

Gordon County Comprehensive Plan



2007-2027

Prepared by

 **MACTEC**

engineering and constructing a better tomorrow

Prepared for
Gordon County
Georgia



GORDON COUNTY COMPREHENSIVE PLAN 2007-2027

Prepared for:
**Gordon County
City of Fairmount
City of Plainville
City of Ranger
Town of Resaca**

By:



MACTEC Engineering and Consulting, Inc.
Atlanta, Georgia
December 2007

Project 6311-05-0067

Table of Contents

ACKNOWLEDGEMENTS

ADOPTION RESOLUTIONS

COMMUNITY AGENDA

1. Introduction	1-1
2. Vision for Future Development: 2007-2027	2-2
3. Community Issues and Opportunities	3-42
4. Implementation Program	4-52
5. Appendix: City of Calhoun Character Areas	5-1

COMMUNITY ASSESSMENT

1. Introduction	1-2
2. Issues and Opportunities	2-4
3. Existing Development Patterns	3-15
4. Consistency with Quality Community Objectives	4-20

ANALYSIS OF SUPPORTING DATA

1. Introduction	1-1
2. Population	2-1
3. Economic Development	3-1
4. Housing	4-1
5. Natural and Cultural Resources	5-1
6. Community Facilities and Services	6-1
7. Transportation	7-1
8. Intergovernmental Coordination	8-1
9. Appendix: Atlas of Maps	9-1

JOINT COMMUNITY PARTICIPATION PROGRAM

1. Introduction	1-1
2. Identification and Participation of Stakeholders	2-2
3. Identification of Participation Techniques	3-5
4. Schedule for Completion of the Community Agenda	4-6



Acknowledgements

Gordon County Board of Commissioners

Alvin Long <i>Board of Commissioners Chair</i>		
Richard Gordon <i>Commissioner</i>	Judy Bailey <i>Board of Commissioners Vice-Chair</i>	Rebecca Hood <i>Commissioner</i>
Phil Garner <i>Commissioner</i>		

City of Fairmount

Steve Brannon <i>Mayor</i>	
Bobby Cook <i>Councilmember</i>	Thomas Crawford <i>Councilmember</i>
Billy Lowe <i>Councilmember</i>	Jerry Mauldin <i>Councilmember</i>

City of Plainville

Sally Johnston <i>Mayor</i>	
Ray Black <i>Councilmember</i>	Frances Fossett <i>Councilmember</i>
Greg Martin <i>Councilmember</i>	Scott Whittle <i>Councilmember</i>

City of Ranger

David Charity <i>Mayor</i>	
James Haynes <i>Councilmember</i>	Jewell Thacker <i>Councilmember</i>

Town of Resaca

Joe Don Griffith <i>Mayor</i>	
Julia Baker <i>Councilmember</i>	Jimmy Brown <i>Councilmember</i>
Johnny Brown <i>Councilmember</i>	



GORDON COUNTY BOARD OF COMMISSIONERS

RESOLUTION

TO APPROVE AND ADOPT THE GORDON COUNTY COMPREHENSIVE PLAN 2007-2027 IN ACCORDANCE WITH CHAPTER 110-12-1 OF THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS STANDARDS AND PROCEDURES FOR LOCAL COMPREHENSIVE PLANNING

WHEREAS, the Gordon County Board of Commissioners has completed the update of its comprehensive plan in a document entitled, Gordon County Comprehensive Plan 2007-2027 and submitted the plan to the Coosa Valley Regional Development Center and the Georgia Department of Community Affairs for their review; and

WHEREAS, the comprehensive plan is a joint plan that addresses Gordon County and the municipalities of Fairmount, Plainville, Ranger, and Resaca; and

WHEREAS, the comprehensive plan provides a coordinated and comprehensive plan of the long-term vision and priorities for growth and development in Gordon County; and

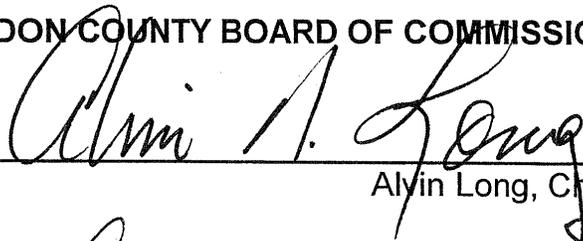
WHEREAS, all portions of the comprehensive plan were prepared in accordance with the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 as set forth by the Georgia Department of Community Affairs; and

WHEREAS, the Coosa Valley Regional Development Center submitted a letter to Gordon County dated November 28, 2007 stating that the Georgia Department of Community Affairs has approved the Gordon County Comprehensive Plan 2007-2027 including all municipalities within the county.

NOW, THEREFORE BE IT RESOLVED, that the Gordon County Board of Commissioners does hereby approves and adopts the update of the comprehensive plan entitled, Gordon County Comprehensive Plan 2007-2027.

SO RESOLVED THIS 18th DAY OF DECEMBER, 2007.

GORDON COUNTY BOARD OF COMMISSIONERS



Alvin Long, Chairman



Annette Berry, County Clerk

A RESOLUTION

WHEREAS, pursuant to O.C.G.A. 50-8-1 et seq the Georgia Department of Community Affairs has established minimum standards and procedures for coordinated and comprehensive local government planning, and

WHEREAS, the City of Fairmount, Georgia has compiled, reviewed, modified, and finalized a document in compliance with the State of Georgia Minimum Planning Standards and Procedures for Local Comprehensive Planning,

NOW, THEREFORE BE IT RESOLVED by the Mayor and City Council of the City of Fairmount, Georgia that the Gordon County Comprehensive Plan: 2007-2027 (August 2007) is hereby officially approved and adopted.

SO RESOLVED THIS DAY, THE 3 OF December, 2007.



**Steve Brannon, Mayor
City of Fairmount**



ATTEST:



City Clerk

CITY OF PLAINVILLE

RESOLUTION

TO APPROVE AND ADOPT THE GORDON COUNTY COMPREHENSIVE PLAN 2007-2027 IN ACCORDANCE WITH CHAPTER 110-12-1 OF THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS STANDARDS AND PROCEDURES FOR LOCAL COMPREHENSIVE PLANNING

WHEREAS, the City of Plainville has completed the update of its comprehensive plan in a document entitled, Gordon County Comprehensive Plan 2007-2027 and submitted the plan to the Coosa Valley Regional Development Center and the Georgia Department of Community Affairs for their review; and

WHEREAS, the comprehensive plan is a joint plan that addresses Gordon County and the municipalities of Fairmount, Plainville, Ranger, and Resaca; and

WHEREAS, the comprehensive plan provides a coordinated and comprehensive plan of the long-term vision and priorities for growth and development in the City of Plainville; and

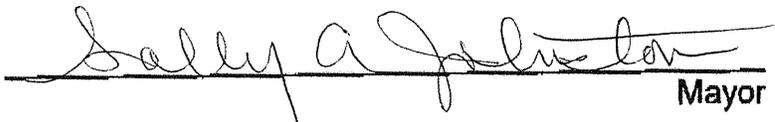
WHEREAS, all portions of the comprehensive plan were prepared in accordance with the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 as set forth by the Georgia Department of Community Affairs; and

WHEREAS, the Coosa Valley Regional Development Center submitted a letter to Gordon County dated November 28, 2007 stating that the Georgia Department of Community Affairs has approved the Gordon County Comprehensive Plan 2007-2027 including all municipalities within the county.

NOW, THEREFORE BE IT RESOLVED, that the Mayor and City Council of the City of Plainville does hereby approve and adopt the update of the comprehensive plan entitled, Gordon County Comprehensive Plan 2007-2027.

SO RESOLVED THIS 3 **DAY OF DECEMBER, 2007.**

CITY OF PLAINVILLE



Mayor



Clerk

CITY OF RANGER

RESOLUTION

TO APPROVE AND ADOPT THE GORDON COUNTY COMPREHENSIVE PLAN 2007-2027 IN ACCORDANCE WITH CHAPTER 110-12-1 OF THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS STANDARDS AND PROCEDURES FOR LOCAL COMPREHENSIVE PLANNING

WHEREAS, the City of Ranger has completed the update of its comprehensive plan in a document entitled, Gordon County Comprehensive Plan 2007-2027 and submitted the plan to the Coosa Valley Regional Development Center and the Georgia Department of Community Affairs for their review; and

WHEREAS, the comprehensive plan is a joint plan that addresses Gordon County and the municipalities of Fairmount, Plainville, Ranger, and Resaca; and

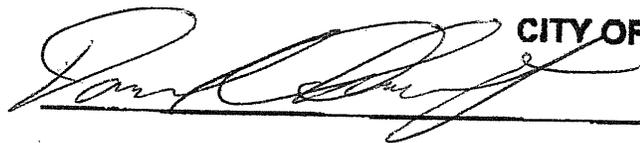
WHEREAS, the comprehensive plan provides a coordinated and comprehensive plan of the long-term vision and priorities for growth and development in the City of Ranger; and

WHEREAS, all portions of the comprehensive plan were prepared in accordance with the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 as set forth by the Georgia Department of Community Affairs; and

WHEREAS, the Coosa Valley Regional Development Center submitted a letter to Gordon County dated November 28, 2007 stating that the Georgia Department of Community Affairs has approved the Gordon County Comprehensive Plan 2007-2027 including all municipalities within the county.

NOW, THEREFORE BE IT RESOLVED, that the Mayor and City Council of the City of Ranger does hereby approve and adopt the update of the comprehensive plan entitled, Gordon County Comprehensive Plan 2007-2027.

SO RESOLVED THIS 6th **DAY OF DECEMBER, 2007.**



CITY OF RANGER
Mayor



Clerk

TOWN OF RESACA, GA

RESOLUTION

Gordon County Comprehensive Plan 2007 - 2027

WHEREAS, the Mayor and Council of the Town of Resaca, Georgia have completed the 20 year comprehensive plan update, Gordon County Comprehensive Plan 2007-2027, hereinafter referred to as "The Comprehensive Plan."

WHEREAS, the Comprehensive Plan is a joint plan that addresses Gordon County and the municipalities of Fairmount, Plainville, Ranger, and Resaca.

WHEREAS, the Comprehensive Plan provides a coordinated and comprehensive plan of the long-term vision and priorities for growth and development in the Town of Resaca.

WHEREAS, the Comprehensive Plan was prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005, and established by the Georgia Planning Act of 1989.

WHEREAS, the minimum public hearing requirements prescribed by the Comprehensive Plan and state law have been met.

WHEREAS, the Mayor and Council of the Town of Resaca, Georgia find that the Comprehensive Plan furthers the purposes of promoting the health, safety, prosperity, aesthetics and general welfare of the present and future residents of the Town of Resaca.

BE IT THEREFORE RESOLVED, that the Mayor and Council of the Town of Resaca, Georgia does hereby adopt the 20-year comprehensive Plan update, Gordon County Comprehensive Plan 2007-2027.

Adopted this 11 day of December, 2007

Town of Resaca, Georgia

BY:

Joe Don Griffith Sr
Joe Don Griffith, Sr., Mayor

ATTEST:

Frances B. Jennings
Frances b. Jennings, Town Clerk

Gordon County
Comprehensive Plan 2007-2027

*COMMUNITY
AGENDA*

Prepared for:
Gordon County
City of Fairmount
City of Plainville
City of Ranger
Town of Resaca

Community Agenda Table of Contents

1	INTRODUCTION.....	1-1
1.1	Purpose.....	1-1
1.2	Scope	1-1
2	VISION FOR FUTURE DEVELOPMENT: 2007-2027.....	2-2
2.1	Introduction	2-2
2.2	Character Areas	2-2
2.2.1	<i>Gordon County</i>	2-2
2.2.2	<i>City of Fairmount</i>	2-18
2.2.3	<i>City of Plainville</i>	2-27
2.2.4	<i>City of Ranger</i>	2-30
2.2.5	<i>Town of Resaca</i>	2-33
3	COMMUNITY ISSUES AND OPPORTUNITIES.....	3-42
3.1	Gordon County.....	3-42
3.2	City of Fairmount.....	3-48
3.3	Town of Resaca.....	3-50
4	IMPLEMENTATION PROGRAM.....	4-53
4.1	Gordon County Policies.....	4-53
4.2	2002-2006 Report of Accomplishments.....	4-58
4.3	2007-2011 Short Term Work Program (STWP).....	4-58
4.4	Long Term Work Program	4-53
5	APPENDIX: CITY OF CALHOUN CHARACTER AREAS.....	5-1



List of Maps

Future Development Map – Gordon County	2 -17
Future Development Map – City of Fairmount	2 -26
Future Development Map – City of Plainville	2 -29
Future Development Map – City of Ranger	2 -32
Future Development Map – Town of Resaca	2 -41
Future Development Map – City of Calhoun	5-15



1 Introduction

1.1 Purpose

The Comprehensive Plan is an important, guiding policy document that addresses a wide range of factors and presents short and long range recommendations. State law requires Gordon County and its five municipalities to update their respective Comprehensive Plans by June 30, 2009. As prescribed by the Georgia Department of Community Affairs (DCA), the update of the Comprehensive Plan follows the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005. Gordon County adopted its current Comprehensive Plan in 1992.

This update of the plan, just as the previous plan, is a joint effort that includes the County and the municipalities of Fairmount, Plainville, Ranger and Resaca. It should be noted that the City of Calhoun has prepared a stand-alone comprehensive plan document for the same twenty year planning horizon as the County's plan. However, the two plans were undertaken concurrently and included joint public participation activities. In addition, due to the overlap of City and County boundaries in some instances, the detailed Future Development Map for Calhoun and descriptions of its character areas are included in the Appendix of this plan. The Appendix can be referenced for properties that are located in unincorporated Gordon County "islands" inside the City limits and for properties that abut the City limits.

For planning purposes, DCA classifies Gordon County as an "Advanced" planning level jurisdiction. Fairmount and Resaca qualify as "Basic", and Plainville and Ranger qualify as "Minimal" planning level jurisdictions. The requirements for Gordon County, Fairmount and Resaca are the same for the Community Agenda portion of the plan; whereas, the "Minimal" planning level require only an update of the Community Vision (Future Development Map/Character Areas) and an update of the Short Term Work Program. Required components for each jurisdiction are included in this document.

1.2 Scope

The Community Agenda includes the County's vision for the future, key issues and opportunities it chose to address during the 20-year planning period and its five-year specific short term work program for achieving this vision and addressing the identified issues and opportunities. In outlining future development for the County and the municipalities of Fairmount, Plainville, Ranger and Resaca, the Community Agenda is the most important part of the *Gordon County Comprehensive Plan 2007-2027*.

Part I of the Comprehensive Plan included the Community Assessment and Analysis of Supporting Data that were prepared prior to the implementation of the Community Participation Program. These provided a preliminary look at the issues and opportunities, areas of special concern and an analysis of the existing development patterns that included recommended Character Areas. The Community Agenda represents these ideas and additional ideas that have been fine-tuned through the public participation process. It provides a refined future development map with character areas, a more tailored list of issues and opportunities, and a short-term work program for the County and each city. In support of the implementation program, the Community Agenda provides policy statements intended to guide the County and its municipalities.



2 Vision for Future Development: 2007-2027

2.1 Introduction

A key component of the comprehensive planning process is the creation of a Future Development Map that reflects the County's vision for growth and development for the next twenty years. This vision is expressed in unique "character areas" that cover the entire County. Character area planning focuses on the way an area looks and how it functions. Tailored development strategies are applied to each area, with the goal of enhancing the existing character/function *or* promoting a desired character for the future.

The character areas recommended for Gordon County and its municipalities, defined and shown in the Future Development Map, define areas that:

- Presently have unique or special characteristics that need to be preserved
- Have potential to evolve into unique areas
- Require special attention because of unique development issues

The eleven character areas are described in the following pages. Each description includes the following information, which presents an overall vision for future growth and development for a character area:

- Development Pattern
- Primary Land Uses
- Quality Community Objectives
- Implementation Strategies

The development pattern describes the nature of preferred development in a character area, such as appropriate design, infrastructure, and intensity. The land use section lists permissible land uses within each character area. The Quality Community Objectives (QCO) section identifies the QCOs that will be pursued in the character area. These objectives were adopted by the Georgia Department of Community Affairs (DCA) to measure how communities preserve their unique resources while accommodating future development. Finally, the implementation strategies section identifies the measures the County can take to ensure that the development pattern described by each character area can be implemented.

2.2 Character Areas

2.2.1 Gordon County

Eleven character areas are reflected on the Future Development Map for unincorporated Gordon County, as follows:

1. River Corridor/Floodplain Preserve
2. Hillside Conservation
3. Historic Resource Protection
4. Salacoa Creek Park
5. Rural Crossroads
6. Rural/Agricultural Reserve
7. Emerging Suburban
8. Emerging Mixed Use Center – Community Node
9. Emerging Mixed Use Center – Regional Activity
10. Industrial
11. Proposed South Calhoun Bypass



Gordon County Character Areas

1. River Corridor/Floodplain Preserve

The River Corridor/Floodplain Preserve character area reflects the County's environmentally sensitive areas and undeveloped natural lands that are not suitable for development. The character area includes river corridors, wetlands, and floodplain areas. In addition to contributing to the rural feel of the County and providing opportunities for passive recreation, the Coosawattee, Conasauga and Oostanaula rivers serve as the primary water sources for Gordon County and converge to form regional water sources for Northwest Georgia and Northeast Alabama. The County's waterways and wetlands also harbor endangered animal and plant species.



View of the Coosawattee River

Development Pattern

The development pattern should seek to:

- Preserve rural character, natural resources and views of natural features
- Protect open space in a linear pattern, typically following river and stream corridors
- Protect water quality with appropriate stream and reservoir buffers, septic tank setbacks and prohibition of uses that are prone to pollution
- Protect natural habitat
- Accommodate a greenway system that follows the County's rivers
- Provide opportunities for environmental education or low-impact recreation, such as canoeing and hiking
- Follow Best Management Practices (BMPs) for erosion and sedimentation, as defined in the Georgia Erosion and Sedimentation Act
- Minimize impervious surfaces
- Discourage extension of public utilities, especially sewer, that would encourage development of these areas
- Maintain a high degree of open space

Primary Land Uses

- Undeveloped areas left in their natural state
- Passive parks
- Agriculture

Quality Community Objectives

- Open Space Preservation
- Environmental Protection
- Sense of Place

Implementation Strategies

- Prepare a Greenways Master Plan, with particular focus on utilizing river corridors to create a comprehensive path system
- Acquire land for a County-wide greenway network



Example of potential for greenway along waterway as shown here from the Three Rivers Greenway in West Columbia, SC

Gordon County Character Areas

1. River Corridor/Floodplain Preserve (con't.)

Implementation Strategies (con't.)

- Adopt Georgia Stormwater Management Manual and enforce stormwater BMPs to enhance waterway protection
- Adopt specific cross sections for roads that cross these areas
- Promote these areas as passive-use tourism and recreation destinations
- Encourage use of Agricultural Best Management Practices for Protecting Water Quality
- Continue to enforce existing "Part V" Environmental Ordinances (for river corridor and watershed protection)
- Promote the use of conservation easements and conservation tax credits by landowners

2. Hillside Conservation

This area includes the steep slopes that comprise much of western and eastern Gordon County, including over 8,000 acres of Chattahoochee National Forest, the Johns Mountain Wildlife Management Area (WMA) and a portion of the Talking Rock WMA. The northeastern portion of the County, adjacent to the Talking Rock WMA, has developed into a popular second home/vacation destination. Its views and proximity to Carter's Lake make it a desirable location for new homes, however this development has the potential to harm the area's natural resources. Concerns include the water quality of nearby creeks, rivers and lakes due to erosion and the loss of trees. The Hillside Conservation character area is intended to maintain the areas' steep slopes, which provide views and tree cover that contribute to the County's unique character, while accommodating low-density residential development with minimal impact on the environment.



A birds-eye view in northeast Gordon County



Hillside development can cause soil erosion and loss of trees

Development Pattern

The development pattern should seek to:

- Protect water quality with appropriate soil erosion and control measures
- Incorporate adequate infrastructure for accessibility and for water and fire protection needs
- Protect existing trees
- Protect scenic views
- Preserve rural character and viewsheds
- Conserve natural features and resources
- Limit impacts of new development on the environment
- Reduce impervious cover
- Utilize natural features for stormwater management
- Encourage low-intensity uses

Primary Land Uses

- Undeveloped areas left in their natural state
- Passive recreation
- Low-intensity single-family residential
- Forestry/Agricultural



Gordon County Character Areas

2. Hillside Conservation (con't.)

Quality Community Objectives

- Open Space Preservation
- Environmental Protection
- Sense of Place

Implementation Strategies

- Adopt a Hillside Development Ordinance
- Adopt a Tree Protection Ordinance
- Continue to enforce existing BMPs for stormwater and soil and erosion control

3. Historic Resource Protection

The Historic Resource Protection character area contains two significant historic resources: the Resaca Battlefield area and New Echota State Historic Site. The Resaca Battlefield area includes large tracts of privately-owned property where Civil War trenches are still visible, 500+ acres of state-owned property, the state-owned Resaca Confederate Cemetery, the County-owned Fort Wayne Civil War Historic Site, Lay's Ferry south of the Town of Resaca and Rome Crossroads near Coosa Valley Tech in Calhoun. The New Echota State Historic Site, the location of the early 19th century capital of the Cherokee Nation, is approximately 2,000 acres and is listed on the National Register of Historic Places. The historic Trimble House, located just north of the Gordon County/Bartow County line, is also included in this character area. The Historic Resource Protection character area includes all of these sites as well as the areas surrounding them, which have the potential to develop in ways that would negatively impact these important historic resources.

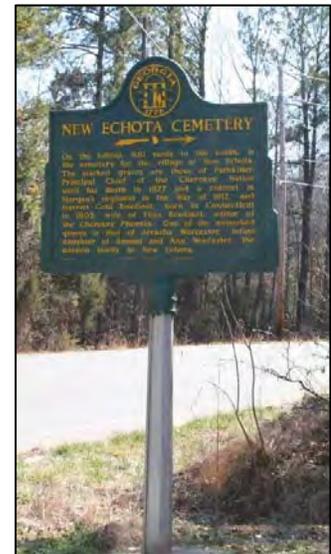
Development Pattern

The development pattern should seek to:

- Buffer the historic sites from encroaching development
- Protect "gateways", including I-75 interchanges, from incompatible and unattractive development that detracts from the historic nature and rural character of the area
- Encourage building/site design and scale that is compatible with the surrounding historic environment
- Preserve the integrity of historic sites
- Widen and extend roadways (as well as other utilities) into these areas only when absolutely necessary and based on acceptable environmental and fiscal impacts and planned uses
- Accommodate new residential development in the form of large-lot residential uses set back far from the street and screened by trees, if possible, or in the form of conservation subdivisions that maximize open space and existing vegetation
- Encourage low-impact uses
- Protect viewsheds
- Limit clearing and grading

Primary Land Uses

- Undeveloped areas and passive parks
- Agricultural
- Low-intensity single-family residential



The New Echota Cemetery is located outside of the larger state-owned site

Gordon County Character Areas

3. Historic Resource Protection (con't.)

Quality Community Objectives

- Heritage Preservation
- Open Space Preservation
- Sense of Place

Implementation Strategies

- Designate local historic districts or overlay zoning districts
- Develop design guidelines to address alterations to existing commercial properties and to address new construction in the character area
- Adopt specific cross sections for roads in these areas
- Coordinate with the Georgia Department on Transportation on potential or planned road/bridge projects in the area
- Prohibit outdoor storage and land uses that are incompatible with the area
- Promote the use of conservation easements and conservation tax credits by land owners to preserve privately held portions of the Resaca Battlefield
- Acquire an access easement for the New Echota Cemetery site
- Implement the recently completed Fort Wayne Civil War Historic Site Master Plan



The Fort Wayne Historic Site Master Plan (2007) recommends educational and recreational uses for this County-owned property that is part of the larger Resaca Battlefield

4. Salacoa Creek Park



Salacoa Creek Park provides recreational opportunities such as fishing and boating, as well as scenic views of the area's natural resources

Salacoa Creek Park is a 364-acre County-owned recreational area that permits fishing, boating, camping, and swimming. It also includes nature trails that overlook a 126 acre lake. The park is surrounded by rolling hills that afford scenic views and contribute to the unique character of the area. The Salacoa Creek Park character area includes the park and the surrounding areas, which have the potential to develop in ways that could negatively impact this important recreational site.

Development Pattern

The development pattern should seek to:

- Buffer the park from encroaching development
- Encourage low-impact uses
- Protect viewsheds
- Limit clearing and grading
- Protect existing trees
- Provide opportunities to expand park amenities to increase community usage and to generate additional revenue for park operations



Gordon County Character Areas

4. Salacoa Creek Park (con't.)

Primary Land Uses

- Undeveloped areas
- Passive parks
- Low-intensity single-family residential (on private property)

Quality Community Objectives

- Open Space Preservation
- Sense of Place
- Environmental Protection

Implementation Strategies

- Adopt a Viewshed Protection Ordinance
- Expand park amenities with revenue-generating facilities



Salacoa Creek Park's amenities include a walking trail

5. Rural Crossroads

Rural Crossroads are small activity areas located at highway intersections that serve rural and agricultural areas. They are recognized as places in the County, but they are largely undeveloped and do not provide extensive goods and services for surrounding residents. Nicklesville and Oakman are two examples.

Development Pattern

The development pattern should seek to:

- Protect rural character
- Provide small-scale commercial opportunities for meeting local needs
- Cluster buildings at the area's center
- Maintain open space surrounding the center
- Encourage compatible architecture styles that maintain the regional rural character rather than "franchise" or "corporate" architecture
- Limit clearing and grading
- Reduce access points along the highway
- Connect to greenways/trail system, wherever possible
- Accommodate residential growth that respects the rural character and open spaces (large-lot development or conservation subdivisions)



The Oakman community, located on U.S. Highway 411, in northeast Gordon County

Primary Land Uses

- Low-intensity single-family residential
- Civic/institutional
- Passive parks
- Neighborhood commercial/retail

Gordon County Character Areas

5. Rural Crossroads (con't.)

Quality Community Objectives

- Sense of Place
- Regional Identity

Implementation Strategies

- Adopt minimum standards for commercial building and site design
- Adopt a Conservation Subdivision Ordinance
- Widen roadways only when absolutely necessary

6. Rural/Agricultural Reserve



Agriculture, a traditional industry in the County, contributes to the rural nature of this character area



The existing development pattern of large lots and open space should be maintained



Tree canopies are valuable contributions to scenic views and the rural character of the area

The Rural/Agricultural Reserve character area is widespread throughout Gordon County. The character area includes predominantly rural, undeveloped land that is suited for agricultural and large-lot residential uses. Development in the area should respect the County's farming tradition and maintain its rural, open spaces. Lack of sewer infrastructure is common, which makes higher density development unsuitable. An exception is clustering of homes to preserve significant amounts of open space. "Conservation subdivisions" may be an appropriate alternative to large-lot residential uses and an appropriate response to development pressures for lower density residential neighborhoods.

Development Pattern

The development pattern should seek to:

- Protect farmland, open space, and environmentally-sensitive areas by maintaining large lot sizes
- Preserve economic function of agriculture, livestock and forestry in Gordon County
- Cluster new residential development in a conservation subdivision design that incorporates significant amounts of open space and natural conservation areas
- Limit grading and clearing
- Preserve natural hydrology and drainageways
- Connect new conservation subdivisions to a County-wide network of greenways
- Discourage extension of public utilities into these areas
- Carefully design roadway alterations to minimize scenic and environmental impacts
- Preserve rural character, viewsheds, and natural features/resources
- Allow unpaved roads and shared driveways that provide access from a public road for up to six residences
- Limit impacts of new development on the environment, including reducing limits on clearing and grading



Gordon County Character Areas

6. Rural/Agricultural Reserve (con't.)

Development Pattern (con't.)

- Reduce impervious cover
- Utilize natural features for stormwater management
- Accommodate low-intensity uses

Primary Land Uses

- Agricultural
- Low-intensity single-family residential
- Passive recreation

Quality Community Objectives

- Sense of Place
- Open Space Preservation
- Environmental Protection

Implementation Strategies

- Adopt a policy that discourages extension of public utilities into these areas
- Continue to follow BMPs for any land disturbance activities, including tree harvesting and utility construction
- Adopt a Conservation Subdivision Ordinance
- Adopt typical street cross-sections for these areas that identify appropriate width and configuration and that require paved roads to use drainage swales in lieu of curb and gutter
- Encourage the use of Stormwater Better Site Design Standards (part of the Georgia Stormwater Management Manual) to conserve natural areas, reduce impervious surfaces and better integrate stormwater treatment in site planning and design
- Increase buffer requirements between agricultural and non-agricultural uses
- Adopt policies that require setting aside land as part of subdivision development for a County-wide network of greenways/trails for use by non-motorized users
- Promote the use of conservation easements and conservation tax credits by landowners to help preserve viable farmland



An example of a conservation subdivision, which maximizes and protects existing green space/trees
Source: Georgia Stormwater Management Manual

7. Emerging Suburban

Suburban-type residential development (smaller-lot neighborhoods versus individual, large lots) has occurred to some extent east of Calhoun between State Highway 156 (Red Bud Road) and State Highway 53. These residential subdivisions have typically developed in a leap-frog fashion, and they lack connectivity when they do abut. Like much of the County, the homes utilize septic systems. Less dense residential development has occurred southwest of Calhoun. Together, these two areas have the potential to accommodate residential growth in the County. Development is not expected to be at the same intensity as what is encouraged in the Emerging Mixed Use – Community Node character areas, especially due to the presence of groundwater recharge areas, the lack of sewer infrastructure, and the existing development pattern that includes large-lot development. Conservation subdivisions, however, are a suitable use to help retain the open spaces and rural character that are prevalent throughout the area.

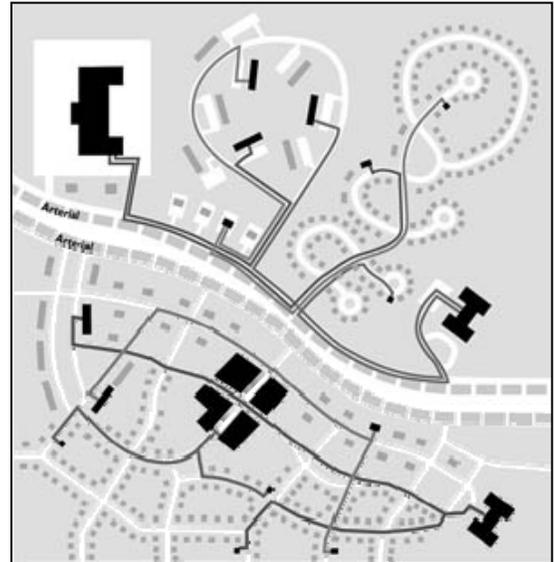
Gordon County Character Areas

7. Emerging Suburban (con't.)

Development Pattern

The development pattern should seek to:

- Respect the rural character
- Provide adequate open space
- Provide a connected system of streets within new subdivisions and connect to existing subdivisions
- Include a variety of housing choices
- Limit clearing and grading
- Provide sidewalks, street trees and decorative, pedestrian-scale lighting
- Provide safe facilities for pedestrians, schools buses, and bicyclists using the road right-of-way
- Connect to a network of greenways/trails, wherever possible
- Continue to follow the lot size requirements of the Groundwater Recharge Area Protection Ordinance
- Assure compatibility of infill development with surrounding neighborhoods
- Require residential subdivisions accessing a highway to be interconnected and to provide at least two entrances
- Allow higher density development if water/sewer infrastructure can be provided
- Encourage conservation subdivisions
- Provide active and passive recreation opportunities for area residents



The Emerging Suburban character area seeks to encourage the connectivity depicted on the bottom of the diagram and discourage conventional suburban sprawl shown in the top of the diagram.

Primary Land Uses

- Single-family residential
- Passive and active recreation
- Civic/institutional

Quality Community Objectives

- Housing Choices
- Open Space Preservation
- Transportation Alternatives
- Sense of Place

Implementation Strategies

- Adopt a Conservation Subdivision Ordinance
- Adopt a Landscape and Buffer Ordinance
- Continue to enforce the existing Groundwater Recharge Area Protection Ordinance
- Adopt a Tree Protection/Replacement Ordinance
- Adopt maximum lot coverage requirements

Gordon County Character Areas

8. Emerging Mixed Use Center – Community Node

The Emerging Mixed Use Center- Community Node character area represents locations at major crossroads primarily surrounded by the Emerging Suburban and Rural/Agricultural Reserve character areas. Specifically, the Emerging Town Center represents Sugar Valley, Red Bud and Sonoraville, which are recognized as small, non-incorporated communities. Not yet highly developed, these areas include some commercial uses and/or community facilities that serve local residents and have the potential to meet additional goods and service needs to reduce vehicular trips to more established commercial areas such as Calhoun. This character area is intended to support mixed-use development that provides additional housing choice at increased densities, community shopping opportunities, and space for civic and institutional uses such as public schools and recreational facilities. These uses are intended to be in close proximity to one another and easily accessible on foot and by car.

Development Pattern

The development pattern should seek to:

- Concentrate commercial and mixed-use development at major roadway intersections (nodal development)
- Accommodate housing at higher densities than what is typically found in rural and suburban areas
- Provide a range in housing types, including opportunities for senior housing due to the close proximity of goods and services
- Provide a mix of uses that serve surrounding residential areas
- Incorporate traditional neighborhood design elements, including reduced building and yard setbacks to accommodate higher residential densities
- Create safe, convenient pedestrian or multi-use trail connections to residential areas
- Depict clear physical boundaries and transitions between the edge of the character area and the surrounding low-density, rural areas
- Discourage strip development
- Develop with a series of interconnected, pedestrian-scale mixed uses
- Limit driveway spacing along the highway frontage and align driveways wherever possible
- Require shared driveways and inter-parcel access
- Incorporate landscaping of commercial sites/parking lots
- Provide sidewalks between businesses



Example of small two-story mixed use neighborhood center that is appropriate for the Emerging Mixed Use Center – Community Node character area



Pedestrian-friendly design is encouraged throughout the character area



TND form: (1) Lower-density residential, (2) urban residential, (3) Mixed-Use center, (4) Open Space and Civic Site, (5) Linear Park

Gordon County Character Areas

8. Emerging Mixed Use Center – Community Node (con't.)

Development Pattern (con't.)

- Prohibit regional businesses or Big Box retailers
- Provide pedestrian connectivity between residences and major destinations such as recreation centers, libraries, schools, and shops
- Incorporate quality signs that are scaled and placed appropriately

Primary Land Uses

- Mixed use (commercial, retail, residential)
- Civic/institutional
- Passive and active parks

Quality Community Objectives

- Traditional Neighborhoods
- Infill Development
- Transportation Alternatives
- Housing Choices
- Sense of Place



Single Family Street in the Village of Tannin TND, Orange Beach, Alabama

Implementation Strategies

- Adopt a Traditional Neighborhood Design (TND) ordinance
- Adopt tailored design guidelines/development standards for commercial development
- Adopt a Senior Housing Ordinance
- Adopt a Landscape and Buffer Ordinance

9. Emerging Mixed Use Center – Regional Activity

Emerging Mixed Use Center – Regional Activity represents areas that the potential to develop a regionally-marketed mixture of uses, including employment and housing opportunities, due to interstate access and proximity to other larger scale areas that are developed or have the potential to develop. “Big box” retail should be limited to these areas and designed to fit into mixed-use planned development with limited parking that is shared with surrounding uses. The Trimble Hollow/I-75 area is identified as Emerging Mixed Use Center – Regional Activity. It is located at the south end of the County, adjacent to the interstate, east of the Industrial character area, and just south of the City of Calhoun and the Prime Outlet Mall. The planned Calhoun Bypass includes an interchange at Union Grove Road, just north of the site. This interchange, and the potential for another at Trimble Hollow Road, position this area for growth.

Development Pattern

The development pattern should seek to:

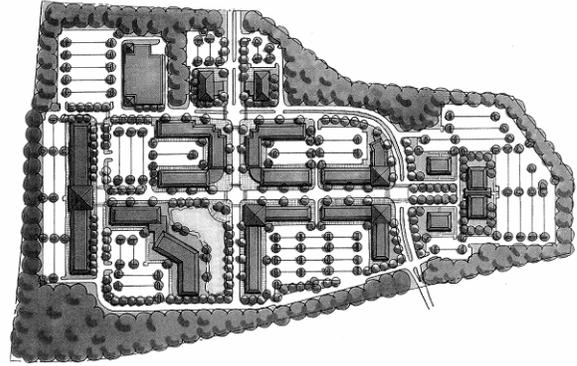
- Include a relatively high-density mix of commercial and retail centers, office, services, and employment to serve a regional market area
- Include a diverse mix of higher-density housing types (town homes, apartments, lofts, and condominiums) that can serve a broad range of incomes, including workforce and affordable housing
- Provide strong, walkable connections between different uses
- Provide wide curb lanes or bike lanes to permit bicycling
- Connect to nearby networks of greenspace or multi-use trails, available to pedestrians, bicyclists, and equestrians for both tourism and recreation purposes.

Gordon County Character Areas

9. Emerging Mixed Use Center – Regional Activity (con't.)

Development Pattern (con't.)

- Depict clear physical boundaries and transitions between the edge of the character area and the surrounding low-density, rural areas
- Incorporate landscaping of commercial sites/parking lots
- Discourage strip development
- Reflect a campus or unified development
- Require shared driveways and inter-parcel access
- Clearly define road edges by locating buildings at roadside with parking to the rear
- Limit truck traffic by prohibiting warehousing or other operations requiring heavy truck use
- Prohibit new billboards
- Encourage compatible architecture styles that maintain the regional character
- Encourage parking lots to incorporate on-site stormwater mitigation or retention features, such as pervious pavements



A mixed-use center on a regional scale: commercial/office, industrial, and high-density residential are compatible uses, and buildings are oriented toward an internal network of streets
Source: Community By Design

Primary Land Uses

- Office, retail, and other typical commercial uses
- Higher density residential uses (including townhomes and condominiums)
- Light industry
- Educational institutions

Quality Community Objectives

- Housing Choices
- Employment Options
- Appropriate Businesses

Implementation Strategies

- Adopt a Landscape and Buffer Ordinance
- Amend Development Regulations to promote the desired development pattern (e.g. requiring sidewalks and interparcel access)
- Coordinate with the City of Calhoun to provide water and sewer service

10. Industrial

The Industrial character area is intended to accommodate low and high intensity industry in locations that have interstate and rail access. A location that is identified as suitable for accommodating new industry and creating jobs is located south of Calhoun. Rail service runs along on the western edge of the character area, I-75 forms its eastern boundary, and the nearby Tom B. David Airport has ample capacity. Proximity to residential growth areas, including the Emerging Suburban character area in the southwest portion of the County, and the Emerging Mixed Use Center – Regional Activity to the east provides opportunities for workforce housing. While attracting new industry is important to the economic health of the County, the intent of the Industrial character area is to balance growth with environmental considerations.

Gordon County Character Areas

10. Industrial (con't.)

Development Pattern

The development pattern should seek to:

- Provide diverse industries
- Protect air and water quality
- Prevent adverse impacts to natural resources and surrounding population
- Address traffic impacts and circulation in site design
- Provide adequate buffers
- Limit visibility of industrial operations/parking from the interstate
- Limit grading and clearing

Primary Land Uses

- Light industrial
- Heavy industrial

Quality Community Objectives

- Employment Options
- Appropriate Businesses
- Regional Cooperation

Implementation Strategies

- Adopt design/development standards for industrial sites
- Coordinate with Calhoun and Fairmount to provide water and sewer service
- Create a "development impact matrix" to determine potential impacts of specific industries on the environment and infrastructure



Proximity to I-75 makes southern Gordon County an attractive location for industries such as the new LG Chem Plant, shown here
Source: Google Earth

11. Proposed South Calhoun Bypass

The Proposed South Calhoun Bypass character area reflects the conceptual alignment of the four-lane limited access bypass that is planned south of Calhoun. In addition to helping route truck traffic around downtown Calhoun, it has the potential to accommodate additional industrial opportunities in the southern portion of the County. This segment of the Calhoun Bypass, which also includes a western and eastern portion, is approximately 6.8 miles in length and connects SR 53 West to SR 53 East. Construction of an interstate interchange at Union Grove Road is a key element of the project.

Development Pattern

The development pattern should seek to:

- Take the form of corridor development, with clear physical boundaries and transitions between the edge of the character area and surrounding residential areas
- Accommodate diverse industries
- Protect air and water quality
- Prevent adverse impacts to natural resources and surrounding population
- Address traffic impacts and circulation in site design
- Provide adequate vegetative buffers along the corridor

Gordon County Character Areas

11. Proposed South Calhoun Bypass (con't.)

Development Pattern (con't.)

- Limit grading and clearing
- Prohibit billboards and promote sign, landscaping and site standards that enhance the aesthetics of the corridor

Primary Land Uses

- Light industrial
- Ancillary commercial uses

Quality Community Objectives

- Employment Options
- Appropriate Businesses
- Regional Cooperation

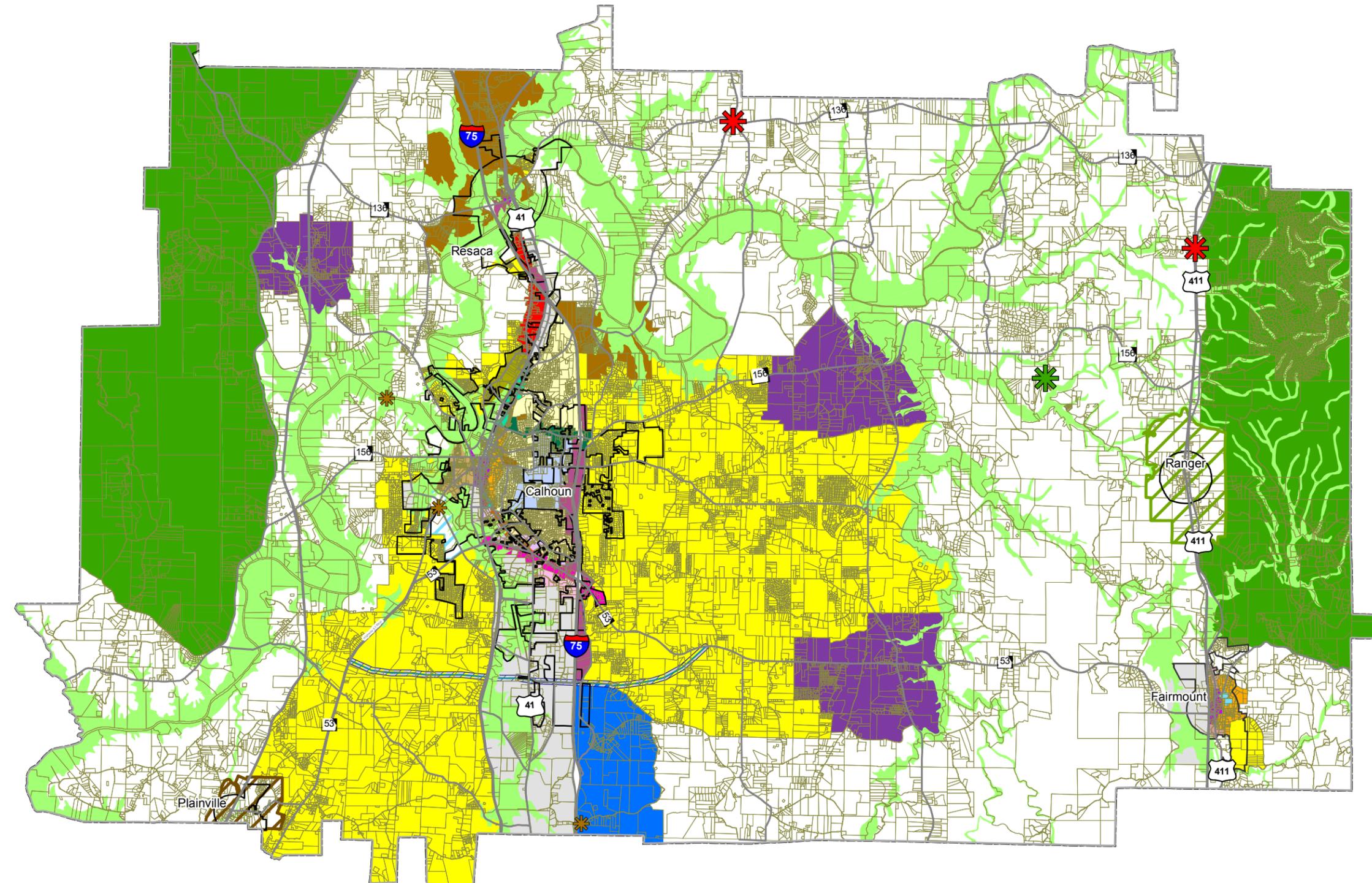
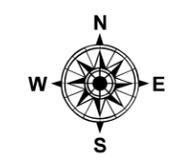
Implementation Strategies

- Adopt design/development standards for industrial sites
- Coordinate with the City of Calhoun to provide water and sewer service
- Recruit businesses that are suitable for the character area



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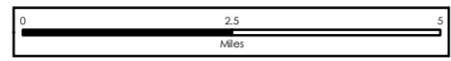
Legend	Gordon County Character Areas	Calhoun Character Areas	Fairmount Character Areas	Resaca Character Areas
County Boundary	River Corridor / Floodplain Preserve	River Corridor / Floodplain Preserve	River Corridor / Floodplain Preserve	River Corridor / Floodplain Preserve
Parcels	Hillside Conservation	Historic Resource Protection	Rural / Agricultural Reserve	Historic Resource Protection
Major Roads	Historic Resource Protection	Rural / Agricultural Reserve	Historic Downtown	Rural / Agricultural Reserve
Railroad	Rural / Agricultural Reserve	Historic Downtown	In-Town Traditional Neighborhood	Highway 41 Commercial Corridor
City Limits	Emerging Mixed Use Center - Community Node	West Calhoun	Public Institutional Core	Emerging Suburban
	Emerging Mixed Use Center - Regional Activity	In-Town Traditional Neighborhood	Emerging Suburban	Interstate Access Commercial
	Emerging Suburban	Emerging Suburban	Highway 411 Commercial Corridor	Highway 41 North Corridor
	Industrial	Emerging Suburban	Industrial	Historic Downtown
	Proposed South Calhoun Bypass	Interstate Access Commercial		
	Salacoa Creek Park	Mauldin Road Mix	Plainville Character Areas	
	Rural Crossroads	Neighborhood Commercial	Plainville Area	
	Historic Resource Protection	Peters Street Residential	Ranger Character Areas	
		Red Bud Corridor	Ranger Area	
		Dews Pond Community		

Dixie Highway Corridor
 Dixie Highway Transitional
 Highway 41 North Corridor
 Highway 41 South Corridor
 Highway 53 Corridor
 Highway 53 Transitional
 Emerging Mixed Use Center - Regional Activity
 Higher Learning Center
 Industrial
 Proposed South Calhoun Bypass
 Historic Resource Protection

Plainville Character Areas
 Plainville Area

Ranger Character Areas
 Ranger Area

For information on Character Areas inside Calhoun City Limits, please see Appendix.



Future Development Map	
Gordon County	
Prepared by: TJHP	
Checked by: PHH	
Project Number: 6311060068	
Figure Number: 1	

2.2.2 City of Fairmount Character Areas

Eight character areas are reflected on the Future Development Map for the City of Fairmount, as follows:

1. River Corridor/Floodplain Preserve
2. Rural/Agricultural Reserve
3. Historic Downtown
4. In-Town Traditional Neighborhood
5. Emerging Suburban
6. Public/Institutional Core
7. Highway 411 Commercial Corridor
8. Industrial

1. River Corridor/Floodplain Preserve

The River Corridor/Floodplain Preserve character area reflects environmentally sensitive areas and undeveloped natural lands that may not be suitable for development, such as river corridors, wetlands, and floodplain areas. In Fairmount, this character area is comprised of a small floodplain area in the southwest portion of the City; it also abuts the City limits in several places.

Development Pattern

The development pattern should seek to:

- Preserve rural character, natural resources and views of natural features
- Protect water quality with appropriate stream and reservoir buffers, septic tank setbacks and prohibition of uses that are prone to pollution
- Minimize impervious surfaces
- Maintain a high degree of open space

Primary Land Uses

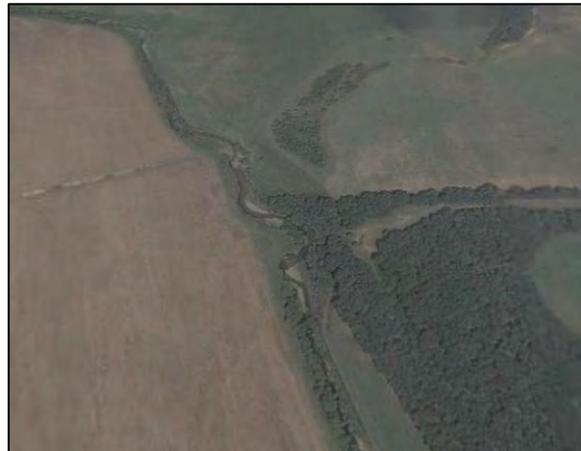
- Undeveloped areas left in their natural state
- Passive parks, including golf courses
- Agriculture

Quality Community Objectives

- Open Space Preservation
- Environmental Protection
- Sense of Place

Implementation Strategies

- Review measures that comply with Georgia Department of Natural Resources for protecting wetlands, watersheds and groundwater recharge areas for potential adoption by the City



Salacoa Creek traverses the western edge of the city
Source: Google Earth

City of Fairmount Character Areas

2. Rural/Agricultural Reserve

The Rural/Agricultural Reserve character area includes predominantly rural, undeveloped land that is suited for agricultural and large-lot residential uses. Development in the area should maintain the area's rural character and its open spaces. A "conservation subdivision" may be an appropriate alternative to large-lot residential uses due to its goal of maximizing open space.

Development Pattern

The development pattern should seek to:

- Preserve rural character, viewsheds, and natural features/resources by maintaining large lot sizes
- Where the topography will permit, accommodate new residential development in a "conservation subdivision" or "rural cluster" design that incorporates significant amounts of open space and natural conservation areas into the neighborhood configuration
- Limit grading and clearing
- Preserve natural hydrology and drainageways
- Carefully design roadway alterations to minimize scenic and environmental impacts
- Utilize natural features for stormwater management
- Accommodate low-intensity uses
- Connect to a network of greenways/trails, wherever possible



An example of a conservation subdivision, which maximizes and protects existing green space/trees via site design

Source: Georgia Stormwater Management Manual

Primary Land Uses

- Agricultural
- Low-intensity single-family residential
- Passive recreation

Quality Community Objectives

- Open Space Preservation
- Environmental Protection
- Sense of Place

Implementation Strategies

- Evaluate a Conservation Subdivision Ordinance for potential adoption by the City
- Follow BMPs for any land disturbance activities

City of Fairmount Character Areas

3. Historic Downtown

The Historic Downtown character area incorporates the traditional central business district as well as a variety of land uses commonly found in rural town centers: a blend of commercial businesses, historic residential properties, and important civic traditions such as City Hall and the town square. This traditional character area is enhanced by pedestrian friendly sidewalks, attractive streetscapes, historic downtown architecture, and a busy railroad corridor.



The development pattern of the downtown 'core' should be followed throughout the downtown: traditional storefronts close to the street and to one another, sidewalks, and local-oriented businesses



Residential uses are also found in the downtown area, including this historic home



Fairmount City Hall: a key civic use located downtown

Development Patterns

The development pattern should seek to:

- Encourage pedestrian access to downtown via sidewalks and trail systems
- Encourage on-street parking
- Reinforce traditional pedestrian-scaled development patterns (including building placement, lighting, site features, sidewalk use and amenities, traffic patterns)
- Serve surrounding neighborhoods
- Enhance existing building stock with appropriate maintenance and rehabilitation
- Represent a mix of uses, including civic uses, that attracts residents to the downtown and creates vitality
- Accommodate redevelopment and infill opportunities that respect the traditional development patterns and architectural styles
- Reinforce downtown as the community focal point of Fairmount
- Encourage traditional storefront design for retail and office uses
- Reuse vacant structures
- Promote preservation of residential structures vs. demolition upon a change in use (e.g. conversion to professional office or retail), with lighting, parking, and signage that is compatible with the residential context

Primary Land Uses

- Retail/neighborhood commercial
- Professional office
- Government facilities
- Parks
- Single-family residential (where it already exists)
- Mixed Use (e.g. residential above ground floor retail, where viable)

City of Fairmount Character Areas

3. Historic Downtown (con't)

Quality Community Objectives

- Sense of Place
- Infill Development
- Heritage Preservation

Implementation Strategies

- Continue to construct new sidewalks or improve existing sidewalk accessibility or linkages from surrounding neighborhoods to the downtown
- Create Fairmount Business/Merchants Association
- Implement Downtown Streetscape Plan
- Identify vacant buildings / sites and coordinate with the Gordon County Chamber of Commerce to promote these downtown-area "opportunities"
- Renovate space or construct a new City Hall downtown



Renovated town square in Downtown Fairmount

4. In-Town Traditional Neighborhood

The In-Town Traditional Neighborhood character area reflects Fairmount's historic housing stock and traditional pattern of development. The area primarily consists of relatively well-maintained single-family housing with a distinct identity through architectural design, building placement, street design, and presence of street trees and some sidewalks. The neighborhoods are generally thought of as "in-town" due to their proximity and accessibility to the central business district.

Development Patterns

The development pattern should seek to:

- Respect the traditional building placement, with homes that are closer to the street and have reduced separation between adjacent dwellings
- Promote sensitive building rehabilitation that is in keeping with a building's existing architectural style and scale and that of neighboring homes
- Promote a pedestrian-scale community, with an emphasis on walkability and connectivity
- Accommodate senior housing opportunities that can be integrated into, and are consistent with, the existing development pattern and can benefit from close proximity to downtown goods and services
- Accommodate in-fill development that compliments the scale, setback and style of existing adjacent homes
- Maintain existing homes and character-defining site features (e.g. drives, walls, lighting, landscaping, tree cover)
- Provide housing choice while respecting the established single-family development pattern



Historic homes found in the area can include unique site features that should be preserved



Existing townhomes and apartments provide housing options

City of Fairmount Character Areas

4. In-Town Traditional Neighborhood (con't.)

Primary Land Uses

- Single-family residential
- Senior housing
- Parks

Quality Community Objectives

- Traditional Neighborhoods
- Sense of Place
- Regional Identity
- Housing Choices

Implementation Strategies

- Adopt a Zoning Ordinance and Official Zoning Map to delineate appropriate residential uses and densities (e.g. single-family and multi-family)
- Add sidewalks where they do not currently exist to provide connectivity within the character area and to other character areas / activity centers
- Adopt Senior Housing Guidelines for application on suitable properties close to the city center
- Permit garage apartments or mother-in-law units in single-family districts



Sidewalks, like this one approaching Fairmount Elementary, provide important connections between neighbors, neighborhoods, and activity centers like parks and schools

5. Emerging Suburban

Suburban-type residential development (smaller-lot neighborhoods versus individual, large lots) is becoming more commonplace in once rural areas, including to a large extent the southeast portion of the City. Potential issues include mass clearing and grading, lack of connectivity within and to surrounding uses, and loss of open / green space.

Development Pattern

The development pattern should seek to:

- Respect the rural character
- Provide adequate open space
- Provided a connected system of streets within new subdivisions and connect to existing or future developments
- Include a variety of housing choices without sacrificing quality of design and construction
- Limit clearing and grading
- Provide sidewalks and street trees
- Provide safe facilities for pedestrians, schools buses, and bicyclists using the road right-of-way
- Connect to a network of greenways/trails, wherever possible
- Encourage Conservation Subdivisions
- Provide active and passive recreation opportunities for area residents



Breaking ground in Fairmount: Construction of a 600-lot residential development is evident beyond the existing homes shown in the foreground

City of Fairmount Character Areas

5. Emerging Suburban (con't.)

Primary Land Uses

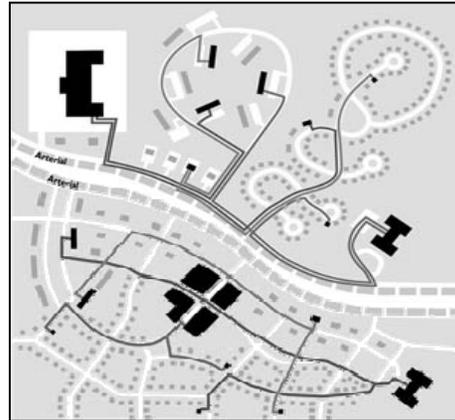
- Single-family residential
- Parks

Quality Community Objectives

- Housing Choices
- Sense of Place

Implementation Strategies

- Evaluate Section 3-4 *Tree Protection* of the state's 2004 Model Code: Alternatives to Conventional Zoning for potential adoption by the City
- Require sidewalks in all new residential subdivisions
- Adopt basic design standards for residential construction (e.g. requirements for exterior building materials on one or more façades)



Connectivity depicted on the bottom of the diagram is encouraged; conventional suburban sprawl shown in the top of the diagram is discouraged

6. Public/Institutional Core

The Public Institutional Core character area is made up of an area just east of downtown that is surrounded by the In-Town Residential character area. Key community buildings such as the Community Center, recreation area, Fairmount Elementary School, and the former Fairmount clinic building are located here.

Development Patterns

The development pattern should seek to:

- Preserve existing buildings and maintain viable uses
- Maintain and enhance pedestrian-friendly environment

Primary Land Uses

- Public/Institutional
- Parks

Quality Community Objectives

- Sense of Place
- Heritage Preservation
- Transportation Alternatives

Implementation Strategies

- Construct sidewalks to connect surrounding residences
- Repair the Fairmount Clinic to permit its reuse



Fairmount Elementary, Fairmount Community Center and the recreation area are within walking distance of local neighborhoods

City of Fairmount Character Areas

7. Highway 411 Commercial Corridor

The Highway 411 Corridor character area is represented north and south of the Historic Downtown, and it includes a mix of commercial and low-density residential uses. The corridor is characterized by deep setbacks, limited pedestrian infrastructure, and inconsistent building materials and commercial signage.

Development Patterns

The development pattern should seek to:

- Accommodate local, versus regional, businesses
- Preserve or increase traffic flow by consolidating driveways and encouraging interparcel access
- Limit signs and billboards
- Limit or shield outside storage and displays
- Incorporate minimum design standards for non-residential uses (exterior cladding, signage and landscaping) to improve the overall appearance of this “gateway corridor”
- Depict clear physical boundaries and transitions between the edge of the character area and adjacent character areas, in particularly those that include residential uses
- Landscape parking lots to provide shade, reduce impervious surfaces, to improve the appearance of a site, and to shield parking areas from public view
- Coordinate land use planning with bike and pedestrian opportunities

Primary Land Uses

- Commercial (retail and office uses)

Quality Community Objectives

- Appropriate Business
- Employment Options

Implementation Strategies

- Adopt a Sign Ordinance to control height, placement and size of signs (reference Section 3-7 *Signs* of the state’s 2004 Model Code: Alternatives to Conventional Zoning)
- Evaluate Section 3-9 *Landscaping and Buffers* for potential use in augmenting City’s landscape/buffer regulations for commercial uses
- Consider adoption of minimum standards for commercial construction (e.g. required exterior building materials on one or more façade)



The IGA grocery store, located along U.S. Highway 411 north of downtown Fairmount. serves local residents



Separate driveways (versus shared) for commercial uses have the potential to impede traffic flow along U.S. Highway 411

City of Fairmount Character Areas

8. Industrial

The Industrial character area is intended to accommodate low and high intensity industry in locations that have highway and rail access. Fairmount is home to several industries inside its limits or nearby, such as the Pine Hall Brick Company. The City's ability to provide both water and sewer infrastructure positions it to be the recipient of additional industrial activity.



Industries such as J.M. Huber and CETCO are located in close proximity to the rail, U.S. Highway 411 and State Highway 53

Development Pattern

The development pattern should seek to:

- Provide diverse industry
- Protect air and water quality
- Provide adequate buffers
- Limit visibility of industrial operations/parking from the public right-of-way
- Limit grading and clearing

Primary Land Uses

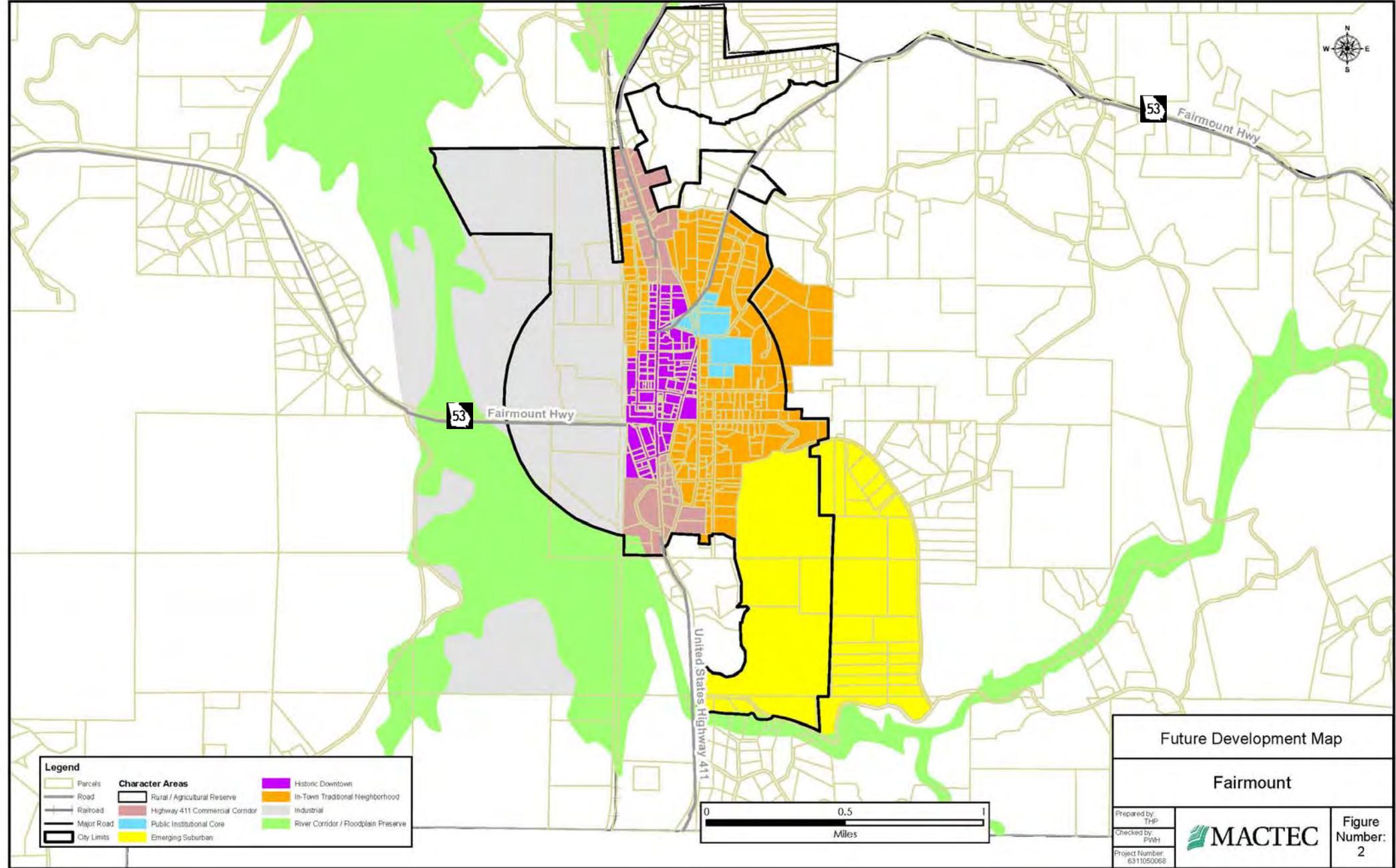
- Light industrial
- Heavy industrial

Quality Community Objectives

- Appropriate Business
- Employment Options
- Regional Identify
- Regional Cooperation

Implementation Strategies

- Prepare a comprehensive Economic Development Plan with the Chamber of Commerce, the Development Authority of Gordon County (aka the Industrial Authority), and the other Gordon jurisdictions to identify desired industries and locations and to develop a marketing strategy
- Recruit light or "clean" industrial uses
- Evaluate Section 3-9 *Landscaping and Buffers* of the DCA Model Code for potential use in augmenting City's landscape/buffer regulations for industrial uses



Legend	
Parcels	Historic Downtown
Road	In-Town Traditional Neighborhood
Railroad	Industrial
Major Road	River Corridor / Floodplain Preserve
City Limits	Emerging Suburban
Character Areas	Rural / Agricultural Reserve
Highway 411 Commercial Corridor	
Public Institutional Core	

Future Development Map	
Fairmount	
Prepared by: THP	MACTEC
Checked by: PWH	
Project Number: 6311050068	
Figure Number: 2	

2.2.3 City of Plainville Character Area

One character area, labeled Plainville, is reflected on the Future Development Map for the City of Plainville. It includes the city boundaries as well as a greater area that can accommodate future growth and development. Plainville is currently a mix of uses in a predominantly rural area. This rural character should be retained with future development.

