGISLATIVE VERBIEN... APPROVAL IN THE PROBATE COURT OF CHATTOOGA COUNTY...

IN THE PROBATE COURT OF CHATTOOGA COUNTY... APPROVAL IN THE PROBATE COURT OF CHATTOOGA COUNTY...

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News From The Georgia House

Legislative Update Week Three The third week of the 2021 legislative session under the Gold Dome began on Tuesday, Jan. 26...

AMENDED BUDGET This week was especially busy in the House as several House committees held their first meetings...

HEALTH As the state continues to grapple with COVID-19, the House has prioritized funding to support our public health agency...

K-12 EDUCATION The largest expenditure in the state budget each year goes toward K-12 education, and for 2021, it is no exception...

HIGHER EDUCATION The House's supplemental budget also includes important funding for higher education in our state...

FOOD STAMP RECIPIENTS Chattooga County continues to have a higher percentage of people on the government's food stamp program...

BROADBAND EXPANSION & TRANSPORTATION The House also designated funding in the AFY 2021 budget to assist Georgia's economy as it continues to recover from the pandemic...

HUMAN SERVICES Georgia's human services agencies also receive important appropriations in the House's amended budget...

CRIMINAL JUSTICE & PUBLIC SAFETY The House also identified funding opportunities to help our criminal justice and public safety agencies...

WHAT'S NEXT? There are just a few of the highlights of the House's amended budget. The AFY 2021 budget will now go through the legislative process...

CEA Sponsors Annual District Spelling Bee; Halstead Advances

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ATTENTION CHATTOOGA COUNTY PROPERTY OWNERS

In accordance with O.C.G.A. 48-5-256.1, please be advised that the Chattooga County Appraisal Staff may be visiting your property to review information regarding a return being filed...

MORRISON'S PAINT & BODY SHOP

Precision Auto Collision Repair Since 1990 434 Marks Road, Summerville, GA 706-260-7508 Quality Work At A Price You Can Afford!

Silver Pest Services 706-346-2406

Call Kellie Young Renslow for your appointment today! Your local experts in... Pest Control Commercial & Residential Termite Inspection Termite Treatment Wildlife Control

PUBLIC HEARING NOTICE CHATTOOGA COUNTY, TOWN OF LYERLY, CITY OF MENLO, CITY OF SUMMERVILLE AND TOWN OF TRION

Chattooga County and the Town of Lyerly, City of Menlo, City of Summerville and Town of Trion have prepared a draft Joint Comprehensive Plan update for 2021-2025 according to the 2018 Minimum Planning Standards set by the Georgia Department of Community Affairs...

CEA Sponsors Annual District Spelling Bee; Halstead Advances

The annual district spelling bee sponsored by The Chattahoochee Education Association was held virtually this year due to COVID-19. First grade participants were: Jovani Williams, Cassin Gilchrist, Devon Dusham, Kevon Koonce, Abel Murrain, Danell Murrell, Brenging Nelson, Izzy Nixson, Leonardo Pardo, Adlyon DeLor, Genita Villatoro, and Jaxon White...

CEA Sponsors Annual District Spelling Bee; Halstead Advances

Second grade participants were: Samir Alhosen, Caldray Knairson, Shanelle Alhosen, Hannah Howell, Michael Parbo, Jeremy Peritz, Lettie Beach, Julian Baskin, and Christian White. Third grade participants were: Madeline Baker, Ashlee Dillbeck, Julian Garrett, Rylie Graham, Kall Johnson, Sawyer Lutz, Kaitlyn Rader, Parker Thomas, Nate Thompson, Luke Malone, and Jaxton White...



**CHATTOOGA COUNTY JOINT COMPREHENSIVE PLAN UPDATE
FINAL PUBLIC HEARING**

Facilitator: NWGR

Date: Thursday February 25, 2021

Place/Room: Chattooga County Civic Center

Time: 11:00 AM – 12:30 PM

Virtual Option: Conducted via zoom

Meeting ID: 747 6456 2179

<https://zoom.us/join>

Passcode: 0yRkMk

SIGN IN SHEET

NAME (Please Print Name)	TITLE/ORGANIZATION
Mickey McGraw	Mayor Pro Tem Triola
Diane Vinyard	Living Life on Target
Alex Smith	NWGR
SaVaughn Irons	Community Planner/NWGR
Sid Swords	City of MENO
Harry Hagg	City of Summerville
Spencer Hagg	NWGA JDA
Blake Eisberg	Chattooga County
Cindy R. McHaul	