



Gordon County Joint Comprehensive Plan 2023-2027

Including the Municipalities of Calhoun, Fairmount,
Plainville, and Resaca

Gordon County Joint Comprehensive Plan 2023 - 2027

Including the Municipalities of Calhoun, Fairmount, Plainville, and Resaca

Adopted by:

Gordon County – June 20, 2023

Calhoun- May 8, 2023

Fairmount- May 2, 2023

Plainville- May 1, 2023

Resaca- May 8, 2023

Prepared by the Northwest Georgia Regional Commission
PO Box 1798
Rome, GA 30162-1798

Chase Holden, GIS Officer
Shane Holden, GIS Officer
Julianne Meadows, Director of Regional Planning
Boyd Austin, Executive Director



**RESOLUTION TO ADOPT THE
2023 – 2027 JOINT COMPREHENSIVE PLAN**

**Gordon County Joint Comprehensive Plan 2023-2027
Including the Municipalities of Calhoun, Fairmount, Plainville, and Resaca**

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

Whereas, the *Gordon County Joint Comprehensive Plan 2023-2027 Including the Municipalities of Calhoun, Fairmount, Plainville, and Resaca* is now complete; and

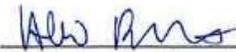
Whereas, such **Joint Comprehensive Plan Update** is approved by the Georgia Department of Community Affairs as meeting Georgia’s Minimum Planning Standards and Procedures (effective October 1, 2018); and

Whereas, the second and final public hearing on the draft plan was held on March 30, 2023, at 4:00 pm at the Gordon County Judicial Building in Calhoun, Georgia;

Now Therefore Be It Resolved, that the Board of County Commissioners of Gordon County hereby officially adopts the *Gordon County Joint Comprehensive Plan 2023-2027 Including the Municipalities of Calhoun, Fairmount, Plainville, and Resaca*.

Resolved, this 20th day of June 2023.

BY: 
M.L. "Bud" Owens
Chair, Gordon County Board of County Commissioners

ATTEST: 
Hollis Barton, County Clerk
Gordon County Board of Commissioners



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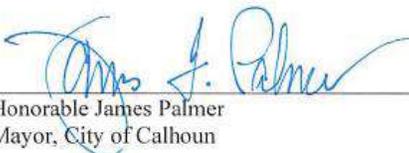
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Now Therefore Be It Resolved, that the Mayor and Council of the City of Calhoun hereby officially adopt the *Gordon County Joint Comprehensive Plan 2023-2027 Including the Municipalities of Calhoun, Fairmount, Plainville, Ranger, and Resaca*.

Resolved, this 8th day of May, 2023.

BY:



Honorable James Palmer
Mayor, City of Calhoun

ATTEST:



Sharon Nelson, City Clerk
City of Calhoun



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Now Therefore Be It Resolved, that the Mayor and Council of the City of Fairmount hereby officially adopt the *Gordon County Joint Comprehensive Plan 2023-2027 Including the Municipalities of Calhoun, Fairmount, Plainville, Ranger, and Resaca*.

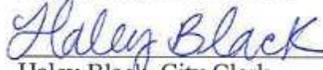
Resolved, this [date]. *5-2-2023*

BY:



Honorable Steven L. Brannon
Mayor, City of Fairmount

ATTEST:



Haley Black, City Clerk
City of Fairmount

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Whereas, the second and final public hearing on the draft plan was held on March 30, 2023, at 4:00 pm at the Gordon County Judicial Building in Calhoun, Georgia;

Now Therefore Be It Resolved, that the Mayor and Council of the City of Plainville hereby officially adopt the *Gordon County Joint Comprehensive Plan 2023-2027 Including the Municipalities of Calhoun, Fairmount, Plainville, Ranger, and Resaca*.

Resolved, Monday, May 1, 2023.

BY: James R Miller
Honorable James Miller
Mayor, City of Plainville

ATTEST: Tiffany Fuller
Tiffany Fuller, City Clerk
City of Plainville



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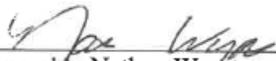
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Whereas, the second and final public hearing on the draft plan was held on March 30, 2023, at 4:00 pm at the Gordon County Judicial Building in Calhoun, Georgia;

Now Therefore Be It Resolved, that the Mayor and Council of the Town of Resaca hereby officially adopt the *Gordon County Joint Comprehensive Plan 2023-2027 Including the Municipalities of Calhoun, Fairmount, Plainville, Ranger, and Resaca*.

Resolved, this May 8, 2023.

BY:



Honorable Nathan Wyatt
Mayor, Town of Resaca

ATTEST:



Areana Tinch, Town Clerk
Town of Resaca

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ACKNOWLEDGEMENTS

Local Governments and Steering Committees

Gordon County Commission

Bud Owens - Chairman
Kevin Cunningham - Vice-Chair
Chad Steward
Bruce Potts
Kurt Sutherland
James Ledbetter- County Administrator
Keith King- Executive Assistant
Annette Berry- County Clerk (Ret.)
Hollis Barton, County Clerk

Calhoun City Council

James Palmer - Mayor
Jackie Palazzolo
Al Edwards
Ed Moyer
Ray Denmon
Sharon Nelson- City Clerk
Paul Worley, City Administrator

Fairmount City Council and Steering Committee

Steven L. Brannon - Mayor
Steve Fain
Junior Holsomback
Billy Mauldin
Jerry Mauldin
Haley Black- City Clerk

Plainville City Council And Steering Committee

James Miller - Mayor
Ray Black
Jim Treglown
Clark Bunch
Tiffany Fuller - City Clerk