Development Pattern

The development pattern should seek to:

- Preserve rural character and traditional features such as the downtown area
- Preserve natural, cultural and historic resources and views of natural features
- Maintain a high degree of open / green space
- Reflect a unique identity for the Plainville community
- Depict clear physical boundaries and transitions between differing land uses
- Appropriately screen commercial and industrial parking and loading areas
- Protect water quality with appropriate stream and reservoir buffers, septic tank setbacks and prohibition of uses that are prone to pollution
- Follow Best Management Practices (BMPs) for any land disturbance activities
- Coordinate land use planning with bike and pedestrian opportunities
- Provide community gathering spaces
- Encourage maintenance of private property

Primary Land Uses

- Single-family residential
- Public/institutional
- Parks
- Commercial
- Light industrial

Quality Community Objectives

- Sense of Place
- Heritage Preservation

Implementation Strategies

- Adopt measures that comply with Georgia Department of Natural Resources for protecting wetlands, watersheds and groundwater recharge areas
- Continue to construct new sidewalks or improve existing sidewalk connectivity between residential uses and parks / public uses
- Implement Magistrate Court to enforce property maintenance codes
- Coordinate with County on maintenance and operation of parks



Green space characterizes much of the city



The city playground is a popular destination for local families



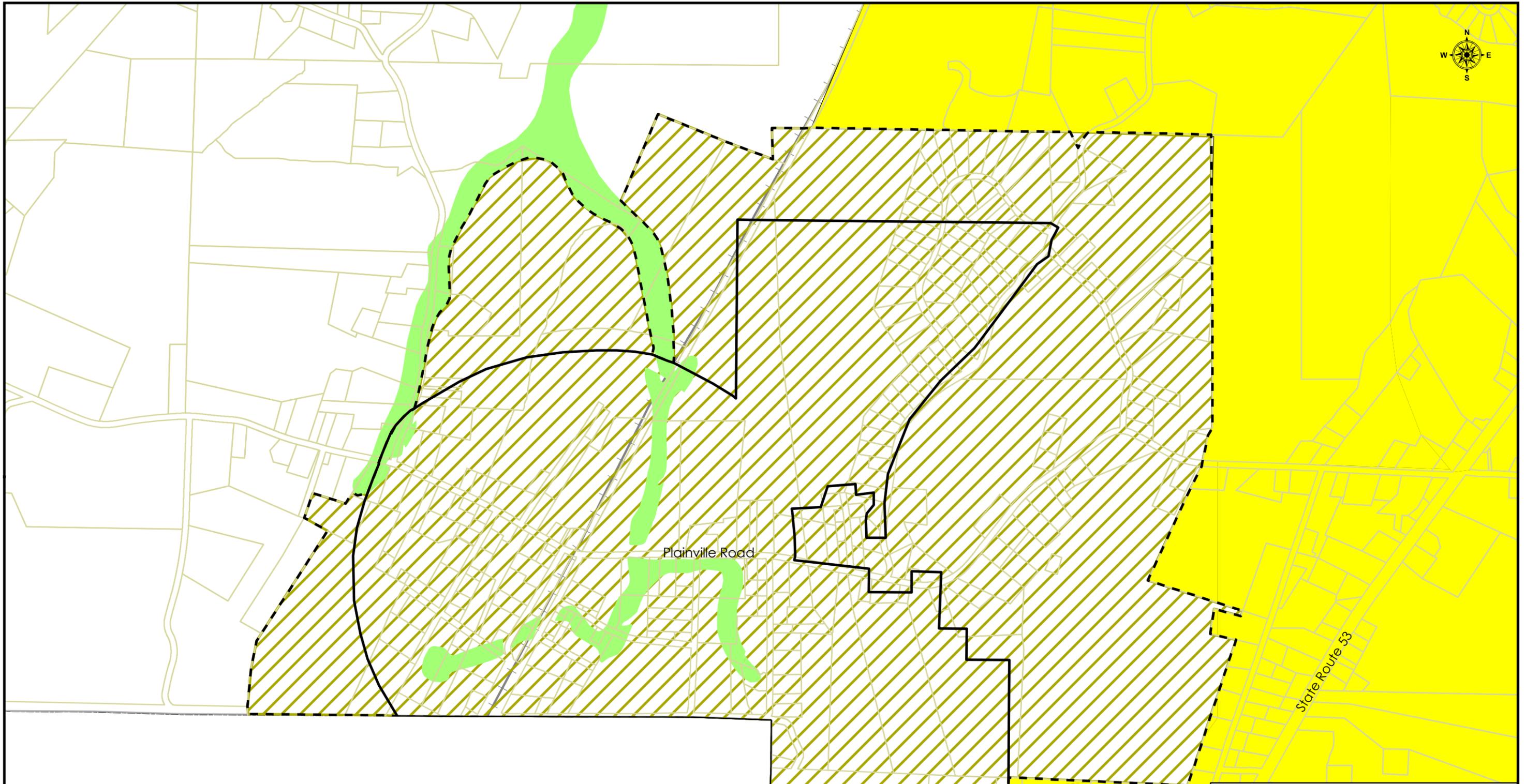
This industrial use is in close proximity to civic and residential uses, reflecting the traditional mixed development pattern



Sidewalks increase accessibility to community uses like the rec center

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Legend

	Railroad	Character Areas	
	City Limits		Plainville
	Parcels		Emerging Suburban
			Rural Reserve / Agricultural
			River Corridor / Floodplain Preserve



Future Development Map

Plainville

Prepared by:
THP
Checked by:
PWH
Project Number:
6311050068



Figure Number:
3

2.2.4 City of Ranger Character Area

One character area, labeled Ranger, is reflected on the Future Development Map for the City of Ranger. It includes the city boundaries as well as a greater area that can accommodate future growth and development. The City of Ranger is currently a mix of residential and commercial uses, primarily oriented along U.S. Highway 411. Sewer availability via the City of Fairmount and rail/highway access position Ranger to experience higher intensity development in the form of industrial and commercial uses along U.S. Highway 411. In addition to accommodating potential economic and physical growth, this character area strives to promote quality development that is consistent with the rural nature of the area and contributes to a unique sense of place.

Development Pattern

The development pattern should seek to:

- Preserve rural character, natural resources and views of natural features
- Maintain a high degree of open / green space, including with new development
- Preserve, rehabilitate and reuse (if applicable) historic buildings
- Preserve or increase traffic flow by consolidating driveways and encouraging interparcel access for commercial uses
- Limit signs and billboards
- Incorporate minimum design standards for non-residential uses (exterior cladding, signage and landscaping) to improve the overall appearance of the U.S. Highway 411 corridor and the city as a whole
- Direct commercial uses along U.S. Highway 411
- Reinforce the physical center of town as “downtown Ranger” with shops, dining opportunities and community gathering places and streetscape improvements
- Direct light industrial uses west of the railroad, north of the town center
- Direct heavy industrial west of the railroad, south of the town center
- Accommodate senior housing in areas suitable for residential use and in close proximity to community amenities
- Limit clearing and grading, especially with development amidst the steeper slopes east of the existing city limits
- Depict clear physical boundaries and transitions between differing land uses
- Landscape parking lots to provide shade, reduce impervious surfaces, to improve the appearance of a site, and to shield parking areas from public view



Residential and commercial uses can be found side-by-side along U.S. Highway 411 in the heart of Ranger



Ranger Park and Community Center are new amenities for local residents; the addition of park space at a central location along U.S. Highway 411 can help establish a contribute to a “downtown” look and feel

City of Ranger Character Area

Development Pattern (con't.)

- Coordinate land use planning with bike and pedestrian opportunities
- Limit or shield outside storage and display of equipment/large merchandise
- Appropriately screen commercial and industrial parking and loading areas
- Protect water quality with appropriate stream and reservoir buffers, septic tank setbacks and prohibition of uses that are prone to pollution
- Follow Best Management Practices (BMPs) for any land disturbance activities

Primary Land Uses

- Commercial (retail and office) along U.S. Highway 411
- Mixed use in the downtown area (i.e. residential above ground-floor retail, studio space or office)
- Light industrial west of the railroad, north of the town center
- Heavy industrial west of the railroad, south of the town center
- Large-lot single family residential (beyond 411 frontage and non-residential uses)
- Senior housing developments (beyond 411 frontage and non-residential uses)
- Public / Institutional
- Parks

Quality Community Objectives

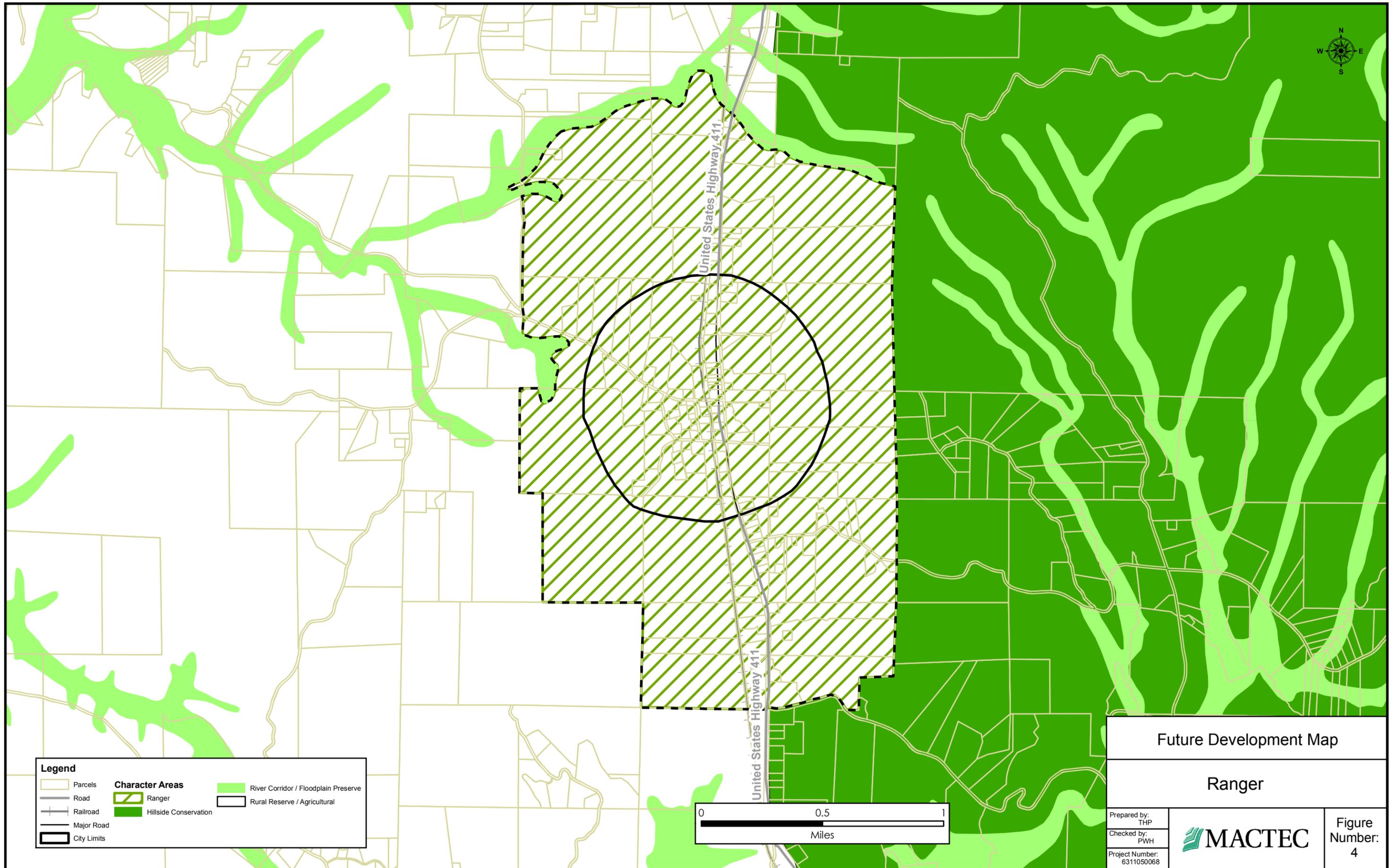
- Sense of Place
- Growth Preparedness

Implementation Strategies

- Adopt measures that comply with Georgia Department of Natural Resources for protecting wetlands, watersheds and groundwater recharge areas
- Supplement existing development regulations with the following components of the DCA Model Code: Section 2-7 *Hillside Development*, Section 3-4 *Tree Protection*, Section 3-9 *Landscaping and Buffers*
- Adopt relevant components of Section 5-3 *Design Guidelines* from the state's Model Code or amend zoning ordinance to include basic architectural standards for non-residential uses
- Adopt a Sign Ordinance for consistent and appropriate placement, size and materials
- Coordinate with Gordon County Chamber of Commerce to promote vacant buildings and sites that are identified by the City of Ranger
- Coordinate with City of Fairmount and/or investigate feasibility of constructing a stand-alone system to extend sewer infrastructure for areas deemed appropriate for new development
- Continue to construct new sidewalks or improve existing sidewalk accessibility or linkages from residential uses to community facilities/activity centers such as the Ranger Community Center, Ranger Park and future downtown square/businesses
- Investigate historic preservation-related funding sources for building rehabilitation
- Prepare a downtown master plan



Sidewalks along U.S. Highway 411 contribute to a pedestrian scale that should be encouraged through town



Legend

Parcels	Character Areas	River Corridor / Floodplain Preserve
Road	Ranger	Rural Reserve / Agricultural
Railroad	Hillside Conservation	
Major Road		
City Limits		

Future Development Map

Ranger

Prepared by:
THP
Checked by:
PWH
Project Number:
6311050068



Figure Number:
4

2.2.5 Town of Resaca Character Areas

Eight character areas are reflected on the Future Development Map for the Town of Resaca, as follows:

1. River Corridor/Floodplain Preserve
2. Rural/Agricultural Reserve
3. Historic Resources Protection
4. Historic Downtown
5. Highway 41 Commercial Corridor
6. Emerging Suburban
7. Interstate Access Commercial
8. Highway 41 North Commercial Corridor

1. River Corridor/Floodplain Preserve

The River Corridor/Floodplain Preserve character area reflects environmentally sensitive areas and undeveloped natural lands that are not suitable for development. The character area includes river corridors, wetlands, and floodplain areas. Much of Resaca is classified as this character area due to the presence of the Oostanaula and Conasauga Rivers inside or abutting the city limits.



The Oostanaula River winds through Resaca; to protect water quality it is important to limit nearby development

Source: Google Earth

Development Pattern

The development pattern should seek to:

- Preserve rural character, natural resources and views of natural features
- Protect water quality with appropriate stream and reservoir buffers, septic tank setbacks and prohibition of uses that are prone to pollution
- Follow Best Management Practices (BMPs) for erosion and sedimentation, as defined in the Georgia Erosion and Sedimentation Act
- Minimize impervious surfaces
- Discourage extension of public utilities, especially sewer, that would encourage development of these areas
- Maintain a high degree of open space
- Protect open space in a linear pattern, typically following river and stream corridors
- Protect natural habitat
- Accommodate a greenway system that follows the County's rivers

Primary Land Uses

- Undeveloped areas left in their natural state
- Passive parks
- Agriculture

Quality Community Objectives

- Open Space Preservation
- Environmental Protection
- Sense of Place

Implementation Strategies

- Adopt measures that comply with Georgia Department of Natural Resources for protecting wetlands, watersheds and groundwater recharge areas

Town of Resaca Character Areas

2. Rural/Agricultural Reserve

The Rural/Agricultural Reserve character area includes predominantly rural, undeveloped land that is suited for agricultural and large-lot residential uses. Development in the area should maintain the area's rural character and its open spaces. A "conservation subdivision" may be an appropriate alternative to large-lot residential uses due to its goal of maximizing open space.

Development Pattern

The development pattern should seek to:

- Preserve rural character, viewsheds, and natural features/resources by maintaining large lot sizes
- Where the topography will permit, accommodate new residential development in a "conservation subdivision" or "rural cluster" design that incorporates significant amounts of open space and natural conservation areas into the neighborhood configuration
- Limit grading and clearing
- Preserve natural hydrology and drainageways
- Discourage extension of public utilities into these areas
- Carefully design roadway alterations to minimize scenic and environmental impacts
- Utilize natural features for stormwater management
- Accommodate low-intensity uses
- Connect to a network of greenways/trails, wherever possible



The Rural/Agricultural Reserve character area is intended to maintain the rural qualities and land

Primary Land Uses

- Agricultural
- Low-intensity single-family residential
- Passive recreation



An example of a conservation subdivision, which maximizes and protects existing green space/trees in the neighborhood design

Source: Georgia Stormwater Management Manual

Quality Community Objectives

- Open Space Preservation
- Environmental Protection
- Sense of Place

Implementation Strategies

- Adopt a policy that discourages extension of public utilities into these areas
- Adopt a Conservation Subdivision Ordinance
- Follow BMPs for any land disturbance activities

Town of Resaca Character Areas

3. Historic Resource Protection

The Historic Resource Protection character area reflects the Resaca Battlefield area, which includes large tracts of privately-owned property where Civil War trenches are still visible, 500+ acres of state-owned property on the west side of I-75, the state-owned Resaca Confederate Cemetery, and the County-owned Fort Wayne Civil War Historic Site east of U.S. Highway 41. This character area include these sites as well as surrounding areas that have already experienced development or have the potential to develop in ways that would negatively impact these important historic resources.

Development Pattern

The development pattern should seek to:

- Buffer the historic sites from encroaching development
- Protect “gateways”, including I-75 interchanges, from incompatible and unattractive development that detracts from the historic nature and rural character of the area
- Encourage building/site design and scale that is compatible with the surrounding historic environment
- Preserve the integrity of historic sites
- Encourage low-impact uses
- Protect viewsheds
- Limit clearing and grading

Primary Land Uses

- Passive parks/land in its natural state
- Agricultural
- Low-intensity single-family residential

Quality Community Objectives

- Heritage Preservation
- Open Space Preservation
- Sense of Place

Implementation Strategies

- Coordinate with the Gordon County Historic Preservation Commission to adopt a local historic district or overlay zoning district with supporting design guidelines to guide future development
- Prohibit outdoor storage and land uses that are incompatible with the area
- Promote the use of conservation easements and conservation tax credits by land owners to preserve privately held portions of the Resaca Battlefield
- Coordinate with the County to implement the recently completed Fort Wayne Civil War Historic Site Master Plan and on other opportunities to protect Resaca Battlefield



Trenches like these in the Fort Wayne Civil War Historic Site are visible throughout Resaca; their long-term preservation is uncertain due to much of the Resaca Battlefield being privately owned



The Resaca Confederate Cemetery contributes to the battlefield's and the town's history

Town of Resaca Character Areas

4. Historic Downtown

The Historic Downtown character area incorporates the traditional town center, including the former City Hall building and surrounding civic uses and businesses around the U.S. Highway 41/S.R. 136 intersection. Overall, the area reflects a mix of uses, including residences. Several historic structures are also located here, as well as the current Town Hall / recreation center facility on Walker Street.

Development Pattern

The development pattern should seek to:

- Encourage pedestrian access to downtown via sidewalks and trail systems
- Orient buildings close to the street and limit pavement/parking in the front of buildings
- Reinforce traditional pedestrian-scaled development patterns (including building placement, lighting, site features, sidewalk use and amenities, traffic patterns)
- Serve surrounding neighborhoods
- Retain and enhance existing building stock with appropriate maintenance and rehabilitation
- Represent a mix of uses, including civic uses, that attracts residents to the downtown and creates vitality
- Accommodate redevelopment and infill opportunities that respect the traditional development patterns and architectural styles
- Reinforce downtown as the community focal point of Resaca
- Encourage traditional storefront design for retail and office uses
- Reuse vacant structures
- Promote preservation of residential structures vs. demolition upon a change in use (e.g. conversion to professional office or retail), with lighting, parking, and signage that is compatible with the residential context

Primary Land Uses

- Retail/neighborhood commercial
- Professional office
- Government facilities
- Parks
- Single-family residential (where it already exists)
- Mixed Use (e.g. residential above ground floor retail, where viable)



The Resaca Grocery is a long-standing business at the town's center: U.S. Highway 41 / S.R. 136 intersection



Existing and former residential uses are also found in the downtown area, including this historic structure in need of repair

Town of Resaca Character Areas

4. Historic Downtown (con't)

Quality Community Objectives

- Sense of Place
- Infill Development
- Heritage Preservation

Implementation Strategies

- Continue to construct new sidewalks or improve existing sidewalk accessibility within the downtown area to compliment the streetscape enhancements (e.g. traditional lamp posts) along Walker Street
- Continue to enforce Junk, Scrap and Salvage Yards Ordinance, utilizing the assistance of the Resaca Beautification Committee
- Identify vacant buildings / sites and coordinate with the Gordon County Chamber of Commerce to promote these downtown-area "opportunities"
- Seek grant opportunities to assist with building rehabilitation needs



Disposal of junk and debris in the front yards of property along U.S. Highway 41 detracts from the character of the area

5. Highway 41 Commercial Corridor

The Highway 41 Commercial Corridor is generally a north-south swath of properties between U.S. Highway 41 and the railroad. It includes businesses that are presently developed with deep setbacks, parking lots located between the street and buildings and limited pedestrian infrastructure. The character area should continue to reflect commercial uses but should become more pedestrian-friendly and compatible with the traditional character of the surrounding area.

Development Patterns

The development pattern should seek to:

- Limit signs and billboards
- Incorporate streetscape enhancements such as sidewalks, landscaping and decorative streetlights to improve the overall appearance of this "gateway corridor", to make it more pedestrian-friendly and to compliment the adjacent character areas
- Landscape parking lots to provide shade, reduce impervious surfaces, to improve the appearance of a site, and to shield parking areas from public view
- Encourage redevelopment that permits minimal building setbacks, parking to the rear of a building, interparcel access and shared driveways, and that requires quality materials and design (related to the building, the site, and signage)
- Coordinate land use planning with bike, pedestrian and transit opportunities
- Accommodate a mix of local, versus, regional-serving retail and commercial uses



Storefronts, some vacant, in the Highway 41 Commercial Corridor character area

Town of Resaca Character Areas

5. Highway 41 Commercial Corridor (con't.)

Primary Land Uses

- Commercial and retail uses

Quality Community Objectives

- Appropriate Businesses
- Sense of Place

Implementation Strategies

- Adopt a Sign Ordinance to control height, placement and size of signs (reference Section 3-7 *Signs* of the state's 2004 Model Code: Alternatives to Conventional Zoning)
- Adopt Section 3-9 *Landscaping and Buffers* of the 2004 Model Code
- Identify vacant buildings and coordinate with the Gordon County Chamber of Commerce to promote these sites
- Adopt minimum standards for commercial construction (e.g. required exterior building materials on one or more façade)

6. Emerging Suburban

Suburban-type residential development (smaller-lot neighborhoods versus individual, large lots) is becoming more commonplace in once rural areas. The North Point neighborhood at the southern end of the city limits is one example, as well as the older Riverview-area homes. Potential issues include mass clearing and grading, lack of connectivity within and to surrounding uses, and loss of open / green space.



Small picnic and playground areas, such as this common area in the North Point subdivision, are beneficial additions to a neighborhood

Development Pattern

The development pattern should seek to:

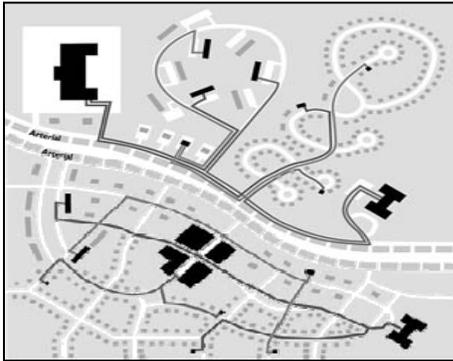
- Respect the surrounding rural character
- Provide adequate open space
- Provide a connected system of streets within new subdivisions and connect to existing or future developments
- Include a variety of housing choices without sacrificing quality of design and construction
- Limit clearing and grading
- Provide sidewalks and street trees
- Provide safe facilities for pedestrians, schools buses, and bicyclists using the road right-of-way
- Connect to a network of greenways/trails, wherever possible
- Encourage Conservation Subdivisions
- Provide active and passive recreation opportunities for area residents

Primary Land Uses

- Single-family residential
- Parks

Town of Resaca Character Areas

6. Emerging Suburban (con't.)



Connectivity depicted on the bottom of the diagram is encouraged; conventional suburban sprawl shown in the top of the diagram is discouraged

Quality Community Objectives

- Housing Choices
- Sense of Place

Implementation Strategies

- Require sidewalks in all new residential subdivisions
- Adopt basic design standards for residential construction (e.g. requirements for exterior building materials on one or more façades)
- Adopt a Conservation Subdivision Ordinance

7. Interstate Access Commercial

Interstate Access Commercial accommodates uses that benefit from, and tend to be associated with, interstate access. A prime example is the Flying J truck stop east of the I-75 interchange. While this character area may accommodate auto-oriented uses, an important goal is to ensure that uses and the type and scale of development does not detract from the nearby historic resources and character of Resaca.



The Flying J Travel Plaza, located at the I-75/SR 136 interchange, provides convenient access for travelers as well as a view of the Resaca Battlefield area

Development Pattern

The development pattern should seek to:

- Depict clear physical boundaries and transitions (including landscaping and buffers) between Interstate Commercial uses and adjacent uses/character areas
- Minimize curb cuts and encourage interparcel access
- Limit signs and billboards
- Encourage site design that minimizes impervious surfaces, better integrates stormwater treatment, and screens parking and loading from the right-of-way
- Respect the history of the area, in particular the Resaca Battlefield

Primary Land Uses

- Commercial

Quality Community Objectives

- Appropriate Businesses
- Sense of Place
- Heritage Preservation

Town of Resaca Character Areas

7. Interstate Access Commercial (con't.)

Implementation Strategies

- Adopt a Sign Ordinance to control height, placement and size of signs (reference Section 3-7 *Signs* of the state's 2004 Model Code: Alternatives to Conventional Zoning)
- Adopt Section 3-9 *Landscaping and Buffers* of the 2004 Model Code
- Adopt minimum standards for commercial construction (e.g. required exterior building materials on one or more façade)

8. Highway 41 North Commercial Corridor

Currently, only one parcel of land inside the Resaca town limits is designated Highway 41 North Commercial Corridor. The area is at the southern end of town that traverses a portion of U.S. Highway 41 with a mix of commercial and residential uses.

Development Pattern

The development pattern should seek to:

- Encourage development that transitions the area to a commercial corridor
- Depict clear physical boundaries and transitions between the highway and adjacent residential uses
- Incorporate access management techniques into site design, including shared driveways and interparcel access
- Adopt landscaping and site design standards to enhance overall appearance of a site, reduce impervious surfaces, and better integrate stormwater treatment
- Limit signs and billboards
- Limit clearing and grading

Primary Land Uses

- Commercial (non-"big box")

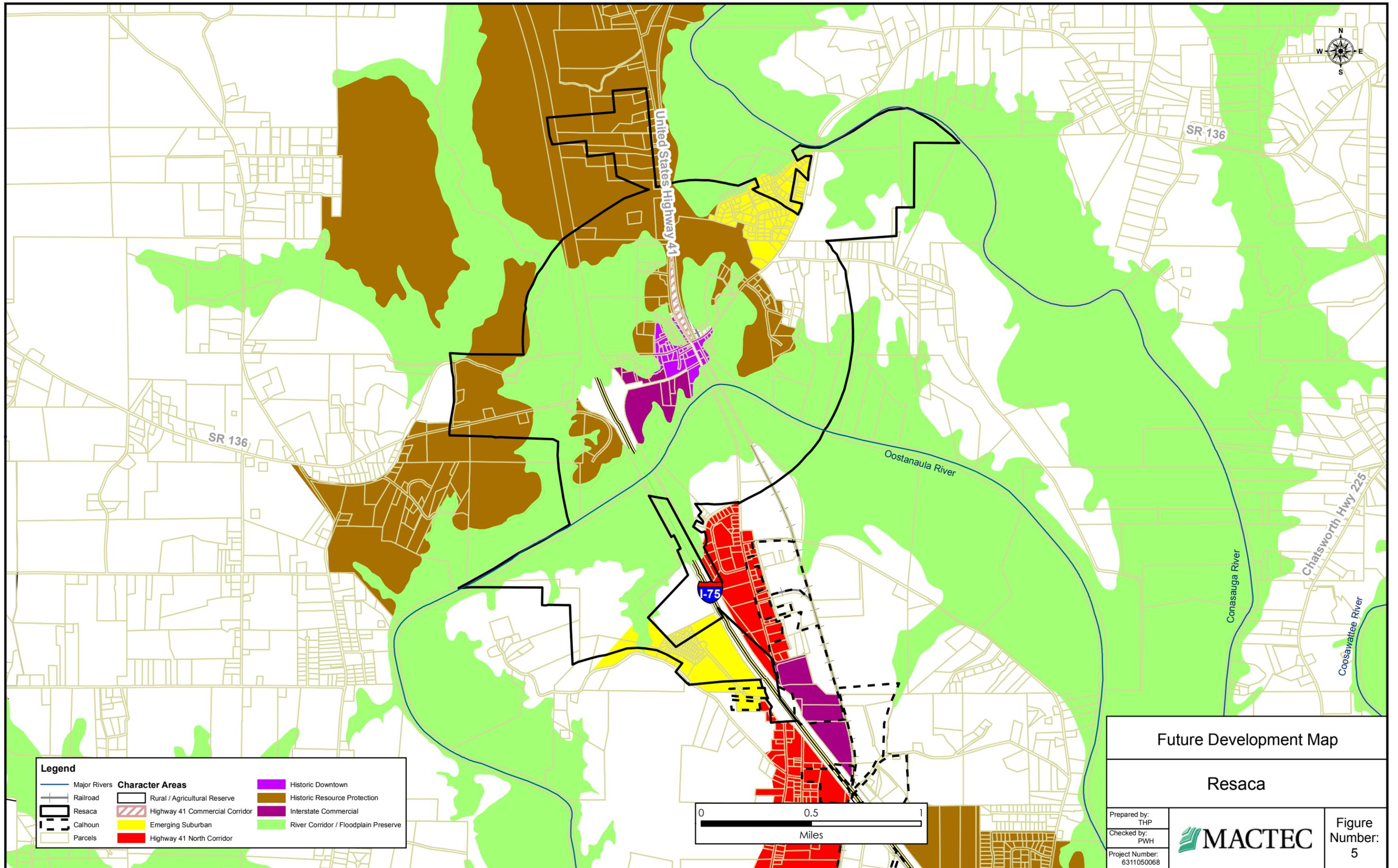
Quality Community Objectives

- Appropriate Businesses
- Sense of Place

Implementation Strategies

- Amend Zoning Ordinance to include minimum design standards for commercial uses (*i.e.* facade materials)
- Amend Street Ordinance to require interparcel access / shared driveways between similar uses
- Adopt a Landscape and Buffer Ordinance
- Follow BMPs for any land disturbance activities
- Adopt the Georgia Stormwater Management Manual, enforce stormwater BMPs to enhance waterway protection, and encourage the use of the manual's Stormwater Better Site Design Standards section to conserve natural areas, reduce impervious surfaces and better integrate stormwater treatment in site planning and design
- Adopt a Streetscape Master Plan to guide private/public enhancements in this city gateway area





Legend	
	Major Rivers
	Railroad
	Resaca
	Calhoun
	Parcels
Character Areas	
	Rural / Agricultural Reserve
	Highway 41 Commercial Corridor
	Emerging Suburban
	Highway 41 North Corridor
	Historic Downtown
	Historic Resource Protection
	Interstate Commercial
	River Corridor / Floodplain Preserve



Future Development Map	
Resaca	
Prepared by: THP	
Checked by: PWH	
Project Number: 6311050068	
Figure Number: 5	

3 Community Issues and Opportunities

This section provides an updated list of issues and opportunities that were identified in the Community Assessment portion of the Comprehensive Plan. The updated version reflects comments received during the two-day public Visioning Workshop (October 25 and 26, 2006). The following information is organized by the major topics defined in the Georgia Department of Community Affairs (DCA) Local Planning Requirements:

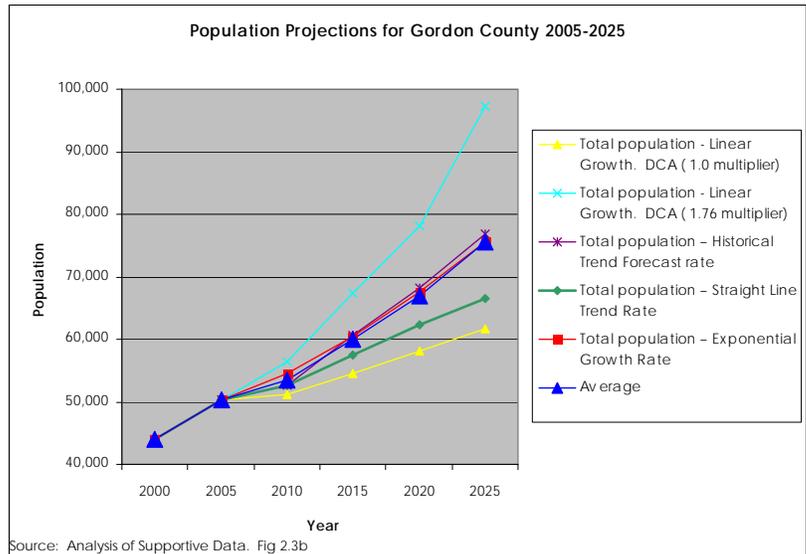
1. Population
2. Housing
3. Economic Development
4. Natural and Cultural Resources
5. Community Facilities and Services
6. Transportation
7. Land Use
8. Intergovernmental Coordination

3.1 Gordon County Issues and Opportunities

1. Population

Issues

- Steady growth rate is projected
- Growth in the senior population is anticipated, reflecting the national “Baby Boomer” trend
- Sustained growth in the Hispanic population, impacting public service provision
- Comprehensive social services are needed to keep pace with current trends that are anticipated to continue as the population grows (e.g. high teen pregnancy rate, high school drop-out rate, domestic violence, lack of child advocacy and quality daycare)



Opportunities

- Focus growth in areas served with existing infrastructure, and extend infrastructure to areas where growth is expected, based on current trends and the Future Development Map
- Expand existing senior services
- Promote senior housing opportunities
- Coordinate with the County Parks and Recreation Program, Gordon County Public Schools, and local churches as a means of public outreach with the Hispanic community
- Evaluate population projections in conjunction with the Gordon County Public Schools on an annual basis
- Coordinate with the Gordon County office of the Family Connection Partnership to address social issues



Gordon County Issues and Opportunities

2. Housing

Issues

- Need for housing choices to address changing demographics
- Industry expansion in the County and Calhoun will require additional workforce housing

Opportunities

- Encourage alternatives to “conventional subdivisions” that have had proven success elsewhere, including Traditional Neighborhood Development (TND) and conservation subdivisions; both typically permit reduced house sizes, which contribute to the available range on housing in the County, and TND’s present an opportunity to provide a mix of housing types in one area
- Promote senior housing opportunities by adopting a Senior Housing Ordinance. Such an ordinance can address home and site features that are more functional for the elderly, and can encourage development of senior living opportunities in areas in close proximity to daily shopping/health/recreation needs

3. Economic Development

Issues

- Lack of a strategic economic development plan and promotional materials to guide business marketing and recruitment efforts
- Availability of infrastructure (mainly, water and sewer) to support locations along the railroad and interstate that have the potential to develop as industrial/commercial sites

Opportunities

- Prepare a comprehensive Economic Development Plan and promotional materials with the cities, Chamber of Commerce, and Industrial Development Authority to identify desired industries and locations and to develop a marketing strategy
- Coordinate with Calhoun and Fairmount to provide water and sewer service to areas suitable for new development
- Schedule regular coordination meetings and planning sessions with the Industrial Development Authority
- Collaboration between the Gordon County Historic Preservation Commission and Calhoun Historic Preservation Commission to foster heritage tourism

4. Natural and Cultural Resources

Issues

- Conservation of the County’s open space and prime agricultural land, which is difficult to achieve due to development pressures
- Threat of new/insensitive development encroaching on important historic areas, in particular the New Echota State Historic Site and the Resaca Battlefield area, which includes the County-owned Fort Wayne Civil War Historic Site and the Resaca Confederate Cemetery
- Hillside development is occurring at a rapid pace, especially in the eastern portion of the County, which can threaten scenic views and the natural environment
- Water quality protection is paramount, given the fact that regional waterways (Coosawattee, Conasauga and Oostanaula rivers) that provide the majority of local processed drinking water are located in the County
- Lack of a tree protection/replacement ordinance
- Large areas of the County where residential development is occurring are located in a groundwater recharge area



Gordon County Issues and Opportunities

4. Natural and Cultural Resources (con't.)

Opportunities

- The Gordon County Historic Preservation Commission can designate a local historic district to protect historic sites, and/or it can work with the County to establish design guidelines that can be used with a zoning overlay district
- Promote the use of conservation easements with property owners to protect agricultural land, environmentally sensitive areas, and privately-held property that is part of the Resaca Battlefield
- Promote County-wide heritage tourism
- Investigate the feasibility of a Transfer of Development Rights (TDR) program to conserve agricultural and undeveloped land
- Enhance river corridors protection, including the acquisition of land for a County-wide greenway
- The Georgia Land Conservation Program, which replaced the Georgia Greenspace Program, can be a source of grants, low-interest loans and tax incentives related to land conservation
- Coordinate stormwater management with Calhoun to ensure standards are consistent
- Protect open space while permitting new residential development by adopting a Conservation Subdivision Ordinance
- Identify and protect important scenic views, such as those that can be seen from Salacoa Creek Park
- Strengthen development standards for hillside development to address environmental concerns such as erosion and tree loss
- Promote the Georgia Conservation Tax Credit Program to encourage the donation of private land or conservation easements
- Research the National Scenic Byways Program as a potential tool for protecting important roadway corridors such as Highway 225 / Trail of Tears
- Utilize *Stormwater Better Site Design* standards from the Georgia Stormwater Management Manual to conserve natural areas, reduce impervious cover and better integrate stormwater treatment in site planning and design
- Protect groundwater recharge areas by promoting lower densities and continuing to enforce the Groundwater Recharge Area Protection Ordinance
- The Certified Local Government Program, administered by the Georgia State Historic Preservation Office, allows member jurisdictions to qualify for federal grant money that can be used to produce historic theme or context studies, cultural resource inventories, assessments of properties to determine their eligibility for local and National Register of Historic Places designation, building reuse and feasibility studies, design guidelines and conservation ordinances, and publications to educate the public about the benefits of historic preservation
- The proximity of New Echota to the Resaca Battlefield area, including the Fort Wayne Civil War Historic Site and the Resaca Confederate Cemetery presents an opportunity to link them together with a multi-use path, as identified in the 2007 Transportation Plan



Gordon County Issues and Opportunities

5. Community Facilities and Services

Issues

- Changing public service demands of a diverse and growing population
- Lack of sewer infrastructure in much of the County
- Need for recreational opportunities in the western portion of the County
- Long distances between residential areas and day-to-day shopping needs/community services
- Insufficient water pressure at higher elevations, where hillside residential development is increasing

Opportunities

- Evaluate the feasibility of private package sewage plants for use in new residential subdivisions
- Coordinate with Gordon County Public Schools to locate new schools and to provide shared community services (computer usage for job training purposes, bi-lingual programs, etc.)
- Use sewer expansion to guide development to desired areas, such as Sonoraville, Red Bud and Sugar Valley
- Promote mixed-use nodes in areas of the County that already have some commercial or community services and have the potential to provide a greater concentration and variety of uses for nearby residents
- Encourage Traditional Neighborhood Development (TND) and senior housing in mixed-use nodes to permit residences and commercial/retail/uses or community facilities to be within walking distance of one another
- Development impact fees are used to expand the capacity of facilities for public safety, parks and recreation, and libraries; the 2007 Growth-Related Capital Improvements & Development Impact Fees study identified the extent of park improvements, park land acquisition, additional library space and collection materials, debt service for the County sheriff facility, and additional space and equipment for fire stations that would be needed to accommodate projected population growth
- The 2007 update to the Gordon County Parks and Recreation Master Plan will identify additional recreational opportunities (facility type and location) to serve the County's existing residents and its growing population
- Coordinate with the Cities of Calhoun and Fairmount on water and sewer infrastructure expansion
- Coordinate with the City of Calhoun to ensure that the Gordon County Fire Department's recommendations regarding water infrastructure for any proposed development are implemented

6. Transportation

Issues

- Poor local road conditions
- Lack of north-south connectivity in the residential areas east of the Calhoun city limits
- Few east-west routes at the south end of the County
- Few sidewalks / non-motorized options in non-rural areas
- Heavy traffic at the SR 53/ I-75 interchange



Gordon County Issues and Opportunities

6. Transportation (con't.)

Opportunities

- Implement recommendations of 2007 City of Calhoun-Gordon County Transportation Plan
- The new Union Grove interchange and the Calhoun Bypass should minimize many issues related to east-west connectivity from I-75 to the residential developments east of Calhoun
- Prepare a County-wide Pedestrian/Bicycle Plan to identify opportunities for sidewalks, multi-use paths, bike lanes, and share-the-road signage
- Prepare a County-wide greenways plan, with focus on river corridors
- Seek Sidewalks-to-Schools funding
- Prepare a County-wide transit plan to determine ridership need and funding sources
- SPLOST funds have been earmarked for road, street and bridge projects throughout the County (\$11,500,000 through March 2012)

7. Land Use

Issues

- Incompatibility between land uses and zoning, due in part to A-1 (Agricultural District) zoning applied as a default district when the County adopted its zoning ordinance
- Need for a broader range of commercial zoning districts
- Need to streamline the large number of single-family residential districts
- Commercializing corridors, with the potential for access management problems and encroachment into adjacent rural and agricultural areas
- Development pressure around historic sites and in agricultural areas
- Development and infrastructure availability need to be in sync

Opportunities

- Major update to the zoning ordinance / creation of a Unified Development Code
- Concentrate commercial development at major intersections/nodes that are poised to support additional growth
- County staff can coordinate with the Historic Preservation Commission to create zoning overlay districts or local historic districts with design guidelines to protect the integrity of historic sites
- Steer development away from farmland and environmentally sensitive areas, directing it to areas identified as being appropriate growth areas
- Coordinate with Cities of Calhoun and Fairmount to extend water and sewer infrastructure to support desired growth, in particular industrial sites and other major employment centers

8. Intergovernmental Coordination

Issues

- Land use and service delivery conflicts due to unincorporated County "islands" interspersed throughout the Calhoun city limits
- Need for enhanced coordination between the County and Calhoun/Fairmount regarding future growth and availability of water and sewer infrastructure
- Need for regional transportation planning, especially with growth that is occurring east of I-75 and Calhoun and south of the County in the Adairsville area (potential Cabela's site)
- Need for communication between the County and the Board of Education on growth issues and facility needs



Gordon County Issues and Opportunities

8. Intergovernmental Coordination (con't.)

Opportunities

- The Service Delivery Strategy update, which is a required component of the comprehensive planning process
- Joint water/sewer planning among the jurisdictions
- Establish a coordinating committee tasked with improving intergovernmental coordination (e.g. transportation planning, stormwater management, land use planning)
- The updated Calhoun/Gordon County Transportation Plan, which is being undertaken in conjunction with the 2007 comprehensive plan updates for Gordon County and Calhoun



3.2 City of Fairmount Issues and Opportunities

1. Population

Issues

- Though growth has historically been stable, recent development interest has resulted in the planned addition of 600 homes as part of two new residential subdivisions
- Potential for City services to not keep pace with anticipated growth

Opportunities

- Focus additional residential growth in the southeast, where water and sewer infrastructure will be available and where higher-density residential development is already occurring
- Delineate areas that are intended to remain rural, "low growth"
- Newly re-established Fairmount water system has the potential to expand its customer (and tax) base

2. Housing

Issues

- Current minimum side yard requirements tend to preclude ranch homes that are preferred in senior-oriented housing developments
- Some housing is in need of repair

Opportunities

- Encourage alternatives to conventional residential subdivisions, primarily Conservation Subdivisions; this too can permit flexibility in lot size while conserving and promoting green space
- Seek CDBG funding for building rehabilitation projects
- Adopt Senior Housing Guidelines to address/encourage appropriate building and site design

3. Economic Development

Issues

- Lack of a strategic economic development plan to recruit desired industry

Opportunities

- Prepare a comprehensive Economic Development Plan with other cities, Chamber of Commerce, and Industrial Development Authority to identify desired industries and locations and to develop a marketing strategy

4. Natural and Cultural Resources

Issues

- Need for strengthened development regulations to protect trees, prevent mass grading and erosion, and protect water resources

Opportunities

- Review tools for potential application in the City, including a tree protection/replacement ordinance and additional grading standards
- Accommodate alternatives to conventional subdivisions, primarily Conservation Subdivisions, in areas suitable for development to conserve green space



City of Fairmount Issues and Opportunities

5. Community Facilities and Services

Issues

- City Hall is located in a leased building
- Lack of professional full-time staff
- Potential for City services to not keep pace with anticipated growth

Opportunities

- Approximately 25% of the 2005 SPLOST funds are dedicated to renovation or construction of a new City Hall, and the City has acquired downtown property as a potential location for a new City Hall facility
- Hire an additional building inspector / planner and other professional staff
- Utilize SPLOST and grant funds to expand recreational opportunities and sidewalk facilities for City residents

6. Transportation

Issues

- Local roadways in need of repair
- Sidewalks are not required with all new development
- Potential for increased congestion along 411 with growth

Opportunities

- Almost 50% of the 2005 SPLOST funds are dedicated to city street projects
- Require sidewalks in all new residential subdivisions (can be part of Conservation Subdivision standards)
- Encourage interparcel access/shared driveways for businesses that front Highway 411

7. Land Use

Issues

- Growth in the area underscores the need for zoning

Opportunities

- Adoption of an official Zoning Ordinance / Map

8. Intergovernmental Coordination

Issue/Opportunity

- Coordination with the City of Ranger to extend sewer and other city services



3.3 *Town of Resaca Issues and Opportunities*

1. Population

Issues

- Limited available land to support future population growth due to significant floodplain areas and Resaca Battlefield

Opportunities

- Encourage alternatives to conventional subdivisions, primarily Conservation Subdivisions, in areas suitable for development; this will permit increased housing densities while conserving and promoting green space

2. Housing

Issues

- Lack of property maintenance
- Lack of standards for manufactured homes

Opportunities

- Coordinate with the Resaca Beautification Committee to identify properties not in compliance with the Junk, Scrap and Salvage Yards Ordinance and work with property owners to come into compliance
- Utilize State and Federal housing rehabilitation programs to maintain existing housing stock (*i.e.* CDBG funds)
- Adopt a manufactured home ordinance

3. Economic Development

Issues

- Need for an economic development strategy that identifies how the Town can benefit from planned enhancements to the state-owned portion of the Resaca Battlefield and to the County-owned Fort Wayne Civil War Historic Site
- Lack of signage and other theming elements that 'announce' Resaca and contribute to a unique identity

Opportunities

- Coordinate with Gordon County Chamber of Commerce to market available properties that can cater to both local and tourist needs
- Utilize the assistance of the State of Georgia Department of Economic Development's Regional Tourism Director for NW Georgia to develop a tailored economic development plan
- Utilize SPLOST funds earmarked for historic/cultural facilities to enhance and support, rather than duplicate, facilities of the Fort Wayne Civil War Historic Site and the state-owned Resaca Battlefield site

4. Natural and Cultural Resources

Issues

- Historic structures are in disrepair and underutilized, including the William Taylor House (former Resaca Town Hall)
- Threat of development encroaching on the Resaca Battlefield
- Potential threat to Coosawattee and Conasauga Rivers with development



Town of Resaca Issues and Opportunities

4. Natural and Cultural Resources (con't.)

Opportunities

- Seek alternative funding sources, such as a Georgia Heritage Grant, to stabilize the William Taylor House and other eligible properties
- Promote the use of Federal historic rehabilitation tax credits and other incentive programs for underutilized or vacant structures
- Market for-sale historic properties with the Georgia Trust for Historic Preservation to encourage rehabilitation and reuse under new ownership
- Identify an adaptive reuse plan for the William Taylor House and seek alternative funding sources (*i.e.* conversion to a Welcome Center with potential financial assistance from a Transportation Enhancements [TE] grant or utilizing SPLOST funds)
- Adopt the State of Georgia "Part V" environmental ordinances for water supply watersheds, wetlands and groundwater recharge areas
- Target development in areas outside of the River Corridor/Floodplain Preserve character area
- The Fort Wayne Civil War Historic Site Master Plan, currently underway, will help preserve and enhance the County-owned portion of the Resaca Battlefield that is inside the Town limits
- Designate an overlay district with design guidelines to ensure development that is compatible with the area's history (in conjunction with the Gordon County Historic Preservation Commission)



William Taylor House (former Resaca Town Hall)

5. Community Facilities and Services

Issues

- Lack of sewer infrastructure in much of the Town
- Combined police station/municipal court/recreation center in one facility results in security issues and limits expansion opportunities

Opportunities

- \$500,000 of the 2005 SPLOST will be used for sewer expansion
- Evaluate the feasibility of private package sewage plants for use with new residential development
- Potential for leasing the existing County fire station for the Town's use after the new County facility is complete

6. Transportation

Issues

- Few sidewalks/pathways
- Condition of local roads
- Lack of directional signage to Resaca Town Hall/Community Center and local areas of interest
- Coordinate with the Georgia Department of Transportation to locate directional signage along U.S. 41 and SR 136



Town of Resaca Issues and Opportunities

6. Transportation (con't.)

Opportunities

- Identify and prioritize sidewalks/streetscape projects eligible for SPLOST or TE funding
- Participate in a County-wide Greenways Master Plan
- Support the implementation of the New Echota Multi-Use Path, identified in the 2007 Calhoun-Gordon County Transportation Plan
- Approximately 22% of SPLOST funds are available for road improvements

7. Land Use

Issues

- Absence of zoning or any land use management system

Opportunities

- Adopt components of the Georgia Department of Community Affairs' (DCA) Model Code: *Alternatives to Conventional Zoning* to create a local land use management ordinance

8. Intergovernmental Coordination

Issues

- The State and County are undertaking (or have planned) significant projects to help protect portions of the Resaca Battlefield, some of which are located inside the Town limits

Opportunities

- Support Resaca Battlefield protection efforts and coordinate with appropriate governmental entities and non-profit entities, including the Friends of Resaca



4 Implementation Program

The previous sections in the Community Agenda outline the overall strategy for achieving the Vision for Future Development and for addressing the Community Issues and Opportunities. This section identifies the specific measures to be undertaken by Gordon County to implement the Comprehensive Plan. The Implementation Program includes the following sections:

- Policies
- 2002-2006 Short Term Work Program Report of Accomplishments
- 2007-2011 Short Term Work Program (STWP)
- Long Term Work Program

4.1 Gordon County Policies

Policies are adopted to provide ongoing guidance and direction to local officials. They provide a basis for making decisions in implementing the comprehensive plan, including achieving the Vision for Future Development and appropriately addressing the Community Issues and Opportunities. The following section identifies Gordon County's policies for the following topics:

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

Policies for Fairmount, Plainville, Ranger and Resaca are included in their respective 5-Year Short Term Work Programs.

1. Housing

We will eliminate substandard or dilapidated housing in our community.

We will stimulate infill housing development in existing neighborhoods.

We will create affordable housing opportunities to ensure that all those who work in the community have a viable option to live in the community.

We will encourage development of housing opportunities that enable residents to live close to their places of employment.

We will accommodate our diverse population by encouraging a compatible mixture of housing types, densities and costs in each neighborhood.

We will encourage housing policies, choices and patterns that move people upward on the housing ladder from dependence to independence (home-ownership).

We will increase opportunities for low-to-moderate income families to move into affordable owner-occupied housing.



Gordon County Policies

1. Housing (con't)

We support dispersion of assisted housing throughout the community in order to diversify neighborhoods and eliminate pockets of poverty.

2. Economic Development

We will support programs for retention, expansion and creation of businesses that are a good fit for our community's economy in terms of job skill requirements and linkages to existing businesses.

We will target reinvestment to declining, existing neighborhoods, vacant or underutilized sites or buildings in preference to new economic development projects in Greenfield (previously undeveloped) areas of our community.

We will seek to balance the supply of housing and employment in our community and consider their location in relation to each other.

We will take into account access to housing and impacts on transportation when considering economic development projects.

We will take into account impacts on infrastructure and natural resources in our decision making on economic development projects.

We will consider the employment needs and skill levels of our existing population in making decisions on proposed economic development projects.

We will carefully consider costs as well as benefits in making decisions on proposed economic development projects.

3. Natural and Cultural Resources

The protection and conservation of our community's resources will play an important role in the decision-making process when making decisions about future growth and development.

We will encourage new development to locate in suitable locations in order to protect natural resources, environmentally sensitive areas, or valuable historic, archaeological or cultural resources from encroachment.

We will factor potential impacts on air and water quality in making decisions on new developments and transportation improvements.

Infrastructure networks will be developed to steer new development away from sensitive natural resource areas.

We will promote the protection and maintenance of trees and green open space in all new development.

We will promote low impact development that preserves the natural topography and existing vegetation of development sites.

We will work to redirect development pressure away from agricultural areas in order to conserve farmland to protect and preserve this important component of our community.



Gordon County Policies

3. Natural and Cultural Resources (con't.)

We will ensure safe and adequate supplies of water through protection of ground and surface water sources.

We will promote solid waste reduction and recycling initiatives.

4. Community Facilities and Services

Our community will make efficient use of existing infrastructure and public facilities in order to minimize the need for costly new/expanded facilities and services.

We will ensure that new development does not cause a decline in existing levels of service for the community's residents and employers.

We will limit development within our community to areas that can be reasonably served by public infrastructure.

We will ensure that capital improvements needed to accommodate future development are provided concurrent with new development.

We will coordinate provision of public facilities and services with land use planning to promote more compact nodal development at areas identified as suitable for such development.

Our community will use planned infrastructure expansion, which includes coordination with the Cities of Calhoun and Fairmount regarding sewer expansion, to support development in areas identified (in the comprehensive plan) as suitable for such development.

The community will seek ways for new growth to pay for itself (in terms of public investment in infrastructure and services to support the development) to the maximum extent possible.

We will invest in parks and open space to enhance the quality of life for our citizens.

We will work with the local school board to encourage school location decisions that support the community's overall growth and development plans.

5. Transportation

We will target transportation improvements to support desired development patterns for the community (recognizing that ready availability of transportation creates demand for land development in adjacent areas).

Our new and reconstructed roadways will be appropriately designed, using context sensitive design considerations, to enhance community aesthetics and to minimize impacts on the environment and our historic resources.

Planning of our new and reconstructed roadways will include consideration of whether the roadways can accommodate multiple functions, including pedestrian facilities, parking, bicycle routes, public transit (if applicable) as well as local vehicular circulation.

We will promote connectivity of our road network (such as fostering a grid network of streets, multiple connections between subdivisions) in the non-rural/agricultural areas of Gordon County.



Gordon County Policies

5. Transportation (con't.)

We support the creation of a community-wide greenway or multi-use path network for pedestrians and cyclists.

6. Land Use

Our decisions on new development will contribute to, not take away from, our community's character and sense of place.

We encourage development that is sensitive to the historic context, sense of place, and overall setting of the community.

We want development whose design, landscaping, lighting, signage, and scale add value to our community.

Our community will use land efficiently to avoid the costs and problems associated with urban sprawl.

We will preserve the rural character of our community and provide the opportunity for agricultural and forestry activities to remain a vital part of the community.

Our gateways and corridors will create a "sense of place" for our community.

We are committed to creating safe and attractive neighborhoods throughout the community, where people have the ability to walk and bicycle and have easy access to schools, parks, and necessary services such as grocery stores.

Creation of recreational facilities and set-asides of greenspace are important to our community.

We are committed to providing pleasant, accessible public gathering places and parks throughout the community.

We are committed to directing growth to specific areas within our community in preference to widespread development of Greenfield (previously undeveloped) areas of the community.

We support appropriate residential and non-residential in-fill development and redevelopment in ways that complement surrounding areas.

We encourage mixed-use developments that are human-scale and less auto-oriented.

We support increases in residential density in areas where community design standards, environmental constraints and available or planned infrastructure capacities can satisfactorily accommodate the increased density.

We support new land uses that contribute to protecting the environment and preserving meaningful open space.

We support new land uses that enhance housing options in our community.

We will encourage development of a rational network of commercial nodes (villages, or activity centers) to meet the service needs of citizens while avoiding unattractive and inefficient strip development along major roadways.



Gordon County Policies

6. Land Use (con't.)

We are open to land planning and development concepts that may be new to our area but have been tried successfully in other places.

7. Intergovernmental Coordination

We will seek opportunities to share services and facilities with neighboring jurisdictions when mutually beneficial.

We will work jointly with neighboring jurisdictions on developing solutions for shared regional issues (such as growth management, watershed protection, stormwater management).

We will pursue joint processes for collaborative planning and decision-making with neighboring jurisdictions.

We will consult other public entities in our area when making decisions that are likely to impact them.

We will provide input to other public entities in our area when they are making decision that are likely to have an impact on our community or our plans for future development.

We will engage in cooperative planning between the County and the Gordon County Board of Education in regard to the appropriate location and use of schools as community facilities.



4.2 2002-2006 Short Term Work Program Report of Accomplishments

The Report of Accomplishments provides a status of each work item identified in the County's and each city's 2002-2006 Short Term Work Program. For each activity the Report identifies whether it was completed, postponed, dropped, or if it is underway.

4.3 2007-2011 Short Term Work Program (STWP)

The STWP identifies specific implementation actions the local governments or other entities intend to take during the first five-year timeframe of the planning period. This includes ordinances, administrative systems, community improvements or investments, and financing arrangements or other programs/initiatives to be put in place to implement the Comprehensive Plan. For each action the STWP outlines the following information:

- Brief Description
- Timeframe for undertaking the activity
- Responsible party for implementing the activity
- Estimated cost
- Funding source

4.4 Long Term Work Program

The long term work program identifies specific long-term implementation actions the County government or other entities intend to take beyond the first five-year timeframe of the planning period. This includes ordinances, administrative systems, community improvements or investments, and financing arrangements or other programs/initiatives to be put in place to implement the Comprehensive Plan. For each action this long term plan outlines the following information:

- Brief Description
- Timeframe for undertaking the activity
- Responsible party for implementing the activity
- Estimated cost
- Funding source

Note: Gordon County is the only jurisdiction with a Long Term Work Program.



