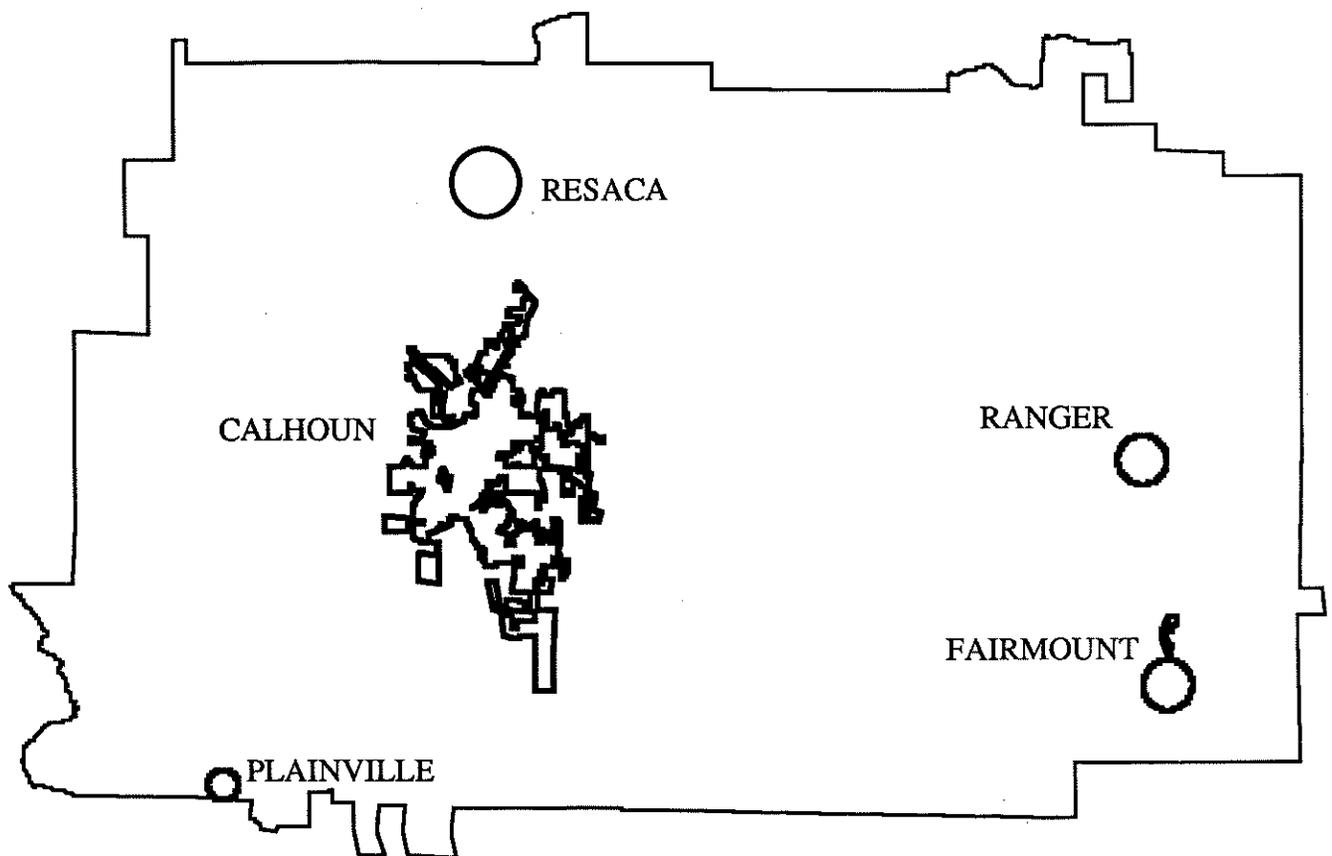


GORDON COUNTY, GEORGIA COMPREHENSIVE PLAN 1992 - 2012

CALHOUN
FAIRMOUNT
PLAINVILLE
RANGER
RESACA



APRIL, 1992

COMPREHENSIVE PLAN: 2012

GORDON COUNTY, GEORGIA

and the cities of

CALHOUN, FAIRMOUNT, PLAINVILLE, RANGER, AND RESACA

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Joe Powell, County Commissioner
Everett DeFore, County Commissioner
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PREPARED BY:

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THE COOSA VALLEY REGIONAL DEVELOPMENT CENTER

APRIL, 1992

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TABLE OF CONTENTS

	<u>Page</u>
INTRODUCTION	1
Purpose	1
Planning Process	2
Public Participation	3
Community Profile	4
POPULATION	5
Trends	5
Projections	5
Age	7
Race	11
Sex	11
Households	13
Income	14
Education	17
ECONOMIC DEVELOPMENT	19
Purpose	19
Regional Economy	19
Employment	20
Labor Force	21
Place of Work	24
Racial Composition	24
Occupational Profile	25
Assessment of Calhoun's Economy	26
Assessment of Fairmount's Economy	28
Assessment of Plainville's Economy	29
Assessment of Ranger's Economy	30
Assessment of Resaca's Economy	30
Income Trends	30
Retail Sales	32
Future Employment	33
Wage Levels	35
Skill Levels	35
Commercial	39
Manufacturing	40
Tourism	41
Agribusiness	42
Institutional & Government	44
Warehousing & Distribution	45
Mining	45
Economic Development Goals & Policies	46
NATURAL FEATURES	47
Soils	48
Aquifers	55

Watershed Protection Areas & Wetlands	56
Flood Plain	57
Plant & Animal Habitats	58
Prime Agriculture & Forest Land	59
Parks & Recreation Areas	61
Natural Resources Goals & Policies	61
HISTORIC RESOURCES	62
Brief Developmental History of Gordon County	62
Cotton as the Principal Cash Crop Until 1930	63
Unusual Extent of Railroad Development in Georgia	64
Large Black Population & Strong Cultural Presence	65
Close Relations with Federal Government in 1930s & 1940s	66
Extended Frontier Period and Area	66
Cherokee Nation in Northwest Georgia in Forced Removal	67
Architectural Analysis	72
Level of Integrity & Condition of Buildings in the Area	79
Recommendations for National Register Nominations	80
Assessment	88
Historic Resources Goals & Policies	89
COMMUNITY FACILITIES	91
Introduction	91
Water & Sewer	91
Water & Sewer Assessment	97
Police	100
Police Assessment	100
Fire	101
Fire Assessment	101
Emergency Medical Services	102
Emergency Medical Services Assessment	102
Health Care	102
Health Care Assessment	104
Recreation	105
Recreation Assessment	105
Library	105
Library Assessment	106
Education Facilities	108
Education Facilities Assessment	109
General Government	111
General Government Assessment	111
Solid Waste	112
Solid Waste Assessment	112
Transportation	113
Existing Transportation Facilities	113
Proposed Transportation Facilities	114
Proposed Road Improvements - Gordon County	115
Intersection Improvements - Gordon County	118
Bridge Improvements - Gordon County	118
Local Roads - Gordon County	119
Highlights from the City of Calhoun Transportation Study	119

Long-Range Transportation Plan	119
Suggested Transportation Plan	120
Implementation Plan	127
Fairmount, Plainville, Ranger, and Resaca Transportation Network	128
Community Facilities Goals & Policies	129
 HOUSING	 130
Housing Supply	130
Age & Condition	130
Occupied & Financial Characteristics	130
Housing Demands	134
Housing Goals & Policies	134
 LAND USE	 135
Existing Land Use	135
Future Land Use	138
Land Use Goals & Policies	140
 IMPLEMENTATION STRATEGY	 141
Purpose	141
Fiscal Powers	141
The Power of Eminent Domain	141
The Power of Proprietorship	142
The Police Power	142
Building, Construction, Housing, Plumbing, Gas, Fire & Electrical Codes	142
Subdivision Regulations	143
 FIVE YEAR SHORT-TERM WORK PROGRAM	 145

TABLES

		<u>Page</u>
1	Population Trends 1970-1990	6
2	Population Projections 1992-2012	8
3	Population by Age Group	9
4	Median Age	11
5	Population by Race	12
6	Population by Sex	13
7	Number of Households	14
8	Average Household Size	14
9	Average Household Income	15
10	Per Capita Income	16
11	Education Attainment	18
12	Employed Persons by Industry Group - Gordon County	21
13	Employed Persons by Industry - Cities	22
14	Civilian Labor Force & Unemployment Rates	23
15	Place of Work	24
16	Employment by Occupational Group - Gordon County	25
17	Employed Persons by Occupation - Cities	27
18	Family Income Distribution	32
19	Family Income Shifts	32
20	Retail Sales	33
21	Future Employment Estimates	34
22	Future Employment by Sector	34
23	Gordon County Industry Listing	36
24	Commercial Establishments	40
25	Performance Measure	40
26	Manufacturing Establishments	41
27	Tourism Expenditures	42
28	Employment by Industry - Agriculture, Forestry, Fisheries, Mining	43
29	Employment by Occupational Group - Farmers, Farm Managers, Farm Laborers, Foremen	43
30	Market Value of Agricultural Products Sold	44
31	Farms & Farm Acreage	44
32	Institutional & Government Employees	45
33	Warehousing & Distribution Employers & Payroll	45
34	Plant & Animal Data	59
35	Forestry Acreage by Type	60
36	Wood Using Industries in Gordon County - 1990	60
37	Historic Survey Results	62
38	Number & Percent of Total Housing Units	69
39	Water Customers	92
40	Water Usage	92
41	Water Customer Classification & Numbers	93
42	Per Capita Served - Water	93
43	Summary of Existing Water Sources	94
44	Capacity of Low Level/High Level Systems	95
45	Calhoun Sewage System	96
46	Wastewater Flow Projections	96
47	Wastewater Treatment Plant Capacity	97
48	Water/Sewer Facilities	99

49	Police, Fire, Emergency Medical Services Facilities	103
50	Library Comparisons	106
51	Recreation, Library, Cultural Facilities	107
52	Basic Skills Test Scores Comparison	109
53	Schools, General Government Facilities	110
54	Gordon County School System	111
55	City of Calhoun School System	112
56	Housing Characteristics	131
57	Future Housing Demands	133
58	Existing Land Use, Gordon County	136
59	Existing Land Use, Calhoun	137
60	Existing Land Use, Fairmount	137
61	Existing Land Use, Plainville	137
62	Existing Land Use, Ranger	138
63	Existing Land Use, Resaca	138
64	Future Land Use Projections Year 2012	139

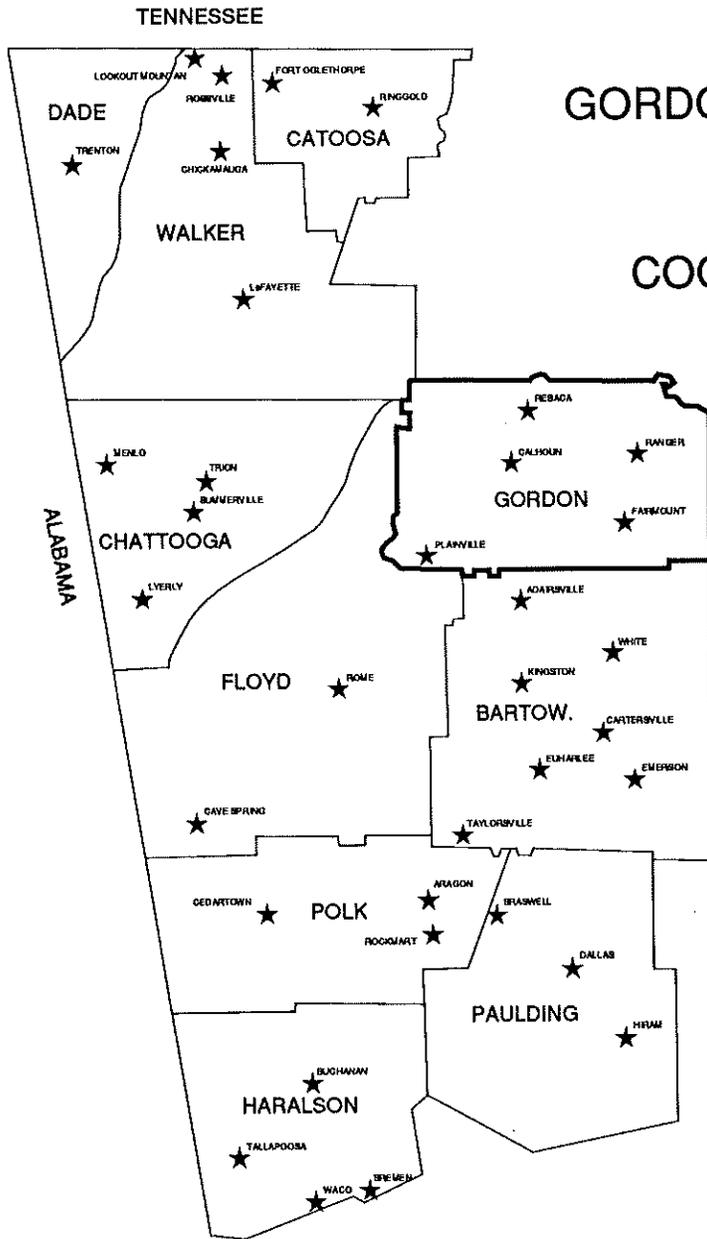
MAPS

Gordon County Soils Map	51
Proposed Historic District, Fairmount	81
Proposed Historic District, Plainville	82
Proposed Historic District, Sonoraville	83
Proposed Historic District, Sugar Valley	84
Future Land Use Projections - 2012	

MAPS

	<u>Page</u>
Gordon County	
Community Facilities	153
Existing Land Use	154
Flood Prone Areas	155
Future Land Use	156
Historic Sites	157
Most Significant Groundwater Recharge Areas	158
Severe Slopes	159
Transportation	160
Water and Sewer System	161
Water Supply Watersheds	162
Wetlands	163
Calhoun	
Community Facilities	164
Existing Land Use	165
Future Land Use	166
Historic Sites	167
Thoroughfares	168
Fairmount	
Community Facilities	169
Existing Land Use	170
Future Land Use	171
Plainville	
Community Facilities	172
Existing Land Use	173
Future Land Use	174
Ranger	
Community Facilities	175
Existing Land Use	176
Future Land Use	177
Resaca	
Community Facilities	178
Existing Land Use	179
Future Land Use	180

GORDON COUNTY, GEORGIA AND THE COOSA VALLEY AREA



INTRODUCTION

Gordon County and the cities of Calhoun, Fairmount, Plainville, Ranger, and Resaca, Georgia have joined their efforts to develop a comprehensive plan for county and city government under the guidelines set forth by the Georgia Planning Act of 1989. The Gordon County Board of Commissioners and mayors of each city appointed a planning committee to assist and direct the development of the plan. This development process was accomplished through regular meetings between the planning committee and planning staff of the Coosa Valley Regional Development Center which provided technical assistance. In addition, the City of Calhoun has prepared a Supplement to the Gordon County Comprehensive Plan: 1992-2012 which provides a statistical foundation to the analysis contained in this document.

PURPOSE

The purpose of the plan is not only to meet the minimum requirements of the Georgia Planning Act of 1989, but to also serve as a planning tool and policy guide for both the public and private sectors in its actions and decisions concerning future growth and development within Gordon County. The comprehensive plan will assist local government in short- and long-range policy development. In the short-range, it will provide a five-year work plan that will identify specific needs to be implemented while the long-range policy of the plan will be to provide information and projections to the year 2012. The plan provides data on present and future growth policies and can inform citizens and other interested parties about the community and will provide elected officials a tool to better manage local affairs that will give all a better picture of present and future development within the county. The comprehensive plan must be updated

at least every ten years and amended as needed to reflect the changing conditions of the county.

Upon adoption of the comprehensive plan, the county and cities will need to update, revise, and develop local ordinances to assist in the comprehensive plan's implementation. These important steps will be identified in the five-year short-term work plan.

PLANNING PROCESS

The Gordon County Comprehensive Plan was prepared using the basic planning process required by the Minimum Planning Standards and Procedures. This process is summarized below.

1. Inventory and Assessment. Background information on such factors as population, economic development, natural and historic resources, community facilities, housing and land use was collected and organized. An assessment of these factors was conducted to determine their adequacy in light of projected population increases and anticipated future development patterns.
2. Statement of Goals and Policies. Based upon the inventory and assessment, existing goals were identified and policies were developed to meet identified needs and to document the future aspirations of the county. The plan's goal statements are consistent with, and supportive of, the statewide planning goals as set forth in the Minimum Planning Standards and Procedures. These statewide goals are:
 - a) Economic Development. To achieve a growing and balanced economy, consistent with the resources of this state and its various regions, that equitably benefits all sections of the state and all segments of the population.
 - b) Natural and Historic Resources. To conserve and protect the environmental, natural and historic resources of Georgia's communities, regions and the state.
 - c) Community Facilities. To ensure that public infrastructure facilities serving local governments, the region and the state have the capacity and are in place when needed to support and attract growth and development and/or maintain and enhance the quality of life of the residents of the state.

- d) Housing. To ensure that all people within the state and its various regions and communities have access to adequate and affordable housing.
 - e) Land Use. To ensure that the land resources of the state are allocated for uses required to facilitate the topical areas of economic development; natural and historic resources, community facilities, and housing, as outlined above, and to protect and promote the quality of life of the people of Georgia's communities, regions, and the state.
3. Implementation Strategy. Based upon the statement of goals and policies, a strategy to put the plan into action was prepared. This section of the plan includes a Five-Year Work Program which outlines projects and programs which will need to be undertaken and/or completed by the year 1997 to meet identified existing needs and to achieve future goals.

PUBLIC PARTICIPATION

In accordance with Georgia law, two public hearings were held to obtain input from local citizens. The first public hearing was held in the Gordon County Courthouse prior to the preparation of the plan. A news release was provided the media and official notice was placed in the county courthouse and city halls. Approximately fourteen planning committee meetings were held to discuss the elements and information to be included in the plan. Individuals with specific interest or expertise in a given area were invited to take part in the planning committee's work sessions.

The second public hearing was designed to receive input on the final draft comprehensive plan and was held in the Gordon County Courthouse. Also, a final draft plan was made available at each local governments' primary office for public review. After the public review and public hearing, Gordon County and the cities of Calhoun, Fairmount, Plainville, Ranger, and Resaca authorized the transmittal of the plan to the Coosa Valley Regional Development Center as required by the Georgia Planning Act of 1989.

COMMUNITY PROFILE

Gordon County is located in the northwestern section of Georgia, occupying 358 square miles, or 229,120 acres. It is bounded on the north by Walker, Whitfield and Murray Counties, on the east by Gilmer and Pickens Counties, on the west by Walker and Floyd Counties, and on the south by Floyd and Bartow Counties. The county seat of Gordon County is Calhoun, which is located on the western center of the county adjacent to I-75. The other incorporated cities within Gordon County are Fairmount, Plainville, Ranger, and Resaca.

Gordon County's main transportation network consists of I-75 south to Atlanta and north to Chattanooga, Tennessee, US Highway 41 north-south route through Calhoun, US Highway 411 north-south route from Bartow to Murray County, and Georgia Highway 53 to Rome and connecting Calhoun and Fairmount. Other Georgia highways serving Gordon County are 156, 136, 225, and 136 connector. The Chattahoochee National Forest occupies a large portion of western Gordon County. The Coosawattee and Conasauga Rivers join northeast of Calhoun to form the Oostanaula River which flows southwest into Rome.

POPULATION ELEMENT

Trends

Gordon County has experienced a reasonable high population growth rate over the last two decades. Between 1970-1980, the county's population grew by 27.5%, from 23,570 in 1970 to 30,070 in 1980. This population growth rate decreased between the period 1980-1990 with the county's population increasing by 16.6% from 30,070 in 1980 to 35,072 in 1990. Of the incorporated cities, Plainville showed the largest population growth between 1970-1980 with 46.3%, followed by Fairmount with 35.1%. The City of Calhoun, Gordon County's largest city, showed a 12.4% increase from 1970 to 1980. However, between the period of 1980-1990, Calhoun increased its population by 33.7%, followed by Resaca with 17.8%. The remaining three cities, Fairmount, Plainville and Ranger, actually showed population decreases during this same period ranging from -10.5% to -22%. The overall population growth rate for the Coosa Valley region dropped slightly from 17.3% between 1970-1980 to 13.3% between 1980-1990. The State of Georgia population growth rate remained somewhat constant with 19.1% between 1970-1980, and 18.6% between 1980-1990. (See Table 1)

Projections

The projections of future population is essential in devising and implementing a comprehensive development plan. Knowledge of projected population size is invaluable when planning for the expansion of residential, commercial, and industrial areas. Provision of an adequate level of public services: protective (police and fire); health and sanitation (hospitals, water, sewer, solid waste); recreation; and transportation requires that community leaders be aware of the size of population to be served (Table 2).

TABLE 1
POPULATION TRENDS 1970 - 1990

	<u>1970</u>	<u>1980</u>	<u>1985</u>	<u>1986</u>	<u>1987</u>	<u>1988</u>	<u>1989</u>	<u>1990</u>	<u>% Change</u> <u>70-80</u>	<u>80-90</u>
Gordon County	23,570	30,070	33,000	32,900	32,800	34,200	N/A	35,072	27.5	16.6
Calhoun	4,748	5,563	6,070	6,450	NA	7,890	NA	7,135	12.4	33.7
Fairmount	623	842	1,031	1,150	NA	1,500	NA	657	35.1	-22.0
Plainville	192	281	261	250	NA	290	NA	231	46.3	-17.8
Ranger	140	171	145	140	NA	160	NA	153	22.1	-10.5
Resaca	N/A	348	368	380	NA	390	NA	410	N/A	17.8
Coosa Valley	302,739	355,183	369,400	376,150	382,900	389,384	395,868	402,353	17.3	13.3
Georgia	4,605,600	5,486,900	5,994,500	6,108,250	6,222,000	6,317,528	6,413,056	6,508,585	19.1	18.6

Source: U. S. Census

The geometric method of population projection is used to estimate the future population of Gordon County and its cities. The percent change in population is assumed to remain constant and is projected to the year 2012.

Age

Evaluation of the age structure can aid in understanding the vitality of the area and assist in identifying those age segments which might require special attention. During the period from 1970-1980, the age group between 25-44 in Gordon County revealed the most significant growth. In 1970, the 25-44 year age group represented 25.2% of the total population. By 1990, this percentage had increased to 31.7%. The 65+ age group had a steady increase from 8.7% in 1970, 9.8% in 1980, and 11.0% in 1990 (Table 3).

The age structure of Gordon County can be understood using three additional concepts; the youth dependency ratio, the productive sector, and the old age dependency ratio. The youth dependency ratio and the old age dependency ratio include the non-productive sectors of the population. Youth dependency ratio compares the proportion of persons under age 15 (the non-productive sector with those persons age 15-64 years (the productive sector). In 1970, Gordon County had a youth dependency ration of 49 persons under age 15 for each 100 persons age 15-64 years; by 1980 the ratio had declined to 39:100 and by 1990 the ratio had further declined to 37:100.

The productive sector of Gordon County increased from 1970-1990. In 1970, Gordon County had 14,606 persons in the age group 15-64 years. By 1980 this figure had increased to 29.7. The county still progressed toward an aging population by increasing its median age to 32.4 years in 1990. The median age of Georgia for 1990 was 31.6 years (see Table 4).

TABLE 2
POPULATION PROJECTIONS

	<u>1992</u>	<u>1993</u>	<u>1994</u>	<u>1995</u>	<u>1996</u>	<u>1997</u>	<u>2002</u>	<u>2007</u>	<u>2012</u>
Gordon County	36,545	37,312	38,095	38,895	39,712	40,546	44,803	49,507	54,705
Calhoun	7,449	7,606	7,763	7,920	8,078	8,240	9,018	9,813	10,628
Fairmount	703	728	753	779	806	834	980	1,152	1,354
Plainville	237	240	243	246	249	252	270	289	309
Ranger	165	173	181	189	197	205	252	315	394
Resaca	425	433	441	449	457	465	507	553	603

Source: Coosa Valley Regional Development Center

TABLE 3

Population by Age Group

Gordon County

<u>Age Group</u>	<u>1970</u>	<u>% of Total</u>	<u>1980</u>	<u>% of Total</u>	<u>1990</u>	<u>% of Total</u>
0 - 4	2,306	9.7	2,243	7.4	2,363	6.9
5 - 14	4,844	20.3	5,490	18.2	5,864	17.2
15 - 24	3,864	16.2	5,083	16.9	4,521	13.3
25 - 34	3,221	13.5	4,761	15.8	5,228	15.4
35 - 44	2,782	11.7	3,803	12.6	5,550	16.3
45 - 54	2,541	10.7	3,084	10.2	4,068	11.9
55 - 64	2,198	9.2	2,715	9.0	2,671	7.9
65+	2,077	8.7	2,965	9.8	3,753	11.0

Calhoun

<u>Age Group</u>	<u>1970</u>	<u>% of Total</u>	<u>1980</u>	<u>% of Total</u>	<u>1990</u>	<u>% of Total</u>
0 - 4	N/A	N/A	410	7.4	441	6.7
5 - 14	N/A	N/A	989	17.8	1,160	17.6
15 - 24	715	N/A	972	17.5	817	12.4
25 - 34	633	N/A	843	15.2	1,076	16.3
35 - 44	530	N/A	707	12.7	1,048	15.9
45 - 54	503	N/A	575	10.3	766	11.7
55 - 64	390	N/A	521	9.4	509	7.7
65+	384	N/A	545	9.8	757	11.5

Fairmount

<u>Age Group</u>	<u>1970</u>	<u>% of Total</u>	<u>1980</u>	<u>% of Total</u>	<u>1990</u>	<u>% of Total</u>
0 - 4	N/A	N/A	60	7.1	81	7.0
5 - 14	N/A	N/A	151	17.9	193	16.6
15 - 24	105	N/A	136	16.1	153	13.2
25 - 34	73	N/A	136	16.1	175	15.0
35 - 44	75	N/A	100	11.8	197	16.9
45 - 54	66	N/A	94	11.1	129	11.1
55 - 64	69	N/A	74	8.7	100	8.6
65+	64	N/A	94	11.1	135	11.6

Plainville

<u>Age Group</u>	<u>1970</u>	<u>% of Total</u>	<u>1980</u>	<u>% of Total</u>	<u>1990</u>	<u>% of Total</u>
0 - 4	N/A	N/A	20	7.0	22	6.6
5 - 14	N/A	N/A	50	17.5	58	17.4
15 - 24	36	N/A	50	17.5	43	12.9
25 - 34	32	N/A	43	15.1	54	16.2
35 - 44	27	N/A	36	12.6	53	15.9
45 - 54	25	N/A	27	9.5	26	7.8
65+	20	N/A	29	10.1	38	11.4

Ranger

<u>Age Group</u>	<u>1970</u>	<u>% of Total</u>	<u>1980</u>	<u>% of Total</u>	<u>1990</u>	<u>% of Total</u>
0 - 4	N/A	N/A	13	7.7	12	7.7
5 - 14	N/A	N/A	34	20.2	30	19.3
15 - 24	22	N/A	26	15.4	21	13.5
25 - 34	14	N/A	30	17.9	24	15.5
35 - 44	15	N/A	19	11.3	25	16.1
45 - 54	12	N/A	16	9.5	15	9.7
55 - 64	13	N/A	14	8.3	11	7.1
65+	13	N/A	16	9.5	17	11.0

Resaca

<u>Age Group</u>	<u>1970</u>	<u>% of Total</u>	<u>1980</u>	<u>% of Total</u>	<u>1990</u>	<u>% of Total</u>
0 - 4	N/A	N/A	N/A	N/A	29	7.1
5 - 14	N/A	N/A	N/A	N/A	73	17.8
15 - 24	N/A	N/A	N/A	N/A	38	9.2
25 - 34	N/A	N/A	N/A	N/A	86	21.0
35 - 44	N/A	N/A	N/A	N/A	61	14.9
45 - 54	N/A	N/A	N/A	N/A	46	11.2
55 - 64	N/A	N/A	N/A	N/A	33	8.0
65+	N/A	N/A	N/A	N/A	44	10.7

Source: National Planning Data Corporation, 1990

TABLE 4

Median Age

	<u>1970</u>	<u>1980</u>	<u>1990</u>
Gordon County	27.7	29.7	32.4
Calhoun	29.5	32.5	33.7
Fairmount	N/A	32.7	36.8
Plainville	N/A	30.8	34.9
Ranger	N/A	29.6	37.7
Resaca	N/A	N/A	32.2
Georgia	25.9	28.6	31.6

Source: U. S. Census, 1970, 1980, 1990

Race

Gordon County had a 1970 minority population of 1,241 or 5.2% of the total. By 1980, the minority population had decreased to 4.6% of the total and by 1990 to 3.6%. The actual numbers of minority population were 1,392 in 1980 to 1,226 in 1990. The Georgia 1990 minority is 27.8% (see Table 5).

Sex

The population percentages by sex for Gordon County and its cities is presented in Table 6. The periods 1970, 1980, and 1990 reflected a slight edge in female population percentages with 52%, 51%, and 51% respectively. The Georgia percentages were similar. No significant change was identified in the county, cities, or state data.

TABLE 5

Population by Race

	1970			1980			1990		
	White	Black	Other	White	Black	Other	White	Black	Other
Gordon County	22,592	1,227	14	28,752	1,328	64	32,792	1,159	67
Calhoun	4,055	689	4	5,253	265	44	6,373	670	92
Fairmount	583	40	0	794	46	2	1,116	42	2
Plainville	192	0	0	266	13	2	317	13	3
Ranger	138	2	0	167	3	1	156	2	0
Resaca	N/A	N/A	N/A	N/A	N/A	N/A	408	0	2
Georgia	3,405,083	1,191,009	9,543	3,979,250	1,473,262	34,186	4,694,732	1,749,895	63,880

Source: National Data Planning Corporation, 1990
U. S. Census, 1970

TABLE 6
Population by Sex
Percentages

	1970		1980		1990	
	<u>Male</u>	<u>Female</u>	<u>Male</u>	<u>Female</u>	<u>Male</u>	<u>Female</u>
Gordon County	48%	52%	49%	51%	49%	51%
Calhoun	48%	52%	48%	52%	48%	52%
Fairmount	49%	51%	49%	51%	48%	52%
Plainville	48%	52%	48%	52%	49%	51%
Ranger	50%	50%	50%	50%	50%	50%
Resaca	N/A	N/A	N/A	N/A	49%	51%
Georgia	49%	51%	48%	52%	49%	51%

Source: Woods & Poole Economics, Incorporated, 1990

Households

The number of households in Gordon County increased by 4,874 from 1970 to 1990, reflecting the increase in population. The average person per household dropped slightly from 3.2 in 1970 to 2.9 in 1980 and 2.6 in 1990. The average household size should remain in the 2.6 persons per household size range throughout the 20-year projection period. Based on that assumption, the total households needed in Gordon County in the year 2012 will be 21,040. This is a 53% increase from the current 1990 census figure of 13,777 (Tables 7, 8).

TABLE 7

Number of Households

	<u>1970</u>	<u>1980</u>	<u>1990</u>
Gordon County	7,286	10,325	13,777
Calhoun	1,412	1,926	3,109
Fairmount	191	285	410
Plainville	71	97	120
Ranger	38	57	55
Resaca	N/A	N/A	154
Coosa Valley Area	93,464	123,820	143,510
Georgia	1,379,372	1,882,048	2,378,455

Source: Woods & Poole Economics, Inc., 1990

TABLE 8

Average Household Size (Persons Per Household)

	<u>1970</u>	<u>1980</u>	<u>1990</u>
Gordon County	3.2	2.9	2.6
Calhoun	3.3	2.7	3.0
Fairmount	3.2	2.9	1.6
Plainville	2.7	2.9	1.9
Ranger	3.7	3.0	2.8
Resaca	N/A	N/A	2.6
Coosa Valley Area	3.2	2.8	2.5
Georgia	3.3	2.8	2.4

Source: Woods & Poole Economics, Inc., 1990
U. S. Census

Income

Average household income is shown as real dollars taking into account the inflation factor and also 1982 dollars shown as constant dollars without the inflation factor. For Gordon County in 1970, the average household income in

TABLE 9
Average Household Income - Dollars

		<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>1995</u>	<u>2000</u>	<u>2005</u>	<u>2010</u>
Gordon County	Real \$ 1982 \$	10,017 23,908	19,291 22,432	45,073 33,562	67,547 40,375	101,780 48,606	147,615 56,085	209,002 62,820
Calhoun	Real \$ 1982 \$	3,324 8,416	14,407 16,753	44,195 32,908	70,982 42,428	NA NA	NA NA	NA NA
Fairmount	Real \$ 1982 \$	2,321 5,878	12,679 14,744	47,667 33,493	87,084 52,053	NA NA	NA NA	NA NA
Plainville	Real \$ 1982 \$	3,324 8,416	14,407 16,753	44,195 32,908	70,982 42,428	NA NA	NA NA	NA NA
Ranger	Real \$ 1982 \$	2,643 6,692	13,200 15,349	46,070 34,304	79,081 47,269	NA NA	NA NA	NA NA
Resaca	Real \$ 1982 \$	NA NA	NA NA	NA NA	NA NA	NA NA	NA NA	NA NA

Source: Woods & Poole Economics, Inc., 1990

TABLE 10
Per Capita Income - Dollars

		<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>1995</u>	<u>2000</u>	<u>2005</u>	<u>2010</u>
Gordon County	Real \$ 1982 \$	3,071 7,330	6,634 7,714	16,160 12,033	24,611 14,711	37,490 17,904	55,629 21,136	81,531 24,506
Calhoun	Real \$ 1982 \$	1,042 2,640	4,984 5,796	15,950 11,877	25,916 15,491	NA NA	NA NA	NA NA
Fairmount	Real \$ 1982 \$	704 1,784	4,404 5,122	16,849 12,546	31,141 18,614	NA NA	NA NA	NA NA
Plainville	Real \$ 1982 \$	1,042 2,640	4,984 5,796	15,950 11,877	25,916 15,491	NA NA	NA NA	NA NA
Ranger	Real \$ 1982 \$	783 1,984	4,325 5,030	15,985 11,903	27,780 16,605	NA NA	NA NA	NA NA
Resaca	Real \$ 1982 \$	NA NA	NA NA	NA NA	NA NA	NA NA	NA NA	NA NA

real dollars was \$10,017 comparing to 1982 dollars of \$23,098 to equal 1970 purchasing power. By 1980, the purchasing power between the real dollars of \$19,291 and 1982 dollars of \$22,432 gap narrowed. This was not long the case as by 1990 to maintain your 1982 purchasing power of \$35,562 you would need an income of \$45,073. The inflation factor really began to work against the average household income. In order to maintain a buying power of \$48,606 (1982 dollars) for the year 2000, the average household income would have to be \$101,780. By the year 2010, to maintain the buying power of a 1982 dollar, an average household income in real dollars would be over three times the 1982 figure, or \$209,002.

Per capita income is also shown in real and 1982 comparison dollars. Per capita income for Gordon County has shown an increase of 116% from 1970-1980, 144% from 1980-1990, is projected to increase by 132% from 1990-2000, and 117% from 2000-2010. The overall projected increase in per capita income from 1990 to 2010 is 404%.

Education

Table 11 provides comparative data on the educational attainment levels as a percentage of those persons aged 25 years and older in Gordon County for 1970 and 1980. Levels of attainment are higher for the elementary through 4-year high school period and drop off significantly for the college plus years.

TABLE 11

Education Attainment 1970-1980
 Maximum Number of Years Completed
 Gordon County

	<u>1970</u>	<u>1980</u>
Elementary (0 - 8 yrs.)	6,140	5,939
High School (1 - 3 yrs.)	3,087	4,036
High School (4 yrs.)	2,218	4,673
College (1 - 3 yrs.)	580	1,416
College (4 or more yrs.)	469	1,175
Median Years of Education	9.0	10.9

Source: U. S. Bureau of the Census, 1970, 1980

ECONOMIC DEVELOPMENT

Purpose

The purpose of this chapter is to define, analyze, and evaluate the current economy of Gordon County and to project future economic trends. The economy of the county provides employment opportunities for its population, a tax base for local government, and is a prime determinant of the quality of life in the area.

Regional Economy

The Coosa Valley is rapidly diversifying its economy to match the diversity of its geography with manufacturing, services, and tourism providing an economic foundation for the region.

Historically, manufacturing has dominated the economic life of the region, and consequently has been buffeted in recent years by the troubles affecting the textile and apparel industries. Its manufacturing base has now stabilized while employment in the service sector has dramatically increased. At the same time, the Coosa Valley region has become the second largest tourist attraction in the State.

Manufacturing accounts for 42 percent of the total work force; services account for 20 percent; and retail trade for 15 percent.

In the last five years, over 100 major industries have established themselves in the region, and over 14 companies employing over 1,000 workers have done so since January, 1986. The Coosa Valley region possesses 14 new industrial parks comprising over 3,174 acres.

In 1987, six percent of Georgia's manufacturing firms were located in the region. In 1987, 385 manufacturing firms in the 10-county area provided 47,930

jobs. The 1987 value of shipments of its manufacturing firms was over 4 billion dollars.

By Standard Industrial Classification, the largest number of companies in 1987 belong to the textile industry (103) which is over twice the number of the second classification, the apparel industry (42). Food processing and machinery manufacturing are third (32) and lumber, rubber and plastics, and fabricated metal industries are fourth (25).

Employment

Evaluation of employment characteristics of Gordon County will assist in understanding the economy of the area. One method of presenting employment data is to classify employed persons by industry type. This data is provided in Table 12 and is measured by place of residence, Gordon County.

Manufacturing constituted the largest source of employment in both 1970 and 1980; however, it did decrease in its share by 10 percent from 59.7 percent in 1970 to 49.7 percent in 1980. Wholesale and retail trade maintained its position as the second largest service of employment 1970-1980, increasing its total share from 11.7 percent to 16.1 percent. Service-type industry was the third largest source of employment in Gordon County for 1980, with 10.6% as compared to 5.2% in 1970. The other types of employment by rank were professional and related services, 10.2%; construction, 4.7%; transportation, communication and utilities, 5.1%; and agriculture at 3.6% in 1980.

The most significant employment trend occurred in manufacturing. Although the number of total manufacturing jobs increased from 1970 to 1980, the percent of total employment decreased from 59.7 percent to 49.7 percent. This decline in manufacturing percent of total follows a national trend as mill closings and

cutbacks of employment opportunities are due to automation and foreign competition in the industry.

TABLE 12
Employed Persons by Industry Group - Gordon County
1970 - 1980

<u>Industry</u>	<u>1970</u>	<u>% of Total</u>	<u>1980</u>	<u>% of Total</u>	<u>% Change 1970-1980</u>
Agriculture, forestry, fisheries, mining	581	5.9	474	3.6	-22.6
Construction	601	6.1	625	4.7	+3.8
Manufacturing	5,856	59.7	6,576	49.7	-10.9
Transportation, communications, utilities	310	3.1	673	5.1	+53.9
Wholesale & retail trade	1,144	11.7	2,133	16.1	+46.3
Professional & related services	814	8.3	1,344	10.2	+39.4
Other industries	<u>510</u>	<u>5.2</u>	<u>1,407</u>	<u>10.6</u>	<u>+63.7</u>
Total	<u>9,816</u>	<u>100.0</u>	<u>13,232</u>	<u>100.0</u>	<u>+34.8</u>

Source: U. S. Department of Commerce, Bureau of the Census. General Social and Economic Characteristics, Georgia, 1970-1980.