Resaca Town Council And Steering Committee

Nathan Wyatt - Mayor
Todd Rutledge
Sandra Adams
Areana Tinch – Town Clerk

Gordon County Steering Committee Members

Bud Owens, Commission Chair*
Kevin Cunningham, Commissioner*
Jim Ledbetter, County Administrator
Keith King, Executive Assistant
Andrea Bramlett, Finance Director
Derron Brown, Building Inspector
Steve Parris, Public Works Director
Doug Ralston, Fire Chief
Mitch Ralston, Sheriff
Courtney Taylor, EMA Director
Debbie Vance, E-911 Director
Craig Sparks, Parks & Recreation Director

Calhoun Steering Committee Members

James F. Palmer, Mayor*
Ed Moyer, City Council
Paul Worley, City Administrator
Sharon Nelson, City Clerk
Tony Pyle, Police Chief
Sharon Jolley, Police Chief Assistant
Lenny Nesbitt, Fire Chief
Terry Mills, Assistant Fire Chief
Larry Vickery, Utilities Administrator (Ret.)
Kyle Ellis, Utilities Administrator
Jeff Defoor, Electric Superintendent
Brett Sane, Assistant Electric Superintendent
Brad Carrick, Telecommunications Director
Kim Townsend, Recreation Director
Suzanne Roberts, DDA Director*
Shane Cox, Assistant Public Works Director
Joey Moore, Community Development

Stakeholders

Gordon County

Dr. Kim Fraker, Gordon County Schools
Jesse Vaughn, Development Authority*
Randall Fox, Development Authority*
Matt Hibberts, Local Business, Chamber Member*
Tyler Knauss, Gordon County Young Professional
Amber Martin, Gordon County Young Professional
Kurt Sutherland
Chris Pierce

Calhoun

Dr. Michele Taylor, Calhoun City Schools Superintendent
Rhoda Washington, CCS Board Chair
Dee Wrisley, Assistant Superintendent
Dr. Peter Coombe, Assistant Superintendent
David Scoggins, Development Authority/Past Chair of Chamber*
Tracy Farriba, Advent Health Gordon/Past Chair of Chamber
Gary Erwin, Executive Director, Calhoun Housing Authority
Carol Hatch, New Foundations Development/Chamber Board member
Jennifer Latour, Executive Director United Way
Miranda Bentley, Executive Director Harris Art Center

Fairmount

Steven L. Brannon – Mayor*
Jerry Maudlin- City Council
Steve Fain- City Council
Junior Holsomback – City Council
Billy Mauldin- City Council
Haley Black – City Clerk
David Payne
Wayne Payne

Plainville

James Miller - Mayor
Clark Bunch - City Council
Jim Treglown- City Council
Ray Black- City Council
Tiffany Fuller- City Clerk

Resaca

Samuel Allen - Mayor
Areana Tinch – Town Clerk
Nathan Wyatt – Town Council
Sandra Adams- Town Council
Todd Rutledge- Town Council

Others

Chad Stamey
Sonja May
James Haynes
Beatrice Nix
Jewell Thacker

INTRODUCTION: PROGRESS IN THE MAKING



Downtown Calhoun Pocket Park.

The Importance of Planning to Local Governments

In Georgia, local governments prepare and update a local comprehensive plan every five years. This allows an opportunity to assess economic, housing, transportation, and environmental trends, among others, and to look ahead to upcoming opportunities. Preparing a comprehensive plan that evaluates needs and prepares a work program to address those needs gives the local government a basis for allocating scarce resources based on data, citizen input, and

recommendations from community leaders. Implementing the comprehensive plan ensures a competitive economy and a high quality of life for citizens. Planning also allows local governments to be cost efficient by identifying future issues and expenses far enough in advance to proactively address them. Having an adopted comprehensive plan also allows local governments to maintain their Qualified Local Government (QLG) Status with the Georgia Department of Community Affairs (DCA). Maintaining QLG Status keeps local governments eligible to receive State grants, government-backed low interest loans, and state permits.

Planning Requirements

The State of Georgia sets minimum planning standards which DCA is tasked with administering. This update to the Joint Comprehensive Plan has been prepared in accordance with the Georgia Planning Act of 1989 and the Rules of Georgia Department of Community Affairs, Chapter 110-12-1, Minimum Standards and Procedures for Comprehensive Planning (effective October 1, 2018). Each element of the previous Joint Comprehensive Plan was reviewed by local Steering Committees and Stakeholders and updated for 2023-2027. A Strengths, Weaknesses, Opportunities, and Threats (SWOT) analysis was conducted with appointed Stakeholders to identify needs and opportunities.

The following elements are addressed in this update:

- **Community Vision and Goals** – This includes a Vision Statement for each municipality and joint community goals, agreed upon by each community.
- **Report of Accomplishments** – A table summarizing the status of the projects from the previous five-year work program. Projects determined to be



October 20, 2022, Calhoun-Gordon Co. Stakeholder mtg.

“underway” or “postponed” have been included in the newly created work program.

- **Needs and Opportunities** – A list created by the joint stakeholder committee through the SWOT analysis that identifies the needs of each community and opportunities for growth.
- **Community Work Program** – A list of specific projects to accomplish within the next five years. This list of projects is designed to address each of the needs and opportunities.
- **Land Use/Future Development**– A spatial organization system using maps to show how people interact with the land and how development will change the landscape in the future. Gordon County, Calhoun, Plainville, and Resaca have zoning in place, while Fairmount plans to implement zoning. Communities with and without zoning may use the Future Development Map and character areas; Gordon County and each municipality have chosen to use this system.