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2007-2011 Short Term Work Program for:

Gordon County
Fairmount
Plainville
Ranger
Resaca

Report of Accomplishments: Gordon County 2002-2006 Short Term Work Program

ACTIVITY	YEAR	STATUS			
		<u>Complete</u>	<u>Underway</u> <i>(Show projected completion date)</i>	<u>Postponed</u> <i>(Provide reason)</i>	<u>Dropped</u> <i>(Provide reason)</i>
Economic Development					
Sewer line extension to Industrial Park	2002, 2003	X			
Land Use					
Revise Zoning Ordinance	2002, 2003		2008		
Revise Development Ordinance	2002, 2003		2008		
Computerized mapping for zoning	2002, 2003		2008		
Community Facilities					
Apple Road widening, alignment, resurfacing and ROW acquisition	2002				Resolved by another solution
Accelerate hydrant installation for ISO	2002-2006	X			
Airport Expansion (terminal/runway)	2002, 2003	X			
Administrative building expansion	2002	X			
Parking Deck	2002	X			
Road Dept. facility/fuel dump	2002	X			
Relocate HQ fire station	2002	X			
Expand Mental Health	2002, 2003	X			
GIS System	2002, 2003		Ongoing		
Employee and court parking	2002, 2003	X			

Report of Accomplishments: Gordon County 2002-2006 Short Term Work Program

ACTIVITY	YEAR	STATUS			
		<u>Complete</u>	<u>Underway</u> <i>(Show projected completion date)</i>	<u>Postponed</u> <i>(Provide reason)</i>	<u>Dropped</u> <i>(Provide reason)</i>
Surface treatment -- 22.5 miles of dirt roads	2002, 2003, 2004	X			
Renovate old GSP building for offices	2002, 2003	X			
Renovate parks in Calhoun, Fairmount, Resaca, Ranger and Plainville	2002-2006	X			
Provide space for GSP accident reconstruction	2002, 2003	X			
Plainville Road widening, alignment, resurfacing and ROW acquisition	2002, 2003, 2004				County abandoned project
Recreation complex	2002-2005	X			
Expand and renovate clerk of court offices	2002, 2003				County abandoned project
Renovate Salacoa Park	2002, 2003, 2004		Construction documents prepared - minor renovations complete - project planned for 2007 - 2010		
McDaniel Station Road widening, alignment, resurfacing and ROW acquisition	2002, 2003, 2004	X			
Newtown Road widening, alignment, resurfacing and ROW acquisition	2002, 2003, 2004	X			
Enlarge Oakman, Resaca, Redbud fire stations	2002, 2003, 2004	Minor renovations	Resaca to be complete in 2007		
Renovate old HQ fire station for offices	2002, 2003				County sold the building
Sewer study -- Fairmount to Sonorville	2002	X			
Provide space for Board of Elections and Registration	2002, 2003	X			
Provide space for joint Drug Task Force	2002, 2003	X			
E-911 consolidated dispatching	2002, 2003	X			
Re-wire main courthouse for electrical and data	2002, 2003		2009 completion due to an expanded scope of work		

Report of Accomplishments: City of Fairmount 2002-2006 Short Term Work Program

ACTIVITY	YEAR	STATUS			
		<u>Complete</u>	<u>Underway</u> <i>(Show projected completion date)</i>	<u>Postponed</u> <i>(Provide reason)</i>	<u>Dropped</u> <i>(Provide reason)</i>
Land Use					
Development standards and land use control	2002-2006	X			
Natural and Historic Resources					
Adopt measures that comply with GA DNR for protecting wetlands, watersheds and groundwater recharge areas	2002-2005			X	
Community Facilities					
Wastewater plant upgrade and sewer line expansion	2002-2006	X			
Full-time fire personnel	2004-2006			Budget constraints	
New Municipal Center	2005, 2006	X			
Street paving	2002-2006	X			
Parks and recreation improvements to include ADA improvements	2002-2006	X			
Create solid waste management department	2002-2006	X			
Construct City maintenance building	2002, 2003	X			
New police car	2003, 2005	X			
Communication improvements including interdepartmental and emergency services connections	2002-2004	X			
Roadway improvements including widening and place of sidewalks on TN St.	2004-2006	X			
Construct new wastewater treatment lab	2003, 2004	X			
New library	2004, 2005			Budget constraints	
Acquire land for expansion of city facilities	2002-2004	X			
Hire a City Manager	2002			Current Mayor provides management	

Report of Accomplishments: City of Plainville 2002-2006 Short Term Work Program

ACTIVITY	YEAR	STATUS			
		<u>Complete</u>	<u>Underway</u> <i>(Show projected completion date)</i>	<u>Postponed</u> <i>(Provide reason)</i>	<u>Dropped</u> <i>(Provide reason)</i>
Natural and Historic Resources					
Adopt measures that comply with GA DNR for protecting wetlands, watersheds and groundwater recharge areas	2004-2006			X	
Community Facilities					
Street paving, 1 street per year	2002-2006	X			
Recreation area general improvements, to include Rec Building, ballfields & tennis courts	2003-2006	X			
Christmas decorations improvements	2006	X			
Upgrade tractor and general equipment purchase	2002-2006		General equipment upkeep/needs provided annually		
Equipment for Fire Department	2002-2006		Funds allocated annually to the Fire Department for their		
Purchase new software for City Hall	2006	X			
Financial support for the library depository, a part of the Dalton Regional Library System	2002-2006		City provides staff support and building facility		

Report of Accomplishments: City of Ranger 2002-2006 Short Term Work Program

ACTIVITY	YEAR	STATUS			
		<u>Complete</u>	<u>Underway</u> <i>(Show projected completion date)</i>	<u>Postponed</u> <i>(Provide reason)</i>	<u>Dropped</u> <i>(Provide reason)</i>
Natural and Historic Resources					
Adopt measures that comply with GA DNR for protecting wetlands, watersheds and groundwater recharge areas	2002-2004		2007		
Community Facilities					
Construct T-ball fields, install bleachers and paved walking path at City Park	2002, 2003	X			
Restore Community Club Building	2005	X			
City Beautification Projects	2003	X			
Additional and updated equipment for Fire Department	2003				Fire Department disbanded
New stove and refrigerator for Fire Department	2002	X			

Report of Accomplishments: Town of Resaca 2002-2006 Short Term Work Program

ACTIVITY	YEAR	STATUS			
		<u>Complete</u>	<u>Underway</u> <i>(Show projected completion date)</i>	<u>Postponed</u> <i>(Provide reason)</i>	<u>Dropped</u> <i>(Provide reason)</i>
Natural and Historic Resources					
Support historic preservation efforts to include property acquisition, beautification and technical assistance	2002-2006		2009		
Acquire 1860 Norton Home and renovate it into a museum	2006			Financial	
Adopt measures that comply with GA DNR for protecting wetlands, watersheds and groundwater recharge areas	2004-2006		2009		
Monitor development pressure along the river corridor and reevaluate need for a river corridor protection ordinance	2002-2006				
Community Facilities					
Improvements to Taylor's Ridge Road to include base, tile, ditches and crusher run	2002, 2003	X			
Support fire department with misc. equipment purchase	2002-2006	X			
Rights of way improvements to include mowing and ditching	2002-2006	X			
Renovation of the Town Hall	2005, 2006		2009		

2007-2011 Short Term Work Program for:

Gordon County
Fairmount
Plainville
Ranger
Resaca

Gordon County 2007-2011 Short Term Work Program

Project Type	Activity	2007	2008	2009	2010	2011	Cost Estimate	Funding Source	Responsible Party
Community Facilities & Services	Purchase additional land to expand the Senior Citizens Center .	X					\$55,000	SPLOST	County Administrator/County Attorney
Community Facilities & Services	Plan for more senior citizens activities such as health care, nutrition, exercise, transportation options, emergency services, housing availability and codes, taxation, workforce development, volunteer opportunities, etc.		X	X	X	X	\$0	N/A	Senior Citizens Center Director
Community Facilities & Services	Develop Salacoa Creek Park to have more revenue producing activities while protecting its existing character (includes building cabins and a small visitor/conference center, re-aligning the campground road to accommodate RVs, upgrading the entrance, adding playgrounds and nature trails, and protecting the scenic vistas from development).	X	X	X			\$500,000	SPLOST	Parks & Recreation Director
Community Facilities & Services	Implement development impact fees and use the additional revenue for needed capital projects for new park land and recreational facilities, new library facilities and materials, new fire stations and new apparatus, and new sheriff's office buildings.		X	X	X	X	TBD	Impact Fees	Board of Commissioners
Community Facilities & Services	Construct a new DFCS building .		X				\$0	State Funds	County Administrator/Forum
Community Facilities & Services	Coordinate with Gordon County Family Connections to address community needs such as affordable daycare, after-school teen programs, teenage pregnancy, and domestic violence.	X	X	X	X	X	\$0	N/A	County Administrator
Community Facilities & Services	Assist in constructing a new Boys & Girls Club .		X				\$500,000	Grant Funds	Boys & Girls Club Director
Community Facilities & Services	Complete the construction of the new fire station in the Resaca area.	X					\$2,200,000	SPLOST	Fire Chief
Community Facilities & Services	Completion of a County Emergency Operation Center at the Fire Station Headquarters including EOC software.		X				\$70,000	General Funds	Fire Chief

Gordon County 2007-2011 Short Term Work Program

Project Type	Activity	2007	2008	2009	2010	2011	Cost Estimate	Funding Source	Responsible Party
Community Facilities & Services	Complete the construction of the new jail and sheriff administration building in the Resaca area.			X			\$30,000,000	SPLOST	County Administrator
Community Facilities & Services	Determine the future of the old county jail once the new jail is in operation. Options could be demolition, renovation for storage space, renovation for office space, juvenile or other correctional space, or an additional downtown parking deck.			X			\$1,000,000	General Funds	Board of Commissioners
Community Facilities & Services	Begin the courthouse renovation project, including selecting an architect, preparing construction documents for a new roof, wiring, plumbing, windows, façade, and plaza.	X	X	X			\$1,000,000	SPLOST	County Administrator
Community Facilities & Services	Prepare a five-year plan for land acquisition for future fire stations across the County.		X				\$0	N/A	Fire Chief
Community Facilities & Services	Ensure that the 911 Center becomes Phase II compliant .		X	X			\$60,000	General Funds	EMA Director / 911 Director
Community Facilities & Services	Determine the feasibility of installing a reverse 911 system .		X	X			\$60,000	General Funds	EMA Director / 911 Director
Community Facilities & Services	Evaluate the feasibility of private package sewage plants for use in new residential subdivisions and commercial areas.		X	X			TBD	General Funds	Building & Planning Director/ Environmental Health Director
Community Facilities & Services	Implement updated Parks and Recreation Master Plan .			X	X	X	TBD	General Funds	Parks & Recreation Director
Community Facilities & Services	Prepare a Water and Sewer Expansion Plan with Calhoun and Fairmount.		X	X			TBD	General Funds	Board of Commissioners
Community Facilities & Services	Make the Sonoraville Recreation Complex gym an official Red Cross Emergency Shelter with an emergency generator.		X				\$50,000	General Funds	Emergency Management Director

Gordon County 2007-2011 Short Term Work Program

Project Type	Activity	2007	2008	2009	2010	2011	Cost Estimate	Funding Source	Responsible Party
Community Facilities & Services	Construct a new pavilion at the Sonoraville Recreational Complex .		X				\$300,000	General Funds or SPLOST	Parks & Recreation Director
Community Facilities & Services	Construct a walking trail between the Sonoraville Recreational Complex and Sonoraville School Complex.				X		\$150,000	Grant Funds	Parks & Recreation Director
Community Facilities & Services	Perform a space needs study of all County facilities (to also address IT connectivity between all County buildings).			X			\$75,000	General Funds	County Administrator
Economic Development	Televis e the county commission meetings and other public meetings.	X	X	X	X	X	\$10,000 / year	General Funds & Chamber Funds	County Administrator/ Chamber of Commerce
Economic Development	Support the Chamber of Commerce and the Industrial Development Authority on economic development issues to retain and bring more industry to the County.	X	X	X	X	X	\$0	N/A	Board of Commissioners
Economic Development	Prepare a comprehensive Economic Development Plan with the cities, the Chamber, and the Industrial Development Authority to identify desired industry and suitable locations, and to develop a marketing strategy.			X			TBD	General Funds	Board of Commissioners
Economic Development	Schedule regular coordination meetings and planning sessions with the Industrial Development Authority .	X	X	X	X	X	\$0	N/A	Board of Commissioners
Economic Development	Coordinate with the Calhoun Historic Preservation Commission, the Chamber, and the Georgia Historic High Country Travel Association to promote heritage tourism .		X	X	X	X	TBD	General Funds	County Administrator/Historic Preservation Commission
Housing	Adopt a Senior Housing Ordinance .		X				TBD	General Funds	Building & Planning Director/County Attorney
Housing	Adopt a Conservation Subdivision Ordinance .	X					TBD	General Funds	Building & Planning Director/County Attorney

Gordon County 2007-2011 Short Term Work Program

Project Type	Activity	2007	2008	2009	2010	2011	Cost Estimate	Funding Source	Responsible Party
Natural & Cultural Resources	Prepare an educational/promotional packet on the benefits of conservation easements and the Georgia Conservation Tax Credits Program to help protect farmland, open space, and historically and environmentally sensitive properties.			X			TBD	General Funds	County Administrator
Natural & Cultural Resources	Apply for funding from the Georgia Land Conservation Program to assist with property acquisition for a County greenway.		X	X	X	X	\$0	N/A	County Administrator
Natural & Cultural Resources	Adopt Georgia Stormwater Management Manual .		X				\$0	N/A	Building & Planning Director/County Attorney
Natural & Cultural Resources	Implement the Fort Wayne Civil War Historic Site Master Plan.	X	X	X			\$2,000,000	SPLOST & Grant Funds	County Administrator/Friends of Resaca
Natural & Cultural Resources	Encourage the state to develop the state-owned Resaca Battlefield site.	X	X	X			\$0	State Funds	Board of Commissioners
Natural & Cultural Resources	Adopt a Viewshed Protection Ordinance to protect views from Salaoca Creek Park.	X					\$0	N/A	Building & Planning Director/County Attorney
Natural & Cultural Resources	Adopt a Hillside Development Ordinance to address environmental issues associated with the development of steep slopes.		X				TBD	General Funds	Building & Planning Director/County Attorney
Natural & Cultural Resources	Participate in the Northwest Georgia Regional Water Resources Partnership's efforts to develop the Regional Comprehensive Water Resource Plan .	X	X	X			\$0	N/A	Board of Commissioners
Natural & Cultural Resources	Create design guidelines to help protect the historical integrity of the New Echota area and other historic areas .	X					\$20,000	General Funds	Building & Planning Director/Historic Preservation Commission
Natural & Cultural Resources	Adopt a zoning overlay district or a locally designated historic district for the New Echota area, where design guidelines will apply.	X					TBD	General Funds	Building & Planning Director/County Attorney
Natural & Cultural Resources	Identify protective measures for the Resaca Battlefield area, including researching DCA's Regionally Important Resource (RIR) program.		X				TBD	General Funds	Building & Planning Director/Historic Preservation Commission

Gordon County 2007-2011 Short Term Work Program

Project Type	Activity	2007	2008	2009	2010	2011	Cost Estimate	Funding Source	Responsible Party
Natural & Cultural Resources	Research the National Scenic Byways Program for its potential applicaton in the County, such as Highway 225 / Trail of Tears.				X		TBD	General Funds	Building & Planning Director/Historic Preservation Commission
Natural & Cultural Resources	Apply to the Certified Local Government (CLG) Program to qualify for historic preservation-related grant money.		X				TBD	General Funds	Building & Planning Director/Historic Preservation Commission
Land Use	Update the zoning ordinance and the development regulations, resulting in a Unified Land Development Code .	X	X				\$75,000	General Funds	Building & Planning Director/County Attorney
Land Use	Coordinate with Calhoun to annex "islands" into the city, making the boundary more square and streamlining service delivery, including road maintenance.	X	X	X	X	X	\$0	N/A	Board of Commissioners
Land Use	Investigate the feasibility of a Transfer of Development Rights (TDRs) program to conserve agricultural and undeveloped land.			X	X	X	\$0	N/A	Building & Planning Director/County Attorney
Land Use	Adopt a Traditional Neighborhood Development (TND) ordinance .		X				TBD	General Funds	Building & Planning Director/County Attorney
Land Use	Adopt a Mixed Use Development ordinance .		X				TBD	General Funds	Building & Planning Director/County Attorney
Transportation	Complete and implement the 2007 Transportation Master Plan Update including the annual LARP paving program.	X	X	X	X	X	\$1,500,000 per year	SPLOST & GDOT Funds	Public Works Director
Transportation	Complete the Newtown Road/SR 156 intersection improvement project.	X	X				\$3,100,000	SPLOST & GDOT Funds	County Administrator
Transportation	Complete the Pinhook Road Bridge replacement project.	X					\$275,000	SPLOST & GDOT Funds	County Administrator
Transportation	Complete the SR 53/McDaniel Station Road intersection improvement project.	X	X	X			\$800,000	SPLOST & GDOT Funds	County Administrator/County Attorney
Transportation	Support the state DOT on the new Union Grove Road/I-75 interchange and the south Calhoun by-pass road projects.	X	X	X	X	X	\$0	State Funds	Board of Commissioners

Gordon County 2007-2011 Short Term Work Program

Project Type	Activity	2007	2008	2009	2010	2011	Cost Estimate	Funding Source	Responsible Party
Transportation	Prepare a County-wide Pedestrian/Bicycle Plan .				X		TBD	General Funds	County Administrator
Transportation	Prepare a County-wide Greenways Plan .			X			TBD	General Funds	County Administrator
Transportation	Apply for Sidewalks to Schools funding.				X		\$0	N/A	County Administrator
Transportation	Prepare a County-wide Transit Plan to determine ridership need and funding sources.				X		TBD	General Funds	County Administrator
Intergovernmental Coordination	Complete the Service Delivery Strategy Agreement with the five cities.	X					\$0	N/A	Board of Commissioners
Intergovernmental Coordination	Partner with the Cities of Calhoun and Fairmount to install water and sewer infrastructure in unincorporated areas that are intended to grow and develop in accordance with the Future Development Map.		X	X	X	X	Unknown	Grant Funds & GEFA Loans	Board of Commissioners
Intergovernmental Coordination	Establish an Intergovernmental Coordinating Committee to create regular communication between the jurisdictions/Board of Education and to improve coordination on issues such as stormwater management, land use planning, water and sewer planning, and transportation planning.	X					\$0	N/A	Board of Commissioners
Intergovernmental Coordination	Incorporate Board of Education comments as part of the rezoning review process to identify potential impacts to County schools.	X	X	X	X	X	\$0	N/A	Building & Planning Director
Intergovernmental Coordination	Coordinate with Calhoun on water infrastructure requirements in proposed developments to ensure compliance with fire safety needs .	X	X	X	X	X	\$0	N/A	Building & Planning Director/Fire Chief
General Planning	Complete the 2007 Solid Waste Management Plan Update .	X					\$10,000	Landfill Funds	County Administrator
General Planning	Establish and continue to build a County Community Development Department .		X	X	X	X	\$200,000 per year	General Funds	Building & Planning Director/County Administrator
General Planning	Review and update HR policies and ordinances , including the personnel and purchasing ordinances, as well as employee training.	X	X				\$0	N/A	HR Director/Purchasing Director/County Attorney

Gordon County 2007-2011 Short Term Work Program

Project Type	Activity	2007	2008	2009	2010	2011	Cost Estimate	Funding Source	Responsible Party
General Planning	Continue to upgrade the county's Geographic Information System (GIS) .	X	X	X	X	X	\$100,000 per year	General Funds	IT Director
General Planning	Conduct an aerial fly-over of the entire County for GIS purposes , in conjunction with the City of Calhoun and surrounding counties.		X				\$175,000	General Funds	IT Director
General Planning	Prepare for the next SPLOST referendum (election would be Nov. 2011).					X	\$0	N/A	County Administrator
General Planning	Implement the 2007 county employee salary survey county-wide.		X	X	X		\$400,000 per year	General Funds	HR Director
General Planning	Renegotiate the School Nurse Program Agreement prior to the termination deadline of October 2007.	X	X				\$0	N/A	County Attorney
General Planning	Renegotiate the Ambulance Service Agreement with Gordon Hospital prior to the termination deadline of July 2008.		X				\$0	N/A	County Attorney
General Planning	Renegotiate the Cable Television Franchise Agreement with Comcast Cable prior to the April 2011 termination date.					X	\$0	N/A	County Attorney
General Planning	Televis e the county commission meetings and other public meetings.	X	X	X	X	X	\$10,000 per year	General Funds	Board of Commissioners
General Planning	Continue to have Movies & Moonlight events three times per year sponsored by private companies as a free community event.	X	X	X	X	X	\$0	N/A	Parks & Recreation Director

City of Fairmount 2007-2011 Short Term Work Program

Project Type	Activity	2007	2008	2009	2010	2011	Cost Estimate	Funding Source	Responsible Party
Community Facilities & Services									
Policies: Maintain level of service for existing and future residents; Coordinate facilities and services with land use planning; Investiage financing mechanisms to help pay for future infrastructure									
Community Facilities & Services	Construct a new City Hall	X	X	X			\$250,000	SPLOST	Mayor and City Council
Community Facilities & Services	Street paving	X	X	X	X	X	\$15,000/year	LARP, SPLOST	Mayor and City Council
Community Facilities & Services	Water and sewer line expansion	X	X	X	X	X	\$20,000/year	SPLOST	Mayor and City Council
Community Facilities & Services	Planning and Development Administrator/Inspector position		X				\$40,000	General Funds	Mayor and City Council
Community Facilities & Services	City Manager positon		X				\$60,000	General Funds	Mayor and City Council
Community Facilities & Services	Repair Fairmount Clinic building (asbestos abatement and roof replacement) for future use		X				\$20,000	Grant Funds & General Fund	Mayor and City Council
Community Facilities & Services	Create a part-time volunteer Fire Department		X				\$100,000/year	General Funds	Mayor and City Council
Community Facilities & Services	Remodel/refurbish city parks	X	X	X	X	X	\$50,000/year	SPLOST/ General Funds	Mayor and City Council
Community Facilities & Services	Construct a skate park			X			\$40,000	SPLOST/ General Funds	Mayor and City Council
Community Facilities & Services	Construct an interactive community fountain					X	TBD	SPLOST/ General Funds	Mayor and City Council
Community Facilities & Services	Begin curb-side garbage pick-up service		X				TBD	Fee-based	Mayor and City Council
Community Facilities & Services	Construct a new Police Department building or revonate existing space			X			\$100,000	SPLOST/ General Funds	Mayor and City Council
Economic Development									
Policies: Encourage economic development and redevelopment; Accommodate new development while enhancing existing local assets; Maintain and encourage development that reinforces downtown as a center of government, culture, business, and mixed-use opportunities; Recruit industry that can benefit from existing infrastructure and capacity									
Economic Development	Prepare a joint Economic Development Plan with the County, other cities, the Chamber, and the Industrial Development Authority to identify desired industry and suitable locations, and to develop a marketing strategy			X			TBD	General Funds	Mayor and City Council
Economic Development	Encourage the creation of a Fairmount Business / Merchants Association			X			\$0	N/A	Mayor and City Council
Economic Development	Create a vacant building/site inventory for downtown			X			\$0	N/A	Mayor and City Council
Economic Development	Coordinate with Gordon County Chamber of Commerce to promote development opportunities, including downtown redevelopment		X	X	X	X	\$0	N/A	Mayor and City Council

City of Fairmount 2007-2011 Short Term Work Program

Project Type	Activity	2007	2008	2009	2010	2011	Cost Estimate	Funding Source	Responsible Party
Housing									
Policies: Maintain existing housing stock; Protect existing neighborhoods; Accommodate senior housing / "aging in place" opportunities; Accommodate residential development that maximizes open space and provides housing choices; Promote walkable, safe neighborhoods									
Housing	Evaluate and possibly adopt a Conservation Subdivision Ordinance				X		\$0	N/A	Mayor and City Council
Housing	Adopt Senior Housing Design Guidelines as a reference tool for property owners and developers				X		\$0	N/A	Mayor and City Council
Natural & Cultural Resources									
Policies: Protect and conserve the community's natural, historic and cultural resources; Reduce the impact of new development on the environment; Encourage development that conserves and maximizes open space/natural resources									
Natural & Cultural Resources	Evaluate and possibly adopt measures that comply with GA DNR for protecting wetlands, watersheds and groundwater recharge areas					X	\$0	N/A	Mayor and City Council / CVRDC
Natural & Cultural Resources	Evaluate the need for adopting additional regulations for grading (see <i>Environmental Regulations</i> section of the DCA Model Code, latest version)		X				\$0	N/A	Mayor and City Council
Natural & Cultural Resources	Evaluate the need for adopting a Tree Protection/Replacing Ordinance (see DCA Model Code, latest version)			X			\$0	N/A	Mayor and City Council
Land Use									
Policies: Promote development that enhances the overall community and gives consideration to adjoining, existing and planned developments; Support development where it can be adequately served by public facilities; Guide patterns of development throughout the planning process; Support opportunities for in-fill development and redevelopment that positively impacts the character of existing neighborhoods/commercial districts; Encourage the use of landscaping, lighting, signage and building design to add value to our community and contribute to a sense of place; Review land planning and development concepts that have been successful in other places; Use character area designations as a guide for development									
Land Use	Adopt Zoning Ordinance/Map			X			\$5,000	General Funds	Mayor and City Council
Land Use	Evaluate the need to strengthen/supplement existing landscape and buffer standards for commercial and industrial uses		X				\$0	N/A	Mayor and City Council
Land Use	Evaluate the need for adopting residential and commercial architectural design standards			X			\$0	N/A	Mayor and City Council
Land Use	Adopt a Sign Ordinance		X				\$0	N/A	Mayor and City Council
Transportation									
Policies: Protect or enhance transportation facilities and corridors to ensure they fulfill their desired functions; Encourage pedestrian connectivity and facilities in new developments and existing neighborhoods/commercial districts; Ensure safe routes for students and residents to local activity centers									
Transportation	Identify and prioritize sidewalk projects that will enhance connectivity, including between residences and activity centers (<i>i.e.</i> Fairmount Elementary)			X				SPLOST	Mayor and City Council
Transportation	Apply for Safe Routes to Schools funding			X				Grant Funds	Mayor and City Council

City of Fairmount 2007-2011 Short Term Work Program

Project Type	Activity	2007	2008	2009	2010	2011	Cost Estimate	Funding Source	Responsible Party
Intergovernmental Coordination									
Policies: Participate in future facilities and services coordination between governmental entities; Continue coordination with adjacent local governments to provide for exchange of information; Support public-private partnerships and non-profit/government collaboration									
Intergovernmental Coordination	Complete the Service Delivery Strategy (SDS) Agreement update	X					\$0	N/A	Mayor and City Council
Intergovernmental Coordination	Coordinate with the City of Ranger to extend water/sewer infrastructure and provide other city services, and amend SDS accordingly	X	X	X	X	X	\$0	N/A	Mayor and City Council
Intergovernmental Coordination	Continue involvement in Northwest Georgia Regional Water Partnership	X	X	X	X	X	\$0	N/A	Mayor and City Council

City of Plainville 2007-2011 Short Term Work Program

Project Type	Activity	2007	2008	2009	2010	2011	Cost Estimate	Funding Source	Responsible Party
Community Facilities & Services									
Policies: Maximize the use of existing facilities and services; Investiage financing mechanisms to help pay for future infrastructure; Participate in future facilities coordination between governmental entities; Ensure that new development does not cause a decline in local levels of service									
Community Facilities & Services	Street paving, 1 street per year	X	X	X	X	X	\$15,000/year	SPLOST	Mayor and City Council
Community Facilities & Services	Identify and prioritize sidewalk projects for potential future SPLOST funding	X	X				\$0	N/A	Mayor and City Council
Community Facilities & Services	Research ways to implement a Magistrate Court	X					\$0	N/A	Mayor and City Council
Community Facilities & Services	Continue support of the library depository, a part of the Dalton Regional Library System	X	X	X	X	X	\$500/year	General Funds	Mayor and City Council
Community Facilities & Services	Purchase equipment for Fire Department	X	X	X	X	X	\$3,000/year	General Funds	Mayor and City Council
Economic Development									
Policies: Encourage economic development and redevelopment; Accommodate new development while enhancing existing local assets									
Economic Development	Prepare a joint Economic Development Plan with the County, other cities, the Chamber, and the Industrial Development Authority to identify desired industry and suitable locations, and to develop a marketing strategy.			X			TBD	General Funds	Mayor and City Council
Economic Development	Coordinate with Gordon County Chamber of Commerce to promote development opportunities		X	X	X	X	\$0	N/A	Mayor and City Council
Natural & Cultural Resources									
Policies: Protect and conserve the community's natural, historic and cultural resources									
Natural & Cultural Resources	Review and possibly adopt measures that comply with GA DNR for protecting wetlands, watersheds and groundwater recharge areas	X					\$0	N/A	Mayor and City Council / CVRDC
Intergovernmental Coordination									
Policies: Participate in future facilities and services coordination between governmental entities; Continue coordination with adjacent local governments to provide for exchange of information; Support public-private parterships and non-profit/government collaboration									
Intergovernmental Coordination	Complete the Service Delivery Strategy (SDS) Agreement update	X					\$0	N/A	Mayor and City Council
Intergovernmental Coordination	Coordinate with County on maintenance and operation of parks	X	X	X	X	X	\$0	N/A	Mayor and City Council

City of Ranger 2007-2011 Short Term Work Program

Project Type	Activity	2007	2008	2009	2010	2011	Cost Estimate	Funding Source	Responsible Party
Community Facilities & Services									
Policies: Coordinate facilities and services with land use planning; Investiage financing mechanisms to help pay for future infrastructure; Participate in future facilities coordination between governmental entities									
Community Facilities & Services	Coordinate with City of Fairmount on water and sewer system needs and other city services	X	X	X	X	X			Mayor and City Council
Community Facilities & Services	Investigate the feasibility of constructing a stand-alone sewer system			X			\$0	N/A	Mayor and City Council
Economic Development									
Policies: Encourage economic development and redevelopment; Accommodate new development while enhancing existing local assets; Develop a central downtown area to attract business									
Economic Development	Prepare a joint Economic Development Plan with the County, other cities, the Chamber, and the Industrial Development Authority to identify desired industry and suitable locations, and to develop a marketing strategy.			X			TBD	General Funds	Mayor and City Council
Economic Development	Coordinate with Gordon County Chamber of Commerce to promote development opportunities, including vacant buildings and downtown-area development		X	X	X	X	\$0	N/A	Mayor and City Council
Housing									
Policies: Maintain existing housing stock; Protect existing neighborhoods; Provide opportunities for residents to "age in place"; Accommodate residential development that maximizes open space and provides housing choices									
Housing	Seek CDBG funding for eligible housing rehabilitation projects				X		TBD	Grant Funds	Mayor and City Council
Housing	Review and possibly adopt a Conservation Subdivision Ordinance			X			\$0	N/A	Mayor and City Council
Natural & Cultural Resources									
Policies: Protect and conserve the community's natural and cultural resources; Reduce the impact of new development on the environment; Encourage development that conserves and maximizes open space, steep slopes, and other natural features									
Natural & Cultural Resources	Review and possibly adopt measures that comply with GA DNR for protecting wetlands, watersheds and groundwater recharge areas	X					\$0	N/A	Mayor and City Council / CVRDC
Natural & Cultural Resources	Research funding sources for historic building rehabilitation				X		\$0	N/A	Mayor and City Council / CVRDC
Natural & Cultural Resources	Review and possibly adopt a Hillside Development Ordinance (see DCA Model Code, latest version)		X				\$0	N/A	Mayor and City Council / CVRDC
Natural & Cultural Resources	Review and possibly adopt a Tree Protection/Replacement Ordinance (see DCA Model Code, latest version)		X				\$0	N/A	Mayor and City Council / CVRDC

City of Ranger 2007-2011 Short Term Work Program

Project Type	Activity	2007	2008	2009	2010	2011	Cost Estimate	Funding Source	Responsible Party
Land Use									
Policies: Guide patterns of development throughout the planning process; Promote development that enhances the overall community and gives consideration to adjoining, existing and planned developments; Support development where it can be adequately served by public facilities; Encourage development that helps define the downtown as a center of government, culture, business, and mixed-use opportunities; Encourage the use of landscaping, lighting, signage and building design to add value to our community and contribute to a sense of place; Review land planning and development concepts that have been successful in other places; Use character area designation/descriptions as a guide for development									
Land Use	Prepare a Downtown Master Plan			X			TBD	General Funds/Grant Funds	Mayor and City Council
Land Use	Review and possibly adopt a Landscape and Buffer Ordinance (use DCA Model Code, latest version, as a resource)			X			\$0	N/A	Mayor and City Council / CVRDC
Land Use	Adopt a Sign Ordinance (use DCA Model Code, latest version, as a resource)		X				\$0	N/A	Mayor and City Council / CVRDC
Land Use	Review and possibly adopt basic architectural design standards for non-residential uses (use <i>Design Guidelines</i> section from DCA Model Code, latest version, as a reference)		X				\$0	N/A	Mayor and City Council / CVRDC
Transportation									
Policies: Protect or enhance transportation facilities and corridors to ensure they fulfill their desired functions; Encourage pedestrian connectivity and access in and around activity centers such as the downtown area and the park/community center									
Transportation	Identify and prioritize sidewalk/streetscape projects for potential future SPLOST funding			X			\$0	N/A	Mayor and City Council
Intergovernmental Coordination									
Policies: Participate in future facilities and services coordination between governmental entities; Continue coordination with adjacent local governments to provide for exchange of information; Support public-private partnerships and non-profit/government collaboration									
Intergovernmental Coordination	Complete the Service Delivery Strategy (SDS) Agreement update	X					\$0	N/A	Mayor and City Council
Intergovernmental Coordination	Coordinate with the City of Fairmount for the potential provision of water/sewer infrastructure and other city services, and amend SDS accordingly	X	X	X	X	X	\$0	N/A	Mayor and City Council

Town of Resaca 2007-2011 Short Term Work Program

Project Type	Activity	2007	2008	2009	2010	2011	Cost Estimate	Funding Source	Responsible Party
Community Facilities & Services									
Policies: Maintain level of service for existing and future residents; Coordinate facilities and services with land use planning; Investiage financing mechanisms to help pay for future infrastructure									
Community Facilities & Services	Sewer line expansion	X	X	X	X	X	\$100,000/year	SPLOST	Mayor and Council
Community Facilities & Services	Evaluate potential for use of private package sewage plants where sewer is unavailable			X			\$0	N/A	Mayor and Council
Community Facilities & Services	Street paving	X	X	X	X	X	\$15,000/year	LARP, SPLOST	Mayor and Council
Community Facilities & Services	Coordinate with Gordon County on the future use of the old fire station in Resaca	X	X				\$0	N/A	Mayor and Council
Economic Development									
Policies: Encourage economic development and redevelopment; Accommodate new development while protecting and enhancing historic, cultural and natural assets; Support heritage tourism efforts, including coordinated activities with other jurisdictions and non-governmental groups; Create a unique identity / sense of place using attractive, visable signage and coordinated streetscape elements									
Economic Development	Prepare an economic development plan with assistance from the State of Georgia Department of Economic Development's Regional Tourism Director for NW Georgia			X			TBD	General Funds	Mayor and Council
Economic Development	Identify vacant and underutilized downtown-area sites and coordinate with Gordon County Chamber of Commerce to promote them		X	X	X	X	\$0	N/A	Mayor and Council
Economic Development	Place "Welcome to Resaca" signs at prominent Town gateways		X				\$3,000	General Funds	Mayor and Council
Housing									
Policies: Maintain existing housing stock; Accommodate residential development that maximizes open space and provides housing choices; Encourage use of funding and technical assistance to rehabilliate existing homes; Ensure quality, safe construction with new development and maintenance of property with existing development									
Housing	Adopt a manufactured home ordinance		X				\$0	N/A	Mayor and Council / CVRDC
Housing	Seek CDBG or other funding for eligible housing rehabilitation projects			X	X	X	TBD	Grant Funds	Mayor and Council
Housing	Coordinate with Resaca Beautification Committee to identify/work with properties not in compliance with the Junk, Scrap and Salvage Yards Ordinance	X	X	X	X	X	\$0	N/A	Mayor and Council

Town of Resaca 2007-2011 Short Term Work Program

Project Type	Activity	2007	2008	2009	2010	2011	Cost Estimate	Funding Source	Responsible Party
Natural & Cultural Resources									
Policies: Protect and conserve the community's natural, historic and cultural resources; Reduce the impact of new development on the environment; Encourage development that conserves and maximizes open space/natural and historic resources; Discourage the extension of public utilities into areas not suitable for development; Promote the use of conservation easements, conservation tax credits and other financial incentives to preserve historic and natural resources on privately held property; Coordinate with other jurisdictions and non-profit organizations to protect and promote the Resaca Battlefield and Cemetery; Prohibit incompatible land uses; Seek and promote funding and marketing mechanisms to rehabilitate and reuse historic structures; Support historic preservation efforts, to include property acquisition, beautification and technical assistance									
Natural & Cultural Resources	Adopt measures that comply with GA DNR for protecting wetlands, watersheds and groundwater recharge areas			X			\$1,000	General Funds	Mayor and Council / CVRDC
Natural & Cultural Resources	Continue to enforce the 1994 Resaca River Corridor Protection Plan	X	X	X	X	X	\$0	N/A	Mayor and Council / Gordon County
Natural & Cultural Resources	Designate a Resaca Battlefield overlay district and adopt design guidelines in conjunction with the Gordon County Historic Preservation Commission	X	X				\$1,000	General Funds	Mayor and Council / Gordon County/CVRDC
Natural & Cultural Resources	Renovate the former Town Hall			X	X		\$100,000	Grant Funds/General Funds/SPLOST	Mayor and Council
Natural & Cultural Resources	Evaluate the DCA Regionally Important Resource (RIR) designation/process for potential application to the Resaca Battlefield area		X				\$0	N/A	Mayor and Council / Gordon County/CVRDC
Land Use									
Policies: Guide patterns of development throughout the planning process; Promote development that enhances the overall community and gives consideration to adjoining, existing and planned developments; Support opportunities for in-fill development and redevelopment that positively impacts the character of existing neighborhoods/commercial districts; Encourage the use of landscaping, lighting, signage and building design to add value to our community and contribute to a sense of place; Review land planning and development concepts that have been successful in other places; Use character area designations as a guide for development									
Land Use	Adopt components of the DCA Model Code: Alternatives to Conventional Zoning to establish a local land use management ordinance (include a Conservation Subdivision/Rural Cluster Ordinance)		X				\$2,500	General Funds	Mayor and Council / CVRDC
Land Use	Review and possibly adopt basic architectural design standards for residential and commercial construction			X			\$1,000	Mayor and Council / CVRDC	Mayor and Council / CVRDC
Land Use	Review and possibly adopt a Sign Ordinance (use DCA Model Code, latest version, as a resource)		X				\$1,000	General Funds	Mayor and Council / CVRDC
Land Use	Review and possibly adopt a Landscape and Buffer Ordinance (use DCA Model Code, latest version, as a resource)				X		\$1,000	Mayor and Council / CVRDC	Mayor and Council / CVRDC

Town of Resaca 2007-2011 Short Term Work Program

Project Type	Activity	2007	2008	2009	2010	2011	Cost Estimate	Funding Source	Responsible Party
Transportation									
Policies: Protect or enhance transportation facilities and corridors to ensure they fulfill their desired functions; Encourage pedestrian connectivity and facilities in new developments and existing neighborhoods/commercial districts; Ensure safe routes for residents and tourists to local activity centers, including historic sites; Encourage use of multi-use paths utilizing river corridors and coordinate with neighboring jurisdictions on a comprehensive path system									
Transportation	Identify and prioritize sidewalk/streetscape projects for potential future SPLOST funding that will enhance pedestrian connectivity in the downtown area and accessibility to historic sites			X			\$0	N/A	Mayor and Council
Transportation	Coordinate with the County on a comprehensive Greenways Master Plan			X			TBD	General Funds	Mayor and Council
Intergovernmental Coordination									
Policies: Participate in future facilities and services coordination between governmental entities; Continue coordination with adjacent local governments to provide for exchange of information; Support public-private partnerships and non-profit/government collaboration									
Intergovernmental Coordination	Complete the Service Delivery Strategy (SDS) Agreement update	X					\$0	N/A	Mayor and Council
Intergovernmental Coordination	Continue to support multi-jurisdictional efforts to protect Resaca Battlefield	X	X	X	X	X	\$0	N/A	Mayor and Council

Long Term Work Program for:

Gordon County

Gordon County Long Term Work Program

Project Type	Activity	Year	Cost Estimate*	Funding Source	Responsible Party
Community Facilities	Equip all sheriff's vehicles, fire trucks, EMA trucks, and ambulances with computer equipment for access to 911, GCIC and their respective databases.	2010	\$500,000	General Funds	IT Director
Community Facilities & Services	Purchase an aerial platform truck for the Fire Department.	2010	\$900,000	Fire Fund/General Fund	Fire Chief
Community Facilities & Services	Completion of P25 and Narrowbanding Compliance for all County emergency services (a radio system upgrade per FCC requirements).	2011	\$10,000,000	TBD	Fire Chief
Community Facilities & Services	Build a new Health Department building and include office space for other social service agencies.	2012	\$15,000,000	Future SPLOST	Board of County Commissioners/ Board of Health
Community Facilities & Services	Build a new County Administration building to house all non-judicial government functions for better operational efficiencies.	2012	\$20,000,000	Future SPLOST	Board of County Commissioners
Community Facilities & Services	Build a new 911 Center for more space and better security.	2012	\$7,000,000	Future SPLOST	Board of County Commissioners/ EMA and 911 Director
Community Facilities & Services	Build a new animal shelter to replace the old one.	2012	\$350,000	Future SPLOST	Board of County Commissioners/ Animal Control Director
Community Facilities & Services	Replace the Red Bud Fire Station with a new facility.	2012	\$6,000,000	Future SPLOST	Fire Chief

*In 2008 dollars

Gordon County Long Term Work Program

Project Type	Activity	Year	Cost Estimate*	Funding Source	Responsible Party
Community Facilities & Services	Replace existing downtown parking deck with a larger facility (in conjunction with Calhoun)	2012	\$5,000,000	Future SPLOST	Board of County Commissioners/ County Administrator
Community Facilities & Services	Build a new branch library.	2012	\$2,000,000	Future SPLOST	Board of County Commissioners/ Library Board
Community Facilities & Services	Build a new maintenance facility for the Building and Grounds Department.	2012	\$200,000	Future SPLOST	Building & Grounds Director
Community Facilities & Services	Provide additional senior center facilities across the County.	2012	\$3,500,000	Future SPLOST	Senior Citizens Center Director
Community Facilities & Services	Build an aquatic center at the Sonoraville Recreation Complex.	2012	\$6,500,000	Future SPLOST	Parks & Recreation Director
Community Facilities & Services	Create a 40-60 acre regional park between Red Bud and Resaca.	2012	\$5,000,000	Future SPLOST	Parks & Recreation Director

*In 2008 dollars

5 Appendix: City of Calhoun Character Areas

5.1.1 River Corridor/Floodplain Preserve

The River Corridor/Floodplain Preserve character area reflects the City's environmentally sensitive areas and undeveloped natural lands that are not suitable for development. The character area includes river corridors, wetlands, and floodplain areas. In addition to providing opportunities for passive recreation and for animal/plant species protection, the Oostanaula River is a water source for Gordon County and the greater region.

Development Pattern

The development pattern should seek to:

- Protect open space in a linear pattern, typically following river and stream corridors
- Protect water quality with appropriate stream and reservoir buffers and prohibition of uses that are prone to pollution
- Provide new opportunities for environmental education or low-impact recreation, such as canoeing and hiking, and promote/enhance existing recreation opportunities adjacent to the Oostanaula River, such as the Clarence E. Harris River Park
- Follow Best Management Practices (BMPs) for erosion and sedimentation, as defined in the Georgia Erosion and Sedimentation Act
- Minimize impervious surfaces
- Discourage extension of public utilities, especially sewer, that would encourage development of these areas
- Maintain a high degree of open space
- Preserve natural resources and habitat and views of natural features
- Accommodate a greenway system that follows the Oostanaula River
- Prevent degradation to natural resources in areas that have already developed or have the potential due to existing zoning

Primary Land Uses

- Undeveloped areas left in their natural state
- Passive recreation
- Agriculture

5.1.2 Rural/Agricultural Reserve

The Rural/Agricultural Reserve character area is intended to reflect predominantly rural, undeveloped land that is suited for agricultural, "conservation subdivision" and/or large-lot residential uses. Land in this character area should adhere to large minimum lot sizes or follow Conservation Subdivision principles in order to retain as much of the open space and rural character as possible and protect the existing water supply watershed. Though few areas are recommended as Rural/Agricultural Reserve inside the City limits, there are substantial areas adjacent to Calhoun's current boundaries.

Development Pattern

The development pattern should seek to:

- Protect rural character (including farmland, open space and viewsheds) and environmentally-sensitive areas



5.1.2 Rural/Agricultural Reserve (con't.)

Development Pattern (con't.)

- Cluster new residential development in a "conservation subdivision" design that maintains significant amounts of open space (25%-50% of the site) and natural conservation areas or require a large minimum rural lot size
- Connect new conservation subdivisions to greenways where possible
- Carefully design roadway alterations to minimize scenic and environmental impacts
- Limit impacts of new development on the environment, including reducing limits on clearing and grading
- Reduce impervious cover
- Utilize natural features for stormwater management
- Accommodate low-intensity uses
- Depict clear physical boundaries and transitions between Rural/Agricultural Reserve uses and adjacent higher intensity uses

Primary Land Uses

- Agricultural
- Single Family Residential (very large lot or Conservation Subdivision)
- Passive Recreation

5.1.3 Historic Resource Protection

The Historic Resource Protection character area encompasses the Fain and Chandler Cemeteries. While the cemeteries are not in jeopardy of being displaced, potential issues include long-term maintenance and making the cemeteries accessible to the community. This character area also includes the New Echota State Historic Site and surrounding properties, which abut the City limits to the east. This area is recommended as Historic Resource Protection due to the historical significance of this 19th century capital of the Cherokee Nation and the potentially detrimental impact on the site with development of surrounding properties. Other historic resources in or near the City that are included in this character area are Lay's Ferry south of the Town of Resaca, Rome Crossroads near Coosa Valley Tech, and Trimble House, located just north of the Gordon County/Bartow County line.

Development Pattern

The development pattern should seek to:

- Buffer historic sites from encroaching development
- Encourage building/site design and scale that is compatible with the surrounding historic environment
- Preserve the integrity of historic sites
- Widen and extend roadways into these areas only when absolutely necessary and based on acceptable environmental / fiscal impacts and planned uses
- Encourage low-impact uses
- Protect viewsheds
- Limit clearing and grading
- Protect "gateways", including the Line Street/Hwy 41 intersection, the I-75/Hwy 225 interchange, and the historic City of Calhoun gateway at the North Wall/Hwy 225 split, from incompatible and unattractive development that detracts from the historic nature of the area
- Maintain and enhance, where appropriate, signage, landscaping, perimeter walls, and exterior and interior sidewalks to facilitate pedestrian access and use



5.1.3 Historic Resource Protection (con't.)

Primary Land Uses

- Undeveloped areas
- Passive recreation
- Single-family residential

5.1.4 Historic Downtown

Historic Downtown includes the Calhoun Central Business District as well as surrounding areas on both sides of the railroad that have the potential to develop in a manner that is consistent with the historic downtown: traditional building façades, buildings close to the street, and the use of sidewalks. Goals of the character area include encouraging a mix of uses to create vitality, reinforcing the area as the central business district of Calhoun, and respecting and promoting the established development pattern of the downtown core. New development or redevelopment, particularly west of the railroad, can serve to extend the boundaries and function of downtown by orienting buildings to the street rather than to an on-site parking lot, allowing a mix of uses accessible to the pedestrian, and connecting to the rest of the character area with sidewalks. Maintaining the historic integrity of the downtown is paramount; signage, exterior changes to existing building facades, and new construction in the newly designated Downtown Historic District (inside the boundaries of the character area) are subject to review by the Calhoun Historic Preservation Commission.

Development Pattern

The development pattern should seek to:

- Reinforce traditional pedestrian-scaled development patterns, including building placement, lighting, site features, sidewalk use and amenities, traffic patterns, etc.
- Retain and enhance existing building stock with appropriate maintenance and rehabilitation
- Represent a mix of uses that attract residents to the downtown and create vitality
- Serve surrounding neighborhoods
- Reinforce downtown as the community focal point of Calhoun
- Encourage mixed use development in buildings with underutilized upper floors and with in-fill opportunities (e.g. residential above ground floor retail)
- Accommodate redevelopment and infill opportunities that respect the traditional development patterns and architectural styles
- Encourage a creative, visual environment that encourages exploration and attracts patrons such as attractive, changing window displays, public art, and outdoor dining
- Maintain and enhance the areas' historic character
- Increase visibility of existing parking opportunities
- Promote the "downtown aesthetic" in portions of the Historic Downtown character area that are outside of CBD, including building placement and design and the use of sidewalks to enhance connectivity

Primary Land Uses

- Retail
- Office
- Mixed-use (including upper story residential)
- Government facilities/services
- Parks



5.1.5 West Calhoun

The West Calhoun character area comprises the area west of the Historic Downtown character area and includes the West Calhoun Redevelopment Area that has been identified by the City. Uses include single-family and multi-family residential, vacant industrial sites and the Calhoun High School complex.

Development Pattern

The development pattern should seek to:

- Preserve established single-family neighborhoods
- Increase pedestrian connectivity throughout the area
- Reinforce stability by encouraging home ownership and maintenance or upgrade of existing properties
- Accommodate in-fill development that compliments the scale, setback and style of existing adjacent homes
- Maintain existing homes and promote sensitive building rehabilitation that is in keeping with a building's existing architectural style and scale and that of neighboring homes
- Provide new housing and/or mixed use opportunities that are created out of former warehouse and industrial spaces
- Accommodate senior housing opportunities, which can be integrated into the existing development pattern and can benefit from close proximity to downtown goods and services
- Connect to a network of greenways/trails, wherever possible

Primary Land Uses

- Single-family residential
- Mixed-use
- Public/institutional
- Parks

5.1.6 In-Town Traditional Neighborhood

The In-Town Traditional Neighborhood character area reflects Calhoun's historic housing stock and traditional pattern of development. The area consists of relatively well-maintained single-family housing with a distinct identity through architectural design, building placement, street design, and landscaping. The neighborhoods are generally thought of as "in-town" due to their proximity and accessibility to the central business district. These areas are located east of the CBD, west of the railroad in pockets such as Second Avenue, and in the historic Mill Village. Areas within the In-Town Traditional Neighborhood have the potential to be designated as local historic districts.

Development Pattern

The development pattern should seek to:

- Maintain existing homes and character defining site features (*i.e.* drives, walls, lighting, landscaping, tree cover)
- Promote sensitive building rehabilitation that is in keeping with a building's existing architectural style and scale and that of neighboring homes
- Accommodate in-fill development that compliments the scale, setback and style of existing adjacent homes
- Promote single-family uses
- Increase pedestrian connectivity between neighborhoods and downtown



5.1.6 In-Town Traditional Neighborhood (con't.)

Development Pattern (con't.)

- Accommodate senior housing opportunities, which can be integrated into the existing development pattern and can benefit from close proximity to downtown goods and services
- Connect to a network of greenways/trails, wherever possible

Primary Land Uses

- Single-family residential
- Parks
- Public/institutional

5.1.7 Early Suburban

The Early Suburban character area describes areas where typical types of suburban residential subdivision development have occurred in the post World War II era. Neighborhoods are characterized by low pedestrian orientation, larger lot sizes, high to moderate degree of building separation, and are predominantly residential with scattered civic buildings and varied street patterns (often curvilinear) that include cul-de-sacs.

Development Pattern

The development pattern should seek to:

- Accommodate in-fill development that compliments the scale, setback and style of existing adjacent homes
- Promote single-family uses
- Maintain existing tree cover
- Provide safe facilities for pedestrians, school buses, and bicyclists using the road right-of-way
- Incorporate sidewalks, traffic calming improvements and/or increased street interconnections, where appropriate, to improve walkability within existing neighborhoods as well as connectivity to neighboring communities and major destinations, including schools
- Connect to a network of greenways/trails, wherever possible
- Accommodate senior housing opportunities, which can be integrated into neighborhoods that benefit from close proximity to downtown goods and services

Primary Land Uses

- Single-family residential
- Parks
- Public/institutional

5.1.8 Emerging Suburban

Emerging Suburban increasingly covers areas within and adjacent to the city limits of Calhoun. Typically, suburban areas evolve with low pedestrian orientation, larger lot sizes, high to moderate degree of building separation, and are predominantly residential with scattered civic buildings and varied disconnected street patterns (often curvilinear) that include cul-de-sacs. These residential subdivisions have typically developed in a leap-frog fashion, and they tend to lack connectivity when they do abut. "Conservation subdivisions" should be encouraged as a suitable alternative to traditional low-density residential subdivisions in order to maximize open space.



5.1.8 Emerging Suburban (con't.)

Development Pattern

The development pattern should seek to:

- Provide connected system of streets within new subdivisions and to existing subdivisions, resulting in an expanded local street network for motorists and emergency vehicles
- Provide safe facilities for pedestrians, schools buses, and bicyclists using the road right-of-way
- Connect to a network of greenways/trails, wherever possible
- Provide adequate open space and active and passive recreation opportunities for area residents
- Limit clearing and grading
- Encourage use of Planned Residential Development zoning classification and/or Conservation Subdivision ordinance with the goal of maximizing open space
- Include a variety of housing choices
- Provide sidewalks, street trees and decorative, pedestrian-scale lighting
- Require residential subdivisions accessing a highway to be interconnected and to provide at least two entrances

Primary Land Uses

- Single-family residential
- Parks
- Public/institutional

5.1.9 Peters Street Residential

Peters Street Residential is similar to the Early Suburban character area in that it reflects post-World War II development, however a key differentiation is that it includes a mix of residential uses and some commercial uses. Single-family homes include conventional construction as well as mobile homes, and several apartment complexes are located throughout the character area. Recent residential in-fill projects can also be found.

Development Pattern

The development pattern should seek to:

- Add sidewalks, traffic calming improvements and/or increased street interconnections to improve walkability within existing neighborhoods
- Accommodate residential in-fill development that compliments the scale, setback and style of existing adjacent homes
- Accommodate "neighborhood commercial" uses along Peters Street and Richardson Road (conversion, rather than demolition, of existing homes for commercial use is encouraged; standards should apply for parking, landscaping, lighting, signage, outdoor storage, etc. that respect adjacent residential uses and character of the area)
- Focus on reinforcing stability by encouraging home ownership and maintenance or upgrade of existing properties
- Maintain housing choice but protect established single-family areas

Primary Land Uses

- Residential (single-family and multi-family)
- Parks
- Public/institutional
- Neighborhood commercial (along Peters Street and Richardson Road)



5.1.10 Neighborhood Commercial

The Neighborhood Commercial character area represents residential areas that are experiencing commercial development pressures or those areas that have begun to transition and reflect a mix of commercial and residential uses. Examples include Richardson Road and Line Street adjacent to the Peters Street Residential character area, the Highway 53/42 split heading north into the city, and west of north Dixie Highway.

Development Pattern

The development pattern should seek to:

- Protect existing neighborhoods from encroaching commercial uses
- Require adequate landscape buffers
- Require pedestrian scale signage and appropriate building/site design that is compatible with residential uses
- Accommodate conversion of existing residential uses into office or commercial uses while maintaining the existing building
- Limit paving for surface parking
- Locate parking to the rear of buildings
- Screen existing parking areas with landscape buffers

Primary Land Uses

- Single-family residential
- Office
- Small-scale retail / neighborhood commercial

5.1.11 Red Bud Road Corridor

The Red Bud Road Corridor is a mix of apartments and commercial uses that serve local residents, as well as numerous medical office uses in support of Gordon Hospital. Though sidewalks do exist along the corridor, several gaps are present, which diminishes pedestrian connectivity and the ability of the Red Bud Road to function as a multi-modal corridor.

Development Pattern

The development pattern should seek to:

- Encourage mixed-use opportunities (*i.e.* medical offices above ground floor retail) to serve area residents as well medical support needs
- Enhance pedestrian connectivity
- Prohibit encroachment of commercial and medical uses (including parking and light trespass) into adjacent residential areas
- Promote development/aesthetics around the interstate that enhance the area rather than reflect a "typical" interchange
- Encourage interparcel access/shared driveways for adjacent medical office uses or commercial uses

Primary Land Uses

- Hospital or clinic
- Professional medical office
- Commercial (non-"big box")
- Residential (multi-family as well as senior housing, assisted living facility, special needs housing, guest lodging for patients' families)
- Mixed-use (upper floor office or residential and ground floor retail)



5.1.12 Dews Pond Community

The Dews Pond Community character area includes single-family residential uses, medical-oriented office uses south of Gordon Hospital, and other commercial uses. It includes areas that are undeveloped as well as more concentrated areas of development such as the neighborhoods around Calhoun Elementary.

Development Pattern

The development pattern should seek to:

- Accommodate housing that benefits from close proximity to local schools and to health services (senior housing, nursing home, special needs housing, and guest lodging for families of hospital patients)
- Promote a pedestrian-scale community with sidewalk connections
- Prohibit large-scale commercial uses
- Enhance pedestrian connectivity within and between residential and office developments

Primary Land Uses

- Residential (single-family as well as senior housing, nursing home, special needs housing, and guest lodging for families of hospital patients)
- Professional medical office
- Public/institutional
- Parks

5.1.13 Mauldin Road Mix

Mauldin Road Mix includes a concentration of industrial uses with some commercial along the road that are generally bound on either end by some single-family residential (to the south) and multi-family dwellings (to the north). The area also abuts the Emerging Suburban character area to the west, which has existing neighborhoods and the potential for additional residential growth.

Development Pattern

The development pattern should seek to:

- Protect surrounding residential uses from visual impacts of non-residential uses, including signage, site lighting and outdoor storage/displays
- Maintain existing multi-family housing opportunities
- Utilize landscaping to screen parking and loading areas and to enhance look of the area
- Ensure that truck access does not encroach on residential areas
- Limit clearing and grading
- Adequately buffer between dissimilar land uses
- Limit outdoor storage / display of merchandise

Primary Land Uses

- Wholesaling/warehousing
- Multi-family



5.1.14 Dixie Highway Corridor

This character area reflects smaller-scale, auto-oriented uses that developed as part of the Dixie Highway route that connected Florida to Canada and was heavily used in the 1920's. The majority of the character area is located north of downtown and is a mix of individual commercial uses interspersed with industrial and some residential uses along the two-lane highway. The southern portion is five lanes, but it contributes to the traditional character of the area with its uses and older buildings. The presence of sidewalks and proximity to downtown also contribute to a pedestrian-scale that should be sought for the northern portion. While traditionally a north-south throughway, the corridor also serves as a gateway to downtown Calhoun.

Development Pattern

The development pattern should seek to:

- Maintain viability as a commercial corridor while enhancing overall appearance
- Improve pedestrian connections along the corridor
- Preserve/improve traffic flow
- Enhance pedestrian scale with consistent and reduced building setbacks
- Incorporate streetscape enhancements such as landscaping and decorative streetlights to improve the overall appearance of this "gateway corridor"
- Integrate commercial uses that serve the surrounding residences
- Make uses accessible to local users while providing adequate buffers between highway uses and adjacent residential areas
- Limit outdoor storage/display of merchandise

Primary Land Uses

- Commercial (non-"big box")

5.1.15 Dixie Highway Transitional

Bound between Line Street to the south and Red Bud Road to the north, the Dixie Highway Transitional character area signals the approach to downtown Calhoun and includes a mix of commercial and historic residential uses at the southern end. Some conversions of existing residences to office uses have occurred, which has helped maintain the feel of the area.

Development Pattern

The development pattern should seek to:

- Improve overall appearance of the corridor
- Prevent encroachment of commercial uses into surrounding residential areas
- Coordinate land use and transportation needs of this heavily traveled corridor
- Promote use of vacant buildings/sites for commercial activity
- Encourage conversion, rather than demolition, of existing homes for commercial uses
- Require standards for parking, landscaping, lighting and signage that maintain residential character in spite of change in use
- Protect and enhance pedestrian scale with sidewalks, streetscape treatment and reduced building setbacks
- Prohibit outdoor storage/display of merchandise

Primary Land Uses

- Commercial, including gallery or studio spaces / excluding auto service and sales
- Professional offices
- Single-family residential where it currently exists



5.1.16 Highway 41 North Corridor

Highway 41 North is somewhat reminiscent of Dixie Highway south of downtown in that it is five lanes, however its uses and character differ. The corridor includes a mix of commercial and industrial uses, as well as large-lot residential uses that front the highway. Interstate-oriented uses such as motels and fast food restaurants are located around the I-75 interchange. This interstate access also positions the area to develop at a higher intensity.

Development Pattern

The development pattern should seek to:

- Enhance City gateway around I-75 interchange
- Encourage development that transitions the area to a commercial corridor
- Depict clear physical boundaries and transitions between the highway and adjacent residential uses
- Incorporate access management techniques into site design, including shared driveways and interparcel access
- Adopt landscaping and site design standards to enhance overall appearance of a site, reduce impervious surfaces, and better integrate stormwater treatment
- Redevelop or revitalize hotel sites
- Limit signs and billboards
- Limit clearing and grading

Primary Land Uses

- Commercial (non-“big box”)
- Limited light industrial

5.1.17 Highway 41 South Corridor

Unlike the Highway 41 North Corridor, this character area is a more fully developed commercial corridor. Commercial uses include strip development as well as stand-alone commercial uses on lots that are typically smaller than those on the northern portion of the corridor. Both character areas are five lanes, though the southern portion experiences more interruptions in traffic flow due to the numerous curb cuts that serve existing businesses. The corridor can also be described as having a character that is “between” the traditional, smaller scale Dixie Highway Corridor and the more intensive Highway 53 Corridor to the south.

Development Pattern

The development pattern should seek to:

- Accommodate local vs. regional-serving commercial uses
- Preserve/improve traffic flow, utilizing access management techniques such as interparcel access and driveway consolidation
- Strengthen pedestrian connections to adjacent residential areas
- Provide standards for signage, building placement and parking to enhance the overall corridor, create an identity that is distinct from Highway 53, and contribute to a more pedestrian-scale environment
- Coordinate land use planning with bike, pedestrian and transit opportunities
- Better integrate stormwater treatment and reduce impervious surface in site planning and design



5.1.17 Highway 41 South Corridor (con't.)

Primary Land Uses

- Commercial (not “big-box”)
- Office

5.1.18 Highway 53 Corridor

The Highway 53 Corridor reflects larger-scale commercial developments that are typical of U.S. highways outside of downtowns / town centers. “Strip centers” and “big boxes” are common, as are interstate-oriented commercial uses near the I-75 interchange. Commercial corridors like State Highway 53 are often characterized by large signs that can dominate the visual landscape, numerous curb cuts and driveways that slow traffic flow, large parking areas void of landscaping, and a lack of sidewalks. The heavily traveled corridor also acts as a gateway to the City.

Development Pattern

The development pattern should seek to:

- Enhance overall appearance with design guidelines
- Preserve/improve traffic flow, utilizing access management techniques such as interparcel access and driveway consolidation
- Depict clear physical boundaries and transitions between the highway and adjacent residential uses
- Facilitate quality redevelopment (includes permitting mixed-use development)
- Control “big box” development
- Provide sidewalk connections to adjacent residential areas
- Increase landscaping along the corridor, including in and along parking lots to provide shade, reduce impervious surfaces, shield parking areas, and improve the appearance of individual sites and the entire corridor
- Limit signs and billboards
- Coordinate land use planning with bike, pedestrian and transit opportunities
- Better integrate stormwater treatment in site planning and design with additional site design standards

Primary Land Uses

- Commercial
- Professional offices
- Mixed use development (including residential uses above ground-floor retail or office space)

5.1.19 Highway 53 Transitional

The Highway 53 Transitional area is situated between State Highway 53 frontage properties and the extensive industrial areas to the south. Land uses include a mix of strip center development, warehousing and multi-family units off of Richardson Road, and some single-family residential that fronts State Highway 53 South.

Development Pattern

The development pattern should seek to:

- Prevent encroachment of Highway 53-oriented uses and intensive industrial uses
- Create pedestrian linkages to the highway and between uses within the character area
- Differentiate scale and character from Highway 53 Corridor
- Prohibit “big box” development



5.1.19 Highway 53 Transitional (con't.)

Development Pattern (con't.)

- Adopt landscaping and site design standards to enhance overall appearance of a site, reduce impervious surfaces, and better integrate stormwater treatment
- Limit signs and billboards
- Encourage interparcel access to maintain traffic flow in the area
- Accommodate campus-like, mixed-use development

Primary Land Uses

- Commercial (non "big-box")
- Office
- Smaller warehousing
- Multi-family
- Mixed-use

5.1.20 Interstate Commercial

Interstate Commercial accommodates uses that benefit from good vehicular access, such as close proximity to the interstate, without necessarily having to be visible from the interstate. Curtis Parkway is an example, along which can be found a pool supply store, equipment rentals, store-alls, a carpet distribution center, and a portrait studio.

Development Pattern

The development pattern should seek to:

- Depict clear physical boundaries and transitions between Interstate Commercial uses and adjacent residential uses
- Minimize curb cuts and encourage interparcel access
- Limit signs and billboards
- Encourage site design that minimizes impervious surfaces, better integrates stormwater treatment, and screens parking and loading from the right-of-way

Primary Land Uses

- Commercial
- Office
- Warehousing/wholesaling

5.1.21 Emerging Mixed Use Center – Regional Activity

Emerging Mixed Use Center – Regional Activity represents areas that the potential to develop a regionally-marketed mixture of uses, including employment and housing opportunities, due to interstate access and proximity to other larger scale areas that are developed or have the potential to develop. "Big box" retail is appropriate for these areas and should be designed to fit into mixed-use planned development with limited parking that is shared with surrounding uses. The Trimble Hollow/I-75 area is identified as Emerging Mixed Use Center – Regional Activity. The planned Calhoun Bypass includes an interchange at Union Grove Road, just north of the site. This interchange, and the potential for another at Trimble Hollow Road, positions this area for growth.