Labor Force

Gordon County had a total civilian labor force of 22,388 in 1990 or 83.8% of persons 16 years old and over. There were 21,000 persons with jobs living in Gordon County and 1,388 unemployed people. There are 12,684 people not in the labor force. The average unemployment rate for Gordon County between the

TABLE 13
Employed Persons by Industry - 1980
(Cities)

	<u>Calhoun</u>	<u>Fairmount</u>	<u>Plainville</u>	<u>Ranger</u>	<u>Resaca</u>
Agricultural, forestry, fisheries, mining	26	12	0	7	N/A
Construction	40	30	11	4	
Manufacturing	1,027	181	74	52	
Transportation	48	2	5	4	
Communications & other public utilities	57	16	3	3	
Wholesale trade	80	9	9	0	
Retail trade	359	53	19	11	
Finance, insurance, real estate	142	3	3	0	
Business & repair services	25	13	4	0	
Personal entertainment & recreational services	90	16	2	1	
Professional & related services	257	18	12	2	
Public & administration	102	14	11	2	

TABLE 14

Civilian Labor Force and Unemployment Rates - Gordon County

	<u>1980</u>	<u>1981</u>	<u>1982</u>	<u>1983</u>	<u>1984</u>	<u>1985</u>	<u>1986</u>	<u>1987</u>	<u>1988</u>	<u>1989</u>	<u>1990</u>
County Civilian Labor Force	14,785	15,227	15,328	15,926	16,944	18,112	19,155	19,858	21,424	22,208	22,388
County Unemployment Rate (%)	10.1	8.8	11.4	8.8	7.5	8.7	6.9	5.6	5.8	6.3	6.2
Coosa Valley RDC Unemployment Rate (%)	8.3	8.3	11.1	9.6	7.5	8.5	7.0	5.9	6.8	6.8	7.0
Georgia Unemployment Rate (%)	6.4	6.4	7.8	7.5	6.0	6.5	5.9	5.5	5.8	5.5	5.4

Source: Georgia Department of Labor 1980-1990

period 1980-1990 was 7.8%. During this same period, Georgia's average unemployment rate was 6.2% and 7.9% for the Coosa Valley region. There were 9,980 (working) jobs available in Gordon County in early 1980 and 2,637 people had to go outside of Gordon County to obtain work. This out migration of workers would provide a good reserve for potential industries interested in locating in Gordon County.

Place of Work

Table 20 illustrates the number of workers, 16 years and over, with respect to their commuting patterns. Seventy-seven percent of Gordon County workers lived and worked within the county while 20% worked outside the county. Less than 1% worked outside the state and 3% did not report their place of work.

TABLE 15

Place of Work, Gordon County - 1980

<u>Live and Work Inside County</u>	<u>Work Outside the County</u>	<u>Work Outside the State</u>	<u>Place of work Not Reported</u>	<u>Total Employ.</u>
9,980	2,580	57	364	12,981

Source: U. S. Census, 1980

Racial Composition

In 1990, Gordon County had a black population of 1,321. Gordon County has a black labor force of 1,136. There are 1,038 employed. There are 98 unemployed. There is a 64.8% of black persons 16 years and over in the labor force.

Occupation Profile

Since manufacturing occupies the largest industry group in Gordon County, it is not surprising that the corresponding occupational categories (operatives, craftsman, foremen, and kindred workers) comprise the largest share of the occupational structure (see Table 16).

These occupations composed 51.3% of the total work force in 1970 and 40.7% in 1980. The two second largest occupational groups in 1980 were clerical, managers, and administrators. Sales workers registered the most significant increase from 1970 to 1980 and comprises 8.2% of the total work force in 1980. In contrast, the decline of agricultural occupations registered the largest decline from 1970-1980 - 69.0%. A review of manufacturing in Gordon County will provide a more indepth view of the largest employment sector.

TABLE 16
Employment by Occupational Group - Gordon County
1970 - 1980

<u>Occupational Group</u>	<u>1970</u>	<u>% of Total</u>	<u>1980</u>	<u>% of Total</u>	<u>% Change 1970-1980</u>
Professional, technical & kindred workers	626	6.8	855	6.5	26.8
Managers & admin- istrators, except farm	720	7.8	1,731	13.0	58.4
Sales workers	374	4.0	1,086	8.2	65.6
Clerical & kindred workers	1,116	12.1	1,755	13.2	36.4
Craftsmen, foremen, & kindred workers	1,428	15.5	1,562	11.8	8.6
Operatives, except transport	3,309	35.8	3,820	28.9	13.4

<u>Occupational Group</u>	<u>1970</u>	<u>% of Total</u>	<u>1980</u>	<u>% of Total</u>	<u>% Change 1970-1980</u>
Laborers, except farm	510	5.5	734	5.6	30.5
Farmers & farm managers	279	3.1	433	3.3	35.6
Service workers, except private household	774	8.4	1,204	9.1	35.7
Private household	88	1.0	52	.4	-69.0

Source: U. S. Department of Commerce, Bureau of the Census. General Social and Economic Characteristics, 1970-1980.

Assessment of Calhoun's Economy

The City of Calhoun is the focal point of Gordon County's economy due primarily to a strong infrastructure, availability of industrial land, and an excellent transportation network. Some 84 industries make Calhoun their home, employing over 7,600 persons, 92% of the total county manufacturing employees. The largest industry in Calhoun is Horizon Industries, employing some 1,690 persons. There are 8 industries located in Calhoun which employ over 300. According to Table 13, Employed Persons by Industry, 46% of the employed persons fall into the manufacturing category followed by 16% in the retail trade category. The two smallest Employed Persons by Industry categories were business & repair services and agriculture, forestry, fisheries, and mining with 1% of the total. Employment by Occupation (Table 17) confirms the heavy reliance upon manufacturing jobs with nearly 1,000 jobs in the precision production, craft, repair, machine operators, assemblers, inspectors, transportation and material moving, handlers, equipment cleaners, helpers, and

TABLE i7
Employed Persons by Occupation - 1980
(Cities)

	<u>Calhoun</u>	<u>Fairmount</u>	<u>Plainville</u>	<u>Ranger</u>	<u>Resaca</u>
Executive, administrative, managerial	301	15	9	0	N/A
Professional & specialty	248	17	3	2	
Technical & related	33	0	3	0	
Sales	255	27	9	10	
Administrative support, including clerical	300	24	16	6	
Private household services	26	3	0	0	
Protective services	61	6	0	0	
Other services	167	39	21	4	
Farming, forestry, fisheries	44	11	0	9	
Precision production, craft & repair	172	51	25	11	
Machine operators, assemblers, inspectors	565	131	37	27	
Transportation & material moving	84	22	20	8	
Handlers, equipment cleaners, cleaners, helpers, laborers	108	21	10	9	

laborers category. With manufacturing becoming more automated, the trend towards robotics, and outsourcing of assembly to countries with low wage labor, the manufacturing segment of Calhoun's economy will continue to generate products, but employment will shrink with emphasis toward a better educated, more highly skilled work force. Those choosing not to advance their education and skill levels may be forced to enter jobs in the lower service and retail levels.

The expansion of utilities, especially water and waste water treatment, will have to be analyzed thoroughly to determine what the demand will be during the 20-year planning period. Government regulations from the State and federal level have mandated engineering and capital outlays which require long-term debt to achieve, and if the carpet and textile industry shifts from heavy water usage to a lower level, this change could prove costly to Calhoun in its future economic position.

Calhoun offers a small rural setting, which contributes to pride in community, sound values, and a cohesive tie that not only provides opportunity for the local citizens, but as recent trends indicate, offers a refreshing alternative for industry, business, and people who are concerned with the large urban quality of life issues.

Assessment of Fairmount's Economy

Historically, Fairmount has been a small community holding steadfast to its manufacturing base which was predominantly textile related. Textile industries still remain a significant player in the city's economy, however, other industries such as Clem Environmental Corporation and J. M. Huber Corporation provided that needed diversification. These plants along employ

some 91 or 27% of the total available manufacturing jobs in Fairmount. According to data presented in Table 13, manufacturing jobs represent 49% of the total Employed Persons By Industry for the City of Fairmount. Employed Persons by Occupation (Table 17) also confirms the reliance upon manufacturing jobs with 61% of the total employed falling into a manufacturing related occupation. The smallest sector of Employed Persons by Occupation is private household services with 3 persons.

Fairmount has recently placed on line a sanitary sewage collection & disposal system and is currently expanding the collection lines to other existing industries. This, along with plans to open up an industrial access road from Georgia Highway 53 north into an existing industrial area, will further enhance the city's economic role in Gordon County.

Assessment of Plainville's Economy

The City of Plainville has four small industries: Republic Manufacturing, Associated Distributors, and West Building Supply located in parts of one larger complex and Plainville Brick. The total manufacturing jobs of these four industries is approximately 50 persons. The city does provide job support to other locals as evidenced in Table 13, Employed Persons by Industry. This table shows 153 employed persons, 48% of which are in the manufacturing category. This is further confirmed by Table 17, Employed Persons by Occupation, showing 92 persons in the manufacturing related categories. Zero employees are shown in the private household services and the protective services sectors.

The lack of a public sewage collection & disposal system is a detriment to significant future industrial growth. Because of the massive cost involved with a new municipal sewage system, the city may be forced to solicit small

industries which require little or no sewage disposal.

Assessment of Ranger's Economy

Ranger is a small rural town having no industry but providing 86 persons to support outside industry. According to Table 13, Employed Persons by Industry, Ranger has 60% of its work force in the manufacturing category followed by 13% in the retail trade category. Employed Persons by Occupation, Table 17, shows 55 out of the total 86 jobs going to the manufacturing related categories. Sales employs 10 and farming, forestry, fisheries employs 9.

Ranger is content with its rural small town setting and will continue to provide employee support to surrounding industry.

Assessment of Resaca's Economy

Six textile related industries employing some 114 persons make Resaca their home. These industries manufacture fringe, carpet, and carpet samples. Detailed information on Employed Persons by Industry and Employed Persons by Occupation is not available through the U. S. Census for the City of Resaca.

As far as Resaca's future economic outlook, smaller industries not requiring municipal sewage collection & disposal can locate in this community. Close proximity to Calhoun and I-75 and U. S. Highway 41 Resaca could play an important role in Gordon County's economic growth. Also, Resaca has available land for new industry and business.

Income Trends

Perhaps the single measure which best exemplifies a county's quality of life is that of income. A profile of family income for Gordon County is provided in Table 18. In 1970, the median family income in Gordon County was

\$7,807, or 95.6% of the median income for Georgia. However, by 1980, Gordon County's median family income of \$14,078 had dropped to 80.8% of Georgia's median family income of \$17,414. This trend indicates Gordon County's median family income has fallen slightly behind the growth in Georgia.

During the 1970 to 1980 period, there was a distinct shift in the family income distribution. In 1970, the majority of families, 66 percent, had incomes below \$10,000; by 1980, the majority of families, 67 percent, had incomes \$10,000 and up (see Table 19). The most rapid growth between 1970 and 1980 occurred in the group of families whose incomes exceeds \$10,000. This shift is a positive one even when allowing for the corresponding rise in the cost of living for the decade.

As a general trend, family income in Gordon County is improving the quality of life. The 31% increase in families with incomes above \$10,000 from 1970 to 1980, even with the inflation factor taken into account, is a good indicator of family economic growth. Again, continued attraction of a more diversified industrial base will aid the county in improving and stabilizing local family incomes.

TABLE 18
Family Income Distribution, Gordon County
1970 - 1980

<u>Income</u>	<u>1970</u>	<u>1980</u>
Less than \$5,000	1,541	1,591
\$5,000 - \$9,999	2,618	1,746
\$10,000 - \$24,999	2,061	5,085
\$25,000 & over	<u>80</u>	<u>1,874</u>
Total families	<u>6,300</u>	<u>10,296</u>
Gordon County	7,807	14,087
Georgia	8,167	17,414

Source: U. S. Department of Commerce, Bureau of the Census. General Social and Economic Characteristics of the Population, Georgia, 1970-1980.

TABLE 19
Family Income Shifts, Gordon County
1970 - 1980

<u>Income Groups</u>	<u># of Families</u>		<u>% of All Families</u>	
	<u>1970</u>	<u>1980</u>	<u>1970</u>	<u>1980</u>
Under \$5,000	1,541	1,591	24.5	15.4
\$5,000 - \$9,999	2,618	1,746	41.5	17.0
\$10,000 & over	2,141	6,959	34.0	67.6

Source: U. S. Department of Commerce, Bureau of Census, General Social and Economic Characteristics, Georgia 1970-10=980.

Retail Sales

An overview of retail sales in Gordon County will assist in the evaluation character of the county. During 1979, retail sales in Gordon County were dominated by food sales. In 1989, food sales still remain the highest in retail sales (see Table 20). Naturally, some of the increase in retail sales is a result of inflation, but part of that increase is attributable to economic

growth. Since the population of Gordon County increased during the retail sales period identified (1979-1989) we can assume that there has been real growth in the retail sector. In general, the categories of retail trade that now predominate will continue to contain a large portion of total retail sales in Gordon County.

TABLE 20

Retail Sales for Gordon County
(Thousand Dollars)

	<u>1979</u>	<u>1989</u>
Food	28,203	50,742
Eating/drinking places	8,908	23,564
General merchandise	4,069	12,942
Furniture/furnishings/ appliances	5,442	26,470
Automotive	14,259	33,371
Drug	<u>3,887</u>	<u>11,191</u>
Total	<u>91,702</u>	<u>234,354</u>

Source: Sales & Marketing Management, Survey of Buying Power, 1980, 1990.

Future Employment

Projection of employment trends in Gordon County will aid in gauging the future economic growth in the county. This projection is based on the projected population for Gordon County 1997-2012 allowing a certain proportion (50%) of the population for the employment sector. Employment estimates for 1997-2012 are provided in Table 21.

TABLE 21

Future Employment Estimates
1997 - 2012

<u>1997</u>	<u>1002</u>	<u>2006</u>	<u>2012</u>
20,273	22,402	24,754	27,353

TABLE 22

Future Employment by Sector

	<u>1990</u>	<u>2000</u>	<u>2010</u>
Farming	762	692	633
Agriculture services	153	109	91
Mining	10	46	125
Construction	887	874	905
Manufacturing	10,195	13,045	14,995
Transportation, communications, utilities	1,377	2,627	3,888
Wholesale trade	538	568	473
Retail trade	2,143	2,718	3,001
Finance, insurance, real estate Services	612	622	585
	2,537	2,930	3,272
Federal government, civilian	91	108	121
Federal government, military	330	346	355
State & local government	1,339	1,507	1,610

Source: Woods & Poole Economics, 1990.

Gordon County should actively seek new and diversified industry and other employment sources to locate in the immediate area; a sudden slump in the textile industry could possibly put a large number of people out of work. New and diversified industries would strengthen the local economy and provide added tax revenue needed to provide the work force needed by new industry.

It is not realistic to make forecasts solely by mechanical projections of past trends without taking into account the changing patterns of economic activity. Past performance is only one indicator - basic factors of local

resources and programs must be considered, as well as the way they might fit in with or be influenced by current regional trends.

Estimates of future economic developments, based on reasonable assumptions of various interrelated factors can be proved wrong almost overnight by such things as the decision of a major manufacturer to settle in or near the area, the re-routing of a major highway, the building of a reservoir, or the discovery of new uses for certain raw materials. Such possibilities cannot be considered in making future estimates or projections. Where there is no firm indication of their development.

A basic premise is that there will be no national upheaval due to any major military action. Given a stable national economy, the following local developments are anticipated in Gordon County: 1) manufacturing employment within the county will increase; 2) commuting both into and out of Gordon County will increase; and 3) agricultural employment will continue to decline, but at a much slower rate than in the past two decades.

Wage Levels

The average weekly wage in Gordon County for all industries was \$369 in 1990. This was up from \$344 in 1988 and \$298 in 1985. The industry group reporting the highest average weekly wages for 1990 were legal services at \$525 and Chemicals/Allied Products at \$509. The lowest average weekly wages were reported from motion picture services at \$115 and hotel/lodging services at \$129.

Skill Levels

The work force of Gordon County is a very diverse one, with occupations from private household to professional and all between. The bulk of most jobs

within the county are production related and do not require advanced academic degrees. However, new high tech industries locating in Gordon County will place an emphasis on technical training and college education. The technical and vocational training beyond the high school level is realized as important and avenues for educational attainment must be made available for Gordon County's work force. Industrial recruitment will depend greatly on the skills of the local work force.

TABLE 23

Gordon County Industry Listing - 1990

Employment Code:

A 1 - 25 B 26 - 50 C 51 - 100 D 101 - 200
 E 201 - 300 F over 300

<u>Name</u>	<u>Product</u>	<u>Employment</u>
American Home Fashions, Inc.	Bedspreads	C
American Rug Craftsmen, Inc.	Area rugs	E
Apache Mills	Vinyl-backed carpet mats	D
Artisans Plant, Inc.	Carpet printing & dyeing	C
Associated Rubber Co.	Rubber chemical	A
Astro Dye Works, Inc.	Yarn dyeing	D
Atlantic Carpet Corp.	Tufted carpets	A
Basic Ready Mixed Concrete	Ready mixed concrete; masonry & concrete products	A
Bentley Dye Services	Custom wool yarn dyeing	C
Brown Laundry, Inc.	Industrial dyeing & laundry	A
Brumlow Rug Co., Inc.	Bath sets	B
Burton Carpet & Rug	Carpet rugs	A
Calhoun Door and Window	Residential doors/windows	A
Calhoun Lumber and Supply	Pine lumber	A
Calhoun Machinery Co., Inc.	Carpet machine conversion	A
Calhoun Millworks	Custom cabinets	B
Calhoun Plastics	Custom compounds, PVC formulations	A
Calhoun Sample service	Carpet samples	A
Calhoun Sheet Metal	Metal fabrication	A
The Calhoun Times	Newspaper	B
Cal-Tex	Space-dye yarn	B
Cardinal Specialty Products	Yarn & chemical products for textile & carpet ind.	A
Carriage Industries	Tufted carpet	F
Century Accessories, Inc.	Carpeted auto mats	C

Childress Marble Co.	Cultured marble	A
Clem Environmental Corp.	Water proofing liner	B
Coated Products	Label stock	A
Color Techniques	Carpet dyeing	C
Colourweave, Inc., Div. of Triad Yarn Dyeing, Inc.	Carpet tile mat & rug printing	A
Concord/Aldon Industries	Carpet	B
Coronet Industries, Henley Plant	Yarn, twisting & heatsetting	D
Country Designs, Inc.	Oak & pine custom-made furniture; kitchen cabinets & bathroom vanities	A
Crown Crafts, Inc.	Bedspreads, comforters & accessories, draperies	F
Crowntuft Mfg. Corp.	Housecoats	C
Cumberland Mills, Inc.	Carpet	A
Dal-Ge Poultry Farm	Commercial eggs	A
D. C. Tufters	Carpet	A
D H M Adhesives, Inc.	Adhesives	A
Dalton Waste Paper	Recycle paper, softwaste	A
Diamond Rug & Carpet Mills, Inc.	Carpet	D
Dyatron, Inc.	Skein dye yarn	A
Eagle Systems Corp.	Textile fire retardants & colors	A
Echota cushion, Division of Leggett and Platt	Carpet padding	B
Echota Fabrics, Inc.	Custom-made bedspreads and draperies	B
Elite Sample Co.	Carpet samples	A
Evco Plastics	Custom injection molding	D
Flav-O-Rich Dairy	Milk processing	A
Foam Products	Latex shoe insole materials	B
Georgia Textile Corp.	Crushed velvet & chenille bedspreads & draperies	D
Georgia Tufters, Inc.	Bath sets, scatter rugs	D
Goble Carpets	Carpet	A
Gold Kist Feed Mill	Livestock & poultry feed	A
Gold Kist Hatchery	Baby chickens	C
Goodyear Tire & Rubber Co.	Latex textiles, PVC packaging film	D
Gordon County Farm Co., Div. of Sara Lee Corp.	Meat products	F
H & C Printing co.	Silkscreen, mat & rug printing	A
The Harbinger Co.	Carpet	F
Harbison-Walker Refractories, Div. of Dresser Industries	Industrial ceramics	D
Hiwassee Land Co./Bowater, Inc. Southern Division Woodlands	Pulpwood & saw timber	C
Hollander Corp.	UV2 (silicone protected) & puncture control compound, UV2 carwax	A
Horizon Industries	Yarn dyeing & carpet	F

J & S Textiles	Carpet samples	A
Knight's Printing & Office Supply	Commercial printing, photo typesetting	A
Kobelco Construction Machinery, Div. of Kobe Steel	Hydraulic excavators	C
Lacey-Champion Carpets, Inc.	Hand-made rugs & carpets	C
Lacey Rug Mills, Inc.	Bath mats, scatter rugs, bath carpet	D
Lee Equipment Co.	Dock equipment, plastic strip doors	A
Litton Industrial Automation Systems Disc Grinders and Abrasives, Div. of Litton Ind.	Abrasive emery wheels	B
Lovingood Processing and Grease By-Products	General meat processing	A
Lummis Machine & Tool, Inc.	Machine parts	A
Mannington Carpets, Div. of Mannington Mills, Inc..	Carpet	F
Modern Fibers	Yarn	A
Multitex Corporation Color-master Division	Commission carpet dyeing	D
Multitex Corporation Filament Yarn division	Yarn twisting, heatsetting	C
Mydrin	Latex products, adhesives	C
Nance Carpet & Rug	Area, room-size rugs and remnant rugs	A
North Georgia Ready-Mixed Concrete	Ready mixed concrete	A
Northwest Georgia Paving Co.	Asphalt paving	C
Outboard Marine Corp.	Outboard motors	E
Owen Detectron, Inc.	Energy management equipment, computers, microprocessors, motor controllers, alarm systems	A
P & P Tufting	Carpet	A
Parafar, Inc.	Textile dyes & chemicals	A
Passport Carpets	Carpet & room-size rugs; vinyl backed matting, plastisol printing	A
Plainville Brick Co.	Face & common brick	A
Precision Machining & Development	Machine parts for food industry	A
The Print Shop	Commercial printing	A
Quality Finishers	Carpet finishers	D
Quality Mat, Inc.	Vinyl-back matting	A
Rainbow Carpet Mills, Inc.	Bath sets, scatter rugs	B
Ranger Wire of Georgia	Steel wire products	A
Rosewood Rugs, Inc.	Area rugs & carpet	A
The Sample Factory, Inc.	Carpet samples	C
Sample Services, Inc.	Carpet sample assembly	C
Shaheen Carpet Mills, Inc.	Tufted carpet	B
Shaw Industries	Carpet yarn	F

Solem Industries	Grind hydrated aluminum products	C
Springs Performance, Div. of Springs Industries	Scatter rugs & bath sets	E
Stone Mountain Mfg. Co., Inc.	Ceramic tile grouts, mortars, water proofing coatings, surface bonding compounds, floor sealers	A
Superior Manufacturing Group	Commercial door mats	B
Superior Swatching Service	Carpet samples	A
Textile Rubber & Chemical Co., Tile Division	Carpet tiles	A
Larry Thomason Egg Farm	Commercial eggs	A
Titan Chemicals, Inc.	Textile fibers	A
The Torrington Co., Fafnir Bearing Division, Calhoun Plant Div. of Ingersoll-Rand	Ball bearings	F
Tri-Graphix Lts., Div. of Triad Yarn Dyeing, Inc.	Commission tufter	A
Tri-Lake Tufters	Commission tufter	A
Tri-Tex, Inc.	Service heat set equipment	A
Wallstreet Printing Co.	Commercial printing	A
Western Plastics (U.S.) Limited	PVC food film, aluminum foil, stretch wrapping film	A
XL Corporation	Carpet glue	B

Commercial

The commercial sector of the economy consists of retail/wholesale trade, services, finance, insurance, and real estate. The data presented in Table 24 shows the number of employees increasing by 119% from 1985 to 1989 while the number of establishments grew by 29%. Annual payroll for commercial establishments increased dramatically from 1985 to 1989 by 75% to \$73,861,000. Looking at the performance measure between Gordon County and the State of Georgia shows the county exceeded the State in all the measured categories (see Table 25). As far as actual commercial establishments in Gordon County, they are numerous and easily accessible. The concentration of commercial businesses is located in Calhoun. The city boasts several shopping centers and a viable downtown area. The City of Fairmount, located in southeast Gordon County, has

limited commercial establishments but a potential for commercial growth in future years. Although the remaining cities in Gordon County have sparse commercial development, they depend primarily on the available commercial establishments in Calhoun.

TABLE 24

Commercial Establishments 1985-1989, Gordon County

	<u>1985</u>	<u>1989</u>	<u>% Change 85-89</u>
Number of employees	2,526	5,531	119%
Annual payroll (\$000)	42,287	73,861	75%
Total # establishments	447	577	29%

TABLE 25

Performance Measure
Percent Change 1985-1989, Gordon County and State of Georgia

	<u>Gordon County</u>	<u>State of Georgia</u>
Number of employees	199%	27%
Annual payroll (\$000)	75%	50%
Total # establishments	29%	15%

Source: U. S. Census, County Business Patterns, 1985-1989.

Manufacturing

Gordon County has a relative diverse manufacturing base, however, the textile and textile related industries slightly hold the edge. There are 90 textile related industries in Gordon County compared to 72 other type industries. Overall manufacturing represents 64% of the total employed persons working in Gordon County. In 1989, over 13,000 persons were employed in manufacturing with an annual payroll of \$264,546,000.

The City of Calhoun is the primary location of the majority of

manufacturing facilities in Gordon County due to the infrastructure availability necessary to support industry. However, Fairmount is making their place in the industrial arena. Two expanding industries are located in the Fairmount Industrial Park. A new sewerage disposal plant near these industries will only enhance their expansion efforts. Also, plans are being finalized to develop a new industrial access road to serve Fairmount's Industrial Park. There are a few limited manufacturing establishments in other areas of Gordon County, however, nothing concentrated.

TABLE 26

Manufacturing Establishments, Gordon County - 1989

	<u>Total Manufacturing</u>	<u>Textile Related</u>	<u>% of Total</u>
Number of employees	13,367	10,258	77%
Annual payroll (\$000)	264,546	203,677	77%
Total # establishments	162	90	56%

Source: U. S. Census, County Business Patterns, 1989.

Tourism

Tourism is a rapidly growing industry not only in Gordon County but the State of Georgia also. In 1989, tourism expenditures in Gordon County topped 39 million dollars.

TABLE 27

Tourism Expenditures, Gordon County
(Millions of Dollars)

<u>1985</u>	<u>1988</u>	<u>1989</u>
39.69	42.05	39.26

Source: Georgia Department of Industry, Trade, and Tourism, 1990.

The main tourist attractions in Gordon County are New Echota and Salacoa Creek Park. New Echota is the birthplace of the Cherokee written language and published newspaper, The Cherokee Phoenix. Since 1987, restoration efforts have been carried out by the State of Georgia and this site is one of Georgia's leading historic areas. The Salacoa Creek Park is a U. S. Soil Conservation Service Watershed Area consisting of 343 acres with a 126-acre lake. The county utilizes this area for water oriented recreational activities.

Other significant attractions in Gordon County are the Chattahoochee National Forest and the Talking Rock Wildlife Management Area.

Because of Gordon County's natural beauty, interesting features, and strategic location, tourism will continue as a significant economic factor.

Gordon County currently has 18 motels and over 50 restaurants.

Agribusiness

Agriculture plays an important role in Gordon County's economy, however the role is changing. The total number of employees in the agricultural related industry dropped by 23% from 1970 to 1980. In 1980, 3.6% of the total employed in Gordon County was in the agriculture sector. The Coosa Valley region and the State of Georgia both reflected a large decline in agricultural related

industries of 31%, slightly more than that of the county.

TABLE 28

Employment by Industry
Agriculture, Forestry, Fisheries, Mining

	<u>1970</u>		<u>1980</u>		<u>% Change 1970-1980</u>
	<u>Number</u>	<u>% of Total</u>	<u>Number</u>	<u>% of Total</u>	
Gordon County	581	5.9	474	3.6	-23
Coosa Valley region	3,149	2.6	2,776	1.8	-31
Georgia	83,348	4.8	76,713	3.3	-31

Comparisons of employment by occupational group, farm related, shows an increase for Gordon County, the Coosa Valley region, and the State of Georgia. The percent change from 1970 to 1980 was 35% for the county, 6% for the region, and 17% for the State of Georgia. The total farm related employed persons for Gordon County in 1980 was 433.

TABLE 29

Employment by Occupational Group
Farmers, Farm Managers, Farm Laborers, Foremen

	<u>1970</u>		<u>1980</u>		<u>% Change 1970-1980</u>
	<u>Number</u>	<u>% of Total</u>	<u>Number</u>	<u>% of Total</u>	
Gordon County	279	3.1	433	3.3	35%
Coosa Valley region	2,192	1.8	2,544	1.7	6%
Georgia	61,844	3.5	66,750	2.9	17%

When comparing the market value of agricultural products sold, Gordon County and the State of Georgia differ significantly. From the period 1982 to 1987, Gordon County had a -46% decrease in market value of crops sold compared to -15% for the State. However, during the same period the market value of livestock/poultry increased by 32% for Gordon County compared to 14% for the State of Georgia.

TABLE 30

Market Value of Agricultural Products Sold in Dollars
(Crops: corn, wheat, soybeans, barley, oats)

	<u>1982</u>	<u>1987</u>	<u>% Change 82-87</u>
Gordon County	3,707,000	1,999,000	-46%
Georgia	1,180,988,000	1,005,664,000	-15%

Livestock, Poultry and Their Products

Gordon County	39,718,000	52,409,000	32%
Georgia	1,586,691,000	1,808,928,000	14%

In 1987, Gordon County had 548 farms, down slightly from 578 farms in 1982. The average farm size for the county in 1987 was 132 acres compared to 248 acres for the State of Georgia. There is an apparent trend of a decline in number of farms and size of farms.

TABLE 31

	Farms and Farm Acreage			
	<u>Farms</u>		<u>Avg. Size of Farms</u>	
	<u>1982</u>	<u>1987</u>	<u>1982</u>	<u>1987</u>
Gordon County	578	548	147	132
Georgia	49,630	43,552	248	247

Source: U. S. Census of Agriculture, 1982-1987.

Institutional and Government

Institutional and government employees include local, state and federal workers and also hospitals, schools, and colleges. In 1990, Gordon County had 1,760 employees in this sector. This was up by 15% from 1980 and 59% from 1970. Past trends indicate a continued increase in the employment sector by 11%, to 1,961 in the year 2000, and by 6% to 2,086 in the year 2010.

TABLE 32

Institutional and Government Employees, Gordon County

<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>2000</u>	<u>2010</u>
1,110	1,535	1,760	1,961	2,086

Source: Woods & Poole Economics, 1990.

Warehousing and Distribution

The warehousing and distribution sector of Gordon County's employment is somewhat significant. In 1989, 1,262 persons worked in this industry. This was up 14% compared to 1,111 employees in 1987. The 1989 annual payroll for the warehousing and distribution was \$27,470,000.

TABLE 33

Warehousing and Distribution Employees and Payroll

<u>1987</u>		<u>1989</u>	
<u># of Employees</u>	<u>Annual Payroll</u>	<u># of Employees</u>	<u>Annual Payroll</u>
1,111	\$21,954,000	1,262	\$27,470,000

Mining

There is only one mining operation currently active in Gordon County and its is located in the northeast section of the county. Historically, mining has not been a significant player in Gordon County's economy and past employment and annual sales information is not available. However, mining employment is projected to increase to 125 by the year 2010.

Economic Development Goals and Policies

Goal: To provide for the expansion and development of a diversified economic base which provides employment opportunities for all residents.

Policy 1: Promote and facilitate economic development through the coordinated efforts of the Industrial Development Authority and the Chamber of Commerce.

Policy 2: Encourage a diversity of industrial development with minimal environmental impact.

Policy 3: Promote and encourage development that is well planned, desirable and compatible with the local community.

Policy 4: Strengthen and utilize existing educational resources such as area vocational and technical schools to the extent possible in order to attract a variety of employers and shape the local labor force appropriately.

Policy 5: Analyze all financial resources and opportunities and identify an overall economic development strategy.

Policy 6: Promote the expansion and retention of existing business and industry.

Policy 7: Encourage the cooperation and partnership of the public and private sectors for the economic growth of the county and the region.

Policy 8: Promote utilization, preservation and development of historic resources for tourism and economic development.

NATURAL RESOURCES

Natural Resources

Physiography is the scientific name for the study of the surface features of the earth - their form, origin, development, relation to other formations and changes these features are undergoing. Physiography divides the earth's surfaces into natural regions of similar subsurface geology, land form structure, development, and surface characteristics. These natural regions are called physiographic provinces. The provinces are divided further into small, more distinct regions called districts.

Gordon County lies mostly within the narrow belt known as the Appalachian Valley and Ridges. A small area in the eastern part extends into the Appalachian Mountains. Except for the ridges formed by Horn and Chestnut Mountains, the Appalachian Valley is a nearly flat surface or peneplain. It is underlain by folded, faulted and stratified sedimentary rocks of the Paleozoic era. The small area in the Appalachian Mountains is underlain by such metamorphic rock as biotite gneiss, phyllite, sericitic schist, and quartz mica schist. This area is more dissected than the rest of the county.

The elevation of the county ranges between 600 and 1,700 feet. The highest elevation is on the Appalachian Mountains. The lowest is where the Oostanaula River leaves the county. Horn Mountain has an elevation of 1,600 feet. The broad central valley between Horn Mountain and the Appalachian Mountains has an elevation of 750 feet to 950 feet. The relief ranges from nearly level on flood plains and stream terraces to very steep on mountain slopes and on escarpments near streams (see Severe Slopes Map). The flood plains are narrow, except along the Oostanaula River, where in places they are as much as one and one-half miles in width.

The county lies entirely within the drainage basin of the Oostanaula River. The chief tributaries of the Oostanaula River are the Conasauga and Coosawattee Rivers and Salacoa and Oothkalooga Creeks. Salacoa Creek flows in a northerly direction and drains a larger area of the county than any other tributary. Most small streams also flow in a northerly direction.

The drainage pattern is the trellis type in the Appalachian Valley and Ridge section and the dendritic type in the Appalachian Mountains. Several large springs occur in the limestone and mountain sections, but the springs in the shale and cherty limestone belts are small and are intermittent.

Soils

The General Soils Map for Gordon County shows the major patterns of soils, called soil associations, within the county. Each association, as a rule, contains a few major soils and several minor soils in a pattern that is characteristic although not strictly uniform.

The soils within any one association are likely to differ from each other in some or in many properties; for example, slope, depth, stoniness, or natural drainage. Thus, the general soil map shows not only the kind of soil at any particular place, but patterns of soils in each of which there are several different kinds of soils.

The General Soils Map showing patterns of soils is useful to those who want a general idea of the soils, who want to compare different parts of the county, or who want to know the possible location of good-sized areas suitable for certain kinds of land uses.

For a more detailed analysis and discussion of soils by individual soil types, including engineering characteristics by soil type, the reader must refer

to the Soil Survey, Gordon County, Georgia, by the U. S. Department of Agriculture, Soil Conservation Service. For the purposes of this report, however, the General Soils Map is sufficient and each soil association is discussed below.

Christian-Clarksville-Fullerton association are well-drained soils of the uplands, underlain by cherty limestone or sandstone. This is an area of hills and ridges marked by small shallow depressions, a few lime sinks, and nearly level areas in draws and along intermittent streams. The larger and higher ridges are nearly parallel and extend in a northeast-southwest direction. Many of the lower ridges are irregularly shaped. The four separate tracts of this association are in the central part of the county and make up about 20 percent of the total acreage of the county.

About 60 percent of the association is cleared. Cultivated crops are grown mainly on the broad, smooth hills and in the narrow draws. Pastures are mostly on the moderately well-drained and somewhat poorly drained soils.

About 30 percent of the acreage is well suited to most cultivated crops, but is fair to good for pasture. About 12 percent of the acreage is so steep and so cherty that it should remain in forest.

These soils are strongly acid and are moderately low to low in natural fertility. They are not highly productive in their natural state, but respond to good management. Most locally grown crops are suitable if they are grown in proper sequence and heavily fertilized. Trees grow well on these soils.

Conasauga-Montevallo association are well-drained to somewhat poorly drained soils of the uplands; underlain by shale or limestone.

This is an area of low hills and broad, nearly level uplands. There are many drains that form shallow valleys. The level strips parallel to the drains

generally are no more than 200 feet in width. The slopes range from 0 to 40 percent, but are mostly between 5 and 8 percent. This association occupies one small tract in the northwestern part of the county and makes up about 4 percent of the total acreage of the county.

Most of the soils in this association are very strongly acid; a few are mildly alkaline. Fertility is low, and the available moisture capacity is low.

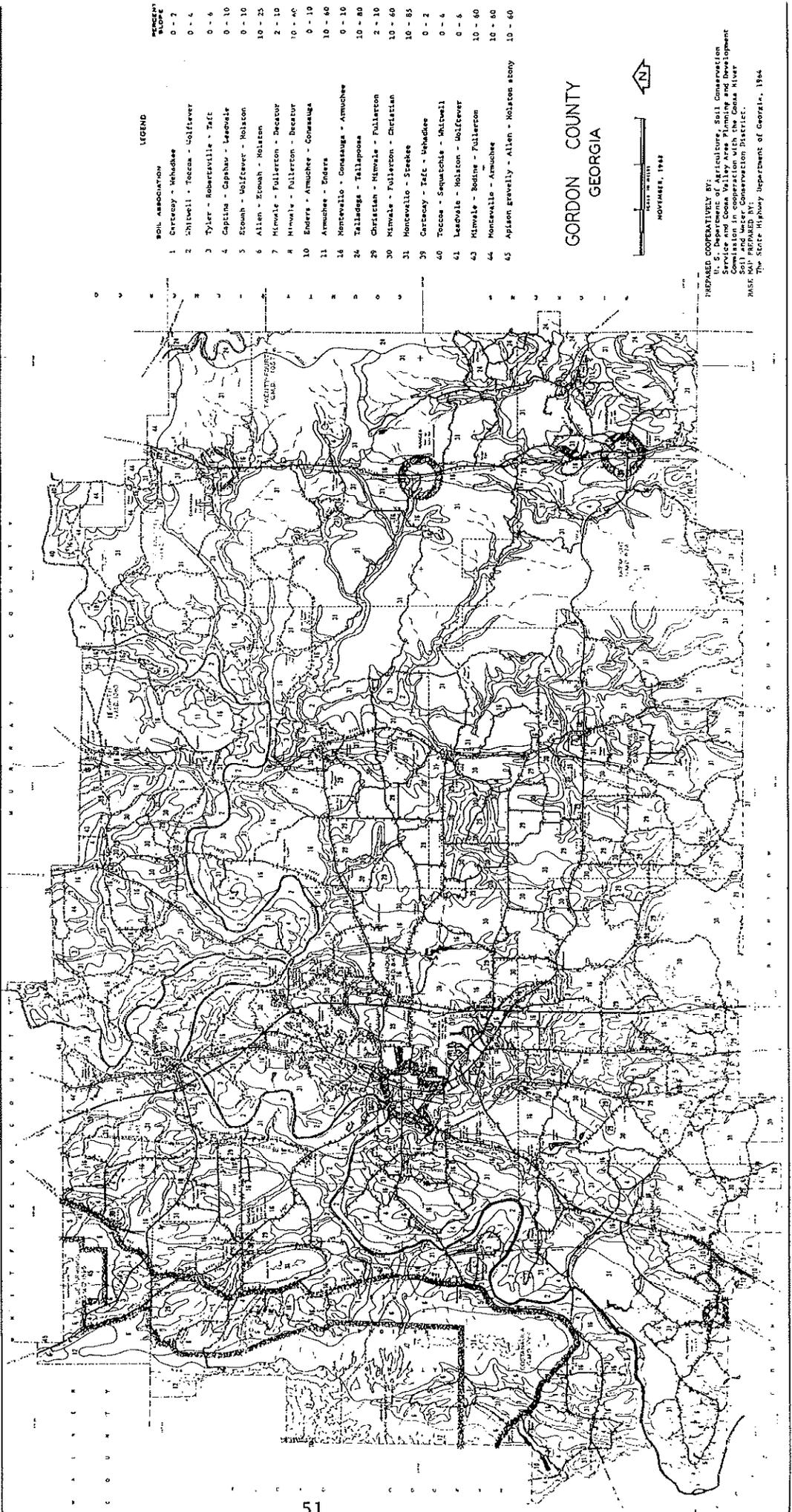
About 70 percent of the association is wooded; 15 percent, mostly along small drains, is pastured; and the rest is cultivated. Some previously cultivated areas have reforested to loblolly pine and Virginia pine. The rest of the association is mixed stands of hardwoods and pine.