Steering Committees and Stakeholder Meetings

Each local government selected a Steering Committee. For Calhoun and Gordon County, which are larger communities with greater staff capacity, the Steering Committees included elected officials, department heads, key staff, and agency partners. For the municipalities of Fairmount, Plainville, and Resaca, the Steering Committee included the Mayor, Clerk, and Council. The Steering Committees provided internal guidance and direction to the planning process and reviewed each element of the draft plan as it was developed.

The City of Calhoun and Gordon County Steering Committees met jointly on July 26, 2022, and on February 1, 2023, at the Gordon County Administration Building, 201 Wall Street, Calhoun. Gordon County and Calhoun also held internal Steering Committee meetings in Fall and Winter 2022.

The City of Calhoun and Gordon County held joint Stakeholder meetings on September 15 and October 20, 2022, at the Gordon County Judicial Building Assembly Room, 101 S Piedmont Street, Calhoun. These meetings were advertised on the City and County websites and in the Calhoun Times community calendar.

Due to their smaller community size and need for individualized planning assistance, Steering Committee and Stakeholder meetings were held individually with Plainville, Fairmount, and Resaca in September-October 2022, and in February 2023.

Fairmount held its Steering Committee/Stakeholder meeting and SWOT analysis on Tuesday, September 6, 2022, at Fairmount City Hall, during its regularly scheduled Council meeting. A follow up meeting was held to review the Future Development Map and new Community Work Program on Tuesday, February 14, 2023.



September 15, 2022, Calhoun-Gordon Co. Stakeholder mtg

Plainville held its Steering Committee/Stakeholder meeting and SWOT analysis on Monday October 3, 2022, at Plainville City Hall during its regularly scheduled meeting. A follow-up meeting was held Monday, February 13, 2023, to review the Future Development Map and new Community Work Program.

Resaca held its Stakeholder meeting and SWOT analysis on Tuesday October 11, 2022, at Resaca Town Hall, during its regularly scheduled Council meeting. Steering Committee meetings were held on August 16, 2022, and on Monday, February 20, 2023, to discuss the Future Development Map, Report of Accomplishments, and new Community Work Program.



Calhoun, Gordon Co. officials and members of the public converse following the Aug. 30 public hearing.

Public Participation – The People’s Vision

The State of Georgia requires that the comprehensive planning process be open to the public and to seek public participation and involvement. This ensures that the plan is created in an ethical and transparent manner. Each local government selected individuals to represent them at the stakeholder meetings, which were open to the public and advertised in the Calhoun Times and on the City and County websites. These stakeholders included local elected officials, department heads and staff, and representatives from the Calhoun Downtown Development Authority, Gordon County Development Authority, Gordon County

Chamber of Commerce, Calhoun Housing Authority, Harris Arts Center, Gordon County School System, City of Calhoun School System, Advent Health, United Way, private industry, and civic groups.

Stakeholders participated in a SWOT Analysis covering economic development, land use, transportation, housing, cultural and natural resources, community facilities and services, and intergovernmental cooperation. The stakeholders also reviewed the Rules for Environmental Planning Criteria (391-3-1-.01 thru 391-3-16-.06), the Coosa-North Georgia Regional Water Plan, Future Development Maps and character areas, and population and employment demographics.

The planning process was initiated and concluded with the holding of public hearings. The first public hearing was held on August 30, 2022. The final public hearing on the draft plan was held on March 30, 2023. Both hearings were held at the Gordon County Judicial Building. As required by law, both hearings were advertised in the *Calhoun Times*, the local legal organ, allowing the general public an opportunity to attend and participate. The Stakeholder Meetings were held in public buildings, on weekdays, during regular business hours or at City Council meetings, and were open to the public. A draft of the plan was posted online and presented at the final public hearing, allowing the local governments and members of the general public to offer comments and suggestions.

Gordon County Moving Forward Together Community Survey

An electronic survey was conducted through Alchemer, LLC from September to November 2022. The survey was designed by the local governments, formatted for electronic access, and shared on local government websites and social media accounts. Each municipality and the County shared the survey with their residents and staff. The Calhoun and Gordon County School Systems, the Calhoun Library, and the Gordon County Chamber of Commerce promoted the survey to their staff and contacts. A total of 1,321 people participated in the 10-question survey. The anonymous survey was open to all residents of Gordon County and its municipalities. Respondents were asked to identify where they lived; results showed that each jurisdiction was represented. Results were broken out by each jurisdiction and provided to each community for local planning purposes. For the sake of brevity, only county-wide responses are included in the Appendix. The survey is not intended to be a scientifically valid sample, but the results offer a glimpse into the respondents' concerns and their vision for the future of Gordon County. These



survey results were echoed in the SWOT results gleaned from stakeholders. Full answers, including open-ended responses, are included in Appendix B.

Respondents gave the following answers to several key questions.

- On rate of growth, equal percentages of respondents felt that the County was developing too fast (43%) or that the growth rate was just right (42%).
- Areas of greatest growth cited were Sonoraville, Calhoun, Highway 41 South, Union Grove, the Adairsville area, Curtis Parkway, Dews Pond Road, and throughout Gordon County.
- Of the most important issues facing Gordon County, respondents felt that traffic congestion was most important (37%), followed by the need for more local shopping and entertainment (34%).
- Areas with the most traffic congestion included the intersection of Highway 53 and Highway 41 (57%) and Dews Pond Road Corridor (42%).
- Respondents cited housing needs including more new affordable workforce housing (44%), more single-family housing (41%), and redevelopment or rehab of existing housing (37%).