5.1.21 **Emerging Mixed Use Center – Regional Activity (con't.)**

Development Pattern

The development pattern should seek to:

- Include a relatively high-density mix of commercial and retail centers, office, services, and employment to serve a regional market area
- Include a diverse mix of higher-density housing types (town homes, apartments, lofts, and condominiums) that can serve a broad range of incomes, including workforce and affordable housing
- Provide strong, walkable connections between different uses
- Connect to nearby networks of greenspace or multi-use trails
- Discourage strip development
- Reflect a campus or unified development
- Require shared driveways and inter-parcel access
- Limit truck traffic by prohibiting warehousing or other operations requiring heavy truck use
- Prohibit new billboards
- Encourage compatible architecture styles that maintain the regional character
- Encourage parking lots to incorporate on-site stormwater mitigation or retention features, such as pervious pavements
- Depict clear physical boundaries and transitions between the Emerging Mixed Use Center – Regional Activity character and adjacent character areas, including the placement of low-density residential uses on the perimeter of the area as a transition use adjacent to the Rural/Agricultural Reserve character area

Primary Land Uses

- Commercial
- Professional office
- Higher density residential uses (including townhomes and condominiums)
- Lower density residential uses at the perimeter of the character area
- Educational institutions

5.1.22 **Industrial**

The Industrial character area is intended to accommodate low and high intensity industry in locations that have interstate and rail access. This character area represents existing industrial facilities / parks as well as areas that have the potential to support industrial growth. While attracting new industry is important to the economic health of the City, the intent of the Industrial character area is to balance growth with environmental considerations.

Development Pattern

The development pattern should seek to:

- Provide diverse industries
- Protect air and water quality
- Prevent adverse impacts to natural resources and surrounding population
- Address traffic impacts and circulation in site design
- Provide adequate buffers
- Limit visibility of industrial operations/parking from the interstate
- Limit grading and clearing

Primary Land Uses

- Industrial



5.1.23 Higher Learning Center

The Higher Learning Center character area includes Coosa Valley Tech, the Northwest Georgia Research and Education Center (UGA), and the George Chambers Resource Center. The goal of this character area is to accommodate these existing facilities and their services. Other public/institutional facilities or parks would be suitable additions.

Development Pattern

The development pattern should seek to:

- Be pedestrian-friendly
- Afford opportunities for facility expansion
- Limit clearing and grading

Primary Land Uses

- Public / Institution
- Passive and active parks

5.1.24 Proposed South Calhoun Bypass

The Proposed South Calhoun Bypass character area reflects the conceptual alignment of the four-lane limited access bypass that is planned south of Calhoun. In addition to helping route truck traffic around downtown Calhoun, it has the potential to accommodate additional industrial opportunities in the southern portion of the County. This segment of the Calhoun Bypass, which also includes a western and eastern portion, is approximately 6.8 miles in length and connects SR 53 West to SR 53 East. Construction of an interstate interchange at Union Grove Road is a key element of the project.

Development Pattern

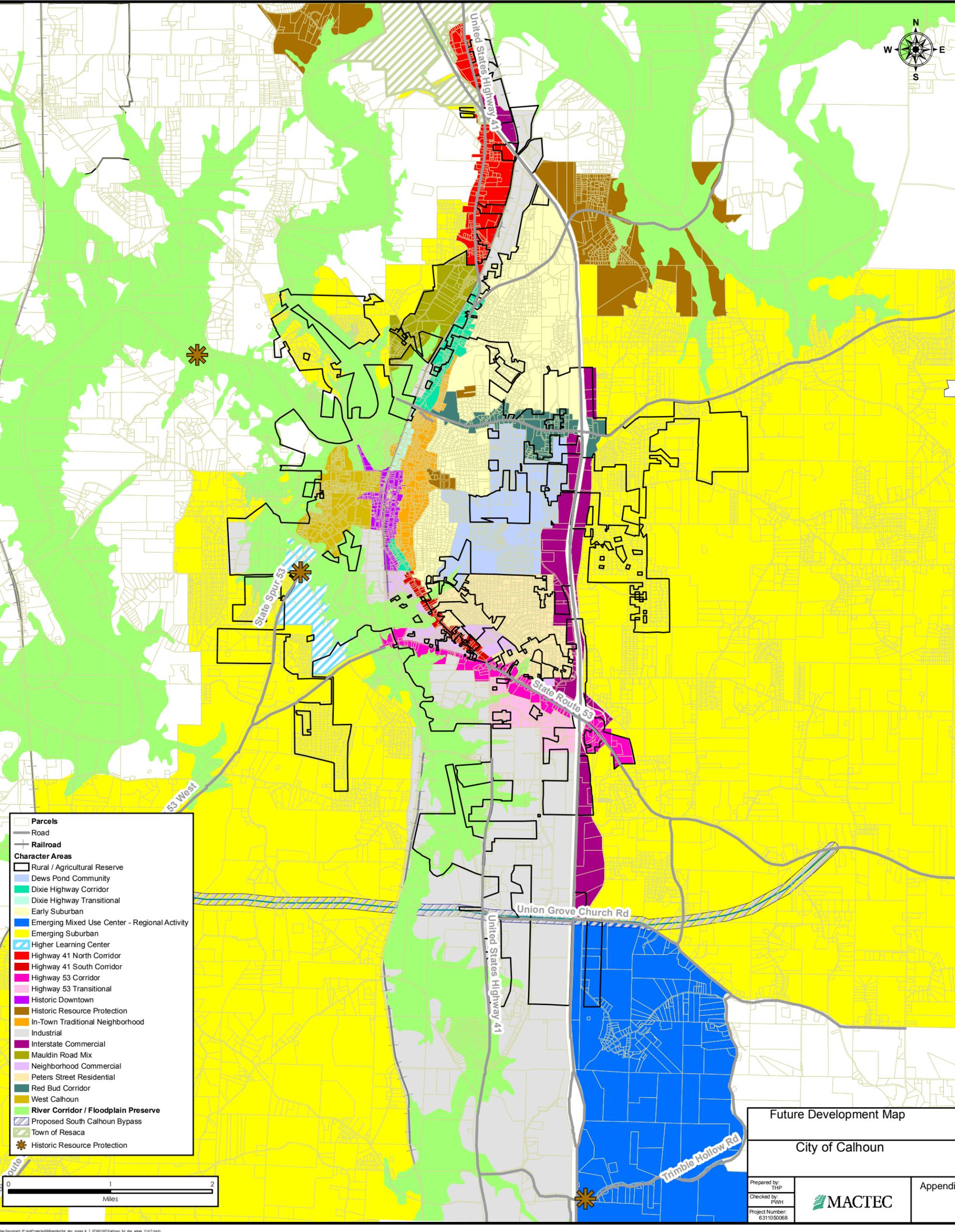
The development pattern should seek to:

- Take the form of corridor development, with clear physical boundaries and transitions between the edge of the character area and surrounding residential areas
- Accommodate diverse industries
- Protect air and water quality
- Prevent adverse impacts to natural resources and surrounding population
- Address traffic impacts and circulation in site design
- Provide adequate vegetative buffers along the corridor
- Limit grading and clearing
- Prohibit billboards and promote sign, landscaping and site standards that enhance the aesthetics of the corridor

Primary Land Uses

- Light industrial
- Ancillary commercial uses





- Parcels
- Road
- Railroad
- Character Areas**
- Rural / Agricultural Reserve
- Dews Pond Community
- Dixie Highway Corridor
- Dixie Highway Transitional
- Early Suburban
- Emerging Mixed Use Center - Regional Activity
- Emerging Suburban
- Higher Learning Center
- Highway 41 North Corridor
- Highway 41 South Corridor
- Highway 53 Corridor
- Highway 53 Transitional
- Historic Downtown
- Historic Resource Protection
- In-Town Traditional Neighborhood
- Industrial
- Interstate Commercial
- Mauldin Road Mix
- Neighborhood Commercial
- Peters Street Residential
- Red Bud Corridor
- West Calhoun
- River Corridor / Floodplain Preserve
- Proposed South Calhoun Bypass
- Town of Resaca
- Historic Resource Protection

Future Development Map	
City of Calhoun	
Prepared by: THP	Appendix
Checked by: PWH	
Project Number: 6311050068	

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Gordon County
Comprehensive Plan 2007-2027

***COMMUNITY
ASSESSMENT***

Prepared for:
Gordon County
City of Fairmount
City of Plainville
City of Ranger
Town of Resaca

COMMUNITY ASSESSMENT TABLE OF CONTENTS

1	INTRODUCTION.....	1-2
1.1	Purpose.....	1-2
1.2	Scope	1-2
2	ISSUES AND OPPORTUNITIES.....	2-4
2.1	Introduction	2-4
2.2	Population.....	2-4
2.3	Housing.....	2-6
2.4	Economic Development	2-7
2.5	Natural and Cultural Resources	2-9
2.6	Facilities and Services Issues.....	2-10
2.7	Land Use.....	2-11
2.8	Transportation.....	2-12
2.9	Intergovernmental Coordination	2-14
3	EXISTING DEVELOPMENT PATTERNS	3-15
3.1	Introduction	3-15
3.2	Existing Land Use	3-15
3.3	Areas Requiring Special Attention	3-17
3.4	Recommended Character Areas.....	3-18
4	CONSISTENCY WITH QUALITY COMMUNITY OBJECTIVES.....	4-20

TABLES

Table 2-1: Gordon County Commuting Patterns.....	2-7
Table 3-1: Existing Land Use.....	3-15
Table 3-2: Areas Requiring Special Attention Descriptions	3-17
Table 3-3: Recommended Character Area Descriptions	3-18

FIGURES

Figure 1-1: Location Map	1-3
Figure 3-1: Existing Land Use Map	3-16
Figure 3-2: Recommended Character Areas	3-19



1 Introduction

1.1 Purpose

The *Community Assessment* provides a factual and conceptual foundation for the remaining work involved in preparing the Gordon County Comprehensive Plan update. The Comprehensive Plan that is being used by the County today was adopted in 1992. It is a joint plan that includes unincorporated Gordon County and local municipalities. The 2007 Gordon County Comprehensive Plan update is again being prepared in conjunction with surrounding municipalities; however, the City of Calhoun is preparing a stand-alone document during this plan update.

The *Gordon County Comprehensive Plan 2007-2027* will primarily focus on unincorporated Gordon County and the municipalities of Fairmount, Plainville, Ranger and Resaca. However, the inclusion of Calhoun data in some instances is necessary to explain conditions, trends, issues or opportunities. Detailed information involving the City of Calhoun may be found in the *City of Calhoun Comprehensive Plan 2007-2027*.

Production of the *Community Assessment* involved the collection and analysis of community data and information. This report represents the final product of that analysis and provides a concise, informative report that stakeholders will use to guide their decision making during the development of the Community Agenda portion of the plan.

The *Community Assessment* also serves the purpose of meeting the intent of the Georgia Department of Community Affairs' (DCA) "Standards and Procedures for Local Comprehensive Planning," as established on May 1, 2005. Preparation in accordance with these standards is an essential requirement in maintaining the County's status as a Qualified Local Government.

1.2 Scope

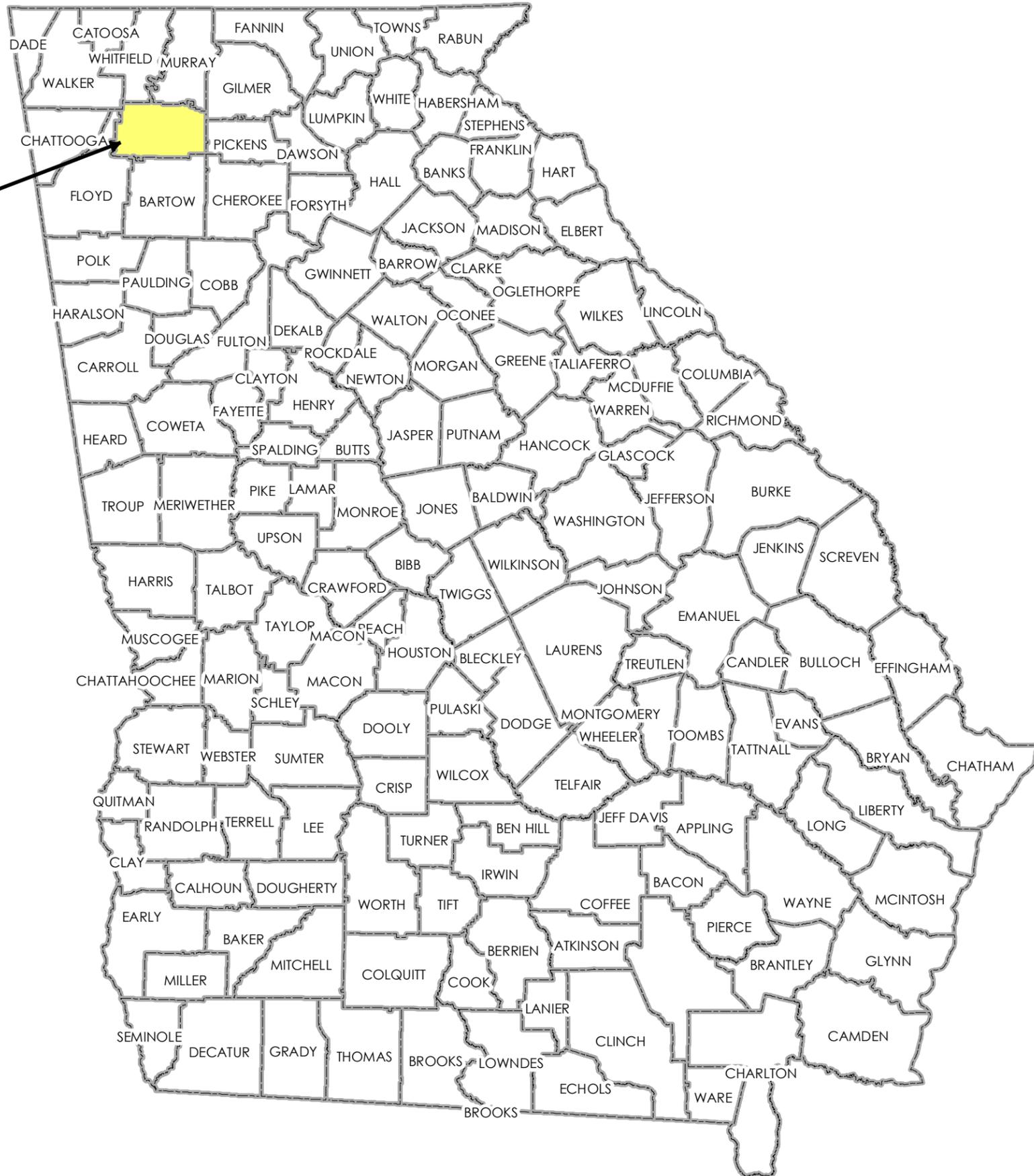
The Community Assessment includes the following information, as required by the DCA Standards:

- Listing of issues and opportunities that the community wants to address
- Analysis of existing development patterns
- Analysis of consistency with the Quality Community Objectives
- Analysis of supporting data and information

The Community Assessment provides an executive summary of community analyses in order to provide an easy reference for stakeholders who will need to refer to the information throughout the planning process. Information referenced in Sections 2 and 3 of this report can be found in its entirety in the *Analysis of Supporting Data*. Figure 1-1 shows the County location in relation to the State of Georgia.



Gordon County



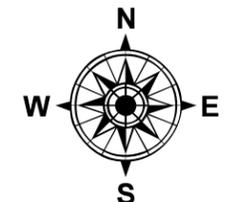
Regional Location

Figure Number: 1-1

Gordon County Comprehensive Plan 2007-2027

Legend

-  Gordon County
-  Other Georgia Counties



2 Issues and Opportunities

2.1 Introduction

The issues and opportunities described below have been identified from a review of the *Analysis of Supporting Data* section of the Community Assessment. This analysis included an examination of the Quality Community Objectives. The *Analysis of Supporting Data* can be found as an addendum to this report. This section organizes the issues and opportunities by the major topics defined in the State of Georgia Department of Community Affairs (DCA) Local Planning Requirements. The assessment topics are:

- Population
- Housing
- Economic Development
- Natural and Cultural Resources
- Community Facilities and Services
- Land Use
- Transportation
- Intergovernmental Coordination

2.2 Population

2.2.1 Issues

1. Sustained Population Growth

The 2005 estimate of population for the County is 50,279, a 14% increase from 2000. The population is projected to increase at an average annual rate of between 1.5 and 4.7% between 2000 and 2025. By 2025 the population is projected to increase by 94% to 97,317 (DCA). A range of 64,988 to 97,317 has been projected. Future population growth in Gordon County is somewhat unpredictable due to uncertainties regarding the County's future land use and growth management policies. Other factors influencing future growth include the land-use and growth management coordination between the County and its cities, local housing market conditions, and local, regional and national economic conditions. Between 1980 and 2000, the population of Gordon County, and the cities of Calhoun and Resaca have risen significantly, as shown in Table 2-2 and Figure 2-1. The cities of Ranger, Plainville, and Fairmount have shown declining populations during the same time period. While Ranger has trended toward continued decline, the cities of Plainville and Fairmount have shown a modest growth trend between 1990 and 2000, but by 2005 these two cities were still below their 1980 population. Resaca has experienced significant growth in recent years and saw an increase of 104% between 1990 and 2000. More growth has occurred since 2000, according to the 2005 U.S. Census estimates.



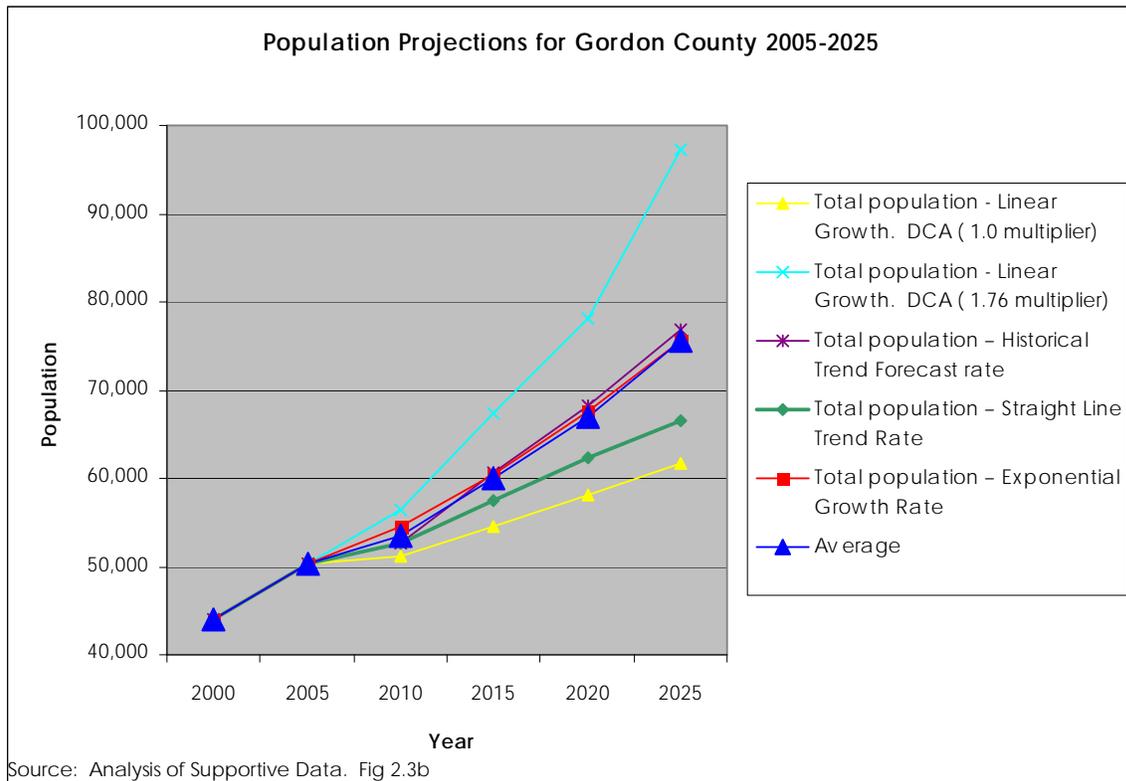
Population (con't.)

2. Growth in the Senior Population

Between 2000 and 2025 Gordon County's senior population (65 and over) is expected to increase from 10.6% to 11.5% of the total population. This equates to 11,219 seniors in 2025 based on the DCA population projections, a 140% increase over the 2005 estimate. This is consistent with the national trend of growth in older age groups due to aging "Baby Boomers."

3. Changing Demographics

The population of persons of Hispanic origin continued to grow between 2000 and 2005 based on Census estimates. The Hispanic population made up 12% of the County's population in 2005, up from 7.4% in 2000, and it is projected to grow at a rate of 111% between 2005 and 2025. The growth rate between 1980 and 2000 was 1,623%. A projected 15,174 people of Hispanic origin will reside in Gordon County in 2025. This number represents 16% of the 2025 projected population. This growing segment of the population will have an effect on public services such as education.



2.2.2 Opportunities

1. Increasing Income, Wages and Educational Attainment

Between 1990 and 2000 there was an increase in the number of household incomes earning more than \$75,000 and a decrease in households earning less than \$40,000. In this same time period, there were increases in the percentage of the population with high school degrees and with college and graduate degrees. Between 1995 and 2005, wages increased 41%, and the average wage increase between 2000 and 2005 for industries with positive growth was 31.3% in the County.



2.3 Housing

2.3.1 Issues

1. Demographic Factors Affect Housing Demand

Demographic factors help to shape the local housing market for Gordon County. The market is dominated by family households. Nearly half of family households have children that will likely desire a more conventional single-family neighborhood.

Householders are middle-class with a 2003 median household income of \$39,449 annually. All households earning more than \$40,000 annually have increased significantly since 1990. Households earning more than \$75,000 have grown more than 300% in the same 10 year period. Households earning less than \$40,000 have diminished, suggesting that more households are earning more income and may be looking for housing options.

With a projected increase in the senior population that doubles this segment's population between 2000 and 2025, special housing needs will need to be considered. These include monthly cost, amenities, access, security, recreation and proximity to healthcare and activity centers. In addition, more housing choices will be needed in order to meet demand, such as assisted living facilities, senior-oriented housing developments, and mixed-use opportunities.

2. Need for Workforce Housing

Local industry is located primarily inside the Calhoun city limits, with approximately 40% of the working age population in Calhoun living in unincorporated Gordon County. Expansion of Calhoun's industrial base, in addition to the future job growth elsewhere in the County, will require additional housing. Much of this housing will likely be located in unincorporated Gordon County due to the limited amount of undeveloped land in Calhoun.

2.3.2 Opportunities

1. Encourage Traditional Neighborhood Developments

Traditional Neighborhood Developments (TND) offer a mix of land uses, housing types and transportation modes that contribute to a sense of community. TNDs can also enhance the character of Gordon County by providing thoughtful and attractive new development that provides an alternative to less dense traditional single-family neighborhoods or large-lot residential areas.

The County's Planned Residential District (PRD) zoning district permits different housing types and allows higher densities and reduced setbacks to maximize open space; open space is characteristic of much of Gordon County, and the PRD district is a means of preserving the County's natural resources while accommodating new growth.

2. Housing Choice

With household incomes on the rise, housing above the \$200,000 price point may become more common. A household income of \$75,000 should support home prices ranging from \$250,000 to \$350,000 for non-cost burdened residents. Households earning more than \$75,000 in Gordon County increased 95% between 1990 and 2000. An increase in income provides opportunities for the development community to provide a broader range in housing type.



2.4 Economic Development

2.4.1 Issues

1. Job Growth Proportionate to Population Growth

Based on commuting patterns in 2000, jobs appear to be growing consistently with the population. Of those eligible to work, almost 70% were employed in Gordon County. Likewise, almost 70% of the job positions in Gordon County were filled by Gordon County residents. As jobs continue to increase in the cities and in the County, unincorporated Gordon County may be the likely location for additional workforce housing.

Table 2-1: Gordon County Commuting Patterns

Employed Residents of Gordon County			Persons Working in Gordon County		
County Where Employed	Number	Percent of Total	County of Residence	Number	Percent of Total
Gordon Co. GA	15,172	68.9	Gordon Co. GA	15,172	70.9
Whitfield Co. GA	2,909	13.2	Floyd Co. GA	1,813	8.5
Bartow Co. GA	1,034	4.7	Bartow Co. GA	1,203	5.6
Floyd Co. GA	966	4.4	Whitfield Co. GA	867	4.1
Murray Co. GA	499	2.3	Murray Co. GA	602	2.8
Cobb Co. GA	414	1.9	Cobb Co. GA	233	1.1
Cherokee Co. GA	177	0.8	Pickens Co. GA	202	0.9
Fulton Co. GA	177	0.8	Chattooga Co. GA	193	0.9
Other	669	3	Other	1,103	5.2
Total Residents:	22,017	100	Total Residents:	21,388	100

Source: US Census

2. Lack of a Strategic Economic Development Plan

The County lacks a strategic economic development plan. The Chamber of Commerce and the Gordon County Development Authority provide much of the economic development marketing and planning for Gordon County; however, the County lacks a dedicated staff person or department that represents and can pursue Gordon County's economic development interests. Providing a consistent proactive approach to business marketing, recruitment and retention is vitally important for developing new jobs in the County.

3. Providing Adequate Infrastructure to Support Future Development

While interstate and rail access make Gordon County attractive to new industrial and commercial development, potential challenges are ensuring there is land that can accommodate business growth and providing the appropriate infrastructure – roads, water and sewer – to support this type of development.

The City of Calhoun, which is the local water and sewer service provider, has planned for a mostly eastward expansion of water and sewer into unincorporated Gordon County through 2015.



Economic Development (con't.)

2.4.2 Opportunities

1. Growing Economic Base

Similar to population growth, future economic growth in Gordon County is partially based on policy decisions made today, particularly related to roads, water, and sewer improvements and the ability to use these tools to attract businesses to the area. With population increases come services and products to support growth. Much of the moderate to heavy industrial and retail development is occurring to the north and south of the Calhoun CBD along the Interstate 75 and U.S. 41 corridors.

The County has undeveloped property to accommodate growth as well as an extensive north/south transportation system.

2. Diversified Economy

In addition to an expanding base of individual and business consumers and a broad range of products and services, the County also supports a diversified economy through different or competitive industries, products, and services. Gordon County had a 2002 employment base of 20,208 jobs, according to the Georgia Department of Labor, and was dominated by the manufacturing sector with 9,127 jobs. The textile industries employed 7,500 workers of the 9,127 in the manufacturing sector. Other major industry sectors include government, healthcare and social services, retail trade, and accommodation and food services. Together, these industries comprise 73% of local jobs.

Manufacturing is the most significant basic or export-oriented industry. Although manufacturing is an industry in decline nationally, it offers potential growth in Gordon County, particularly among firms requiring advanced technologies and a lower, as well as, highly-skilled labor force. Other high-growth employment sectors are professional and business services, education and health services, trade, transportation and utilities, and government. All of these sectors offer excellent future growth potential. Maintaining a diversified economic base, while expanding the local economy, is critical to the future of the County for several reasons. A broad-based economy mitigates downward turns in the national and local economies. In addition, a variety of employment opportunities and wages create opportunities for County residents to continue to work inside the County.



2.5 Natural and Cultural Resources

2.5.1 Issues

1. Preservation of Prime Agricultural and Open Space Conservation

Gordon County contains expansive areas of undeveloped land, particularly in its eastern and western sections. It also retains thousands of acres of active, productive farms. Large expanses of open space are generally attractive to the development community, and development pressure on these valuable resources is growing. At this time the County lacks a comprehensive strategy for preservation and retention of these open spaces and farmlands.

2. Preservation of Historic Resources

Several large, significant historic sites are located in Gordon County. These include the New Echota State Historic Site, the Resaca Battlefield, and areas throughout the County with that are either known or have the potential for yielding important archaeological finds. These historic resources may be jeopardized by future growth that either abuts an established site, such as New Echota, or destroys a site, such as areas along the County's riverbanks that contain evidence of Native American settlement.

3. Water Quality Protection

The County is unique in that it is the location of a convergence of two regional waterways that provide the majority of the processed drinking water for the County and its municipalities. Erosion and sedimentation controls are in place; however, consistent enforcement is needed. Revisions to development standards that include limits on impervious surfaces and agricultural and industrial waste should be considered.

2.5.2 Opportunities

1. Parks and Recreation Master Plan Update

The County is currently updating its Parks and Recreation Master Plan. Originally adopted in 2001 as a tool to preserve open space, it focused on the Sonoraville Recreation Complex as well as potential park areas near Resaca and Plainville. The update is providing an opportunity for greater focus on greenspace/open space preservation and for coordination with the Comprehensive Plan update.

2. Formation of Historic Preservation Commission

The County recently adopted a Historic Preservation Ordinance and appointed members to the Gordon County Historic Preservation Commission (HPC). The HPC meets on a regular basis and is in the process of identifying potential historic districts to help protect local historic resources from inappropriate development. These districts will form a buffer around historic sites such as New Echota, within which new and existing development will be regulated by design guidelines. The HPC also coordinates with the Calhoun Historic Preservation Commission, which results in a comprehensive approach to historic preservation in the County.



2.6 Community Facilities and Services

2.6.1 Issues

1. Meeting the Service Demands of a Growing and Diverse Population

The County will need to expand its services as the population grows and rapidly becomes more diverse. Many County departments are in need of additional storage space and personnel. The Town of Resaca established a new police department to serve a growing population, and the City of Fairmount provides police and fire protection services for its residents; additional growth may require expansion of these smaller departments.

The growing Hispanic population will require the creation of additional bilingual services and more extensive public outreach initiatives, and the projected increase in the senior population will require greater attention to meeting the needs of an aging population.

2.6.2 Opportunities

1. New County Complex

The new County complex near Resaca which will initially contain the new jail and a new fire station may provide opportunities for certain support staff function to be relocated thereby freeing up space and resources that maybe more suited to other functions.

2. Impact Fees

A County impact fee feasibility study was completed in July, 2006. It focused on expanding the capacity of facilities for public safety, parks and recreation, and libraries. Upon adoption of the Comprehensive Plan update, the County will review recommended projects having the potential to be funded by impact fees.



2.7 Land Use

2.7.1 Issues

1. Incompatibility between Land Use and Zoning

Many of the requests for rezoning in the County are needed in order to develop property for a use that is permitted under existing zoning but is nonetheless prohibited due to restrictive lot size requirements. The primary example is the A-1 (Agricultural) zoning district, which permits a residential use as long as the property is at least five acre in size. This prohibits numerous property owners from building houses on undeveloped land that would otherwise be appropriate for a residential use, and results in rezoning of property to a residential classification.

2. Commercializing Corridors

Many of the east-west corridors east of Calhoun have developed as residential areas. Demand for commercial establishments along these corridors has followed the new population. It is important to locate appropriate neighborhood and community-scale mixed use activities to ensure that the long-range development along the corridors does not result in unattractive strip commercial development or encroachment of commercial uses into established residential areas.

2.7.2 Opportunities

1. Zoning Ordinance Update

In 2006 the County authorized a major update to the zoning ordinance and the creation of a unified development code (UDC). Work will begin upon completion of the Comprehensive Plan Update to ensure that the UDC will be a useful tool for implementing the County's vision for future development.



2.8 Transportation

2.8.1 Issues

1. Road Conditions

Many of the local streets are substandard in width and have limited or no shoulders. The pavement on many of these is bituminous surface treatment in poor condition and in need of resurfacing.

2. Connectivity

There is little connectivity north-south through the predominantly residential areas east of the east-west routes of SR 225, Dews Pond Road, Boone Ford Road, and SR 53. With residential growth, these roads will continue to experience capacity issues as traffic approaches Interstate 75.

Few east-west routes currently cross the southern end of the county near Calhoun. As a result, local traffic must use the arterial streets of the busy commercial area along SR 53 from SR 53 Spur to I-75. The expanding industrial land uses further complicate the problem.

3. Alternative Modes of Travel

There is currently only one state designated bicycle route through Gordon County. It follows SR 136 from Walker County and then to SR 136 Connector to Calhoun where it runs along SR 3/US 41 to the Bartow County line. This route is not currently signed or marked on the existing roadways.

There are currently two statewide park and ride lots in Gordon County. One of these is at the Fairmount public square and has ten spaces. The other is on US 41 at SR 136 in Resaca and has space for six vehicles.

4. Few Opportunities to Walk

The County does not require sidewalks as part of new developments, and the Coosa Valley Regional Development Center noted that there are very few mapped sidewalks in Gordon County. While sidewalks are not always appropriate in rural areas, there are alternatives that can provide off-road connectivity: greenways, rural paths, and bike paths. Sidewalks may be appropriate along such streets as Dews Pond Road and Curtis Parkway to encourage pedestrian traffic by providing a safer place to walk.

5. Parking

Although downtown Calhoun is outside of Gordon County's jurisdiction, the location of County services in the CBD contributes to the perceived lack of parking. This is especially true when court is in session. If existing lots are being fully utilized, then consideration may need to be given to acquiring vacant industrial land in this area for additional parking. Any means of addressing the parking issue requires communication with the City of Calhoun.

6. Land Use Compatibility

Residential growth east of Calhoun and industrial growth to the south tax the roadway system near the Interstate 75 interchanges, particularly the SR 53 interchange. The primary traffic patterns will continue to flow toward Calhoun and toward Interstate 75. With this flow toward Interstate 75, the east west surface streets will continue to add vehicles and the need for added capacity will increase. North-south connectivity is needed to lessen the load on Lovers Lane.



Transportation (con't.)

2.8.2 Opportunities

1. Union Grove Interchange

The pending addition of the Union Grove Interchange should minimize many issues related to east-west connectivity from Interstate 75 to the residential developments east of Calhoun, the heavy truck traffic required for the industrial areas south of Calhoun, and friendlier pedestrian facilities as more traffic is routed from the SR 53 and U.S. 41 corridors to the new interchange.

2. Greenspace Used for Alternative Modes of Travel

With the increase in population and growing demands on housing and the need for new schools, bike paths or lanes may need to be established. Trails may be a viable alternative to the use of public streets. The 2006 update to the Gordon County Parks and Master Plan can provide an opportunity to examine these issues, in addition to providing tools for implementation.

3. Roadway and Sidewalk Improvements

The funding provided by the Special Purpose Local Option Sales Tax (SPLOST) program will benefit road and sidewalk repairs and improvements. The Gordon County Board of Commissioners specifically earmarked \$17,500,000 in SPLOST funds for road, street and bridge projects throughout the County.



2.9 Intergovernmental Coordination

2.9.1 Issues

1. Regional Transportation Planning

To ensure that proper coordination and execution of much needed transportation improvements, County officials need to be actively involved in transportation planning activities with the CVRDC, Georgia Regional Transportation Authority, and Georgia Department of Transportation. Growth that is occurring east of I-75 from Calhoun and South of Gordon County in Adairsville will impact the use of Highways 61/411 and 53 as well as I-75.

2. Land Use Conflicts That Result From Annexation

Gordon County and its cities have not established future annexation areas and service agreements that could serve as a basis for extraterritorial jurisdiction. The County should work closely with Calhoun to correct the "annexation islands" that exist within Calhoun's city limits as this is a burden to the emergency response departments in particular.

3. Land Use Designations

Potential land use conflicts are possible along jurisdictional boundaries due to zoning decisions and recommended future land uses adopted by the respective jurisdiction. Incompatible land uses detract from the character of the County and create costly issues with transportation and infrastructure planning. The County should work closely with its municipalities to create and enforce compatible land use at the jurisdictional boundaries.

2.9.2 Opportunities

1. Shared Services

The County and City governments cooperate to provide or share services (parks and recreation, E911, Emergency Services, Police or Sheriff's Office, schools, water, sewer, other). This coordination could simplify the process of eliminating the islands of unincorporated Gordon County within Calhoun's city limits.

2. Special Purpose Local Option Sales Tax

County officials need to continue to work closely with the cities to help ensure that this important source of capital improvements funding is used effectively as transportation and infrastructure improvements will be required to keep pace with growth.

3. Coordinated Comprehensive Plan Updates

Calhoun and Gordon County are undertaking concurrent plan updates. This is being done to facilitate coordination on issues related to future growth and development.



3 Existing Development Patterns

3.1 Introduction

The purpose of this analysis is to understand the development conditions and growth patterns currently occurring on the ground in Gordon County. The analysis allows the further exploration of issues and opportunities related to the physical environment. The following analysis considers three aspects of the existing development patterns: existing land use, areas requiring special attention and recommended character areas.

3.2 Existing Land Use

An existing land use map displays the development on the ground categorized into groups of similar types of development at a given point in time. For purposes of this analysis, the Gordon County Existing Land Use Map (Figure 3-1) shows current uses as of August 2006, based on tax digest information provided by the Gordon County Tax Assessor Office. Table 3-1 provides the acreage of existing land use by land use classification.

Table 3-1: Existing Land Use

Land Use Classification	Gordon County	
	Acres	%
Residential	44,504	20.08%
Commercial	3,244	1.46%
Industrial	3,915	1.77%
Public/Institutional	1,229	0.55%
Conservation/Parks/Recreation	96,368	43.48%
Agriculture/Forestry	71,454	32.24%
Transportation/Communication/Utility	919	0.41%
Total	221,634	100%



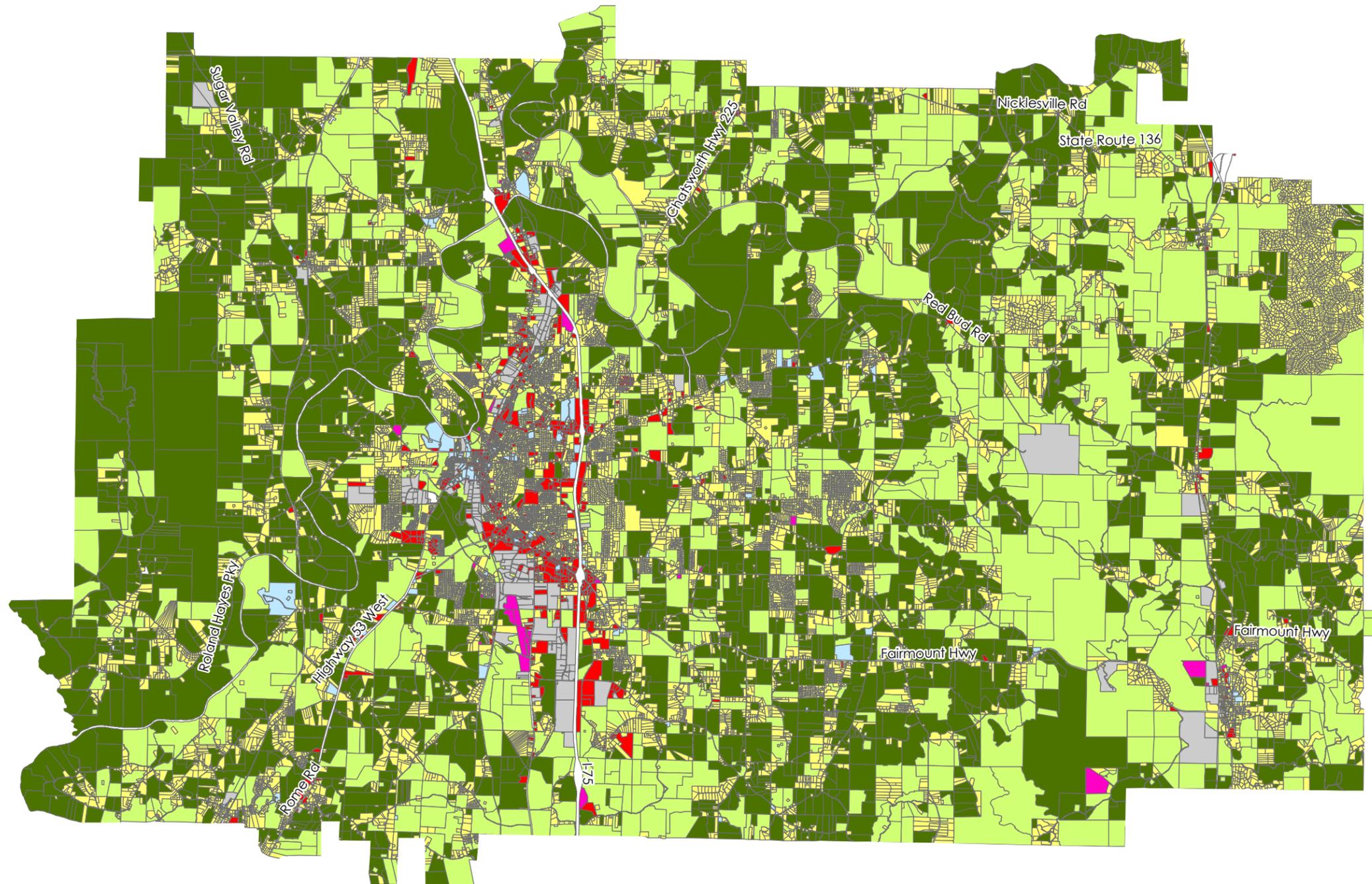
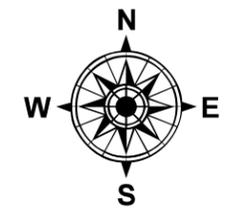
Existing Land Use

Figure Number: 3-1

Gordon County Comprehensive Plan 2007-2027

Legend

-  Undefined
-  Agricultural \ Forestry
-  Commercial
-  Conservation \ Parks \ Recreation
-  Industrial
-  Public \ Institutional
-  Residential
-  Transportation \ Communication \ Utilities



3.3 Areas Requiring Special Attention

Growth inevitably impacts the natural and cultural environments as well as community facilities, services and infrastructure required to service an area. Table 3-2 outlines areas where the real estate market has and continues to produce development that is dominated by single-function land uses, where aging commercial areas are in need of functional and aesthetic revitalization, where growth should be well managed due to the environmentally-sensitive nature of the land, or where historical districts and elements should be maintained as they comprise much of the identity of the County.

Table 3-3: Areas Requiring Special Attention Descriptions

Area	Description
Historic Areas	All significant or recognized historic areas and structures will likely be threatened by encroaching development or incompatible land uses at some point in time. Proper land use planning and guidelines are needed to protect viable cultural resources.
Natural Resources	Natural resources, particularly water resources, are of special concern as the County experiences population growth and associated housing and commercial development. Greenspace planning and preservation will also be important to preserving natural resources and providing recreation sources and transportation alternatives for residents.
Annexation Islands	Within the Calhoun city limits are parcels of land that are technically located in the County, essentially islands of unincorporated Gordon County within the City limits. To simplify logistics for EMS, Fire, Police and other public services, attention should be focused to correct these islands caused by annexation.
East-West Commercial Corridors	These are the corridors east of Calhoun along SR 53 and SR156, Dews Pond Road and Boone Ford Road. These corridors contain much of the recent housing development. As development intensifies, careful consideration should be given to the location and types of commercial development that complement residential land use as well as provide opportunities to shorten travel times and provide pedestrian or transportation alternatives.
Water and Sewer Development	Areas for water and sewer development have been identified and projects planned through 2015 by the City of Calhoun. It is important to encourage development in the planned areas or only allow water and sewer to new developments that will provide sufficient infrastructure that can be extended to later developments beyond the immediate project. Open communication with the City is imperative.
Steep Slopes	Limited primarily to the eastern and western borders, development planned on steep slopes greater than 25% should be carefully considered due to the potentially harmful environmental factors, such as erosion, and added costs to the developers, property owners and County.



3.4 Recommended Character Areas

Character area planning focuses on the way an area looks and how it functions. Applying development strategies to character areas in County can preserve existing areas and help other areas function better and become more attractive. They help guide future development through policies and implementation strategies that are tailored to each situation. The character areas recommended for Gordon County, described in Table 3-3 and mapped in Figure 3-2, define areas that:

- Presently have unique or special characteristics that need to be preserved.
- Have the potential to evolve into unique areas.
- Require special attention because of unique development issues.

Table 3-4: Recommended Character Area Descriptions

Character Area	Description
Agricultural/Rural Reserve Area	Predominantly rural, undeveloped land likely to develop for rural and/or large-lot residential and agricultural; or land that is primarily rural/residential or residential and agriculture.
River Corridors/ Preserve Area	Primarily undeveloped natural lands and environmentally sensitive areas not suitable for urban or suburban development. These areas include steep slopes, flood plains, wetlands, protected river corridors, wildlife management areas and other environmentally sensitive areas. The Coosawatte, Conasauga and Oostanaula rivers are the primary water sources for Gordon County and converge to form regional water sources for Northwest Georgia and Northeast Alabama. The rivers and their tributaries serve as home to endangered animal species and wildlife passages. The lazy, winding rivers punctuate the rural feel of the County. Salacoa Creek Park presents numerous opportunities for active and passive recreation as well as educational opportunities. Encroaching development and potentially incompatible land uses may impact the associated activities involving the natural resources of the park.
Historic Preservation Area	Recognized or significant historic sites are located in the County, including but not limited to: New Echota Historic Site, the Resaca Confederate Cemetery, the Resaca Battlefield, the Freeman- Hurt House and the Taylor-William House. These areas preserve a part of history and will likely be threatened by encroaching development. These areas include these sites and the areas surrounding them that have the potential to develop in ways that would negatively impact the historic sites.
Emerging Suburban and Exurban Area	Large area to the east of Calhoun and a small area east of Fairmont where pressure for the typical types of suburban residential subdivision development and associated strip commercial development along arterials and major roads is greatest. Without intervention, these areas are likely to evolve with low pedestrian orientation, larger lot sizes, high to moderate degree of building separation, predominantly residential with scattered civic buildings and varied street patterns (often curvilinear) that include cul-de-sacs.
Town Center Area	Traditional central business district and immediately surrounding commercial, industrial or mixed use areas. Generally urban pedestrian-friendly, a mix of single and possibly multi-story buildings with on-street parking. Typically include public spaces and government buildings. Plainville and Fairmount have a well defined town centers. Plainville has several potentially historic buildings dating back to the early 1900's. Fairmount is experiencing positive growth and is strategically located along an increasingly viable north-south highway, SR 61/U.S. 411. Older buildings and homes located near the square offer opportunities for a unique experience with revitalization efforts.



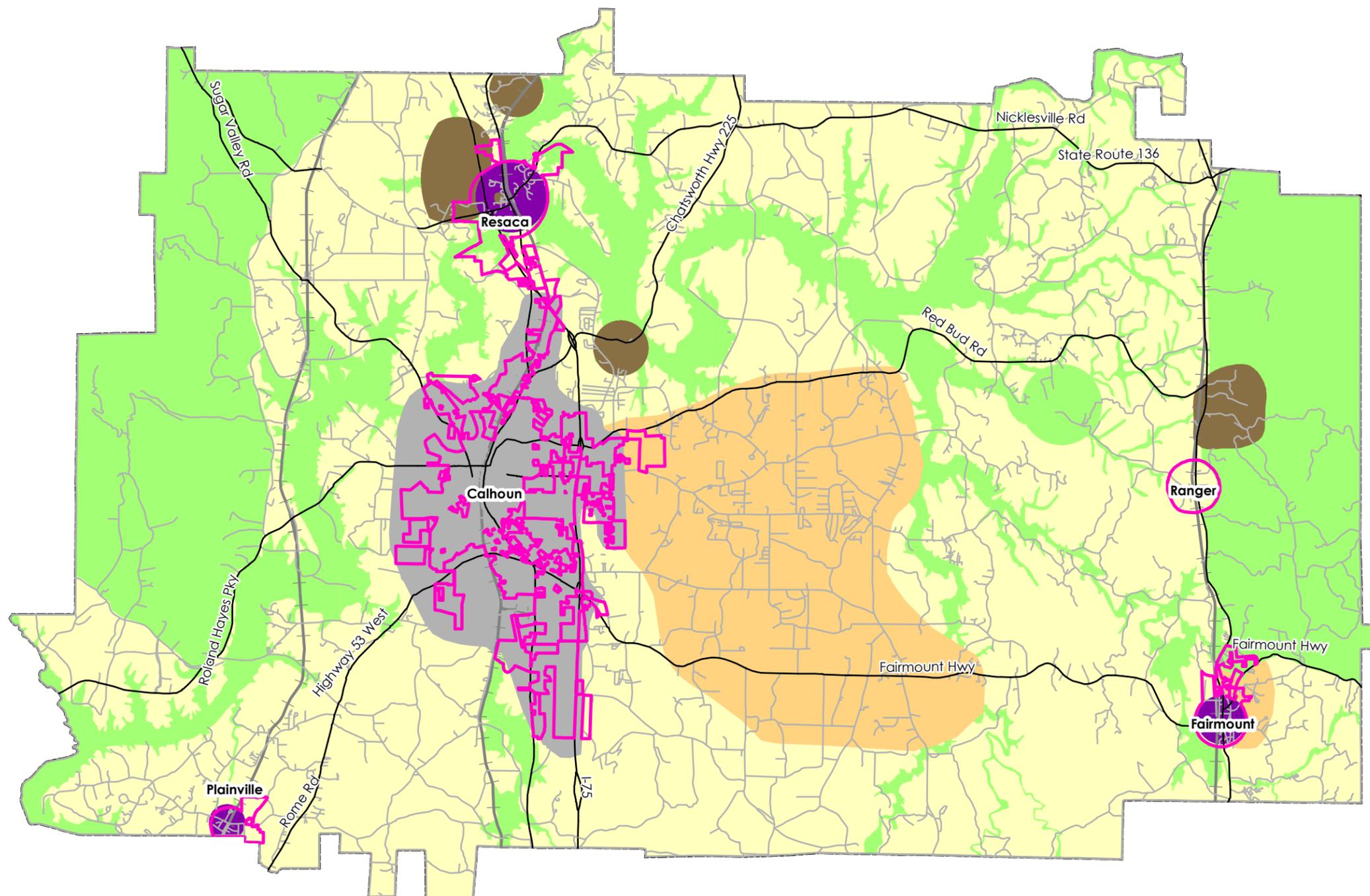
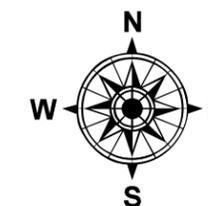
Character Areas

Figure Number: 3-2

Gordon County Comprehensive Plan 2007-2027

Legend

- Major Road
- Minor Road
- Railroad
- City Limits
- County Boundary
- Character Areas**
- Agricultural / Rural
- Calhoun City Area
- River Corridor / Conservation Areas
- Town Center
- Historic Preservation Area
- Emerging Suburban



4 Consistency with Quality Community Objectives

This section is intended to meet the Minimum Standards for Local Comprehensive Planning requirement so that the Community Assessment includes an evaluation of the community's current policies, activities and development patterns for consistency with the Quality Community Objectives contained in the State Planning Goals and Objectives. The Department of Community Affairs' Office of Planning and Quality Growth created the Quality Community Objectives Local Assessment to assist local governments in evaluating their progress towards sustainable and livable communities. The assessment is meant to give the community an idea of how it is progressing toward reaching these objectives.

The following tables function as guide for assessing the current status of Quality Community Objectives in Gordon County.

Traditional Neighborhoods			
Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.			
	Yes	No	Comments
1. If we have a zoning code, it does not separate commercial, residential and retail uses in every district.	✓		
2. Our community has ordinances in place that allow neo-traditional development "by right" so that developers do not have to go through a long variance process.	✓		
3. We have a street tree ordinance that requires new development to plant shade-bearing trees appropriate to our climate.		✓	
4. Our community has an organized tree-planting campaign in public areas that will make walking more comfortable in the summer.		✓	
5. We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.	✓		
6. Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.	✓		
7. In some areas several errands can be made on foot, if so desired.	✓		
8. Some of our children can and do walk to school safely.	✓		
9. Some of our children can and do bike to school safely.	✓		
10. Schools are located in or near neighborhoods in our community.	✓		



Infill Development			
Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.			
	Yes	No	Comments
1. Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.		✓	
2. Our community is actively working to promote Brownfield redevelopment.		✓	
3. Our community is actively working to promote greyfield redevelopment.		✓	
4. We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road).		✓	
5. Our community allows small lot development (5,000 square feet or less) for some uses.		✓	

Sense of Place			
Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.			
	Yes	No	Comments
1. If someone dropped from the sky into our community, he or she would know immediately where he or she was, based on our distinct characteristics.	✓		
2. We have delineated the areas of our community that are important to our history and heritage, and have taken steps to protect those areas.	✓		The Gordon County Historic Preservation Commission is in the process of taking steps to protect historic areas via district designation/creation of design guidelines.
3. We have ordinances to regulate the aesthetics of development in our highly visible areas.		✓	
4. We have ordinances to regulate the size and type of signage in our community.	✓		
5. We offer a development guidebook that illustrates the type of new development we want in our community.		✓	
6. If applicable, our community has a plan to protect designated farmland.		✓	



Transportation Alternatives			
Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.			
	Yes	No	Comments
1. We have public transportation.	✓		Mini-buses for low-income residents.
2. We require new development to connect with existing development through a street network vs. a single access point.		✓	
3. We have a good network of sidewalks to allow people to walk to a variety of destinations.		✓	Primarily limited to the city centers.
4. We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.		✓	
5. We require that newly built sidewalks connect to existing sidewalks wherever possible.		✓	
6. We have a plan for bicycle routes through our community.		✓	
7. We allow commercial and retail development to share parking areas wherever possible.	✓		

Regional Identity			
Each region should promote and preserve a regional "identity," or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.			
	Yes	No	Comments
1. Our community is characteristic of the region in terms of architectural styles and heritage.	✓		
2. Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.	✓		
3. Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal, etc.).	✓		
4. Our community participates in the Georgia Department of Economic Development's regional tourism partnership.	✓		
5. Our community promotes tourism opportunities based on the unique characteristics of our region.	✓		
6. Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment and education.	✓		



Heritage Preservation			
The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.			
	Yes	No	Comments
1. We have designated historic districts in our community.	✓		
2. We have an active historic preservation commission.	✓		
3. We want new development to complement our historic development, and we have ordinances in place to ensure this.		✓	The Gordon County Historic Preservation Commission is in the process of designating overlay districts adjacent to significant historic sites that will regulate new development to ensure compatibility with historic development.

Open Space Preservation			
New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.			
	Yes	No	Comments
1. Our community has a greenspace plan.		✓	The Parks and Recreation Master Plan update will address greenspace planning.
2. Our community is actively preserving greenspace, either through direct purchase or by encouraging set-asides in new development.	✓		
3. We have a local land conservation program, or we work with state or national land conservation programs, to preserve environmentally important areas in our community.	✓		
4. We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.	✓		Planned Residential District (PRD) zoning is intended to maximize open space in residential developments.



Environmental Protection			
Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.			
	Yes	No	Comments
1. Our community has a comprehensive natural resources inventory.	✓		
2. We use this resource inventory to steer development away from environmentally sensitive areas.	✓		Resources are identified in the "Part V" environmental ordinances.
3. We have identified our defining natural resources and taken steps to protect them.	✓		
4. Our community has passed the necessary "Part V" environmental ordinances, and we enforce them.	✓		
5. Our community has a tree preservation ordinance which is actively enforced.		✓	
6. Our community has a tree-replanting ordinance for new development.		✓	
7. We are using stormwater best management practices for all new development.		✓	
8. We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.).	✓		Ordinances are being reviewed to ensure there is adequate protection.



Growth Preparedness			
Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.			
	Yes	No	Comments
1. We have population projections for the next 20 years that we refer to when making infrastructure decisions.	✓		
2. Our local governments, the local school board, and other decision-making entities use the same population projections.	✓		
3. Our elected officials understand the land-development process in our community.	✓		
4. We have reviewed our development regulations and/or zoning code recently, and believe that our ordinances will help us achieve our QCO goals.	✓		Gordon County Board of Commissioners voted in 2006 to authorize the preparation of a Unified Development Code.
5. We have a Capital Improvements Program that supports current and future growth.	✓		
6. We have designated areas of our community where we would like to see growth, and these areas are based on a natural resources inventory of our community.	✓		
7. We have clearly understandable guidelines for new development.	✓		
8. We have a citizen-education campaign to allow all interested parties to learn about development processes in our community.		✓	
9. We have procedures in place that make it easy for the public to stay informed about land use issues, zoning decisions, and proposed new development.	✓		
10. We have a public-awareness element in our comprehensive planning process.	✓		



Appropriate Businesses			
The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.			
	Yes	No	Comments
1. Our economic development organization has considered our community's strengths, assets and weaknesses, and has created a business development strategy based on them.	✓		No plan or County government organization exists, however the Gordon County Chamber of Commerce has adopted both long-range and strategic business plans.
2. Our economic development organization has considered the types of businesses already in our community, and has a plan to recruit businesses and/or industries that will be compatible.	✓		
3. We recruit firms that provide or create sustainable products.	✓		
4. We have a diverse jobs base, so that one employer leaving would not cripple our economy.	✓		

Employment Options			
A range of job types should be provided in each community to meet the diverse needs of the local workforce.			
	Yes	No	Comments
1. Our economic development program has an entrepreneur support program.	✓		Support provided by the Gordon County Chamber of Commerce.
2. Our community has jobs for skilled labor.	✓		
3. Our community has jobs for unskilled labor.	✓		
4. Our community has professional and managerial jobs.	✓		



Housing Choices			
A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.			
	Yes	No	Comments
1. Our community allows accessory units like garage apartments or mother-in-law units.		✓	
2. People who work in our community can also afford to live in the community.	✓		
3. Our community has enough housing for each income level (low, moderate and above-average).	✓		
4. We encourage new residential development to follow the pattern of our original town, continuing the existing street design and maintaining small setbacks.		✓	PRD zoning district permits TND design; however the pattern of development in the County is primarily low-density residential/rural.
5. We have options available for loft living, downtown living, or "neo-traditional" development.		✓	
6. We have vacant and developable land available for multifamily housing.	✓		
7. We allow multifamily housing to be developed in our community.	✓		
8. We support community development corporations that build housing for lower-income households.	✓		
9. We have housing programs that focus on households with special needs.		✓	Calhoun Housing Authority provides housing opportunities for those 62 and older, disabled, or families within certain income limits.
10. We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.		✓	



Regional Solutions			
Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.			
	Yes	No	Comments
1. We participate in regional economic development organizations.	✓		
2. We participate in regional environmental organizations and initiatives, especially regarding water quality and quantity issues.	✓		
3. We work with other local governments to provide or share appropriate services, such as public transit, libraries, special education, tourism, parks and recreation, emergency response, E-911, homeland security, etc.	✓		
4. Our community thinks regionally, especially in terms of issues like land use, transportation and housing, understanding that these go beyond local government borders.	✓		

Regional Cooperation			
Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.			
	Yes	No	Comments
1. We plan jointly with our cities and county for comprehensive planning purposes.	✓		
2. We are satisfied with our Service Delivery Strategy.	✓		
3. We initiate contact with other local governments and institutions in our region in order to find solutions to common problems, or to craft region-wide strategies.	✓		
4. We meet regularly with neighboring jurisdictions to maintain contact, build connections, and discuss issues of regional concern.	✓		



Gordon County
Comprehensive Plan 2007-2027

***ANALYSIS OF
SUPPORTING DATA***

Prepared for:
Gordon County
City of Fairmount
City of Plainville
City of Ranger
Town of Resaca

ANALYSIS OF SUPPORTING DATA TABLE OF CONTENTS

1	INTRODUCTION	1-1
2	POPULATION.....	2-1
2.1	Historic Population Growth.....	2-1
2.2	Population Projections	2-4
2.3	Daytime Population.....	2-5
2.4	Household Size and Number of Households.....	2-6
2.5	Age Distribution of Current and Future Population	2-7
2.6	Race and Ethnicity	2-8
	2.6.1 Racial and Ethnic Makeup	2-8
2.7	Income	2-10
	2.7.1 Sources of Household Income	2-10
	2.7.2 Median Household Income	2-11
	2.7.3 Per Capita Income.....	2-12
	2.7.4 Wages	2-12
2.8	Education.....	2-14
	2.8.1 Educational Attainment and Comparison to Surrounding Cities.....	2-14
2.9	Poverty.....	2-15
3	ECONOMIC DEVELOPMENT.....	3-1
3.1	Economic Base & Trends	3-1
3.2	Employment to Population Comparison.....	3-4
3.3	Economic Base.....	3-6
	3.3.1 Employment	3-6
	3.3.2 Labor Force	3-6
	3.3.3 Unemployment	3-7
	3.3.4 Personal Income.....	3-8
	3.3.5 Commuting patterns.....	3-8
3.4	Economic Resources.....	3-9
3.5	Major Employers.....	3-9
4	HOUSING	4-1
4.1	Housing Types & Trends.....	4-1
	4.1.1 Housing Types and Mix	4-1
	4.1.2 Housing Trends	4-1
	4.1.3 Age and Condition of Housing	4-2
4.2	Overcrowding	4-4
4.3	Housing Cost.....	4-5
	4.3.1 Median Property Values and Rent	4-5
4.4	Cost Burden	4-5
4.5	Job Housing Balance	4-7
4.6	Special Housing Needs	4-7
4.7	Calhoun Housing Authority	4-7



5 NATURAL AND CULTURAL RESOURCES5-1

5.1 Environmental Planning Criteria 5-1

5.1.1 Water Supply Watersheds 5-1

5.1.2 Protection of Groundwater Recharge Areas 5-1

5.1.3 Wetlands Protection..... 5-2

5.1.4 River Corridor Protection 5-2

5.1.5 Mountain Protection 5-3

5.2 Other Environmentally Sensitive Areas 5-3

5.2.1 Public Water Supply Sources 5-3

5.2.2 Steep Slopes 5-3

5.2.3 Flood Plains 5-3

5.2.4 Soils..... 5-4

5.2.5 Plant and Animal Habitats 5-5

5.2.6 Scenic Areas..... 5-7

5.2.7 Agricultural Land 5-8

5.2.8 Forest Land, Conservation Areas, and Major Parks and Recreation 5-8

5.3 Significant Cultural Resources..... 5-8

5.3.1 Local History..... 5-8

5.3.2 Historic Preservation 5-11

5.3.3 Archeological Sites..... 5-12

6 COMMUNITY FACILITIES AND SERVICES6-1

6.1 Water Supply and Treatment..... 6-1

6.1.1 City of Calhoun..... 6-1

6.1.2 City of Fairmount 6-1

6.2 Wastewater Treatment 6-1

6.2.1 City of Calhoun..... 6-1

6.2.2 City of Fairmount 6-2

6.2.3 Septic Systems..... 6-2

6.2.4 Stormwater Management 6-2

6.3 Other Facilities and Services 6-3

6.3.1 Fire Protection and Rescue..... 6-3

6.3.2 Public Safety..... 6-5

6.3.3 Recreation 6-6

6.3.4 Solid Waste Management 6-10

6.3.5 Education 6-11

6.3.6 Library 6-12

6.3.7 Public Health 6-13

6.4 Service Delivery Strategy 6-16

7 TRANSPORTATION7-1

7.1 Road Network..... 7-1

7.2 Roadway Safety..... 7-2

7.3 Planned Roadway Projects..... 7-5

7.3.1 State Transportation Improvement Program Projects (STIP) 7-5

7.4 Bridge Inventory and Conditions..... 7-6



- 7 TRANSPORTATION (con't.)**
 - 7.5 Alternative Modes 7-6
 - 7.5.1 Bicycle Route 7-6
 - 7.5.2 Park and Ride 7-7
 - 7.5.3 Public Transportation..... 7-7
 - 7.5.4 Pedestrian Facilities 7-7
 - 7.6 Parking 7-7
 - 7.7 Railroads, Trucking, Port Facilities, and Airports:..... 7-7
 - 7.7.1 Railroads..... 7-7
 - 7.7.2 Trucking 7-9
 - 7.7.3 Port Facilities 7-9
 - 7.7.4 Airports 7-9
 - 7.8 Transportation and Land Use Connection..... 7-9
- 8 INTERGOVERNMENTAL COORDINATION8-1**
 - 8.1 Independent Authorities, Districts and School Boards 8-1
 - 8.1.1 Development Authority of Gordon County 8-1
 - 8.1.2 Gordon County – Floyd County Development Authority 8-1
 - 8.1.3 Calhoun-Gordon County Airport Authority 8-1
 - 8.1.4 Gordon County Hospital Authority 8-1
 - 8.1.5 Gordon County Board of Education 8-1
 - 8.2 Regional Programs..... 8-1
 - 8.2.1 Coosa Valley Regional Development Center (CVRDC)..... 8-1
- APPENDIX: ATLAS OF MAPS.....9-1**



LIST OF TABLES

	Page
Table 2-1: Population Growth Rates	2-1
Table 2-2: Population Growth Rate Comparison	2-1
Table 2-3: Population Growth Rate Comparison (Average Annual Growth Rates)	2-2
Table 2-4: Population Growth in County and Surrounding Counties	2-3
Table 2-5: Gordon County Projected Population Through 2025	2-4
Table 3-1: Historical Employment by Industry	3-2
Table 3-2: Historical Employment Share by Industry	3-3
Table 3-3: Employment Projections by Industry	3-4
Table 3-4: Employment by Location	3-5
Table 3-5: Number of Employees	3-6
Table 3-6: Labor Force Participation	3-7
Table 3-7: Unemployment	3-7
Table 3-8: Personal Income Sources	3-8
Table 3-9: Place of Work for Workers 16 Years and Over	3-8
Table 3-10: Commuting Patterns	3-9
Table 3-11: Major Employers in the City and County	3-10
Table 4-1: Housing Types	4-1
Table 4-2: Percentage Change of Total Housing Types in Surrounding Counties	4-2
Table 4-3: Housing Types by Tenure	4-2
Table 4-4: Age of Housing	4-3
Table 4-5: Percentage Change by Age of Housing	4-3
Table 4-6: Condition of Housing	4-4
Table 4-7: Types of Housing Units by Tenure	4-4
Table 4-8: Overcrowded Housing Units by Tenure	4-5
Table 4-9: Comparison of Housing Costs	4-5
Table 4-10: Comparison of Cost Burden Residents by Tenure	4-6
Table 4-11: Correlation of Household Income to Housing Prices	4-6
Table 4-12: Jobs-Housing Balance	4-7
Table 4-13: Calhoun Housing Authority Developments (CHA) and Quantity of Units	4-8
Table 4-14: Calhoun Housing Authority (CHA) Income Limits	4-8
Table 4-15: CHA Resident Demographics by Race and Ethnicity	4-8
Table 4-16: CHA Resident Demographics by Sex and Age	4-9
Table 4-17: CHA Cost of Housing	4-9
Table 5-1: Soils Associations	5-4
Table 5-2: Soil Types, Descriptions and Slopes	5-4
Table 5-3: Listed Endangered Species	5-5
Table 5-4: National Register of Historic Places Listings	5-11
Table 5-5: National Historical Bridge Sites	5-11
Table 6-1: 2006 Gordon County Fire Department Staffing Level	6-4
Table 6-2: Gordon County Fire Department Locations and Staff Allocations	6-4
Table 6-3: Sheriff's Department Deputy Allocation	6-5
Table 6-4: Salacoa Creek Park Amenities	6-8
Table 6-5: Community Parks	6-9
Table 6-6: Recycling Convenience Sites	6-10
Table 6-7: Gordon County Public Schools	6-11
Table 6-8: Coosa Valley Technical College Programs of Study	6-11
Table 6-9: 2004 Enrollment statistics for Coosa Valley Technical College	6-12



Table 6-10: Gordon County Health Department Services 6-14
 Table 6-11: Gordon Hospital and Satellite Facilities 6-15
 Table 6-12: Service Delivery Strategy for Cities and Unincorporated Gordon County 6-16
 Table 7-1: Roadway Segment Crash Hotspot Summary 7-3
 Table 7-2: Intersection Crash Summary 7-4
 Table 7-3: FY2006-FY2008 State Transportation Improvement (STIP) Projects 7-5
 Table 7-4: County Bridges in Unsatisfactory Condition 7-6
 Table 7-5: Railroad Crossing Crash Data 7-8

LIST OF FIGURES

	Page
Figure 2-1: Growth Rate Comparison	2-2
Figure 2-2: Population Growth Rates of County and Surrounding Counties.....	2-3
Figure 2-3: Gordon County Projected Population Through 2025	2-5



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1 Introduction

This *Analysis of Supporting Data* follows the guidelines of the Rules of Georgia Department of Community Affairs (DCA), Chapter 110-12-1, Standards and Procedures for Local Comprehensive Planning, "Local Planning Requirements," effective May 1, 2005. This section presents the full collection of analysis and supporting data to the *Community Assessment*. Based on population thresholds established by the planning requirements, the Minimal Planning Level applies to the Cities of Plainville and Ranger, the Basic Planning Level to the Cities of Fairmount and Resaca, and the Advanced Planning Level to the City of Calhoun and unincorporated Gordon County. The Basic and Advanced Planning Levels require data collection and analysis that is not required for Minimal Planning Level jurisdictions; as such, the Cities of Fairmount, Plainville, Ranger and Resaca are addressed to a lesser extent in the *Community Assessment* and *Analysis of Supporting Data*. In addition, it should be noted that a separate comprehensive plan (including *Community Assessment* and *Analysis of Supporting Data* components) has been developed for the City of Calhoun. However, for the purpose of analyzing the entire County, data for Calhoun is often provided in this document.