The soils are poorly suited to cultivated crops, but are suited to a medium range of pasture grasses and legumes. Pastures produce moderate yields if highly fertilized and otherwise properly managed. Pine is well suited, but the rate of growth is moderate. Many of the draws are good sites for ponds.

Gilpin-Dekalb-Bodine-Steekee association are steep, moderately deep soils on mountains. This is an area of low mountains that rise abruptly from 800 feet to 1,600 feet in elevation. The mountains extend in a north-south direction and are in the western part of the county. Their tops are narrow and are reasonably straight. The long, steep slopes are stony and are cut by narrow, shallow draws that are parallel to the direction of the slope and perpendicular to the main streams. There are many outcrops of rock. This association makes up about 9 percent of the total acreage of the county.

All of the acreage is forested with hardwoods and some scattered Virginia pine, shortleaf pine, and loblolly pine.

Except for the soils in a few hollows, the soils in this association are not suited to agriculture. They are low in natural fertility and are stony and



- LEGEND**
- SOIL ASSOCIATION**
- 1 Carters - Whitaker 0 - 7
 - 2 Whitwell - Teococ - Wolfreaver 0 - 4
 - 3 Tyler - Robertsville - Telf 0 - 6
 - 4 Caplin - Capshaw - Leowale 0 - 10
 - 5 Spauld - Wolfreaver - Holston 0 - 10
 - 6 Allen - Ernoch - Holston 10 - 25
 - 7 Minwale - Fullerton - Decatur 2 - 10
 - 8 Minwale - Fullerton - Decatur 10 - 60
 - 10 Emers - Amucher - Conasauga 0 - 10
 - 11 Amucher - Emers 10 - 60
 - 14 Montevallo - Conasauga - Amucher 0 - 10
 - 24 Talladega - Tallapoosa 10 - 60
 - 29 Christian - Minwale - Fullerton 2 - 10
 - 30 Minwale - Fullerton - Christian 10 - 60
 - 31 Montevallo - Steebs 10 - 85
 - 39 Carters - Telf - DeKalbe 0 - 2
 - 40 Teococ - Sequatchie - Whitwell 0 - 4
 - 41 Leowale - Holston - Wolfreaver 0 - 6
 - 43 Minwale - Bodine - Fullerton 10 - 60
 - 44 Montevallo - Amucher 10 - 60
 - 45 Apison gravelly - Allen - Holston stony 10 - 60

**GORDON COUNTY
GEORGIA**



PREPARED COOPERATIVELY BY:
 The State Highway Department, Soil Conservation
 Service and Coosa Valley Area Planning and Development
 Commission in cooperation with the Coosa River
 Commission and the Georgia Highway Department.
 BASE MAP PREPARED BY: Conservation District.
 The State Highway Department of Georgia, 1944

steep. Erosion is a serious problem as the soils are cultivated. The growth of trees is average. Except for hunting, camping and hiking, this association is too steep for recreational development. It is used mainly as a wildlife refuge.

Lehew-Ramsey-Motevallo-Klinesville association are rolling and hilly soils of the uplands; underlain by acid sandstone or shale. This is a highly dissected area that consists of many irregularly shaped hills, narrow, short hilltops, and many draws and intermittent streams. The level and gently sloping areas along the draws are less than 50 feet wide. This association covers about 7 percent of the county. It consists of two narrow tracts that cross the county in the north-south direction. One tract extends from west of Plainville to west of Calhoun. The other begins east of Sugar Valley and ends north of Resaca. The elevation varies only about 200 feet and ranges from 700 to 900 feet.

About 75 percent of the acreage in this association is wooded. About 15 percent of the acreage is used for pasture. Small, level to sloping areas are used for cultivated crops, and there are a few dairy and beef farms.

About 80 percent of the acreage is not suitable for agriculture because of the strong slopes, shallow root zone, and low available moisture capacity. This association is near major highways, rivers and urban areas and is suitable for residential or industrial development. Most of the soils are well drained, and the terrain is favorable for such recreational uses as camping and hiking.

Monevallo-Klinesville-Rarden association are shallow, well-drained soils of the rolling and hilly shale ridges. This is an area of low hills dissected by numerous drains and streams. The drains form shallow, narrow hollows. Slopes are short and are mostly steep or very steep. The soils developed in residuum weathered from acid shale. The depth to bedrock is 8 to 38 inches.

This association occupies about 33 percent of the county. It occurs in six separate tracts, the largest of which are in the eastern part of the county.

About 80 percent of this association is wooded. About 15 percent of the acreage, mainly along draws and drainageways and on slopes adjacent to these low areas, is used for pasture. Cultivated areas are widely scattered and make up only 5 percent of the association.

Except for small areas on ridgetops and in hollows and valleys, the soils are not suitable for agriculture because of the shallow root zone and the steep and very steep slopes. This association is suitable for forest and for such recreational uses as hunting, camping and hiking. Many of the draws are favorable sites for ponds.

Monevallo-Sequoia-Muse association are shallow to deep soils on shale ridges, on toe slopes, and in draws. This is an area of low hills with flattened tops and short slopes. The draws are slightly crooked and are saucer shaped. There are large areas of local alluvium on the toe slopes and in draws. The change in gradient is gradual, and the slopes average about 10 percent. The elevation generally is about 700 feet; only associations 2 and 8 are at lower elevations. This association is made up on only one tract, which occurs along State Highway 53 and extends for a short distance north and south of Calhoun along US Highway 41. It occupies about 10 percent of the county.

Much of the acreage in this association has been cultivated, but slopes of more than 12 percent are now reverting to native vegetation, mostly loblolly pine and Virginia pine. About 50 percent of the acreage is wooded, and 25 percent is used for pasture. Cultivated areas are on the broad, smooth hills and on the well-drained to moderately well-drained flood plains.

This association is well suited to dairying and to the raising of beef

cattle. Most of the soils are well suited to pasture and hay plants. Also, this association is favorable for residential and industrial development but has little potential for recreational uses.

Montevallo association are steep and very steep, shallow soils on mountains. This is an area of low mountains that rise abruptly from 800 to 1,700 feet in elevation. It is in the extreme eastern part of the county. It is characterized by several mountain peaks, a mass of irregularly shaped mountains and high hills, and long, crooked drains that form deep, narrow hollows. The slopes are long, and the soils are stony. Talking Rock Creek flows through the extreme northeastern part. This association occupies about 5 percent of the total acreage of the county.

About 3 percent of the acreage is used for cultivated crops and for pasture. These areas are in draws, on flood plains, on fans, and on gently sloping hilltops. Most of the remaining 97 percent is wooded.

Except for the scattered small cleared areas, this association is not suited to agriculture. The shallow root zone and the steep and rocky slopes make cultivation with machinery impossible. Trees grow moderately well and are the best use for these soils. This association could be developed for recreational activities, such as hunting, hiking and camping.

Whitwell-Stendal-Philo-Monongahela association are moderately well-drained and somewhat poorly drained soils of the flood plains and low stream terraces.

This is an area of broad, gently sloping stream terraces and of nearly level strips of recent alluvium on flood plains. The terraces have been dissected by drainageways and broad, shallow draws. The flood plains are along the larger streams, which occasionally overflow. This association occupies about 12 percent of the county. The largest tract is along the Oostanula

River.

More than 75 percent of the acreage in this association is cultivated or pastured. About 40 percent of the association is used for pasture and cultivated crops, about 30 percent is used for corn and cotton, and the rest of the acreage is used mostly for pasture and for hay crops.

The soils in this association vary in crop suitability because of the differences in drainage. The soils on flood plains are suitable for intensive cropping and will produce high yields if moderately fertilized. The soils on moderately low and high terraces, though less fertile than those on flood plains, are suited to many kinds of crops. The growth of trees is excellent on all of the acreage.

Floodwater is a hazard on the flood plains. Most floods occur in winter and early in spring, but occasionally a crop is severely damaged or destroyed in summer or in fall. Wet areas generally can be drained. Erosion is a hazard on the uplands if the soils are cultivated.

The soils of this association are poorly suited to residential or industrial development because of both internal and external excess water. Most areas are favorable for recreational development, especially fishing and hunting. Some areas are suitable for flooding to attract ducks for hunting.

Aquifers

Groundwater is contained in underground formations called aquifers. Aquifers are natural resources for groundwater used for drinking and irrigation, and, in some cases, are interconnected with our surface water systems (lakes, streams, and wetlands). Man-made developments can greatly effect the groundwater recharge areas and protection of these areas is an important

consideration which will be addressed through local ordinances and other development controls. (See Groundwater Recharge Areas Map).

Gordon County and its incorporated cities will comply with the rules for environmental planning criteria as adopted by the Georgia Department of Natural Resources for groundwater recharge areas.

Watershed Protection Areas and Wetlands

A watershed is the land area drained by a creek or river. Rivers and creeks affected by runoff and sedimentation from watershed development can effect the quality and quantity of our water. Development in the watershed can alter the peak and base flow of streams. An increase in imperious surfaces, accelerate runoff by releasing precipitation which would otherwise be absorbed by the soil. Destruction of vegetation and wetlands increases the rate of runoff. Increased sedimentation, associated with rapid runoff, is deposited in the streambed, raising the bed and level of flooding. An important part of flood control is regulation of development in sensitive environmental areas such as hillsides, woodlands, and wetlands. Polluted runoff from upland development or direct discharge into a stream can infiltrate groundwater and pollute underground water resources. (See Water Supply Watershed Map).

Gordon County and its incorporated cities will comply with the Rules for Environmental Planning Criteria established by Georgia Department of Natural Resources for water supply watersheds. A 114 square mile water supply watershed has been identified for Gordon County.

Wetlands are areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, under normal circumstances, a prevalence of vegetation typically adapted for life in

saturated soil conditions. Wetlands generally include swamps, marches, bogs, and similar areas. (EPA, 40 CFR 230.3, Section 404 Permit Program, Clean Water Act).

Wetlands affect the quality and quantity of our water. They retain water during dry periods and hold it back during floods. Aquatic plants change nutrients into organic materials storing it in their leaves or in peat.

Wetlands also provide a breeding and nesting area for many forms of fish and wildlife.

The wetlands map incorporated in this plan is merely for informational purposes. For the determination of the existence and extent of wetlands, refer to the U. S. Department of Interior, Fish and Wildlife Service, Wetlands Inventory Maps for Gordon County. The minimum standards for protecting wetlands as established by the Georgia Department of Natural Resources will be followed (see Wetlands Map).

Floodplain

A floodplain is defined as a nearly level alluvial (material such as sand, silt or clay) plain that borders a stream and is subject to flooding unless protected artificially.

Floodplains, in their natural or relatively undisturbed state, are an important water resource area. Floodplains have evolved from natural forces and unwise development can alter and destroy their value.

Floods shape the topography and the physical characteristics of the land and helps control the rate of water flow. Floodplains provide a broad area to temporarily store floodwaters. In their natural state, floodplains slow the rate at which the incoming overland flow reaches the main water body.

A vegetated floodplain slows surface water runoff, causing the river or stream to drop most of its sediments in the floodplain, thus, damaging temperatures rise, due to muddied water. Pathogens and toxic substances entering the water body through surface runoff and accompanying sediments are decreased. (United National Program for Floodplain Management, U. S. Water Resource Council, 1979).

Plant and Animal Habitats

The Georgia Department of Natural Resources, under its National Heritage Inventory Program, has compiled an inventory of plants, animals, and natural habitats in the state which are rare enough to warrant state and federal protection. The species identified, all of which are designated unusual, endangered, or threatened, are vulnerable to the impacts of rapid land use changes and population growth and should be protected by Gordon County to the extent possible. Specific plant and animal data for Gordon County follows.

TABLE 34

Plant and Animal Data

Plants

<u>Species</u>	<u>Common Name</u>	<u>Status</u>
Arabis georgiana	Georgia Rockeress, Georgia Sieklepod	Threatened
Cypripedium acaule	Moccasin Flower, Pink Lady Slipper	Unusual
Cypripedium calceolus	Golden Slipper, Yellow Lady Slipper	Unusual
Scutellaria montana	Mountain Skullcap, Large Flowered Skill- cap	Threatened

Wildlife

Felis concolor coryi	Cougar	Endangered
Myotis sodalis	Indiana Bat	Endangered
Picoides borealis	Red Cockaded Woodpecker	Endangered
Haliaeetus leucocephalus	Southern Bald Eagle	Endangered

Source: Georgia Department of Natural Resources, Georgia's Protected Plants and Wildlife.

Prime Agricultural and Forest Land

According to the census of agriculture, Gordon County had 72,227 acres dedicated to some type of agricultural use in 1987. This is down slightly from the 1982 figure of 85,155 acres. The largest two categories of agricultural land are cropland, 40,711 acres, and pasture land, 28,426 acres. The eastern part of Gordon County has the majority of agricultural land. There is a total of 126,858 acres of forest land in Gordon County, according to a survey conducted by the Georgia Forestry Commission. This acreage is broken down into the following different forest types:

TABLE 35

Forestry Acreage by Type

Loblolly-Shortleaf pine	44,781 acres
Oak-Pine	32,184 acres
Oak-Hickory	39,953 acres
Oak-Gum	9,940 acres

Forest recreation in Gordon County includes several activities, such as the Chattahoochee National Forest, Talking Rock Wildlife Management Area, Johns Mountain Wildlife Management Area, and Salacoa Creek Park.

Presently, there are thirteen primary wood using industries in Gordon County. They consist of seven cabinet shops, two pulpwood, two custom furniture, and two lumber suppliers.

TABLE 36

Wood Using Industries in Gordon County, 1990

<u>Company</u>	<u>Product</u>
D. A. Bennett Cabinet Shop	Custom furniture & cabinets
Cabinets Unlimited	Custom furniture & cabinets
Calhoun Mill works	Cabinets & millwork
Country Design	Custom furniture & cabinets
Log Cabin Furniture	Custom furniture & cabinets
Patton Enterprises	Cabinets, vanity, millwork
Thomas Cabinet Shop	Custom furniture & cabinets
Wood Weavers Furniture	Custom furniture & cabinets
Bowater Woodlands	Pulpwood
Dalton Pulpwood Co.	Pulpwood
Brannon Lumber Co.	Rough & dressed lumber
Calhoun Lumber & Supply	Rough & dressed lumber
Country Living Furniture	Furniture

Source: Georgia Forestry Commission, 1990.

The Gordon County Forest Unit recommends the Tree City USA Standards for urban forest planning and supports local county and city efforts to adopt tree ordinances which provides for the management and protection of trees.

Parks and Recreation Areas

The Salacoa Creek Park, located in eastern Gordon County, consists of 343 acres which includes a 126-acre lake, fishing, beach, picnic area, and camping. The Coosawattee & Oostanaula Rivers provide for canoeing, rafting, and fishing. The John's Mountain Wildlife Management Area, which is part of the Chattahoochee National Forest is ideal for hiking, picnicking, trout fishing and camping.

Natural Resources Goals and Policies

Goal: To conserve and protect the natural and environmental resources of Gordon County.

Policy 1: Encourage good land management practices in floodprone areas, steep slopes, unsuitable soils, and other environmentally sensitive areas.

Policy 2: Consider measures that will comply with Georgia Department of Natural Resources requirements protecting wetlands, water supply watersheds, ground water recharge areas, and other measures to preserve prime agricultural and forest lands.

Policy 3: Protection of the Chattahoochee National forest.

Policy 4: Protection of the Talking Rock and Johns Mountain Wildlife Management Areas.

Policy 5: Protection of the Salacoa Creek Park area.

Policy 6: Protection of all rare and endangered plant and animal species.

Policy 7: Protection of plant and animal habitats.

HISTORIC RESOURCES

A Historic Resources Survey of Gordon County was contracted by the State of Georgia Historic Conservation Section of the Department of Natural Resources through the Calhoun-Gordon County Preservation Society. The field work phase of this survey was conducted from September, 1990 to February, 1991. Survey forms and maps are available at the Coosa Valley Regional Development Center in Rome or the Georgia State Historic Preservation Office in Atlanta.

The results of the current survey and a comparison of it to the previous survey (1976), based on resource numbers assigned, are as follows:

TABLE 37

Historic Survey Results

<u>Location</u>	<u>Resource Numbers Assigned (1990-91)</u>	<u>Resource Numbers Assigned (1976)</u>
Calhoun	319	281
Fairmount	28	34
Hill City	5	21
Oakman	5	0
Plainville	14	10
Ranger	11	10
Redbud	5	5
Resaca	8	9
Sonoraville	16	11
Sugar Valley	12	11
Total Urban	319	281
Total Rural	372	321
Total	<u>691</u>	<u>602</u>

Brief Developmental History of Gordon County

Gordon County was created by an act of the General Assembly on February 13, 1850. Its land area was taken originally from Cass (now Bartow) and Floyd Counties. Numerous boundary changes have since occurred, involving Bartow,

Floyd, Murray, Pickens, and Walker Counties. Situated in the northwestern portion of the State, Gordon County has land area in two of the major land resource areas of Georgia. The extreme eastern side of the county lies in the Blue Ridge land resource area, while the remainder and great majority of the county lies in the Southern Appalachian land resource area. There are two ranges of mountains running almost parallel, one along the eastern boundary and one along the western boundary of the county. The intermediate area of almost twenty miles width consists of narrow valleys and bands of knobby ridges.

An overview of how the area reflects or fails to reflect certain distinctive aspects of Georgia's history (see Georgia Historic Resources survey Manual, p. 35) is as follows.

Cotton as the Principal Cash Crop Until c. 1930

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

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

about 1910 to the late 1930s, with acres planted generally ranging from twenty to more than thirty thousand and production ranging from ten to twenty thousand bales.

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

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

Unusual Extent of Railroad Development in Georgia

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

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

identified.

Large Black Population and Strong Cultural Presence

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

Most historic resources related to the presence of blacks in the area are located in western Calhoun and in the Curryville area of the county. The area's most famous black citizen, Roland Hayes, an internationally recognized classical singer in the 1920s, made his cultural contribution, of necessity, outside of Gordon County and the South. He, nevertheless, maintained a residence in the Curryville area for a number of years.

Major Theater for the Civil War

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

total population increased 69.6% to 10,146.

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

Cherokee Nation in Northwest Georgia in Forced Removal

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

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

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

Calhoun was chosen as the county site in 1850 and was incorporated in 1852. While numerous small towns and rural communities dot the county's

landscape, none has ever rivaled Calhoun in importance. Calhoun had 427 inhabitants when its population was first included in the census in 1870. By 1880, Calhoun's population had grown to 510, and the only other town in Gordon County included in the 1880 census was Resaca, which had a population of 191. The 1890 census showed that Calhoun had reached a population of 680. Resaca had a population of 197, and Sugar Valley was included in the census with a population of 164. By 1900, Calhoun's population reached 851. Meanwhile, Sugar Valley's population increased to 231. Fairmount had a population of 191, and Resaca's population declined to 128.

During the first decade of the twentieth century, Calhoun experienced a dramatic 94.1% increase in population. Fairmount had a population increase of 70.7% during the decade and became the second largest town in the county. The populations of Sugar Valley and Resaca, meanwhile, declined. Thus, in 1910, Calhoun had a population of 1,652; Fairmount, 326; Sugar Valley, 197; Plainville, 148; and Resaca, 112. Calhoun's population continued to grow steadily, at a compounded annual rate of 1.96% from 1910 to 1940. In the latter year its population was 2,955. Fairmount remained the second largest town, with a population of 474, and Sugar Valley remained third with a population of 239. Ranger had a population of 160 in 1940 and Plainville, 132.

Manufacturing was almost nonexistent in the area during the nineteenth century. According to the 1880 census, there were 38 manufacturing establishments in the county with a total of 84 employees. By 1900, employment in manufacturing had dropped to 62 persons. In the early twentieth century, employment in manufacturing increased considerably, particularly with the establishment of the Echota Cotton Mill just north of Calhoun in 1907 (production began in 1909). In 1930, more than 350 persons were employed in

cotton mills in the county. Other significant manufacturing employers were saw and planing mills and brick and tile factories. Nevertheless, through World War II, Gordon County remained a very rural area with a mostly agricultural economy.

The U. S. Census of 1940 provided information on various characteristics of Gordon County's housing stock - dwellings that today, if extant, would be considered historic. There were 4,228 dwelling structures in Gordon County in 1940, containing 4,428 dwelling units. Of the total 810 units were in Calhoun, 1,097 units were considered rural-nonfarm, and 2,521 units were considered rural-farm dwellings. For the 4,266 units reporting the year built, the numbers and percentages constructed during different time periods were as follows:

TABLE 38

Number and Percent of Total Housing Units

<u>Year Built</u>	<u>County</u>	<u>Calhoun</u>	<u>Rural Nonfarm</u>	<u>Rural-Farm</u>
1859 or before				
or before	66 (1.5)	6 (0.8)	6 (0.6)	54 (2.3)
1860 - 1879	162 (3.8)	12 (1.5)	31 (2.8)	119 (5.0)
1880 - 1889	267 (6.3)	52 (6.5)	43 (3.9)	172 (7.2)
1890 - 1899	436 (10.2)	54 (6.8)	98 (9.0)	284 (11.9)
1900 - 1909	1,089 (25.5)	232 (29.2)	211 (19.4)	646 (27.1)
1910 - 1909	837 (19.6)	129 (16.2)	266 (24.4)	442 (18.6)
1910 - 1919	591 (13.9)	138 (17.3)	139 (12.8)	314 (13.2)
1920 - 1929	818 (19.2)	173 (21.7)	295 (27.1)	350 (14.7)
Total	<u>4,266 (100.0)</u>	<u>796 (100.0)</u>	<u>1,089 (100.0)</u>	<u>2,381 (100.0)</u>

As can be seen, the greatest building period for the county's 1940 housing stock was 1900-09. This was also true for dwellings in Calhoun and for those classified as rural-farm. The period of 1930-40, however, accounted for the greatest percentage of houses classified as rural-nonfarm. Overall, 78.2% of the county's 1940 housing stock was built from 1900 to 1940 (slightly lower than the State average of 82.6%), 16.5% was built from 1880 to 1899, and only 5.3

percent was built before 1880.

Other characteristics of the county's housing stock provided by the 1940 census were number of rooms and exterior material. Of the 4,375 dwelling units reporting number of rooms, the results were as follows: one room, 33; two rooms, 349; three rooms, 1,037; four rooms, 1,276; five rooms 880; six rooms, 514; and seven or more rooms, 286. In regard to exterior material, 4,169 dwelling structures reported, and the results were as follows: 4,029, or 96.6%, were wood; 92, or 2.2%, were brick; 13, or 0.3%, were stucco; and 35, or 0.8%, were classified as "other."

Gordon County's population increased to only 19,228 by 1960, having grown at the previously mentioned low compounded annual rate of 0.2% since 1920. It was during the decade of the 1960s, however, that population and economic growth began to occur more rapidly, due in part to the construction of Interstate 75 through the center of the county.

Between 1960 and 1980 the county's population grew at a compounded annual rate of 2.3%, reaching 30,070 by the latter year. The number of year-round dwelling units, meanwhile, increased to 10,904, of which 16.5% had been built before 1940 (the state average was 14.7%), 21.9% had been built from 1940 to 1959 and 61.6% had been built from 1960 to 1980. Mobile homes accounted for 10.1% of these units, a somewhat greater percentage than the State average of 7.6%.

Population continued to grow in the 1980s at only a slightly lower compounded annual rate of 1.6% and reached 35,072 by 1990. Calhoun's population doubled from 1960 to 1990. A 1960 population of 3,587 increased to 7,135 in 1990, for a compounded annual growth rate of 2.3% for the period.

Economic change was equally significant. The number of farms in Gordon

County declined from 2,158 in 1940 to 1,579 in 1954, to only 808 in 1969, and to just 564 in 1978. From 1978 to 1987, however, the number of farms remained relatively stable, but the number of acres in farms continued to decline gradually. Land area in farms had been as high as 87% in the 1930s but declined to only 37% in 1982 and 32% in 1987. (Commercial forest land comprised 57% of the county's land area in 1982.)

Gordon County averaged between twenty and thirty thousand acres in harvested cropland in the 1980s, the primary field crops being corn, soybeans, wheat, and sorghum grain. These and other crops, however, account for less than 10% of the value of the county's farm production. The majority of its value in recent years has come from poultry and livestock. In 1987, Gordon County ranked eighth in the State in broiler production and nineteenth in the number of cattle and calves. Of the county's 548 farms in 1987, 435 were devoted to cattle or broiler production.

With a declining demand for farm labor after World War II, employment in manufacturing had gradually increased. In January 1962, shortly before the construction of Interstate 75 through the county, forty-five manufacturing establishments employed twenty-nine hundred out of a total nonagricultural labor force of approximately six thousand. By 1990, there were 125 manufacturing companies in the county, and the work force had grown to more than 22,000. Approximately 25 new companies located in the county between 1985 and 1990.

Continued growth at recent rates has been predicted through the year 2010. If this rapid growth prediction proves accurate, the county's historic resources will become increasingly threatened by the related development.

Architectural Analysis

A wide variety of house types was identified in rural Gordon County during the field work. The following types, however, dominate extant pre-World War I residential building: the central hallway, the double pen, the saddlebag, the Georgian cottage, the gabled ell cottage, the Queen Anne cottage, the New South cottage, and the I-house. In addition, two other house types not listed in the Georgia Historic Resources Survey Manual were observed with enough frequency or are considered important enough to be defined as a type for this survey. Rural residential building between the world wars was dominated by the front gable bungalow and the extended hall-parlor house types, although several other types were built or continued to be built to a lesser extent.

The central hallway was undoubtedly the most commonly observed pre-World War I house type. Most examples were built from the mid-nineteenth century to c. 1910, with probably the greatest number built from c. 1890 to c. 1910. Most examples have the typical side-gabled roof and exterior end chimneys, although a few variation in roof type and chimney location were observed. A few examples of a hipped roof variation were observed and at least one cross-gabled example was documented. Two variations in chimney location were observed. One variation has two interior chimneys flanking the central hallway. All examples were one and one-half stories and were located in the Calhoun North quadrangle, in the Resaca area. The second variation in chimney location, with two examples observed in the Calhoun South quadrangle, has two rear eave wall chimneys at the front-rear junction. Most central hallway houses lack stylistic features, although a few have either Greek Revival, Gothic Revival, Gothic Revival-Italianate, or Folk Victorian elements.

The double-pen and saddlebag house types were observed with about equal

frequency but were far less common than the central hallway type. Both types were built in the area over a wide range of time. Examples built c. 1900-10 include a hipped roof variation with the chimney located at the front-rear junction. Saddlebag houses of the central door and two door subtypes were observed with about equal frequency. Late, c. 1930s, examples of the saddlebag type were also noted.

Another common house type observed was the gabled ell cottage, with most examples dating from c. 1890 to c. 1910. This type was commonly built as a unit, but many examples (possibly approaching 50%) evolved from earlier linear plan houses. As would be expected, most gabled ell cottages that were built in stages evolved from the central hallway type, but some examples also evolved from the double-pen type and the saddlebag type. Of those built as a unit, several examples of a cross hipped roof variation were observed. Some gabled ell cottages have Folk Victorian elements, the finest being an example near Resaca.

The Georgian cottage type, though relatively common, consists of two distinct subtypes with distinctly different building periods. A hip or pyramidal roof subtype of one or one and one-half stories was built during the first quarter of the twentieth century and beyond. An earlier side-gabled subtype of one and one-half stories was built during the third quarter of the nineteenth century. Only ten or fewer examples of this subtype were observed, and all except one isolated example were located in the western half of the county, in the Calhoun South, Calhoun North, and Sugar Valley quadrangles. Some of the examples have modest Greek Revival and/or Gothic Revival stylistic elements such as pedimented windows, frieze and architrave trim, and a steeply-pitched center gable.

One related but modified example has an unusual gable front projection resulting from one of the front rooms projecting forward slightly. It otherwise belongs to the side-gabled subtype of the Georgian cottage. One house with a Georgian floor plan was observed that does not belong to either of the above subtypes. It has a front-gabled roof and a lateral wing, and though it lacks stylistic elements, it is somewhat reminiscent of the mid-nineteenth century temple form houses of the Northern states.

Two house types not listed in the Georgia Historic Resources Survey Manual have been identified in Gordon County. They are considered important enough to be defined and named for the purposes of this survey. The names used on the survey forms for these two types are the "plantation type cottage" and the "cross plan cottage."

The plantation type cottage is a recognized, mostly antebellum, house type (see John Linley, The Georgia Catalog, p. 355) that needs further study regarding its distribution and regional variations. In Gordon County, the plantation cottage is one or one and one-half stories with a side-gabled roof and a full-width front porch recessed under the main roof. The slopes of the roof may be of single pitch or one or both slopes may be of dual pitch (the latter being called a spraddle roof). This house type is two rooms wide at the front with either a dogtrot, central hallway, double-pen, or saddlebag plan. A shallow (porch depth or approximately one-half depth) range of rooms and/or porches is located at the rear, set under the main roof. This rear range of rooms and/or porches may extend full width or may be interrupted at one side by a rear ell.

Only about a dozen plantation cottages were observed in the project area. Although generally an antebellum house type, some of these houses could date as

late as the 1870s. Examples of the four subtypes identified in the project area are as follows: dogtrot, central hallway, double-pen, and saddlebag.

The cross plan cottage has a limited distribution within the project area, being observed only in the Sonoraville and Fairmount quadrangles and in the extreme southern portion of the Redbud quadrangle. This type is defined as a one-story cottage, cross shaped in plan, with a gable-front center section and two recessed wings parallel to the facade, one on each side of the gable-front section and one of the wings or on the ridgeline of the gable-front section. Front doors vary from one to four. The most common arrangement is the off-center chimney and three front doors. The cross plan cottage type is basically the gabled ell cottage type expanded by a second recessed wing, changing an asymmetrical plan into a symmetrical or nearly symmetrical one. This type was most often built as a unit, but a few examples in fact evolve from a gabled ell cottage. Observed examples date from the first quarter of the twentieth century, with a majority built from c. 1905 to c. 1915.

Besides the fairly common Queen Anne cottage and New South cottage (which types the surveyor had some difficulty distinguishing as many examples do not clearly fit the description of either), other one-story house types built in rural Gordon County before World War I were the single-pen, hall-parlor, dogtrot, and pyramid cottage. Single-pen examples were of log construction and typically had been extended laterally, forming another house type. Hall-parlor examples are rare and several possible examples had significant exterior alterations, making a positive identification of that type uncertain. It is entirely possible that a few of the houses classified as the central hallway type are, in fact, the hall-parlor type with a symmetrical facade. (It is equally likely that some have been altered from one type to the other by the

addition or removal of an interior wall.) Several dogtrot houses were observed, but in all except one example, the trot had been closed. The pyramid cottage is less common in the area than the hip or pyramidal roof subtype of the Georgian cottage, and most pyramid cottages have undergone varying degrees of alteration.

Two-story house types in rural Gordon County are relatively rare with the exception of the I-house. Built in Gordon County from the 1840s to the 1910s, most of the more than twenty-five examples date from the nineteenth century. At least 80 percent are the central hallway subtype. A very few examples have a hall-parlor plan and one example has a double-pen plan. Most I-houses observed in the county had either exterior (most common) or interior gable end chimneys, but the two chimney location variations noted for the central hallway house type also were observed in a small number of I-houses of the central hallway subtype. Eave wall chimneys at the front-rear junction were found on two examples and interior chimneys flanking the hallway were observed in one example. A few of the county's fine I-houses have Greek Revival or Greek Revival-Italianate stylistic elements.

With the exception of I-houses, only about ten historic two-story houses exist in Gordon County outside of Calhoun's historic residential areas. Several different types, however, are represented, with one or more examples of the following types observed: the Georgian house; the gabled ell; the Queen Anne house; and the side hallway house. In addition, there is one two-story cross plan house similar, except for height, to the previously described cross plan cottage.

As has been suggested, several of the house types built in Gordon County before World War I, such as the double-pen, the saddlebag, the Georgian cottage,

and the pyramid cottage, continued to be built between the world wars. The most common house types, however, were the extended hall-parlor and modest versions of the front gable bungalow. Side-gabled, cross-gabled, and hipped bungalows were also observed, but combined, they are must less common than the front gable subtype.

Architectural styles observed in Gordon County's rural residential buildings were mostly limited to Greek Revival, Gothic Revival, Italianate, Folk Victorian, and Queen Anne before World War I and Craftsman, English Vernacular Revival, and Colonial Revival between the world wars. Few high style examples were observed and most houses exhibiting stylistic characteristics were one of the common house types with only one or a few stylistic elements. Combinations of Greek Revival, Gothic Revival, and Italiante elements are sometimes found on the same house. (For more information on Calhoun's architectural types and styles, see the final section of this report, "Recommendations for National Register Nominations.")

As previously noted, 96.6% of Gordon County's 1940 housing stock had wood cladding. This cladding was primarily horizontal board siding, most commonly clapboard. Drop or novelty siding was fairly common after c. 1910. Simple drop siding was the most common type employed, but a false bevel variation, imitating narrow clapboard, was also occasionally used. Flush board siding, usually horizontal, was frequently used under the porches of early houses, while beaded tongue-and-groove boarding was used similarly on some later examples. Vertical board-and-batten siding was used occasionally throughout the county. An early (c. 1850s - c. 1880) and fairly extensive use of this type of siding, however, was observed in the extreme western fourth of the county, in the Sugar Valley and Plainville quadrangles. Uses elsewhere in the county were more scattered

and tended to be later in date. Decorated gables feature wood shingles, clapboards grooved and scored to mimic wood shingles, and occasionally, beaded tongue-and-groove boarding, applied diagonally.

Log construction, once apparently common in the area, is relatively rare today or at least rarely visible. Most dwellings of log construction have been entirely covered with wood siding. Of the few log dwelling structures observed, most were wood sided except for the area under the front porch. Corner-timbering was often not visible, but where visible, half-dovetail notching was predominant. The only other corner-timbering type observed in a log dwelling was one v-notch example. Log outbuildings, too, had predominantly half-dovetail notching, with only a few examples of v-notching or saddle notching seen.

The use of brick as the cladding material for historic houses outside of Calhoun was rather rare. Only one nineteenth century brick house exists in the county. Due to the development of a brick industry in Calhoun by 1900, brick began to be used there for residential building by c. 1905 and had an expanding use thereafter. Brick was used as the exterior material for dwellings most extensively, however, between the world wars. Most of the 92 brick dwellings in Gordon County in 1940 were in Calhoun. The Plainville brick industry, beginning in the 1920s, seems to have had little impact on building in that area and likely had a greater impact in the Rome, Georgia area.

The use of a local fieldstone or rubble stone had a significant impact on Gordon County's historic building and landscaping. Its popularity likely began with its use in and around Calhoun by W. L. Hillhouse, a local building contractor and mason, who began to use the stone for building purposes by c. 1907. (Hillhouse was a missionary to Africa from 1913 to 1925, except for one two-year furlough.) This rubble stone was used primarily for foundations, porch

supports, chimneys, and the like, until the period between the world wars, when houses, churches, and commercial buildings were clad entirely with it.

Most of the 35 dwellings classified as "other" for exterior material in 1940 by the U. S. Census were clad with this stone. A very few of these were relatively large houses dating from the 1920s, but most were small front gable bungalows built during the 1930s and into the 1940s. (Modest front and side gable stone houses, some with brick trim, and a number of stone churches with brick trim were built throughout the 1940s.) Further, a great number of houses were remodeled during the 1920s and 1930s, using this stone for underpinning, for rebuilding porches (usually in the Craftsman style), extensively for retaining walls and landscape features of every description.

Level of Integrity and Condition of Buildings in the area

The level of integrity of historic buildings in the survey area is considered about average. Based on an estimated 1,798 pre-1940 dwelling units in the survey area in 1980 and an estimated 15% straight line loss rate between 1976 and 1990-91, there would be an estimated 1,618 pre-1940 dwelling units today. Increasing this figure by 10% to allow for historic resources other than dwellings would yield an estimated 1,780 historic resources in the project area today. Thus, based on the survey results, approximately 39% of these resources were recorded - about the percentage one would expect to be "surveyable."

In regard to the physical condition of historic buildings in the project area, approximately 60% are in fair to good condition. Of the remaining 40%, approximately 25% are in fair to poor (or derelict) condition and 15% are in good to excellent condition. Rural areas generally had a greater percentage of buildings in poor or derelict condition than did urban areas.

Recommendations for National Register Nominations

Currently, there are only three National Register listings for Gordon County. They are as follows: the Calhoun Depot, the Freeman-Hurt-Evans House, and the New Echota Historic Site. The present survey had identified a considerable number of properties potentially eligible for the National Register, either individually or as components of historic districts.

At least eight potential historic districts have been identified. It should be noted that maps included with this report show only preliminary or rough boundaries for these potential districts. Some follow-up work and more precise maps (such as tax maps) will be needed to define the exact limits or edges of the proposed districts.

Four of the proposed historic districts are in Calhoun. The Historic Resource Map shows the preliminary boundaries of a proposed commercial historic district. It is an irregularly shaped area taking in selected properties in Calhoun's central business district. These properties primarily face the east and west sides of Wall Street between Harlan and Hicks Streets and along the north and south sides of Court Street between Park Avenue and Wall Street. One building facing Park Avenue and another facing North Court Street have also been included. Many other buildings in the central business district are historic, but their fronts have been significantly altered or entirely obscured by modern materials. These buildings could not be included in a historic district as they currently exist.