Gordon County – Past, Present and Future

Gordon County was officially created by an Act of the Georgia General Assembly on December 19, 1835. Prior to becoming Georgia's 94th county, the area was explored by Hernando Desoto and was home to New Echota, capital of the Cherokee Nation (1825- 1835). The Native Americans were removed from the land during what became known as the Trail of Tears. The Cherokee lands were later distributed among European settlers during a land lottery. The land in this area was widely regarded for its agricultural uses, thanks to nutrient rich soil. Now a State Historic Site, New Echota preserves 200 acres including a visitors' center and museum, walking tours, and twelve historic and reconstructed buildings. New Echota hosts a live history demonstration on the first Saturday in November each year.



New Echota, former capital of the Cherokee Nation.

The City of Calhoun, originally known as Dawsonville, developed along the Western & Atlantic Railroad and on the banks of the Oostanaula River and Oothakalooga Creek. Residents voted for Calhoun to become the county seat in 1851, and the General Assembly incorporated the City in 1852.



Historic monument, Calhoun.

The Civil War Battle of Resaca took place in May 1864 as part of General Sherman's Atlanta Campaign. Combined losses on both sides totaled 7,000 men. The Town of Resaca is home to the Resaca Battlefield State Park and the Resaca Confederate Cemetery. The Resaca Battlefield preserves 525 acres along Camp Creek, including earthworks fortifications, seven miles of interpretive walking trails, handicap accessible roadside parks, and is the site of an annual reenactment. The Fort Wayne Civil War Historic Site covers seventy-five acres including several miles of walking trails. Both the Resaca Battlefield and Fort Wayne Civil War Historic Site are free of charge and open to the public on Fridays, Saturdays, and Sundays.



Historic Fort Wayne site, Resaca.

The City of Fairmount became an incorporated city on December 14, 1897, located along Old Tennessee Road. The area later became a stop along the L & N Railroad Line, known for shipping and receiving goods, as well as transporting passengers. Today there is an active CSX rail line. Since its incorporation, Fairmount's economy has evolved from agricultural goods like tobacco and timber, to textile manufacturing.

Originally called Spring Town, the City of Plainville was incorporated in 1903. The city encompasses almost three-quarters of a square mile and was built along a railroad line that remains active today.



I-75 Exit Signage, Calhoun.

Economic Evolution

The completion of the Union Grove Road I-75 Exit for Calhoun and southern Gordon County has created opportunities for industrial and commercial growth including several Developments of Regional Impact (DRIs) along or near the Union Grove corridor. The Union Grove Bypass now allows seamless access to I-75 from the southern part of Gordon County and northern Floyd County, adding access and improving connectivity. Provision of water and sewer to this area has been key to its growth, as has coordinated planning between Calhoun, Gordon County, and state agencies. Gordon County's economy has become increasingly industrialized, thanks in large part to its location along Interstate 75 (midway between Chattanooga, TN and Atlanta, GA), and readily available land and workforce.



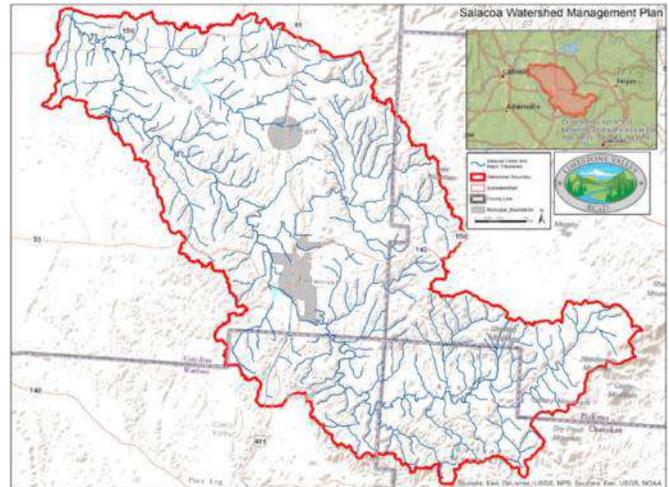
Tom B. David Airport, Calhoun.

Steep Slopes/ Viewshed

Unincorporated Gordon County has multiple mountains, including Baugh and Horn Mountains, though none reach an altitude that is consistent with steep slope development requirements. Gordon County is encouraged to protect the scenic view by protecting the hillsides and treeline from development. This will also prevent erosion and protect air quality. Hillside conservation character areas are seen in Fairmount and Gordon County.

Water Supply Watershed

The City of Calhoun provides water service to most of Gordon County. The eastern half of Gordon County is served by groundwater, via the City's wells and Big Spring, while the Coosawattee River serves the western half of Gordon County. The Coosawattee River water supply watershed is centered around the City's water intake and includes much of the central portion of Gordon County. It is a large water supply watershed, greater than 100 square miles. The watershed is the area in which rainfall runs downhill from high ground and into creeks and streams, feeding rivers. Rainwater also soaks into the soil, then travels through the soil to the nearest stream. Rainwater can also be absorbed through the soil and rock layers to drain into underlying aquifers. Because both surface water and groundwater are affected, development in these areas should use minimal amounts of impervious surfaces such as concrete and asphalt. Efforts should also be made to prevent the absorption of dangerous chemicals into the soil in these areas, due to the potential for contamination of both surface water and groundwater.



Salacoa Creek Watershed, Salacoa Creek Watershed Mgmt Plan, Limestone Valley RC&D.