Maps associated with this document can be found in the *Atlas of Maps*.



2 Population

2.1 Historic Population Growth

Table 2-1 shows recent population and growth trends for Gordon County. According to estimates prepared by U.S. Bureau of the Census, Gordon County had population at 50,279 residents in 2005, a 14% increase from the 2000 Census figure of 44,104 residents. The average annual growth rate from 1980 to 2000 was 1.9% and 2.7% between 2000 and 2005. These rates exceed the growth rates for both the County and the state during the same periods.

Table 2-1: Population Growth Rates

Jurisdiction	1980	1990	2000	2005	% Change 1980-1990	% Change 1990-2000	% Change 2000-2005	% Change 1980-2005	1980-2000 Annual Growth Rate	2000-2005 Annual Growth Rate
Gordon County	30,070	35,072	44,104	50,279	16.6%	25.8%	14.0%	67.2%	1.9%	2.7%
State of Georgia	5,457,566	6,478,216	8,186,453	9,072,576	18.7%	26.4%	10.8%	66.2%	2.0%	2.1%

Source: Georgia Department of Community Affairs

Between 1980 and 2000, the population of Gordon County, and the cities of Calhoun and Resaca have risen significantly, as shown in Tables 2-2 and 2-3 and Figure 2-1. The cities of Ranger, Plainville, and Fairmount have shown declining populations during the same time period. While Ranger has trended toward continued decline, the cities of Plainville and Fairmount have shown a modest growth trend between 1990 and 2000, but by 2005 these two cities were still below their 1980 population. Resaca has experienced significant growth in recent years and saw a population increase of 104% between 1990 and 2000. More growth has occurred since 2000, according to the 2005 Census estimates.

Table 2-2: Population Growth Rate Comparison

Jurisdiction	Surrounding Population Comparison				1980-1990 Growth Rate	1990-2000 Growth Rate	2000-2005 Growth Rate	1980-2005 Growth Rate
	1980	1990	2000	2005				
Gordon County	30,070	35,072	44,104	50,279	16.60%	25.80%	14.00%	67.20%
Unincorporated Gordon County	22,865	26,495	31,614	34,699	15.90%	19.30%	9.80%	51.80%
City of Calhoun	5,563	7,135	10,667	13,570	28.30%	49.50%	27.20%	143.90%
City of Fairmount	842	657	745	785	-22.00%	13.40%	5.40%	-6.80%
Town of Resaca	348	401	821	864	15.20%	104.70%	5.20%	148.30%
City of Plainville	281	231	257	270	-17.80%	11.30%	5.10%	-3.90%
City of Ranger	171	153	85	91	-10.50%	-44.40%	7.00%	-46.80%

Source: U.S. Census Bureau (CPH 2-12 Table 8, Population and Housing Unit Counts for Georgia).

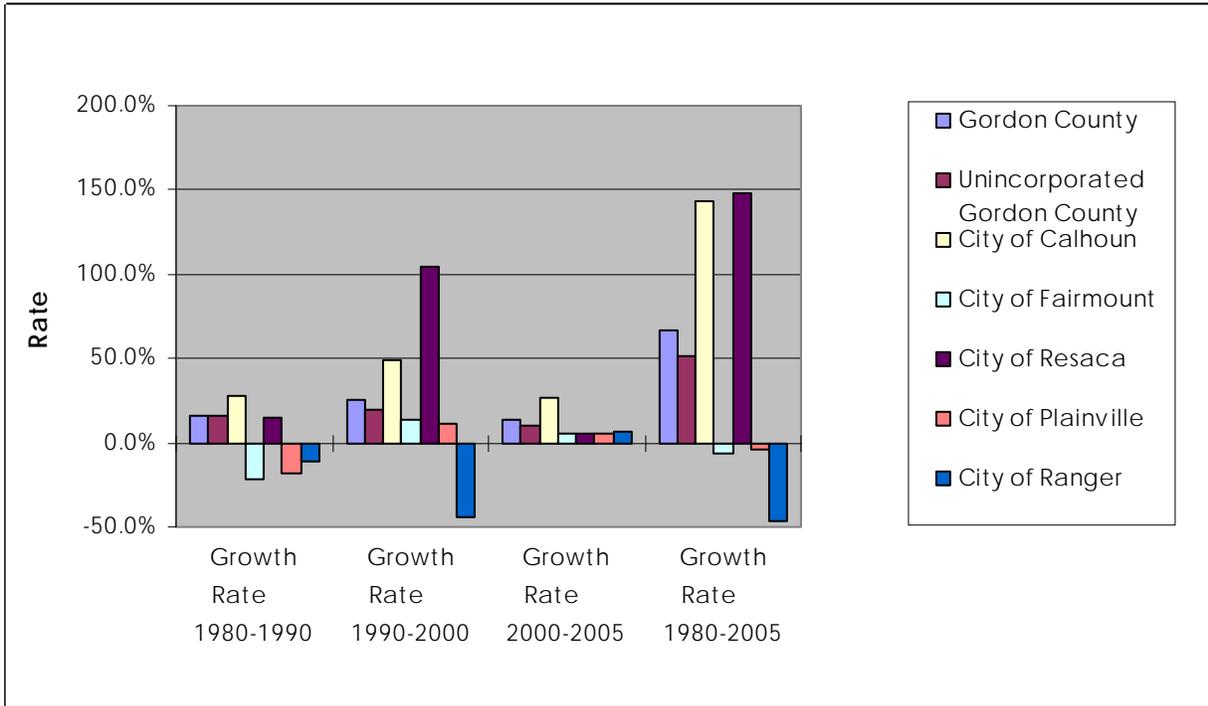


Table 2-3: Population Growth Rate Comparison (Average Annual Growth Rates)

Surrounding Population Comparison					1980-2000 Average Annual Growth Rate	2000-2005 Average Annual Growth Rate	1980-2005 Average Annual Growth Rate
Category	1980	1990	2000	2005			
Gordon County	30,070	35,072	44,104	50,279	1.90%	2.70%	2.08%
Unincorporated Gordon County	22,865	26,495	31,614	34,699	1.60%	1.90%	1.68%
City of Calhoun	5,563	7,135	10,667	13,570	3.30%	4.90%	3.63%
City of Fairmount	842	657	745	785	-0.60%	1.10%	-0.28%
Town of Resaca	348	401	821	864	4.40%	1.00%	3.70%
City of Plainville	281	231	257	270	-0.40%	1.00%	-0.16%
City of Ranger	171	153	85	91	-3.40%	1.30%	-2.49%

Source: U.S. Census Bureau (CPH 2-12 Table 8, Population and Housing Unit Counts for Georgia).

Figure 2-1: Growth Rate Comparison



Source: U.S. Census Bureau (CPH 2-12 Table 8, Population and Housing Unit Counts for Georgia).

Table 2-4 and Figure 2-2 compare population growth in Gordon County to surrounding counties. All counties have experienced significant growth since 1980. Bartow, Gilmer and Pickens Counties have experienced the highest growth rates, while Bartow and Whitfield have added the highest number of population with 48,469 and 25,100 respectively between 1980 and 2005. Comparatively, the two slower growing Counties, Floyd and Walker, have added 14,398 and 7,420 people within the 25 year span.

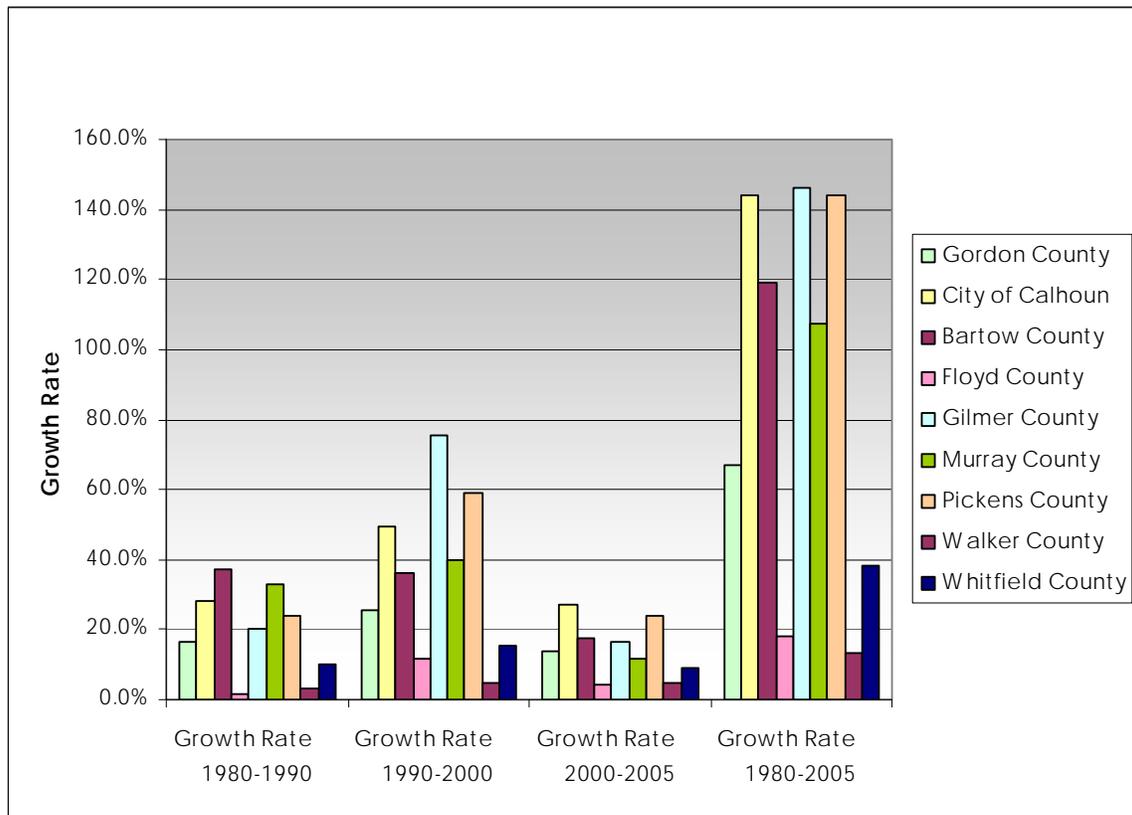


Table 2-4: Population Growth in County and Surrounding Counties

Jurisdiction	1980	1990	2000	2005	Growth Rate 1980-1990	Growth Rate 1990-2000	Growth Rate 1980-2000	Growth Rate 2000-2005	Growth Rate 1980-2005	1980-2000 Avg Annual Growth Rate	2000-2005 Avg Annual Growth Rate
Gordon County	30,070	35,072	44,104	50,279	16.6%	25.8%	46.7%	67.2%	14.0%	1.9%	2.7%
Bartow County	40,760	55,911	76,019	89,229	37.2%	36.0%	86.5%	118.9%	17.4%	3.2%	3.3%
Floyd County	79,800	81,251	90,565	94,198	1.8%	11.5%	13.5%	18.0%	4.0%	0.6%	0.8%
Gilmer County	11,110	13,368	23,456	27,335	20.3%	75.5%	111.1%	146.0%	16.5%	3.8%	3.1%
Murray County	19,685	26,147	36,506	40,812	32.8%	39.6%	85.5%	107.3%	11.8%	3.1%	2.3%
Pickens County	11,652	14,432	22,983	28,442	23.9%	59.3%	97.2%	144.1%	23.8%	3.5%	4.4%
Walker County	56,470	58,340	61,053	63,890	3.3%	4.7%	8.1%	13.1%	4.6%	0.4%	0.9%
Whitfield County	65,789	72,462	83,525	90,889	10.1%	15.3%	27.0%	38.2%	8.8%	1.2%	1.7%

Source: Georgia Department of Community Affairs

Figure 2-2: Population Growth Rates of County and Surrounding Counties



Source: Georgia Department of Community Affairs



2.2 Population Projections

It is anticipated that Gordon County will continue to grow at a steady rate over the next two decades due to regional population growth trends, its location between Chattanooga and Atlanta, expansion of the local and regional economy, and new housing developments. The exact rate is unknown. Table 2-5 and Figure 2-3 outlines six methods of projections have been used to assist in forecasting growth within the County. All methods include population counts for all incorporated cities in Gordon County. Method 1 provides a DCA baseline projection (factor 1.0) based on the average growth rate from 1980 to 2000. This method produces a 2025 population of 61,647 or a 22.6% increase from 2005-2025.

Method 2 provides DCA projections (factor 1.76) based on the annual growth rate from 2000-2005. This method produces a 2025 population of 97,317 which represents an increase of 93.6% during the 20 year planning period.

The Forecast, Straight Line Trend and Exponential Growth Projections were determined using historical population data in 5-year increments from 1980 to 2005. These methods produced results showing 52.9%, 32.4% and 50.3% growth rates for the 20 year period representing an increase in population ranging from 16,304 to 26,582 (Methods 3,4 & 5).

Finally, due to the range of results of the methodology projections, an Average Projection forecast was determined in Method 6 by averaging all projections for methods 1 to 5. This Average projection returned a 20 year growth rate of 50.4% and a total population of 75,598 in 2025.

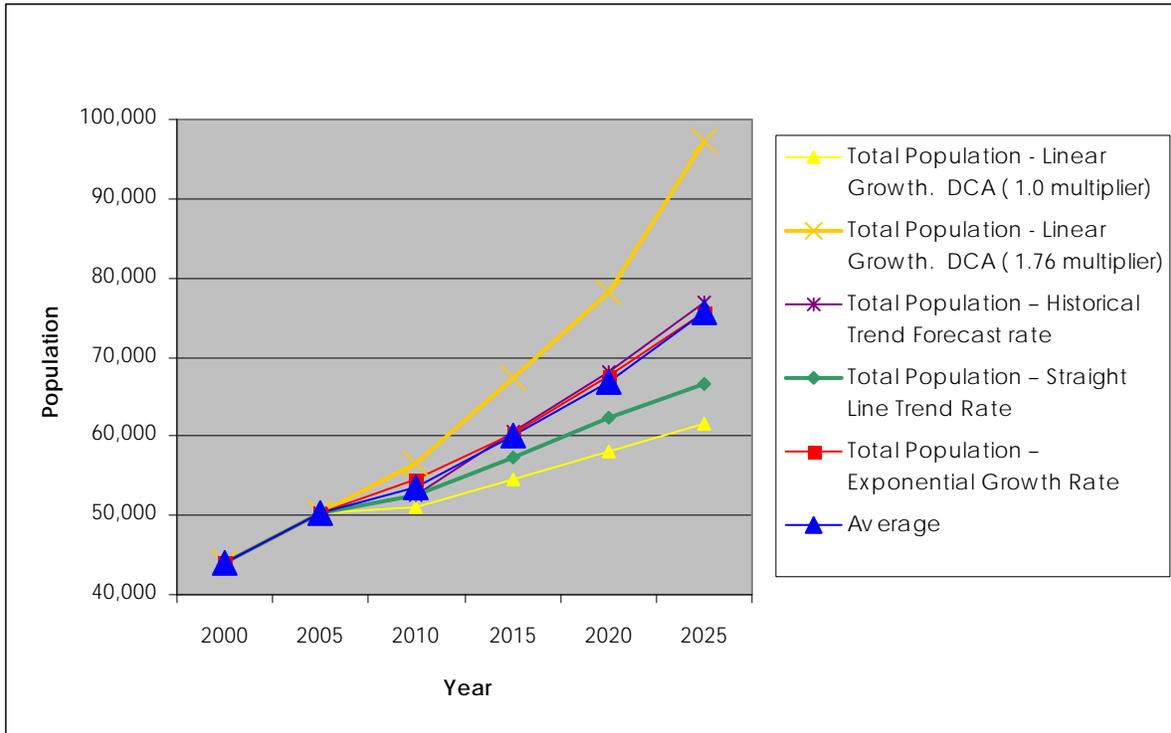
Table 2-5: Gordon County Projected Population Through 2025

Calculation Method	Category	2000	2005	2010	2015	2020	2025	% Change 2005-2025	2005-2025 Avg Annual Growth Rate
1	Total Population - Linear Growth (DCA 1.0 multiplier)	44,104	50,279	51,121	54,630	58,138	61,647	22.6%	1.0%
2	Total Population - Linear Growth (DCA 1.76 multiplier)	44,104	50,279	56,454	67,322	78,190	97,317	93.6%	3.4%
3	Total Population - Historical Trend Forecast Rate	44,104	50,279	52,630	60,639	68,200	76,861	52.9%	2.1%
4	Total Population - Straight Line Trend Rate	44,104	50,279	52,630	57,417	62,218	66,583	32.4%	1.4%
5	Total Population - Exponential Growth Rate	44,104	50,279	54,485	60,338	67,592	75,581	50.3%	2.1%
6	Average	44,104	50,279	53,464	60,069	66,868	75,598	50.4%	2.1%

Source: Georgia Department of Community Affairs, US. Census Bureau, MACTEC



Figure 2-3: Gordon County Projected Population Through 2025



Source: Table 2.5

For the purpose of this *Community Assessment*, unless otherwise noted, only the DCA forecast projections will be referenced and used for all required remaining projections (using multiplier of 1.76). The projections results listed in Table, 2-5 are for consideration purposes only.

The projected population increase will have the greatest impacts on the County's housing market and transportation planning. It is expected that there will be an increased demand for a variety of housing products in the County, possibly at the low and high income levels. Housing or planned developments for "Baby-Boomers" will likely need to be considered as well. Recommendations for meeting future needs will be considered and incorporated into the housing policies included in the Community Agenda portion of the Comprehensive Plan. It is also anticipated that the increasing population will impact County services.

2.3 Daytime Population

The 2000 Census identified 21,388 workers aged 16 and over living in Gordon County. Of these, 15,035 worked in the County, while 6,335 worked in some other place outside the County. The daytime population for the County was approximately 43,475 compared to a resident population of 44,104 according to the 2000 Census. This represents an employment-residents ratio of 0.97, higher than most suburban areas in the Atlanta area. It is also slightly higher than the state average of 0.82.



2.4 Household Size and Number of Households

Table 2-6 shows in 2000 that Gordon County had a slightly higher average household size than the state including both owner and renter occupied units. Owner occupied households in the County averaged 2.73 persons, while renter households averaged 2.64 persons per unit. The overall average household size for all housing units was 2.70. The average size of owner and renter occupied households in the County was slightly below the state average, while the average household size in Calhoun, Fairmount was lower than that for the County. Resaca's households, however, are larger than the County and state averages with the exception of owner occupied units.

Table 2-7 shows the historical number of households in Gordon County and the Cities of Calhoun, Fairmount and Resaca between 1980 and 1990. The most significant growth for each jurisdiction occurred between 1990 and 2000, which for Fairmount enabled the city to "break even" with its 1980 figures after a -12.5% decline between 1980 and 1990. Resaca has experienced the most significant recent growth, with a 70.8% increase in the number of households.

Table 2-6: Average Household Size Comparison, 2000

Jurisdiction	Gordon County	Calhoun	Fairmount	Resaca	Georgia
All Occupied Housing Units	2.70	2.53	2.43	2.73	2.65
Owner Occupied Housing Units	2.73	2.56	2.38	2.43	2.71
Renter Occupied Housing Units	2.64	2.51	2.58	3.12	2.51

Source: U.S. Census Bureau Census 2000, SF3, Table H18

Table 2-7: Number of Households Comparison, 1980-2000

Category	1980	1990	2000	% Change 1980-1990	% Change 1990-2000	% Change 1980-2000
Gordon County: Number of Households						
Total households	10,280	12,778	16,173	24.3%	26.6%	57.3%
Calhoun: Number of Households						
Total households	2,078	2,880	4,049	38.6%	40.6%	94.9%
Fairmount: Number of Households						
Total households	303	265	307	-12.5%	15.8%	1.3%
Resaca: Number of Households						
Total households	—	154	263	—	70.8%	—

Source: DCA, U.S. Census Bureau, 2000 Census (SF1) 1990 Census (SF1).

Note: 1980 data for Resaca is unavailable.



2.5 Age Distribution of Current and Future Population

The population increase in Gordon County has been greatest in the 35-54 age groups, with the younger and senior age group populations increasing more slowly. This trend is expected to continue through 2025; however, the rate will be gradually accelerated as the growth rate between 2000 and 2025 for these age groups will approach 170%. Between 1980 and 2000, the rate ranged from 81% to 87%.

Children age 14 to 17 have continually lost share in the population and are expected to so at increasing rates. This may be the result of couples choosing to have smaller families or perhaps leaving the County before the children reach the 14-17 age range.

The 65 and older group has grown at a 58% growth rate between 1980 and 2000. This rate is expected to increase to 140% between 2005 and 2025. This trend is consistent with the state and national trend of an increasing population due to the aging baby boomers. Gordon County, the State of Georgia, and the United States all saw their greatest population increase within the 35 to 64 year old category. More detail is shown in Table 2-8.

Table 2-8 and Table 2-9 show the historic and projected age distribution of the population of Gordon County. As mentioned above, large shifts in the age distribution of the County's population are expected in the 14-17 and the 45-54 age groups during the planning period. The age groups that currently make up the largest percentage of the population are expected to continue to do so through 2025.

Table 2-8: County Population by Age

Category	1980	1990	2000	2005	2010	2020	2025	% change '80-'00	% change '00-'25
0 – 4 Years Old	2,230	2,507	3,167	3,579	3,992	5,443	6,720	42.0%	112.2%
5 – 13 Years Old	4,910	5,232	6,426	7,093	7,760	10,108	12,174	30.9%	89.4%
14 – 17 Years Old	2,347	1,759	1,905	1,711	1,516	831	229	-18.8%	-88.0%
18 – 20 Years Old	1,479	1,609	1,814	1,961	2,109	2,628	3,084	22.7%	70.0%
21 – 24 Years Old	1,858	2,070	2,370	2,595	2,821	3,614	4,311	27.6%	81.9%
25 – 34 Years Old	4,718	5,860	6,978	7,972	8,967	12,467	15,547	47.9%	122.8%
35 – 44 Years Old	3,781	5,216	6,863	8,219	9,575	14,349	18,549	81.5%	170.3%
45 – 54 Years Old	3,093	4,087	5,788	6,974	8,160	12,334	16,007	87.1%	176.6%
55 – 64 Years Old	2,706	2,986	4,119	4,741	5,362	7,551	9,477	52.2%	130.1%
65 and over	2,948	3,746	4,674	5,433	6,193	8,866	11,219	58.5%	140.0%
Total	30,070	35,072	44,104	50,278	56,455	78,191	97,317	46.7%	120.7%

Source: Georgia Department of Community Affairs (1.76 Multiplier)



Table 2-9: Age Cohorts as Percentage of Population

Category	1980	1990	2000	2005	2010	2020	2025	Trends in Age Groups: '00-'25
0 – 4 Years Old	7.4%	7.1%	7.2%	7.1%	7.1%	7.0%	6.9%	-6.9%
5 – 13 Years Old	16.3%	14.9%	14.6%	14.1%	13.7%	12.9%	12.5%	-23.4%
14 – 17 Years Old	7.8%	5.0%	4.3%	3.4%	2.7%	1.1%	0.2%	-97.0%
18 – 20 Years Old	4.9%	4.6%	4.1%	3.9%	3.7%	3.4%	3.2%	-35.6%
21 – 24 Years Old	6.2%	5.9%	5.4%	5.2%	5.0%	4.6%	4.4%	-28.3%
25 – 34 Years Old	15.7%	16.7%	15.8%	15.9%	15.9%	15.9%	16.0%	1.8%
35 – 44 Years Old	12.6%	14.9%	15.6%	16.3%	17.0%	18.4%	19.1%	51.6%
45 – 54 Years Old	10.3%	11.7%	13.1%	13.9%	14.5%	15.8%	16.4%	59.9%
55 – 64 Years Old	9.0%	8.5%	9.3%	9.4%	9.5%	9.7%	9.7%	8.2%
65 and over	9.8%	10.7%	10.6%	10.8%	11.0%	11.3%	11.5%	17.6%

Source: Georgia Department of Community Affairs (1.76 multiplier)

2.6 Race and Ethnicity

2.6.1 Racial and Ethnic Makeup

The historic racial distribution trends of Gordon County show both African American and White residents making up progressively smaller portions of the population from 1980 through 2000. Asian/Pacific Islander and Other populations are forecast to increase rapidly, from a combined total of 67 residents in 1980 to 6,439 residents in Gordon County in 2025. Since 1980, the White population in Gordon County has been increasing only moderately, leading to a shift from 95% of the population in 1980 to a projected 83% of the population in 2025 as other racial groups gain in population at much faster rates. The African American population of Gordon County remained almost constant from 1980 to 1990, and is forecast to grow slowly through 2025 and reducing the groups' share of the population.

The Census does not include Hispanic as a race, but accounts for this population under ethnicity. As a result, people of Hispanic origin generally make up portions of more than one racial group. The figures included with this analysis include persons of Hispanic origin with the various racial groups for comparison purposes.



Table 2-10: Racial and Hispanic Ethnic Historical Composition

Category	1980		1990		2000		Trend 1980-2000
	Count	%	Count	%	Count	%	
White	28,662	95.3%	33,487	95.5%	39,557	89.7%	-5.9%
African American	1,322	4.4%	1,321	3.8%	1,527	3.5%	-20.5%
American Indian, Eskimo or Aleut	19	0.1%	86	0.2%	121	0.3%	200.0%
Asian or Pacific Islander	43	0.1%	124	0.4%	258	0.6%	500.0%
Other	24	0.1%	54	0.2%	2,641	6.0%	5900.0%
TOTAL Population	30,070	100.0%	35,072	100.0%	44,104	100.0%	-----
Persons of Hispanic origin	128	0.4%	200	0.6%	3,268	7.4%	1623.3%

Source: Georgia Department of Community Affairs

Table 2-11: Race and Ethnicity Comparison to Surrounding Counties

Category	Gordon County	Bartow County	Floyd County	Gilmer County	Pickens County	Walker County	Whitfield County
White	89.7%	87.8%	81.3%	93.6%	96.2%	94.4%	80.9%
African American	3.5%	8.7%	13.3%	0.3%	1.3%	3.8%	3.8%
American Indian, Eskimo or Aleut	0.3%	0.3%	0.3%	0.5%	0.4%	0.3%	0.4%
Asian or Pacific Islander	0.6%	0.5%	1.0%	0.5%	0.3%	0.3%	1.0%
Other	6.0%	2.7%	4.0%	5.2%	1.9%	1.2%	13.9%
Persons of Hispanic origin	7.4%	3.3%	5.5%	7.7%	2.0%	0.9%	22.1%
% Change in Persons of Hispanic Origin 1990-2000	1534.0%	384.5%	499.6%	1679.4%	915.2%	164.0%	693.6%

Source: Georgia Department of Community Affairs

Explosive growth and job opportunities along the Interstate 75 corridor have resulted in exponential growth of the population of persons of Hispanic origin. During the 1990s, Gordon County experienced the second-highest growth rate in this category of the counties neighboring Gordon County. Gordon County's change in persons of Hispanic Origin is projected to increase from 7.4% in 2000 to 15.6% in 2025. In 1990, the persons of Hispanic Origin represented only 0.57% of the total population. Providing bilingual social and educational services will present substantial service challenges in the community.



Table 2-12: Racial and Hispanic Ethnic Projections

Category	2000		2005		2010		2020		2025	
	Count	Percentage								
White alone	39,557	89.70%	44,351	88.20%	49,145	87.10%	66,019	84.40%	80,868	83.10%
African American alone	1,527	3.50%	1,617	3.20%	1,707	3.00%	2,025	2.60%	2,304	2.40%
American Indian and Alaska Native alone	121	0.30%	166	0.30%	211	0.40%	369	0.50%	508	0.50%
Asian or Pacific Islander	258	0.60%	353	0.70%	447	0.80%	780	1.00%	1,073	1.10%
Other Race	2,641	6.00%	3,792	7.50%	4,944	8.80%	8,997	11.50%	12,564	12.90%
<i>Total Population</i>	<i>44,104</i>	<i>100.00%</i>	<i>50,279</i>	<i>100.00%</i>	<i>56,454</i>	<i>100.00%</i>	<i>78,190</i>	<i>100.00%</i>	<i>97,317</i>	<i>100.00%</i>
Persons of Hispanic origin	3,268	7.40%	4,650	9.20%	6,031	10.70%	10,894	13.90%	15,174	15.60%

Source: Georgia Department of Community Affairs (1.76 Multiplier)

2.7 Income

2.7.1 Sources of Household Income

Sources of household income indicate Gordon County residents achieve a marginally higher level of activity in the labor force compared to the state. Gordon County recorded a percentage of social security income (25%) that is higher than the state as a whole. The rate of public assistance in Gordon County is significantly lower than the state average.

Table 2-13: Comparison of Sources of Household Income

Sources of Household Income in 1999	Households in Gordon County	Percentage of Gordon County Households	Percentage of Georgia Households
With Earnings	13,627	84.37%	83.80%
With Social Security Income	3,976	24.62%	21.90%
With Supplemental Security Income	719	4.45%	4.50%
With Public Assistance	261	1.62%	2.90%
With Retirement income	1,993	12.34%	14.40%

Source: U.S. Census 2000 SF3 Tables P58, P62, P63, P64, P65



2.7.2 Median Household Income

Median household income in Gordon County remains below state and national averages, as shown in Table 2-14. However, the median income is growing at a rate comparable to the state and national average. Median household income grew 9.2% (adjusted) between 1990 and 2000 in Gordon County, compared to an 11% increase in Georgia and a national increase of 6%.

Table 2-14: Median Household Income

Category	Gordon County	City of Fairmount	Town of Resaca	Georgia	United States
Median Household Income 1990	\$26,981	\$25,938	\$22,031	\$29,021	\$30,056
Median Household Income 1990 (adjusted) ¹	\$35,561	\$34,174	\$29,026	\$38,235	\$39,605
Median Household Income 2000	\$38,831	\$35,893	\$30,170	\$42,433	\$41,994
Percentage Change (using adjusted 1990 dollars)	9.2%	5%	3.9%	11.0%	6.0%

Source: 2000 Census SF3 Table P52, 1990 Census SF3 Table P080A

Per Table 2-15, significant improvements to the income distribution is evident in Gordon County. The data, which is adjusted for inflation¹, suggests that household income has improved dramatically for residents of Gordon County. All households having incomes greater than \$40,000 have increased. Those households with incomes greater than \$75,000 have increased more than 300% between 1990 and 2000. At the same time all households with incomes less than \$40,000 have decreased. The data suggests that more members of a household are working or the income levels of working members have increased.

Table 2-15: Household Income Distribution

Category	1990		2000		Distribution Trend 1990-2000
	Count	Percentage	Count	Percentage	
Total	12,717	100.00%	16,151	100.00%	
Income less than \$9999	2,072	16.30%	1,400	8.70%	-32.4%
Income \$10000 - \$14999	1,151	9.10%	1,142	7.10%	-0.8%
Income \$15000 - \$19999	1,251	9.80%	1,197	7.40%	-4.3%
Income \$20000 - \$29999	2,532	19.90%	2,471	15.30%	-2.4%
Income \$30000 - \$34999	1,218	9.60%	1,059	6.60%	-13.1%
Income \$35000 - \$39999	1,054	8.30%	1,017	6.30%	-3.5%
Income \$40000 - \$49999	1,503	11.80%	2,120	13.10%	41.1%
Income \$50000 - \$59999	772	6.10%	1,642	10.20%	112.7%
Income \$60000 - \$74999	626	4.90%	1,830	11.30%	192.3%
Income \$75000 - \$99999	284	2.20%	1,252	7.80%	340.8%
Income \$100000 - \$124999	100	0.80%	481	3.00%	381.0%
Income \$125000 - \$149999	46	0.40%	185	1.10%	302.2%
Income \$150000 and above	108	0.80%	355	2.20%	335.0%

Source: Georgia Department of Community Affairs

¹ 1990 dollars adjusted for inflation to 2000 dollars using the U.S. Bureau of Labor inflation calculator



2.7.3 Per Capita Income

Table 2-16 illustrates per capita income in real and adjusted dollars for Gordon County compared to the City of Calhoun and state. Per capita income has historically lagged behind the state average and has been similar to that of Calhoun. Calhoun has maintained a higher per capita income than the County as a whole since 1980.

Table 2-16: Per Capita Income

Area	Per Capita Income				Per Capita Income Rate of Change			1980-2000 Average Annual Rate of Change
	1980	1990	2000		1980-1990	1990-2000	1980-2000	
Actual Dollars								
Gordon County	\$5,569	\$11,587	\$17,586		108.10%	51.80%	215.80%	5.9%
City of Calhoun	\$6,223	\$13,446	\$19,887		116.10%	47.90%	219.60%	6.0%
State of Georgia	\$6,402	\$13,631	\$21,154		112.90%	55.20%	230.40%	6.2%
Adjusted Dollars (1980 & 1990)²								
Gordon County	\$11,639	\$15,272	\$17,586		31.20%	15.20%	51.10%	2.1%
City of Calhoun	\$13,006	\$17,722	\$19,887		36.30%	12.20%	52.90%	2.1%
State of Georgia	\$13,380	\$17,966	\$21,154		34.30%	17.70%	58.10%	2.3%

Source: Georgia Department of Community Affairs, University of Georgia Center for Agribusiness and Economic Development

2.7.4 Wages

Gordon County wage information is presented in Table 2-17. In 2005, the lowest average weekly wage occurs in the Arts, Entertainment and Food Service category at \$217 per week while the highest wage earners can be found in the Information industries with an average wage of \$793 per week. The industry suffering the greatest loss in wages appears to be Transportation, Warehousing and Utilities with -9% while Agriculture, Forestry and Fishing achieved the greatest increase at 50.4%.

The average wage increase between 2000 and 2005 for industries with positive growth is 31.3% in the County and 21.4% in the state. This equates to 4.2% and 2.7% average annual growth rate, respectively.

²1980 and 1990 dollars adjusted to 2000 dollars using the U.S. Bureau of Labor inflation calculator



Table 2-17: Weekly Wage

Industry	2000			2005			2000-2005 % Change	
	Gordon County	State of Georgia	% Difference State vs. Gordon County	Gordon County	State of Georgia	% Difference State vs. Gordon County	Gordon County	State of Georgia
Average Employed Civilian Population Wage	\$501	\$658	31.3%	\$572	\$752	31.5%	14.2%	14.3%
Agriculture, Forestry, Fishing, Hunting and Mining	\$409	\$474	15.9%	\$615	\$432	-29.8%	50.4%	-8.9%
Construction	\$518	\$655	26.4%	\$595	\$739	24.2%	14.9%	12.8%
Manufacturing	\$564	\$721	27.8%	\$703	\$798	13.5%	24.6%	10.7%
Wholesale Trade	\$694	\$988	42.4%	\$691	\$1,084	56.9%	-0.4%	9.7%
Retail Trade	\$275	\$350	27.3%	\$413	\$464	12.3%	50.2%	32.6%
Transportation, Warehousing, and Utilities	\$666	\$949	42.5%	\$606	\$870	43.6%	-9.0%	-8.3%
Information	NA	NA	NA	\$793	\$1,180	NA	100.0%	100.0%
Finance, Insurance and Real Estate	\$567	\$967	70.5%	\$634	\$1,094	72.6%	11.8%	13.1%
Professional, Scientific, Management, Administrative, and Waste Management Services	\$333	\$776	133.0%	\$305	\$905	196.7%	-8.4%	16.6%
Educational, Health and Social Services	\$524	\$633	20.8%	\$629	\$744	18.3%	20.0%	17.5%
Arts, Entertainment, Recreation, Accommodation and Food Services	\$236	\$430	82.2%	\$217	\$306	41.0%	-8.1%	-28.8%
Other Services	\$425	\$511	20.2%	\$476	\$518	8.8%	12.0%	1.4%
Public Administration	\$520	\$608	16.9%	\$597	\$711	19.1%	14.8%	16.9%

Source: Georgia Department of Labor, MACTEC

Table 2-18 illustrates information for the number of firms, the number of jobs, and weekly wages for the years 1995, 2000 and 2005 in Gordon County. The average number of firms improved 35% during the ten year period. Wages improved 41% during the same period. Jobs in the Agriculture and Forestry experienced the greatest percentage wage increase at 90% while jobs under the Professional, Management and Administration category experienced the smallest rate increase at just 12%.



Table 2-18: Firm, Wage and Employment

Industry	1995 Gordon County Employment			2000 Gordon County Employment			2005 Gordon County Employment			% Change Avg. No. of Firms '95-'05	% Change Avg. No. of Emp. '95-'05	% Change Avg. Wkly Wage '95-'05
	Avg. # of firms	Avg. # of Emp.	Avg. Wkly Wage	Avg. # of firms	Avg. # of Emp.	Avg. Wkly Wage	Avg. # of firms	Avg. # of Emp.	Avg. Wkly Wage			
Total Employed Civilian Population	797	19,776	\$405	939	21,325	\$501	1,076	22,466	\$572	35.0%	13.6%	41.2%
Agriculture, Forestry, Fishing, hunting & mining	10	100	\$323	14	145	\$409	11	77	\$615	10.0%	-23.0%	90.4%
Construction	63	358	\$456	99	694	\$518	110	724	\$595	74.6%	102.2%	30.5%
Manufacturing	113	10,267	\$461	116	10,417	\$564	114	8,802	\$703	0.9%	-14.3%	52.5%
Wholesale Trade	84	727	\$494	78	861	\$694	76	986	\$691	-9.5%	35.6%	39.9%
Retail Trade	207	2,518	\$228	256	3,164	\$275	217	2,487	413	4.8%	-1.2%	81.1%
Transportation, Warehousing, and Utilities	38	1,152	\$431	39	404	\$666	28	350	\$606	-26.3%	-69.6%	40.6%
Information	NA	NA	NA	NA	NA	NA	11	89	\$793	100.0%	100.0%	100.0%
Finance, Insurance, & Real Estate	48	282	\$484	65	609	\$567	96	477	\$634	100.0%	69.1%	31.0%
Professional, Scientific, Management, Administrative, and Waste Management Services	57	1,040	\$272	66	1,122	\$333	119	2,206	\$305	108.8%	112.1%	12.1%
Educational, Health and Social Services	48	959	\$384	65	1,111	\$524	71	1,388	\$629	47.9%	44.7%	63.8%
Arts, Entertainment, Recreation, Accommodation and Food Services	25	225	\$147	30	204	\$236	99	1,417	\$217	296.0%	529.8%	47.6%
Other Services	64	227	\$302	70	348	\$425	65	250	\$476	1.6%	10.1%	57.6%
Public Administration	40	1,878	\$405	46	2,241	\$520	49	3,163	\$597	22.5%	68.4%	47.4%

Source: Georgia Department of Labor, MACTEC

2.8 Education

2.8.1 Educational Attainment and Comparison to Surrounding Cities

Table 2-19 presents the various levels of educational attainment for residents of Gordon County compared to the state. Table 2-20 compares Gordon County to the surrounding counties. Only the age groups 25 and older for 1990 and 2000 were analyzed for educational attainment. These statistics are compared to the state. Generally, there is a decline in the number of students dropping out of school before 12th grade. The number of people obtaining a high school diploma or equivalent has remained similar between the 1990 and 2000 figures with



marginal improvement. However, the percentage makeup of this data group exceeds that of the state by six percentage points. The percentage of residents having a bachelor's degree in 2000 is well below the state average. However, this ratio has improved by 20%. The state ratio for Graduate or professional degrees also far exceeds that of Gordon County.

Also, the percentage of residents with some college but who have not completed their degree has improved 32% between 1990 and 2000. The percentage makeup increased from 13.1% to 31.6% during this ten year period. The data suggests that new residents may be contributing to the overall County's educational attainment and that these numbers should continue to increase as growth occurs.

Table 2-19: Educational Attainment

Category	Gordon County			State of Georgia
	1990 % of Pop. Age 25+	2000 % of Pop. Age 25+	Trend 1990-2000	2000 % of Pop. Age 25+
Less than 9th Grade	18.8%	13.3%	-29.4%	7.5%
9th to 12th Grade (No Diploma)	22.8%	20.6%	-9.5%	13.7%
High School Graduate (Includes Equivalency)	33.1%	34.3%	3.8%	28.4%
Some College (No Degree)	13.1%	17.2%	31.6%	20.2%
Associate Degree	0.0%	0.0%	0.0%	5.1%
Bachelor's Degree	5.4%	6.5%	20.5%	15.8%
Graduate or Professional Degree	3.8%	4.0%	5.4%	8.2%

Source: Georgia Department of Community Affairs

Table 2-20: Educational Attainment - Surrounding Counties

Category	Educational Attainment- Percent of Total Population, Age 25+ in 2000						
	Gordon County	Bartow County	Floyd County	Gilmer County	Pickens County	Walker County	Whitfield County
Less than 9th Grade	13.3%	9.6%	11.4%	14.0%	11.8%	12.2%	18.1%
9th to 12th Grade (No Diploma)	20.6%	18.6%	17.1%	20.0%	18.2%	20.9%	18.8%
High School Graduate (Includes Equivalency)	34.3%	34.2%	33.3%	33.4%	33.1%	35.1%	29.0%
Some College (No Degree)	17.2%	19.5%	18.4%	16.3%	18.3%	17.7%	17.3%
Associate Degree	0.0%	4.0%	3.9%	3.5%	3.1%	4.0%	3.9%
Bachelor's Degree	6.5%	9.8%	10.0%	7.9%	9.9%	6.8%	8.1%
Graduate or Professional Degree	4.0%	4.3%	5.9%	5.0%	5.7%	3.4%	4.9%

Source: Georgia Department of Community Affairs

2.9 Poverty

As shown in Table 2-21, the poverty rate for Gordon County declined over the course of the 1990's from 12.9% to 10.6%, a total decline of 18%. In 2000, the County's poverty rate was lower than the state and national averages. However, there has also been an increase in the raw number of residents in poverty as the overall population has grown. The causes for the increase of the raw number of residents in poverty may be linked to job skills, a lack of affordable housing,



or a reduction in income for aging baby boomers. Table 2-21 shows the federal guidelines for defining impoverished households.

Table 2-21: Poverty Rate - Individuals and Families

	Gordon County (Includes Calhoun)	Calhoun	Georgia	United States
1990 Poverty Count	1,641	405	----	----
1990 Poverty Rate	12.9%	14.2%	11.5%	13.5%
2000 Poverty Count	1,712	724	-----	-----
2000 Poverty Rate	10.6%	18.26%	13%	12.4%
Percentage Change	-17.8%	28.9%	13%	-8%

Source: U.S. Census 2000 Census SF3 Table P92, 1990 Census SF3 Table P127

Table 2-22: 2005 Federal Guidelines for Defining Impoverished Households

Persons in Family Unit	48 Contiguous States and D.C.
1	\$9,570
2	\$12,830
3	\$16,090
4	\$19,350
5	\$22,610
6	\$25,870
7	\$29,130
8	\$32,390
For each additional person, add	\$3,260

Source: Federal Register, Vol. 70, No. 33, February 18, 2005, pp. 8373-8375



3 Economic Development

3.1 Economic Base & Trends

The information collected for this analysis came from a variety of sources, including the U.S. Bureau of the Census, Georgia Department of Community Affairs and the Georgia Department of Labor. The term “employment” describes people that work in the County without regard of their place of residence, whereas the term “labor force” describes residents of the County that work without regard for the location of their place of work. A small segment of Gordon County’s labor force, 30%, is employed outside the County. A large segment of the County’s employment base lives in the County. This data suggests that Gordon County has a strong and diversified economy as most residents work where they live.

Table 3-1 illustrates the percentage makeup by category of the overall labor market for 1980 to 2000. The total change is given in the fourth column of the datasets. This percentage illustrates the change in employment of the category for the given time period. Only the Agriculture and Forestry industry category has experienced decline in employment. This trend is found state wide. All other classifications have experienced growth rates ranging from 29% in Public Administration to 238% in Professional and Management Services. The average growth rate across all industries is 70% between 1980 and 2000. For the same period the average annual growth rate for employment was 3.5% per year. The state growth rate was 24.3% and 1.2% annually.

Table 3-2 demonstrates the trends in percentage share for the economic categories. Generally, all goods producing industries have experienced a decline in their overall share of the total job market. In contrast, all service producing segments have improved their share of the overall job market. The one exception is the Public Administration category which has lost share at the state and national levels as well. The one significant exception to the above mentioned trends can be found in the wholesale trade Category. Wholesale Trade has improved its market share 20% between 1980 and 1990. This is in contrast to the state trend and is likely due to the County’s base of textile manufacturers who depend on wholesalers for products required in production.

Table 3-3 illustrates projected trends in the various economic categories. Generally, the product- oriented industries are expected to continue to lose market share despite jobs being added. Service industries are expected to continue to take market share from the product oriented industries.



Table 3-1: Historical Employment by Industry

Category	Gordon County				Calhoun				State of Georgia			
	1980	1990	2000	% Change From '80-'00	1980	1990	2000	% Change From '80-'00	1980	1990	2000	% Change from '90-'00
Total Employed Civilian Population	13,232	17,439	22,451	69.7%	2,364	3,458	5,046	113.5%	NA	3,090,276	3,839,756	24.3%
Agriculture, Forestry, Fishing, hunting & mining	474	569	438	-7.6%	26	13	59	126.9%	NA	82,537	53,201	-35.5%
Construction	625	1,102	1,721	175.4%	40	196	313	682.5%	NA	214,359	304,710	42.1%
Manufacturing	6,576	8,078	8,847	34.5%	1,027	1,495	1,910	86.0%	NA	585,423	568,830	-2.8%
Wholesale Trade	336	439	674	100.6%	80	111	91	13.8%	NA	156,838	148,026	-5.6%
Retail Trade	1,797	2,378	2,829	57.4%	359	481	667	85.8%	NA	508,861	459,548	-9.7%
Transportation, warehousing, and utilities	673	1,009	1,065	58.2%	105	173	153	45.7%	NA	263,419	231,304	-12.2%
Information	NA	NA	369	100.0%	NA	NA	83	100.0%	NA	NA	135,496	100.0%
Finance, Insurance, & Real Estate	371	389	613	65.2%	142	116	183	28.9%	NA	201,422	251,240	24.7%
Professional, scientific, management, administrative, and waste management services	263	358	890	238.4%	25	67	257	928.0%	NA	151,096	362,414	139.9%
Educational, health and social services	1,074	1,724	2,575	139.8%	296	408	665	124.7%	NA	461,307	675,593	46.5%
Arts, entertainment, recreation, accommodation and food services	325	109	1,066	228.0%	90	27	334	271.1%	NA	31,911	274,437	760.0%
Other Services	270	865	786	191.1%	72	232	187	159.7%	NA	266,053	181,829	-31.7%
Public Administration	448	419	578	29.0%	102	139	144	41.2%	NA	167,050	193,128	15.6%

Source: Georgia Department of Community Affairs



Table 3-2: Historical Employment Share by Industry

Category	Gordon County				Calhoun				State of Georgia			
	1980	1990	2000	% Change from '80-'00	1980	1990	2000	% Change from '80-'00	1980	1990	2000	% Change from '90-'00
Total Employed Civilian Population	100%	100%	100%	-----	100%	100%	100%	-----	NA	100%	100%	-----
Agriculture, Forestry, Fishing, hunting & mining	3.6%	3.3%	2.0%	-44.4%	1.1%	0.4%	1.2%	9.1%	NA	2.7%	1.4%	-48.1%
Construction	4.7%	6.3%	7.7%	63.8%	1.7%	5.7%	6.2%	265%	NA	6.9%	7.9%	14.5%
Manufacturing	49.7%	46.3%	39.4%	-20.7%	43.4%	43.2%	37.9%	-12.7%	NA	18.9%	14.8%	-21.7%
Wholesale Trade	2.5%	2.5%	3.0%	20.0%	3.4%	3.2%	1.8%	-47.1%	NA	5.1%	3.9%	-23.5%
Retail Trade	13.6%	13.6%	12.6%	-7.4%	15.2%	13.9%	13.2%	-13.2%	NA	16.5%	12.0%	-27.3%
Transportation, warehousing, and utilities	5.1%	5.8%	4.7%	-7.8%	4.4%	5.0%	3.0%	-31.8%	NA	8.5%	6.0%	-29.4%
Information	NA	NA	1.6%	1.6%	NA	NA	1.60%	1.6%	NA	0.0%	3.5%	3.5%
Finance, Insurance, & Real Estate	2.8%	2.2%	2.7%	-3.6%	6.0%	3.4%	3.6%	-40.0%	NA	6.5%	6.5%	0.0%
Professional, scientific, management, administrative, and waste management services	2.0%	2.1%	4.0%	100%	1.1%	1.9%	5.1%	364%	NA	4.9%	9.4%	91.8%
Educational, health and social services	8.1%	9.9%	11.5%	42.0%	12.5%	11.8%	13.2%	5.6%	NA	14.9%	17.6%	18.1%
Arts, entertainment, recreation, accommodation and food services	2.5%	0.6%	4.7%	88.0%	3.8%	0.8%	6.6%	73.7%	NA	1.0%	7.1%	610.0%
Other Services	2.0%	5.0%	3.5%	75.0%	3.0%	6.7%	3.7%	23.3%	NA	8.6%	4.7%	-45.3%
Public Administration	3.4%	2.4%	2.6%	-23.5%	4.3%	4.0%	2.9%	-32.6%	NA	5.4%	5.0%	-7.4%

Source: Georgia Department of Community Affairs



Table 3-3: Employment Projections by Industry

Category	2000		2005		2010		2020		2025		Trend 2000-2005
Total Employed Civilian Population	22,451	100.0%	26,507	100.0%	30,564	100.0%	44,842	100.0%	57,407	100.0%	---
Agriculture, Forestry, Fishing, hunting & mining	438	2.0%	422	1.6%	406	1.3%	351	0.8%	301	0.5%	-1.4%
Construction	1,721	7.7%	2,203	8.3%	2,685	8.8%	4,383	9.8%	5,877	10.2%	2.6%
Manufacturing	8,847	39.4%	9,846	37.1%	10,845	35.5%	14,363	32.0%	17,458	30.4%	-9.0%
Wholesale Trade	674	3.0%	823	3.1%	971	3.2%	1,495	3.3%	1,956	3.4%	0.4%
Retail Trade	2,829	12.6%	3,283	12.4%	3,737	12.2%	5,336	11.9%	6,742	11.7%	-0.9%
Transportation, warehousing, and utilities	1,065	4.7%	1,237	4.7%	1,410	4.6%	2,017	4.5%	2,551	4.4%	-0.3%
Information	369	1.6%	NA								
Finance, Insurance, & Real Estate	613	2.7%	719	2.7%	826	2.7%	1,201	2.7%	1,531	2.7%	-0.1%
Professional, scientific, management, administrative, and waste management services	890	4.0%	1,166	4.4%	1,442	4.7%	2,413	5.4%	3,267	5.7%	1.7%
Educational, health and social services	2,575	11.5%	3,235	12.2%	3,896	12.7%	6,221	13.9%	8,266	14.4%	2.9%
Arts, entertainment, recreation, accommodation and food services	1,066	4.7%	1,392	5.3%	1,718	5.6%	2,866	6.4%	3,876	6.8%	2.0%
Other Services	786	3.5%	1,013	3.8%	1,240	4.1%	2,039	4.5%	2,743	4.8%	1.3%
Public Administration	578	2.6%	635	2.4%	692	2.3%	894	2.0%	1,071	1.9%	-0.7%

Source: Georgia Department of Community Affairs

Please note that in 2001 changes were made to the method in which industries or job sectors were grouped. This may account for some of the large shifts in the data from 2000 to 2005. Also, Utility and Management data were classified as private and therefore unavailable from the Georgia Department of Labor. Therefore, the weekly average wages for these sector groupings may be skewed.

3.2 Employment to Population Comparison

Table 3-4 illustrates the number of jobs available for the population and labor force. Due to the tremendous growth the County is experiencing, the jobs-to-population ratio is improving. This study is important to understand the contribution to County employment for which Calhoun is responsible. Additional analysis is available in the section 4.5, Jobs to Housing ratio.



In 1980, there were jobs for 44% of the total County's population. In 2000, this percentage improved to 112% for the City and 51% for the County. The 112% statistic means that there were more jobs in Calhoun than there were residents. When the Calhoun statistics are removed from the County statistics, the jobs to population ratio was only 32% for the remaining County. This percentage is down 29% from the 1980 totals. During this 20 year period, the jobs ratio shifted to the City. The City became the predominant provider of jobs for residents working in the County.

Table 3-4: Employment by Location

Jobs to Population Comparison		1980	1990	2000
Calhoun				
Total Employed		2,435	5,163	11,912
Total Population		5,563	7,135	10,667
Total Labor Force		NA	3,670	5,269
% of jobs/Population		43.8%	72.4%	111.7%
% of jobs/ Labor Force		NA	140.7%	226.1%
Gordon County				
Total Employed		13,232	17,439	22,451
Total Population		30,070	35,072	44,104
Total labor Force		NA	18,505	23,282
% of jobs/ Population		44.0%	49.7%	50.9%
% of jobs/ Labor Force		NA	94.2%	96.4%
Gordon County with Calhoun Stats Removed				
Total Employed		10,797	12,276	10,539
Total Population		24,507	27,937	33,437
Total labor Force		NA	14,835	18,013
% of jobs/ Population		44.1%	43.9%	31.5%
% of jobs/ Labor Force		NA	82.8%	58.5%

Source: Georgia Department of Community Affairs



3.3 Economic Base

3.3.1 Employment

The annual average number of jobs in Gordon County for the years 2000 through the end of 2004 fell more significantly than that of the state and nation, as shown in Table 3-5. The -5% average annual growth rate between 2000 and 2004 allowed for an estimated total of 21,321 jobs in the county as the county followed state and national employment losses experienced during between 2000 and 2004. National and state trends have improved since that time.

Table 3-5: Number of Employees

Year	City of Calhoun	Gordon County	State of Georgia	United States
1980	2,364	13,232	NA	NA
1990	3,458	17,439	6,180,552	108,603,565
2000	5,046	22,451	7,486,384	129,877,063
2004	NA	21,321	3,840,663	129,278,176
% Change 1980-1990	46.3%	31.8%	NA	NA
% Change 1990-2000	45.6%	28.7%	21.1%	19.6%
% Change 2000-2004	NA	-5.0%	-1.9%	-0.5%
% Change 1980-2000	113.5%	69.7%	NA	NA

Source: Georgia Department of Community Affairs, Georgia Department of Labor

3.3.2 Labor Force

Table 3-6 details several characteristics of the labor force at the City of Calhoun, County and state levels. Labor force as a percentage of the total population is consistent across the municipalities at approximately 50% to 53% for years 1990 and 2000.



Table 3-6: Labor Force Participation

Category	Gordon County		City of Calhoun		State of Georgia	
	1990	2000	1990	2000	1990	2000
Total Population	35,072	44,104	7,135	10,667	6,478,216	8,186,453
Total Males and Females	26,862	33,869	5,638	8,217	4,938,381	6,250,687
In labor force	18,505	23,282	3,670	5,269	3,351,513	4,129,666
Labor Force as % of Pop.	52.8%	52.8%	51.4%	49.4%	51.7%	50.4%
Females in labor force	8,320	10,340	1,744	2,415	1,547,461	1,912,651
% Females in labor force	45.0%	44.4%	47.5%	45.8%	46.2%	46.3%
Males in labor force	10,185	12,942	1,926	2,854	1,804,052	2,217,015
% Males in labor force	55.0%	55.6%	52.5%	54.2%	53.8%	53.7%
Civilian Labor force	18,470	23,254	3,670	5,266	3,278,378	4,062,808
Civilian Employed	17,439	22,451	3,458	5,046	3,090,276	3,839,756
Civilian unemployed	1,031	803	212	220	188,102	223,052
Females unemployed	483	339	124	125	98,509	115,400
% Females unemployed	46.8%	42.2%	58.5%	56.8%	52.4%	51.7%
Males unemployed	548	464	88	95	89,593	107,652
% Males unemployed	53.2%	57.8%	41.5%	43.2%	47.6%	48.3%
Unemployment rate	5.6%	3.4%	5.8%	4.2%	5.6%	5.4%
In Armed Forces	35	28	0	3	73,135	66,858
Total not in labor force	8,357	10,587	1,968	2,948	1,586,868	2,121,021

Source: Georgia Department of Community Affairs

3.3.3 Unemployment

As shown in Table 3-7, Gordon County's 2005 unemployment rate of 4.9% slightly greater than the state average, and higher than the 2000 rate of 3.3%. As the economy improved during the 1990's, Gordon County's unemployment rate improved. The County and state maintained a slightly lower rate than Calhoun in 2000.

Table 3-7: Unemployment

		1980	1990	2000	2005
City of Calhoun	Labor Force	NA	3,670	5,266	NA
	Unemployment Rate	NA	5.7%	4.2%	NA
Gordon County	Labor Force	14,745	18,470	23,254	NA
	Unemployment Rate	10.1%	7.3%	3.3%	4.9%
State of Georgia	Unemployment Rate	NA	5.5%	3.5%	**4.8%

Source: Georgia Department of Community Affairs



3.3.4 Personal Income

As shown in Table 3-8, Gordon County residents receive the majority of their aggregate income (approximately 79%) from wages or salaries. This is a slightly higher percentage than that for the City of Calhoun. Gordon County receives a slightly higher portion of its aggregate income from social security than the City of Calhoun.

Table 3-8: Personal Income Sources

Category	Calhoun				Gordon County			
	1990	1990 % of Total	2000	2000 % of Total	1990	% of Total Income 1990	2000	% of Total Income 2000
Total income	94,604,440	100%	203,950,600	100%	402,906,160	100%	770,711,800	100%
Aggregate wage or salary income for households	71,793,636	75.9%	153,149,500	75.1%	325,333,151	80.7%	609,164,200	79.0%
Aggregate other types of income for households	1,473,772	1.6%	1,900,600	0.9%	5,404,300	1.3%	11,560,500	1.5%
Aggregate self employment income for households	5,069,933	5.4%	7,614,400	3.7%	22,130,870	5.5%	45,752,900	5.9%
Aggregate interest, dividends, or net rental income	5,957,356	6.3%	20,840,400	10.2%	16,249,924	4.0%	36,051,900	4.7%
Aggregate social security income for households	6,170,658	6.5%	10,231,600	5.0%	20,911,975	5.2%	39,066,600	5.1%
Aggregate public assistance income for households	632,945	0.7%	1,225,400	0.6%	2,752,632	0.7%	4,332,800	0.6%
Aggregate retirement income for households	3,506,140	3.7%	8,988,700	4.4%	10,123,308	2.5%	24,782,900	3.2%

Source: Georgia Department of Community Affairs

3.3.5 Commuting patterns

Table 3-9 indicates that 69% of County residents work within the County while 31% of the residents work outside the County. Table 3-10 presents the county to County commuting patterns for Gordon County for those residents who did not work in Gordon County.