Buildings in the district range from one to three stories, and facades generally date from the 1890s to the 1930s. A few buildings exhibit stylistic elements such as Italianate, Neoclassical Revival, and Beaux Arts, but a majority are utilitarian in design and express no architectural style. Brick

PROPOSED HISTORIC DISTRICT

CITY OF

FAIRMOUNT, GEORGIA

GORDON COUNTY

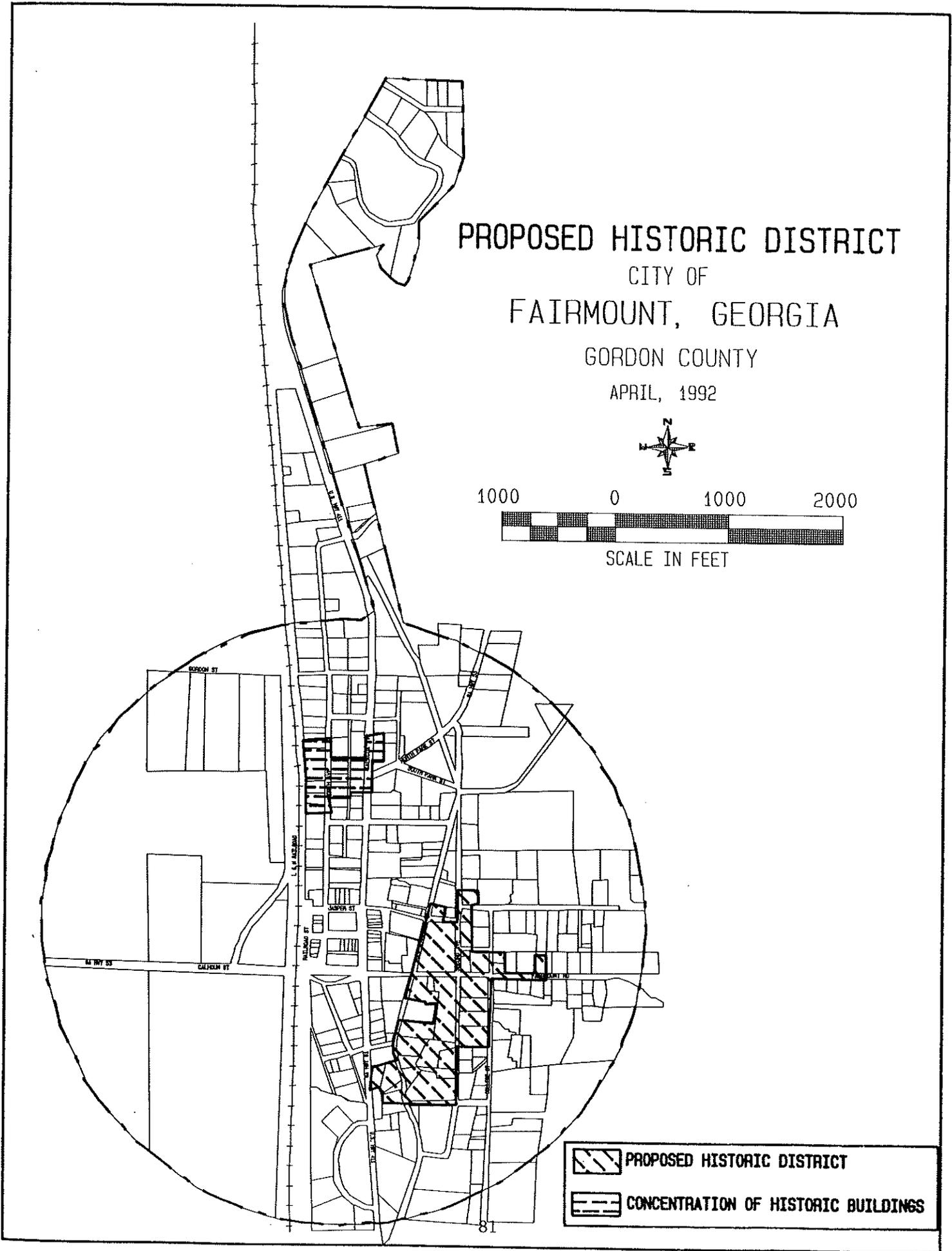
APRIL, 1992

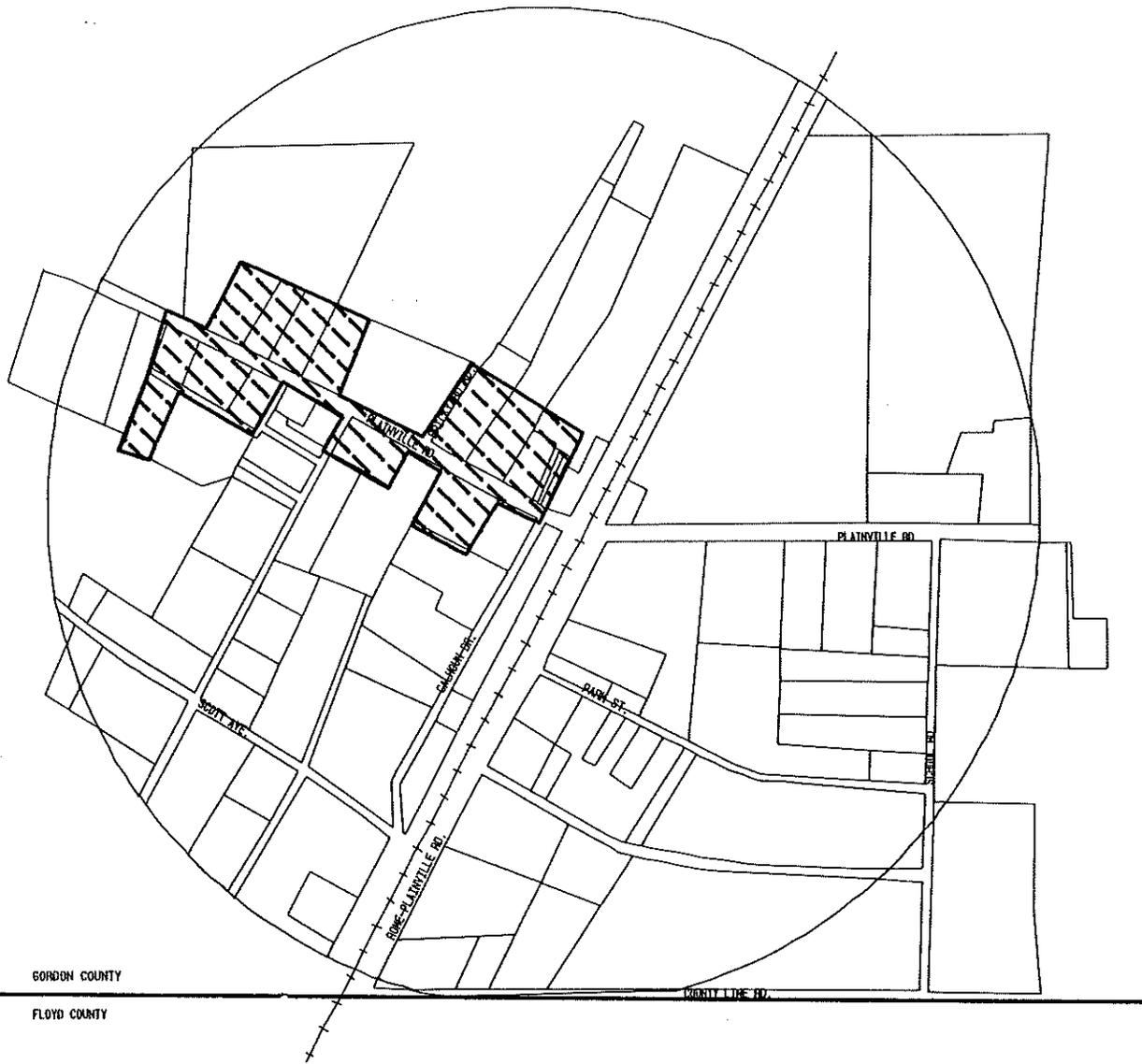


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SCALE IN FEET





PROPOSED HISTORIC DISTRICT

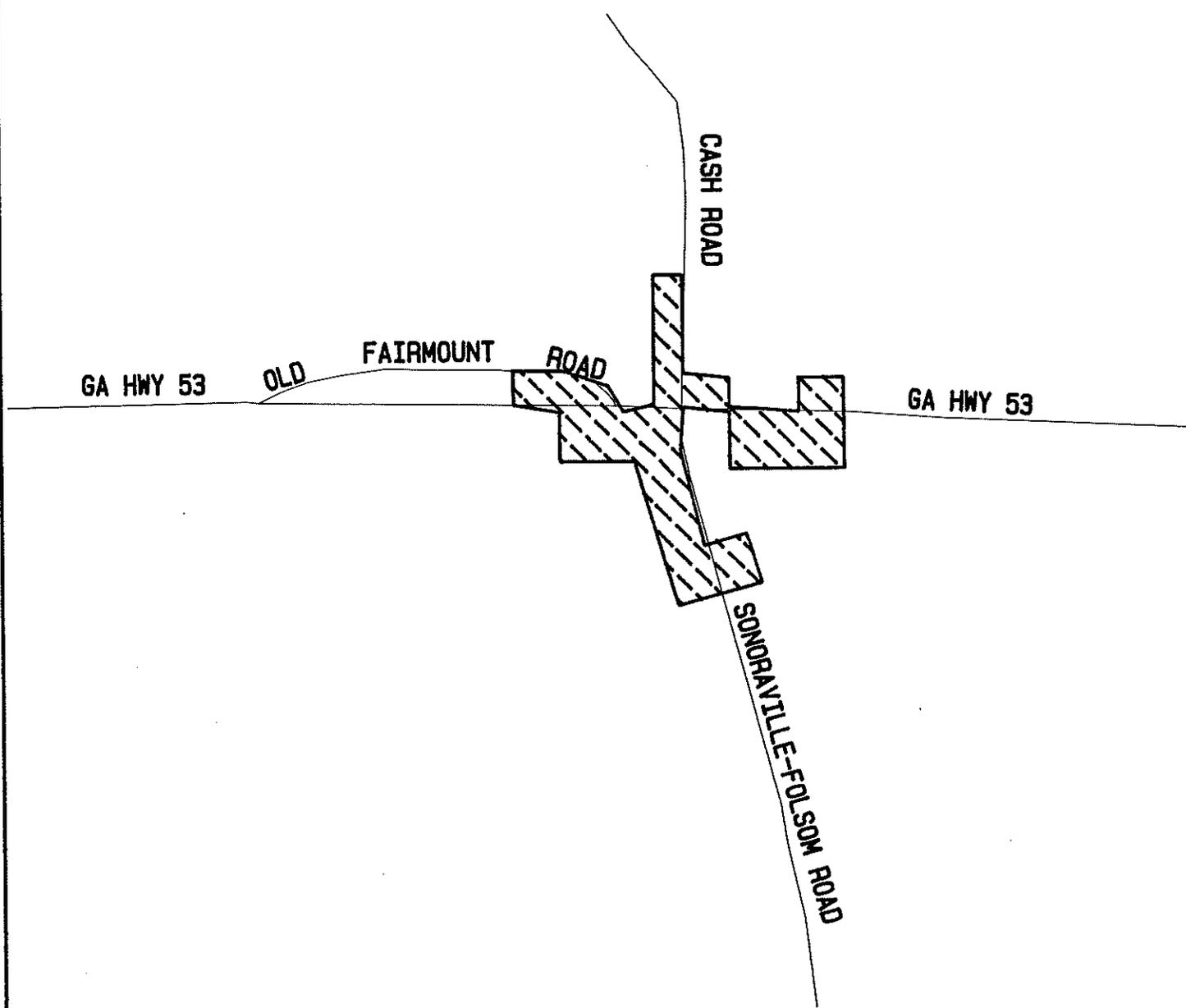
CITY OF

PLAINVILLE, GEORGIA

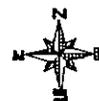
GORDON COUNTY

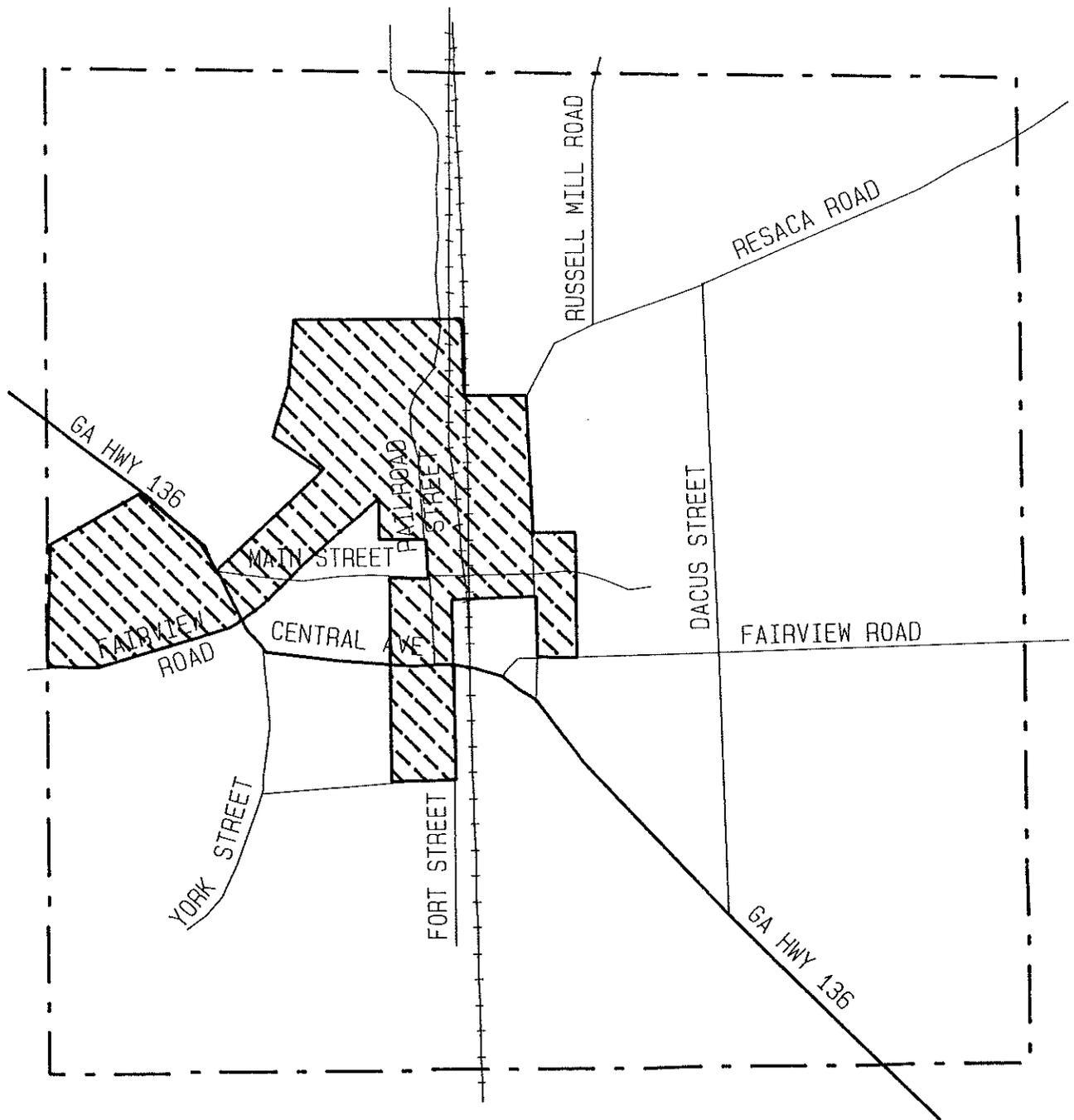
APRIL, 1992





PROPOSED HISTORIC DISTRICT
COMMUNITY OF
SONORVILLE, GEORGIA
GORDON COUNTY
APRIL, 1992





PROPOSED HISTORIC DISTRICT
 COMMUNITY OF
 SUGAR VALLEY, GEORGIA

GORDON COUNTY

APRIL, 1992

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SCALE IN FEET



of various textures and colors was the predominant building material and was used structurally and decoratively. Other prominent building materials include cast iron, pressed metal, glazed terra cotta, marble, and granite. A majority of the buildings in the district have altered lower facades. Upper facades are generally intact or have only minor alterations, such as window replacement.

The Historic Resources Map also shows three additional potential historic districts in Calhoun. One of these, area I, is a relatively small irregularly shaped area located west of the rail line. Properties in this potential district are located along Court Street, North River Street, King Street, and Second Avenue. It is a historic residential area with predominantly residential use today. Development occurred mostly from c. 1900 through the 1920s, with a few dwellings built earlier and later. This proposed district is anchored by two, two-story Queen Anne houses, but dwellings are mostly one-story and classified by type rather than by style. Wood and brick were the primary building materials.

A second potential historic district shown, is a comparatively large, irregularly shaped area lying east of the rail line. It too, is a historic residential area of predominantly residential use today. Its main period of development was c. 1900 to c. 1940. House styles include Queen Anne, Prairie, Colonial Revival, English Vernacular Revival, and Craftsman. There are also numerous side-gabled, front-gabled, and hipped bungalows as well as several other house types. Wood and brick were the primary building materials, but stucco and stone were also used. Several buildings in the proposed district were built by W. L. Hillhouse and feature his stonework. A number of nonsurveyed dwellings are also included in the proposed district.

Another potential historic district shown consists of a historic mill and

its mill village. The boundaries shown for this relatively large, irregularly shaped area include all the property formerly owned by Echota Cotton Mill. The period of development was c. 1909 through the 1930s.

Outside of Calhoun, potential historic districts exist in four of Gordon County's historic rural communities or smaller towns. The Historic Resources Map also shows the rough boundaries of one such proposed district in Sugar Valley. It is an irregularly shaped area lying both east and west of the rail line and consisting of surveyed properties and several nonsurveyed properties. The district consists of a combination of property types of wood and stone cladding. The period of development was from the 1870s through the 1930s.

A proposed historic district in Plainville is also shown. Unquestionably, surveyed properties comprise a small potential district along County Road 207 between the rail line and Brick Yard Road. If continuity can be established, the district could be expanded to the northwest along County Road 207 to include an additional eight residential properties including surveyed properties. This proposed district includes both commercial and residential buildings. All residential buildings are of wood cladding and the commercial buildings are of brick construction. The developmental period for this proposed district was c. 1880 through the 1930s.

Preliminary boundaries of a proposed historic district for Sonoraville are also shown. It is roughly a cross-shaped area with properties lying along both sides of Georgia Highway 53 and along the west side of County Road 373 and the east and west sides of County Road 477. This potential district consists of a combination of property types including surveyed properties. Dwellings in the district are classified by type and are of wood cladding. The developmental period was c. 1900 through the 1930s, except for one earlier dwelling.

The Historic Resources Map shows the boundaries of a proposed historic district in Fairmount. It is an irregularly shaped area extending roughly from the Old Tennessee Road on the west to College Street on the east and from Jasper Street and Ryo Road on the north to Spring Street on the south. It is primarily a historic residential area, containing only one commercial building. Dwellings are mostly classified by type and are of wood cladding. A few have been resided with other material. The developmental period of this proposed district was from the 1870s through the 1930s.

An additional concentration of historic dwellings is also indicated on the map with broken boundary lines. This area lies north of Lacey Street between US Highway 411 and the rail line. The integrity of the historic dwellings in this area, however, is generally fair to poor, and the area's potential as a National Register District is, thus, questionable.

The most significant potential threats to these proposed historic districts are planned highway and street projects involving Georgia Highway 53 through Sonoraville and US Highway 41 through Calhoun. Consequently, it is recommended that nomination priority be given to the proposed district in Sonoraville and to those in Calhoun, particularly the proposed commercial district and the proposed district indicated as area II on the map.

A considerable number of historic properties not located within one of the proposed districts are potentially eligible for the National Register individually. The recommendations which follow, including priorities for nominations, are based on historical information available to the surveyor and on often incomplete physical inspections. Twenty-five properties are strongly recommended for individual nominations and are further classified as first or second priorities. First priority properties exhibit outstanding architectural

and/or historical qualities.

A third level of priority has been assigned to an additional number of properties which are potentially eligible for the National Register. Properties in this category include those exhibiting distinctive characteristics of a common type or a method of construction, those with unique or unusual qualities, or those of borderline architectural integrity or historical significance.

Assessment

Gordon County's historic resources have made and continue to make a positive contribution to the county. The number, variety, and distribution of historic resources throughout the county enhance the county's physical setting and make a positive image of stability and continuity. Gordon's historic resources contribute substantially to the county's tourism trade (\$39,206,000 in 1989) and, in turn, economic development. Because of the county's proximity to Atlanta and Chattanooga and location on I-75, there is great potential for further development of tourism/historic resources in the county, including bed and breakfast inns, corporate retreats, and small hotels. There is also potential for rehabilitation of historic properties as retirement or second homes. In a few lower income communities, historic dwellings have potential as affordable housing as well. Also, as housing subdivisions permeate the county, historic buildings can be used as incubator business space, helping start-up businesses as well as preserving historic properties.

Because of the county's rapid industrial and population growth, Gordon's historic resources are vulnerable to considerable development pressures. It is imperative that zoning decisions and land use management be sensitive to the damage that incompatible development can have on historic resources. It is also

necessary to recognize that in rural areas, more historic structures are destroyed by benign neglect than by consciously planned demolition.

Gordon County is unusual in that it has such a wealth of historic resources that county residents and governments may tend to be complacent about those resources. There is also a tendency to concentrate on more high style examples at the expense of more simple folk or vernacular forms, including simple farm and commercial buildings. Farm buildings are at especially high risk and disappearing quickly.

A number of cities and communities throughout the county have used and are using historic buildings as community facilities - as city halls, community meeting halls, storage facilities, and courthouse building. Nothing serves as a better example to encourage local residents to preserve and utilize old buildings that they own and to illustrate in a concrete way those cities and communities' commitment to preserving their heritage. Gordon County is commended for its commitment and encouraged to find new ways to use more historic buildings.

Goals and Policies

Goal: Recognizing past losses and realizing the value of its remaining historic resources, Gordon County and its component cities have established the following goals and policies as an overall approach to preserving those resources:

Policy 1: Incorporate historic resource concerns into comprehensive planning;

Policy 2: Utilize Gordon's historic resources;

Policy 3: Protect Gordon's historic resources;

Policy 4: Promote preservation through community activities;

Policy 5: Promote economic incentives; and

Policy 6: Educate residents about Gordon's historic resources, their importance and value, their rehabilitation, and their continued use.

COMMUNITY FACILITIES

Introduction

The availability and quality of community facilities play a dominant role in maintaining and attracting residential, commercial, and industrial development. As a result, analyzing existing and planning for expansion and improvement of community facilities is an important element of the comprehensive planning process.

Water and Sewer

Public water is provided by one entity, the City of Calhoun, and supplies Calhoun, Fairmount, Plainville, Ranger, Resaca, and a portion of the unincorporated Gordon County. The main raw water intake is the Coosawattee River at a point one mile up stream from the Conasauga/Coosawattee confluence which forms the Oostanaula River. Raw water is pumped 4.7 miles to the Maulding Road water filtration plant. Other secondary raw water intakes are the Oostanaula River and several wells and springs. The maximum output of the Maulding Road filtration plant is 15.8 MGD.

In 1987, average water production was estimated at 11.6 MGD based on metered sales plus an allowance of 15% for losses. The Calhoun water system was withdrawing water from all available sources at maximum capacity on peak days in order to meet the weekday demands. The Mauldin Road filtration plant production, supplemented by about 0.5 MGD from the wells and springs, provided a peak production of approximately 16.3 MGD. It was estimated that the actual peak water use by customers was over 17 MGD, thus exceeding the production, and using distribution storage to supply the deficit.

In 1970 there were 4,600 water customers served by the Calhoun system. This figure increased by 36% from 1970 to 1980, and by 1991 had more than doubled to 11,100 customers, with the majority of customers being residential and outside the corporate limits. Without this commitment to Gordon County, growth and the quality of life outside Calhoun would have been severely hampered.

Water usage has increased from an average of 5 MGD in 1970 to 10.2 MGD in 1990. The influence of industrial and business usage of water accounts for approximately 70% of the total usage volume. As reflected in the 1987 usage chart, Table 42, the Calhoun water system used twice as much water per capita each day than the Georgia average.

TABLE 39

Water Customers

<u>1970</u>	<u>1980</u>	<u>% Change 1970-80</u>	<u>1991</u>	<u>% Change 1980-90</u>
4,623	6,770	36%	11,061	76%

TABLE 40

Water Usage (Average Gallons Per Day)

<u>1970</u>	<u>1980</u>	<u>1985</u>	<u>1988</u>	<u>1989</u>	<u>1990</u>
5M	6.5M	10.5M	11.7M	11.75M	10.1M

TABLE 41

Water Customer Classification and Numbers
City of Calhoun, 1988

<u>Customer Classification</u>	<u>Meter Size</u>	<u>Inside City</u>	<u>Outside City</u>	<u>Total Meters</u>
Residential	3/4" or 1"	2,922	6,121	9,043
Commercial	3/4" or 1"	406	235	641
	2"	122	75	197
Industrial	2"	45	12	57
	4"	51	6	57
	6"	10	0	10
	8"	0	1	1
Governmental	-	61	10	71
Meter Totals		<u>3,617</u>	<u>6,460</u>	<u>10,077</u>

TABLE 42

Per Capita Served Water

<u>System</u>	<u>Population Served</u>	<u>Per Capita Gallons</u>
Bartow	48,340	183 gal/day
Clarke	72,670	217 gal/day
Cobb	400,430	181 gal/day
Floyd	65,430	150 gal/day
Calhoun	31,010	379 gal/day
Gwinnett	270,750	182 gal/day
Murray	12,110	169 gal/day
Whitfield	65,370	639 gal/day
Georgia Average	4,910,930	183 gal/day

At present, the water system is permitted by the Georgia Environmental Protection Division, with four water sources as withdrawal points.

TABLE 43

Summary of Existing Water Sources

<u>Source</u>	<u>Permit Expiration Date</u>	<u>Maximum 24 Hours</u>	<u>Monthly Average</u>
Coosawattee	9/30/2010	18 MGD	12 MGD
Oostanaula	9/30/2010	18 MGD	12 MGD
Two wells	8/31/1997	N/A	.325 MGD
City springs	10/01/2017	.23 MGD	.17 MGD

The permits include a provision that total withdrawals from the Coosawattee and Oostanaula do not exceed 12 MGD monthly average.

The Calhoun water system service area is divided into two segments; the low level system, using elevation pressure of 812 feet National Geodetic Vertical Datum, and the high level system, using 958 feet NGVD.

A total of 12.15 million gallons of finished water storage capacity is available to the Calhoun water distribution system. Nine storage reservoirs serve the low level system with a total volume of 9,650,000 gallons (1988). Five storage reservoirs serve the high level system with a total volume of 2,500,000 gallons.

The low level system includes more than 100 miles of 4" to 30" pipe. The high level system includes more than 120 miles of 4" to 12" pipe.

TABLE 44

Capacity of Low Level and High Level Systems

<u>Name or Location</u>	<u>Capacity (gallons)</u>
Low Level System:	
Dale Avenue	1,000,000
Hall Estates	2,000,000
Kirby Road	2,000,000
Fire Tower Road	1,000,000
Glassrock	2,000,000
US 41 South	1,000,000
Plainville	250,000
Sugar Valley	100,000
Resaca	300,000
High Level System:	
Mt. Alto	200,000
GA Highway 53	1,000,000
Antioch	300,000
Ranger	500,000
Fairmount	500,000
Cook	6,000,000

Public sewage collection and disposal is provided by two entities, the cities of Calhoun and Fairmount. The City of Calhoun is the largest operator with over 3,500 customers treating 8.3 MGD of sewage.

In 1990, the Calhoun sewage collection system consisted of approximately 88 miles of collector and interceptor sewers. There were three sewage lift stations which received sewage flows from drainage areas and transported that flow across drainage divides to gravity flow areas where sewage could flow to the wastewater treatment plant. The gravity system ranges from 8 inches to 36 inches in diameter. With sewage collection system construction beginning in 1915, many lines are of unknown size and reliability, which is one factor which affects infiltration.

TABLE 45

Calhoun Sewage System

	<u>1988</u>	<u>1989</u>	<u>1990</u>
Miles of sanitary sewers	82.8	87.06	88.21
Miles of storm	20	22	22
No service connection	3,570	3,409	3,524
Daily average treatment	8,101,558	8,500,000	8,500,000

Calhoun's wastewater collection and treatment systems are vital infrastructures to the city's economic base. This can be further identified by comparing residential and commercial usage to that of industrial.

TABLE 46

Wastewater Flow Projections (based on water sales records)

<u>Year</u>	<u>Average Daily Flow (MGD)</u>			<u>Average Daily Flow</u>	<u>Peak Flow</u>
	<u>Residential</u>	<u>Commercial</u>	<u>Industrial</u>		
1986	.443	.312	7.971	10.73	19.45
1990	.518	.363	9.269	12.15	22.15
1995	.605	.426	10.892	13.92	25.85
2000	.695	.490	12.514	15.70	29.39
2005	.786	.550	14.14	17.48	32.96
2010	.876	.620	15.76	19.26	36.52

The City of Calhoun has made great strides in increasing capacity at their wastewater treatment facility. In 1975, plant capacity was 7 MGD with existing load at 5.7 MGD. By 1991, plant capacity had increased to 12 MGD with existing load at 9 MGD.

TABLE 47

Wastewater Treatment Plant Capacity 1975-1991
(Gallons Per Day)

<u>Year</u>	<u>Plant Capacity</u>	<u>Plant Load</u>	<u>Secondary Extended Aeration Plant</u>
1975	7,000,000	5,700,000	X
1980	9,000,000	6,000,000	X
1985	9,000,000	6,500,000	X
1988	9,000,000	6,500,000	X
1989	12,000,000	9,000,000	X

The City of Fairmount operates a 300,000 gallon per day capacity land application wastewater treatment facility. Currently, this plant serves three industries, schools, and numerous commercial businesses. Present load at this facility is 140,000 gallons per day. The facility was opened in 1990. Current plans are to develop a citywide sewage collection system.

The unincorporated county and the cities of Plainville, Ranger, and Resaca depend primarily upon on-site disposal methods. The lack of public sewage collection and disposal in these areas is a factor limiting economic growth.

Water and Sewer Assessment

Public water source, distribution, and storage for the City of Calhoun and the cities of Fairmount, Plainville, Ranger, and Resaca is adequate for current demand and can support a good deal of future growth. The unincorporated county served by the Calhoun water system is adequate, however there are numerous areas within the county not served by public water. These areas must rely upon on-site wells to support their water needs. The City of Calhoun systematically upgrades their water system expanding into other areas, however the systems primary concerns will be Calhoun residents, businesses, and industry. All newly constructed water lines are 6" size or larger and older/smaller lines are being

replaced, especially in developing areas. Water storage tanks are continually being upgraded to support demand. The primary source of water for the Calhoun water system is the Coosawattee River with secondary sources being wells, springs, and the Oostanaula River. Water sources are adequate to meet future growth needs.

Public sewage collection and disposal within Calhoun is adequate to meet current and some future growth. If the city is to increase its population size as identified in this plan and continue its favorable economic development program, then certainly expansion of the system will be required in future years. The City of Fairmount's new land application sewage system is more than adequate to meet the current tie-ons and plans are underway to expand the collection system to other businesses and residential areas. This will greatly enhance the city's growth potential. On-site disposal methods utilized in the unincorporated county, Plainville, Ranger, and Resaca are less desirable and sometimes become very inadequate during periods of heavy rains (due to ground saturation) and increased development density. Also, on-site septic systems placement is somewhat limited due to soils types and required health department permitting. The lack of public sewage collection/disposal is a definite deterrent to economic development in these areas. Gordon County plans to explore the costs and benefit factors of a countywide sewage system. The tremendous coverage area would certainly require a phased-in project. The cities of Plainville, Ranger, and Resaca all have interest in public sewage collection and disposal, however, high costs remain a roadblock. Possibly they could become part of a countywide system.

TABLE 48

Water/Sewer Facilities

	Gordon County	Calhoun	Fairmount	Plainville	Ranger	Resaca
<u>Water</u>						
Treatment capacity	See Calhoun	15.8 MGD	See Calhoun	See Calhoun	See Calhoun	See Calhoun
Existing treatment		10.2 MGD				
# of storage facilities		14				
Total storage capacity		12.15 MG				
# of customers		11,100				
Water source		Coosawattee River Oostanaula River Wells, springs				
<u>Sewer</u>						
Treatment capacity	None	12 MGD	300,000 GPD	None	None	None
Existing treatment		9 MGD	140,000 GPD			
Discharge location		Oostanaula River	Land applica- tion			
# customers		3,524				

Police

The Gordon County Sheriff's Department provides full-time patrol services to unincorporated Gordon County, Plainville, Ranger, and Resaca. Also, the sheriff's department serves as backup to Calhoun and Fairmount. The City of Calhoun has a full-time police department employing some 29 patrol officers. The City of Fairmount has 3 part-time officers providing patrol services. Jail facilities are provided by the Gordon County Sheriff's department. A recent expansion of the jail facilities provides adequate space for current and future demands.

Police Assessment

In terms of holding facilities, Gordon County should be well equipped with a newly expanded jail. The Gordon County Jail will maintain housing for all county and city prisoners, while providing temporary housing for detainees awaiting transfer to State or federal facilities. Currently, no jail contract for the housing of prisoners exists between Gordon County and the City of Calhoun. Calhoun's prisoners are temporarily held at out-of-county facilities. However, negotiations are underway and it is anticipated that a jail contract can be approved in the future.

As far as patrol services, the county sheriff's department and the City of Calhoun maintain adequate staff to provide protective services for its residents. The City of Fairmount should consider full-time officers to maintain an adequate level of protection for its future growth. The cities of Plainville, Ranger, and Resaca should look at what options and needs they have to possibly provide a more concentrated level of protective services. Based on the potential population growth, for the county and cities, number of police

personnel and equipment should be monitored closely to maintain a high quality of service.

Fire

Fire and rescue services in Gordon County are provided by two separate means. The Gordon County Fire Department serves the unincorporated county and the cities of Fairmount, Plainville, Ranger, and Resaca. The county fire department has satellite stations in each of these cities along with the control headquarters located in Calhoun. The county fire department is supported by 19 full-time firemen, over 100 volunteers, and numerous rescue, pumper, and tanker trucks throughout the county. The City of Calhoun Fire Department has 27 full-time firemen, 6 pumper trucks, and 1 aerial truck. The fire insurance rating for Gordon County and the cities of Fairmount, Plainville, Ranger, and Resaca is 7/9. The fire insurance rating for the City of Calhoun is 5.

Fire Assessment

The Insurance Service Office (ISO) has established a system of fire protection ratings based on available fire suppression facilities. Rating ranging from 1 to 10 are given with 1 being the highest classification due to excellent fire fighting equipment and capabilities. The Gordon County Fire Department has a fire insurance rating of 7/9 and covers not only the unincorporated areas but also the cities of Fairmount, Plainville, Ranger, and Resaca. The City of Calhoun has a fire insurance rating of 5. These fire insurance ratings are an indication of the excellent equipment, personnel, and locations of fire fighting facilities within the county. If Gordon County and its cities reach the projected population growth by the year 2012, then fire protection services will need to be re-evaluated as development occurs.

Emergency Medical Services

Emergency Medical Services (EMS) is provided privately through a contract with Gordon County. The current private EMS provided employs 6 emergency medical technicians, 17 paramedics, and operates 4 vehicles, two of which are county-owned. The central headquarters for EMS operations is in Calhoun with a satellite station serving the east side of the county. Gordon County is finalizing an E911 system which should be in operation in 1992.

Emergency Medical Services Assessment

Emergency Medical Services are considered good for current need for Gordon County and its cities. As E911 is established with its central dispatch, the location of a satellite station serving the east side, and the favorable transport network, the EMS should maintain a fast response time. As with any community facility, annual evaluations of this service should be made to keep up with projected growth.

Health Care

Gordon Hospital is a State licensed, fully accredited non profit hospital operated by the Seventh Day Adventist Church. This full service hospital offers high tech health care services such as on-site CAT scans, ultra sound, mammography, x-ray, laboratory, and therapy. This facility has 65 beds and offers general and specialized surgery.

The Gordon County Health Department also located in Calhoun offers various services such as routine physicals, treatment of minor illnesses, patient education/counseling, and immunizations. This facility also has an environmental section which assess and permits on-site septic systems for the county.

TABLE 49

Police, Fire, Emergency Medical Services Facilities

	<u>Gordon County</u>	<u>Calhoun</u>	<u>Fairmount</u>	<u>Plainville</u>	<u>Ranger</u>	<u>Resaca</u>
<u>Police</u>						
Full-time officers	49	29	-0-	See Gordon Co.	See Gordon Co.	See Gordon Co.
Part-time officers	4	-0-	3			
Support personnel	5	5	-0-			
Patrol units	23	16	2			
<u>Fire</u>						
Full-time firemen	19	27	1	1		
Part-time firemen	0	0	0	0		
Volunteers	100	0	8	10		
Equipment	Mini rescue 10- Pumper 12-Tanker 8 Car & utility truck	6 pumpers, aerial 3 serv. vehicles	1 pumper, 1	1 pumper, 1 1 rescue		
Fire insurance rating	7/9	5				
<u>Emergency Medical Services</u>						
EMT's	6	See Gordon Co.	See Gordon Co.	See Gordon Co.	See Gordon Co.	See Gordon Co.
Cardiac Tech's	0					
Paramedics	17					
Support personnel	0					
Vehicles	4					

Health Care Assessment

Gordon Hospital is constantly enlarging its staff and upgrading facilities utilizing the latest technology. A recently constructed \$600,000 emergency center is the hospital's latest expansion. Gordon Hospital should be well equipped to take the county well into the future.

The Gordon County Health department, service wise, is adequate to meet current needs. Space requirements are very inadequate. The county, along with the City of Calhoun, is working on plans to expand the existing facility. With this space expansion, the Gordon County Health Department should be well equipped for future growth.

Recreation

Each local government in Gordon County provides some degree of recreation facilities. Gordon County's main attraction is the 300-acre Salacoa Creek Park. This facility offers a 126-acre lake, fishing, beach/swimming, picnicking, camping, and pavilion. This facility development was a joint effort of the county and the Soil Conservation Service. Gordon County now operates the recreation facility. Also, the Chattahoochee National Forest is located in the county's western section and offers hiking, picnicking, trout fishing, and camping. Calhoun offers a 40-acre park providing swimming pool, tennis, ballfields, picnicking, walking paths, playground, gym, and pavilion. In July, 1992, the City of Calhoun will open a newly constructed 18-hole championship golf course. The City of Fairmount has a 10-acre park offering tennis, ballfields, and picnicking area. The City of Plainville has a 10-acre park offering 2 ballfields and playground area. Ranger and Resaca each offer a ballfield and open play areas. Recreation participants are not turned away from police, fire, emergency medical insert

any recreation facility within Gordon County regardless of their place of residence within the county.

Recreation Assessment

The City of Calhoun's recreation complex is not limited to city residents, but also serves the greater Calhoun area. This complex is quite adequate for existing and reasonable future demands of the western part of the county. One problem of this complex is that it is currently land locked forbidding any facility expansion. If future growth projections, as identified in this plan, lend itself toward increased demands for recreation facilities, then the city and county may need to look at other available properties. The central and eastern part of the county is served primarily by Salacoa Creek Park and the limited recreation resources of Fairmount and Ranger. Current facilities at Fairmount should be expanded as demand increases. Gordon County should consider additional ballfields, tennis courts, and playground area(s) to support the eastern portion of the county. Also, Gordon County should market the Salacoa Creek Park to increase usage of that facility.

Library

The Calhoun/Gordon County Library offers comprehensive library services to Gordon County residents. It is a part of the Dalton Regional Library System which serves Catoosa, Gordon, Murray, and Whitfield Counties. The main library building is located in Calhoun. In 1966, a 7,000 square foot library building was constructed and in 1989 an additional 8,000 square foot expansion was completed. Satellite libraries are located in Fairmount and Plainville. Circulation for the year ending June, 1991 was 59,232 books, up 9,000 from the previous year.

Library Assessment

The Calhoun/Gordon Library, as part of the Dalton Library System, has ranked last in circulation per capita and per capita expenditures in 1989. Historically, the Dalton System has ranked last in the circulation and spending categories.

TABLE 50

Library Comparisons - 1989

	<u>Circulation Per Capita</u>	<u>Per Capita Expenditures</u>
1986		
Gordon County	1.77	\$ 3.46
Bartow County	2.08	5.07
Floyd County	7.15	9.52
Walker County	2.29	5.43
Georgia Average	3.55	7.70
1987		
Gordon County	1.18	3.38
Bartow County	2.15	5.48
Floyd County	6.39	9.72
Walker County	3.13	5.20
Georgia Average	3.54	8.19
1988		
Gordon County	1.64	5.22
Bartow County	2.35	5.84
Floyd County	6.45	10.06
Walker County	2.15	5.70
Georgia Average	3.37	9.07
1989		
Gordon County	1.67	3.89
Bartow County	1.92	6.02
Floyd County	6.45	11.77
Walker County	2.37	5.84
Georgia Average	3.50	9.89

TABLE 51

Recreation, Libraries, Cultural Facilities

	<u>Calhoun</u>	<u>Fairmount</u>	<u>Plainville</u>	<u>Ranger</u>	<u>Resaca</u>
Recreation	<p>40-acre park, swimming pool, 5 ballfields, walking path, pavilion, 12 tennis courts, picnic, playground, gym</p> <p>June, 1992 Championship 18-hole golf course</p> <p>Salacoa Creek Park, 300 acres, 126-acre lake, swimming, picnicking, camping, fishing, pavillion</p> <p>Chattahoochee National Forest Hiking, trout fishing, picnic, camping</p>	<p>10-acre park, tennis ballfields, picnic area</p>	<p>10-acre park, 2 ball fields, playground</p>		<p>Ballfield</p>
Library	See Calhoun			See Calhoun	See Calhoun
Other cultural facilities					
	Calhoun Depot				
	New Echota State historic site				

Local public library functions are funded by the federal, State and local governments. It seems that the Dalton Public Library System and its members receives much less than other systems from local funding sources. This accounts for Dalton Systems ranking in several categories.