Protected Rivers

The Coosawattee River runs through northern Gordon County, merging with the southward flowing Conasauga River at a point northeast of Calhoun. The Coosawattee and Conasauga Rivers join to form the Oostanaula River, which runs southwesterly into Floyd County as a principal tributary of the Coosa River. The Coosawattee, Conasauga, and Oostanaula Rivers are designated as protected river corridors by the Georgia Department of Natural Resources (DNR). In Georgia, a *protected river* is any perennial river with an average annual flow of 400 cubic feet per second. These rivers are of vital importance to the State of Georgia because they preserve those qualities that make a river suitable for habitat for wildlife, a site for recreation, and a source for clean drinking water. The natural vegetative buffer corridors along protected rivers preserve wildlife habitat, control erosion and sedimentation, and absorb floodwaters. Development in these corridors should be minimal and passive.



Photograph of Oostanaula River, Gordon County, Georgia, 1935, Vanishing Georgia, Georgia Archives, presented in the Digital Library of Georgia.

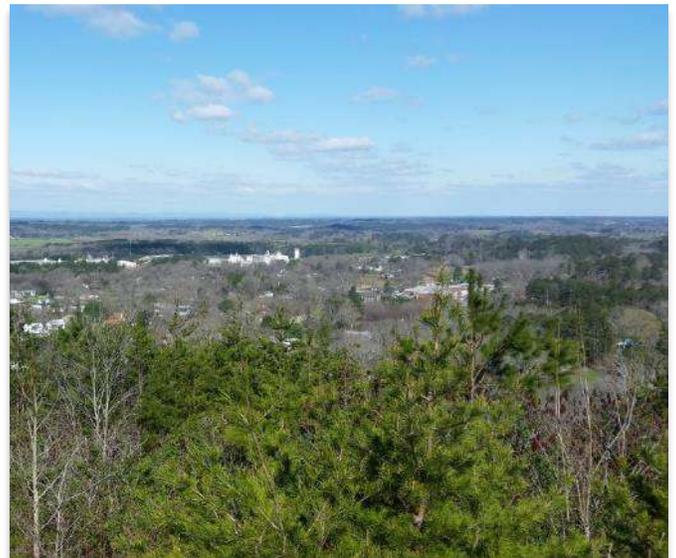
These areas are great for parks and trails. Any industry using dangerous chemicals should also have preventive measures such as catchment systems in place, to protect the rivers in the event of a chemical spill. The natural vegetative buffer along the Coosawattee, Conasauga, and Oostanula Rivers is in place, absent only where major utility easements cross the rivers. Land use within the rivers' drainage basins includes forested areas, hay fields, pastures, sod farms, and row crops, as well as residential, commercial, and industrial uses, within the Cities of Calhoun and Resaca and unincorporated Gordon County. Recreation along the rivers include boat ramps on Highway 225 and Connector 136, and Gordon County's Brookshire Park on SR 156. Gordon County plans to add additional ramps for river access.

Groundwater Recharge Areas

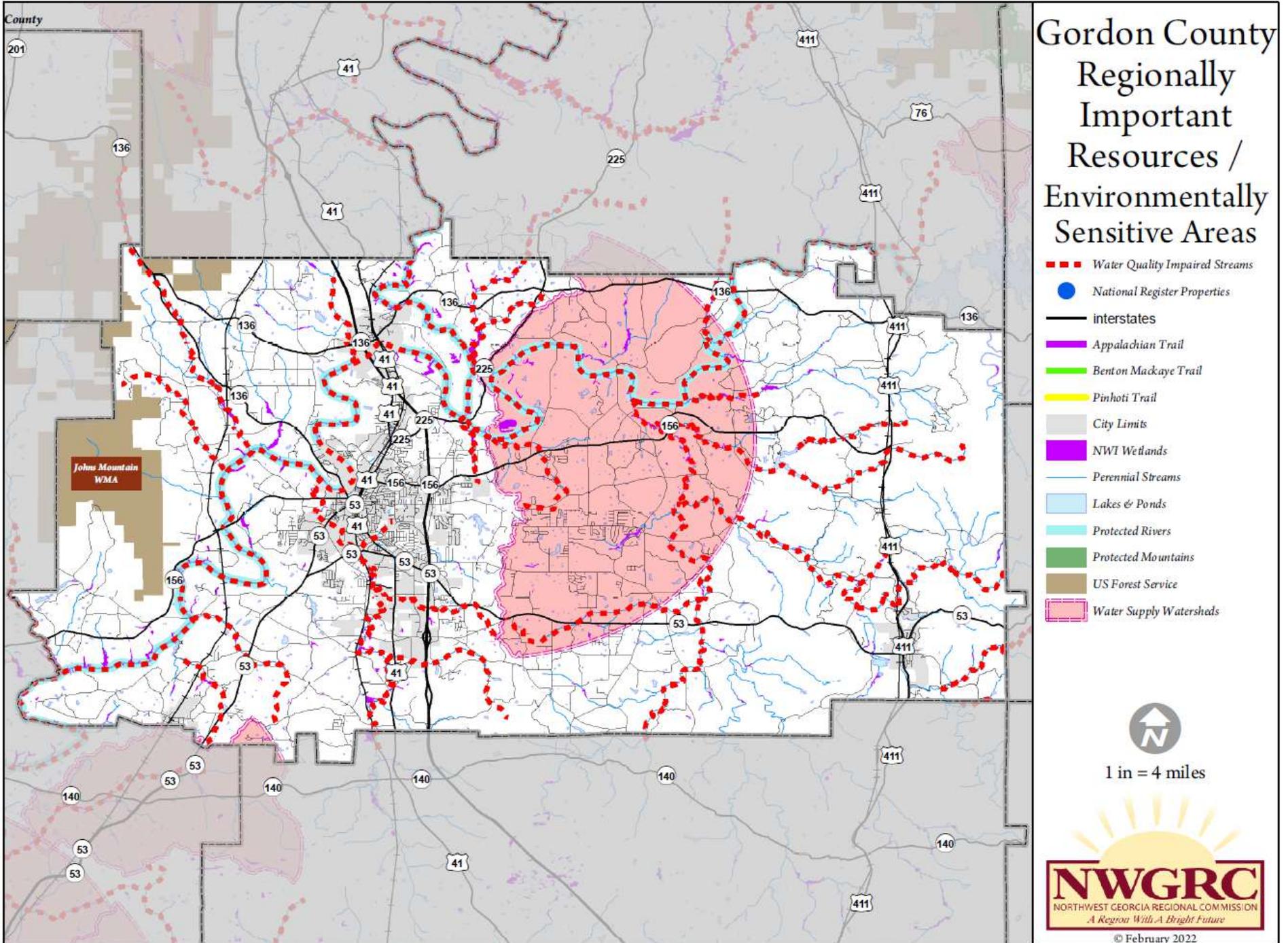
Within central Gordon County, many small and large groundwater recharge areas are found. Groundwater recharge areas allow rainfall to be absorbed and stored in the ground. These areas can also feed nearby rivers through underground water flows. Impervious surfaces such as concrete and asphalt, which would prevent the absorption of rainfall, should be minimized in these areas. Incentives can be offered for alternative construction techniques. Agricultural use and large-lot residential are the ideal land use in these areas. Because these groundwater recharge areas underlie the central portion of Gordon County, development has already occurred or is occurring in some areas, such as at the Union Grove Road I-75 Interchange. However, the largest groundwater recharge area lies east of Calhoun and south of SR 156 (Red Bud Road), in an area that is currently undeveloped.