Table 3-9: Place of Work for Workers 16 Years and Over

Worker Data	1990	% of Total	2000	% of Total
Total Population	35,072	-----	44,104	-----
Total Employed Workers:	17,120	100%	22,017	100%
Worked in Gordon County	13,382	78.2%	15,172	68.9%
Worked outside Gordon County	3,587	21.0%	6,655	30.2%
Worked Outside of Georgia	151	0.8%	190	0.8%

Source: 1990 U.S. Census (SF3), Table P045. 2000 U.S. Census (SF3), Table P26.



Table 3-10: Commuting Patterns

Employed Residents of Gordon			Person's Working in Gordon		
County Where Employed	Number	Percent of Total	County of Residence	Number	Percent of Total
Gordon Co.	15,172	68.9	Gordon Co.	15,172	70.9
Whitfield Co.	2,909	13.2	Floyd Co.	1,813	8.5
Bartow Co.	1,034	4.7	Bartow Co.	1,203	5.6
Floyd Co.	966	4.4	Whitfield Co.	867	4.1
Murray Co.	499	2.3	Murray Co.	602	2.8
Cobb Co.	414	1.9	Cobb Co.	233	1.1
Cherokee Co.	177	0.8	Pickens Co.	202	0.9
Fulton Co.	177	0.8	Chattooga Co.	193	0.9
Other	669	3	Other	1,103	5.2
Total Residents:	22,017	100	Total Residents:	21,388	100

Source: Georgia Department of Labor, 2000 Census, County-to-County Worker Flow Files

3.4 Economic Resources

Many economic resources are available to the County's residents, businesses and potential businesses. Listed below are the key economic organizations:

- Gordon County Chamber of Commerce
- Gordon County Development Authority (Industrial Development Authority)
- Calhoun Business Association
- Downtown Development Association
- Main Street Partnership

3.5 Major Employers

Collectively, the textile manufacturing companies provide the majority of the jobs in Calhoun and Gordon County. The City School System is also a major part of the economic engine in the County. As the population increases more jobs should come available within the school systems to meet the education demands. Respectively, if industrial and manufacturing businesses locate within the County this will also fuel employment in most other job sectors previously mentioned. Table 3-11 lists the major employers.



Table 3-11: Major Employers in the City and County

Private Employers	
Mohawk Industries	3,000
Shaw Industries	1,750
Gordon Hospital	600
Mannington	592
Beaulieu	386
Kobelco Construction Machinery American, LLC	350
Springs Global US Inc	360
Apache Mills	320
North American Container Group	200
Royal Floor Mats	150
Public Employers	
County Schools	985
City Schools	450
County Government	341
City Government	325
Department of Human Resources	85
Postal Service	50
DNR	49
Department of Transportation	43
State Patrol	10
GBI	12

Source: Gordon County Chamber of Commerce



4 Housing

4.1 Housing Types & Trends

4.1.1 Housing Types and Mix

Table 4-1 provides information on the current (2000) and the historic mix of housing types in Gordon County, as well as the occupancy characteristics of the county's housing market. Table 4.1.1b shows that there has been growth in both single-family units and in most types of multi-family housing. The market segments showing the fastest growth include detached single units and large multi-family developments, with between 20 and 49 units. Overall, the number of units in Gordon County grew by approximately 24.5%.

Since 1980, single family units have trended downward as multifamily units, particularly with 50 or more units, have seen a substantial upswing. This demand is likely due to workforce housing demands.

Table 4-1: Housing Types

Housing Units	1980		1990		2000		% Change 1980- 1990	% Change 1990- 2000	% Change 1980- 2000	Trend 80-'00
	Units	%	Units	%	Units	%				
Total Housing Units	10,914	100.0%	13,777	100.0%	17,145	100.0%	26.2%	24.4%	57.1%	---
Single Units (detached)	8,642	79.2%	9,565	69.4%	12,044	70.2%	10.7%	25.9%	39.4%	-11.3%
Single Units (attached)	135	1.2%	175	1.3%	174	1.0%	29.6%	-0.6%	28.9%	-18.0%
Double Units	198	1.8%	328	2.4%	390	2.3%	65.7%	18.9%	97.0%	25.4%
3 to 9 Units	318	2.9%	848	6.2%	1,003	5.9%	166.7%	18.0%	215.4%	100.8%
10 to 19 Units	443	4.1%	376	2.7%	346	2.0%	-15.1%	-8.0%	-21.9%	-50.3%
20 to 49 Units	101	0.9%	25	0.2%	186	1.1%	-75.2%	644.0%	84.2%	17.2%
50 or more Units	26	0.2%	0	0.0%	175	1.0%	-100.0%	NA	175.0%	328.5%
Mobile Home or Trailer	1,051	9.6%	2,336	17.0%	2,777	16.2%	122.3%	18.9%	164.2%	68.2%
All Other	0	0.0%	124	0.9%	50	0.3%	124.0%	-59.7%	50.0%	0.3%

Source: DCA

4.1.2 Housing Trends

Table 4-2 shows Gordon County housing trends compared to neighboring counties. There does appear to be a slight declining trend for multiple units (apartments) ranging from 10 to 49 units. Developments with 50 or more units seem to be growing in popularity. The data suggests that there is steady demand throughout this region for Single Family units, both attached and detached, as well as for Mobile Homes or Trailers. Careful consideration and planning should be



given to development patterns for these types of homes. Table 4-3 shows housing units by tenure in Gordon County.

Table 4-2: Percentage Change of Total Housing Types in Surrounding Counties

Category	Percentage Change '80-'00						
	Gordon County	Bartow County	Floyd County	Gilmer County	Pickens County	Walker County	Whitfield County
TOTAL Housing Units	57.10%	97.40%	21.40%	172.30%	142.70%	22.40%	29.00%
Single Units (detached)	39.40%	81.50%	17.00%	150.00%	129.30%	14.60%	18.40%
Single Units (attached)	28.90%	262.10%	34.30%	145.80%	379.50%	67.20%	77.30%
Double Units	97.00%	-1.80%	28.10%	144.20%	65.30%	-5.30%	32.30%
3 to 9 Units	215.40%	209.70%	2.20%	162.50%	185.20%	71.10%	36.20%
10 to 19 Units	-21.90%	5.40%	-20.60%	63.40%	-35.90%	-43.80%	-32.50%
20 to 49 Units	84.20%	414.70%	29.20%	1460.00%	38.90%	24.70%	99.00%
50 or more Units	573.10%	271.80%	89.00%	NA	-83.60%	-45.20%	65.60%
Mobile Home or Trailer	164.20%	165.60%	76.20%	216.00%	229.90%	96.20%	91.70%
All Other	NA	NA	NA	NA	NA	300.00%	NA

Source: Georgia Department of Community Affairs

Table 4-3: Housing Types by Tenure

Type of Unit	1990		2000	
	Owner Occupied	Renter Occupied	Owner Occupied	Renter Occupied
One family, detached	82.7%	17.3%	83.2%	16.8%
One family, attached	14.1%	85.9%	45.3%	54.7%
Multiple family	3.6%	96.4%	6.1%	93.9%
Mobile Home or other	75.4%	24.6%	73.2%	26.8%
Total	72.1%	27.9%	71.7%	28.3%

Sources: U.S. Census 2000 SF3, Table H32 and U.S. Census 1990 SF3, Table H22

4.1.3 Age and Condition of Housing

As of 1990, almost 45% of the County's housing stock was built during the 1960s and 1970s (Table 4-4). According to the 2000 Census, this percentage decreased to 30% in 2000, as the overall housing stock grew. A comparison of data from 1990 and 2000 shows that new housing construction in Gordon County grew at a steady rate during the 1990s, with approximately 53% of the housing stock present in the county in 2000 having been built since 1990. 73% of the housing stock in 2000 was built after 1960.

Table 4-5 shows the change in housing stock from 1980 to 2000. Homes built in the 1940's and 1960's are disappearing at a faster rate than stock from other periods. This is likely due to the re-development of these properties into subdivisions or commercial/ industrial usages.



Table 4-4: Age of Housing

Total: 2000	17,145	100%	Percentage Share	Total: 1990	13,777	100%	Percentage Share
Built 1999 to March 2000	719	4.19%	52.5%	1989 to March 1990	651	4.7%	30.7%
Built 1995 to 1998	2270	13.2%		1985 to 1988	1884	13.7%	
Built 1990 to 1994	2307	13.5%		1980 to 1984	1694	12.3%	
Built 1980 to 1989	3706	21.6%		-----	-----	-----	
Built 1970 to 1979	3233	18.9%	30.1%	1970 to 1979	3576	26.0%	46.2%
Built 1960 to 1969	1934	11.3%		1960 to 1969	2791	20.3%	
Built 1950 to 1959	1322	7.7%		1950 to 1959	1317	9.7%	
Built 1940 to 1949	675	3.94		1940 to 1949	822	6.0%	
Built 1939 or earlier	979	5.7%		1939 or earlier	1042	7.6%	

Sources: U.S. Census Bureau Census 2000 SF3, Table H34 & U.S. Bureau of the Census 1990, SF3, Table H025

Table 4-5: Percentage Change by Age of Housing

Houses Existing in 1990 or Earlier	Total Homes 1990 13,777	Houses Existing in 2000 or Earlier	Total Homes 2000 17,145	Decennial Percentage Change 1979 or Earlier
1989 to March 1990	651	Built 1999 to March 2000	719	-----
1985 to 1988	1,884	Built 1995 to 1998	2,270	-----
1980 to 1984	1,694	Built 1990 to 1994	2,307	-----
-----	-----	Built 1980 to 1989	3,706	-----
1970 to 1979	3,576	Built 1970 to 1979	3,233	-9.6%
1960 to 1969	2,791	Built 1960 to 1969	1,934	-30.7%
1950 to 1959	1,317	Built 1950 to 1959	1,322	0.4%
1940 to 1949	822	Built 1940 to 1949	675	-17.9%
1939 or earlier	1,042	Built 1939 or Earlier	979	-6.0%

Sources: U.S. Census Bureau Census 2000 SF3, Table H34 & U.S. Bureau of the Census 1990, SF3, Table H025

As shown in Table 4-6, it is common for a small percentage of the housing units in the State of Georgia to be lacking plumbing or kitchen facilities. The condition of housing in Gordon County, based on these measures, is better than the state average.



Table 4-6: Condition of Housing

Plumbing and Kitchen Facilities, 1990 – 2000: City and State Comparisons		
Housing Unit Characteristic	Gordon County	State of Georgia
1990		
Total housing units	13,777	-----
Complete plumbing facilities	13,658	-----
Lacking plumbing facilities	119	-----
Lacking plumbing facilities as a percentage	0.9%	0.9%
Complete kitchen facilities	13,696	-----
Lacking complete kitchen facilities	81	-----
Lacking complete kitchen facilities as a percentage	0.6%	1.0%
2000		
Total housing units	17,145	-----
Complete plumbing facilities	17,016	-----
Lacking plumbing facilities	129	-----
Lacking plumbing facilities as a percentage	0.8%	0.9%
Complete kitchen facilities	16,984	-----
Lacking complete kitchen facilities	161	-----
Lacking complete kitchen facilities as a percentage	0.9%	0.9%

Source: Georgia Department of Community Affairs

As shown in Table 4-7, Gordon County has maintained an 83% single family attached home ownership rate since 1990. Mobile Home ownership has also been steady at or near the 75% ownership rate. Renters have comprised the majority of all single family attached homes occupation during the same period.

Table 4-7: Types of Housing Units by Tenure

Type of Unit	1990		2000	
	Owner Occupied	Renter Occupied	Owner Occupied	Renter Occupied
One family, detached	82.7%	17.3%	83.2%	16.82%
One family, attached	14.1%	85.91%	45.31%	54.7%
Multiple family	3.6%	96.4%	6.1%	93.9%
Mobile Home or other	75.4%	24.6%	73.2%	26.8%
Total	72.1%	27.9%	71.7%	28.3%

Sources: U.S. Census 2000 SF3, Table H32 and U.S. Census 1990 SF3, Table H22

4.2 Overcrowding

As shown in Table 4-8, overcrowding is another factor used to determine the adequacy of housing conditions. The Census defines an over crowded housing unit as one having 1.01 or more persons per room, severely overcrowded persons is defined as 1.51 or more persons per room. In 2000, Gordon County had a marginally lower rate of overcrowding than the state as a whole.



Table 4-8: Overcrowded Housing Units by Tenure

Occupants Per Room	Gordon County		State of Georgia	
	Owner Occupied Housing Units	Renter Occupied Housing Units	Owner Occupied Housing Units	Renter Occupied Housing Units
1.01 to 1.50 occupants per room (overcrowded)	1.9%	6.5%	1.7%	5.5%
1.51 or more occupants per room (severely overcrowded)	0.5%	4.6%	0.7%	4.3%

Source: 2000 Census (SF3 Table H20)

4.3 Housing Cost

4.3.1 Median Property Values and Rent

The median property value in Gordon County increased 21% (adjusted) between 1990 and 2000, as shown in Table 4-9. Median property values increased 21% (adjusted) in Gordon County and 19% in Georgia (adjusted). The actual median value of property in Gordon County was \$83,600 and the state median was \$111,200. In contrast to owner occupied housing values, the 2000 median rent in Gordon County rose just 5.4% between 1990 and 2000, compared with increases of 12.5% and 7.4% at the City and state levels, respectively.

Table 4-9: Comparison of Housing Costs

Category	1990	1990 Adjusted Dollars ³	2000	% Change using 1990 Real Dollars	% Change using 1990 Adjusted Dollars
Gordon County					
Median property value	\$52,300	\$68,931	\$83,600	59.90%	21.3%
Median rent	\$350	\$461	\$486	38.90%	5.4%
City of Calhoun					
Median property value	\$62,200	\$81,980	\$96,900	55.80%	18.2%
Median rent	\$331	\$436	\$491	48.30%	12.5%
State of Georgia					
Median property value	\$70,700	\$93,183	\$111,200	57.30%	19.3%
Median rent	\$433	\$571	\$613	41.60%	7.4%

Source: U.S. Bureau of the Census (SF3) 1990 Tables H043A, H061A and 2000 Tables H63 and H76

4.4 Cost Burden

The U.S. Bureau of the Census defines "cost burdened" as paying more than 30% of income for housing and "severely cost burdened" as paying more than 50% of income for housing. Analyzing the incidents of cost burdening in a community helps to identify the need for affordable housing and other supportive programs for low-income households. As shown in Table 4-10, owner-occupied households in the County paid slightly smaller percentages of their

³ 1990 dollars adjusted to 2000 dollars via the provided by the U.S. Bureau of Labor inflation calculator.



income for housing than the average state household in 1999, shown in Table 4-10. A similar trend can be observed in rental housing, with costs lower than the State of Georgia.

Table 4-10: Comparison of Cost Burden Residents by Tenure

Housing Costs as a Percentage of Household Income in 1999	Specified Owner-Occupied Housing Units	Specified Renter Occupied Housing Units
Gordon County		
Less than 30% (not cost burdened)	83.12%	61.78%
30% to 49% (cost burdened)	10.29%	16.41%
50% or more (severely cost burdened)	5.88%	10.66%
Median selected monthly housing costs as a percentage of household income in 1999 --	16.50%	22.00%
State of Georgia		
Less than 30% (not cost burdened)	-67.83%	47.35%
30% to 49% (cost burdened)	24.17%	36.65%
50% or more (severely cost burdened)	8.00%	15.99%
Median selected monthly housing costs as a percentage of household income in 1999 --	19.40%	25.20%

Source: Census 2000, SF3, Tables H69, H70, H94 and H95

Table 4-11 shows the correspondence between Income and affordable housing. The table lists the appropriate housing prices based on income and the 30% ratio for non-cost burdened.

Table 4-11: Correlation of Household Income to Housing Prices

Annual Household Income	Maximum Annual Income	Maximum Monthly Income for Housing (30%)	95% LTV ⁴ Equivalent House Price ⁵	80% LTV Equivalent House Price ⁶
Less than \$15,000	\$15,000	\$375	\$57,000	\$70,480
\$15,000-\$24,999	\$25,000	\$625	\$95,000	\$117,400
\$25,000-\$34,999	\$35,000	\$875	\$133,000	\$164,500
\$35,000-\$49,999	\$50,000	\$1,250	\$190,000	\$234,850
\$50,000-\$74,999	\$75,000	\$1,875	\$285,000	\$352,200
\$75,000-\$99,999	\$100,000	\$2,500	\$380,000	\$469,600
\$100,000-\$149,999	\$150,000	\$3,750	\$570,000	\$704,500
\$150,000-\$249,999	\$250,000	\$6,250	\$950,000	\$1,174,250
\$250,000-\$499,999	\$500,000	\$12,500	\$1,900,000	\$2,348,500
\$500,000 or more	NA	NA	NA	NA
Median Household Income				
1990	\$26,981	\$675	\$102,600	\$126,792
2000	\$38,831	\$971	\$147,592	\$182,393

Source: Georgia Department of Community Affairs

⁴ LTV is Loan to Value

⁵ Based on a 95% loan at 7% interest for 30 years

⁶ Based on a 80% loan at 7% interest for 30 years



4.5 Job Housing Balance

An ideal community would provide housing for its labor force near their jobs that give the workers transportation choices (e.g. walking, biking, driving, public transit, etc.). Bedroom communities often develop without such balance and require the labor force to use major arterials to reach their jobs resulting in congestion and other quality of life challenges. Governments can use two jobs-housing balance ratios to monitor their community's ability to achieve a balance of jobs and housing: **employment (jobs)/housing unit ratio** and **employment/labor force ratio**. According to the *Jobs-Housing Balance Community Choices Quality Growth Toolkit* prepared by the Atlanta Regional Commission, an employment (jobs) to housing ratio of between 1.3 and 1.7 implies an ideal balance with 1.5 as the standard target. An employment (jobs) to labor force (employed residents) ratio of between 0.8 and 1.25 implies a balance for that ratio with 1:1 as the standard target.

Table 4-12 shows the employment to housing ratio and employment to labor force ratio for Gordon County. The 2000 housing ratio of 1:1.31 falls within the standard target range of 1.3 to 1.7. The labor force ratio of 1: 0.96 also falls well within the acceptable range of 0.8 to 1.25.

Table 4-12: Jobs-Housing Balance

Category	1980	1990	2000
Population	30,070	35,072	44,104
Average Household Size	2.91	2.72	2.70
Number of Households	10,820	12,778	16,173
Housing Units	10,914	13,777	17,145
Labor Force	NA	18,505	23,282
Employment (jobs)	13,232	17,439	22,451
Employment/Population Ratio	1: 0.44	1: 0.50	1: 0.51
Employment/Housing Unit Ratio	1: 1.21	1: 1.27	1: 1.31
Employment/Labor Force Ratio	NA	1: 0.94	1: 0.96

Source: U.S Census, Georgia Department of Community Affairs

4.6 Special Housing Needs

Currently, there are no measures in place within County government to address certain housing needs as they pertain to the elderly, homeless, victims of domestic violence, people with disabilities or AIDS or for people recovering from drug abuse. There are projected needs for senior housing that will be addressed in Community Agenda.

4.7 Calhoun Housing Authority

The Calhoun Housing Authority (CHA) is in place to provide low income housing needs to individuals and families. Established in 1952, the Authority provides housing opportunities for those 62 and older, disabled or families within certain income limits. Table 4-13 shows the CHA properties.



Table 4-13: Calhoun Housing Authority Developments (CHA) and Quantity of Units

Project Name and Address	Location	Date Built	No. of units
Cologa Homes	Edmond Circle	1952	44
Wylie McDaniel	Neal/McConnell Road.	1952	24
Hillhouse Homes	Hillhouse Steet	1962	24
Alexander Homes	Harkins/ Martin Luther King	1962	24
James Keene Homes	Hillhouse Street and Oothcalooga Street	1972	50
C.M. Jones Homes	McConnell and Pine Street	1972	34
A. Hastings Scoggins	Edwards Avenue	1982	10
T.L. Shanahan Homes	Golden Circle	1982	40
Total Units			250

Source: Calhoun Housing Authority

Income limits change annually and the Housing Authority has maintained a 97% occupancy rate since 1996, as shown in Table 4-14.

Table 4-14: Calhoun Housing Authority (CHA) Income Limits

No. of people per unit	Annual Income Limit
1 person	\$28,550
2 people	\$32,650
3 people	\$36,700
4 people	\$40,800
5 people	\$44,050
6 people	\$47,350
7 people	\$50,600

Source: Calhoun Housing Authority

As shown in Table 4-15, the residents of the CHA-administered housing developments are predominantly White, and the largest segments of the resident population are children and seniors.

Table 4-15: CHA Resident Demographics by Race and Ethnicity

Category	No. of Residents	%
Total Residents	478	100.0%
White alone	354	74.1%
Black or African American alone	99	20.7%
American Indian and Alaska Native alone	1	0.2%
Asian/ Pacific Islander	24	5.0%
Persons of Hispanic origin	27	5.6%

Source: Calhoun Housing Authority



Table 4-16: CHA Resident Demographics by Sex and Age

Age Cohort	Total Age Cohort	Age Cohort as %	Male	Female
0-17	171	35.8%	87	84
18-24	23	4.8%	7	16
25-34	42	8.8%	10	32
35-44	44	9.2%	14	30
45-54	39	8.2%	16	23
55-64	54	11.3%	16	38
65+	105	22.0%	26	79
Totals	478	100.0%	176	302

Source: Calhoun Housing Authority

When renting from the CHA applicants have two choices. Applicants may choose either a flat fee-based rent or a formula-based rent. See Table 4-17 for the flat-fee based housing costs. The Formula-based rental cost is determined by calculating 30% of the gross monthly income less a \$400 deduction for the senior citizen adjustment and/or less \$480 for each child. Other adjustments are made for expenses such as medical expenses child care if applicable. Deposits for the Formula-Based rent is the same as the Flat-based deposits.

Table 4-17: CHA Cost of Housing

Flat Rent		Security Deposit	
No. of Bedrooms	Cost	Seniors	Family
0	\$250	\$60	\$200
1	\$273	\$60	\$200
2	\$337	\$60	\$250
3	\$431	\$0	\$250
4	\$500	\$0	\$250

Source: Calhoun Housing Authority

Currently, all units meet the minimum local, state and federal housing codes and statutes. Additional landscaping work is required to improve the aesthetic appearance of the developments; however funding is unavailable. Work items contained in the CHA's Five Year Action Plan include basic maintenance and repair of units and appliances. Capital expenses include the installation of security cameras, computer upgrades and vinyl fencing.

Issues related to growth involving residents of the Calhoun Housing Authority include the lack of public transportation in regards to mobility and access to employment. The requests for handicap accessible senior units have increased. Also, sewer replacement is needed in many of the older project developments.



5 Natural and Cultural Resources

5.1 Environmental Planning Criteria

The Georgia Department of Natural Resources Environmental Protection Division requires counties and municipalities to adopt local regulations protecting the following five environmental resources found within the city or county's jurisdiction: Water Supply Watersheds, Protection of Groundwater Recharge Areas, Wetlands Protection, River Corridor Protection, and Mountain Protection. The sections below provide a brief analysis of Gordon County's regulations and an inventory of the location of these districts in the county.

5.1.1 Water Supply Watersheds

Pursuant to O.C.G.A. 12-2-8 and the Department of Natural Resources Environmental Protection Division's Rules for Environmental Planning Criteria, Chapter 391-3-16, the Gordon County Board of Commissioners have adopted these guidelines under the Gordon County Code of Ordinances, Chapter 11, *Planning and Development*, Article VI, *Water Supply Watershed Protection*, adopted April 7, 1992 and amended September 15, 1998. The ordinance includes Watershed Protection Overlay Districts for Water Supply Watersheds. Different criteria apply to small water supply watersheds and large water supply watersheds, and the large water supply watershed criteria are further defined in two separate overlay districts. All of these districts are discussed below. DNR differentiates between large watersheds (greater than 100 square miles) and small watersheds (less than 100 square mores). Water supply watersheds for the County are shown in Figure 5-1 located in the Atlas of Maps.

Small Watershed Area

The purpose of this ordinance is to protect watersheds and drinking water supplies from activities that can degrade water quality and to protect water supply reservoirs from sedimentation. This ordinance establishes standards and procedures that apply to any development or use within the boundaries of the Watershed Protection Overlay District. The procedures, standards, and criteria apply to the portion of the subject property within the boundaries of the Watershed Protection Overlay District for Small Water Supply Watersheds. Small watershed protection areas include the Conasauga, the Coosawattee, and the Oostanaula Rivers.

Large water sheds

Large Water Supply Watersheds criteria address development along perennial stream corridors that fall within a seven mile radius of the reservoir boundary. The Conasauga, the Coosawattee, and the Oostanaula Rivers are part of the larger Coosa River Watershed Area which impacts water quality in Northwest Georgia as well as Northeast Alabama.

5.1.2 Protection of Groundwater Recharge Areas

Pursuant to O.C.G.A. 12-2-8 and the Department of Natural Resources Environmental Protection Division's Rules for Environmental Planning Criteria, Chapter 391-3-16, the Gordon County Board of Commissioners have adopted these guidelines under the Gordon County Code of Ordinances, Chapter 11, *Planning and Development*, Article IV, "*Groundwater Recharge Area Protection*." Adopted April 7, 1992. Amended September 15, 1998.

There are (3) categories of Recharge areas. The areas are categorized as having high, average, or low recharge rates and are oriented North and South. The central one-third of Gordon County is shown as having a high recharge rate. Two additional significant bands of



high rates of recharge are located on the eastern edge of the county along the U.S. 411 corridor and on the western edge along the Oostanaula River corridor. The land between these three boundaries is listed as having average recharge rates. These areas are shown in Figure 5-1, which is located in the Atlas of Maps.

Currently much of this land is relatively undeveloped or used for agriculture. The one exception is the City of Calhoun and the U.S. 41 corridor where impervious materials are expansive, but necessary. As rural development and city expansion continue, strong consideration should be given to the impact of impervious materials, septic fields, and industrial and agricultural wastes and chemicals on the recharge areas. Homes and businesses that depend on wells for water supply are dependent upon the quality and quantity of ground water available to them.

5.1.3 Wetlands Protection

Pursuant to O.C.G.A. 12-2-8 and the Department of Natural Resources Environmental Protection Division's Rules for Environmental Planning Criteria, Chapter 391-3-16, the Gordon County Board of Commissioners have adopted these guidelines under the Gordon County Code of Ordinances, Chapter 11, *Planning and Development*, Article VII, "Wetland Protection." Adopted April 7, 1992. Amended September 15, 1998.

The generalized wetland map is intended to be used as reference only for wetland delineation as the wetland boundaries are only approximations. Wetland specific information is required with site development. Upon review the county inspector may determine that wetlands may be present and that the Corp of Engineers should be notified under Section 404 of the Clean Water Act. Figure 5-2, which is located in the Atlas of Maps, shows the wetlands in the County.

Section 404 of the Clean Water Act provides a federal permit process that may allow activities in wetlands after a public interest review. Most activities in wetlands will require a Section 404 permit from the Corps of Engineers. The state criteria do not specify regulations to be adopted, but they require wetlands to be identified and protected (see natural resources element of the comprehensive plan). The impacts of the land use plan on wetlands should be addressed.

5.1.4 River Corridor Protection

Pursuant to O.C.G.A. 12-2-8 and the Department of Natural Resources Environmental Protection Division's Rules for Environmental Planning Criteria, Chapter 391-3-16, the Gordon County Board of Commissioners have adopted these guidelines under the Gordon County Code of Ordinances, Chapter 11, *Planning and Development*, Article V, "River Corridor Protection." Adopted April 7, 1992. Amended September 15, 1998.

River Corridors are strips of land that flank major rivers in Georgia. These corridors are of vital importance to Georgia in that they help to preserve those qualities that make a river suitable as a wildlife habitat, a site for recreation and a source for drinking water. Natural vegetative buffers are required by the DNR.

Major River corridors designated as protective rivers in Gordon County are the Conasauga, the Coosawattee, and the Oostanaula Rivers. Figure 5-1, which is located in the Atlas of Maps, shows the location of these protected river corridors. These three rivers are also protected under guidelines for Water Supply Watershed, Groundwater Recharge, and Wetland Protection.

There are numerous secondary creeks and streams throughout the county, such as Salacoa Creek, that are important corridors for recreation, scenic vistas, and wildlife passages. Identifying and adopting development ordinances for these smaller corridors should be considered.



5.1.5 Mountain Protection

Mountain protection applies to land areas with an elevation of 2,200 or more, and with slopes of 25% or more, including ridges and crests above. Generally, such areas are found mostly within national forest lands. Development criteria place limits on building heights, establish lot size minimums and multi-family density maximums, and require reforestation and landscaping plans in some instances.

Gordon County contains no mountains that meet the height and slope criteria for Mountain Protection. The highest point in Gordon County is 1,700 feet located atop a hump in the Talking Rock Wildlife Management Area near the terminus of Craig Road between Ranger and Oakman.

However, development in the mountainous areas along the eastern and western county boundaries should be addressed with a common sense approach as slopes 15-25% and poor soils do exist.

5.2 Other Environmentally Sensitive Areas

5.2.1 Public Water Supply Sources

As discussed in Section 5.1.1, *Water Supply Watersheds*, the primary water sources are the Conasauga, Coosawatte, and the Oostanaula rivers. Additional technical information is contained in Section 6.1, *Water Supply and Treatment*.

5.2.2 Steep Slopes

Significant portions of Eastern and Western Gordon County contain steep slopes. These areas are primarily located in the Talking Rock WMA and the Chattahoochee National Forest, respectively. Figure 5-3, which is located in the Atlas of Maps, shows the locations of steep slopes in the County.

5.2.3 Flood Plains

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

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

The Federal Emergency Management Agency (FEMA) has identified and mapped the areas of Gordon County prone to flooding in order to establish actuarial flood insurance rates and promote a sound flood plains management plan. Figure 5-4, which is located in the Atlas of Maps, shows the location of these areas in the County.



5.2.4 Soils

Soil is the product of parent material (underlying geology), topography, climate, plant and animal life, and time. The nature of the soil at any given place depends on the combination of these five factors. Each factor acts on the soil and each modifies the effect of the other four. Because of this interaction the soil types in an area provides a good indication of topography (slope), erosion patterns, the presence and depth of rock, and the presence of water, as in wetland or floodplain areas. Soil types are also useful in estimating runoff from precipitation, which is essential in developing stormwater management programs. Table 5-1 lists the soil associations for Gordon County. Table 5-2 lists Soil types that are found in Gordon County. Figure 5-5, which is located in the Atlas of Maps, shows the location of the soils in the County.

Table 5-1: Soils Associations

Soil Association	Map Unit Identification (MUID)
NELLA-GORGAS-HARTSELLS	GA003
FULLERTON-SHACK-CHEWACLA	GA006
SHACK-FULLERTON-BODINE	GA007
ETOWAH-FULLERTON-ROME	GA009
TOWNLEY-FULLERTON-MONTEVALLO	GA010
MONTEVALLO-TOWNLEY-TIDINGS	GA011
ETOWAH-WHITWELL-CHEWACLA	GA012
SALUDA-EDNEYTOWN-EVARD	GA015
TALLADEGA-TALLAPOOSA-WICKHAM	GA018
WATER	GAW

Source: Soil Survey Staff, Natural Resources Conservation Service, United States Department of Agriculture

Table 5-2: Soil Types, Descriptions and Slopes

Soil Type	Description	Slope
Bodine	Very Stony Silt Loam. Very deep, somewhat excessively drained, gravelly soils. Weathered from cherty limestone.	5-70%
Chewacla	Very deep, poorly drained, found in flood plains.	0-2%
Edneytown	Fine Loam, deep-well drained, forested.	2-95%
Etowah	Loam, very deep, well drained, moderately permeable soils on high stream terraces, alluvial fans and foot slopes.	2-10%
Evard	Very deep, well drained, moderately permeable, ridges, weathered, high grade, metamorphic rocks.	2-95%
Fullerton	Cherty, silty loam. Well drained, found on stream terrace.	2-60%
Gorgas	Sandy loam, wooded area.	0-8%
Hartsells	Fine, sandy loam. Found in Pasture.	2-10%
Montevallo	Shaley or slatey, silty loam.	2-10% / 25-85%
Nella	Dry, well drained. Limestone, shale, sandstone.	2-60%
Rome	Cherty, silty loam. Well drained, found on stream terrace.	0-6%
Saluda	Shallow, well drained, mod permeable.	8-90%
Shack	Moderate, deep, well drained.	2-25%
Talladega	Silty loam, forested. Shallow to mod deep.	6-80%
Tallapoosa	Shallow, well drained Mod permeable, schist.	5-80%
Tidings	Deep, well drained, mod permeable uplands.	2-70%
Townley	Moderate, deep, well drained, permeable, upland ridge tops, shale or sandstone.	2-45%
Wickham	Deep, well drained, moderately permeable, found on stream terraces.	0-25%

Source: Soil Survey Staff, Natural Resources Conservation Service, United States Department of Agriculture



The soils in Calhoun are generally red in color and, with the exception of those found in floodplain areas, are well drained. These soils were formed primarily from metamorphic and igneous rocks and range in texture from stony, gravelly and sandy barns to clay barns. Much of the original topsoil has been eroded away, leaving red clay subsoil exposed in many areas. Soils of the uplands that have slopes of less than 15% are generally thicker and have more distinct horizons than more strongly sloping soils. Soils with slopes of 15-40% are subject to geologic erosion which removes soil material almost as fast as it forms.

5.2.5 Plant and Animal Habitats

Georgia Ecological Services- Athens, Brunswick, Columbus- a Division of the U.S. Fish and Wildlife Services maintains an inventory of plants and animals, 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 is shown in Table 5-3. Figure 5-6 shows the general location of the habits for the endangered species living in Gordon County.

Table 5-3: Listed Endangered Species

Species	Federal Status	State Status	Habitat	Threats
Mammal				
Gray bat Myotis Grisescens	E	E	Colonies restricted to caves or cave-like habitats; forage primarily over water along rivers or lake shores	Human disturbance and vandalism in caves, pesticides, flooding of caves by impoundments, and loss of insect prey over streams degraded by siltation and pollution
Bird				
Bald eagle Haliaeetus Leucocephalus	T	E	Inland waterways and estuarine areas in Georgia	Major factor in initial decline was lowered reproductive success following use of DDT. Current threats include habitat destruction, disturbance at the nest, illegal shooting, electrocution, impact injuries, and lead poisoning.
Reptile				
Alabama map turtle Graptemys Pulchra	No Federal Status	Rare	Rivers, creeks, and lakes	
Alabama moccasinshell mussel Medionidus acutissimus	T	T	Rivers and large creeks. Prefers stable gravel or sandy gravel substrates.	Habitat modification, sedimentation, and water quality degradation
Coosa moccasinshell mussel Medionidus parvulus	E	E	Stable gravel and sandy-gravel substrates in high quality free-flowing streams and rivers	Habitat modification, sedimentation, and water quality degradation
Georgia Rocksnail Leptoxis Downei	Candidate Species	E	Shoals, riffles and reefs of small to large rivers. Historically occurred in upper Coosa River. Found in Oostanaula River in Floyd and Gordon Counties	



Table 5-3 Listed Endangered Species (continued)

Species	Federal Status	State Status	Habitat	Threats
Southern acornshell mussel <i>Epioblasma othcaloogensis</i>	E	E	High quality upland streams ranging in size from large creeks to small rivers; stable sand/gravel/cobble substrate in moderate to swift currents	Habitat modification, sedimentation, and water quality degradation
Southern clubshell mussel <i>Pleurobema decisum</i>	E	E	Rivers of medium size with a moderately high gradient and with areas of stable substrate characterized by sand-gravel sediments	Habitat modification, sedimentation, and water quality degradation
Southern pigtoe mussel <i>Pleurobema georgianum</i>	E	E	Stable gravel and sandy gravel substrates in high-quality free-flowing streams and rivers	Habitat modification, sedimentation, and water quality degradation
Triangular kidneyshell mussel <i>Ptychobranchus greeni</i>	E	E	High quality rivers and large creeks in stable gravel and sandy gravel substrates	Habitat modification, sedimentation, and water quality degradation
Upland combshell mussel <i>Epioblasma metastriata</i>	E	E	High quality, free-flowing rivers and large creeks; stable gravel and sandy-gravel substrates in moderate to swift currents	Habitat modification, sedimentation, and water quality degradation

Fish				
Blue shiner <i>Cyprinella caerulea</i>	T	E	Medium to large clear cool streams with gravel-rubble-small boulder substrates; found in streams draining into the Coosa and Oostanaula Rivers	Habitat loss due to dam and reservoir construction, habitat degradation, and poor water quality
Goldline darter <i>Percina aurolineata</i>	T	T	Main channel of rivers in white-water rapids > 2-3 feet deep	Habitat loss due to dam and reservoir construction, habitat degradation, and poor water quality
Trispot darter <i>Etheostoma trisella</i>	No Federal Status	T	Mountain streams	

Plant				
Georgia Rockcress <i>Arabis georgianus</i>	Candidate Species	T	Rocky bluffs and slopes along waterways; also on sandy, eroding riverbanks	
Georgia rock-cress <i>Arabis georgiana</i>	No Federal Status	T	Rocky (limestone, shale, granite-gneiss) bluffs and slopes along watercourses; also along sandy, eroding riverbanks	
Large-flowered skullcap <i>Scutellaria montana</i>	E	T	Mature oak-pine forests with sparse understory	Logging, wildfires, livestock grazing, residential development, and small populations coupled with limited distribution



Table 5-3 Listed Endangered Species (continued)

Species	Federal Status	State Status	Habitat	Threats
Purple sedge <i>Carex purpurifera</i>	No Federal Status	T	Mixed mesophytic or cove hardwoods with a wide array of canopy species, rich vernal flora, and calcareous soils	
Tennessee yellow-eyed grass <i>Xyris tennesseensis</i>	E	E	Gravelly open, calcareous, seepy margins and wet meadows along spring-fed headwater streams	
Trailing meadowrue <i>Thalictrum Debile</i>	No Federal Status	T	Near streams in rich alluvial soils of forested floodplains over limestone bedrock	

Source: U.S. Fish and Wildlife Services: Georgia Ecological Services Athens, Brunswick and Columbus - May 2004 Updated

- Listed as Endangered (E) – A species which is in danger of extinction throughout all or part of its range
- Listed as Threatened (LT) – A species which is likely to become an endangered species in the foreseeable future throughout all or parts of its range.
- Listed as Rare (R) – A species which may not be endangered or threatened but which should be protected because of its scarcity.
- Listed as Unusual (U) – (and thus deserving of special consideration). Plants subject to commercial exploitation would have this status.

5.2.6 Scenic Areas

There are four basic kinds of scenic resources:

- Landscape vistas
- Botanical and Animal Habitats
- Unique or Historical sites
- Sites of activities with contemporary significance

Gordon County offers a wide range of scenic beauty from lofty mountains and valley floors with clear streams and rivers to vast, rolling expanses of pasture and farm land. Dotted throughout the landscape are park-like historic areas that may appear simple and insignificant until one has a moment to absorb the historic importance of these sites. Many views along SR 53, SR136, and SR156 offer glimpses into the past as early 20th century homes, remnants of homes and farms present their own perspective of life in Gordon County.

The mountain ridges of the Chattahoochee National Forest and Talking Rock WMA, encompassing the eastern and western boundaries of Gordon County, respectively, offer numerous opportunities for hiking, climbing, and sight-seeing.

Cool, clear streams wind throughout the County eventually converging with the Conasauga, the Coosawatte, or the Oostanaula rivers. Views along these streams and rivers are well suited to viewing local wildlife. DNR provided boat launches along the Oostanaula River provide opportunities to pursue additional recreational and sightseeing activities.

The New Echota Historic Site, the site of the Battle of Resaca, the Confederate Cemetery in Resaca, and historic downtown Calhoun provide opportunities to witness scenic vistas and areas of unique, historical importance. Refer to Figures 3-2 and 6-1 in the Atlas of Maps.



5.2.7 Agricultural Land

Prime agricultural land is located primarily in the relatively flat areas between U.S. 41 and the Chattahoochee National Forest on the western side of the county. Prime agricultural land is located between Cash Rd corridor and U.S. 411 on the eastern side of the county. Much of this land is being used for agriculture or agriculture related products.

5.2.8 Forest Land, Conservation Areas, and Major Parks and Recreation

Chattahoochee National Forest and the John's Mountain Wildlife Management Area

This section of the Chattahoochee National Forest covers approximately 19 square miles along the western border of the County. Approximately one-half of the Forest section is designated as the John's Mountain Wildlife Management Area (WMA). This WMA has a 3.5 mile walking loop. There are no additional amenities and parking is free.

Talking Rock Wildlife Management Area

Talking Rock WMA is located along the eastern border of the County. This area comprises approximately 12 square miles.

5.3 Significant Cultural Resources

5.3.1 Local History⁷

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 Circa 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

⁷ Source: 1992 Gordon County Comprehensive Plan



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

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.

African-American Population and Cultural Presence

Gordon County has never had a particularly large African-American 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 freedmen out of a total population of 10,146. This population of 21.1%, however, was low compared to the state as a whole, which had a population of just over 44% in 1860. Gordon County's African-American population in 1860 has remained its largest, both in number and as a percentage of the total population. This 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 African-Americans in the area are located in western Calhoun and in the Curryville area of the county. Curryville was the home of Roland Hayes, an internationally recognized classical singer in the 1920s who largely performed outside the South but 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.

This aspect of Georgia's history is recalled today mostly by state historic markers scattered throughout the county and by the Resaca Confederate Cemetery.

Close Relations with Federal Government in 1930s and 1940s

The construction of two public buildings identified in the survey, the Oakman Consolidated School and the Redbud Consolidated School was funded by the federal Emergency Administration of Public Works in 1939. There is no readily available information, however, regarding Gordon County's participation in the federal programs of the New Deal.



Extended Frontier Period and Area: Nation's First Gold Rush and Rapid Settlement in North

The area that became Gordon County was outside the part of Cherokee Georgia most affected by gold-seekers and gold mining after 1829. Population density in Cherokee Georgia in 1830 was less than two per square mile, excluding Indians. The state surveyed the land in 1831, and the area that became Gordon County was distributed in 160-acre lots for settlement the following year. Cherokee Georgia was the last area of the state to be officially opened for settlement and one of the last areas to be actually settled. While settlement gradually increased during the 1830s, it was not until after the forced removal of the last remaining Cherokees in 1838 that settlement proceeded more rapidly. Early settlers came mostly from older sections of Georgia and from South Carolina and Tennessee.

Population density increased to six or more per square mile by 1840, and upon the establishment of Gordon County in 1850, the population was 5,984. From 1850 to 1860, the white population increased 55.2%, from 5,156 to 8,001, and 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 seat in 1850 and was incorporated in 1852. While numerous small towns and rural communities dot the county's landscape, none have 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.

5.3.2 Historic Preservation

National Register of Historic Places Listings

Table 5-4 outlines the National Register for Historic Places listings for Gordon County. Table 5-5 shows the National Historic Bridge sites in Gordon County. Figure 5-7, which is located in the Atlas of Maps, shows the location of historic sites in the County.

Table 5-4: National Register of Historic Places Listings

Site	Location	City	Date Added to Historic Register	Description
Calhoun Depot	Between Court and Oothcalooga Sts.	Calhoun	8/26/1982	1830-1874. Built by W&A Railroad
New Echota	NE of Calhoun on GA 225	Calhoun	5/13/1970	1825-1849. Native American Capital
Freeman-Hurt House	S of Oakman on U.S. 411	Oakman	1/1/1976	1825-1849. 5 buildings. 300 acres. Farmhouse
Taylor, William, House	3032 Battlefield Parkway	Resaca	11/27/2002	1900-1949. Farmhouse.

Source: National Register of Historic Places

Table 5-5: National Historical Bridge Sites

Name	Location	Creek	City
Lutens Bridge	County Rd. 228	Pine Log Creek	Cash Vicinity
None- Bridge #1	County Rd. 220	Pine Log Creek	Fairmount Vicinity
None	County Rd. 24	New Town Creek	New Town Vicinity
None- Bridge #2	County Rd. 220	Pine Log Creek	Fairmount Vicinity

Source: The Library of Congress: American Memory

Gordon County Historic Preservation Committee and Ordinance

In May 2005, the County approved a historic preservation ordinance that established a five member Historic Preservation Committee. The role of the Committee will be to:

- Prepare and maintain an inventory of all areas within Gordon County having the potential for designation as historic property.
- Recommend to the county commissioners specific places, districts, sites, buildings, structures, or objects to be designated as historic properties or districts.
- Restore and preserve any historic properties acquired by Gordon County.



- Promote the acquisition by Gordon County of conservation easements and facade easements.
- Conduct educational programs on historic properties located within Gordon County.
- Seek out grants and other funding sources.

Several historic districts have been proposed in the past within the city limits of Plainville, Fairmount, Sonoraville, and Sugar Valley. Due to the absence of historic preservation ordinances and a Committee, no forward progress has been achieved.

This Committee will also work with the Gordon County Historical Society and the City of Calhoun's Downtown Development Authority to protect properties of historical significance.

5.3.3 Archeological Sites

A formal county-wide survey of Gordon County's archaeological resources has not been undertaken. Knowledge of such resources consists of information gathered by a variety of means. They range from formal surveys of varying scale and age to reported sightings of individual collectors and professionals.

A prehistoric and historic archaeological resource potential is indicated by features of the present cultural and natural environment of the Conasauga, Coosawattee & Oostanula Creek watersheds. Appropriate management should incorporate an archaeological survey of the properties as an initial stage of resource planning. Such inventory would provide a basis on which to plan development and evaluate research potential for addressing questions about the past.

Resaca National Battlefield and Cemetery

The Resaca Battlefield is located in the northwest quadrant of the Interstate 75 and the SR136 intersection in Resaca. The state-owned portion of the battlefield contains more than 500 acres. There is limited access for the public at this time. Plans have been proposed for the development of this site by the state. Resaca Confederate Cemetery is located 1.8 miles North of Resaca on U.S. 41. At 2.5 acres, the cemetery is the final resting place of 424 unknown confederate soldiers. The cemetery was opened in 1866. Parking is limited to a small gravel area immediately adjacent to the entry arch and rock wall surrounding the cemetery. Tall stands of oak, hickory, sycamore and sweet gum shade the memorial to those killed at the Battle of Resaca. The site is maintained by the Georgia Department of Natural Resources.



Much of the Resaca battlefield is privately owned, which can pose a challenge to its long-term preservation

New Echota Historic Site

Located at the confluence of the Conasauga and Coosawatte Rivers, the New Echota Historic Site was once the capital of the Cherokee Nation. During its short history which began in 1825, New Echota was the site of the first Indian language newspaper office, a court case which carried to the U.S. Supreme Court, one of the earliest experiments in national self government by an Indian tribe, the signing of a treaty which relinquished Cherokee claims to lands east of the Mississippi River, and the assembly of Indians for removal west on the infamous Trail of Tears. The site is owned and maintained by the Georgia Department of Natural Resources.



6 Community Facilities and Services⁸

6.1 Water Supply and Treatment

6.1.1 City of Calhoun

The City of Calhoun provides water services to residents and businesses of the City as well as Gordon County that are within a certain distance of Calhoun. The City of Calhoun Water Treatment Plant is located on Mauldin Road. It began operation on September 6, 1950. On that date, the treatment plant produced 504,000 gallons of safe drinking water for the residents of Calhoun and Gordon County. Calhoun's potable water production was previously supplied by the "water works" located at the intersection of College Street and Red Bud Road.

Today the water treatment plant averages 13 million gallons per day. The main source of water is the Coosawattee River. There are no major developments from the base of Carters Lake Dam downstream to the intake located off Newtown Loop Road. This assures high quality "raw" water. Strict regulations and guidelines issued by the Environmental Protection Agency are adhered to by the operators, laboratory technicians, and support personnel of the treatment plant.

Currently, the system capacity is at 27 million gallons per day after a recent \$3 million renovation. Future plans include developing capacity to 30 million gallons per day before the end of 2008. All upgrades to SCADA have been fully implemented.

6.1.2 City of Fairmount

The City of Fairmount has negotiated a contract with Pickens County for Pickens County to re-sell excess water capacity to Fairmount. Pickens County will maintain the reservoir and pump station that is dedicated to Fairmount. Calhoun sells water to Pickens County and has agreed to the arrangement. As part of the arrangement, Calhoun will bill Fairmount water customers, collect payment, and pay Fairmount the profit. Also, in conjunction with the arrangement with Pickens County, Fairmount will have installed four miles of water distribution piping by the end of 2006. Calhoun, Pickens County and Fairmount must update their respective Service Delivery Strategy to reflect the arrangement.

6.2 Wastewater Treatment⁹

6.2.1 City of Calhoun

The City of Calhoun provides sewerage and wastewater treatment services to residents and businesses of the City and Gordon County that are within a certain distance of Calhoun.

Officially opening in November 1972, the Calhoun wastewater treatment plant was initially designed for the treatment of 6 million gallons of sewage per day. In the spring of 1983, the plant

⁸ Figure 6-2, which is located in the Atlas of Maps, shows the locations of various community facilities described in this section.

⁹ Wastewater Treatment service and expansion areas are shown in Figure 6-1, which is located in the Atlas of Maps.



expanded to 7 million gallons per day. Following the industrial expansion, stricter guidelines for monitoring and treating the color, metals, and chemicals contained in the wastewater were needed.

The fall of 1990 brought the capacity of the plant to 12 million gallons per day with permit limits of 30-ppm solids and 30-ppm BOD (Biochemical Oxygen Demand). However, the awareness level of communities and watchdog associations were putting pressure on industries and municipalities to improve performance standards. As a result, the City began laying plans for the expansion of the plant and new sewer lines. In February 1998 the City completed the largest expansion to date. The plant capacity was increased to 16 million gallons per day (MGD) with 30-ppm existing solids while reducing the BOD to 20-ppm.

As of 2006, the capacity remains at 16 MGD. The current demand averages only 6.5 MGD. There are no current plans to expand this system. Future expansion will be determined by population projections. However, there are renovations occurring presently that will allow for improved efficiencies in the treatment of 6 MGD while lowering the BOD to less than 10-ppm.

Industrial wastes have often taxed the system. Since 1998, to help minimize the effects of the industrial waste, the City has made concerted efforts to resolve these issues through various means. One such strategy involved installing interceptor sewers. This has led to a reduction in industrial waste of 5MGD. Additionally, rate structures have been implemented to adequately address co

The City does have a plan in place in for sewage system extensions into the County through 2015.

6.2.2 City of Fairmount

The City of Fairmount has established a sewerage treatment plant with capacity of 200,000 gallons per day. The plant has the ability to expand up to 400,000 gallons per day. Fairmount bills and collects payment for this service. The treatment plant is located just northwest of downtown Fairmount.

6.2.3 Septic Systems

For those residents and businesses of the county that are not served by City of Calhoun sewage and wastewater treatment systems, septic systems are used. Septic systems must be approved by the Gordon County Environmental Health Department.

6.2.4 Stormwater Management

As Gordon County continues to grow and expand and water quality guidelines become more stringent, more focus will be required to monitor and treat storm water runoff. Currently, there is no stormwater management plan or specific ordinances in place. Stormwater management is generally addressed as being part of Best Management Practices of site design which is addressed in Chapter 11, "Planning and Development", and Chapter 14, "Soil Erosion and Sedimentation", of the County Code of Ordinances.



6.3 Other Facilities and Services

6.3.1 Fire Protection and Rescue

E-911

Gordon County 911 Emergency Management is a department that serves the City and the County with two divisions: The Emergency Management Division and the 911 Communications Division. Working with both the Emergency Management and Communications Division is the EMA/911 Operations officer. An Assistant Director coordinates the Communications divisions operations. There are four communications shifts each with two to three team members on each shift totaling 14 team members. Each of the four shifts are headed by a Communications Supervisor.



Gordon County 911 Center

The Emergency Management Division is a unit of County Government with the lead role in preparing for and responding to major emergencies and disasters, both natural and manmade.

Gordon County Emergency Management is the local community-based equivalent of the Georgia Emergency Management Agency (GEMA) at the state level and FEMA at the federal level. It works closely with these agencies (as well as dozens of others, both public and private) before, during, and after emergencies and disasters to provide coordinated and comprehensive protection of lives and property.

Members of the team are highly trained professionals with equivalent training to Firefighters, Paramedics, or Police Officers. In fact, many of our response personnel are cross trained with fire and emergency medical training.

The Gordon County Emergency Management Divisions operating budget is tax supported. A small percentage comes from federal funds and the other from local taxes, or the equivalent of about two dollars per Calhoun/Gordon County Resident per year. This expense has been significantly offset in recent years by the availability of federal and state level "Public Assistance" disaster funds received by the County, City of Calhoun, Gordon Counties other municipalities, and certain nonprofit organizations as the result of declared disasters affecting the county. Without the existence of Gordon County Emergency Management local governments would not have been legally eligible under state law for all the financial assistance needed to pay for unbudgeted overtime costs, infrastructure repair, community-wide clean-up/recovery and restoration of certain essential services. The total assistance received year to date since 1989 exceeds \$1 million dollars in assistance received.

The E-911 Communications Division is also a unit of County Government with the lead role of communications for multiple public safety agencies. The following agencies communications are coordinated by the communications division: Gordon County Fire Department, Calhoun Fire Department, Calhoun Police Department, Gordon County Sheriffs Office, Gordon County Emergency Medical Services, and Gordon County Emergency Management. The E-911 Communications Division receives in excess of 50,000 calls per year. That equals on average a total of 4222 Calls per month. This is an average of 140 calls per 24 hour shift. The E-911 Communications facility serves as the 24 hour communications and warning point for all agencies (local, state, and federal) that need to coordinate with Gordon County.

In addition to providing initial communications the shifts are broken down into (Fundamental Action Support Teams) FAST. The FAST teams are ready to respond to all major emergencies disasters, and planned events to support all public safety agencies. The FAST teams man the



Departments Mobile Command Unit with a Supervisor, Communications Specialist, Logistics Officer, Unit Operator, and Public Information Officer. In addition the Department can also deploy persons for other positions as needed. These teams provide fundamental support to major operations and planned events where large numbers of people will be gathered.

Gordon County Fire Department

Growth demands on the Fire Department are creating new challenges. New industries are using more volatile chemicals in production. Continued training in Hazardous Materials handling is constantly required. Larger Industries, some as large as 28 acres under roof, are testing the limits of the current building and fire suppression codes as well as fire equipment capabilities. Table 6-1 shows the Fire Department Staff Levels. Table 6-2 shows the fire station locations and associated staff.



Gordon County Fire Station Headquarters

Table 6-1: 2006 Gordon County Fire Department Staffing Level

Position	Quantity	Notes
Fire Chief	1	Managing Fire Department
Asst Chief	1	
Lieutenant	2	Fire Prevention
Captain	3	Managing Firehouse Operations
Lieutenant	6	Firehouse Operations
Firefighters	14	Firehouse Operations
Volunteers	71	
Total	98	

Source: Gordon County Fire Department

Table 6-2: Gordon County Fire Department Locations and Staff Allocations

Fire Department Locations	
FIRE CHIEF'S OFFICE 400 Belwood Dr. Calhoun, Ga. 30701	FIRE PREVENTION OFFICE 400 Belwood Dr Calhoun, Ga. 30701
HEADQUARTERS/STATION 1 (full-time staff) 400 Belwood Dr. Calhoun, Ga. 30701	STATION 7 SUGAR VALLEY (volunteer) 3295 Sugar Valley Road N.W. Sugar Valley, Ga. 30746
STATION 2 SONORAVILLE (volunteer) 7409 Fairmount Hwy. S.E. Calhoun, Ga. 30701	STATION 8 FAIRMOUNT (volunteer) 2257 U S U.S. 411 S.E. Fairmount, Ga. 30139
STATION 3 PLAINVILLE (volunteer) 116 York Drive S.W. Plainville, Ga. 30733	STATION 9 OAKMAN (volunteer) 227 Oakman Road N.E. Oakman, Ga. 30732
STATION 4 OOSTANAULA (volunteer) 1587 Oostanaula Bend S.W. Calhoun, Ga. 30701	STATION 10 RANGER (volunteer) 131 U S U.S. 411 N.E. Ranger, Ga. 30734
STATION 5 RESACA (full-time) 2660 U.S. 41 North Resaca, Ga. 30735	STATION 11 NICKELSVILLE (volunteer) 3058 Pine Chapel Road N.E. Resaca, Ga. 30735
STATION 6 RED BUD (full-time) 754 Cash Road N.E. Calhoun, Ga. 30701	

Source: Gordon County Fire Department



Fire rescue trucks are becoming larger in size to accommodate the equipment required in a new era of structural development and rescue capabilities. Additional lanes are required on County and state roads for safe passing. Most roads are without accelerator and decelerator lanes. Many of the road shoulders, if existing, are narrow. Many roadway shoulders are steeply sloped embankments that offer no opportunity for other drivers to yield to the larger, faster moving rescue trucks.

Water supply, water pressure and hydrant availability needs to be improved in most areas of the County. Many two inch water mains exist where four or six inch mains may be required due to development. Hydrants are not as convenient as they should be in some locations. In many instances, the existing hydrants may not operate correctly. This causes delay in the Fire Department’s ability to respond to fires. The County should work closely with the Cities of Calhoun and Fairmount to improve these areas.

Another issue facing the fire department is the location of several of the firehouses in reference to population density. The fire department has identified four (4) stations that should be relocated in order to reduce response times and to maintain effective, efficient delivery of services. The four stations will need to be relocated to structures that are a minimum 8,000-10,000 sq ft.

City of Fairmount Fire Protection Services

The City of Fairmount provides fire protection services within the immediate city limits as a well as support to adjacent County areas within a limited distance of Fairmount. The fire department is staffed by four volunteer fireman and one full-time station chief. The Department maintains one rescue truck, one fire fighting truck and one car.

6.3.2 Public Safety

Gordon County Sheriff’s Department

The Gordon County Sheriff’s Department maintains four divisions as part of their service provision to the County: patrol units, a K-9 unit, criminal investigation units, and a drug task force unit. In addition to the primary divisions, the Department also provides Courtroom security, operates the jail, and manages the community service program.

Currently, there are 51 sworn and 31 non-sworn deputies serving the department. Twenty four deputies are required to operate the jail. All services are based in one central office. Table 6-3 shows the staff allocation for the Sheriff’s Department.

Table 6-3: Sheriff’s Department Deputy Allocation

Number of Deputies	Function
5	Administration (including the Sheriff and Assistant Sheriff)
7	Court Services
9	Investigations
5	Drug task Force
24	Jail Operators
4	Work Detail
29	Patrol
3	School Resource Officers
86	TOTAL Employees



The Sheriff's Department has observed and documented an increase in the number of property and drug crimes as a result of the growing population. Though personnel and measures are in place to respond to these crimes, resources and crime prevention measures are restricted. Based on studies performed within the department, an additional 20 deputies are required just to have the number of deputies aligned with other neighboring Sheriff's departments.

One pending change that is likely to impact the department is the addition of the new jail complex which will be located in Resaca. It is unclear exactly how the new facility may affect the department. One benefit of the location may be that patrol officers could be stationed at the facility in order to minimize response times to calls originating across the northern half of the County.

City of Fairmount Police Department

The City of Fairmount maintains its' own police force with one police chief, four full-time and three part-time officers. The officers must share the use of three patrol cars and one off road vehicle

City of Resaca Police Department

The City of Resaca established its police force in August 2006. Comprised of one full time officer, two part time officers, and one police chief, the City recognized a need to provide police protection services to its' residents and businesses. In addition to the officers, Resaca is planning to add a canine unit to the force by the end of 2006. A canine vehicle has been purchased.

6.3.3 Recreation

The Gordon County Parks & Recreation Department, formed in April 2000, is responsible for serving the recreation needs of the citizens in the unincorporated area of the county and in the cities of Resaca, Ranger, Plainville, and Fairmount. The County recreation areas are shown in Figure 6-3, which is located in the Atlas of Maps. The Department is responsible for organizing various leisure activities for those citizens including youth football, youth flag football, youth tackle football, youth cheerleading, youth soccer, youth baseball, youth, men's, and women's basketball, adult flag football, T-ball, and girls fast pitch softball. In addition, this department is also responsible for managing Salacoa Creek Park and the Sonoraville Recreation Complex.



Sonoraville Recreation Complex

The Sonoraville Recreation Complex is the county's only recreational facility under county ownership. The department must also use and maintain numerous non-county owned facilities, including the Redbud Elementary School's gym, two ball fields, and football field, Sonoraville Middle School's gym, Tolbert Elementary School's gym, Resaca's two ball fields, Swain Elementary School's gym, Plainville's three ball fields and gym, and Fairmount Elementary School's gym.





Amenities at Salacoa Creek Park

Residents of Gordon County have many recreational opportunities available to them. The cities of Fairmount, Ranger, Resaca and Plainville each have neighborhood parks with basketball courts, baseball fields and pavilions or picnic shelters. There are two regional parks now serving Gordon County. Salacoa Creek Park provides many passive recreation opportunities such as camping, picnicking, fishing, boating, swimming and walking. The newly completed Sonoraville Recreation Complex provides many active recreation amenities such as indoor and outdoor basketball courts, softball, baseball and soccer fields, and indoor exercise rooms.

The City of Calhoun operates three recreational sites: River Street Park, a large community park, BBT Park and Clarence E. Harris soccer complex. The community park, located in the City, includes both active and passive use facilities. BB&T park is a passive park used primarily for walking and community events such as concerts. The soccer complex, located on the western edge of Calhoun and along the banks of the Oostanuala River contain four, lighted multi-use fields that can be configured into several soccer fields to accommodate all age groups. Though the City of Calhoun owns and operates these parks, all County residents are welcome to use the facilities.

The City is also home to a par 72, 18-hole Bent grass golf course. Fields Ferry Golf Course was designed by Arthur Davis and built in 1992. The total yardage is 6800 yards. Tables 6-4 and 6-5 below provide additional information about the amenities provided at the many parks.