The Ten-Year Long-Range Plan, 1991-2001, by the Dalton Regional Library, presented August, 1991, includes the following improvement and enhancements for the Calhoun/Gordon County Library:

- Completely automated circulation procedures;
- Literacy Center to serve all age groups;
 - Emphasis on the arts;
 - Homework Hotline;
 - Expanded special programming;
 - Reference materials current;
 - National and international data bases;
 - Study/work areas with computers;
 - Genealogy Center;
 - Textile reference center;
 - Indian special collections;
- Programs geared to all income and educational levels;
 - 80 hours of open house, minimum;
 - Display facilities for local artists;
 - Writer and artist in residence program;
- Computer link/professional affiliation with libraries around the globe;
 - Travel computer link around world;
- Recognition of Dalton Regional System as a model system nationwide.

Education Facilities

Two school systems operate in Gordon County. The Gordon County School System operates 8 schools throughout the county with enrollment over 5,000. The teacher/pupil ratio for the whole school system is 1:16. The City of Calhoun operates an independent system with 3 schools. Enrollment is 1,820 with teacher/pupil ration of 1:16. Basic Skills Test scores for 1989 for Gordon County and Calhoun are 656 and 682 respectively. Calhoun's test score is highest of all systems in Georgia.

TABLE 52

Basic Skills Test Scores Comparison

<u>System</u>	<u>1987 Average Score</u>	<u>1988 Average Score</u>	<u>1989 Average Score</u>
Calhoun	670	668	682
Gordon County	658	650	656
Dalton	661	664	676
Whitfield County	659	656	661
Cartersville	656	659	671
Bartow County	655	656	656
Georgia Average	655	654	659

Advanced training is available at Coosa Valley Technical School in Rome and North Metro Technical School in southeast Bartow County. Nearby colleges are Berry, Shorter, and Floyd in Rome, Georgia. Reinhart in Waleska, Georgia and Kennesaw State College are also in close commuting distance to Gordon County.

Education Facilities Assessment

The two school systems serving Gordon County are considered excellent providers of quality education. More particularly, Calhoun's system is ranked in the top 20 systems in the State. Both systems have ongoing facilities studies and place student education as number one priority. Total student enrollment for both the county and city school systems is 7,000 and steadily climbing. The Gordon County and Calhoun school systems are preparing themselves for future growth by implementing programs to stay abreast of facility and student needs. Each system is currently following closely the proposed future development of the county and cities, location of new roads, and residential developments. With the past performance of these two school systems, they should be well equipped to meet the educational demands for Gordon County's

TABLE 53

Schools, General Government Facilities

	<u>Gordon County</u>	<u>Calhoun</u>	<u>Fairmount</u>	<u>Plainville</u>	<u>Ranger</u>	<u>Resaca</u>
<u>Schools</u>						
High schools	1					
Middle schools	2					
Elementary	5					
<u>General Government</u>						
Courthouse	Yes, + annex					
City hall	-					
Police/jail	Yes, Yes	Yes, + annex	Yes	Yes	Yes	Yes
Fire	Yes	Yes.-Co. jail	Yes-Co. jail	No	No	No
EMS	Yes	See County	See County	See County	See County	See County

future.

General Government

The majority of Gordon County administrative offices are located downtown Calhoun in a concentrated area and consists of the courthouse, county offices, and county annex. All of these facilities are newly constructed or recently renovated. The City of Calhoun moved into newly renovated city hall facilities in 1991. There are some additional city offices located in close proximity to the main city hall building. The City of Fairmount utilized a downtown building for their administrative offices. Plainville has a city hall which is adjacent to their fire department. Ranger utilizes city hall space within their fire department building. The City of Resaca has a city hall located at their recreation facility.

General Government Assessment

Gordon County, Calhoun, and Plainville are well equipped with general government facilities to meet existing and future demands. The City of Fairmount is planning a new city hall facility to replace their current inadequate building. Ranger's utilization of space in the fire department will likely be adequate to meet that town's future needs. Resaca's city hall provides adequate space, however it could be upgraded to provide more utilization of the facility for meetings.

TABLE 54

Gordon County School System

<u>No. of Schools</u>	<u># of Teachers</u>	<u># of Students</u>	<u>Teacher/Pupil Ratio</u>	<u>Basic Skills Score</u>
8	312	5,000	1:16	656

TABLE 55

City of Calhoun School System

<u>No. of Schools</u>	<u># of Teachers</u>	<u># of Students</u>	<u>Teacher/Pupil Ratio</u>	<u>Basic Skills Score</u>
3	121	1,820	1:16	682

Solid Waste

The disposal of all Gordon County's solid waste occurs in the county operated sanitary landfill located on Harris Beamen Road west of Calhoun. Gordon County collects its waste through a series of dumpster sites throughout the county and by private haulers. The City of Calhoun and Fairmount provide municipal waste collection. Large commercial and industrial waste is collected and transported to the landfill by private haulers.

Solid Waste Assessment

Gordon County has acquired a 500-acre site, two and one-half miles west of the City of Ranger, on Redbone Ridge Road. This site is currently being finalized and permitted by the State of Georgia as an approved sanitary landfill. Initially, 200 acres will be utilized with additional acreage for expansion. This site alone will carry Gordon County's projected waste load for a 50-year period.

Additionally, Gordon County has contracted with a private consultant to prepare a solid waste management plan utilizing the requirements set forth by the State of Georgia. This plan has been adopted by local governments and forwarded to the State. For a more detailed analysis of the county's solid waste situation, one should obtain a copy of the Multijurisdictional Solid Waste Management Plan for Gordon County, Georgia prepared by Moreland Altobelli

Associates, Incorporated, 1992.

Transportation

The transportation proposals are identified for a 20-year planning period, as the Future Land Use, and are related directly to population and economic characteristics. Traffic to and from industrial areas differs from that attracted to public use areas, such as a recreation park, and requires different transportation facilities. Residential developments originate traffic flow, while retail centers are designed to attract the flow. The transportation section of Gordon County's Comprehensive Development Plan will review existing transportation facilities and make recommendations to improve the county's transportation network to adequately serve the year 2012 future land uses.

Existing Transportation Facilities

Existing transportation facilities in Gordon County include highways, railroads, and the airport.

Highways can be divided into four principal categories: major thoroughfare, minor thoroughfare, collector roads, and local roads. The major thoroughfare serving Gordon County is I-75. The purpose of the major thoroughfare is to move large volumes of traffic and serve large cities, along with major industrial, commercial, and recreational areas. Major thoroughfares like I-75 usually have limited access.

The minor thoroughfares serving Gordon County are US 41, US 411, and Georgia Highways 53, 156, 136, 143, and 225. The purpose of the minor thoroughfares are to move traffic with limited service to adjoining areas. The minor thoroughfares serving Gordon County are somewhat adequate to meet existing demands. However, problems of uncontrolled access, narrow roads, and poorly

designed intersections do impede traffic movement. The commercial strip development along Georgia Highway 53 between Georgia Highway 41 and I-75 is a prime example of how uncontrolled access may lead to a traffic flow problem.

The collector and local road network in Gordon County is not unlike that of surrounding counties, in that deficiencies exist. For instance, inadequate paving, poor storm water drainage, insufficient intersection alignment, and inadequate rights-of-way contribute to the problem. The collector and local roads are, by purpose, to feed traffic to thoroughfares and provide access to adjoining areas.

Railroad service is provided Gordon County by two major systems: Norfolk Southern Corporation (Southern Railroad) and Seaboard System. The rail lines generally run north-south and parallel each other through the county. Railroad spurs are presently available in Calhoun and Fairmount. However, with the increased industrial development in and around Calhoun, provisions for additional railroad spurs should be made.

Gordon County is presently served by a local airport which has a 4,600 foot lighted runway. Plans are currently underway to expand the runway to 5,500 feet to accommodate larger aircraft.

Proposed Transportation Facilities

The proposed transportation facilities not only have an effect on existing development, but has significant impact on timing and location of future developments. In order to serve and promote future development of Gordon County, the transportation facilities must be planned, programmed, and coordinated with the Georgia Department of Transportation. The goals of the proposed transportation plan should be to provide adequate access to the types

and intensity of future land uses, balance capacity to demand, optimize use of existing facilities, and minimize disruptions of existing/proposed developments.

Gordon County and the City of Calhoun have contracted with separate consultants to prepare transportation planning studies. Highlights of each transportation planning study are presented as a part of this comprehensive plan. For a more detailed transportation analysis, one should obtain a copy of the Gordon County Transportation Planning Study prepared by Moreland Altobelli Associated, Incorporated, 1992, and/or the City of Calhoun Transportation Study prepared by Hayes, James; and Rhodes, Incorporated, 1992.

The following highlights were taken from the Gordon County transportation study.

Proposed Road Improvements - Gordon County

There are several road improvement projects which would help improve the general circulation of traffic through the county. These projects, described in the following paragraphs, include: 1) an alternate east-west route to SR 53 along the south side of Calhoun, 2) Red Bone Road, 3) Dews Pond Road, 4) Cash Road, 5) Harmony Church Road, Lovers Lane Road, Belwood Road, and 6) new north-south collector road.

1) Proposed Bypass: As indicated by the capacity analysis in the previous section, SR 53 in the vicinity of I-75 will become extremely congested in the future and will continue to operate at unacceptable levels even if widened to six lanes. To relieve this traffic congestion, an alternate route was studied which would bypass this area and divert traffic away from SR 53. This route, shown on the proposed transportation plan, is referred to in the remainder of this report as the South Bypass. The South Bypass is a proposed

four-lane divided roadway that extends from SR 53, two miles east of I-75 to SR 53, approximately one mile south of Liberty Road. The new route would cross I-75 at Union Grove Road and provide for a diamond interchange with I-75.

Union Grove Road is the center of 3,085 acres of zoned industrial land uses. The proposed new interchange at Union Grove Road will serve these areas and divert truck traffic from using the SR 53 interchange. The closest access south of the industrial area on I-75 is located approximately two miles south of the Gordon County line in Barrow County. Daily vehicular and truck trips generated by the industrial area is projected to be as much as 25,000 additional vehicles per day in the area by the year 2010.

Economic growth of businesses can be influenced by transportation accessibility. The new interchange will improve the transportation system of the county and may further the growth of its industrial and commercial tax base.

The Gordon County Airport is located near the industrial areas to the west of I-75. Plans are currently being developed for an expansion of the airport. Access to the airport from I-75 and areas east of I-75 would also be improved by the proposed South Bypass.

2) Red Bone Road: Red Bone Road will be the future route to the newly planned landfill site in the eastern portion of the county. This road has very poor vertical and horizontal alignment and is mostly unpaved. It is recommended that the road be paved and that the alignment be improved to serve the expected heavy truck traffic when the landfill opens.

3) Dews Pond Road: Dews Pond Road is a major residential arterial. As residential growth continues to the east of I-75, traffic is expected to become increasingly congested. This road is ranked fifth in the number of midblock accidents and has been identified already as needing improvement. Consequently,

it is recommended that the road be widened to provide left turn lanes where needed to serve subdivisions and other local roads from SR 3 to Love Bridge Road, and widened to 24 feet with improved shoulders from Love Bridge Road to Cash Road.

4) Cash Road: Cash Road is a narrow north-south collector that is located midway between I-75 and SR 61 and provides a connection between SR 53 to the south and SR 156 to the north. This facility already plays an important part in overall circulation through the central portion of the county, and its importance will grow in the future with the opening of the new landfill. It is, therefore, recommended that this road be upgraded to a width of 24 feet with improved shoulders along its entire length.

5) Harmony Church Road, Lovers Lane Road, Belwood Road: Trucks travelling from northeast Gordon County to Rome, Georgia, generally travel through the City of Calhoun on SR 3. Improving Harmony Church Road, Lovers Lane Road and Belwood Road to four lanes will provide a continuous north-south commercial and industrial truck route from SR 156 to the South Bypass which will serve the industrial parks and I-75, as well as help to reduce truck travel through the city.

6) New North-South Collector Road: As residential development occurs in Gordon County to the east of I-75, it will become important in the future to have another north-south collector between Cash Road and I-75. Residential traffic collectors currently exist through this portion of the county, but they do not align when crossing major east-west arterials. This will likely create traffic control problems in the future as residential development continues and traffic volumes increase. Consequently, it is recommended that a planned north-south collector facility be developed in the future to provide a continuous

route through the area. A suggested alignment would be to construct connector roads between Plain View Road and Campbell Road, Campbell Road and Lance Road, and from Lance Road to Pine Chapel Road.

Intersection Improvements - Gordon County

There are many factors that contribute to identifying intersections which need improvement. Intersection alignment and traffic control are two of these factors. Several intersections in Gordon County will require improvement due to poor vertical or horizontal alignment, lack of proper traffic control devices, or inadequate turning lanes and intersection geometrics. Below are listed 16 intersections that have been identified as deficient in one or more of these areas and should be considered for improvement:

<u>Intersection</u>	<u>Improvement Type</u>
1. McDaniels Station Rd. @ Miller Ferry Rd.	Alignment
2. Reeves Station Rd. @ Miller Ferry Rd.	Alignment
3. Roland Hayes Pkwy (SR 156) @ Old Rome-Dalton Rd.	Alignment
4. Webber Rd. @ Forrest Dr.	Traffic control
5. Pickett Rd. @ Harbor Rd.	Traffic control
6. SR 136 Con. @ Goat Rd./Fairview Rd.	Alignment
7. Hall Memorial Rd. @ Fairview Rd.	Traffic control
8. SR 136 Con. @ Clines Rd./Hall Memorial Rd.	Traffic control
9. SR 136 @ SR 225/Pine Chapel Rd.	Alignment
10. SR 225 @ Corinth Rd./West Pine Chapel Rd.	Traffic control
11. Moss Pkwy (SR 156) @ Red Bud Rd. (SR 156)	Traffic control
12. Love Bridge Rd. @ Baxter Rd./Hunt Gin Rd.	Traffic control
13. SR 61 @ Pinhook Rd.	Alignment
14. SR 61 @ Covington Bridge Rd.	Alignment
15. Newtown Church Rd. @ CR 21	Traffic control
16. SR 136 Connector @ SR 156	Widening

Bridge Improvements - Gordon County

The Georgia Department of Transportation conducts an inventory of bridges in all counties of Georgia. Based on their 1990 inventory, many of the bridges in Gordon County have insufficient load limits and pose hazards to the motorists

of the county. Thirteen bridges were identified by the Georgia Department of Transportation as needing improvement. These bridges are listed below:

1. Battle Road (SR 214) over Rocky Creek
2. Oak Grove Church Rd. (CR 332) over an unnamed stream
3. Sitton Rd. (CR 199) over an unnamed stream
4. Fairview Rd. (CR 473) over Lick Creek
5. Union Grove Church Rd. (CR 65) over Lynn Creek
6. Baxter Rd. (CR 121) over an unnamed stream
7. Nesbit Loop (CR 251) over Noblet Creek
8. Pittman Road (CR 273) over an unnamed stream
9. Pinhook Road (CR 227) over Pinhook Creek
10. Sam Hunt Rd. (CR 225) over Salacoa Creek
11. Slate Mine Rd. (CR 304) over Pine Log Creek
12. Self Lake Rd. (CR 220) over Little Pine Log Creek
13. Gillespie Rd. (CR 223) over an unnamed stream

Local Roads - Gordon County

Local roads in residential subdivisions were generally found to be in fair condition. Resurfacing, paving and/or correction of drainage problems are necessary on some of these roads and should be conducted on a case by case basis. Subdivision roads should be monitored yearly for potential road maintenance problems. Development regulations requiring developers to build subdivision streets to county standards will assist the county by reducing the maintenance needs of these roads.

Highlights from the City of Calhoun Transportation Study

Long-Range Transportation Plan: Based upon the projected travel volumes, populations projections, and the need for continuous north-south and east-west roadways in Calhoun, a long-range transportation plan was developed. Elements of the plan were prepared to accommodate the future growth. Typical sections for each of the elements of the long-range plan with generalized cost estimates were developed. Based upon conversations with the Advisory Committee, an

implementation plan was prepared.

Suggested Transportation Plan. Except for the widening of US 41 to 4 and 5 lanes through downtown Calhoun, the recommended roadway improvements in Calhoun included in the Gordon County Transportation Planning Study were basically confirmed. The widening of SR 53 to a 6-lane divided road between US 41 and River Road might not be required if the South Bypass and the elements included in this study are constructed. However, additional roadway improvements are needed to serve Calhoun in the year 2010.

The widening of US 41 to 4 and 5 lanes through downtown Calhoun would have a detrimental impact on the central business district. Georgia DOT has presented the concept of a one-way pair on either side of US 41. This one-way pair would make Piedmont Street one-way northbound between US 41 on the south and Line street on the north and make Park Avenue/Railroad Street one-way southbound between the same two streets.

An alternative to both of the suggestions would be to reduce the travel demand on US 41 through downtown Calhoun by providing alternative north-south travel routes. A combination of north-south routes to divert through traffic, especially truck traffic, and selected local traffic around the central business district would be a preferable alternative. These improvements and other elements of the suggested long-range transportation plan for Calhoun are shown on the Transportation Map and described below in no particular order.

West Bypass. A bypass west of Calhoun would serve to divert truck traffic around downtown Calhoun, relieve the traffic congestion on US 41 in the downtown area, and provide access to the land areas on the west side of the city. It is suggested that SR 156 (C. L. Moss Parkway) be re-aligned at SR 136 Connector and extended west of SR 136 Connector. This extension, which would be located

between the National Guard Armory and Memory Lane, would bisect Riverview Drive and intersect SR 156 in the vicinity of Oothcalooga Creek. The roadway would then continue on one of two alternative alignments to intersect SR 53 Spur at McDaniel Station Road. Both of the alternative alignments would traverse environmentally sensitive areas.

Alternative I would intersect SR 156 near the existing driveway to the Calhoun sewage treatment plant. The roadway would extend southward on the west side of Oothcalooga Creek and intersect with SR 53 Spur directly opposite McDaniel Station Road. Beamer Road would be adjusted to intersect with this new roadway, and the existing intersection of Beamer Road and SR 53 Spur would be removed.

Alternative II would intersect SR 156 east of the existing driveway to the sewage treatment plant. The roadway would extend southward on the east side of Oothcalooga Creek and intersect with SR 53 Spur directly opposite McDaniel Station Road. Beamer Road would be adjusted to intersect with this new roadway, and the existing intersection of Beamer Road and SR 53 Spur would be removed.

It is suggested that this new roadway, called the West Bypass, be constructed as a 2-lane, urban section with turn lanes at the major intersections. Each of the major intersections would be controlled by a traffic signal.

McDaniel Station Road Widening. To provide for a continuation of the West Bypass, it is recommended that McDaniel Station Road between SR 53 Spur and SR 53 be widened to a 2-lane, urban section. As the adjacent agricultural land use is rezoned for dense development, sufficient right-of-way should be reserved to widen this section of McDaniel Station Road to a 3-lane, urban construction of the 2-lane roadway, then the 2-lane section should be replaced with the 3-lane

section. A traffic signal should also be installed at SR 53.

McDaniel Station Road Improvement. The segment of McDaniel Station Road between SR 53 and the new South Bypass should be improved to a 2-lane rural section when the South Bypass is constructed. The construction would include improvement of both horizontal and vertical alignment. This improvement would result in a continuous roadway west of Calhoun with access to I-75 south and would reduce traffic volumes on SR 53 at I-75.

River Street Extension. Combined with the construction of the South Bypass and the McDaniel Station Road improvement, it is suggested that River Street be extended south of SR 53 to McDaniel Station Road as a 2-lane, urban section. The construction of this roadway could be environmentally sensitive. It would provide access to and from the south on I-75 to the industrial areas adjacent to River Street and assist in reducing traffic volumes on SR 53 at I-75.

US 41 - Robertson Road Connector. Presently, there is a paved surface with numerous potholes connecting US 41 and Robertson Road south of SR 53. This facility should be improved to include three lanes in an urban section, and traffic signals should be installed at both ends of the roadway. The new roadway would provide an alternative access to the commercial development adjacent to SR 53 from the south, which would assist in reducing traffic volumes on SR 53.

Curtis Parkway Extension South. It is suggested that Curtis Parkway be extended south of SR 53 as a 2-lane, urban section and intersect Robertson Road directly opposite the recommended US 41-Robertson Road Connector. Additional turn lanes should be added at both ends of this new roadway. Both of the intersections (at SR 53 and Robertson Road) should be controlled by traffic

signals. To construct this facility, parking spaces would be lost by both commercial activities adjacent to the new road and a retaining wall would be required. This extension would also provide access from the residential areas east of Calhoun to US 41 south of SR 53.

SR 53 Bridge Construction. The existing two SR 53 bridges over I-75 should be reconstructed as one bridge. To accommodate the future widening of SR 53 to a 6-lane, divided roadway, the bridge should be 8 lanes wide. This would provide for three future through lanes in each direction and one left turn lane in each direction.. A temporary sidewalk with lean concrete could occupy one future through lane in each direction until the remainder of SR 53 is widened.

Peters Street Improvement. It is recommended that Peters Street be improved to a 2-lane urban roadway between Curtis Parkway and US 41. The current construction of US 41 will realign Peters Street to directly opposite Richards Street. This suggested Peters Street improvement includes the realignment of Richards Street at Edward Street, the realignment of Edward Street to directly opposite Railroad Street at Oak Street, and an improvement in the horizontal curve on Railroad Street south of Maple Street. Richards Street is presently a 2-lane, urban section. It is suggested that the realignment of Richards Street, Edward Street and Railroad Street between Oak and Maple Streets be reconstructed as a 2-lane, urban section.

Pine Street Overpass. It is recommended that Pine Street be extended to intersect US 41 on a structure over the CSX Railroad and Railroad Street. The construction of this 2-lane facility would require the removal of one commercial business and one resident and would require revision of the access to the businesses adjacent to Pine Street between River Street and the railroad. This

suggested improvement would enable emergency vehicles to access all areas of Calhoun when the at-grade railroad crossings are blocked by trains. The intersections at US 41 and River Street should be controlled with traffic signals.

Meeter Lane Extension. The Georgia DOT proposed widening of US 41 north of downtown Calhoun to a 4-lane, divided highway including a median opening at the intersection of US 41 and Metter Lane. When this roadway widening is constructed, it is suggested that Metter Lane be improved between US 41 and College Circle, extended west of US 41, intersect the CSX railroad at-grade, and continue along the Forrest Avenue alignment to SR 156. This entire segment would be constructed as a 2-lane, urban section with turn lanes at US 41 and SR 156. In conjunction with this improvement, King Street should be realigned to intersect Forrest Avenue east of SR 156.

SR 156 Realignment. Presently, SR 156 forms a "T" intersection with C. L. Moss Parkway/Mauldin Road. To provide for a continuous movement on SR 156, it is suggested that SR 156 be realigned at the intersection by adding a curve in place of the current right angle turn. As a result, Mauldin Road traffic would yield at the new "T" intersection. A 2-lane, urban section would be constructed. It should be noted that the construction of the realignment could be environmentally sensitive.

Maulding Road Realignment. It is recommended that Mauldin Road be realigned near its intersection with US 41 north of Calhoun by increasing the radius of the curve near the golf course. The existing 2-lane, rural section would be retained. Thus, Maulding Road combined with SR 156 and the West Bypass would form a perimeter roadway on the west side of Calhoun. This route could also be designated as a truck route.

SR 225 Extension. It is recommended that SR 225 be extended west of US 41 to Maulding Road as a 2-lane, urban section with turn lanes at US 41. This connection would provide access to the West Bypass.

Barrett Road Extension. To provide access from the residential areas north of SR 53 to the schools in the vicinity of Red Bud Road and to provide a north-south route east of downtown Calhoun, Barrett Road should be extended south of Dews Pond Road to intersect with either Circle Drive (Alternative A) or Linda Lane (Alternative B). The new roadway should be a 2-lane, urban section. With Alternative A, the extension would intersect with Circle Drive with no modification of existing Circle Drive. Alternative B would include the extension of Linda Lane along a new alignment to Peters Street and the continued extension to Erwin Street. This new roadway would assist in reducing the travel demand on US 41 through the central business district. As the land area between Barrett Road and Circle Drive/Linda Lane is developed, the developer should be required to dedicate right-of-way for the new roadway.

Barrett Road Improvement. Barrett Road between Dews Pond Road and Red Bud Road should be upgraded to a 3-lane urban section. This improvement should occur when the Barrett Road Extension is constructed.

Barrett Road/Newtown Road Realignment. The existing intersections of Newtown Road/Red Bud Road and Barrett Road/Red Bud Road are offset by about 200 feet. It is suggested that this offset be eliminated by realigning Barrett Road to the east at Red Bud Road to connect with a realigned Newtown Road. This alignment would not impact the existing commercial establishment at the intersection. The new road should be a 3-lane, urban section at the intersection.

Dews Pond Road Realignment. Dews Pond Road is a narrow 2-lane facility with sight distance problems at several intersections. It is recommended that the facility be widened to a 2-lane, urban section between Curtis Parkway and downtown Calhoun with turn lanes at intersections. Dews Pond Road is called East Line Street as it approaches downtown Calhoun. Two alternative alignments are suggested for East Line Street. Alternative 1 would align East Line Street with Trammell Street and terminate in the central business district. Alternative 2 would realign East Line Street south of Boulevard Heights to increase the curve radius and to make East Line Street continuous to US 41. Boulevard Heights would be revised to intersect East Line Street with a stop sign on Boulevard Heights.

Red Bud Road Widening. It is recommended that the existing 4-lane urban section be widened to a 4-lane divided urban section between I-75 and US 41. At median openings, an additional 12 feet of pavement should be provided to facilitate U-turns. It is understood that Georgia DOT is presently designing the widening of Red Bud Road under I-75.

Curtis Parkway Extension. It is suggested that Curtis Parkway be extended north of Red Bud Road and intersect Newtown Road at a realigned Jones Road. At Jones Road, Newtown Road should be reconstructed to eliminate the crest vertical curve which presently restricts sight distance. This new roadway should be a 2-lane, urban section except for the section near Red Bud Road which should include turn lanes at the road to Gordon Central High School and at Red Bud Road.

Jones Road Realignment. Jones Road should be reconstructed as a 2-lane, urban section to improve the vertical and horizontal alignment between Newtown Road and US 41. Turn lanes should be included at both Newtown Road and US 41.

Jones Road combined with existing Curtis Parkway, the proposed Curtis Parkway Extension south of SR 53, and the suggested Curtis Parkway Extension north of Red Bud Road will create a perimeter roadway on the east side of Calhoun.

Roadway Improvements

<u>Roadway Improvement</u>	<u>Description</u>	<u>Length (miles)</u>
West Bypass, Alternative I	2-lane urban	2.1
West Bypass, Alternative II	2-lane urban	1.8
McDaniel Station Road	Widen, 2-lane rural	1.04
River Street Extension	2-lane urban	0.51
US 41-Robertson Road	3-lane urban	0.53
Curtis Parkway Extension South SR 53/I-75	2-lane urban new bridge	0.34
Peter Street Extension	2-lane urban	2.6
Pine Street Overpass	2-lane bridge	
Metter Lane Extension	2-lane urban	0.36
SR 156 Realignment	2-lane urban	
Mauldin Road Realignment	2-lane urban	
SR 225 Extension	2-lane urban	0.42
SR 225 Extension	2-lane urban	0.42
Barrett Road Alternate A	2-lane urban	0.81
Barrett Road Alternate B	2-lane urban	1.04
Barrett Road Improvement	3-lane urban	0.64
Barrett/Newton Realignment	3-lane urban	0.19
Dews Pond Road Realignment	2-lane urban	1.32
Red Bud Road Widening	4-lane urban	1.70
Curtis Parkway Extension	2-lane urban	0.68
Jones Road Realignment	2-lane urban	0.72

Implementation Plan. The suggested elements of the year 2010 transportation plan were categorized into three phases for design and construction. A 10-year, 15-year, and 2-year program were defined. It should be noted that the implementation plan should be used to establish priorities and should be revised as conditions warrant. It was assumed that Georgia DOT would construct the widening of US 41 north of downtown Calhoun within ten years, thus the Metter Lane Extension was placed in the 10-year program.

10-Year Program

West Bypass
 SR 53 Bridge construction
 Peters St. Improvement
 Metter Lane Extension
 Barrett Rd. Extension
 Barrett Rd. Improvement
 Barrett Rd./Newtown Rd.
 Realignment
 Dews Pond Rd. Realignment

15-Year Program

McDaniel Station Rd.
 widening
 US 41-Robertson Rd.
 Connector
 Curtis Parkway Ext. S.
 Pine St. Overpass
 SR 156 Realignment
 Curtis Parkway Ext.
 Jones Road Realignment

20-Year Program

McDaniel Station Rd.
 improvement
 River St. Extension
 Maulding Rd.
 SR 225 Extension
 Red Bud Rd. Widening

Fairmount, Plainville, Ranger, and Resaca Transportation Network

The transportation network within Fairmount, Plainville, Ranger, and Resaca consists generally of a series of local roads supporting primarily local residential and commercial traffic. The exception to this would be Fairmount which is bisected by US Highway 411 and GA Highway 53, the City of Ranger which is bisected by US Highway 411, and the City of Resaca which is divided by US Highway 41 and I-75. GA Highway 53 in Fairmount is proposed for improvements to include passing/turning lanes, US Highway 411 which passes through Fairmount and Ranger is adequate for current and future transportation needs, US Highway 41 and I-75 passing through Resaca are also adequate for current and future needs. The City of Plainville's major thoroughfare is GA Highway 53 located 1 mile east of the city and is also adequate for current and future needs. Generally, most local roads within these cities are adequate for the purposes in which they were constructed and should continue to serve these cities well. However, associated problems do exist with these city roads and are common. They consist of inadequate paving, poor storm water drainage, insufficient intersection alignment, and inadequate rights-of-way. These problems are addressed in the short-term work program section of this plan.

Community Facilities Goals and Policies

Goal: To maintain a high level of community services and facilities and to expand these to meet increased growth.

Policy 1: Expand water facilities to serve all residents within Gordon County.

Policy 2: Continued emphasis on public safety including law enforcement, fire protection, and emergency medical services.

Policy 3: Support improvements to and in the county and city school systems.

Policy 4: Encourage and initiate countywide recycling efforts.

Policy 5: Expand recreation facilities to keep pace with the projected population growth.

Policy 6: Encourage and support cultural activities.

Policy 7: Support transportation planning and the construction of new facilities.

Policy 8: Maintain adequate machinery in the public works departments.

Policy 9: Where possible, utilize historic resources as community facilities - meeting facilities and government offices.

Policy 10: Consider and protect historic resources in transportation planning and along with coordinated planning to best benefit all county and all city's historic resources.

HOUSING

Housing Supply

In 1990, Gordon County had 13,777 housing units, an increase of over 26% from 1980. In comparison, Calhoun's number of housing units grew by 41% from 1980 to a 1990 figure of 3,109. The number of single-family units for the county in 1990 was 9,565, or 69% of the total compared to 64% for the City of Calhoun. These percentages also are somewhat constant for the cities of Fairmount, Plainville, Ranger, and Resaca. Multi-family units made up 12% of Gordon County's 33% of Calhoun's, 1% of Fairmount's, 1% of Plainville's, 1% of Ranger's, and 1% of Resaca's housing supply for 1990. Mobile homes represented 18% of the county's housing stock compared to 3% for the City of Calhoun. Percentage of mobile homes in the remaining cities are 19% for Fairmount, 15% for Plainville, 36% for Ranger, and 24% for Resaca.

Age and Condition

The existing housing stock in Gordon County is generally in good condition. Only 16% of Gordon County homes were constructed prior to 1939. The City of Calhoun will have a slightly higher percentage due primarily to maintaining the character of some of the older neighborhoods within the city. In 1980, only about 4% of the total homes in Gordon County were substandard compared to 1970 at 16%.

Occupied and Financial Characteristics

In 1990, there were 9,218 owner occupied housing units in Gordon County compared to 3,560 renter occupied. The City of Calhoun's number for 1990 was quite different with 1,548 owner occupied compared to 1,332 renter occupied. As a percentage of all housing, Gordon County had 25% renter occupied compared

to 43% for Calhoun. The availability of multi-family housing such as apartments

TABLE 56

Housing Characteristics

Gordon County

	<u>1970</u>	<u>1980</u>	<u>1990</u>
Total year-round units	7,736	10,904	13,777
Single-family units	6,863	8,969	9,565
Multi-family units	457	838	1,689
Mobile homes	416	1,097	2,460
Seasonal & migratory units	12	31	63
Built 1939 or earlier	2,369	1,798	NA
Lacking complete plumbing	1,227	475	NA
Occupied by owner	5,238	7,630	9,218
Occupied by renter	2,048	2,650	3,560
Vacant year-round	450	624	999
Median value (\$)	\$10,500	\$27,400	\$53,100
Median rent (\$)	\$49	\$149	\$260

Calhoun

	<u>1970</u>	<u>1980</u>	<u>1990</u>
Total year-round units	1,648	2,196	3,109
Single-family units	1,323	1,746	1,981
Multi-family units	305	428	1,027
Mobile homes	20	22	96
Seasonal & migratory units	0	1	5
Built 1939 or earlier	654	433	NA
Lacking complete plumbing	108	26	NA
Occupied by owner	945	1,146	1,548
Occupied by renter	629	932	1,332
Vacant year-round	74	118	229
Median value (\$)	\$12,800	\$33,300	\$62,700
Median rent (4)	\$53	\$104	\$270

Fairmount

	<u>1970</u>	<u>1980</u>	<u>1990</u>
Total year-round units	221	303	298
Single-family units	201	214	238
Multi-family units	6	49	1
Mobile homes	14	40	58
Seasonal & migratory units	NA	NA	1
Built 1939 or earlier	NA	NA	-
Lacking complete plumbing	24	6	-
Occupied by owner	146	254	204
Occupied by renter	63	49	61
Vacant year-round	9	12	33
Median value (\$)	NA	\$23,900	\$41,300
Median rent (\$)	NA	\$103	\$196

Plainville

	<u>1970</u>	<u>1980</u>	<u>1990</u>
Total year-round units	68	95	91
Single-family units	68	70	77
Multi-family units	0	25	0
Mobile homes	0	11	14
Seasonal & migratory units	NA	NA	1
Built 1939 or earlier	NA	NA	-
Lacking complete plumbing	9	4	-
Occupied by owner	49	70	57
Occupied by renter	18	25	32
Vacant year-round	1	2	2
Median value (\$)	NA	\$20,000	\$33,000
Median rent (\$)	NA	\$103	\$225

Ranger

	<u>1970</u>	<u>1980</u>	<u>1990</u>
Total year-round units	52	85	75
Single-family units	40	NA	46
Multi-family units	3	NA	1
Mobile homes	9	34	27
Seasonal & migratory units	NA	NA	1
Built 1939 or earlier	NA	NA	-
Lacking complete plumbing	NA	6	-
Occupied by owner	33	66	46
Occupied by renter	14	28	16
Vacant year-round	1	19	13
Median value (\$)	NA	\$20,000	\$32,500
Median rent (\$)	NA	\$172	\$200

<u>Resaca</u>			
	<u>1970</u>	<u>1980</u>	<u>1990</u>
Total year-round units	NA	NA	160
Single-family units	NA	NA	110
Multi-family units	NA	NA	10
Mobile homes	NA	NA	39
Seasonal & migratory units	NA	NA	1
Built 1939 or earlier	NA	NA	NA
Lacking complete plumbing	NA	NA	NA
Occupied by owner	NA	NA	117
Occupied by renter	NA	NA	37
Vacant year-round	NA	NA	6
Median value (\$)	NA	NA	\$49,650
Median rent (\$)	NA	NA	\$282

TABLE 57

Future Housing Demands
(Assumes 2.6 Persons/Household)

<u>Year</u>	<u>Gordon</u>	<u>Calhoun</u>	<u>Fairmount</u>	<u>Plainville</u>	<u>Ranger</u>	<u>Resaca</u>
1992	14,056	2,865	270	91	63	163
1993	14,350	2,925	280	92	67	167
1994	14,652	2,986	290	93	70	170
1995	14,960	3,046	300	95	73	173
1996	15,274	3,107	310	96	76	176
1997	15,595	3,169	321	97	79	179
2002	17,232	3,468	377	104	97	195
2007	19,041	3,774	443	111	121	213
2012	21,040	4,088	521	119	152	232

and townhouses within Calhoun reflect the higher percentage renter occupied. The median value of owner occupied housing for 1990 in Gordon County ranged from a low of \$32,500 in Ranger to a high of \$62,700 in Calhoun. The 1990 median rent for renter occupied housing ranged from a low of \$196/month in Fairmount to \$282/month in Resaca. There were some 999 vacant housing units in 1990 for Gordon County. This figure was up some 60% from 1980.

Housing Demands

Projected needs for housing units is based upon future populations projections as identified earlier in the plan. By the year 2012, Gordon County is expected to need 7,263 additional housing units than they had in 1990. These additional housing units are based upon an average person per household of 2.6 and population projections presented earlier in this plan.

Housing Goals and Policies

Goal: To assure the provision of adequate, safe and convenient housing opportunities for existing and future residents.

Policy 1: Preserve stable residential neighborhoods throughout the county/city and initiate actions to enhance the character of the historic homes located within and around the county.

Policy 2: Encourage the location of residential development where public facilities such as water and sewer are already available.

Policy 3: Encourage development of a variety of housing types to meet the diverse needs of existing and future residents.

Policy 4: Provide for and encourage alternative housing types and innovative residential developments such as cluster housing, planned communities and zero lot line developments. Innovative design concepts such as these should be included in zoning ordinances and subdivision regulations.

Policy 5: Encourage quality low income affordable housing for existing and future residents.

Policy 6: Facilitate housing development in the county/city through eligible State and federal programs.

LAND USE

Existing Land Use

The foundation of planning is determined by the land area for which it is formulated. That is to say, future planning must reflect the physical characteristics and limitations, locational aspects and present or existing use of the land. Existing land use patterns reveal the special features to which new and future development must be related. Although the majority of the land in Gordon County is undeveloped, the existing locations of businesses, homes, industries, schools, churches and road network have established land use patterns into which most of the future development of Gordon County will fit. Gordon County has experienced a steady population growth since 1980 of 17%; and 81% of the land area in Gordon County is still devoted to agriculture, forestry or undeveloped.

Figures referred to in this section are based upon an existing land use survey conducted by the Coosa Valley Regional Development Center in 1990 and supplemented by aerial photos and other pertinent information. The acreage totals were calculated by computer measuring each mapped land use.

The eight basic land use categories to be discussed in this section are as follows: residential; commercial; public/institutional; industrial; agricultural/forest; park/recreation/conservation; transportation, communication, utilities; and undeveloped/unused.

Definitions: Residential refers to single-family residences, mobile homes, duplexes, multi-family and apartment buildings. Commercial includes retail and wholesale businesses, business and professional offices and service establishments (i.e., dry cleaners, beauty salons, shoe repair). Public and institutional are areas accessible for use by the general public, including

TABLE 59

Existing Land Use, Calhoun

	<u>Acreage</u>	<u>% of Total</u>
Residential	1,332	19
Commercial	510	7
Industrial	1,197	17
Public/Institutional	428	6
Transportation, communication, utilities	388	6
Agriculture, forestry	0	0
Park/recreation/conservation	51	1
Undeveloped/unused	<u>2,955</u>	<u>44</u>
Total	<u>6,861</u>	<u>100</u>

TABLE 60

Existing Land Use, Fairmount

	<u>Acreage</u>	<u>% of Total</u>
Residential	137	24
Commercial	11	2
Industrial	31	5
Public/Institutional	35	6
Transportation, communication, utilities	69	12
Agriculture, forestry	0	0
Park/recreation/conservation	13	2
Undeveloped/unused	<u>169</u>	<u>49</u>
Total	<u>565</u>	<u>100</u>

TABLE 61

Existing Land Use, Plainville

	<u>Acreage</u>	<u>% of Total</u>
Residential	46	32
Commercial	6	4
Industrial	9	6
Public/Institutional	7	5
Transportation, communication, utilities	16	11
Agriculture, forestry	0	0
Park/recreation/conservation	33	2
Undeveloped/unused	<u>55</u>	<u>40</u>
Total	<u>142</u>	<u>100</u>

TABLE 62

Existing Land Use, Ranger

	<u>Acreage</u>	<u>% of Total</u>
Residential	63	13
Commercial	5	1
Industrial	9	2
Public/Institutional	4	1
Transportation, communication, utilities	29	6
Agriculture, forestry	0	0
Park/recreation/conservation	0	0
Undeveloped/unused	<u>391</u>	<u>77</u>
Total	<u>501</u>	<u>100</u>

TABLE 63

Existing Land Use, Resaca

	<u>Acreage</u>	<u>% of Total</u>
Residential	136	14
Commercial	15	2
Industrial	9	1
Public/Institutional	6	1
Transportation, communication, utilities	15	2
Agriculture, forestry	0	0
Park/recreation/conservation	3	1
Undeveloped/unused	<u>780</u>	<u>79</u>
Total	<u>964</u>	<u>100</u>

Future Land Use

Future land use projections consider the amount of land which will be required for each of the eight land use categories through the year 2012. The projected land use acreage (Table 64) is based on population projecting and computer mapping of future land use areas. In determining future land use areas, factors such as infrastructure, flood hazard areas, slope, soil types, available land, and development trends are considered.