Chattahoochee National Forest

The U.S. Forestry Service maintains 8,307 acres of forestland in Gordon County (part of the Chattahoochee National Forest) including the southwestern part of Johns Mountain Wildlife Management Area, Horn, and Baugh Mountains in the northwest corner of the County. The Johns Mountain WMA also includes portions of Floyd County (the Pocket Recreation Area), Walker, and Whitfield Counties. Originally, much of the Forest Service land was acquired to restore and manage areas that had been degraded by poor stewardship, and to ensure a national reserve of forest products. Much of the National Forest land was never intended to be a pristine forest; it was to be productive timber land, with the US Forest Service managing water, wildlife, and grazing areas.



County overlook from Fairmount.



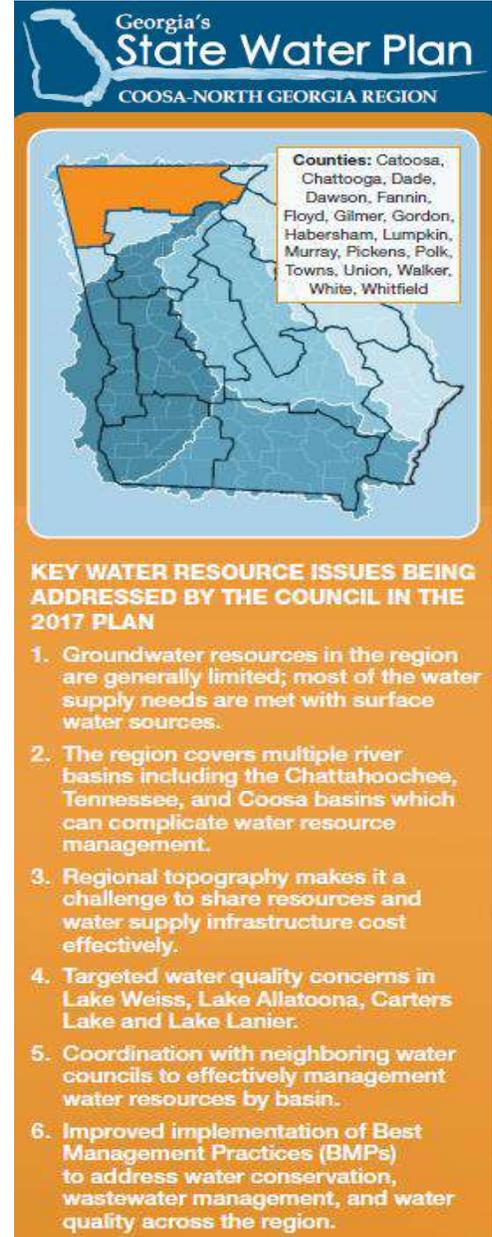
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Coosa-North Georgia Water Plan

Local governments and stakeholders also reviewed the Coosa-North Georgia Regional Water Plan, developed by the Coosa-North Georgia Water Council and Georgia EPD. The CNG Water Council, appointed by the Governor, includes four representatives from Gordon County. The Regional Water Plan lays out a roadmap for the next 50 years in water conservation, water supply, wastewater, and water quality steps; it will be updated by June 2023. For Gordon County’s water supply, projected capacity exceeds projected demand by 23 MGD; there is a similar excess in wastewater treatment capacity. Water quality in streams was good. Groundwater resources were also evaluated, and no gaps were forecast. Neighboring Floyd, Pickens, and Murray Counties had potential assimilative capacity gaps, but no surface, municipal, or wastewater capacity gaps. The study notes that Lake Allatoona, Carters Lake, and Lake Weiss are likely to see future requirements for reductions in their nutrient load.

The Regional Water Plan calls for septic system maintenance education, post-construction stormwater runoff containment, preservation of stream buffers, and TMDL implementation to improve impaired streams. It also calls attention to the need for non-traditional NPDES permitting and nutrient trading, additional reservoirs and groundwater wells, additional wastewater treatment plants, GIS mapping and master planning, asset management plans, and implementation of comprehensive plans’ land use and environmental planning.