Table 6-4: Salacoa Creek Park Amenities

	Salacoa Creek Park	User Fee
Acreage	364	
Active Acres	2.0	NA
Passive Acres	362.0	NA
Lake Acres	127.0	\$3 ages 10 & up
Active Facilities		
VolleyBall Courts(Grass)	1UL	NC
Basketball Courts (Grass)	2- ½ Courts UL	NC
Playgrounds	1	NC
Playfields	1	NC
Passive Facilities		
Beach/ Swimming	Yes	\$3 PPN
Boat Dock	1	NC
Pavilions	1	
Picnic Areas	Yes	
Cooking Grills	Yes	NC
Barbecue Pit	1	NC
RV Campsites	36	\$12/ per night
Primitive Campgrounds	3	\$3/ night
Support Facilities		
Caretakers House	1	NC
Bath House	1	NC
Bait House	1	NC
Concessions Buildings	1	NC
Restroom Buildings	2	NC
Storage Buildings	2	NC

Source: Gordon County Recreation Master Plan (2001)



Table 6-5: Community Parks

	Fairmount	Ranger	Plainville	Resaca	Redbud	Sonoraville
ACREAGE	15.0	yes	6.5	yes	19.0	75
Active Acres	15.0			yes	18.0	yes
Passive Acres	0.00			yes	1.0	yes
Active Facilities						
Ball Fields	3- 1UL, 2L		yes	yes	3L	4L
Batting Cages	2				2	
Multi-purpose Fields	1				1L	
Soccer Fields						2
Tennis Courts	2L		yes			6L
Basketball Courts	2UL			yes		2L
Playgrounds	1		yes	yes		1
Playfields		yes			1	
BMX track					1L	
Gymnasium						1
Skate Park						1
Passive Facilities						
Pavilions	1		yes			yes
Picnic Areas	Yes	yes		yes		yes
Walking Trails						yes
Pond						1
Barbecue Grills		yes				yes
Support Facilities						
Concessions Buildings	1			yes	1	3
Restroom Buildings	2			yes	2P	yes
Maintenance Buildings	1					1
Storage Sheds	2				2	2
Community Building		yes	yes	yes		

Source: Gordon County Recreation Master Plan (2001)



6.3.4 Solid Waste Management

Landfill

The Gordon County Landfill is located at 1224 Pleasant Hill Road. It is nine miles east of the Interstate bridge on Red Bud Road. The Landfill has a remaining capacity of 95 years. The Tipping Fees for the landfill are as follows¹⁰:



Gordon County Landfill

- Agriculture - \$32.00 per ton w/ \$3.00 minimum charge
- Commercial - \$32.00 per ton w/ \$3.00 minimum charge
- Residential - \$32.00 per ton w/ \$3.00 minimum charge
- Special Handle - \$50.00 per ton
- Clean Wood - \$20.00 per ton w/ \$3.00 minimum charge
- Tires - 16" and Under - \$2.00 each up to 10 then \$80.00 per ton
- Tires - Over 16" - \$3.00 each up to 2 then \$80.00 per ton

Recycling

The County provides six convenience sites for recycling throughout Gordon County, as shown in Table 6-6. The following products are accepted for recycling at convenience sites and at the landfill:

- Newspaper
- Magazines
- Glass (Green, Clear, Brown)
- Plastic Jugs & Bottles
- Cans (Aluminum, Tin/Steel)
- Cardboard
- Car Batteries (Landfill Only)
- Used Motor Oil (Landfill Only)

Table 6-6: Recycling Convenience Sites

Location	Address	City	Hours of Operation
Dews Pond	1049 Cash Road. S.E	Calhoun	MON. THRU SAT. 7:30 A.M. – 5:30 P.M
Harris Beamer	790 Harris Beamer Road. Sw	Calhoun	MON. THRU SAT. 7:30 A.M. – 5:30 P.M.
Gordon County Landfill	1224 Pleasant Hill Road Ext. N.E	Ranger	MON. THRU SAT. 7:30 A.M. – 5:30 P.M
Ranger	187 Pittman Road	Ranger	MON., FRI., SAT., 7:30 A.M. – 5:30 P.M
Resaca	730 RESACA-LAFAYETTE RD. NW	RESACA	MON. THRU SAT. 7:30 A.M. – 5:30 P.M
Sugar Valley	472 Baugh Mtn. Rd	Sugar Valley	MON., FRI., SAT., 7:30 A.M. – 5:30 P.M.

Source: Gordon County Staff

The City of Fairmount Solid Waste Management

The City of Fairmount provides a convenience center for residents. Residents are allowed to drop-off six bags of refuse a week without charge. Non-residents may use the site at a charge of \$0.50 per bag. The City also provides seasonal yard waste and leaf debris disposal services.

¹⁰ All out of county tires are triple rate



6.3.5 Education

Gordon County Schools

Table 6-7 lists the Gordon County Public School system. The system operates five elementary schools, two middle schools and two senior high schools in Gordon County. The City of Calhoun has a separate municipal school system.



Sonorville High School

Table 6-7: Gordon County Public Schools

Public schools	No. of students	No. of teachers	% White	% Black	% Hispanic	% Other
Belwood Elementary	733 (K-5)	59	85%	1.3%	9.4%	4.3%
Fairmount Elementary School	525 (K-5)	39	96%	1%	3%	0%
Redbud Elementary	388 (PK-5)	NA	NA	NA	NA	NA
Tolbert Elementary	690 (PK-5)	50	83%	1%	15%	1%
W. L. Swain Elementary	560 (PK-5)	32	79%	4%	17%	0%
Ashworth Middle School	704 (6-8)	53	88	3	9	1%
Sonorville East Middle School	788 (6-8)	59	93.6%	1.4%	5%	0%
Gordon Central High School	1,400 (9-12)	NA	90%	3%	5%	2%
Sonorville High School*	463 (9-12)		93.5%	1.9%	3.7%	.8%

* Sonorville High School recently opened, and statistics are currently available only for 9th and 10th grades.
 Source: www.gcbe.org

Local Colleges

The Coosa Valley Technical College (CVTC), Gordon County Campus, is located at 1151 SR 53 Spur in Calhoun. Two additional campuses are located in Floyd and Polk Counties. These three campuses provide opportunities for degrees or certification in four programs of Study. Refer to Table 6-8 for degrees or certifications available in each program. CVTC provides convenience for students by providing day, evening and online classes.

Table 6-8: Coosa Valley Technical College Programs of Study

	Associate degrees Available	Bachelor degrees Available	Certifications Available
Business Technologies	7	8	26
Health Technologies	8	11	9
Industrial Technologies	0	19	27
Personal/ Public Service Technologies	3	5	8

Source: Coosa Valley Technical College (website)

CVTC also makes available free classes to those adults who are in need of Adult Basic Education, GED Preparation, and English as a second language. During the 2005-2006, Coosa Valley Technical College delivered 17,892 training hours to employees throughout the Northwest Georgia area for companies such as BellSouth, Georgia Power, Springs Industries, Mohawk Industries, and Shaw Industries. Additional training has also been provided for the Rome Police Department, Floyd County government, the City of Calhoun and Gordon County government. Table 6-9 outlines the enrollment statistics for CVTC.



Table 6-9: 2004 Enrollment statistics for Coosa Valley Technical College

Coosa Valley Vocational School	
Undergraduate enrollment	2,313
Percent of undergraduate enrollment by gender	
Men	38%
Women	62%
Percent of undergraduate enrollment by race/ethnicity	
Non-resident alien	0%
Black non-Hispanic	14%
American Indian or Alaskan Native	1%
Asian or Pacific Islander	1%
Hispanic	1%
White non-Hispanic	83%

Source Coosa Valley Technical College (website)

Harris Arts Center

The Harris Arts Center is located at 212 South Wall Street in Calhoun. The Harris Arts Center is home to the Calhoun Gordon Arts Council, an umbrella organization comprised of the Calhoun Little Theatre, the Calhoun Chorus, the Visual Arts Guild, the Roland Hayes Music Guild, the Roland Hayes Museum, the Community Programming Division, and the new Milton Ratner Performing Arts Theater. The center sponsors numerous classes and events to meet the demand for the Arts in Calhoun.

6.3.6 Library

The Gordon County/Calhoun Public Library is part of the Northwest Georgia Public Library System, formerly known as the Dalton Regional Library System, which serves Gordon, Whitfield, Catoosa and Murray counties. The library is governed by a five-member Board of Trustees who serve for a three year term. The term is renewable on a one time basis. The city of Calhoun appoints one member, the County appoints two members, and one member each is appointed by the City and County Boards of Education.



Gordon County/Calhoun Public Library

Funding for operations is provided by both the City and County at 35% and 65%, respectively. In addition, both the City and the County school systems each provide \$1000 in funding per fiscal quarter.

The library is the only main library in the county. Two satellite libraries are located in Plainville and Fairmount. The Fairmount library is operated entirely by volunteers. The City of Fairmount buys and maintains its' own book and media supply for the library. The Book Mobile service, which was available to residents for many years, was cancelled in 2004-2005 due to budget constraints.

The main library operates Monday-Thursday 10:00am-8:00pm, Friday 10:00am - 6:00pm and Saturday 10:00am – 6:00pm. The library provides a wide range of services to the public including the availability of 15 computers for public WI-FI-wireless Internet access, Story time for small



children, Teen Tuesdays, and seminars such as tax preparation. Computer usage is particular heavy during the after-school hours.

The current staff consists of full time and part time employees. Currently, there is nine FTE's (Full Time Equivalent Personnel). According to the Governor's Office of Planning and Budget, the 2006 Gordon County Population estimate is 49,783. With standards requiring 0.5 staff/ 1000 capita, the FPE should be 25. An additional 16 FTE is required.

The library maintains 70,000 volumes of adult and children's books, newspapers, periodicals, audio books and video tapes. The Heritage Room of the library contains a vast collection of genealogy and regional history resources that is of particular importance to those with an interest in the Cherokee past.

Currently, the library has 38,016 books. The state criteria establish a minimum of 2 books per capita. An additional 61,550 books would be required bringing the total to 99,566. To meet the current standard approximately \$1.23 million would be required to purchase the 61,550 books at an average cost of \$20 each. In 2002, the state average per capita for library expenditures was \$14.71. That same year, Gordon County averaged just \$5.29 in expenditures per capita. This is 64% below the state average.

The current facility, built in 1968, is essentially full and will need to be expanded. There is very limited space for expansion of the computer workstations and the children's area. Currently, there are 14,423 square feet in Calhoun, 2500 square feet in Fairmount, and 1,500 square feet in Plainville for a total of 18,423 square feet.

6.3.7 Public Health

Gordon County Health Department

The Gordon County Health Department (GCHD), located in Calhoun and funded by the state, is comprised of two divisions. One division is the Primary Care Clinic which has been in existence since January 1982. The Primary Care Clinic is currently staffed with two, part time family nurse practitioners. These nurses see patients with common, minor illnesses such as ear infections and sinusitis. Nurse protocol includes treatment for chronic conditions such as hypertension, type 2 diabetes, and hypothyroidism. In addition, Nurse Practitioners do annual exams, pap smears and employee physicals. Included in the service are patient education, health teaching and counseling. GCHD can charge fees on a sliding scale and offer discounts to those who qualify financially. GCHD accepts Medicaid, Peachcare and Medicare as well. While no physicians are located on site appointments are required if a patient wishes to see a physician.

Another service the GCHD offers is on-site school health services through a cooperative agreement with the Gordon County Board of Education. There are currently nine nurses in the county system: five elementary, two middle school and two high school nurses. These nurses operate under protocol and are able to deliver on-site immunizations, hearing, vision and dental screenings, evaluate information for entrance into school and see children in their clinic as well as providing services to the school staff. Table 6-10 outlines the services provided at the GCHD.



Gordon County Health Department



Table 6-10: Gordon County Health Department Services

HEALTH SCREENINGS/TESTS	Blood Pressure Checks, Blood Sugar Screening Child Health Checks , Head Lice/Scabies Hearing, Vision & Dental Screening Hepatitis B Testing Lead Screening PKU Testing, Pregnancy Tests Scoliosis Screening Tuberculosis Testing Universal Newborn Hearing Screening for 0-2 months of age (Re-screen with physician referral)
HEALTH SERVICES	Breast Test & More Program Diabetes Education Family Planning Health & Nutrition Education Immunizations Pap Smears & Follow-up, Perinatal Case Management, Pregnancy-Related Services Primary Care Services Sexually Transmitted Disease Services Stroke & Heart Attack Prevention
SPECIAL SERVICES/PROGRAMS	School Nurse Program WIC - An education and supplemental nutrition program for pregnant, postpartum or breast-feeding women, infants and children to age 5.
SPECIAL SERVICES/PROGRAMS	Babies Can't Wait (BCW) Identifies children from birth to age 3 with developmental delays. Children 1st - Identifies children from birth to age 6 who are at risk. CMS (Children's Medical Services) Services are provided for children with special needs. VENT - Visiting Education Nurse Transition

Source: Gordon County Department of Health

The second division is the Environmental Health. This division issues septic tank permits, performs various health inspections of such places as restaurants, public swimming pools, hotels and motels, and shelters, samples water wells, and handles rabies complaints.

Gordon Hospital

Gordon Hospital is a state-licensed, fully accredited non-profit hospital and member of the Adventist health System, the largest not-for-profit health system in the world. This facility has 65 beds and offers a wide array of services to the community. New services are constantly being evaluated as the needs of the community change. To complement the hospitals core services, many services have been made available through satellite offices that are located throughout the county. Refer to Table 6-11 for a complete list of hospital services as well as a list of satellite locations and services.



Gordon Hospital



Table 6-11: Gordon Hospital and Satellite Facilities

Location	Service Description
Gordon Hospital 1035 Red Bud Road Calhoun, GA 30701	Full Service
Gordon Urgent Care - Calhoun 251 Hwy. 53 Calhoun, GA 30701	Family practice, industrial medicine, corporate wellness
Gordon Hospital Wellness on Wheels (WOW) Mobile Health Program	Mobile health services, including: primary healthcare, industrial hearing screenings, immunizations, lab screenings, flu shots, physicals, bone density screenings, health fairs.
Gordon Family Practice - Calhoun 106 Hospital Court Calhoun, GA 30701	Family practice
Gordon Family Practice - Fairmount 2712 U.S. 411 Fairmount, GA 30139	Family practice
North Georgia Eye Care 1035 Red Bud Rd. Gordon Hospital Medical Office Bldg., Suite 203 Calhoun, GA 30701	Family eye care, ophthalmology services
Gordon Home Care 104 Hospital Court Calhoun, GA 30701	Home health, skilled nursing, physical, occupational, and speech therapy. Certified wound, ostomy, and continence nurse. Counties served: Gordon, Bartow, Catoosa, Floyd, Pickens, Whitfield
Gordon Daybreak Behavioral Health 190 Curtis Pkwy., Suite B Calhoun, GA 30701	Outpatient counseling, mental health services to treat depression/anxiety
Gordon Occupational Medicine 251 Hwy. 53 Calhoun, GA 30701	Customized occupational medicine programs for business and industry



Gordon Hospital Expansion



Service Delivery Strategy

Table 6-12: Service Delivery Strategy for Cities and Unincorporated Gordon County

Service Provided	Organization Providing the Service	Service Area	Funding Source
Economic Development	Gordon County Chamber of Commerce (3/5's)	All county & municipalities	Hotel-Motel Tax
	City of Calhoun Development Authority (2/5's)		Hotel-Motel Tax
Emergency Management	Gordon County	All county & municipalities	Gen. Funds
Fire Protection	Gordon County	All county & municipalities except Calhoun.	Ins Premium Tax, LOST
	City of Calhoun	Calhoun (Inc.)	Ins Premium Tax, Gen Funds
Road and Bridges	Gordon County	All county & municipalities (Calhoun has streets dept for minor repair)	Gen. Funds, Special Service District Revenues, SPLOST
Gen. Admin & Finances	Gordon County, Calhoun, Plainville, Fairmount, Ranger, & Resaca	All County & Municipalities	Gen Funds
Solid Waste Disposal	Gordon County	All county and municipalities	Enterprise Fund
Solid Waste Collection	Gordon County (5 manned sites-fee based, free recycling)	Unincorporated	Enterprise Funds, Gen Fund, User Fees
	Calhoun (commercial pickup & recycling center)	City limits only	Gen Funds
	Plainville	City limits only	Gen Funds
	Resaca	City limits only	Gen Funds
EMS /Ambulance	Gordon County	All county & municipalities	Gen Funds
Rural Public Transportation	Gordon County	All county & municipalities	Gen Funds, GDOT Grant
E-911 Dispatch	Gordon County	All county & municipalities	Gen Funds, E-911 phone line charge
Senior Center Services	Gordon County	All county & municipalities	Gen Funds
Airport Services	Airport Authority	All county & municipalities	50% Calhoun; Gen Funds
			50% County; Gen Funds
Animal Control	Gordon County	All county & municipalities except Calhoun	Gen Fund, User fees
	City of Calhoun	City of Calhoun	Gen Fund, User fees
Water and Waste-Water	City of Calhoun	County and all municipalities	User fees, Bonded indebtedness, grants, loans
Building Development	Gordon County	County & cities of Resaca, Ranger, Plainville	Enterprise Fund
Permitting & Inspections	City of Calhoun	City of Calhoun	Gen Fund, User Fees
	City of Fairmount	City of Fairmount	Gen Fund, User Fees



Table 6-12: Service Delivery Strategy to Incorporated and Unincorporated Gordon County (Continued)

Service Provided	Organization Providing the Service	Service Area	Funding Source
Alcohol License Service Delivery	Gordon County City of Calhoun City of Fairmount City of Plainville City of Ranger City of Resaca	Uninc. County City Limits City Limits City Limits City Limits City Limits	User Fees User Fees User Fees User Fees User Fees User Fees
Municipal Court Service	Gordon County City of Calhoun City of Fairmount	Uninc. County City Limits City Limits	Gen Funds, Fines, Forfeitures Gen Funds, Fines, Forfeitures
Law Enforcement	Gordon County (Sheriff) City of Calhoun (police) City of Fairmount (police)	County & cities of Resaca, Ranger, Plainville City limits City limits	Gen Funds, Fines, Forfeitures, grants
Housing	City of Calhoun Housing Authority	County and all municipalities	Loans, Grants, Contributions, User fees
Telecommunications	City of Calhoun	County and all municipalities	User Fees
Libraries	Gordon County & City of Calhoun	Gordon County & all Cities	General Funds
Electric Distribution	City of Calhoun (& MEAG power)	County and all municipalities	User Fees
Recreation	Gordon County (54% of tax) City of Calhoun (46% of tax)	County and all municipalities except Calhoun Calhoun City limits	Gen Funds, SPLOST, User fees Gen Funds, SPLOST., User fees
Soil Erosion Permitting and Enforcement	Gordon County City of Calhoun	County and all municipalities City Limits	Enterprise Fund, User fee Gen Fund, User Fee
Tax Assessments and Collections (Ad Valorem)	Gordon County	Uninc county, Cities of Calhoun, Fairmount and Plainville.	Gen funds

Source: Service Delivery Strategy Agreements for Gordon County and the Cities of Calhoun, Fairmount, Plainville, Ranger and Resaca, effective 1999



7 Transportation

7.1 Road Network

There are a total of approximately 806 centerline miles of streets and roads in Gordon County. The breakdown of mileage by jurisdiction is:

- | | | |
|----------------------------|-------------|-------|
| • Interstate Highway | 15.7 miles | (2%) |
| • State or U.S. Routes | 128.4 miles | (16%) |
| • Local (city and county) | 661.5 miles | (82%) |
| • Total centerline mileage | 805.6 miles | |

Figure 7-1a shows the functional classifications of roads. Figure 7-1b shows the number of traffic lanes on each road. Figure 7-1c shows the average daily traffic. These figures are located in the Atlas of Maps.

Interstate 75 is the only interstate highway in the county. It is listed as a Rural Interstate Principal Arterial from the Bartow County line to the southern city limits of Calhoun and from the northern city limits of Resaca to the Whitfield County line. It is shown as an Urban Interstate Principal Arterial between the southern city limits of Calhoun to the northern city limits of Resaca. It is the primary traffic carrier through the county and is already 6 lanes wide.

The Urban Principal Arterials are:

- U.S. 41/SR 3 (from SR 53 to Interstate 75)
- SR 53 (from Liberty Rd. to Morrow Rd.)
- SR 53 Spur (Oothcalooga St.)
- SR 136 Connector (from SR 53 SPUR to Hall Memorial Road)
- West Line St. from SR 136 Conn. & SR 156 to SR 3/U.S. 41

SR 53 from Morrow Rd. to the Pickens County line is the only Rural Principal Arterial noted for the county.

The Urban Minor Arterials are:

- SR 3/U.S. 41 from Salem Rd. to SR 53
- SR 3/U.S. 41 from Interstate 75 to the northern Resaca city limits
- SR 136 from Fain Brown Rd. to Riverview Dr.
- SR 156 from the Oostanaula River to Town Creek
- SR 225 from SR 3/U.S. 41 to Craigtown Rd./Newtown Church Rd.
- Salem Rd. from McDaniel Station Rd. to SR 3/U.S. 41
- McDaniel Station Rd. from Liberty Rd. to SR 53 Spur
- South River St. from SR 53 to SR 53 Spur
- East Line St. from SR 3/U.S. 41 to Barrett Rd.
- Dews Pond Rd. from Barrett Rd. to Wrights Hollow Rd.
- College St. from Dews Pond Rd. to Old Red Bud Rd.
- Old Red Bud Rd. from College St. to SR 156
- Barrett Rd. from Dews Pond Rd. to SR 156
- Harmony Dr. from Dews Pond Dr. to SR 156
- Newtown Church Rd. from SR 156 to Newtown Creek Rd.



The Rural Minor Arterials are:

- SR 3/U.S. 41 from the Bartow County line to Salem Rd.
- SR 3/U.S. 41 from the Resaca city limits to Whitfield County
- SR 53 from the Floyd County line to Liberty Rd.
- SR 61/U.S. 411 from the Bartow County line to the Murray County line
- SR 136 from SR 136 Conn. to the Walker County line
- SR 136 Conn. From Hall Memorial Rd. to SR 136
- SR 225 from Craigtown Rd./Newtown Church Rd. to the Murray County line

The remaining roads are collectors or local roads and streets. Most of these are two-lane roads. Many of these local streets are substandard in width and have no shoulders. The pavement on many of these is bituminous surface treatment in poor condition and in need of resurfacing.

Most of the capacity issues with the roadway network in Gordon County are centered in or near the city of Calhoun with the arterials noted above. With the predominant residential growth to the east, the east-west routes of SR 225, Dews Pond Road, Boone Ford Road, and SR 53 will continue to experience capacity issues as traffic approaches Interstate 75. There is little connectivity north south through this area.

With continued industrial growth to the south of Calhoun and residential growth along the Gordon County and Bartow County line, the need for an interchange on the south side of the county continues to surface. Also, there are very few east-west routes across this area of the county. This forces much of the traffic into the busy retail area along SR 53 from SR 53 Spur to Interstate 75.

7.2 Roadway Safety

Table 7-1 reflects crash "hotspots" throughout the County. Hotspots are defined as roads having greater than 30 crashes in a .3 mile segment of roadway. The highest number of crashes occurred along Interstate 75 and on SR 53 west of the Interstate 75 interchange. Dixie Highway/SR 3 and additional segments SR 53 also consistently appear on the hotspot summary table.



Table 7-1: Roadway Segment Crash Hotspot Summary

Route Name	Hotspot#	CrossRoad 1	CrossRoad 2	Total Crashes	Beg MP	End MP
Gordon I-75	1			101	4.6	4.9
Gordon I-75	2			103	4.9	5.2
Gordon I-75	3			54	7.4	7.7
Gordon I-75	4			58	7.7	8
Gordon I-75	5			43	9.5	9.8
Gordon I-75	6			34	10.4	10.7
Gordon I-75	7			61	10.7	11
Gordon I-75	8			77	11	11.3
Gordon I-75	9			32	12.4	12.7
Gordon I-75	10			48	12.7	13
DIXIE HWY (SR 3)	1	S INDUSTRIAL BLVD	FAIRMOUNT HWY	44	5.3	5.6
DIXIE HWY (SR 3)	2	EDWARDS ST	DAN CHERRI DR	46	6.1	6.4
DIXIE HWY (SR 3)	3	DAN CHERRI DR	VICTORY DR	31	6.4	6.7
DIXIE HWY (SR 3)	4	HILLHOUSE ST	OOHCALOOGA ST	41	7.2	7.5
DIXIE HWY (SR 3)	5	OOHCALOOGA ST	E LINE ST	38	7.5	7.8
DIXIE HWY (SR 3)	6	NELSON ST	REDBUD RD	38	8.2	8.5
DIXIE HWY (SR 3)	7	HENDERSON BEND RD	JONES RD	32	8.9	9.2
DIXIE HWY (SR 3)	8	HOOD ST	JOLLY RD	36	9.3	9.6
ROME RD (SR 53)	1	RIVER ST	W C BRYANT PKWY	45	7.7	8
ROME RD (SR 53)	2	W C BRYANT PKWY	SHORT ST	63	8	8.3
ROME RD (SR 53)	3	SHORT ST	DIXIE HWY	80	8.3	8.6
ROME RD (SR 53)	4	DIXIE HWY	KEN MORELAND ST	114	8.6	8.9
ROME RD (SR 53)	5	KEN MORELAND ST	RICHARDSON RD	38	8.9	9.2
ROME RD (SR 53)	6	RICHARDSON RD	CURTIS PKWY	172	9.2	9.5
FAIRMOUNT HWY (SR 53)	7	CURTIS PKWY	ON\OFF TO I-75	58	9.5	9.8
REDBUD RD (SR 156)	1	WRIGHT CT	COLUMBUS CIR	32	12.8	13.1
W C BRYANT PKWY (CS814)	1	DIXIE HWY	ROME RD	47	0	0.3

Source: Georgia Department of Transportation

Table 7-2 indicates the intersections in Gordon County that are potential safety deficiency intersections. Although the top three intersections have few total crashes than the balance of the intersections shown, they are ranked significantly higher due to a higher proportion of accidents.



Table 7-2: Intersection Crash Summary

Primary Street/Road	Cross Street/Road	No. Crashes 2000-2004	Entering AADT	Intersection Crash Rate	Traffic Control Type
Gordon CR 61	LOVERS LANE RD	20	821	13.3	O-Stop Sign Opposite Direction of Inventory
KING ST	OOHCALOOGA ST	17	800	11.6	A-Stop Sign
PINE ST	S RIVER ST	19	1134	9.2	S-Traffic Control Device (Red;Amber;Green)
FAIRMOUNT HWY (SR 53)	OUTLET CENTER DR	75	11364	3.6	S-Traffic Control Device (Red;Amber;Green)
RIVER ST (SR 136-CO)	CL MOSS PKWY (SR 156)	69	13211	2.9	S-Traffic Control Device (Red;Amber;Green)
DEWS POND RD	CURTIS PKWY	30	6126	2.7	R-Beacon-Overhead Flashing Red
REDBUD RD (SR 156)	OFF\ON I-75	44	9186	2.6	L-Traffic Control Device with Turn Arrow
JOSEPH VANN HWY (SR 225)	NEWTOWN CH RD	21	5040	2.3	A-Stop Sign
DIXIE HWY (U.S. 41)	BAKER ST	23	5830	2.2	S-Traffic Control Device (Red;Amber;Green)
FAIRMOUNT HWY (SR 53)	OLD FAIRMOUNT RD	16	4137	2.1	A-Stop Sign
DIXIE HWY (U.S. 41)	FAIRMOUNT HWY (SR 53)	94	24958	2.1	L-Traffic Control Device with Turn Arrow
REDBUD RD (SR 156)	SHORT N WALL ST	44	12157	2.0	P-Traffic Control w/Pedestrian Signalization
REDBUD RD (SR 156)	WARRIOR PATH	49	14337	1.9	L-Traffic Control Device with Turn Arrow
OOHCALOOGA ST (SR 53-SP)	KING ST	41	12173	1.8	O-Stop Sign Opposite Direction of Inventory
DEWS POND RD	LOVERS LANE RD	24	7218	1.8	R-Beacon-Overhead Flashing Red
OOHCALOOGA ST (SR 53-SP)	RIVER ST	39	12211	1.8	S-Traffic Control Device (Red;Amber;Green)
N WALL ST (SR 3)	REDBUD RD (SR 156)	54	17853	1.7	S-Traffic Control Device (Red;Amber;Green)
ROME RD (SR 53)	W C BRYANT PKWY	78	25936	1.6	S-Traffic Control Device (Red;Amber;Green)
DIXIE HWY (U.S. 41)	TRACY ST (SR 225)	27	10250	1.4	P-Traffic Control w/Pedestrian Signalization
FAIRMOUNT HWY (SR 53)	INDUSTRIAL ROAD (SR 61)	22	8890	1.4	A-Stop Sign
DIXIE HWY (U.S. 41)	COLLEGE ST	43	17886	1.3	O-Stop Sign Opposite Direction of Inventory
ROME RD (SR 53)	CURTIS PKWY	92	38531	1.3	O-Stop Sign Opposite Direction of Inventory
REDBUD RD (SR 156)	NEWTOWN RD	38	16055	1.3	A-Stop Sign
REDBUD RD (SR 156)	WARRIOR PATH	34	14497	1.3	S-Traffic Control Device (Red;Amber;Green)
Gordon SR 156	Gordon CR 24	22	9461	1.3	A-Stop Sign
BARRETT RD	E LINE ST	14	6055	1.3	A-Stop Sign

Source: Georgia Department of Transportation



Table 7-2: Intersection Crash Summary (Continued)

Primary Street/Road	Cross Street/Road	No. Crashes 2000-2004	Entering AADT	Intersection Crash Rate	Traffic Control Type
REDBUD RD (SR 156)	CL MOSS PKWY	18	7794	1.3	O-Stop Sign Opposite Direction of Inventory
DIXIE HWY (U.S. 41)	UNION GROVE RD	17	7515	1.2	S-Traffic Control Device (Red;Amber;Green)
ROME RD (SR 53)	S INDUSTRIAL BLVD	53	26165	1.1	S-Traffic Control Device (Red;Amber;Green)
DIXIE HWY (U.S. 41)	W C BRYANT PKWY	48	23735	1.1	P-Traffic Control w/Pedestrian Signalization
ROME RD (SR 53)	RICHARDSON RD	70	38793	1.0	L-Traffic Control Device with Turn Arrow

Note: Intersection Crash Rate = [(Total Number of Accidents) / (Average ADT x 365 x No. Years) x 1,000,000. Intersections with accident rate >= 1.0 are identified as potential safety deficiency intersections.

Source: Georgia Department of Transportation

7.3 Planned Roadway Projects

7.3.1 State Transportation Improvement Program Projects (STIP)

The State Transportation Improvement Program is a three-year multimodal program that contains federally funded transportation projects. Information provided in the STIP includes project cost, status, and funding source for the Preliminary engineering (PE), Right of Way (ROW) and Construction (CST) phases of a project. Projects may only be included if federal funds are available or if there is a reasonable expectation that funds will be obtained.

Gordon County has several projects that have been incorporated into the FY2006-FY2008 State Transportation Improvement Program (STIP), shown in Table 7-3. Figure 7-3 located in the Atlas of Maps shows the STIP locations. The projects range from adding traffic signals along state routes to making improvements to Interstate 75 interchanges.

Table 7-3: FY2006-FY2008 State Transportation Improvement (STIP) Projects

Project No.	Project Description	Project Type
0000308	SR 156 at College Street, Calhoun	Intersection Improvement
00004048	SR 53 at CR5/McDaniel Station Road, west of Calhoun	Intersection Improvement
0007138	SR 3/Dixie Highway at SR 53/Fairmount Highway	Intersection Improvement
621365-	SR 3/U.S. 41/Calhoun from CR 65/Union Grove Road to SR 53	Widening (2 to 4 lanes)
620780	SR 3/ U.S. 41 from south of SR 156 north to Calhoun Bypass in Calhoun	Widening (2 to 4 lanes)
0006416	SR 53 from CR 271/Carter Mountain Road to CR 178/Davis Road	Realignment
0001578	SR 53 median turn lanes from north of Floyd Co. to SR 53 Spur	Addition of Turn Lane (from 4 to 5)
0007079	SR 136 from SR 61/U.S. 411 to SR 515	Rumble Strips
0007369	SR 3 at eight locations; SR53 at one location; SR 136 Conn at two locations; SR 156 at one location	Signals
M002540	SR 136 Connector from SR 136 to Oostanaula River Bridge	Resurface and Maintenance

Source: Georgia Department of Transportation



Table 7-3: FY2006-FY2008 State Transportation Improvement (STIP) Projects (continued)

Project No.	Project Description	Project Type
M002542	SR 136 from SR 1/Walker to SR 136 Conn/Gordon	Resurface and Maintenance
610750-	I-75 at SR 156 in Calhoun and widening of SR 156/Red Bud Road	Interchange
610870-	I-75 at CR 65/Union Grove Road relocation in Calhoun	Interchange
610930-	I-75 at SR 136 and widening on SR 136	Interchange
0000683	CR 134/County Line Road at Polecat Creek at Murray County line	Bridge Replacement
632906-	SR 255 at Coosawattee River four miles northeast of Calhoun	Bridge Replacement
642391-	SR 156 at Oothkalooga Creek 1 mile west of Calhoun	Bridge Replacment
M002789	I-75 at five locations in Bartow and Gordon Counties	Deck Rehab
M002386	Proposed bridge painting ast several locations in Bartow/Dade/Gordon Counties	Bridge Painting

Source: Georgia Department of Transportation

7.4 Bridge Inventory and Conditions

There are a total of 126 bridges in the County. Each has been assigned a "sufficiency rating." Scores greater than 50 indicate a bridge is in satisfactory condition; less than fifty indicates replacement is warranted. Four of the county's bridges, or 3% of the total, received a rating of less 50, as shown below in Table 7-4. Of these, three are identified in the FY2006-FY2008 State Transportation Improvement Plan (STIP) as planned bridge replacement projects.

Table 7-4: County Bridges in Unsatisfactory Condition

Bridge Serial No.	Facility	Rating	Year Constructed	Replacement Date in STIP
129-0052-0	SR 225 at East River	20.35751	1955	After 2008
129-5044-0	Jim Tom Raod at Dry Creek	29.01977	1990	2006
129-5036-0	Bridge over creek	26.07566	1956	After 2008
129-5021-0	Bridge over creek	42.8111	1934	n/a

Source: Georgia Department of Transportation: Department of Bridge Maintenance

7.5 Alternative Modes

Figure 7-5 located in the Atlas of Maps shows the locations of the various alternative modes.

7.5.1 Bicycle Route

There is currently one state designated bicycle route through Gordon County. It is the "March to the Sea" route running from Rossville to Atlanta and on to Savannah. It follows SR 136 from Walker County and then to SR 136 Connector to Calhoun where it runs along SR 3/U.S. 41 to the Bartow County line. This route is not currently signed or marked on the existing roadways. These routes need to be widened to accommodate bicycle traffic. There are no other designated



bike routes or trails within the city of Calhoun or the county. With the continued growth and addition of new schools, bike paths or lanes need to be established in the city and the county.

7.5.2 Park and Ride

There are currently two statewide park and ride lots in Gordon County. One of these is at the Fairmount public square and has 10 spaces. The other is on U.S. 41 at SR 136 in Resaca and has space for 6 vehicles.

7.5.3 Public Transportation

The state operates three mini busses in Gordon County. These are primarily run for the economically disadvantaged, elderly, handicapped, etc. that need local transportation. One of these is a 14 passenger bus and the other 2 are 11 passenger busses with lifts for the handicapped. These accounted for an average 517 one way passenger trips per month for 19 days per month in 2005.

7.5.4 Pedestrian Facilities

With the continued growth in the county and the city, there is a growing need for more pedestrian facilities to connect to residential areas and businesses. The Coosa Valley Regional Development Center noted that there are very few mapped sidewalks in Gordon County. The addition of sidewalks along such streets as Dews Pond Road and Curtis Parkway will help to encourage pedestrian traffic by providing a safer place for the pedestrian to walk. Streetscape projects in the downtown area have improved the aesthetics of the downtown area, thus encouraging pedestrian traffic. Most of the roads in the county are rural and don't lend themselves to the construction of curbs and sidewalks. However, trails would be a good alternative to the use of the public streets.

7.6 Parking

As the City and County continue to grow, parking, especially in the downtown area, will become more of an issue. Currently, in addition to on street parking, there is a parking deck on Piedmont Street near the courthouse. There appears to be a problem with the current deck as several people have stated that the existing deck is under sized and leaks when it rains. With the continued growth, additional parking will be needed as well as the current deck renovated or reconstructed.



Downtown parking deck on Piedmont Street

7.7 Railroads, Trucking, Port Facilities, and Airports

Figure 7-7 located in the Atlas of Maps shows the railroads, truck routes and airports.

7.7.1 Railroads

There are currently three rail lines running through Gordon County, two operated by CSX and one by Norfolk Southern. All three of these are freight lines and all three run north-south across

the county with the Norfolk Southern line running across the west side of the county and the CSX lines running through Calhoun and roughly parallel to U.S. 411 on the east side of the county. The Norfolk Southern line carries approximately 77.5 million gross tons of freight per year across these tracks. The CSX line that runs through Calhoun handles approximately 39.4 million tons and the CSX line on the east side of the county runs approximately 55.4 million tons of freight.

There is currently no passenger rail service in use and none planned for the county. However, the Georgia Department of Transportation is in the process of employing a consultant to complete a Tier-1 Environmental Impact Statement (EIS) for a high-speed ground transportation system (HSGT) in the Atlanta to Chattanooga corridor. The purpose for the study is to determine the HSGT technology, the general corridor location and station locations, and identification of the initial operating segment. As currently shown on the Georgia Rail Passenger Program, this corridor will traverse Gordon County. Depending on the technology, stops in Gordon County may not be likely. Funding is provided for this work through the Federal Highway Administration's intermodal transportation planning. Table 7-5 shows the railroad crossing crash data.

Table 7-5: Railroad Crossing Crash Data¹¹

Route	Name	Fatalities (2000-2004)	Injuries (2000-2004)	Total Crashes (2000-2004)	Posted Speed Limit	Current AADT	Approx. Current Daily Train Movements	Crossing Number	Current Warning Device
SR 136	Resaca Hill City Rd	0	0	4	55	2500	27	719731W	Active
SR 136	Nickelsville Rd	0	0	1	40	5400	16	340521D	Active
SR 3	Dixie Hwy	0	0	1	45	10540	0	340516G	Active
SR 53-SP	Court St	0	0	2	25	11300	32	340508P	Active
SR 156	Redbud Rd	0	1	2	35	8600	28	351796S	Active
CR 11	Damascus Church	0	0	1	35	2420	24	340518V	Active
CR 93	S Holcomb Rd	1	0	1	35	740	24	340496X	Active
CR 94	Salem	0	0	1	25	1300	42	340499T	Active
CR 106	Miller Ferry Rd	0	0	1	45	2260	24	340494J	Active
CR 119	HarrisBeamer Rd	0	0	1	35	820	28	719744X	Active
CR 148	Midway Rd	0	0	1	15	740	33	719727G	Active
CR 188	Jolly Rd	1	0	1	25	820	12	340515A	Active
CR 198	Oostanaula Bend	0	0	2	25	820	33	719742J	Active
CR 207	Earl Street	0	0	1	25	740	28	719748A	Active
CR 239	Pack Rd	1	0	2	35	740	16	340681S	Active
CR 476	Sugar Valley Hill City Rd	0	0	1	35	1400	27	719730P	Active
CR 483	Craigtown Rd	0	0	1	40	500	28	340520W	Active
CS 677-07	Scott Dr	0	0	1	25	740	27	719749G	Active
CS 715-01	Maple St	0	0	1	30	3560	30	340506B	Active
CS 719-01	Oothcalooga	0	0	2	25	830	32	340507H	Active
CS 816-01	E Line St	1	0	1	35	7900	32	340509W	Active

Source: Georgia Department of Transportation

¹¹ Railroad with crossing #3 operated by CSX; railroad with crossing # 7* operated by Norfolk Southern



7.7.2 Trucking

In addition to the movement of freight by rail, trucking also facilitates the movement of cargo within Gordon County. The major truck routes generally follow the location of industry within the county. Interstate 75 through Gordon County is operating with approximately 30% trucks. Many of these exit Interstate 75 at the 5 interchanges along the interstate to the industries and other businesses within the county. With most of the industry located to the north and south of the city of Calhoun the trucks enter and exit Interstate 75 primarily at SR 53 and SR 3/U.S. 41. Due to the truck stop located at Interstate 75 and SR 136 a large number also exit the freeway there. Particularly at SR 53 the trucks merge into an already over crowded roadway in order to get to the industry south of SR 53. This exacerbates a bad situation on SR 53. GDOT is currently proposing to build a new interchange at Union Grove Road which could help to alleviate some of this congestion. In addition the Department of Transportation is proposing to extend Union Grove Road east and west to tie into SR 53 which will help to decrease the numbers of trucks through this busy commercial area of Gordon County.

7.7.3 Port Facilities

There are no port facilities in Gordon County.

7.7.4 Airports

There is one general aviation airport within the county and several small private landing areas in Gordon County. Tom B. David Field is operated by the Calhoun-Gordon County Airport Authority. It has a single runway that was extended to a total of 6000 feet and is 75 feet wide. A parallel taxiway runs along a portion of the length of the runway. The "35" (or southern most) end of the runway has a 1000 foot displaced threshold with no displaced threshold on the "17" end. Both ends of the runway have a 2-light PAPI system and the runway has medium intensity edge lighting. The airport currently has approximately 55 operations per day and is operating at approximately 17% of capacity. The future growth is primarily in the area of improved safety and operations and in apron and hangar capacity for housing aircraft.



7.8 Transportation and Land Use Connection

Figure 7-8a shows the 2005 level of service for roads. Figure 7-8b shows the projected 2025 level of service for roads.

Residential growth in Gordon County will continue primarily eastward away from Calhoun. Some residential growth will occur on the south side of the county along the Bartow County line. Industry will continue to expand southward from Calhoun toward Bartow County with some growth toward Whitfield County on the north. The primary traffic patterns will continue to flow toward Calhoun and toward Interstate 75. With this flow toward Interstate 75, the east west surface streets will continue to add vehicles and the need for added capacity will increase. North south connectivity is needed to lessen the load on Lovers Lane. Perhaps this could tie to the extension of Union Grove Road at SR 53.

On the south side of Calhoun, GDOT is planning an interchange at Union Grove Road and planning to extend Union Grove Road to the east and to the west to SR 53. This should help to eliminate some of the congestion problems currently being experienced along SR 53 from near SR 53 Spur to Interstate 75. It should also eliminate some of the truck traffic through this area.



On the north side of Calhoun SR 3/U.S. 41 is the primary funnel of traffic coming into the Calhoun area. A loop or bypass around the northwest side of Calhoun should be able to remove some of this through traffic from coming into the central business district of Calhoun.



8 Intergovernmental Coordination

8.1 Independent Authorities, Districts and School Boards

8.1.1 Development Authority of Gordon County

The Development Authority of Gordon County was created to promote trade, commerce, industry, and employment opportunities within Gordon County and to promote and develop the 200 acre industrial park located on McDaniel Station Road and the industrial park located on U.S. 41 South. Six board members representing Gordon County and the City of Calhoun are appointed for four-year terms.

8.1.2 Gordon County – Floyd County Development Authority

This joint development authority was created to promote the development of the jointly owned 65 acre Northwest Georgia Industrial Park located off of SR 53 and Hermitage Road in North Floyd County. Five board members are appointed for three-year terms.

8.1.3 Calhoun-Gordon County Airport Authority

The Airport Authority operates and manages the County's Class III airport located at 1957 U.S. 41 South. Five board members serve three-year terms.

8.1.4 Gordon County Hospital Authority

The Authority performs various community services such as funding the emergency dental program for the City of Calhoun and Gordon County school systems and funding health related projects for various community organizations such as the Health Department and Fire Department. Five board members, serving three-year terms, are recommended by the Gordon County Board of Commissioners and appointed by the Authority.

8.1.5 Gordon County Board of Education

The seven-member Board of Education is the official governing body for the Gordon County School District. Its seven-member board, which is elected to four-year terms, represents six districts and one at-large seat. It is responsible for policy making, budget approval, evaluation of the superintendent and other duties as prescribed by law.

8.2 Regional Programs

8.2.1 Coosa Valley Regional Development Center (CVRDC)

The Coosa Valley RDC is a multi-county organization consisting of ten Northwest Georgia counties and 35 municipalities. The RDC is responsible for providing assistance to member jurisdictions, which include Gordon County and its municipalities, in the following areas: (1) implementation of the Georgia Planning Act of 1989, (2) administration of the Area Agency on Aging, (3) administration of the Workforce Investment Act, and (4) planning and development.



Appendix: Atlas of Maps

Figure 5-1: Environmental Planning Criteria: Groundwater Recharge, Protected River Corridor and Water Supply Watersheds

Figure 5-2: Environmental Planning Criteria: National Wetland Inventory

Figure 5-3: Steep Slopes

Figure 5-4: Flood Plains

Figure 5-5: Soils Data

Figure 5-6: Endangered Species

Figure 5-7: Historic Places

Figure 6-1: Sewer Service & Expansion Areas

Figure 6-2: Facilities Location Map

Figure 6-3: Parks and Recreation

Figure 7-1a: Roadway Network Functional Classification

Figure 7-1b: Roadway Network Number of Traffic Lanes

Figure 7-1c: Roadway Network Average Daily Traffic

Figure 7-3: Planned Roadway Projects 2025

Figure 7-5: Alternative Modes of Transportation

Figure 7-7: Railroad, Trucking and Airport Facilities

Figure 7-8a: Level of Service Congestion - 2005

Figure 7-8b: Level of Service Congestion - 2025



**Environmental
Planning Criteria:
Groundwater Recharge,
Protected River Corridor,
& Water Supply
Water Sheds**

Figure Number: 5-1

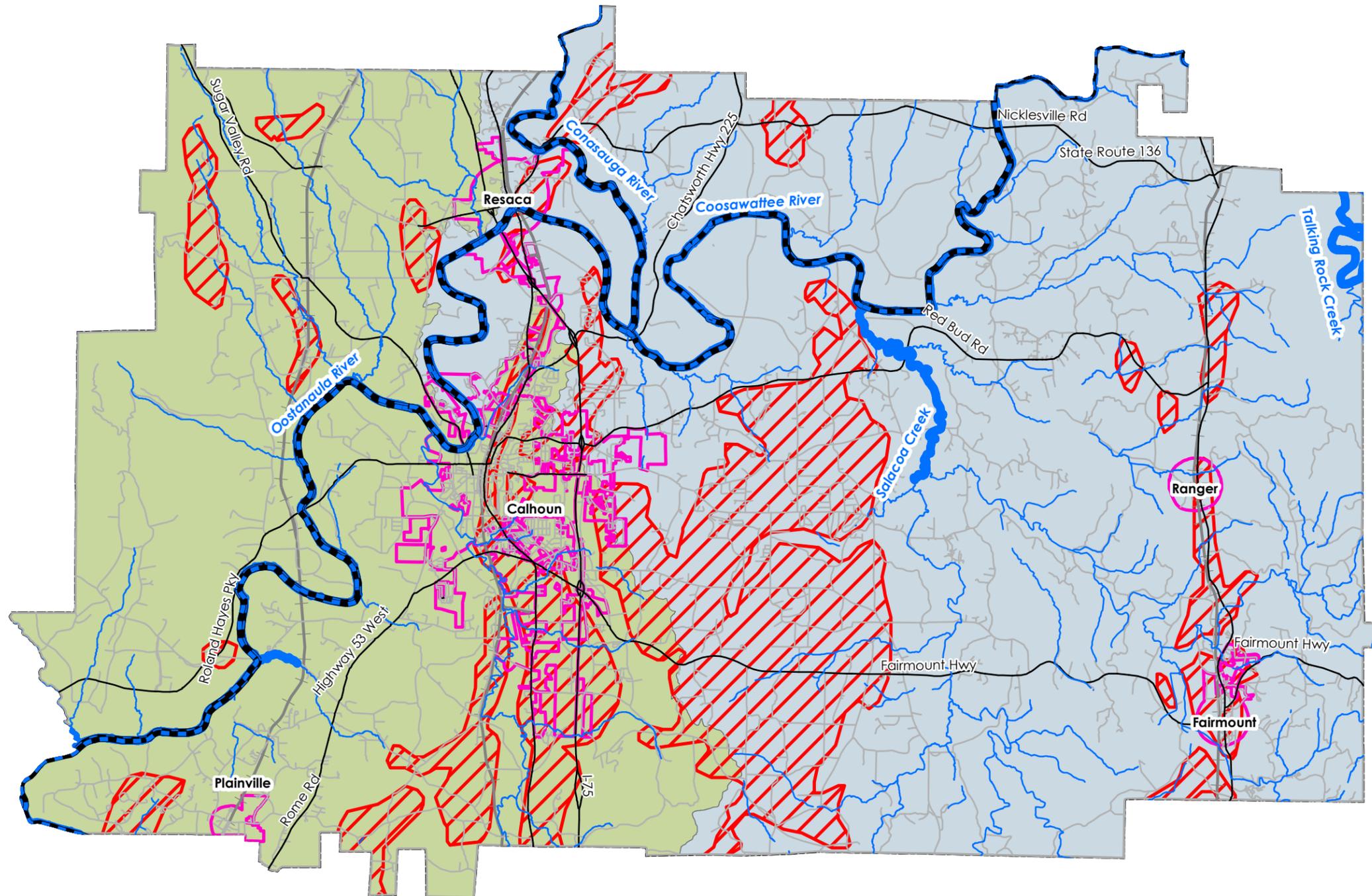
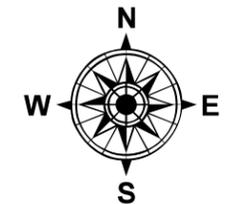
**Gordon County
Comprehensive Plan
2007-2027**

Legend

- Major Road
- Minor Road
- + Railroad
- ▭ County Boundary
- ▭ City Limits
- Perennial Stream
- River
- ▬ Protected River
- ▨ Groundwater Recharge Area

Water Supply Watershed:

- ▭ City of Calhoun
- ▭ City of Rome



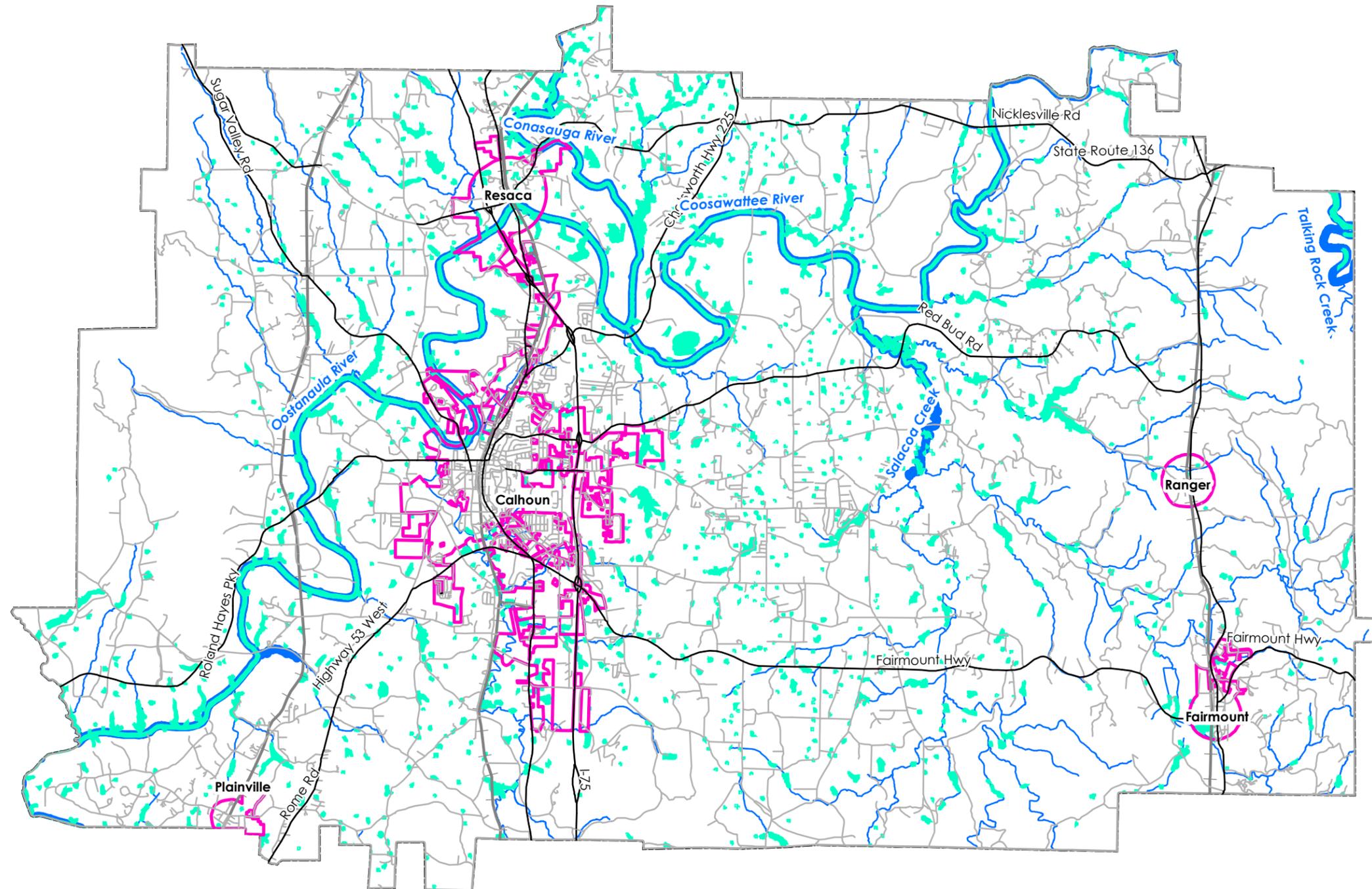
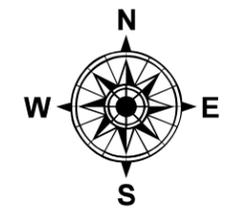
Environmental Planning Criteria: National Wetland Inventory

Figure Number: 5-2

Gordon County Comprehensive Plan 2007-2027

Legend

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- Minor Road
- Railroad
- ▭ County Boundary
- ▭ City Limits
- National Wetland Inventory
- Perennial Stream
- River



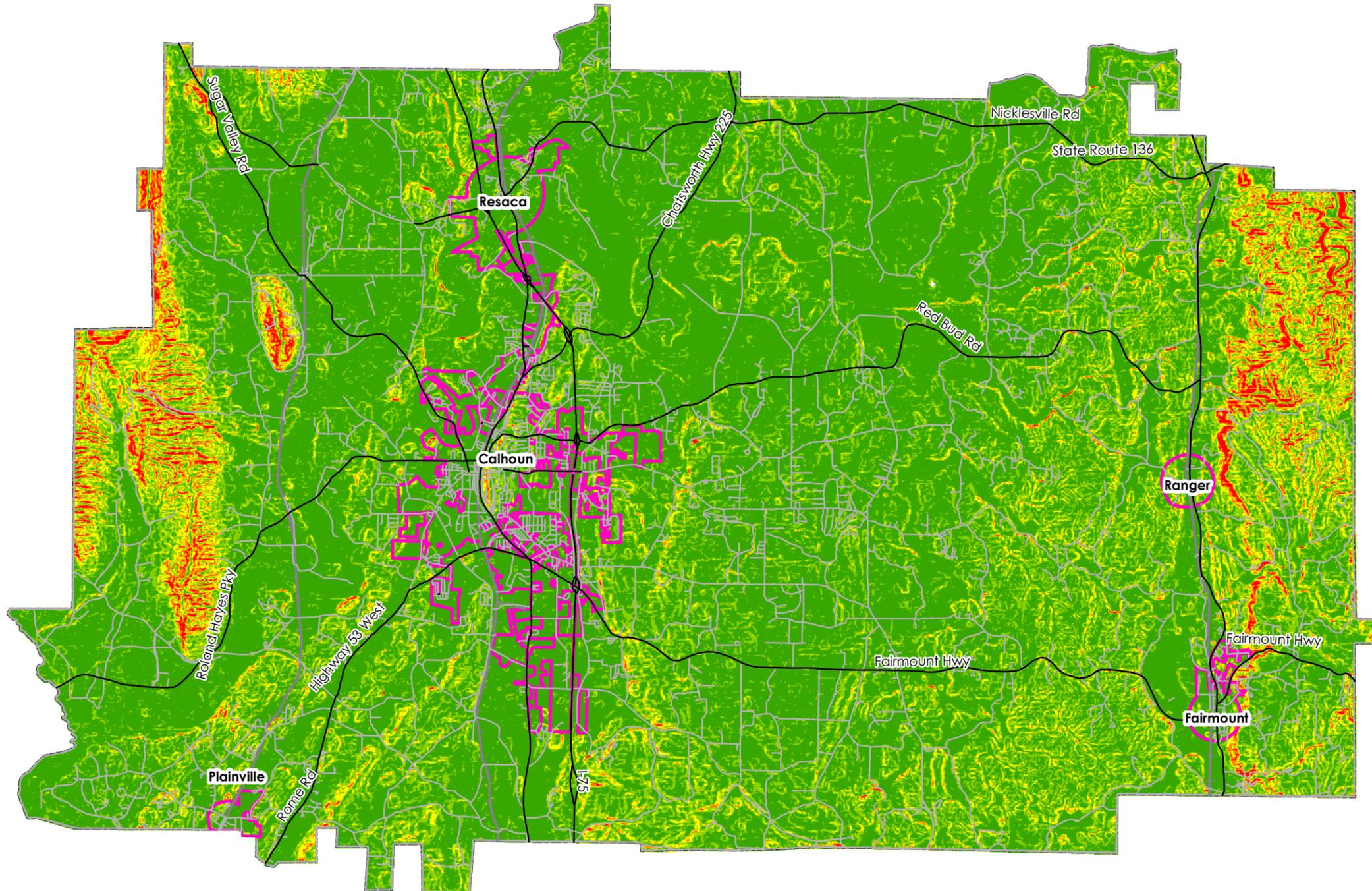
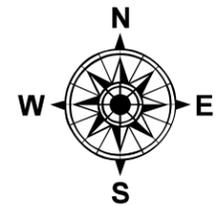
Steep Slopes

Figure Number: 5-3

Gordon County Comprehensive Plan 2007-2027

Legend

- | | |
|-------------------|---------------------|
| — Major Road | Slope as Percentage |
| — Minor Road | 0 - 10% |
| + Railroad | 10 - 20% |
| ▭ County Boundary | 20 - 30% |
| ▭ City Limits | 30 - 40% |
| | >40% |



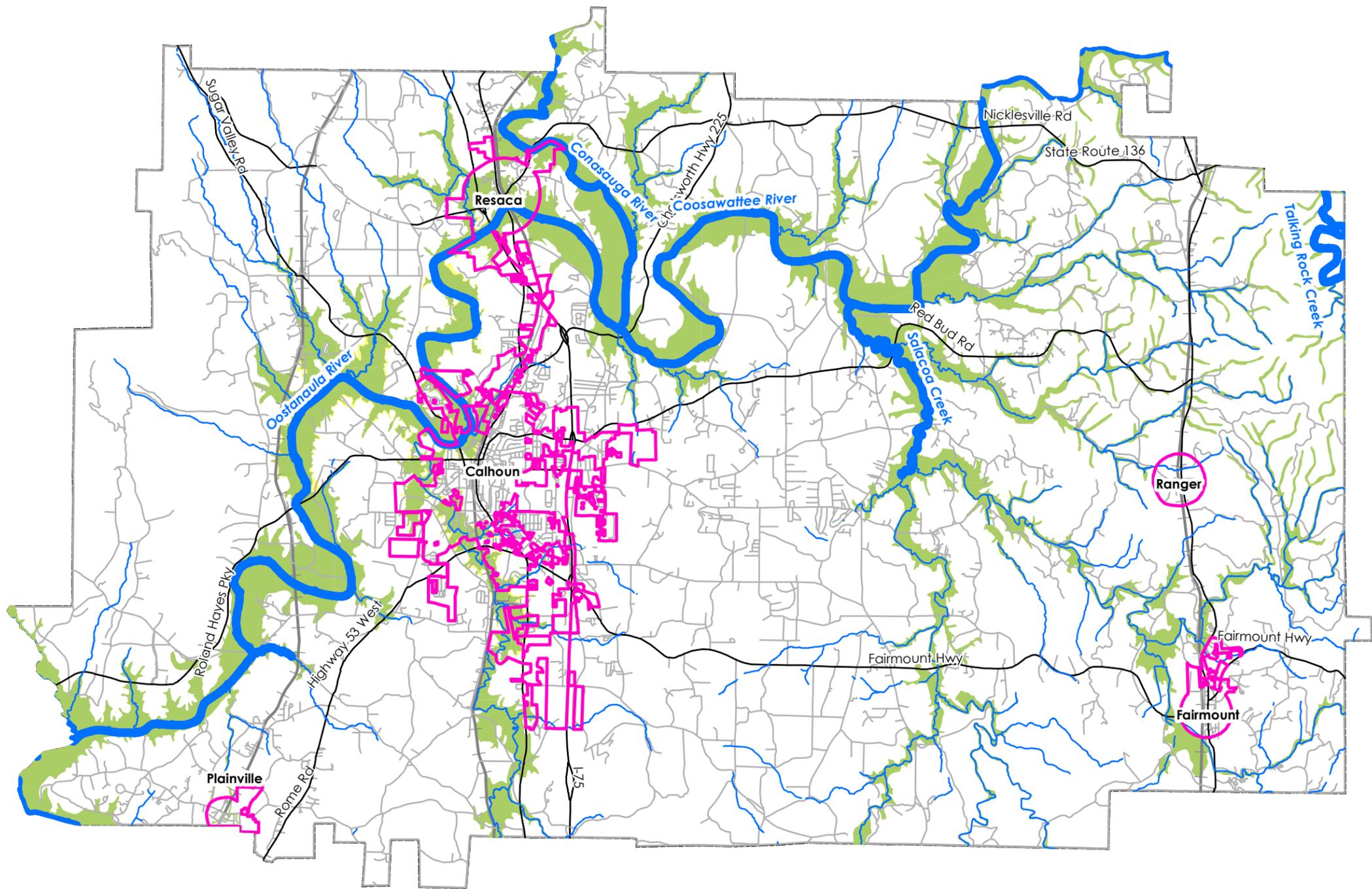
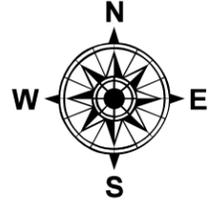
Floodplains

Figure Number: 5-4

Gordon County Comprehensive Plan 2007-2027

Legend

- Major Road
- Minor Road
- Railroad
- ▭ County Boundary
- ▭ City Limits
- Floodplain Data
 - 100 yr Floodplain
 - 500 yr Floodplain
 - Perennial Stream
 - River



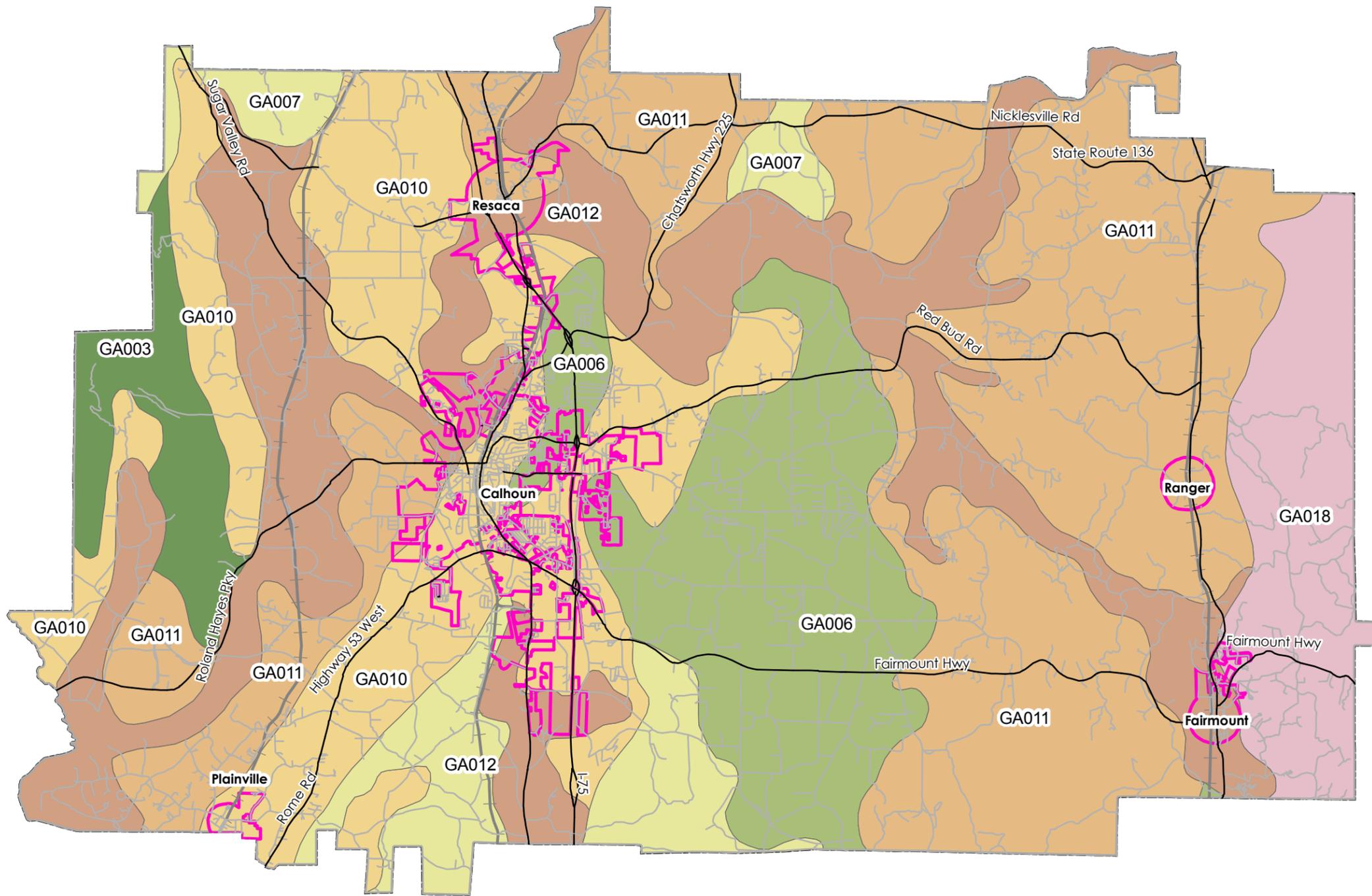
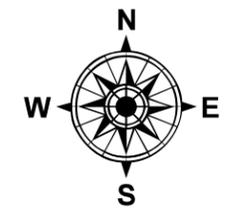
Soils Data