TABLE 64
 Future Land Use Projections - Year 2012 (Acreage)

	<u>Gordon County</u>	<u>Calhoun</u>	<u>Fairmount</u>	<u>Plainville</u>	<u>Ranger</u>	<u>Resaca</u>
Residential	109,606	3,222	220	92	134	359
Commercial	1,886	1,367	19	8	15	83
Industrial	7,493	1,904	69	13	9	9
Public, institutional	2,500	71	34	8	4	4
Transportation, communication, utilities	140		74	20	36	23
Agriculture, forestry	30,503	174	0	0	0	0
Park, recreation, conservation	1,654	48	20	5	5	2
Undeveloped, unused	74,016	74	133	1	300	480

Source: Coosa Valley RDC

As presented in the future land use projection table, all land use categories are projected to increase with the exception of agriculture, forestry and undeveloped and unused. These categories are projected to lose acreage to the development categories. By the year 2012, a total of 113,633 acres will be required for residential, 3,378 acres for commercial use, 9,497 acres for industrial use, 2,621 acres for public and institutional use, 293 acres for transportation, communication, and utility use, 30,667 acres for agricultural and forestry use, 1,734 acres for park, recreation & conservation use, and 75,004 acres for undeveloped and unused use.

Land Use Goals and Policies

Goal: Maintain and develop growth management tools (ordinances) to direct future growth for Gordon County and its cities.

Policy 1: Continue to update zoning ordinances, subdivision regulations, and similar development ordinances to keep them current with existing laws and development techniques.

Policy 2: Ensure ordinances that will protect the rights and investments of current and future residents, land owners, and business/industry.

Policy 3: Encourage public participation in growth management decisions.

Policy 4: Coordination of growth management tools between the county and municipalities.

Policy 5: Consider countywide preservation ordinance to protect and maintain surviving historic residential and commercial areas.

IMPLEMENTATION STRATEGY

Purpose

The most important step in any planning activity is implementation. The tools available for implementing a comprehensive plan are many and varied. Cities and counties, however, are creatures of the State, and have only that authority which is conferred on them by the State.

The basis for plan implementation is, of course, governmental authority which is exercised through a number of important, long established powers and it must be realized that planning per se adds nothing to the substantive powers a government possesses; governmental powers may be exercised whether there is a planning program or not.

Fiscal Powers

Every government must have the power to raise and expend money in order to carry out its responsibilities. Cities and counties can raise revenue, incur debt, borrow, make expenditures, collect and distribute funds, and make appropriations. They can levy taxes and special assessments.

Under the financial power there are three important considerations for planning: 1) the assessment of taxes is important to maintain and develop public services; 2) the power to expend money for capital improvements, such as utility facilities, schools, and parks, is closely related to land development; and 3) special assessments can be levied to finance needed improvements and/or services.

The Power of Eminent Domain

Eminent domain is a power granted to a city or county by the State and is used to acquire land or easements by condemnation.

Under this power a city or county may take private property within its jurisdiction for a public use without the consent of the owner, subject to payment of just compensation as prescribed by law.

The Power of Proprietorship

Cities and counties are engaged in many enterprises and are the owners of considerable property. A city or county owns streets, land and buildings; and it owns or operates utility systems. All three of these broad areas are of importance to planning because of the tremendous bargaining power they allow the city or county, particularly in dealing with land developers.

The Police Power

The general police power is the most comprehensive and pervasive of all powers of government. It is a regulatory power which restricts the use of property in the public interest and can prevent a property use that is harmful to public welfare.

This power governs the manner in which each person may use his property when regulation becomes necessary in the public interest, and it may be broadly used to promote the general welfare of the State or the community.

Under the police power lies a city's or county's authority in its land use controls which include subdivision regulations, zoning ordinances, building and construction codes, housing codes, and architectural controls.

Building, Construction, Housing, Plumbing, Gas, Fire and Electrical Codes

The primary function of these kinds of codes is to safeguard public health and safety through the regulation of building construction, use, and maintenance, and through the installation of utilities and the provision of

certain kinds of services. Basically, their objective is to provide a sound building.

To accomplish its purpose, a city or county can zone with regard to land use, lot area, population density, size of all yards and open spaces, building setbacks, parking areas, signs, billboards; it can prohibit some uses and eliminate (through amortization) some existing uses; it can control industrial and commercial noises, fumes, smoke and particle emissions; and it can control the erection of structures in the air space approaches to airports.

Planning and zoning are often misunderstood, and many times the words are used interchangeably. The distinction between planning and zoning is a most important one. In its simplest terms, zoning is a local law, while planning represents future development, goals to be achieved through zoning and other methods of implementing the plan.

Subdivision Regulation

Of all the land use control devices available, the potential of subdivision regulation is probably the greatest, especially in a county situation.

Subdivision regulation is the control by a public authority of the platting and conversion of raw land into building lots. A city or county can control the subdivision of real estate by requiring the developer to meet minimum requirements and standards established by the local government in return for the privilege of recording a plat and selling off lots. The cumulative effect of land subdivision is so extensive that public control of this activity is required. The impact of unregulated subdivision of land is felt in tax burdens, the high cost of extending utilities, street and traffic problems,

overloaded schools, health hazards, such as placement of too many septic tanks in areas unsuited to this type of sewage disposal system.

Subdivision regulations are crucial, because once large tracts of land are broken up into individual parcels, the pattern of development is irretrievably set. Thus, a subdivider is taking action that is of tremendous importance to the community, to the homeowner, to the governing body, and to the general public, the taxpayers. It is through subdivision regulations that the community interest is expressed and protected.

FIVE-YEAR SHORT-TERM WORK PROGRAM

FIVE-YEAR SHORT-TERM WORK PROGRAM

GORDON COUNTY

<u>Year</u>	<u>Project</u>	<u>Est. Cost</u>	<u>Possible Funding Source(s)</u>
ECONOMIC DEVELOPMENT			
93-94	Participate in Statewide Industrial Tour	Co.	Co.
NATURAL RESOURCES			
93-94	Adopt measures that comply with GA DNR for protecting wetlands, water supply & recharge areas	Co.	Co., DNR, EPD
93	Adopt tree conservation/management ordinance	Co., FOR	Co., FOR
COMMUNITY FACILITIES			
92	Adopt Solid Waste Management Plan	Co.	Co.
93	Dews Pond Rd. Improvements	\$816,015	DOT
93	Red Bone Rd. Improvements	\$1.95 mil.	DOT
94	Cash Rd. Improvements	\$615,555	DOT
93-94	SR 3 Improvements	\$2.3 mil.	DOT
95	SR 53 Improvements	\$978,510	DOT
93	SR 156 Improvements	\$700,815	DOT
96	South Bypass (planning/concept)	\$32,745	DOT
92	Expansion of Sanitary Landfill Vertical Lift	Co.	Co., DNR
92	Develop Recycling Program	Co.	Co., DNR
93-94	Develop Subtitle D Landfill	Co.	Co., DNR
93-94	Develop material recovery facility	Co.	Co., DNR
93-94	Construct public works maint. garage	Co.	Co.
93-94	Develop fuel farm	Co.	Co., GA

93-94	Construct fire station	Co.	Co.
92-93	Place E-911 system on line	Co.	Co.
93-94	Construct senior citizens center	Co.	Co., CDBG
94	Construct animal shelter	Co.	Co.

LAND USE

92	County zoning ordinance	Co.	Co.
92	Revise county building codes to reflect GA Minimum Standard Codes	Co.	Co.
92	Revise Road Specifications Requirements	Co.	Co.
95-96	Computerized mapping for zoning	Co.	Co.

FIVE-YEAR SHORT-TERM WORK PROGRAM

CALHOUN

<u>Year</u>	<u>Project</u>	<u>Est. Cost</u>	<u>Possible Funding Source(s)</u>
ECONOMIC DEVELOPMENT			
92-94	Establish or review committee to study the activities of the Chamber of Commerce, Industrial Development Authority, City of calhoun, Gordon County, city and county schools, in relation to the common goal of economic development	Unknown	COC, City, Co.
93	Study taxing methods & their effects on business & recruitment efforts	Unknown	City
93	Expand Adult Literacy Program	Unknown	ARC
NATURAL RESOURCES			
94	Adopt measures that comply with GA DNR for protecting wetlands, water supply watersheds, and groundwater recharge areas	Unknown	City, DNR, EPD
COMMUNITY FACILITIES			
92	Adopt solid waste management plan	Unknown	City
93	Down Development	Unknown	City, Private
92	Depot renovation	Unknown	City
93-94	Airport expansion	Unknown	City
92	Place E911 system on line	Unknown	City, Co.
93	Revise city purchasing policies	Unknown	City
93-94	Replacement of City Hall computer systems	Unknown	City
96	West Bypass, Alternate I 2-lane urban, 2.1 miles	\$2.36 mil.	City, DOT
96	West Bypass, Alternate II 2-lane urban, 1.8 miles	\$2.0 mil.	City, DOT

96	SR 53/I-75, new bridge	\$4.0 mil.	City, DOT
96	Peter St. Ext., 2-lane urban, 2.6 miles	\$2.66 mil.	City, DOT
96	Metter Lane Ext., 2-lane urban, .36 miles	\$285,000	City, DOT
96	Barrett Rd., Alternate A, 2-lane urban, 1.04 miles	\$774,000	City, DOT
96	Barrett Rd., Alternate B, 2-lane, urban	\$990,000	City, DOT
96	Barrett Rd. Improvement, 3-lane urban, .64 miles	\$408,000	City, DOT
96	Barrett/Newtown Realignment, 3-lane urban, .19 miles	\$120,000	City, DOT
96	Dews Pond Rd. Realignment, 2-lane urban, 1.32 miles	\$770,000	City, DOT

HOUSING

92-94	Development of a "mortgage consortium" of local financial institutions to promote low interest affordable housing	Unknown	City, Private
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LAND USE

96	Establishment of Enterprise Zones within the greater Calhoun area	Unknown	City
93	Revise zoning ordinance & sub- division regulations	Unknown	City
92	Adopt comprehensive development plan	Unknown	City
92	Establish an education program for Board of Zoning Appeals	Unknown	City

FIVE-YEAR SHORT-TERM WORK PROGRAM

FAIRMOUNT

<u>Year</u>	<u>Project</u>	<u>Est. Cost</u>	<u>Possible Funding Source(s)</u>
ECONOMIC DEVELOPMENT			
93	Construct industrial access road from Hwy 53 north	\$200,000	City, ARC, EIP
NATURAL RESOURCES			
94	Adopt measures that comply with GA DNR for protecting wetlands, water supply watersheds, & ground-water recharge areas	Unknown	City, DNR, EPD
COMMUNITY FACILITIES			
93-94	Expansion of sewage collection system to business & residential	\$400,000	City, CDBG, GEFA
93-94	Construct new City Hall	\$75,000	City
93	Purchase new police car	\$15,000	City
92-96	Street paving - unknown mileage	Unknown	DOT
93	Improvements to city park	\$60,000	City, DNR
94	Expansion of recreation area	\$100,000	City, DNR
93-95	Replacement of city maintenance equipment, back hoe, dump truck	\$50,000	City
92	Place E911 system on line	Unknown	City, Co.
LAND USE			
92	Adopt comprehensive development plan	Unknown	City

FIVE-YEAR SHORT-TERM WORK PROGRAM

PLAINVILLE

<u>Year</u>	<u>Project</u>	<u>Est. Cost</u>	<u>Possible Funding Source(s)</u>
NATURAL RESOURCES			
95	Adopt measures that comply with GA DNR for protecting wetlands, water supply watersheds, & ground-water recharge areas	Unknown	City, DNR, EPD
COMMUNITY FACILITIES			
92-93	Right-of-way improvements, including cleaning ditches & build up shoulders	\$5,000	City
93	Install guard rails	Unknown	City
92	Street paving, mileage unknown	Unknown	DOT
92-93	Develop new city park	Unknown	City, DNR
92-93	Renovations to existing ballfield	\$2,000	City
93	Purchase picnic tables and playground equipment	\$5,000	City
93	Purchase additional fire truck	Unknown	City
92	Place E911 system on line	Unknown	Co.
92	Adopt solid waste management plan	Unknown	City
LAND USE			
92	Adopt comprehensive development plan	Unknown	City

FIVE-YEAR SHORT-TERM WORK PROGRAM

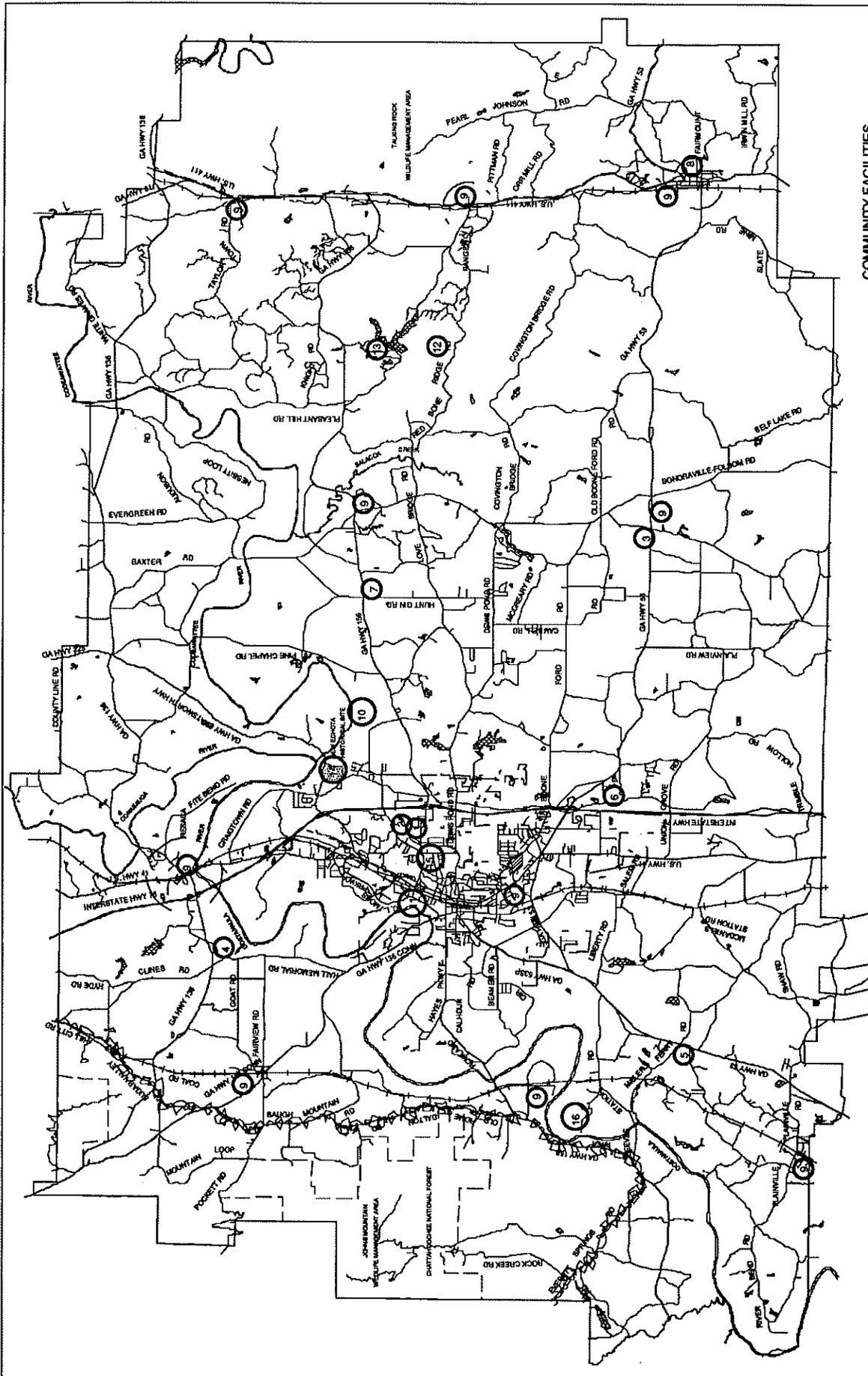
RANGER

<u>Year</u>	<u>Project</u>	<u>Est. Cost</u>	<u>Possible Funding Source(s)</u>
COMMUNITY FACILITIES			
92	Place E911 System on line	Unknown	City, Co.
93	Install additional street lights	Unknown	City
93	Right-of-way improvements, clean ditches	Unknown	City
92-96	General beautification projects including mowing	Unknown	City
LAND USE			
92	Adopt comprehensive development plan	Unknown	City
NATURAL RESOURCES			
95	Adopt measures that comply with GA DNR for protecting wetlands, water supply watersheds, & ground-water recharge areas	Unknown	City, DNR, EPD

FIVE-YEAR SHORT-TERM WORK PROGRAM

RESACA

<u>Year</u>	<u>Project</u>	<u>Est. Cost</u>	<u>Possible Funding Source(s)</u>
NATURAL RESOURCES			
95	Adopt measures that comply with GA DNR for protecting wetlands, water supply watersheds, & groundwater recharge areas	Unknown	City, DNR, EPD
COMMUNITY FACILITIES			
92	Place E911 System on line	Unknown	City, Co.
93-94	Improvements to city recreation area	Unknown	City, DNR
94	Right-of-way improvements, clean ditches	Unknown	City
LAND USE			
92	Adopt Comprehensive Development Plan	Unknown	City



COMMUNITY FACILITIES
GORDON COUNTY, GEORGIA

APRIL, 1982

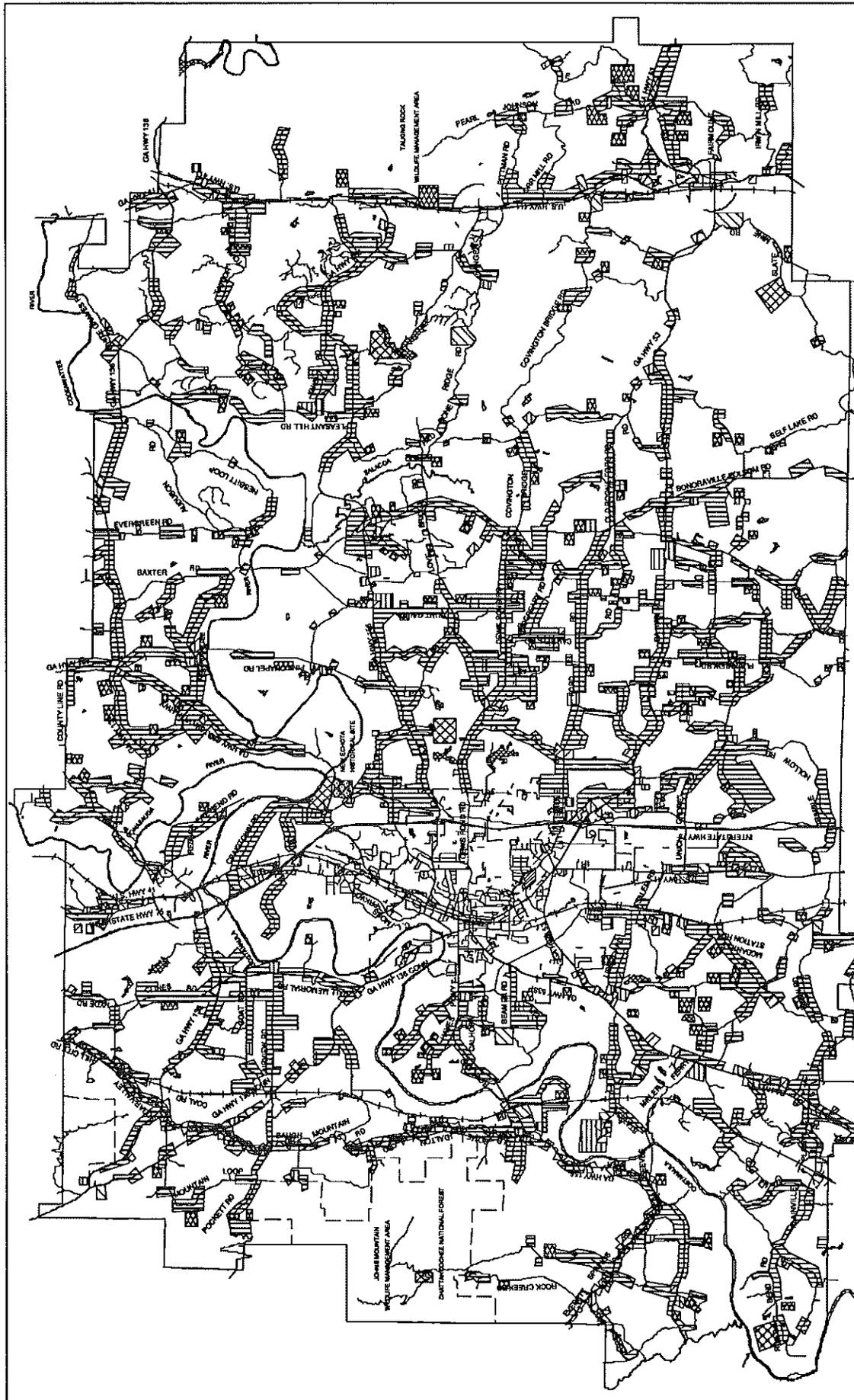


- COMMUNITY FACILITIES LEGEND**
- 1. GORDON CENTRAL HIGH SCHOOL
 - 2. ASHWORTH MIDDLE SCHOOL
 - 3. SONORVILLE MIDDLE SCHOOL
 - 4. TOLBERT ELEMENTARY SCHOOL
 - 5. SWAIN ELEMENTARY SCHOOL
 - 6. BELWOOD ELEMENTARY SCHOOL
 - 7. REDBUS ELEMENTARY SCHOOL
 - 8. FAIRMOUNT ELEMENTARY SCHOOL
 - 9. COUNTY FIRE DEPARTMENTS
 - 10. CITY OF CALHOUN PRIMARY RAW WATER INTAKE
 - 11. CITY OF CALHOUN SECONDARY RAW WATER INTAKE
 - 12. GORDON COUNTY SANITARY LANDFILL
 - 13. SALACOA CREEK PARK
 - 14. NEW ECHOTA
 - 15. GORDON COUNTY HOSPITAL
 - 16. CUMBERLAND ACADEMY

- LEGEND**
- COUNTY ROAD
 - HIGHWAY
 - RAILROAD
 - COUNTY BOUNDARY
 - CITY LIMIT BOUNDARY
 - CREEKS & STREAMS
 - RIVER
 - LAKE
 - GAS PIPELINE EASEMENT
 - TELEPHONE EASEMENT
 - POWERLINE EASEMENT
 - WILDLIFE MANAGEMENT AREA BOUNDARY
 - NATIONAL FOREST BOUNDARY
 - NEW ECHOTA HISTORIC SITE

PREPARED BY THE COOSA VALLEY REGIONAL DEVELOPMENT CENTER. THIS MAP IS FOR PLANNING PURPOSES ONLY. ADDITIONAL RESEARCH MAY BE NECESSARY FOR SITE SPECIFIC APPLICATIONS.

SOURCE: COOSA VALLEY REGIONAL DEVELOPMENT CENTER, 1982.



EXISTING LAND USE
GORDON COUNTY, GEORGIA

APRIL, 1982



EXISTING LAND USE LEGEND

[Vertical lines]	RESIDENTIAL
[Diagonal lines /]	COMMERCIAL
[Diagonal lines \]	INDUSTRIAL
[Horizontal lines]	PUBLIC/INSTITUTIONAL
[Grid pattern]	TRANSPORTATION/COMMUNICATIONS/ UTILITIES
[Cross-hatch]	PARKS/RECREATION/CONSERVATION
[Stippled]	AGRICULTURE
[White]	UNDEVELOPED

LEGEND

[Thick solid line]	COUNTY ROAD
[Thin solid line]	HIGHWAY
[Dashed line]	RAILROAD
[Dotted line]	COUNTY BOUNDARY
[Thin solid line]	CITY LIMIT BOUNDARY
[Wavy line]	CREEKS & STREAMS
[Wavy line]	RIVER
[Stippled area]	LAKE
[Dotted area]	NEW EDICTA HISTORIC SITE
[Dotted area]	GAS PIPELINE EASEMENT
[Dotted area]	TELEPHONE EASEMENT
[Dotted area]	POWERLINE EASEMENT
[Dotted area]	WALDEN MANAGEMENT
[Dotted area]	WALDEN MANAGEMENT
[Dotted area]	NATIONAL FOREST
[Dotted area]	BOUNDARY

PREPARED BY THE COOSA VALLEY REGIONAL DEVELOPMENT CENTER. THIS MAP IS FOR PLANNING PURPOSES ONLY. ADDITIONAL RESEARCH MAY BE NECESSARY FOR SITE-SPECIFIC APPLICATIONS.

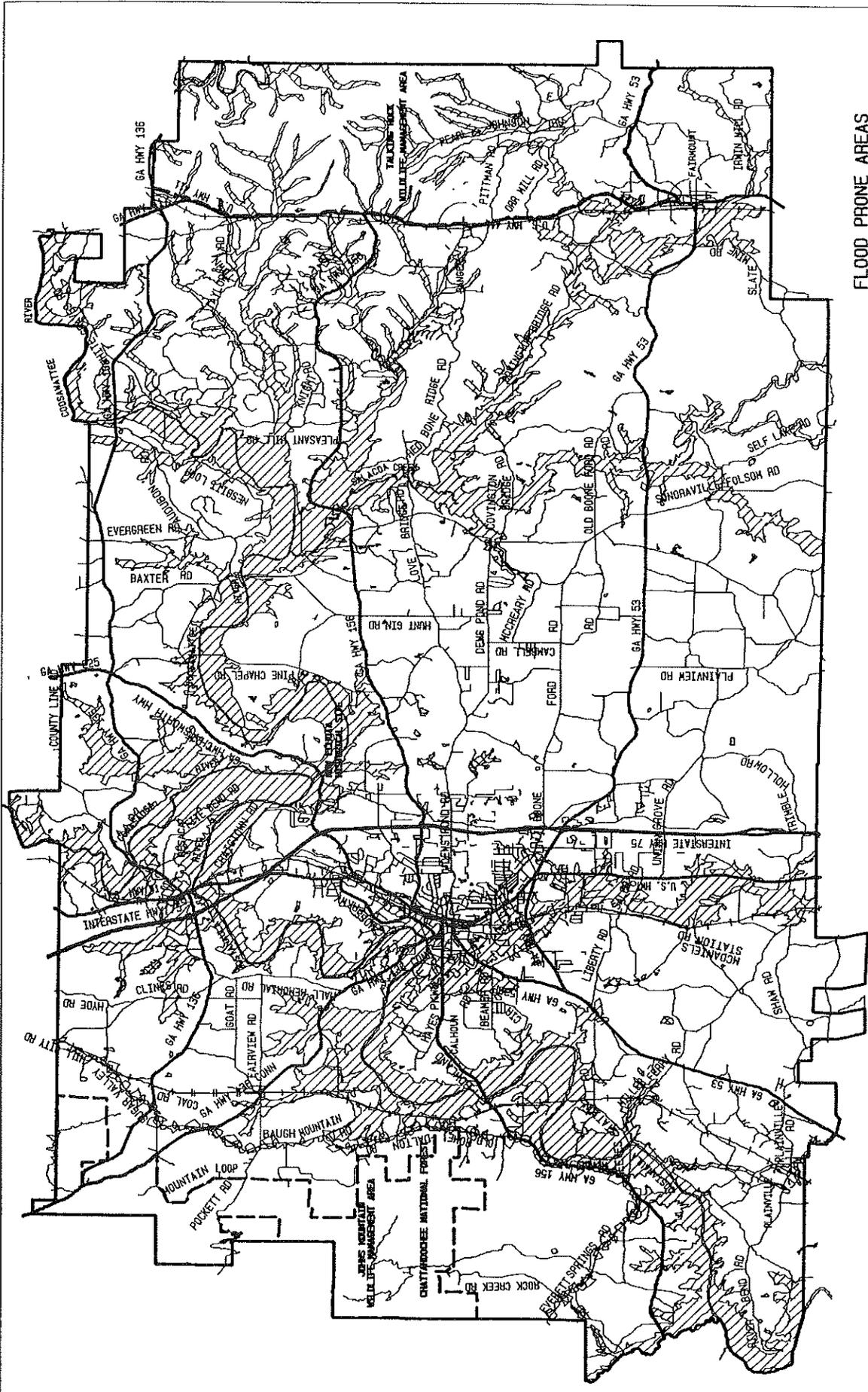
SOURCE: COOSA VALLEY REGIONAL DEVELOPMENT CENTER, FIELD SURVEY, 1980

FLOOD PRONE AREAS GORDON COUNTY, GEORGIA

APRIL, 1992



SOURCE: FEDERAL EMERGENCY MANAGEMENT AGENCY,
FLOOD INSURANCE MAP,
GORDON COUNTY, 1981.



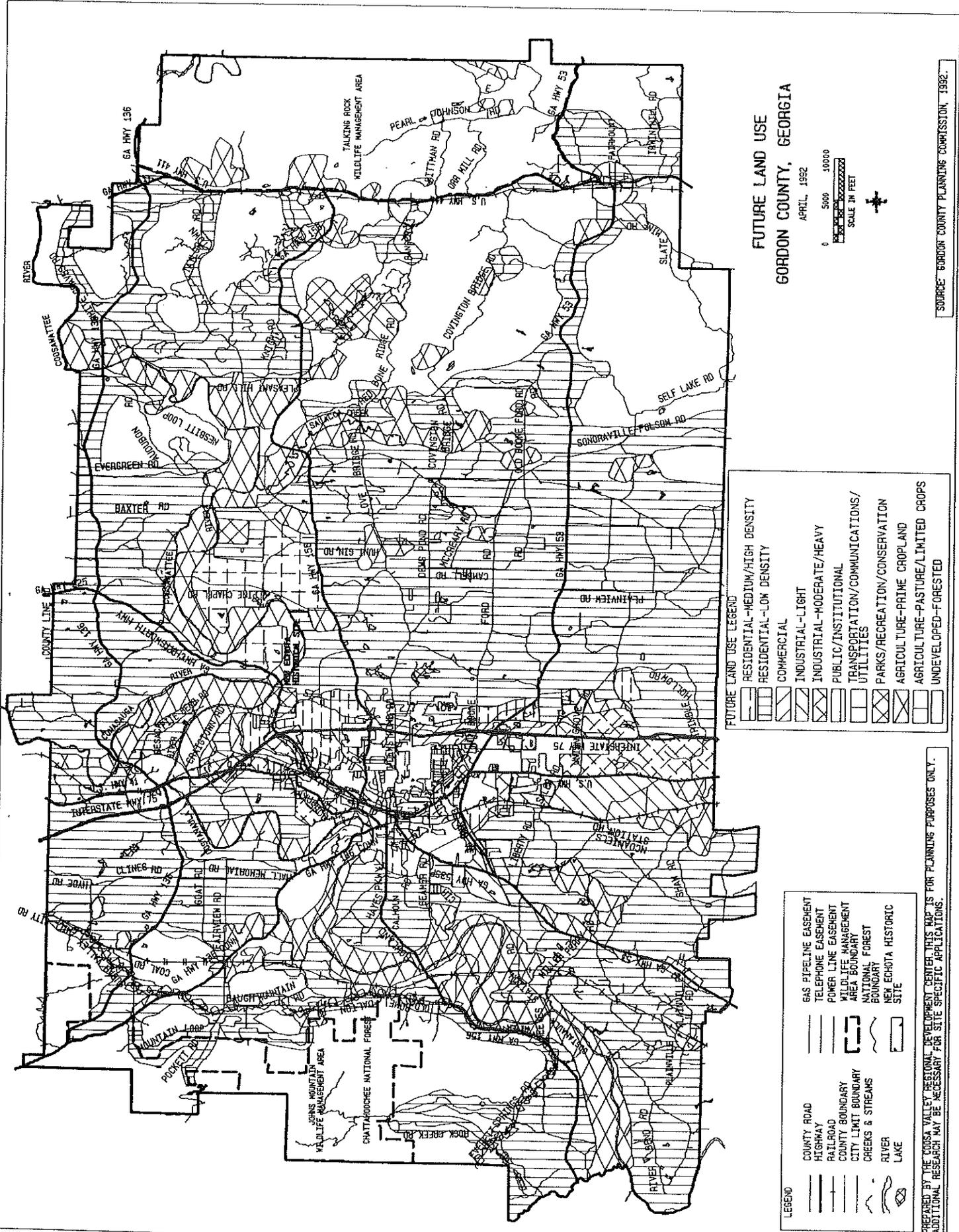
LEGEND

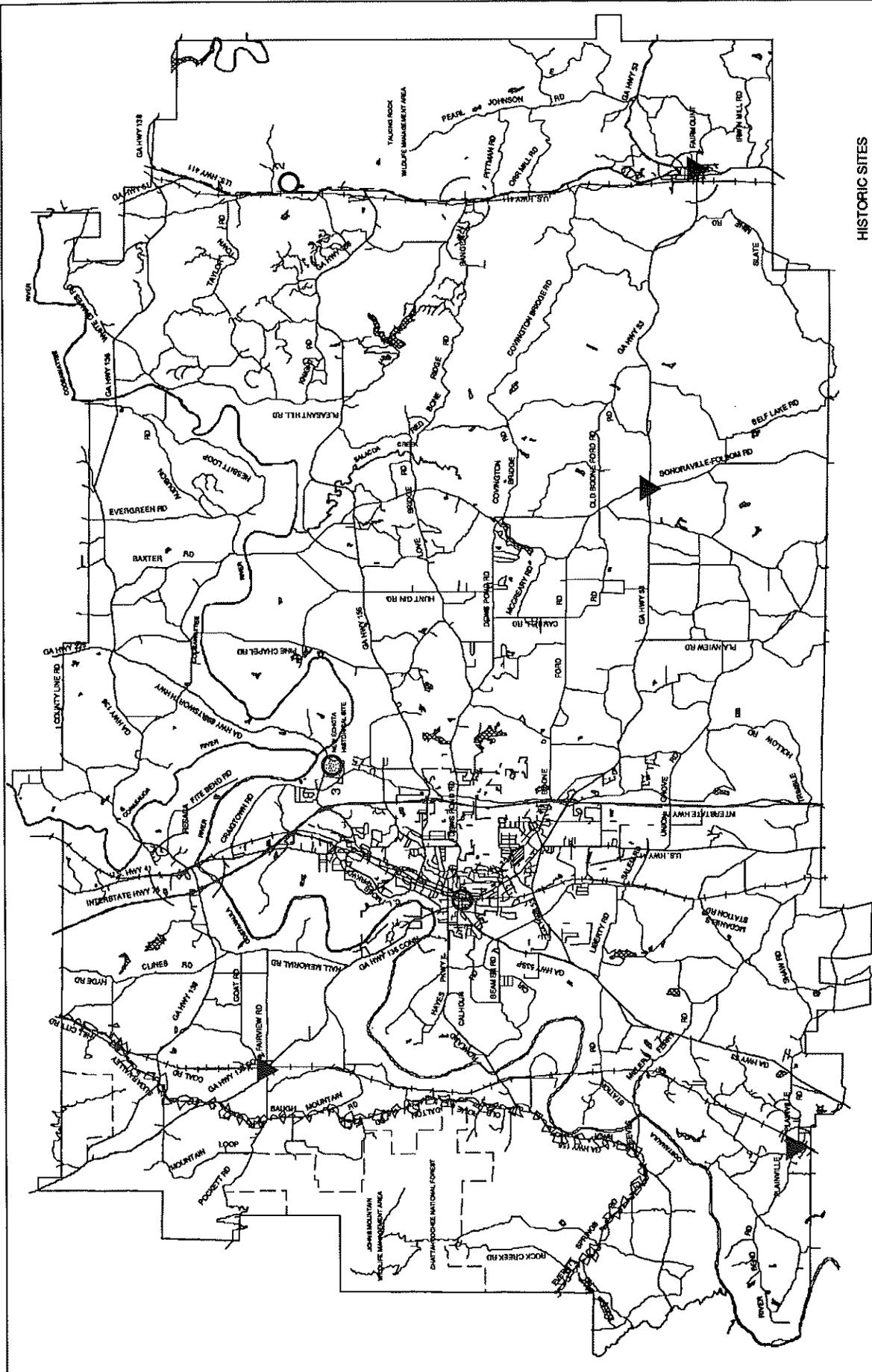
 FLOOD PRONE AREA
(AREA INUNDATED BY
100-YEAR FLOOD)

LEGEND

-  COUNTY ROAD
-  HIGHWAY
-  RAILROAD
-  COUNTY BOUNDARY
-  CITY LIMIT BOUNDARY
-  CREEKS & STREAMS
-  RIVER
-  LAKE
-  GAS PIPELINE EASEMENT
-  TELEPHONE EASEMENT
-  POWER LINE EASEMENT
-  WILDLIFE MANAGEMENT AREA BOUNDARY
-  NATIONAL FOREST BOUNDARY
-  NEW ECOTIA HISTORIC SITE

PREPARED BY THE COOSA VALLEY REGIONAL DEVELOPMENT CENTER. THIS MAP IS FOR PLANNING PURPOSES ONLY.
ADDITIONAL RESEARCH MAY BE NECESSARY FOR SITE SPECIFIC APPLICATIONS.