The CNG Council and North Georgia Water Resources Partnership have received state funds to study Regional Emergency Interconnectivity, nutrient runoff and nutrient trading, and evaluation of impaired streams for delisting. Gordon County can also seek state and federal funding to address identified water needs. For example, Gordon County stakeholders participated in the Upper Oostanaula Watershed Management Plan and Salacoa Creek Watershed Management Plan, prepared by the Limestone Valley Resource Conservation and Development Council through 319h grant funds. Implementation is now underway, including repairs to failing septic systems, agricultural Best Management Practices (BMPs), and nutrient management planning.



GAEPD Special Stream Classifications, Gordon County.			
Basin	Stream	Reach	Classification
Coosa	Coosawattee River	US Hwy 411 to Oostanaula River	Drinking Water
Coosa	Coosawattee River/ Carters Lake	Confluence with Mountaintown Creek to Carters Dam	Recreation and Drinking Water
Coosa	Oostanaula River	Confluence of Conasauga and Coosawattee Rivers to Oothkalooga Creek	Drinking Water

Note: All waters are classified as fishable and swimmable. Source: Coosa-North Georgia Region Water Plan, 2017.

DEMOGRAPHICS AND COMMUNITY DATA

Geography

Gordon County covers approximately 355 square miles of Northwest Georgia and is located on Interstate 75, between Atlanta and Chattanooga, Tennessee. Gordon County is comprised of rolling foothills at the southern end of the Appalachian Mountains. The County and its municipalities have grown steadily and are now poised to experience potentially explosive growth as the metro areas of Atlanta and Chattanooga continuously expand. The majority of housing units are single-family homes. Housing in the unincorporated area typically includes larger lot sizes, including family-owned farms and estates. The average lot size decreases within municipal boundaries as residential density increases.

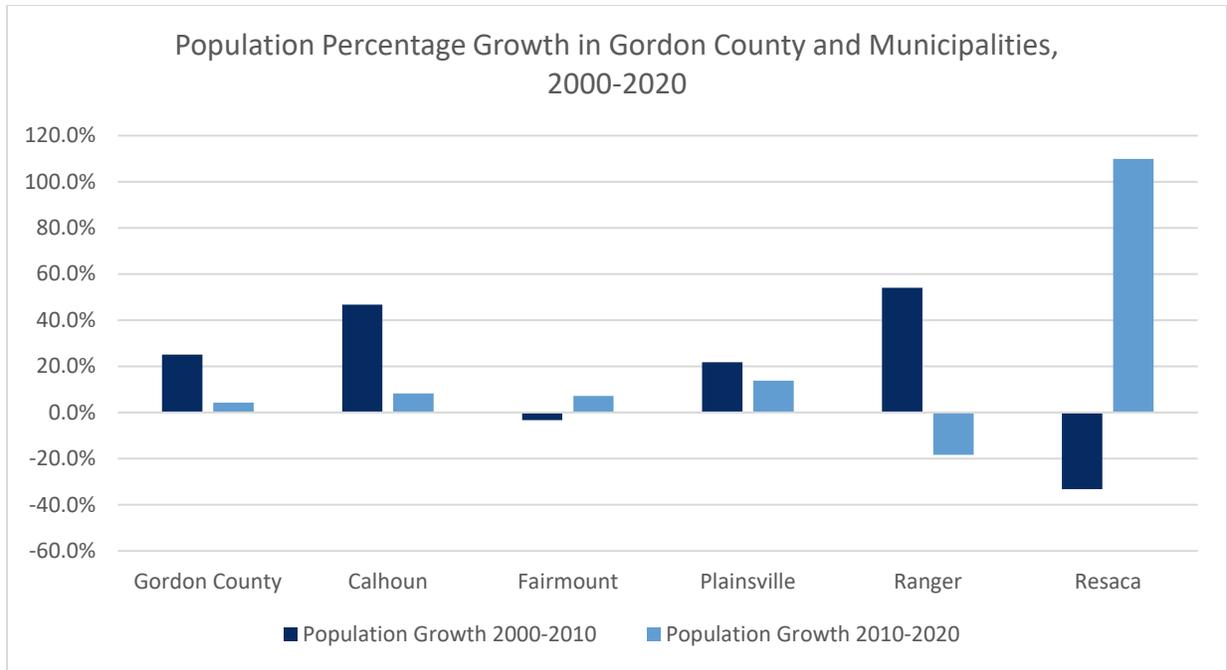
Population

Within Gordon County, there are three cities, Calhoun, Fairmount, and Plainville, and the Town of Resaca.

- ❖ Gordon County has a total population of 57,724.
 - ❖ Calhoun covers 14.93 square miles and has a population of 16,920.
 - ❖ Fairmount covers 1.79 square miles and has a population of 1,175.
 - ❖ Plainville is 0.72 square miles and has a population of 394.
 - ❖ Resaca is 2.8 square miles in size and has a population of 1,595.
- Source: 2021 American Community Survey.



Multifamily housing, Calhoun.