Figure Number: 5-5

Gordon County Comprehensive Plan 2007-2027

Legend

- | | |
|-------------------|------------|
| — Major Road | Soil Codes |
| — Minor Road | GA003 |
| + Railroad | GA006 |
| ▭ County Boundary | GA007 |
| ▭ City Limits | GA009 |
| | GA010 |
| | GA011 |
| | GA012 |
| | GA015 |
| | GA018 |



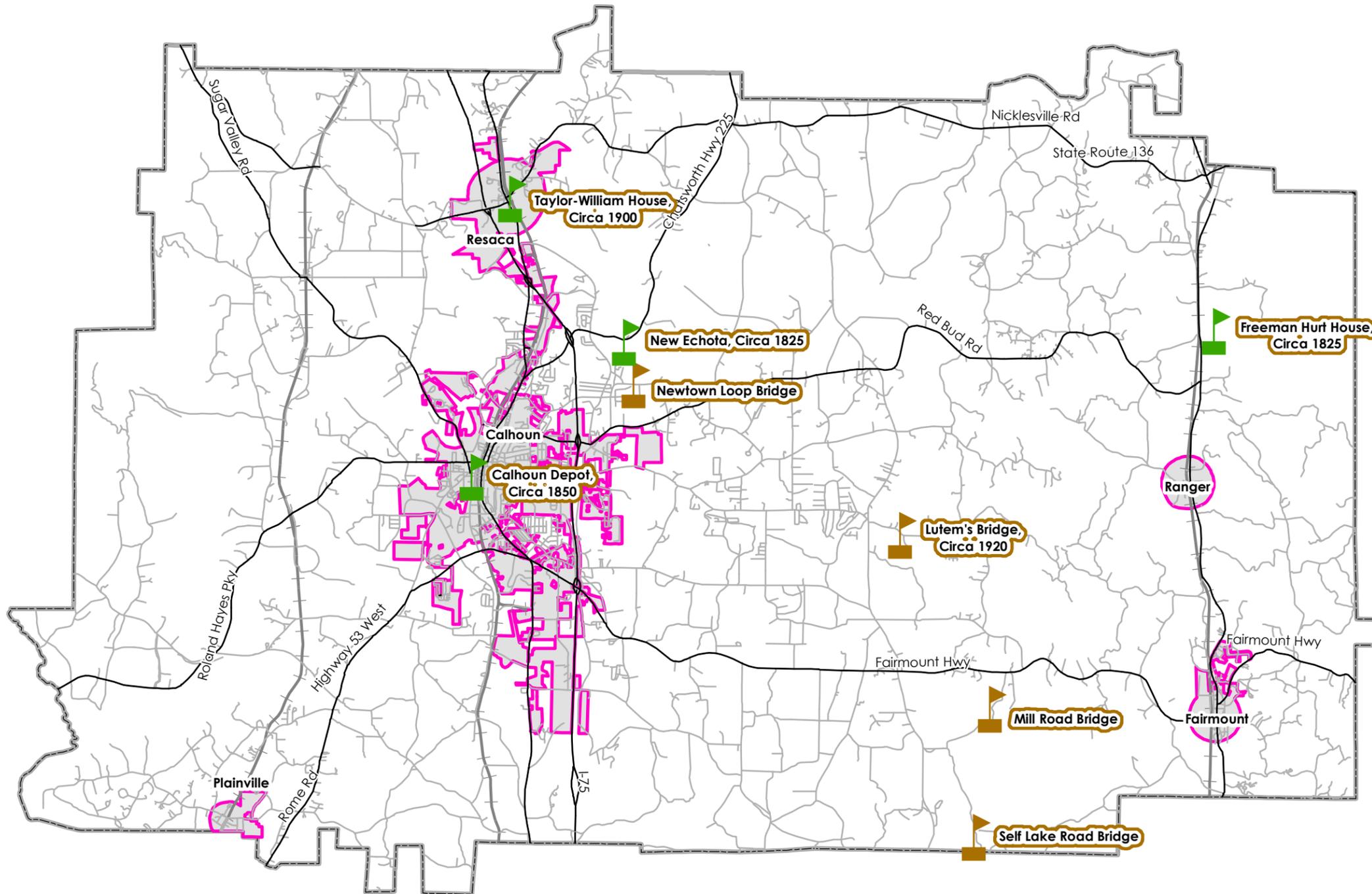
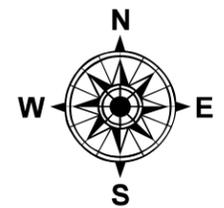
Historic Places

Figure Number: 5-7

Gordon County Comprehensive Plan 2007-2027

Legend

- Major Road
- Minor Road
- Railroad
- ▭ County Boundary
- ▭ City Limits
- Historic Sites
- ▭ Historic Bridge
- ▭ Historic Place



Sewer Service & Expansion Areas

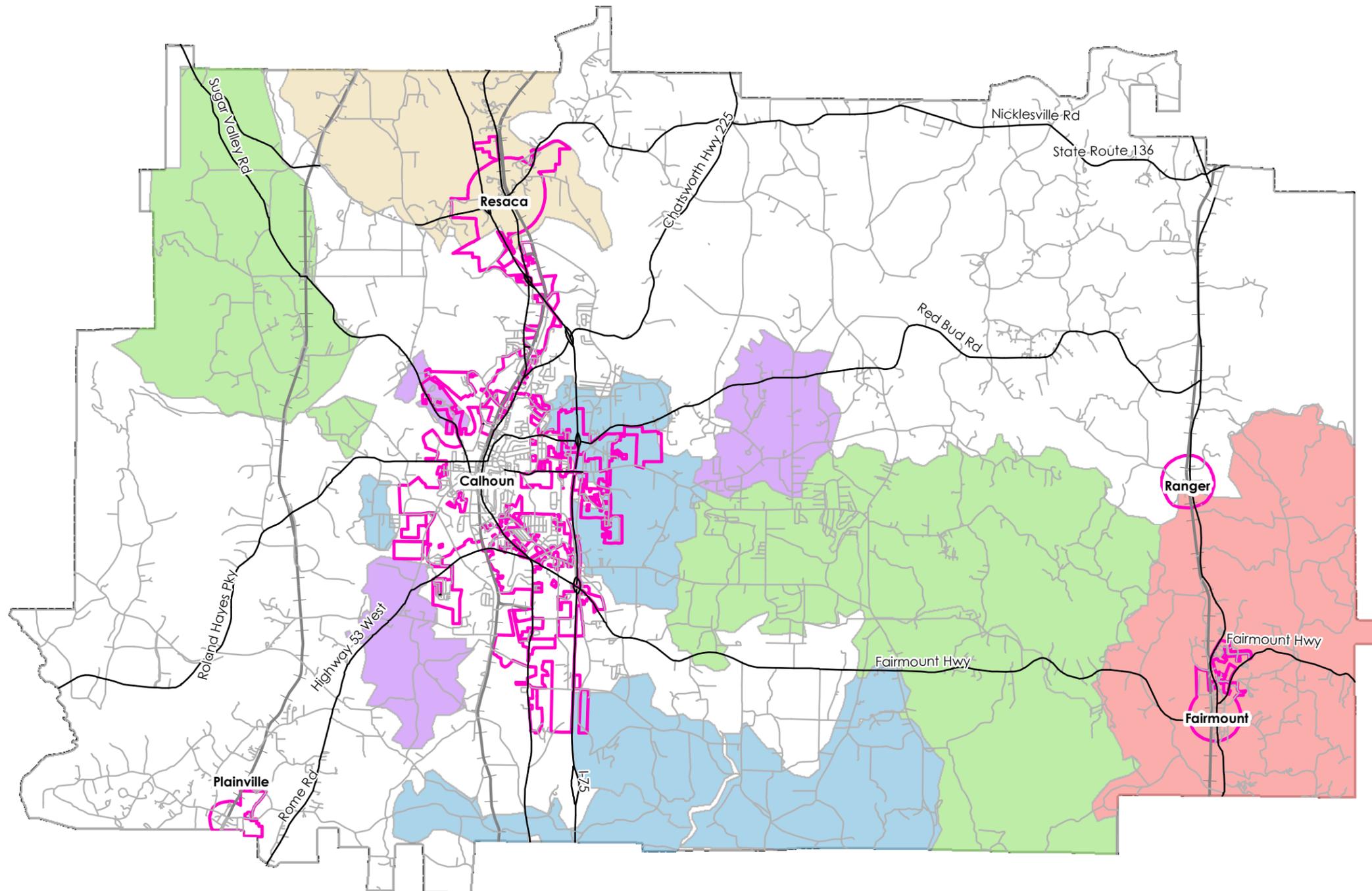
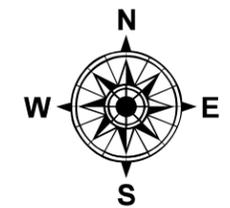
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Source: City of Calhoun Water and Sewer Department

Gordon County Comprehensive Plan 2007-2027

Legend

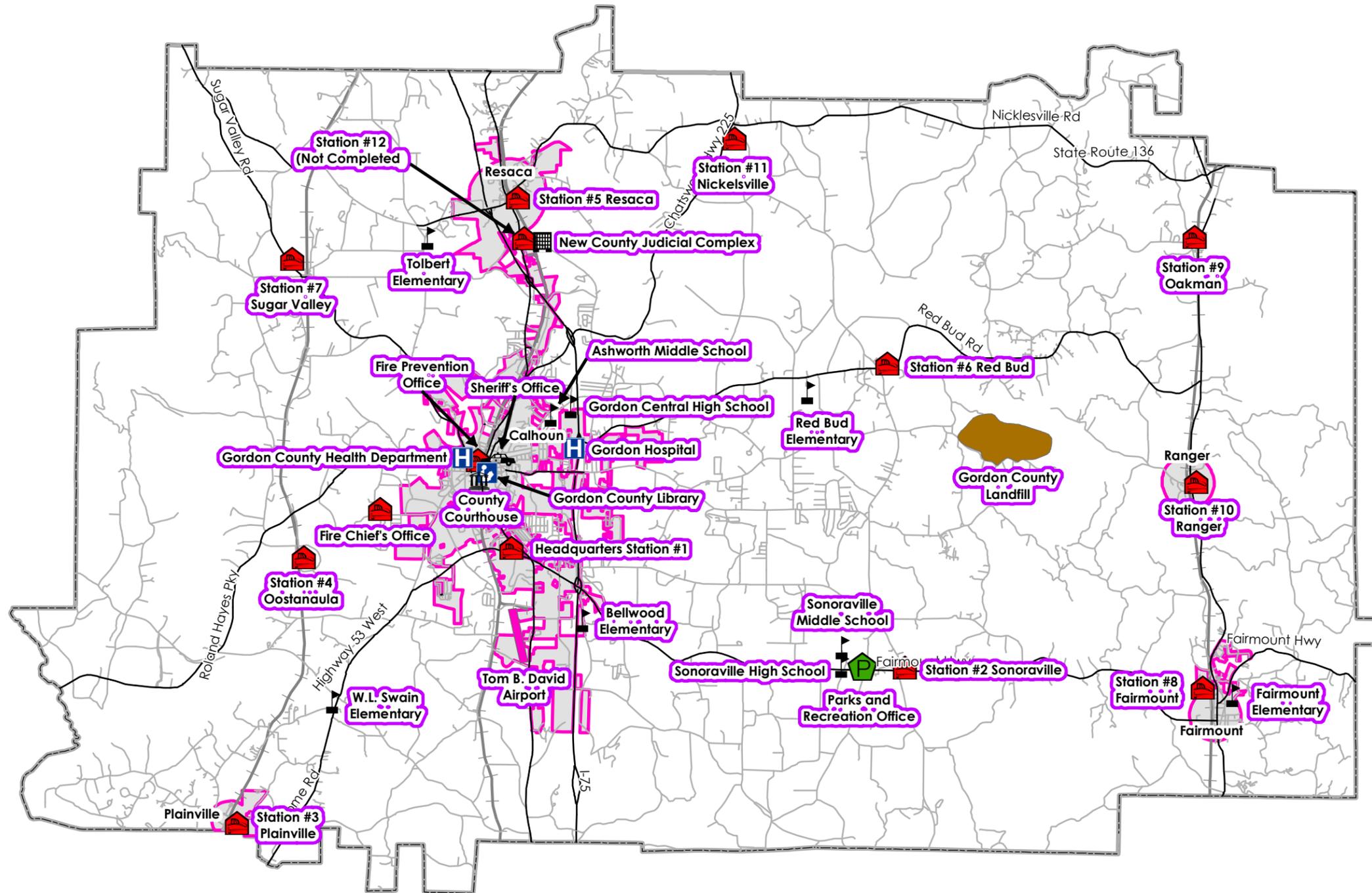
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- Minor Road
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- ▭ County Boundary
- ▭ City Limits
- Sewer Service Areas and Projects
- ▭ Resaca Service Area
- ▭ Fairmount Service Area
- ▭ 2006 - 2007 Projects
- ▭ 2007 - 2009 Projects
- ▭ 2009 - 2015 Projects



Facilities Location Map

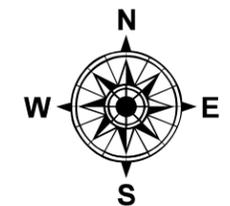
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Gordon County Comprehensive Plan 2007-2027



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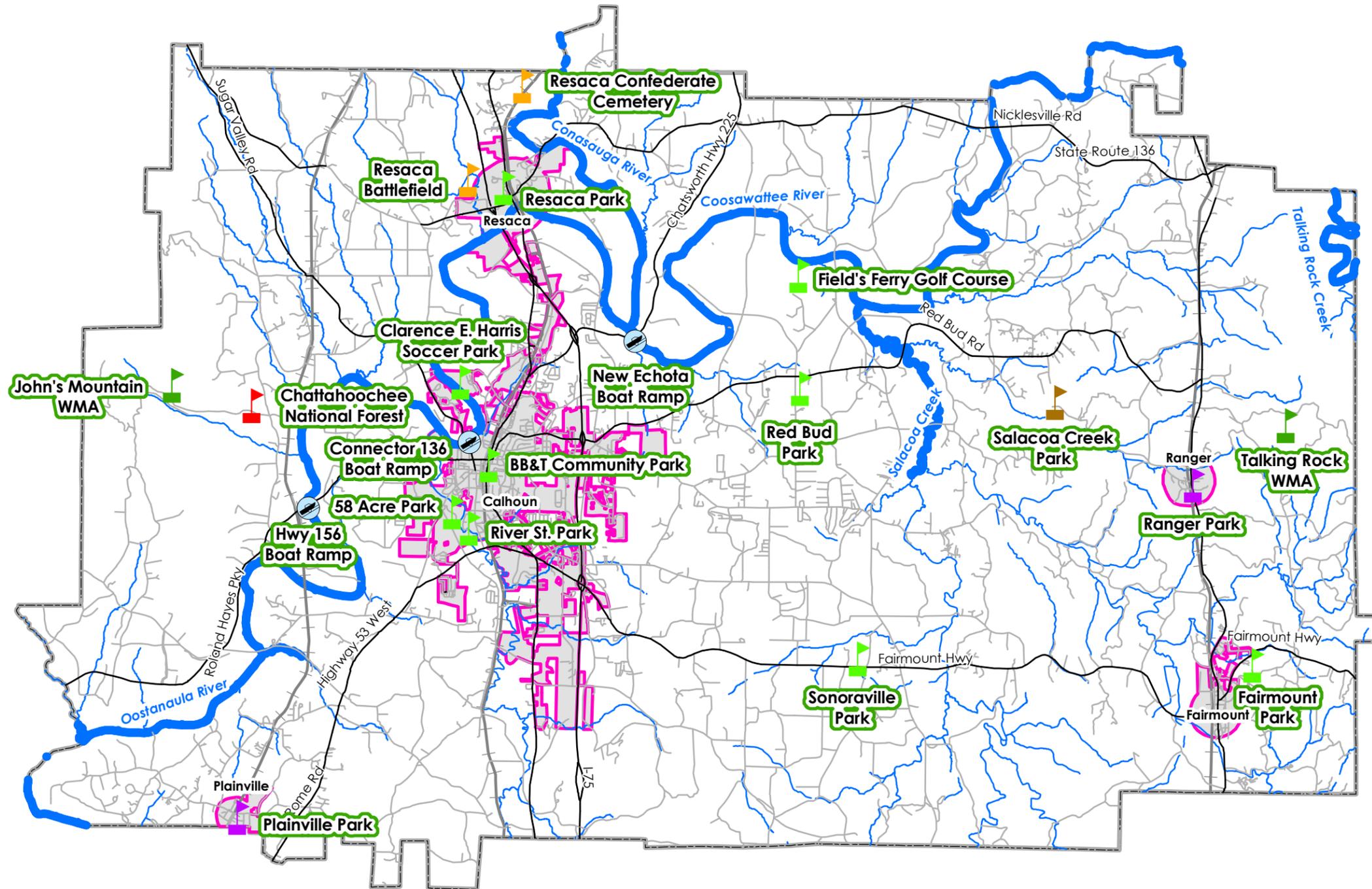
- | | |
|-------------------|-------------------------------|
| — Major Road | Facilities |
| — Minor Road | ■ Gordon County Landfill |
| — Railroad | ■ Tom B. David Airport |
| ▭ County Boundary | 🏫 School |
| ▭ City Limits | 🏛️ County Courthouse |
| | 🚒 Fire Station or Prevention |
| | 🏥 Health Care |
| | 📖 Gordon County Library |
| | 🏢 New County Judicial Complex |
| | 🌳 Parks and Recreation Office |
| | 👮 Sheriff's Office |



Parks and Recreation

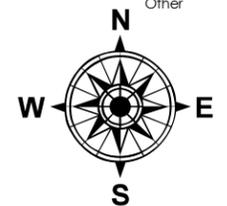
Figure Number: 6-3

Gordon County Comprehensive Plan 2007-2027



Legend

- Major Road
- Minor Road
- Railroad
- ▭ County Boundary
- ▭ City Limits
- Perennial Stream
- River
- ⊙ Boat Ramps
- ▭ Community Park
- ▭ National Park
- ▭ Neighborhood Park
- ▭ Regional Park
- ▭ Wildlife Management Area
- ▭ Other



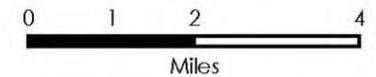
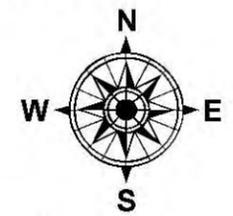
Roadway Network Functional Classification

Figure Number: 7-1a

Gordon County Comprehensive Plan 2007-2027

Legend

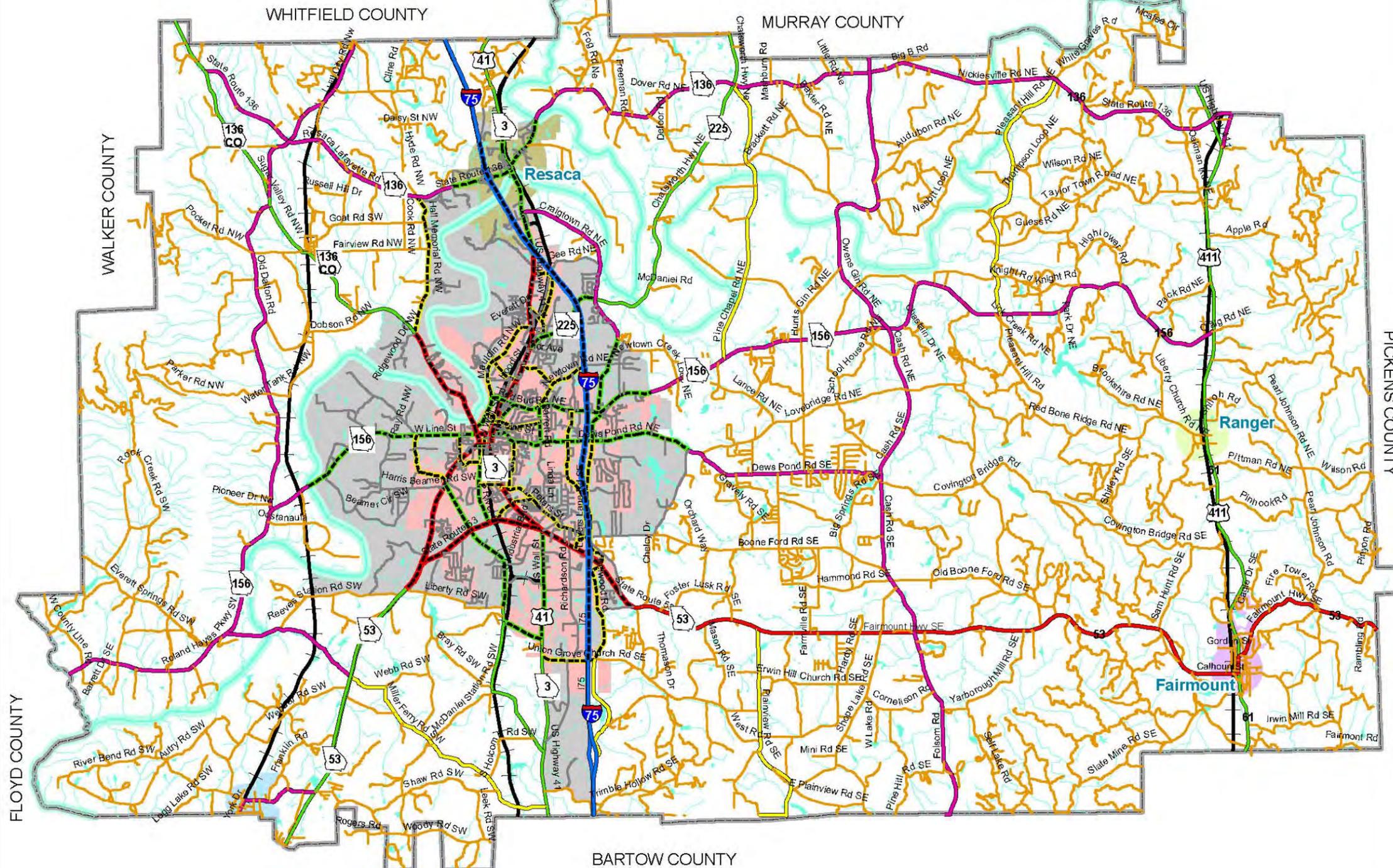
- Rural Interstate Principal Arterial
- Rural Principal Arterial
- Rural Minor Arterial
- Rural Major Collector
- Rural Minor Collector
- Rural Local
- Urban Interstate Principal Arterial
- Urban Principal Arterial
- Urban Minor Arterial
- Urban Major Collector
- Urban Minor Collector
- Urban Local
- Railroad
- River
- Surface Water
- County Boundary



Prepared by:
THP

Checked by:
DRH

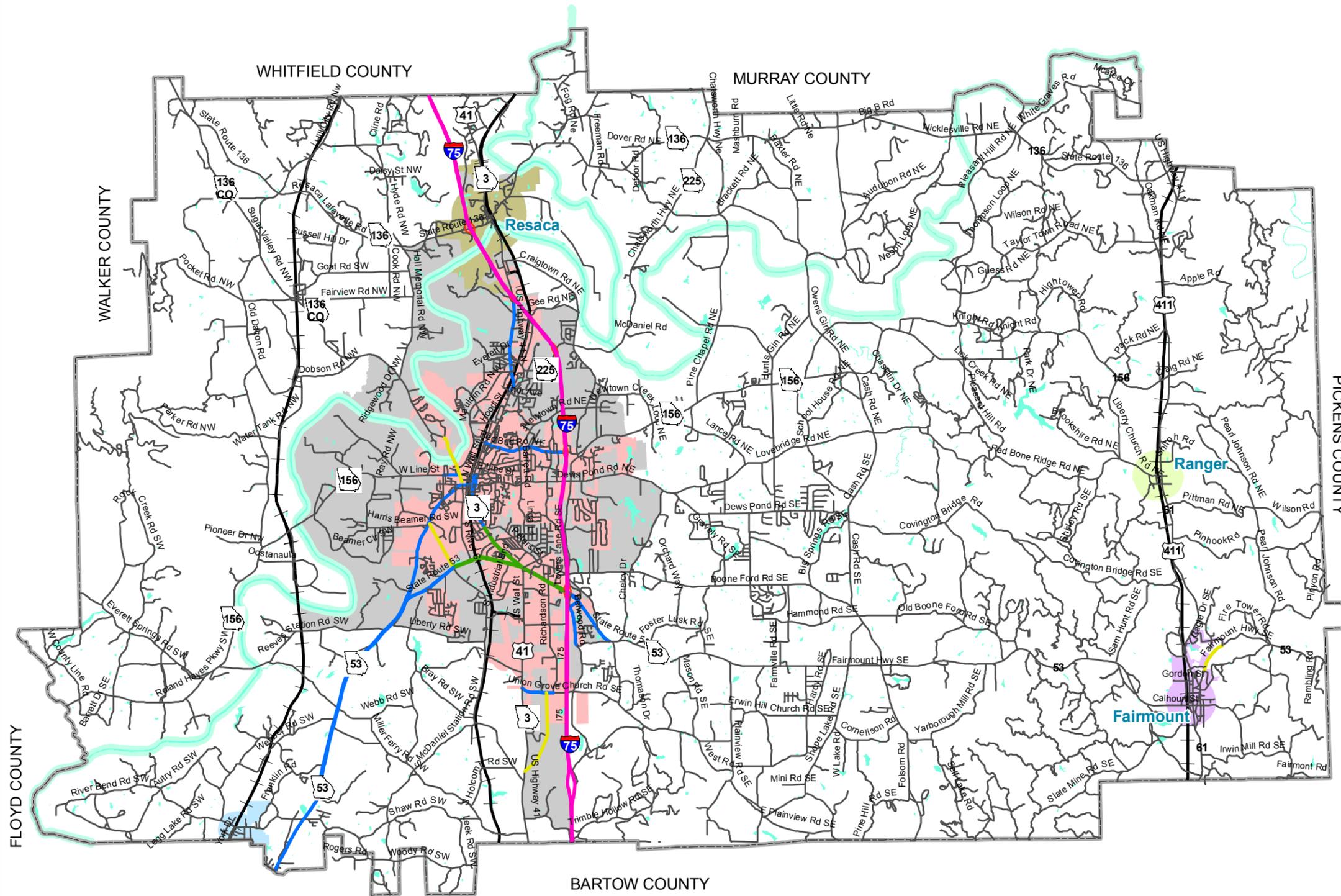
Project Number:
6311050067



Roadway Network Number of Traffic Lanes

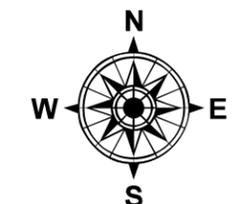
Figure Number: 7-1b

Gordon County Comprehensive Plan 2007-2027



Legend

- 6 Lanes
- 5 Lanes
- 4 Lanes
- 3 Lanes
- 2 Lanes
- 1 Lane
- Railroad
- Surface Water
- County Boundary



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DRH

Project Number:
6311050067

Map Document: (P:\gis\Projects\2006\gordon\final\mxd\Gordon_Roadway_Network_7-1b.mxd) 10/12/2006 - 4:52:18 PM

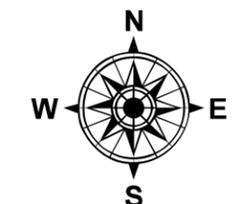
Roadway Network Average Daily Traffic

Figure Number: 7-1c

Gordon County Comprehensive Plan 2007-2027

Legend

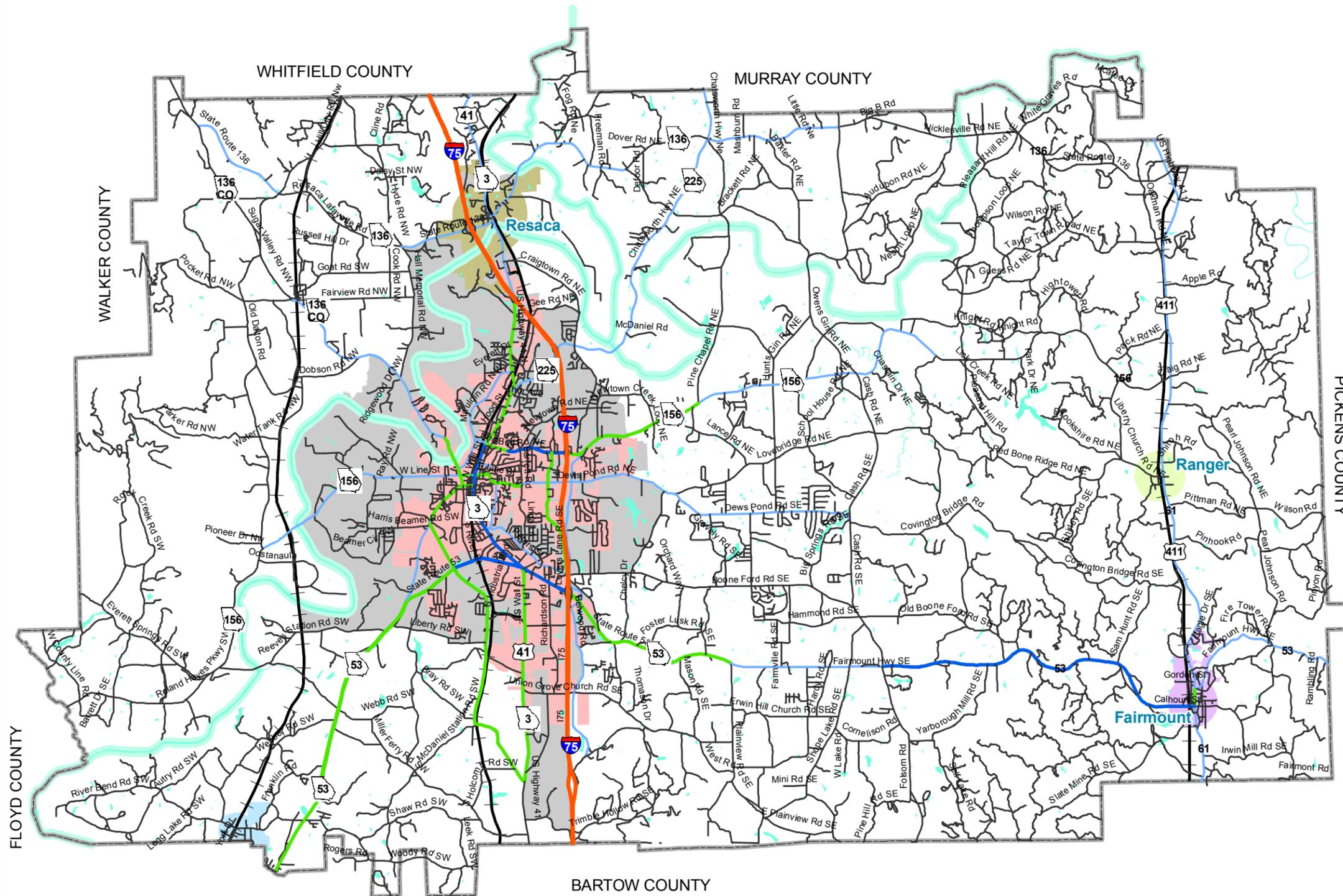
- 0-2500 Vehicle/Day
- 2501-7500 Vehicle/Day
- 7501-15000 Vehicle/Day
- 15001-35000 Vehicle/Day
- 35001-75000 Vehicle/Day
- Railroad
- Surface Water
- County Boundary



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Project Number:
6311050067

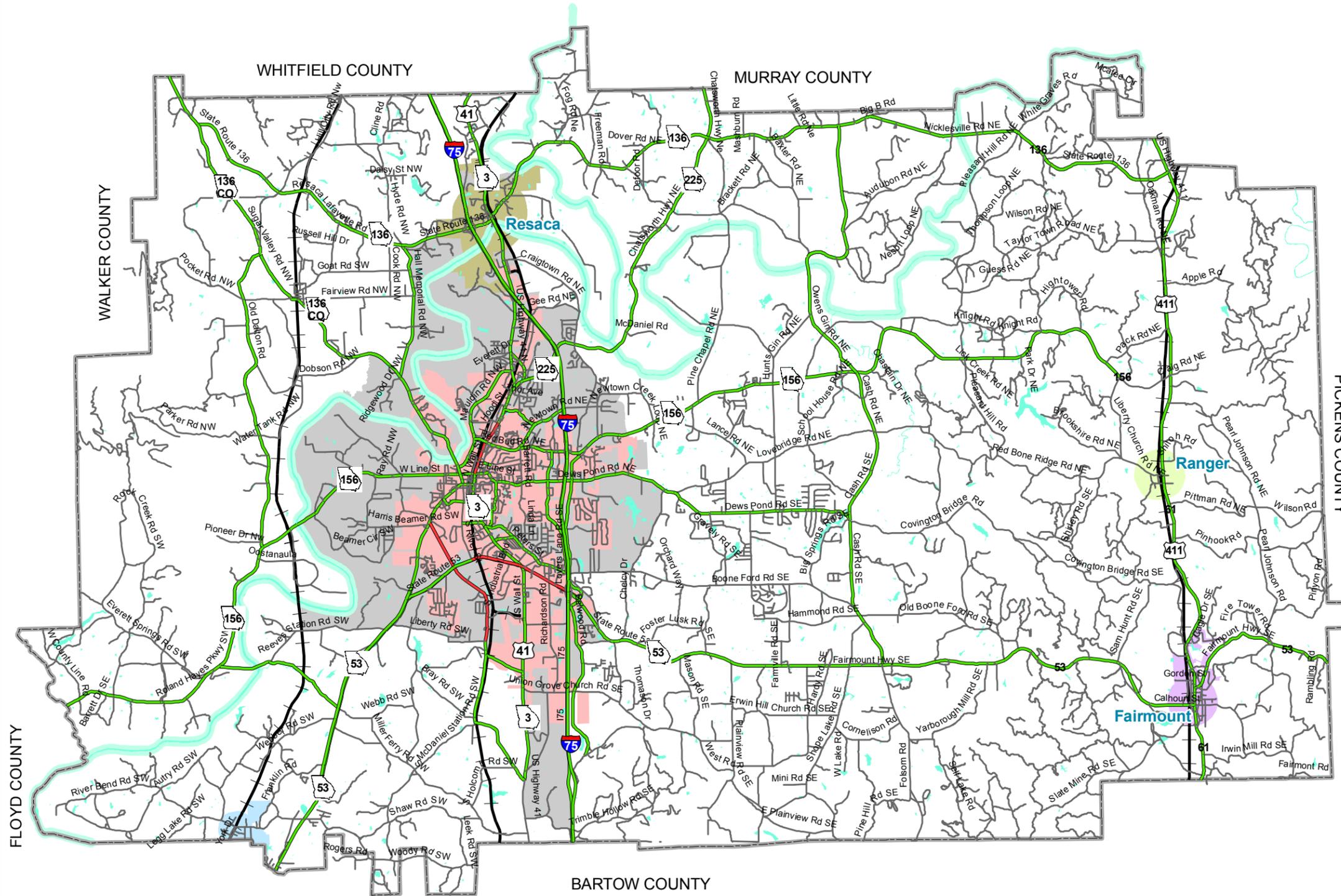


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Planned Roadway Projects - 2025

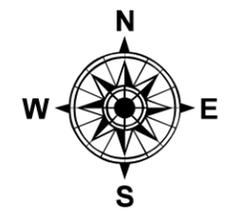
Figure Number: 7-3

Gordon County Comprehensive Plan 2007-2027



Legend

- Over Capacity
- Under Capacity
- Minor Road
- + Railroad
- Surface Water
- County Boundary



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Project Number:
6311050067

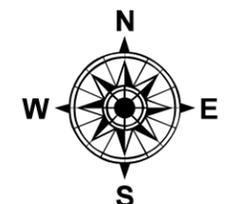
Alternative Modes of Transportation

Figure Number: 7-5

Gordon County Comprehensive Plan 2007-2027

Legend

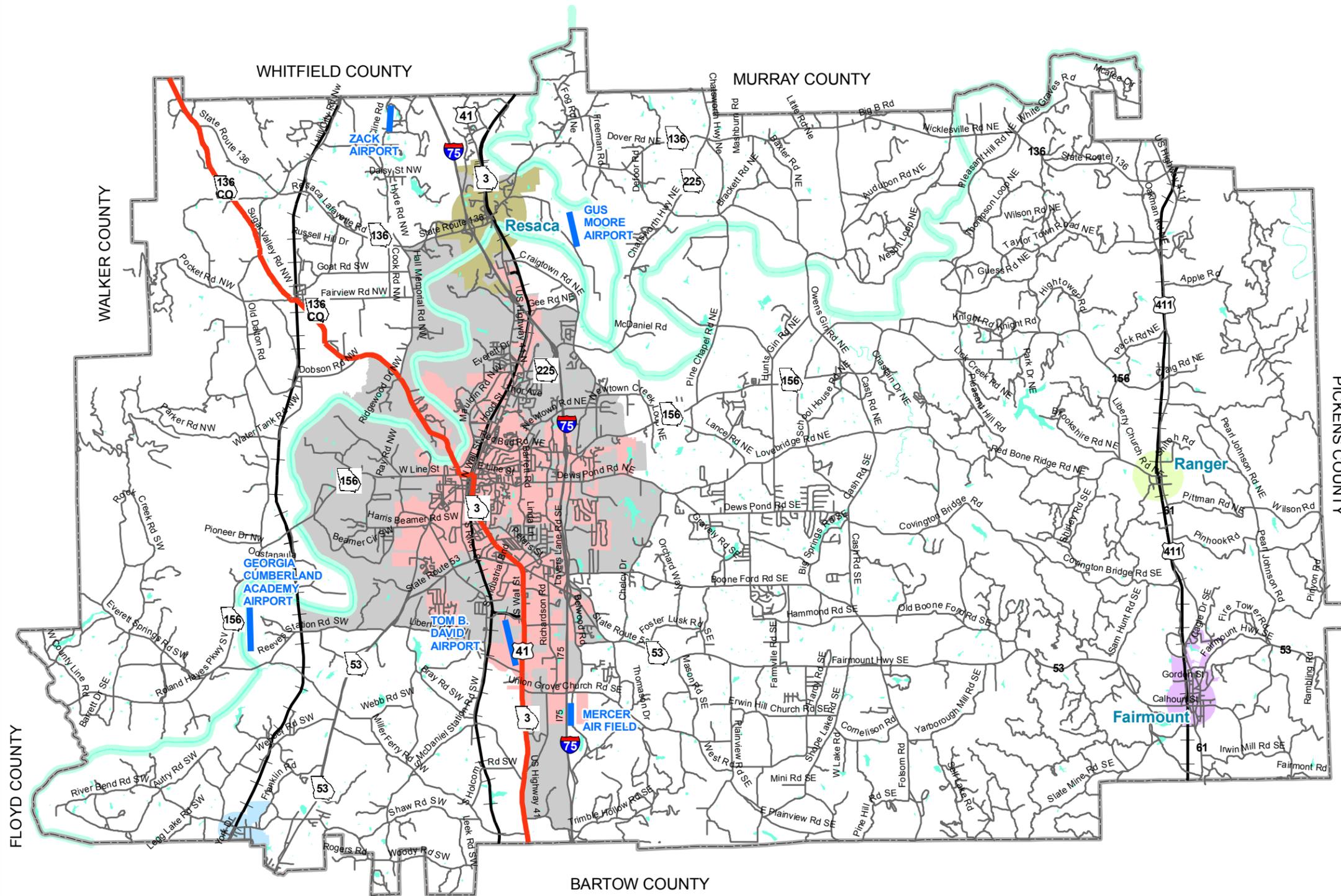
- Proposed Bicycle Route
- Existing Airport Runways
- + Railroad
- Existing Roadway Network
- Surface Water
- County Boundary



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THP

Checked by:
DRH

Project Number:
6311050067



Map Document: (P:\gis\Projects\2006\gordon\final\mxd\gordon_alternative_modes_of_transportation.mxd) 10/12/2006 -- 6:16:13 PM

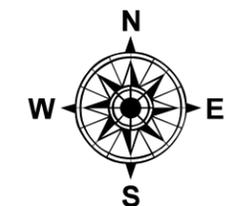
Railroad, Trucking, and Airport Facilities

Figure Number: 7-7

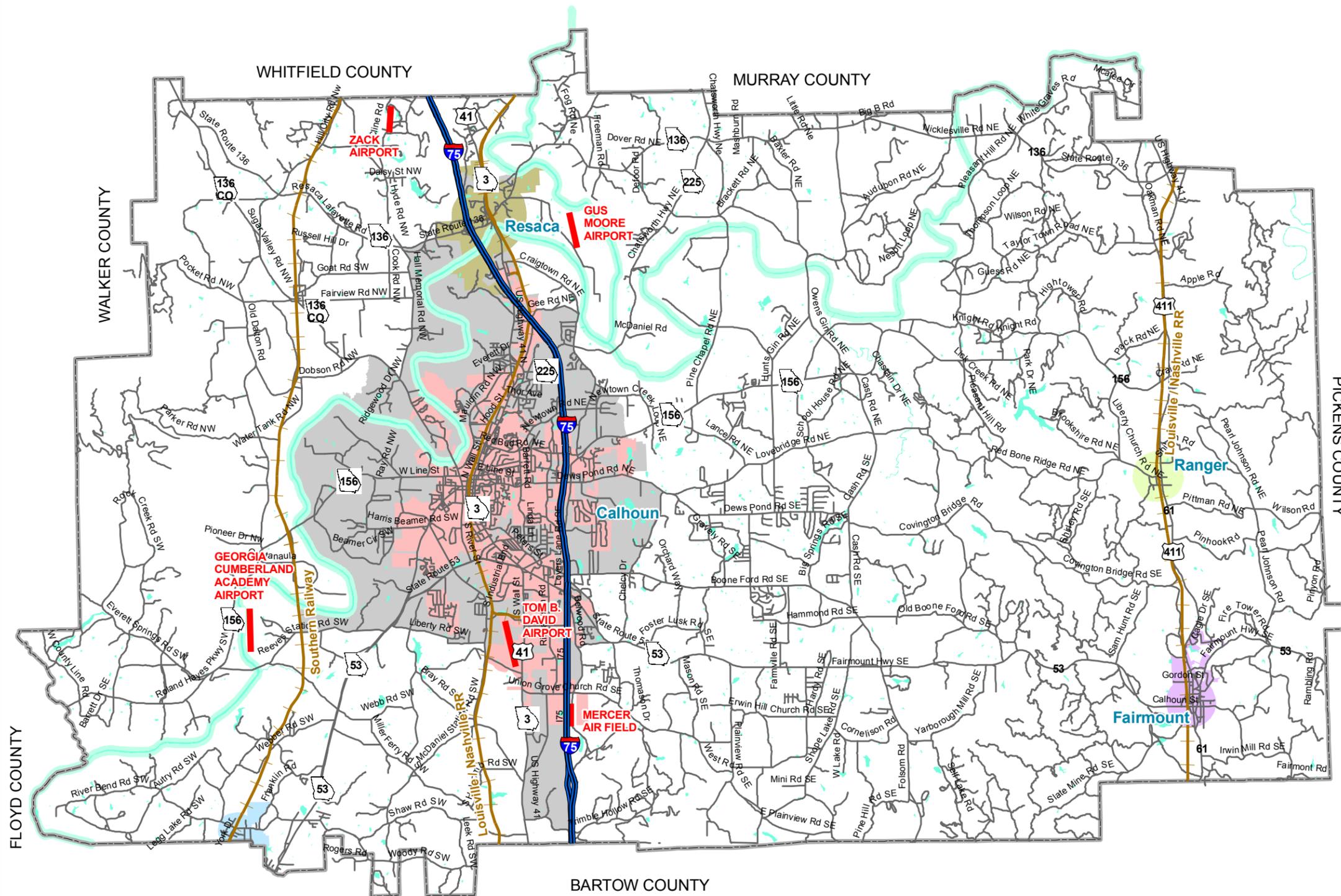
Gordon County Comprehensive Plan 2007-2027

Legend

-  Railroad
-  Trucking I-75
-  Existing Airport Runway
-  Existing Roadway Network
-  Surface Water
-  County Boundary



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Map Document: (P:\gis\Projects\2006\gordon\final\mxd\Gordon_Rainroad_Trucking_Airport.mxd) 10/12/2006 - 6:14:28 PM

Level of Service Congestion - 2005

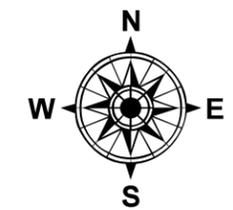
Figure Number: 7-8a

Gordon County Comprehensive Plan 2007-2027

Legend

Major Road Capacity - 2005

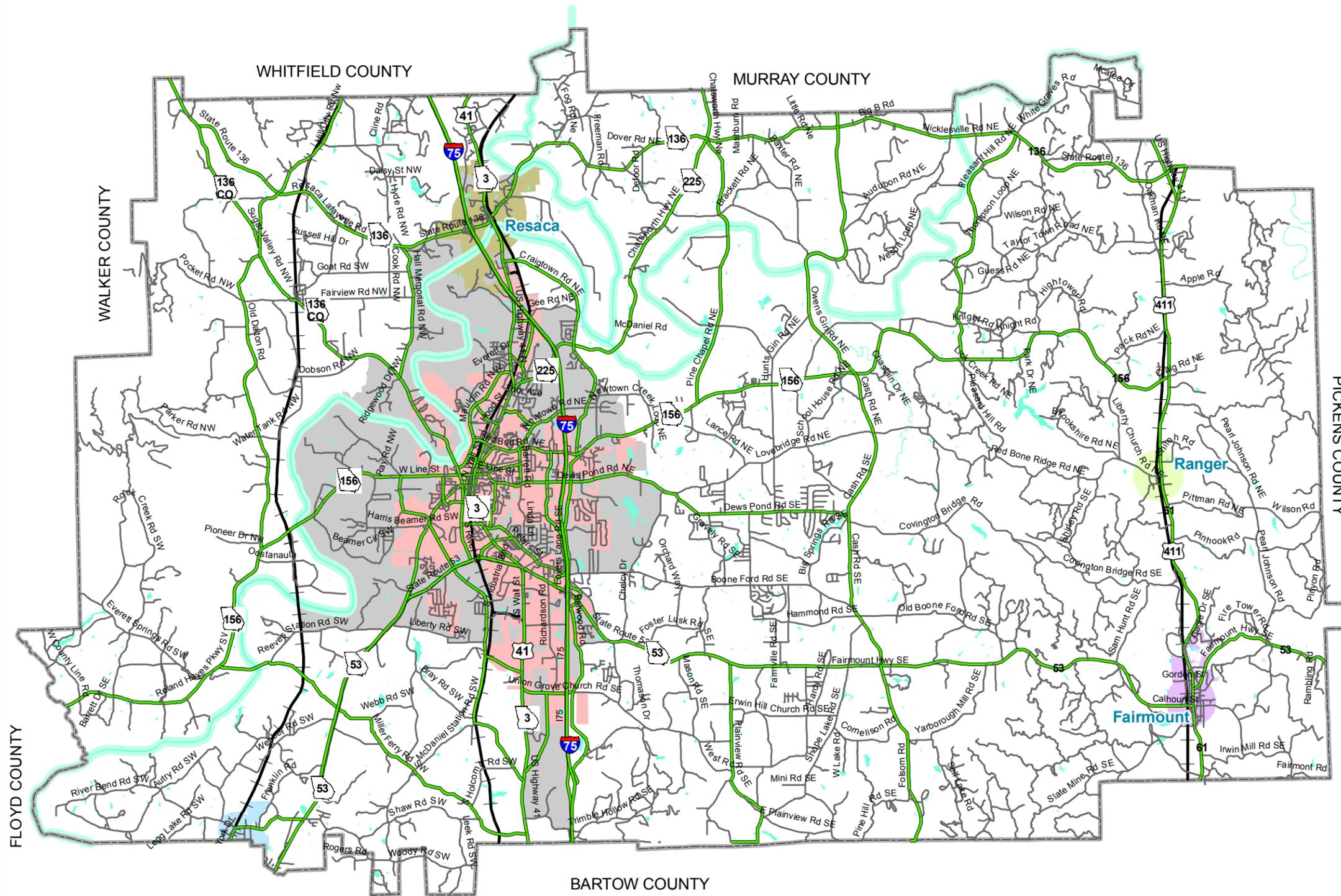
- Over Capacity
- Under Capacity
- Minor Road
- Railroad
- Surface Water
- County Boundary



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Checked by:
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Project Number:
6311050067



Map Document: (P:\gis\Projects\2006\gordon\final\mxd\gordon_level_of_service_congestion_7-8a.mxd) 10/12/2006 -- 6:34:50 PM

Level of Service Congestion - 2025

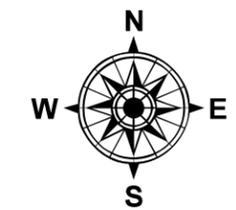
Figure Number: 7-8b

Gordon County Comprehensive Plan 2007-2007

Legend

Major Road Capacity - 2025

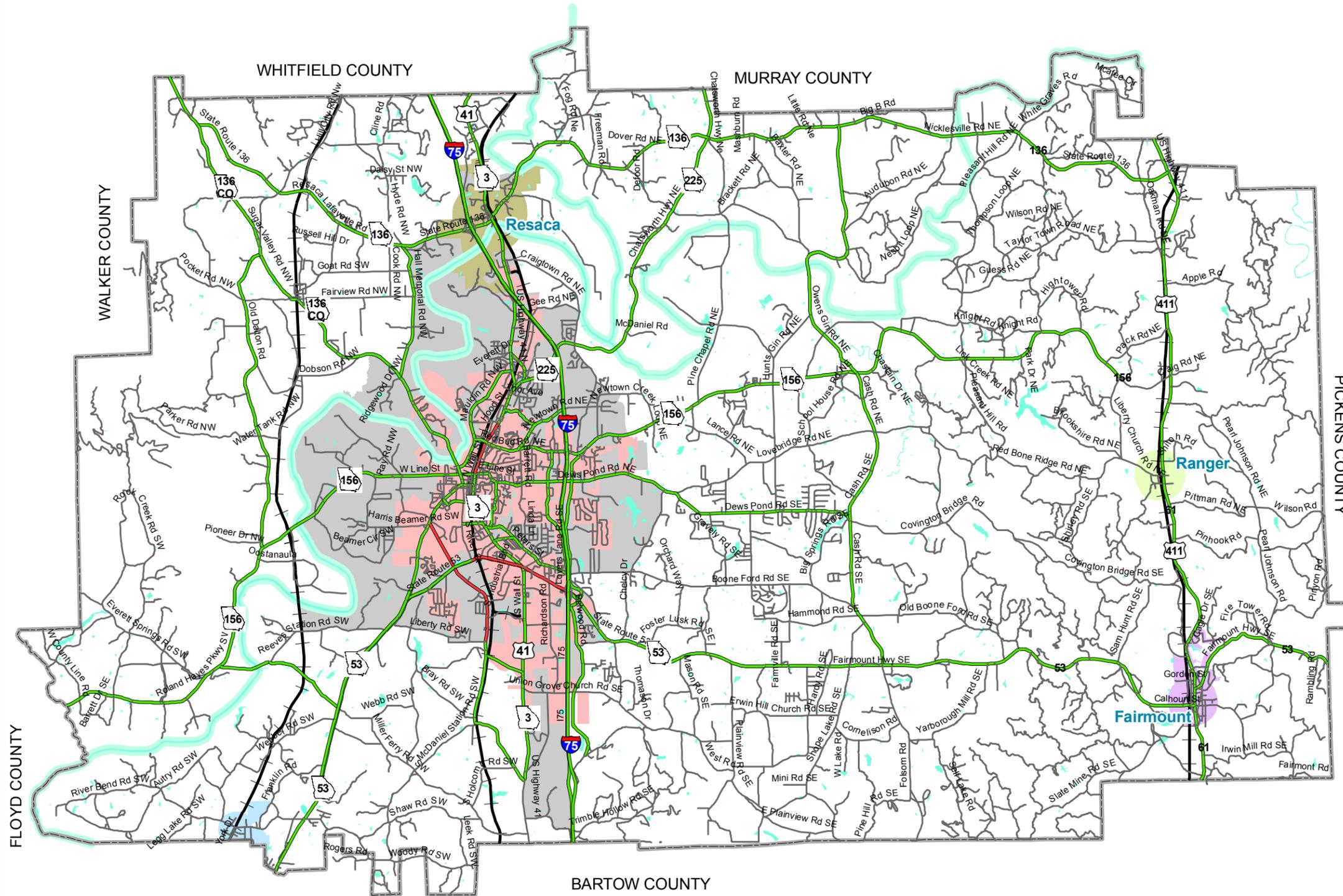
- Over Capacity
- Under Capacity
- Minor Road
- Railroad
- Surface Water
- County Boundary



Prepared by:
THP

Checked by:
DRH

Project Number:
6311050067



Map Document: (P:\gis\Projects\2006\gordon\final\mxd\gordon_Level_of_Service_Congestion_7-8b.mxd) 10/12/2006 -- 6:39:04 PM

Gordon County
Comprehensive Plan 2007-2027

*JOINT
COMMUNITY
PARTICIPATION
PROGRAM*

Prepared for:
Gordon County
City of Calhoun
City of Fairmount
City of Plainville
City of Ranger
Town of Resaca

JOINT COMMUNITY PARTICIPATION PROGRAM TABLE OF CONTENTS

1	INTRODUCTION.....	1-1
1.1	Purpose.....	1-1
1.2	Scope	1-1
2	IDENTIFICATION AND PARTICIPATION OF STAKEHOLDERS.....	2-2
2.1	Identification.....	2-2
2.2	Participation	2-3
3	IDENTIFICATION OF PARTICIPATION TECHNIQUES.....	3-5
3.1	Outreach.....	3-5
3.2	Public Hearings.....	3-5
3.3	Visioning Workshops	3-5
4	SCHEDULE FOR COMPLETION OF THE COMMUNITY AGENDA.....	4-6
4.1	Outreach.....	4-6



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1 Introduction

1.1 Purpose

The purpose of the Community Participation Program is to ensure that the City of Calhoun and the Gordon County Comprehensive Plans reflect the full range of the community's values and desires, by involving a diverse spectrum of stakeholders in development of the Community Agenda. This broad-based participation will help ensure that the plan is implemented because many are involved in its development and thereby become committed to seeing it through. The Community Participation Program provides a concise schedule to guide the development of the Community Agenda, including planned community participation events or meetings at key points during the process. This document includes three required steps described in sections below:

- Identification of Stakeholders
- Identification of Participation Techniques
- Schedule for Completion of the Community Agenda

1.2 Scope

State law requires the City of Calhoun (City) and Gordon County and its municipalities (County) to update their Comprehensive Plans by June 30, 2009. As prescribed by the Georgia Department of Community Affairs (DCA), the update of the Comprehensive Plans follows the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005.

The following sections describe how the City and County plan to involve the public in the creation of their respective Community Agendas.



2 Identification and Participation of Stakeholders

2.1 Identification

Coordination and oversight are very important parts of the overall work effort for this project. This approach, to ensure proper management of the process, includes oversight by the Gordon County Board of Commissioners, Calhoun City Council, County and City departments, various boards and other civic and business related organizations. Groups participating as stakeholders are listed below.

Gordon County Board of Commissioners

- Alvin Long, Chairperson
- Judy Bailey, Vice Chairperson
- Phil Garner
- Richard Gordon
- Rebecca Hood

Gordon County Staff, Departments and Representatives

- Randy Dowling, County Administrator
- Shane Hendrix, Environmental Health
- Jeff Champion, Buildings and Grounds
- Mike Satterfield, Fleet Management
- Barry Hice, Public Works Director
- Brian McClellan, Information Technology Director
- Joey Jordan, Gordon County Fire Department
- Courtney Taylor, Emergency Management Director
- Richard Cooper, Emergency Management Assistant Director
- Kathy Cox, Code Enforcement
- Judy Howerton, Health Department
- April Harkins, Health Department
- Sheila Reno, Purchasing
- Sue Henson, Animal Control
- Wayne Walters, Tax Assessor
- Tom Burgess, Building, Planning and Development
- Derrick McDaniel, Parks and Recreation
- Suzanne Hutchinson, County Attorney
- Garah Childers, Human Resources
- Annette Berry, County Clerk
- Kelli Wallraven, Director of Senior Center
- Dianne Cronon, Gordon County Library

Calhoun City Council

- Jimmy Palmer, Mayor
- Lorene Potts, Mayor Pro Tem
- George R. Crowley
- Ray M. Denmon
- David Hammond



City of Calhoun Staff, Departments and Representatives

- Cathy Harrison, City Administrator
- Eddie Peterson, Director of Public Works
- Dr. Michele Taylor, Assistant Superintendent, Calhoun City schools
- Kelly Cornwell, Director of Utilities (Water/Sewer)
- Don Hood, Director of Finance, Calhoun City Schools
- Lenny Nesbit Chief, Calhoun Fire Department
- Garry Moss Chief, Calhoun Police Department
- Sharon Jolley, Administrative Assistant to the Chief of Police
- Ronnie Reeves, Director, Parks and Recreation

Municipalities of Fairmount, Plainville, Fairmount, Ranger and Resaca

- Steve Brannon, Mayor of Fairmount
- Billy Lowell, Fairmount City Council
- Sally Johnston, Mayor of Plainville
- David Charity, Mayor of Ranger
- Joe Don Griffith, Mayor of Resaca

Gordon County and City of Calhoun Organizations

- Calhoun Revolving Loan Commission
- Downtown Development Authority
- Gordon County Planning Commission
- Gordon County Historic Preservation Commission
- Gordon County Development Authority
- Gordon County Chamber of Commerce
- Gordon County Board of Education
- Gordon County Airport Authority
- Gordon County Arts Council
- Gordon County Historic Preservation Commission
- Gordon County Historical Society
- Gordon County Homebuilders Association
- Lions Club
- New Echota Rivers Alliance
- Red Carpet Cattlemen's Association
- Tallatona Community Action Partnership

2.2 Participation

City of Calhoun

A meeting was held with the City of Calhoun elected officials and several department representatives on March 24, 2006. Phone interviews were conducted with Directors from other City departments during April, May and June 2006.

A public presentation was made before City Council on August 14, 2006, providing the public with an opportunity to ask questions and provide comments regarding the Assessment and the Issues and Opportunities that were presented.

Additional stakeholder phone interviews or surveys will be conducted to identify issues and opportunities in order to receive a thorough understanding of public opinions, ideas and concerns.



Stakeholders will be invited to attend the joint Visioning Workshop to be held on October 25 and 26, 2006.

Gordon County

County meetings were conducted with the Planning Commission and the Historic Preservation Committee on April 10, 2006. On April 11th, a meeting with County department managers was held to discuss issues and opportunities.

An informal "Drop In" meeting was scheduled on April 18th, 2006 for all Mayors and City Council members from the cities of Resaca, Plainville, Fairmount, Ranger and with the members of the Board of Commissioners, The County Board of Education, the Sheriff's Department and all other departments that were unable to attend the April 11th meeting.

A presentation will be given to the County Commissioners at the monthly public meeting on June 6, 2006. The citizens in attendance were given the opportunity to ask questions and provide comments regarding the Assessment and the Issues and Opportunities that were presented.

Additional stakeholder phone interviews or surveys will be conducted to identify issues and opportunities in order to receive a thorough understanding of public opinions, ideas and concerns. In particular, representatives from the cities of Fairmount, Plainville, Ranger and Resaca will be regularly consulted throughout the creation of the Community Agenda for their input.

Stakeholders will be invited to attend the joint Visioning Workshop to be held on October 25 and 26, 2006.



3 Identification of Participation Techniques

3.1 Outreach

A variety of techniques will be used to promote the plan updates and opportunities for public participation:

Website

The City and County websites will be used to display press releases, the draft Community Assessment, Community Participation Program and Community Agenda as well as other information pertaining to the project.

Organizational E-mail Lists

The various City and County organizations and officials mentioned previously have contact lists that will be used to supply a network of outlets for distribution of meeting notices via e-mail. The same network may be used to coordinate the posting of notifications in public spaces.

Local Media

Notices and press releases will be provided to the *Calhoun Times* newspaper, which is distributed county-wide. It is expected based on communication with the newspaper staff that articles will be written that describe the planning process and outline the opportunities for the public to participate. Local radio stations will broadcast public service announcements detailing the opportunities for residents to participate in the planning process.

Signage

The City and County will prepare large banners to post along major thoroughfares and intersections throughout the county. These banners will include the date and time of the visioning workshops.

3.2 Public Hearings

The Calhoun City Council and the Gordon County Board of Commissioners will hold public hearings to solicit public comment during the planning process. Draft plan documents will be made available to the public in advance of each, and the public will be invited to provide comment. These hearings will be held prior to transmittal of the Community Assessment, Community Participation Plan and, later in the process, the Community Agenda. Public hearings to review the draft Community Assessment portion of the plan were held on September 5, 2006 (Gordon County Board of Commissioners) and on September 11, 2006 (Calhoun City Council). Transmittal and adoption hearings for the Community Agenda will be held in 2007.

3.3 Visioning Workshops

A joint Visioning Workshop will be held in October 2006. The Consultant will work with the City and County to publicize and organize the event. The goal of the workshop will be to establish a Community Vision for the City and County, which will reflect the type, intensity, and location of desired development. Participants will be asked to share their preferred vision for the area's future, as well as how that vision correlates to the recommended character areas. Large display maps and/or aerials will be provided for reference and for mark-ups during small break-out sessions.



4 Schedule for Completion of the Community Agenda

4.1 Outreach

Below is a summary that shows the schedule for completion of the Comprehensive Plan updates. Major upcoming milestones in this schedule include:

Public Hearing for Transmittal of the Community Assessment and Community Participation Plan – County Board of Commissioners and City Councils

September 2006

Joint Visioning Workshop

October 25 and 26, 2006

Public Hearing for Transmittal of the Community Agenda – County Board of Commissioners and City Councils

August 2007

Plan submittal to Coosa Valley RDC

September 2007

Adoption of the Community Agenda

December 2007