**HISTORIC SITES
GORDON COUNTY, GEORGIA**

APRIL, 1982



HISTORIC SITES LEGEND

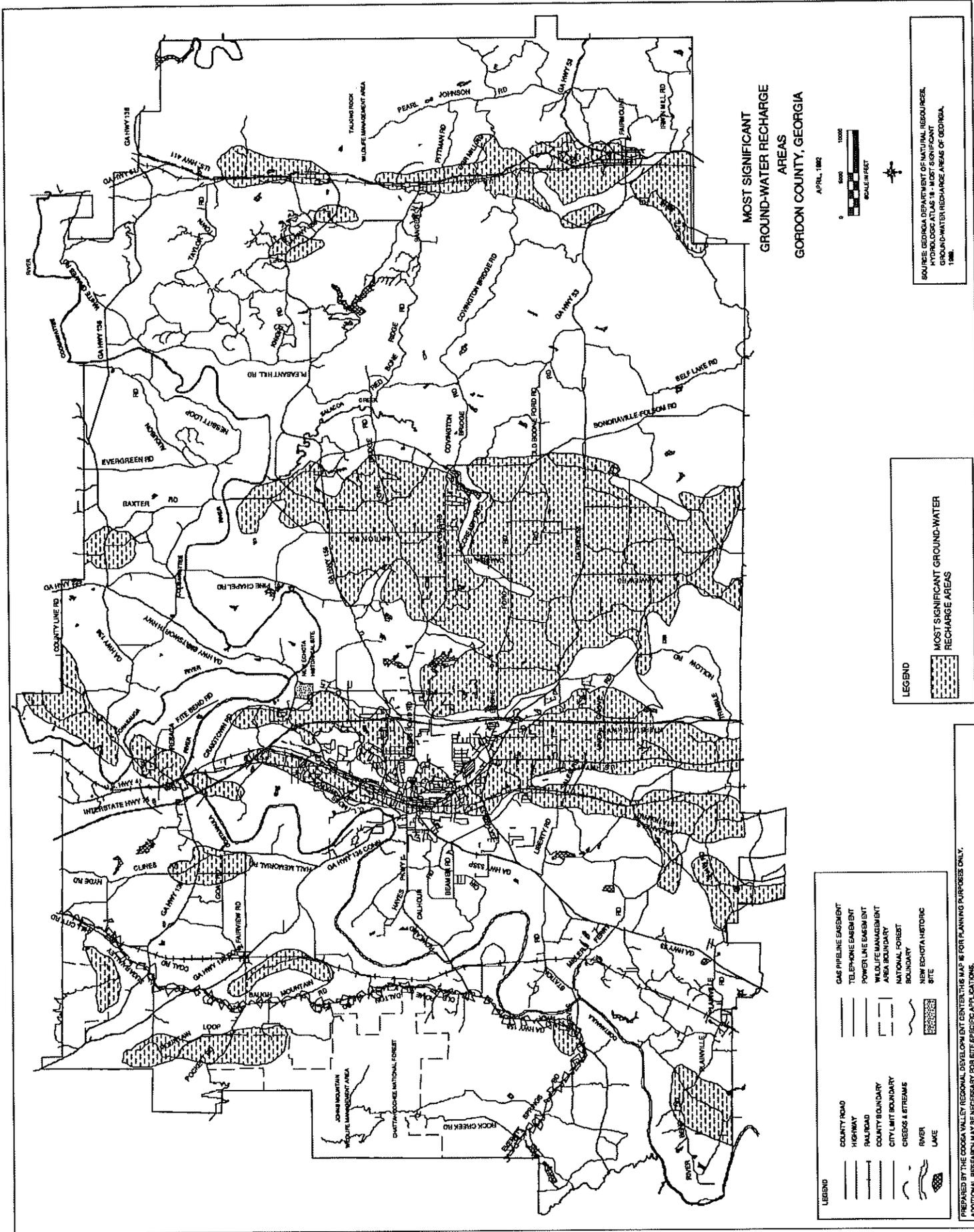
- NATIONAL REGISTER SITES
- 1 CALHOUN DEPOT
- 2 FREEMAN-HURT-EVANS HOUSE
- 3 NEW ECHOTA
- ▲ PROPOSED HISTORIC DISTRICTS
(FOR MORE DETAILED MAP, SEE
THE GORDON COUNTY COMPREHENSIVE
DEVELOPMENT PLAN 2012)

LEGEND

- COUNTY ROAD
- HIGHWAY
- RAILROAD
- COUNTY BOUNDARY
- CITY/LIMIT BOUNDARY
- CREEKS & STREAMS
- RIVER
- LAKE
- GAS PIPELINE EASEMENT
- TELEPHONE EASEMENT
- POWERLINE EASEMENT
- WILDLIFE MANAGEMENT AREA BOUNDARY
- NATIONAL FOREST BOUNDARY
- NEW ECHOTA HISTORIC SITE

SOURCES: HISTORIC RESOURCES SURVEY OF GORDON COUNTY, GEORGIA
PREPARED BY DAN H. LATHAM, JR., SEPTEMBER, 1981.

PREPARED BY THE COOSA VALLEY REGIONAL DEVELOPMENT CENTER. THIS MAP IS FOR PLANNING PURPOSES ONLY.
ADDITIONAL RESEARCH MAY BE NECESSARY FOR SITE SPECIFIC APPLICATIONS.



**MOST SIGNIFICANT
GROUND-WATER RECHARGE
AREAS
GORDON COUNTY, GEORGIA**

APRIL, 1982



SOURCE: GEORGIA DEPARTMENT OF NATURAL RESOURCES.
 GEORGIA DNR IS THE MOST SIGNIFICANT
 GROUND-WATER RECHARGE AREA OF GEORGIA,
 1980.

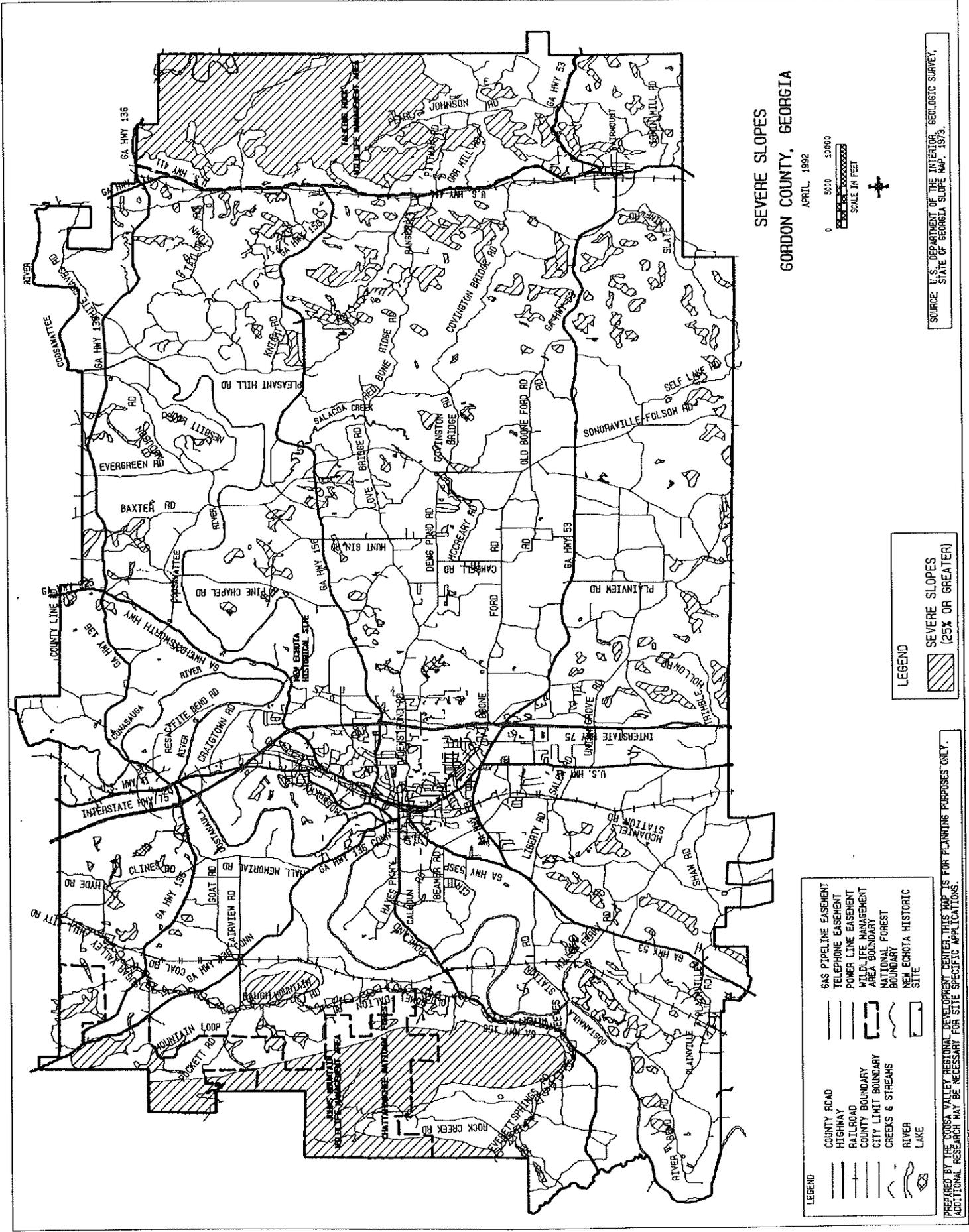
LEGEND

**MOST SIGNIFICANT GROUND-WATER
RECHARGE AREAS**

LEGEND

- COUNTY ROAD
- HIGHWAY
- RAILROAD
- COUNTY BOUNDARY
- CITY LIMIT BOUNDARY
- CREEKS & STREAMS
- RIVER
- LAKE
- GAS PIPELINE EASEMENT
- TELEPHONE EASEMENT
- POWER LINE EASEMENT
- WILDLIFE MANAGEMENT AREA BOUNDARY
- NATIONAL FOREST BOUNDARY
- NEW ECOTON HISTORIC SITE

PREPARED BY THE CROSS VALLEY REGIONAL DEVELOPMENT CENTER, THIS MAP IS FOR PLANNING PURPOSES ONLY.
 ADDITIONAL RESEARCH MAY BE NECESSARY FOR SITE SPECIFIC APPLICATIONS.



SEVERE SLOPES
GORDON COUNTY, GEORGIA

APRIL, 1992



LEGEND

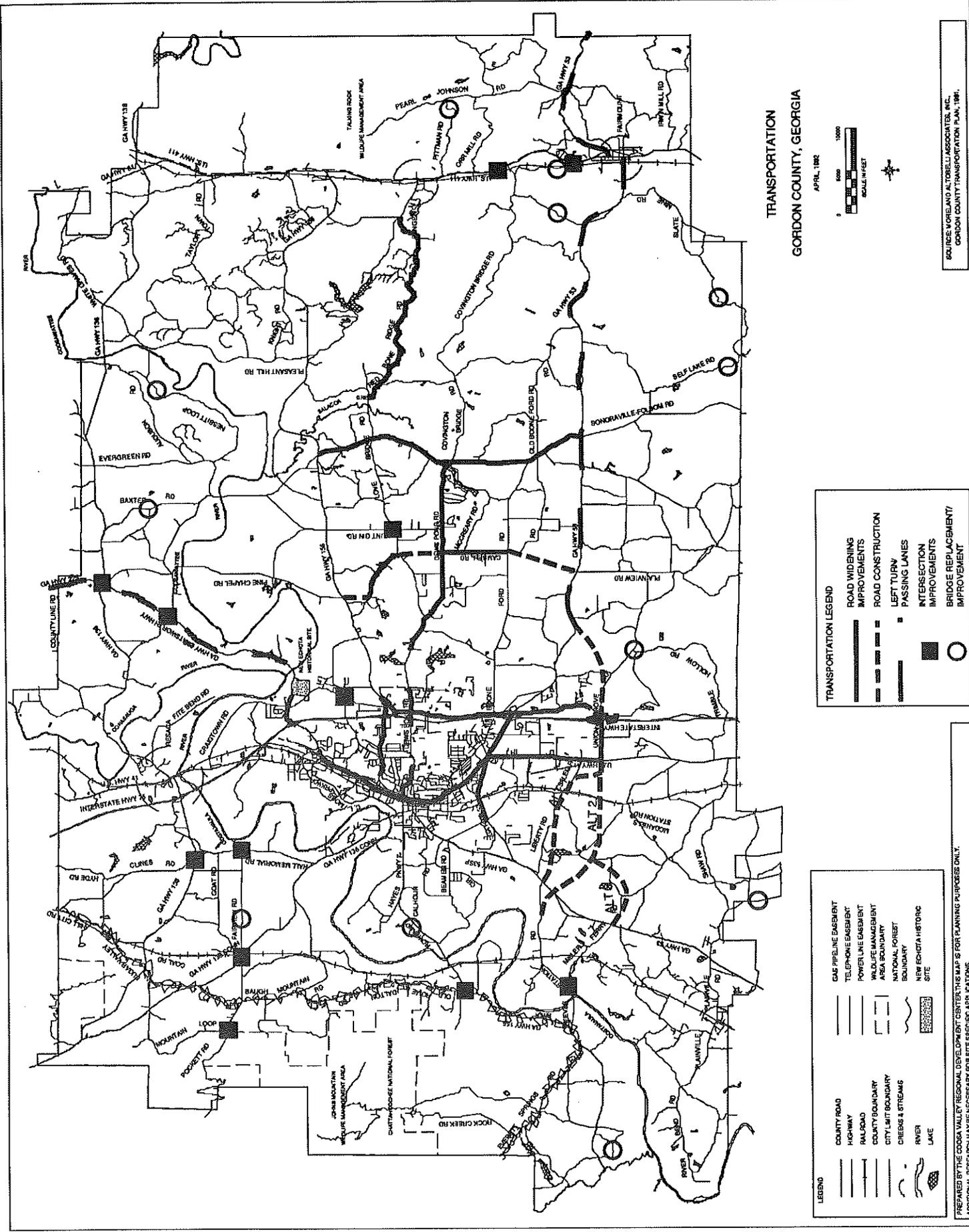
SEVERE SLOPES
 (25% OR GREATER)

LEGEND

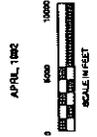
- COUNTY ROAD
- HIGHWAY
- RAILROAD
- COUNTY BOUNDARY
- CITY LIMIT BOUNDARY
- CREEKS & STREAMS
- RIVER
- LAKE
- GAS PIPELINE EASEMENT
- TELEPHONE EASEMENT
- POWER LINE EASEMENT
- WILDLIFE MANAGEMENT AREA BOUNDARY
- NATIONAL FOREST BOUNDARY
- NEW ECHOTA HISTORIC SITE

PREPARED BY THE COOSA VALLEY REGIONAL DEVELOPMENT CENTER. THIS MAP IS FOR PLANNING PURPOSES ONLY. ADDITIONAL RESEARCH MAY BE NECESSARY FOR SITE SPECIFIC APPLICATIONS.

SOURCE: U.S. DEPARTMENT OF THE INTERIOR, GEOLOGIC SURVEY, STATE OF GEORGIA, SLOPE MAP, 1973.



TRANSPORTATION
GORDON COUNTY, GEORGIA



© LUCAS MORELAND ALTRELL ASSOCIATES, INC.
 GORDON COUNTY TRANSPORTATION PLAN, 1982.

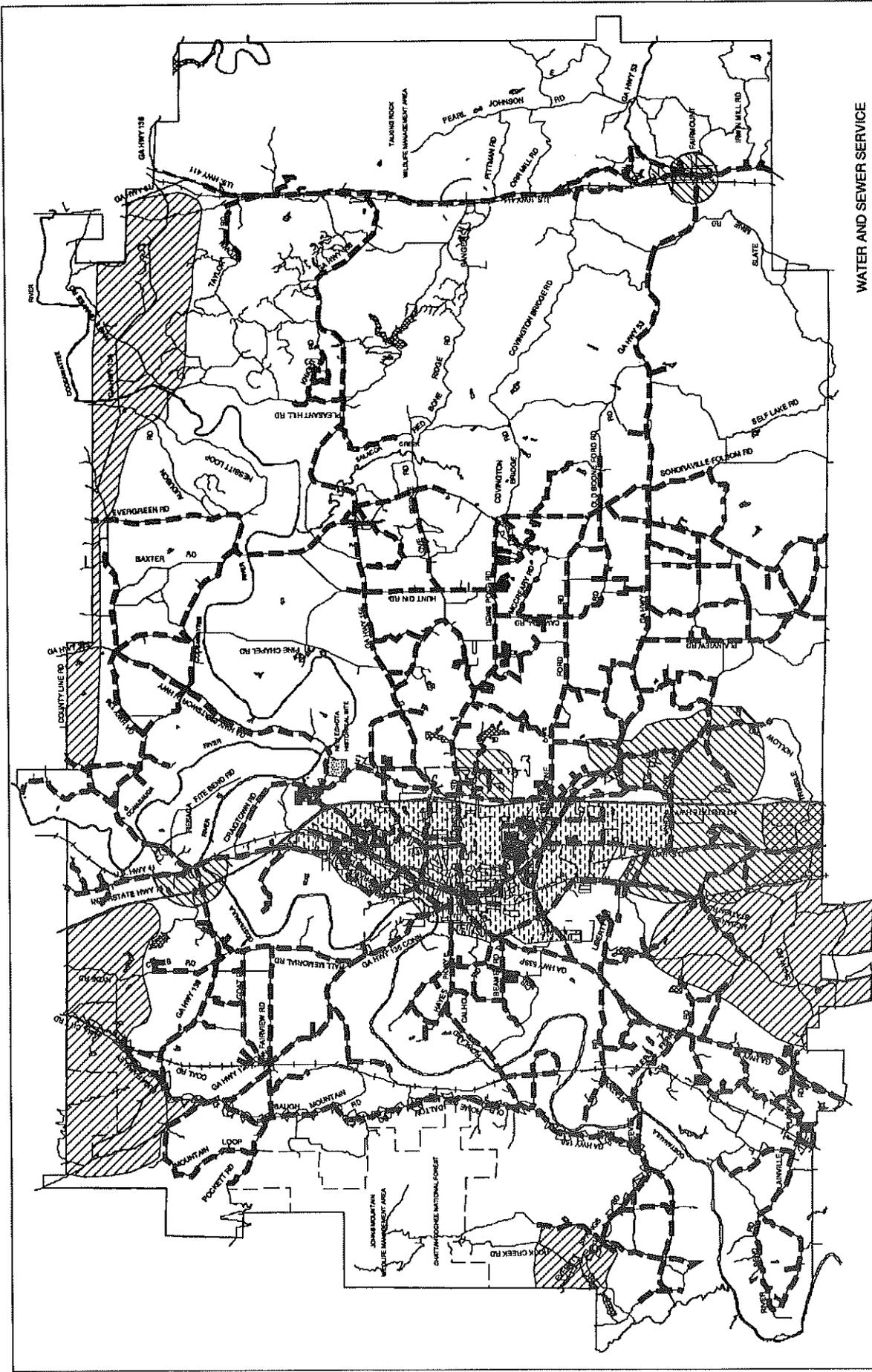
TRANSPORTATION LEGEND

- ROAD WIDENING IMPROVEMENTS
- ROAD CONSTRUCTION
- LEFT TURN PASSING LANES
- INTERSECTION IMPROVEMENTS
- BRIDGE REPLACEMENT/IMPROVEMENT

LEGEND

- COUNTY ROAD
- HIGHWAY
- RAILROAD
- COUNTY BOUNDARY
- CITY LIMIT BOUNDARY
- CREEKS & STREAMS
- RIVER
- LAKE
- GAS PIPELINE EASEMENT
- TELEPHONE EASEMENT
- POWER LINE EASEMENT
- WILDLIFE MANAGEMENT AREA BOUNDARY
- NATIONAL FOREST BOUNDARY
- NEW ECHOTA HISTORIC SITE

PREPARED BY THE COWI VALLEY REGIONAL DEVELOPMENT CENTER. THIS MAP IS FOR PLANNING PURPOSES ONLY. ADDITIONAL RESEARCH MAY BE NECESSARY FOR SITE SPECIFIC APPLICATIONS.



**WATER AND SEWER SERVICE
GORDON COUNTY, GEORGIA**

APRIL, 1982



SOURCE: CITY OF CALHOUN, 1968
CITY OF FAIRMOUNT, 1982

NOTE: EXISTING WATER SERVICE LINES, EXISTING WATER AND SEWER SERVICE AREA, AND PROPOSED WATER EXPANSIONS ARE SERVED BY THE CITY OF CALHOUN. PROPOSED SEWER EXPANSION IS ALSO SERVED BY THE CITY OF CALHOUN WITH THE EXCEPTION OF THE FAIRMOUNT WHICH IS SERVED BY THE CITY OF FAIRMOUNT.

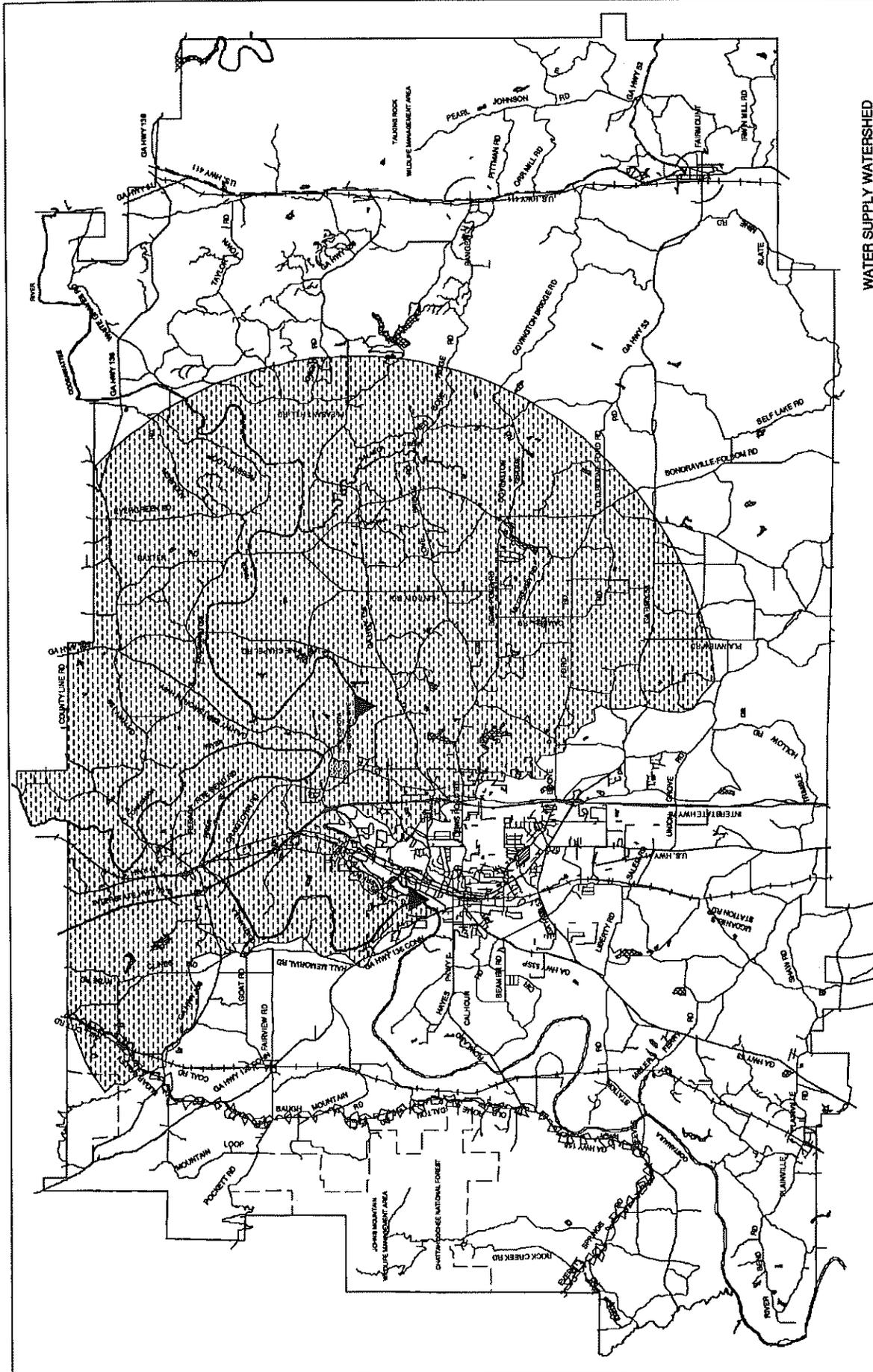
WATER AND SEWER SERVICE LEGEND

- EXISTING WATER SERVICE LINES
- - - EXISTING WATER AND SEWER SERVICE AREA
- ▨ PROPOSED WATER EXPANSION
- ▩ PROPOSED SEWER EXPANSION

LEGEND

- COUNTY ROAD
- HIGHWAY
- RAILROAD
- COUNTY BOUNDARY
- CITY LIMIT BOUNDARY
- CREEKS & STREAMS
- RIVER
- LAKE
- GAS PIPELINE EASEMENT
- TELEPHONE EASEMENT
- POWERLINE EASEMENT
- WILDLIFE MANAGEMENT AREA BOUNDARY
- NATIONAL FOREST BOUNDARY
- NEW ECOTIA HISTORIC SITE

PREPARED BY THE COOSA VALLEY REGIONAL DEVELOPMENT CENTER. THIS MAP IS FOR PLANNING PURPOSES ONLY. ADDITIONAL RESEARCH MAY BE NECESSARY FOR SITE SPECIFIC APPLICATIONS.



**WATER SUPPLY WATERSHED
GORDON COUNTY, GEORGIA**

APRIL 1982
 0 5000 10000
 SCALE IN FEET

WATER SUPPLY WATERSHED LEGEND

WATER SUPPLY WATERSHED
 CITY OF CALHOUN RAW WATER INTAKE
 1 PRIMARY
 2 SECONDARY

LEGEND

	COUNTY ROAD		GAS PIPELINE EASEMENT
	HIGHWAY		TELEPHONE EASEMENT
	RAILROAD		POWERLINE EASEMENT
	COUNTY BOUNDARY		WILDLIFE MANAGEMENT AREA BOUNDARY
	CITY LIMIT BOUNDARY		NATIONAL FOREST BOUNDARY
	CREEKS & STREAMS		NEW ECHOGRAPHIC SITE
	RIVER		
	LAKE		

PREPARED BY THE COOGE VALLEY REGIONAL DEVELOPMENT CENTER, THIS MAP IS FOR PLANNING PURPOSES ONLY.
 ADDITIONAL RESEARCH MAY BE NECESSARY FOR SITE SPECIFIC APPLICATIONS.

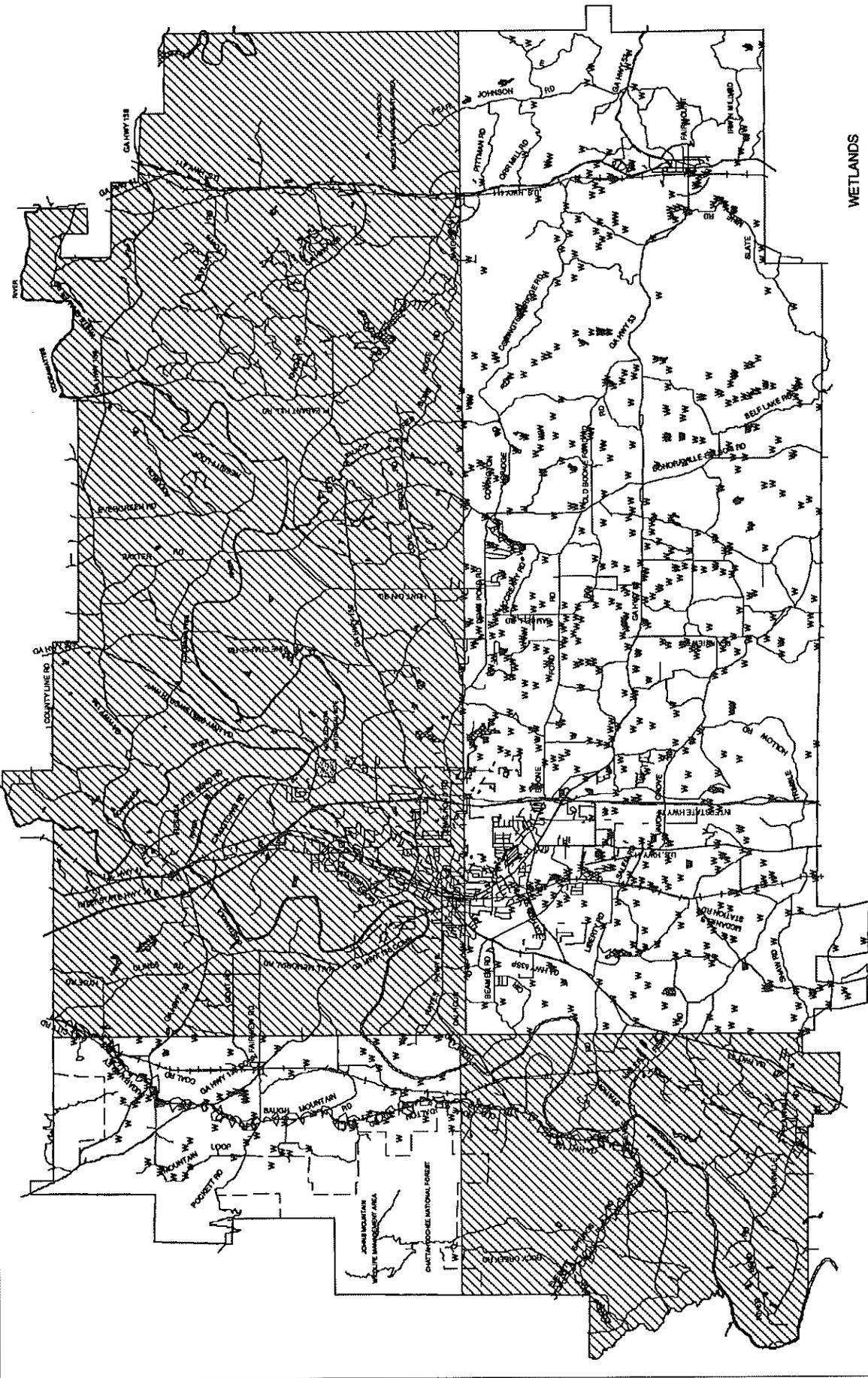
SOURCE: COOGE VALLEY REGIONAL DEVELOPMENT CENTER, 1982.

WETLANDS
GORDON COUNTY, GEORGIA

APRIL, 1982



SOURCE: U.S. DEPARTMENT OF THE INTERIOR,
FISH AND WILDLIFE SERVICE,
NATIONAL WETLANDS INVENTORY, 1981.



NOTE: THIS MAP IS NOT INTENDED TO
BE SITE SPECIFIC IN LOCATING
WETLANDS AREAS. THIS MAP IS
TO BE USED FOR GENERAL PLANNING
PURPOSES ONLY. DETAILED
WETLAND MAPS ARE
AVAILABLE FROM THE
U.S. DEPARTMENT OF THE
INTERIOR, FISH AND WILD
LIFE SERVICE.

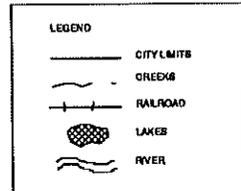
WETLANDS LEGEND
W WETLANDS AREA
[Hatched Box] WETLANDS INFORMATION
[Hatched Box] NOT AVAILABLE.

LEGEND
COUNTY ROAD
HIGHWAY
RAILROAD
COUNTY BOUNDARY
CITY LIMIT BOUNDARY
DRENCH & STRIPES
RIVER
LAKE
GAS PIPELINE EASEMENT
TELEPHONE EASEMENT
POWERLINE EASEMENT
WILDLIFE MANAGEMENT
AREA BOUNDARY
NATIONAL FOREST
BOUNDARY
HOMECOTA-HISTORIC
SITE

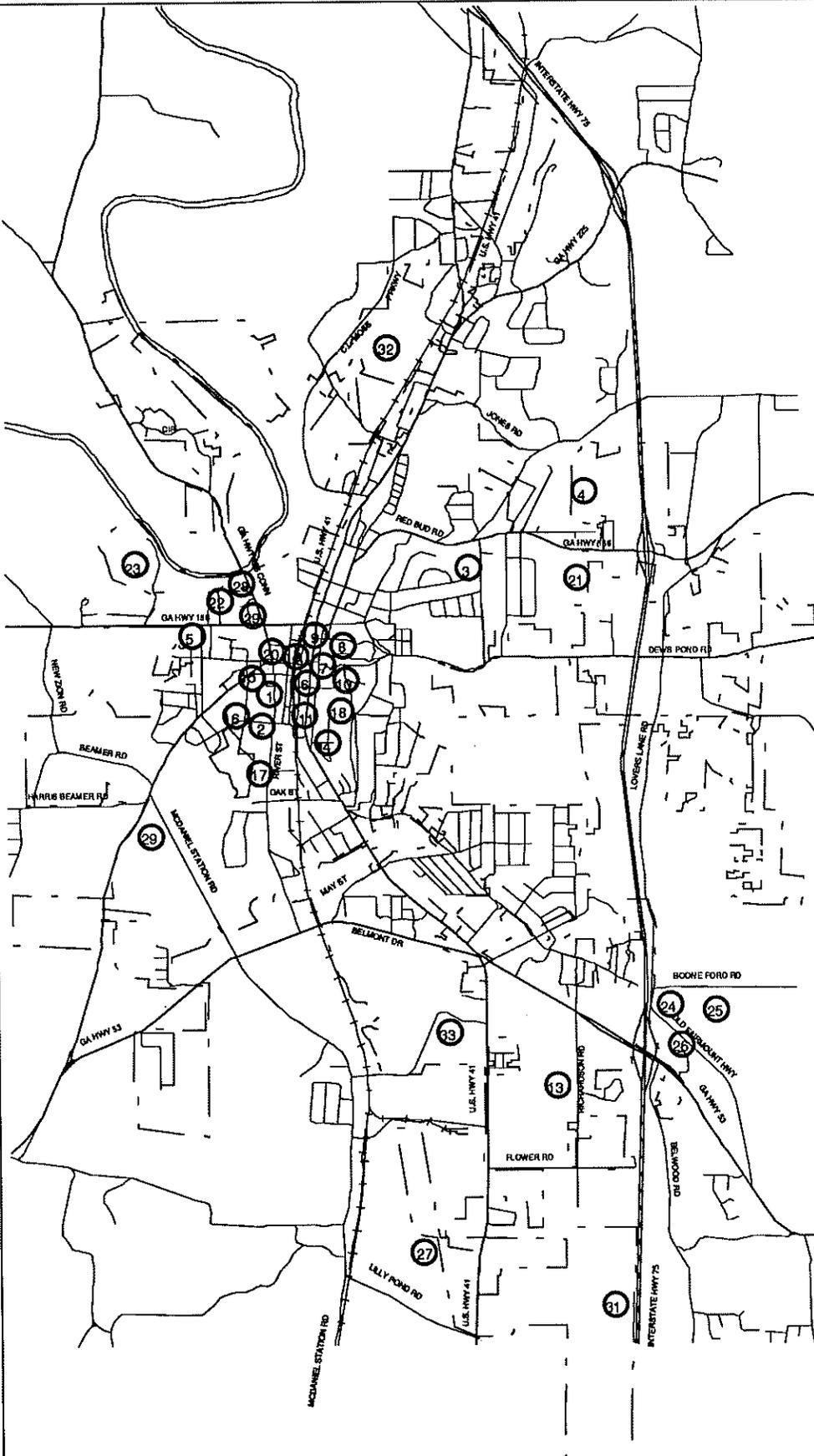
PREPARED BY THE COOSA VALLEY REGIONAL DEVELOPMENT CENTER. THIS MAP IS FOR PLANNING PURPOSES ONLY.
ADDITIONAL RESEARCH MAY BE NECESSARY FOR SITE SPECIFIC APPLICATIONS.

COMMUNITY FACILITIES

CITY OF
CALHOUN, GEORGIA
 GORDON COUNTY
 APRIL 1992



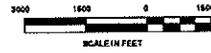
- COMMUNITY FACILITIES LEGEND**
1. CALHOUN HIGH SCHOOL
 2. CALHOUN JUNIOR HIGH SCHOOL
 3. EASTSIDE ELEMENTARY SCHOOL
 4. GORDON CENTRAL HIGH AND MIDDLE SCHOOL
 5. CITY SCHOOL BOARD
 6. CITY HALL
 7. CITY HALL ANNEX
 8. COURTHOUSE
 9. POLICE STATION
 10. SHERIFF'S DEPARTMENT
 11. FIRE DEPARTMENT
 12. FIRE DEPARTMENT
 13. FIRE DEPARTMENT
 14. GORDON COUNTY HISTORICAL SOCIETY
 15. CIVIC AUDITORIUM
 16. PHIL FEEVES STADIUM
 17. CITY SWIMMING POOL AND RECREATION PARK
 18. CHAMBER OF COMMERCE
 19. GORDON COUNTY PUBLIC LIBRARY
 20. POST OFFICE
 21. GORDON HOSPITAL
 22. GORDON COUNTY HEALTH CENTER
 23. SEWAGE PLANT
 24. STATE PATROL BARRACKS
 25. GEORGIA DEPARTMENT OF TRANSPORTATION HIGHWAY MAINTENANCE
 26. GEORGIA FORESTRY DEPARTMENT
 27. TOM B. DAVID AIRPORT
 28. SOIL CONSERVATION SERVICE
 29. NATIONAL GUARD ARMORY
 30. UNIVERSITY OF GEORGIA EXPERIMENT STATION
 31. CALHOUN/GORDON COUNTY INDUSTRIAL PARK
 32. CALHOUN NORTH INDUSTRIAL PARK
 33. SOUTH INDUSTRIAL PARK



PREPARED BY THE COOSA VALLEY REGIONAL DEVELOPMENT CENTER.
 THIS MAP IS FOR PLANNING PURPOSES ONLY.
 ADDITIONAL RESEARCH MAY BE NECESSARY FOR SITE SPECIFIC APPLICATIONS.

SOURCE: COOSA VALLEY REGIONAL DEVELOPMENT CENTER, 1992.

EXISTING LAND USE
 CITY OF
 CALHOUN, GEORGIA
 GORDON COUNTY
 APRIL 1992

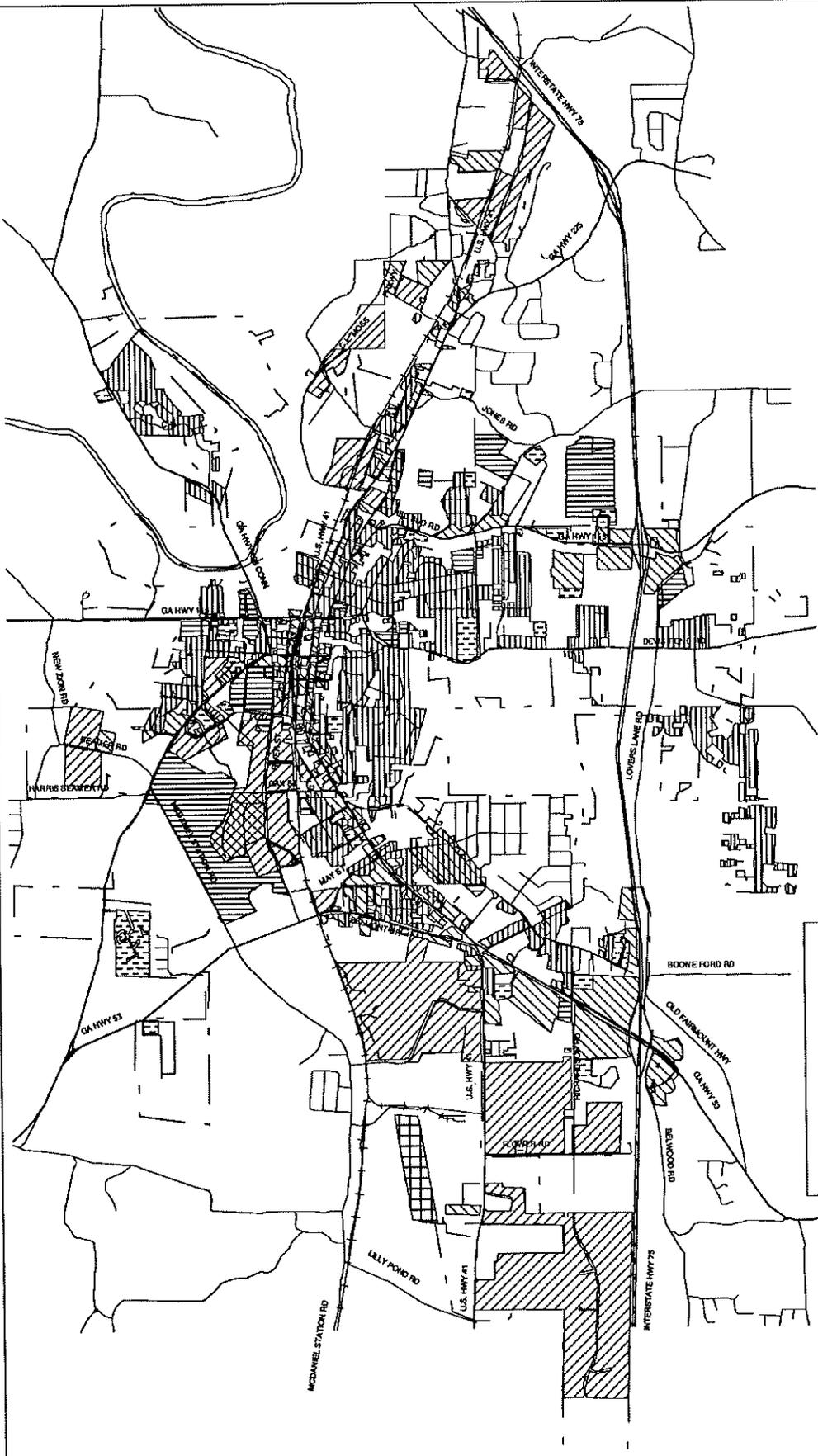


LEGEND

- CITY LIMITS
- CREEKS
- RAILROAD
- LAKES
- RIVER

LAND USE LEGEND

- RESIDENTIAL, SINGLE-FAMILY
- RESIDENTIAL, MULTI-FAMILY
- COMMERCIAL
- INDUSTRIAL
- PUBLIC/INSTITUTIONAL
- TRANSPORTATION/COMMUNICATIONS/UTILITIES
- PARKS/RECREATION/CONSERVATION
- AGRICULTURE/FORESTRY
- UNDEVELOPED/UNUSED



PREPARED BY THE COOSA VALLEY REGIONAL DEVELOPMENT CENTER.
 THIS MAP IS FOR PLANNING PURPOSES ONLY.
 ADDITIONAL RESEARCH MAY BE NECESSARY FOR SITE SPECIFIC APPLICATIONS.

SOURCE: COOSA VALLEY REGIONAL DEVELOPMENT CENTER, FIELD SURVEY, 1990.

FUTURE LAND USE
CITY OF
CALHOUN, GEORGIA
GORDON COUNTY
APRIL 1992



LEGEND

- CITY LIMITS
- CREEKS
- RAILROAD
- LAKE
- RIVER

LAND USE LEGEND

- RESIDENTIAL, SINGLE-FAMILY
- RESIDENTIAL, MULTI-FAMILY
- COMMERCIAL
- INDUSTRIAL
- PUBLIC/INSTITUTIONAL
- TRANSPORTATION/COMMUNICATIONS/
UTILITIES
- PARKS/RECREATION/CONSERVATION
- AGRICULTURE/FORESTRY
- UNDEVELOPED/UNUSED

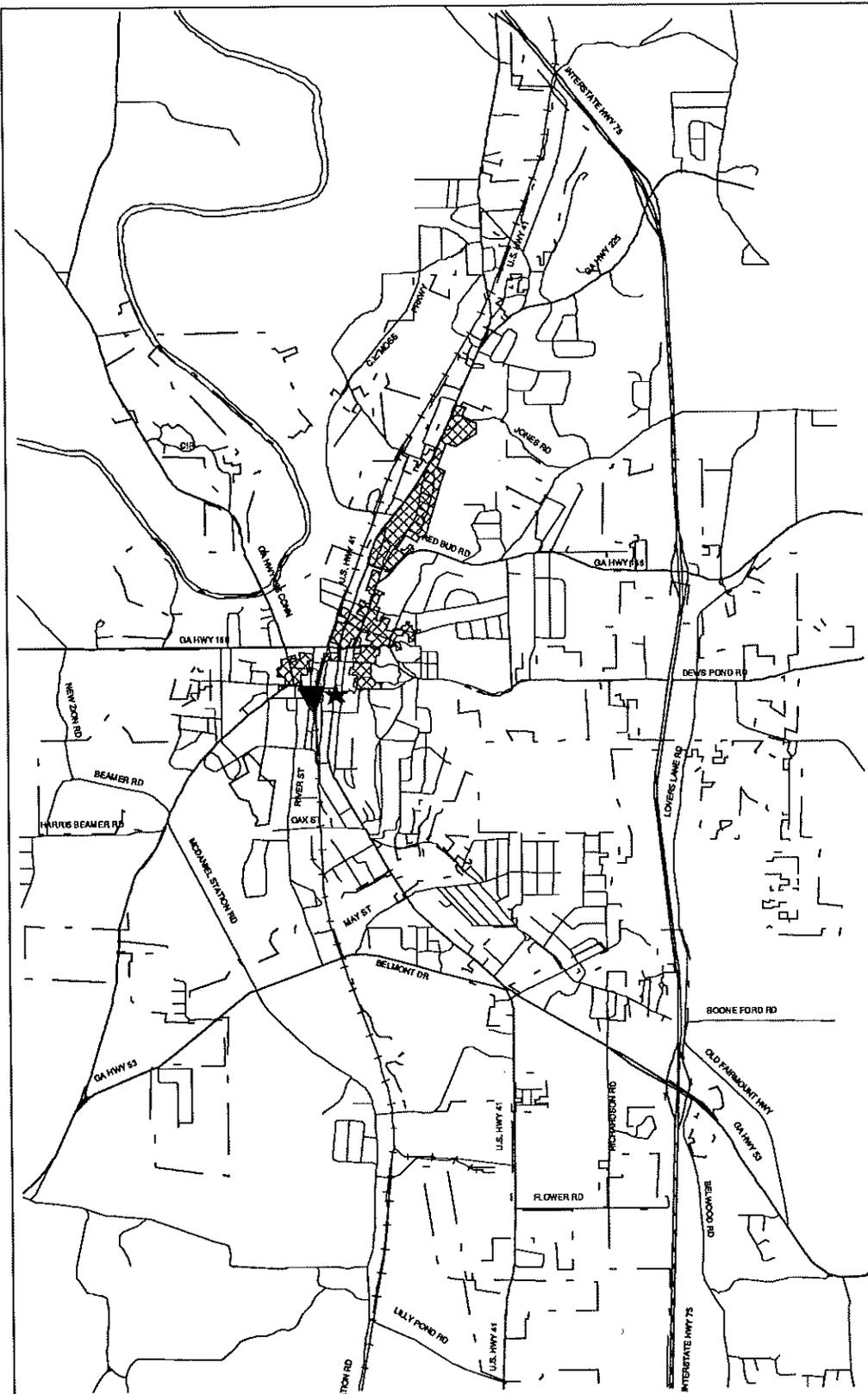
PREPARED BY THE COOSA VALLEY REGIONAL DEVELOPMENT CENTER.
THIS MAP IS FOR PLANNING PURPOSES ONLY.
ADDITIONAL RESEARCH MAY BE NECESSARY FOR SITE SPECIFIC APPLICATIONS.

SOURCE: CITY OF CALHOUN 1992.

HISTORIC SITES
 CITY OF
CALHOUN, GEORGIA
 GORDON COUNTY
 APRIL 1992



LEGEND	
	CRYLIMITS
	CREEKS
	RAILROAD
	LAKES
	RIVER

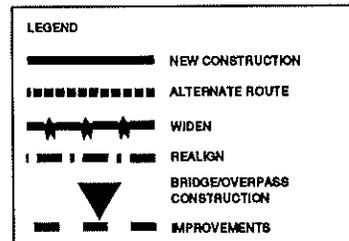
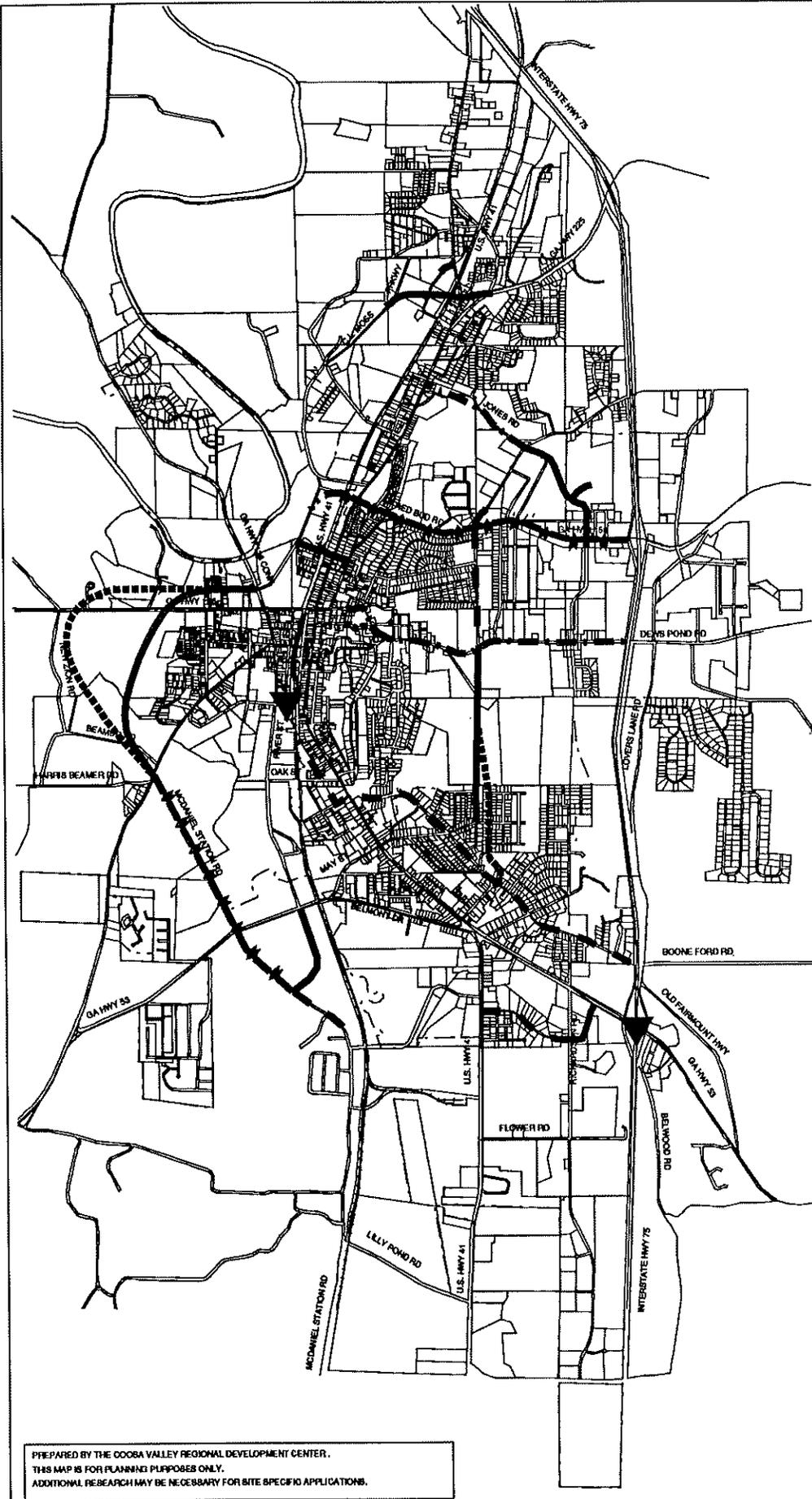
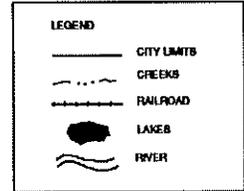


HISTORIC SITES LEGEND	
	PROPOSED HISTORIC DISTRICTS
	PROPOSED COMMERCIAL HISTORIC DISTRICT
	CALHOUN DEPOT (NATIONAL REGISTER)

PREPARED BY THE COOSA VALLEY REGIONAL DEVELOPMENT CENTER.
 THIS MAP IS FOR PLANNING PURPOSES ONLY.
 ADDITIONAL RESEARCH MAY BE NECESSARY FOR SITE SPECIFIC APPLICATIONS.

SOURCE: HISTORIC RESOURCES SURVEY OF GORDON COUNTY, GEORGIA,
 PREPARED BY DAN H. LATIAM, JR., SEPTEMBER, 1991.

THOROUGHFARES
 CITY OF
 CALHOUN, GEORGIA
 GORDON COUNTY
 APRIL 1992



PREPARED BY THE COOSA VALLEY REGIONAL DEVELOPMENT CENTER.
 THIS MAP IS FOR PLANNING PURPOSES ONLY.
 ADDITIONAL RESEARCH MAY BE NECESSARY FOR SITE SPECIFIC APPLICATIONS.

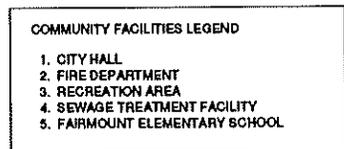
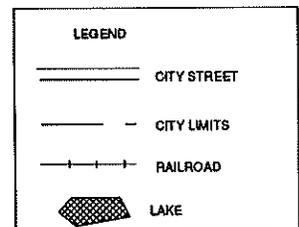
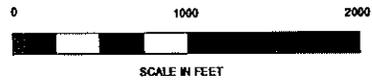
SOURCE: HAYES, JAMES AND BRIDGES, INC.
 TRANSPORTATION PLAN FOR THE
 CITY OF CALHOUN, 1992.

COMMUNITY FACILITIES

CITY OF
FAIRMOUNT, GEORGIA

GORDON COUNTY

MARCH, 1992



PREPARED BY THE COOSA VALLEY REGIONAL DEVELOPMENT CENTER.
THIS MAP IS FOR PLANNING PURPOSES ONLY. ADDITIONAL
RESEARCH MAY BE NECESSARY FOR SITE SPECIFIC APPLICATIONS.

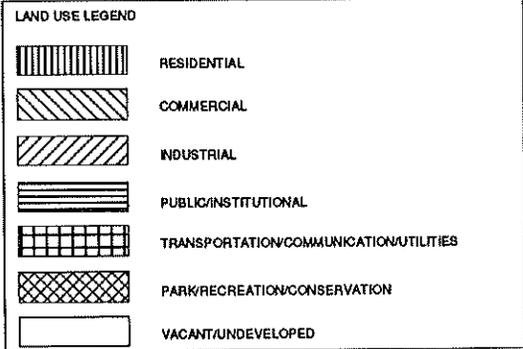
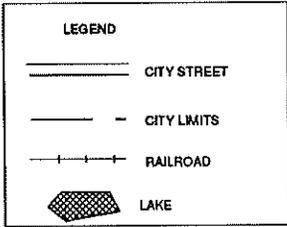
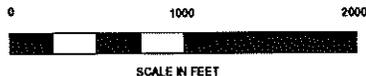
SOURCE: COOSA VALLEY REGIONAL DEVELOPMENT CENTER, 1992.

EXISTING LAND USE

CITY OF
FAIRMOUNT, GEORGIA

GORDON COUNTY

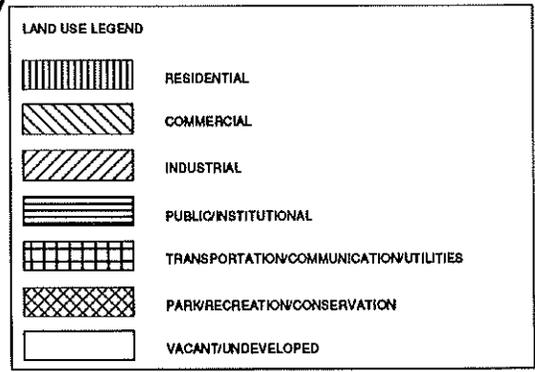
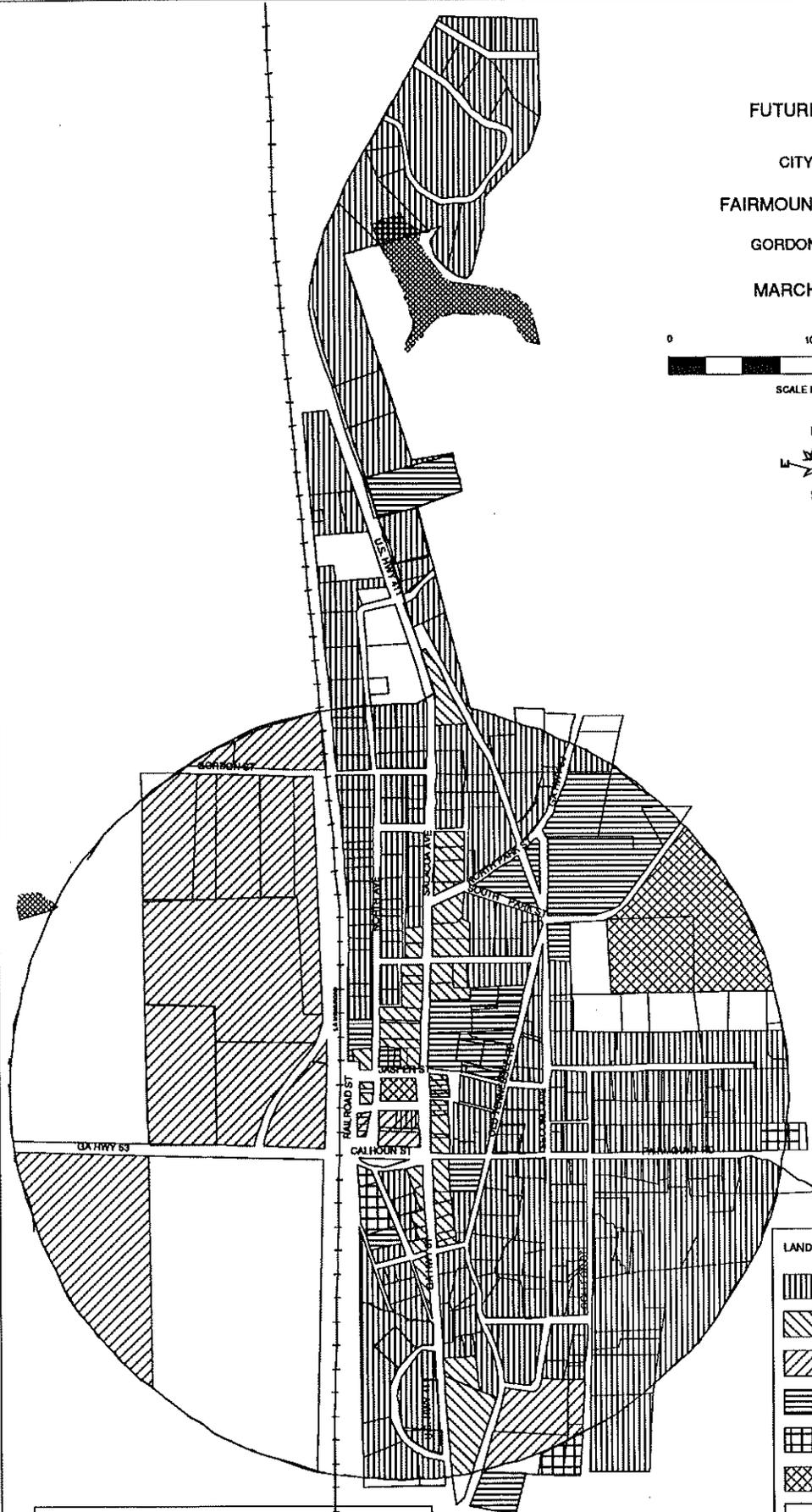
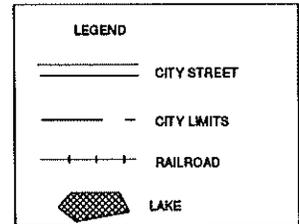
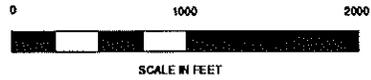
MARCH, 1992



PREPARED BY THE COOSA VALLEY REGIONAL DEVELOPMENT CENTER.
THIS MAP IS FOR PLANNING PURPOSES ONLY. ADDITIONAL
RESEARCH MAY BE NECESSARY FOR SITE SPECIFIC APPLICATIONS.

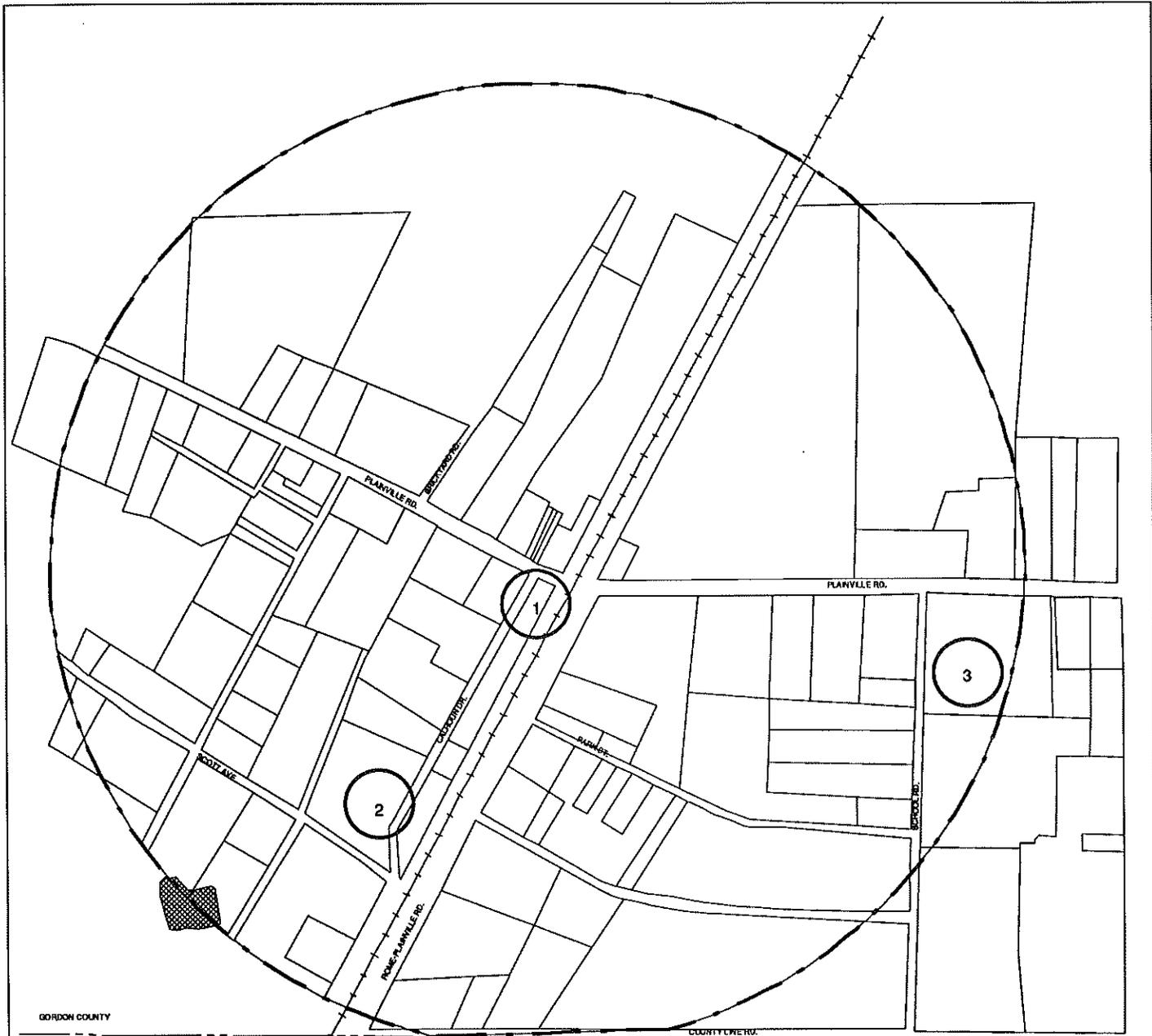
SOURCE: COOSA VALLEY REGIONAL DEVELOPMENT CENTER, 1988.

FUTURE LAND USE
 CITY OF
 FAIRMOUNT, GEORGIA
 GORDON COUNTY
 MARCH, 1992



PREPARED BY THE COOSA VALLEY REGIONAL DEVELOPMENT CENTER.
 THIS MAP IS FOR PLANNING PURPOSES ONLY. ADDITIONAL
 RESEARCH MAY BE NECESSARY FOR SITE SPECIFIC APPLICATIONS.

SOURCE: CITY OF FAIRMOUNT, 1992.



GORDON COUNTY
 FLOYD COUNTY

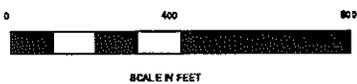
COMMUNITY FACILITIES LEGEND

1. CITY HALL/FIRE DEPARTMENT
2. POST OFFICE
3. RECREATION AREA

LEGEND

	CITY LIMITS
	COUNTY LINE
	RAILROAD
	CREEK
	LAKE

COMMUNITY FACILITIES
 CITY OF
 PLAINVILLE, GEORGIA
 GORDON COUNTY
 MARCH, 1992



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SOURCE: COOSA VALLEY REGIONAL DEVELOPMENT CENTER, 1992.



GORDON COUNTY

FLOYD COUNTY

COUNTY LINE

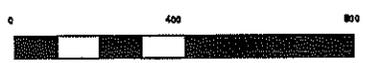
LAND USE LEGEND

	RESIDENTIAL
	COMMERCIAL
	INDUSTRIAL
	PARKS/RECREATION/CONSERVATION
	PUBLIC/INSTITUTIONAL
	VACANT/UNDEVELOPED

LEGEND

	CITY LIMITS
	COUNTY LINE
	RAILROAD
	CREEK
	LAKE

EXISTING LAND USE
CITY OF
PLAINVILLE, GEORGIA
GORDON COUNTY
MARCH, 1992



SCALE IN FEET

PREPARED BY THE COOSA VALLEY REGIONAL DEVELOPMENT CENTER
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SOURCE: COOSA VALLEY REGIONAL DEVELOPMENT CENTER, FIELD SURVEY, 1988.



GORDON COUNTY

FLOYD COUNTY

COUNTY LINE RD.

LAND USE LEGEND

	RESIDENTIAL
	COMMERCIAL
	INDUSTRIAL
	PARK/RECREATION/CONSERVATION
	PUBLIC/INSTITUTIONAL
	VACANT/UNDEVELOPED

LEGEND

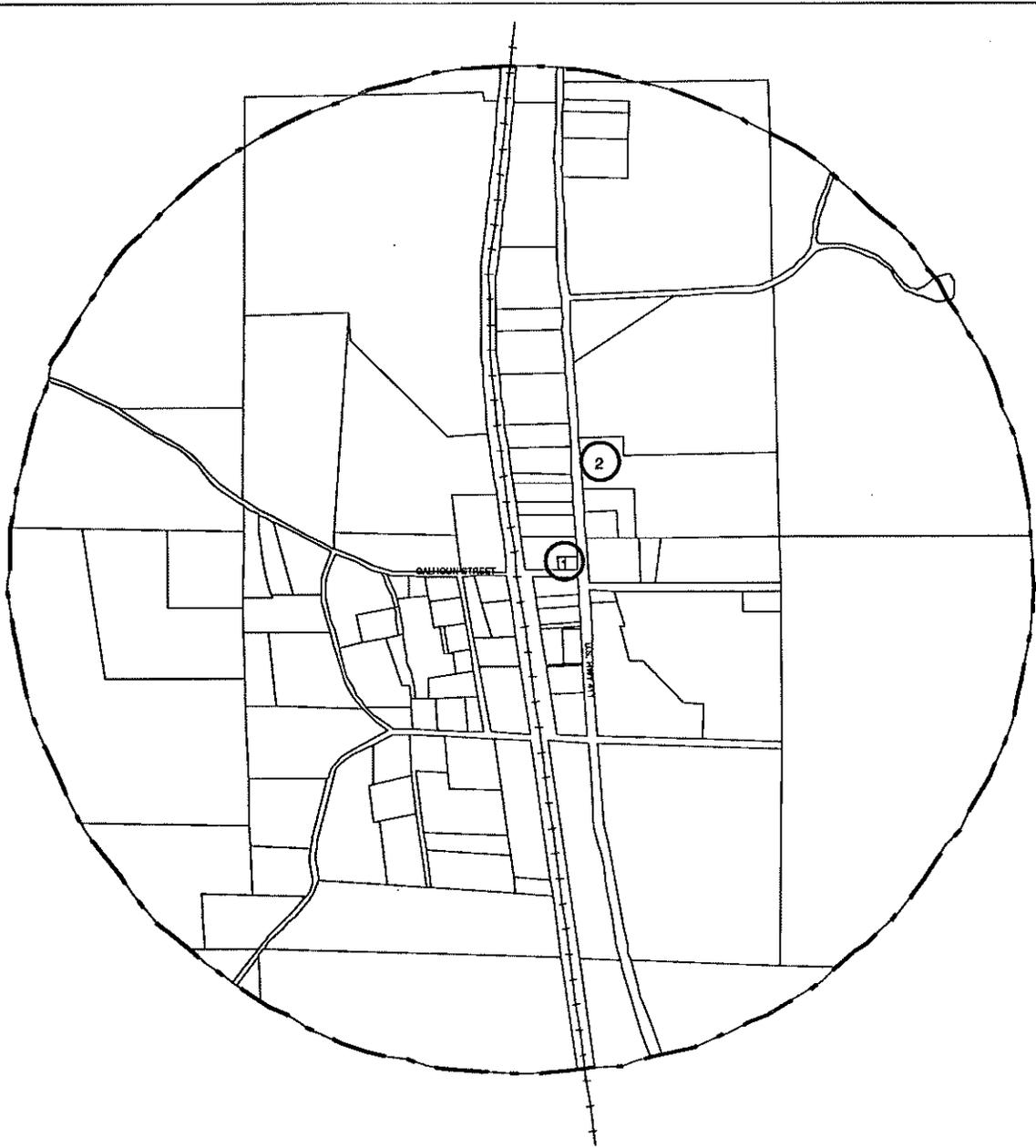
	CITY LIMIT
	COUNTY LINE
	RAILROAD
	CREEK
	LAKE

**FUTURE LAND USE
CITY OF
PLAINVILLE, GEORGIA
GORDON COUNTY
MARCH, 1992**



PREPARED BY THE COOSA VALLEY REGIONAL DEVELOPMENT CENTER.
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SOURCE: CITY OF PLAINVILLE, 1988.



COMMUNITY FACILITIES
 CITY OF
 RANGER, GEORGIA
 GORDON COUNTY
 MARCH, 1992

COMMUNITY FACILITIES LEGEND

1. CITY HALL/FIRE DEPARTMENT
2. POST OFFICE

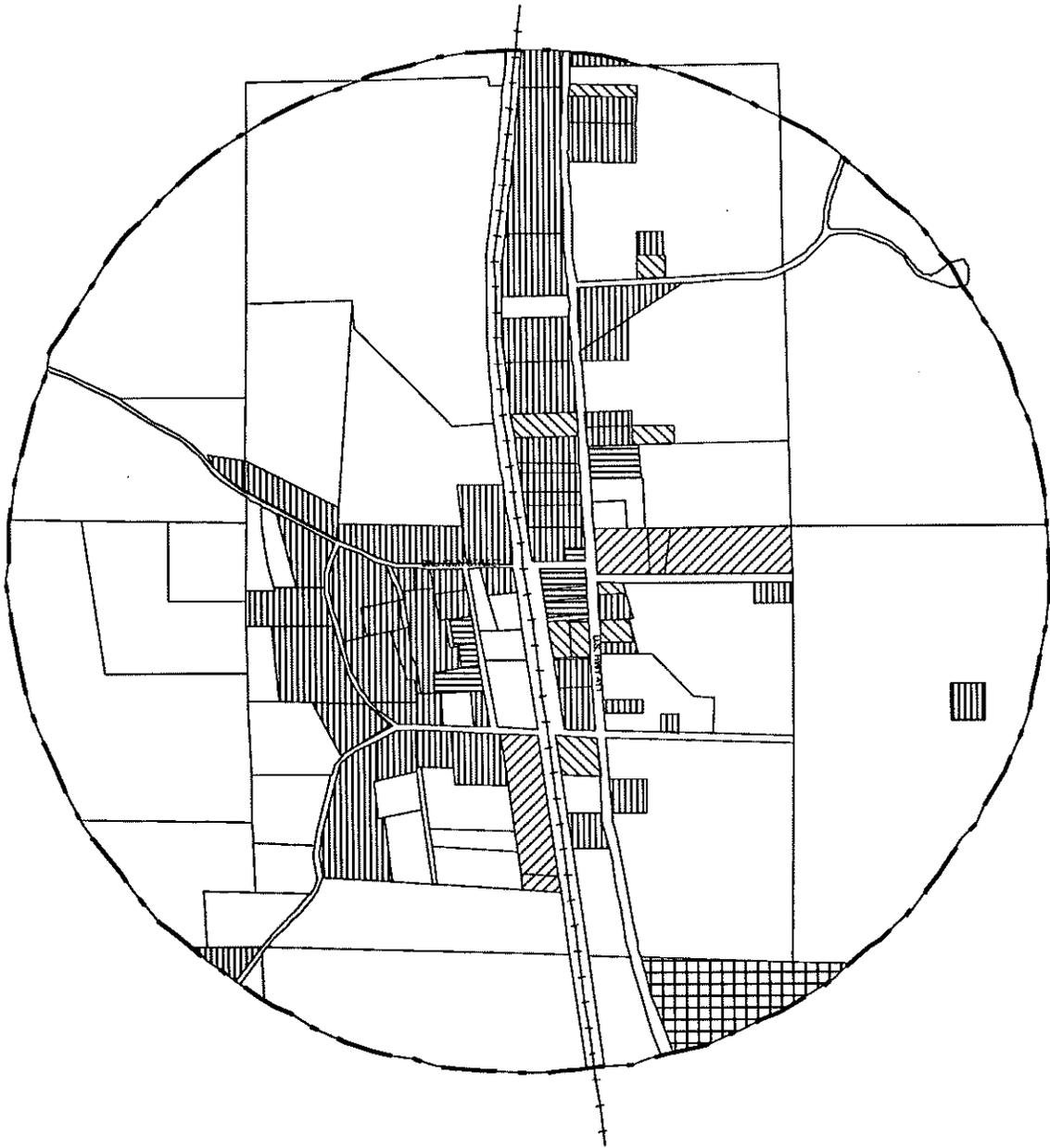
LEGEND

- CITY STREET
- RAILROAD
- LAKE
- CITY LIMIT



PREPARED BY THE COOSA VALLEY REGIONAL DEVELOPMENT CENTER
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SOURCE: COOSA VALLEY REGIONAL DEVELOPMENT CENTER, 1992.



EXISTING LAND USE
CITY OF
RANGER, GEORGIA
GORDON COUNTY
MARCH, 1992

LAND USE LEGEND

-  RESIDENTIAL
-  COMMERCIAL
-  INDUSTRIAL
-  PUBLIC/INSTITUTIONAL
-  TRANSPORTATION/COMMUNICATION/UTILITIES
-  VACANT/UNDEVELOPED

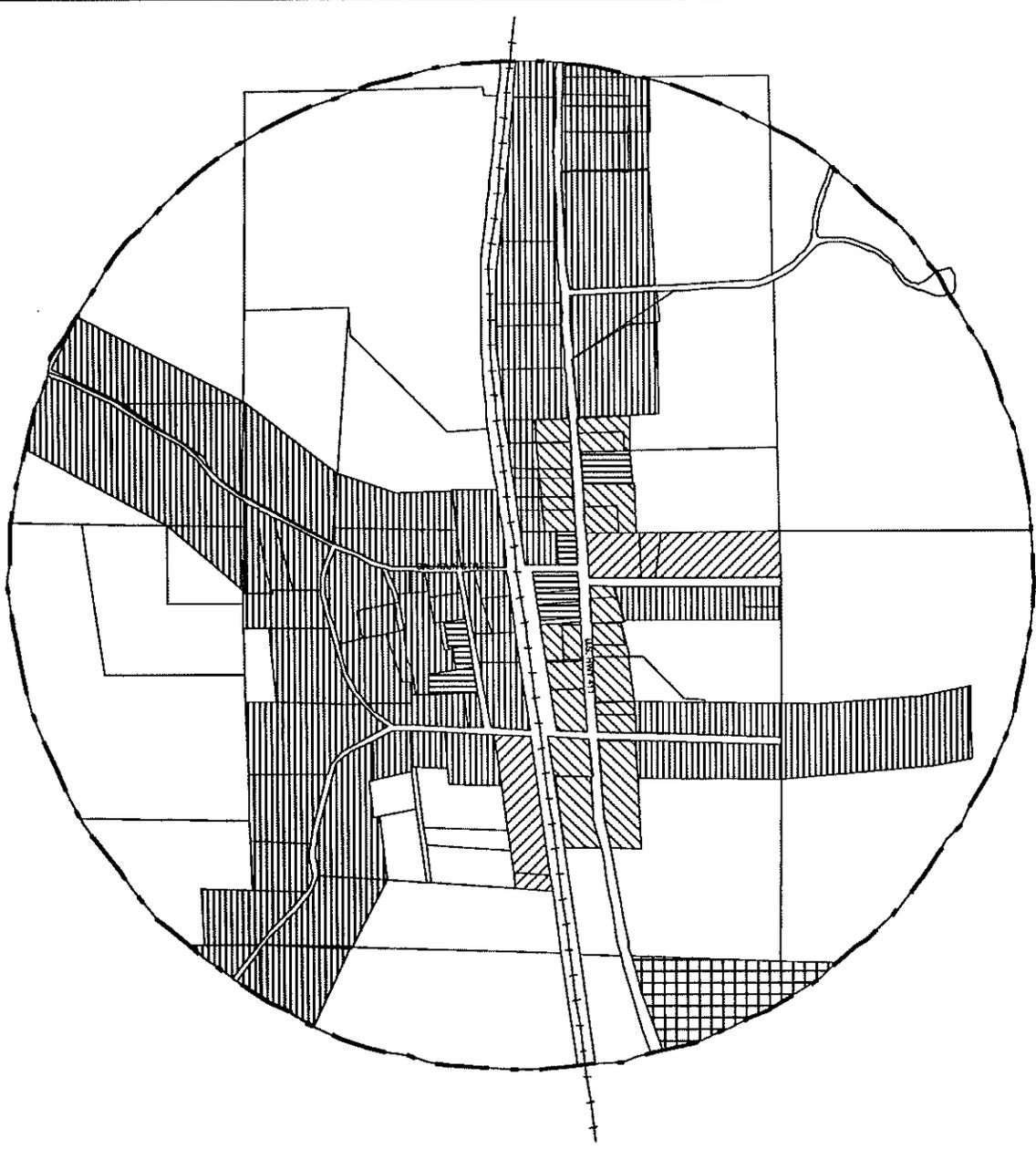
LEGEND

-  CITY STREET
-  RAILROAD
-  LAKE
-  CITY LIMIT



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SOURCE: COOSA VALLEY REGIONAL DEVELOPMENT CENTER, 1988.



FUTURE LAND USE

**CITY OF
RANGER, GEORGIA**

**GORDON COUNTY
MARCH, 1992**

LAND USE LEGEND

	RESIDENTIAL
	COMMERCIAL
	INDUSTRIAL
	PUBLIC/INSTITUTIONAL
	TRANSPORTATION/COMMUNICATION UTILITIES
	VACANT/UNDEVELOPED

LEGEND

	CITY STREET
	RAILROAD
	LAKE
	CITY LIMIT



PREPARED BY THE DOOMA VALLEY REGIONAL DEVELOPMENT CENTER
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SOURCE: CITY OF RANGER, 1992



COMMUNITY FACILITIES LEGEND

1. CITY HALL
2. FIRE DEPARTMENT
3. RECREATION AREA
4. POST OFFICE

LEGEND

	CITY LIMIT
	RAILROAD
	RIVER
	LAKE

COMMUNITY FACILITIES
CITY OF
RESACA, GEORGIA

GORDON COUNTY
MARCH, 1992



PREPARED BY THE COOSA VALLEY REGIONAL DEVELOPMENT CENTER
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SOURCE: COOSA VALLEY REGIONAL DEVELOPMENT CENTER, 1992.



LAND USE LEGEND

	RESIDENTIAL
	COMMERCIAL
	INDUSTRIAL
	PUBLIC/INSTITUTIONAL
	PARKS/RECREATION/CONSERVATION
	VACANT/UNDEVELOPED

LEGEND

	CITY LIMIT
	RAILROAD
	RIVER
	LAKE

EXISTING LAND USE
 CITY OF
RESACA, GEORGIA
 GORDON COUNTY
 MARCH, 1992



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SOURCE: COOSA VALLEY REGIONAL DEVELOPMENT CENTER, FIELD SURVEY, 1986.



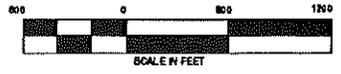
LAND USE LEGEND

	RESIDENTIAL
	COMMERCIAL
	INDUSTRIAL
	PUBLIC/INSTITUTIONAL
	PARKS/RECREATION/CONSERVATION
	VACANT/UNDEVELOPED

LEGEND

	CITY LIMIT
	RAILROAD
	RIVER
	LAKE

FUTURE LAND USE
 CITY OF
RESACA, GEORGIA
 GORDON COUNTY
 MARCH, 1992



PREPARED BY THE DOONA VALLEY REGIONAL DEVELOPMENT CENTER.
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SOURCE: CITY OF RESACA, 1982.