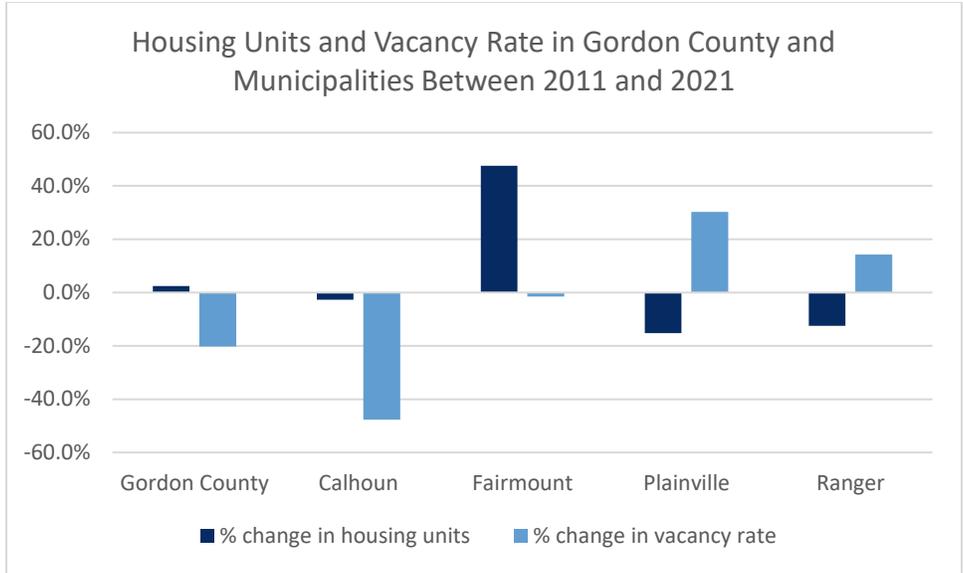


Source: U.S. Census Bureau Decennial Census Official Publications, <https://www.census.gov/programs-surveys/decennial-census/decade/decennial-publications.2020.html>; "Table P1: Race," <https://data.census.gov>

According to the Governor’s Office of Planning and Budget, Gordon County and all neighboring counties are projected to increase in population between 2020 and 2060. Gordon County is projected to increase by 7,029 persons, or 10%, to 64,573 persons. By 2060, Bartow County is projected to increase by 51% to 164,699 persons, and Pickens County to grow by 56% to 51,724 persons. Floyd County is projected to increase by 12%, to 110,708 persons. Gilmer County is projected to grow by 2%, to 32,747 persons. Murray County is projected to increase by 10%, to 44,056 persons. Walker County is projected to grow by 17%, to 81,893 persons. Whitfield County is projected to increase by 4%, to 108,035 persons.

Housing

According to the 2017-2021 5-year American Community Survey (ACS), there are 22,645 housing units in Gordon County, of which 6,571 units or 29% are in Calhoun, 509 or 2% units are in Fairmount, and 123 units or less than 1% are in Plainville, and 315 units or 1% are in Resaca. The vacancy rate in Gordon County is 10.9%. Fairmount, Plainville, and Resaca have higher vacancy rates than the County, at 18.3%, 17.1%, 20.4%, and 11.1%, respectively. Calhoun is the only municipality with a lower vacancy rate at 8.5%.



Source: U.S. Census Bureau, 2007-2011 and 2017-2021 American Community Survey 5-year estimates, "Table DP04: Selected Housing Characteristics," <https://data.census.gov>

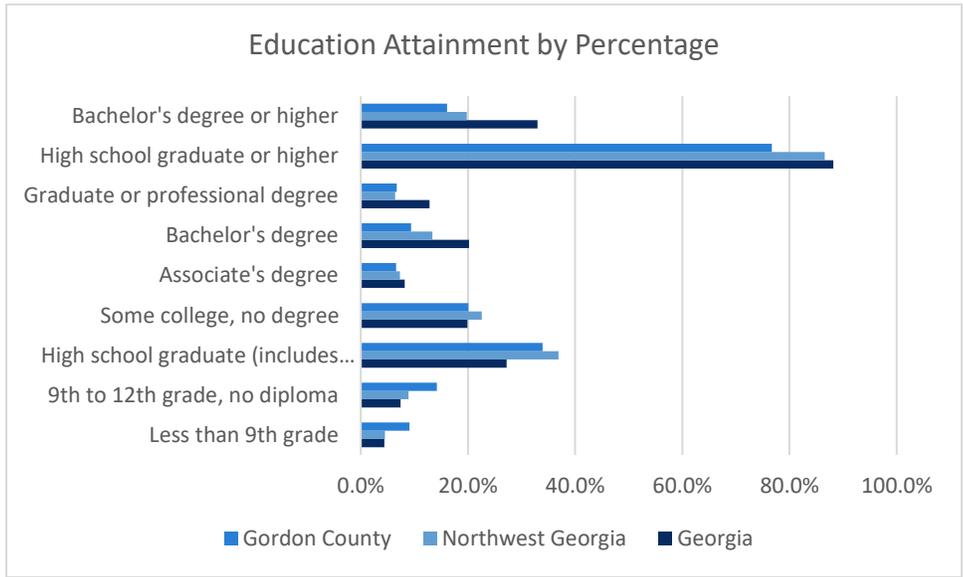
Gordon County and Fairmount experienced a slight increase in housing units and a decrease in vacancy rates, according to the 2017-2021 five-year American Community Survey estimates, compared to the 2007-2011 ACS estimates. Calhoun had a slight loss of housing units, and its vacancy rate also decreased slightly in this period. Plainville experienced a decrease in housing units and an increase in vacancies. The ACS did not provide 2007-2011 data for Resaca, making this comparison impossible for the town.

The decreases in vacancy rates may indicate a lack of supply, as demand causes all available housing to be occupied. New construction is increasing each year, but demand continues to grow.

Year	# Permits	# Units	Total value	# Single Family units	# Multifamily units
2017	158	221	26,335,617	152	6
2018	186	198	30,365,975	182	4
2019	239	239	41,952,401	239	0
2020	252	256	41,981,399	250	2
2021	354	480	64,737,312	352	2
Total	1,189	1,394	205,372,704	1,175	14

Source: U. S. Census Building Permits Survey

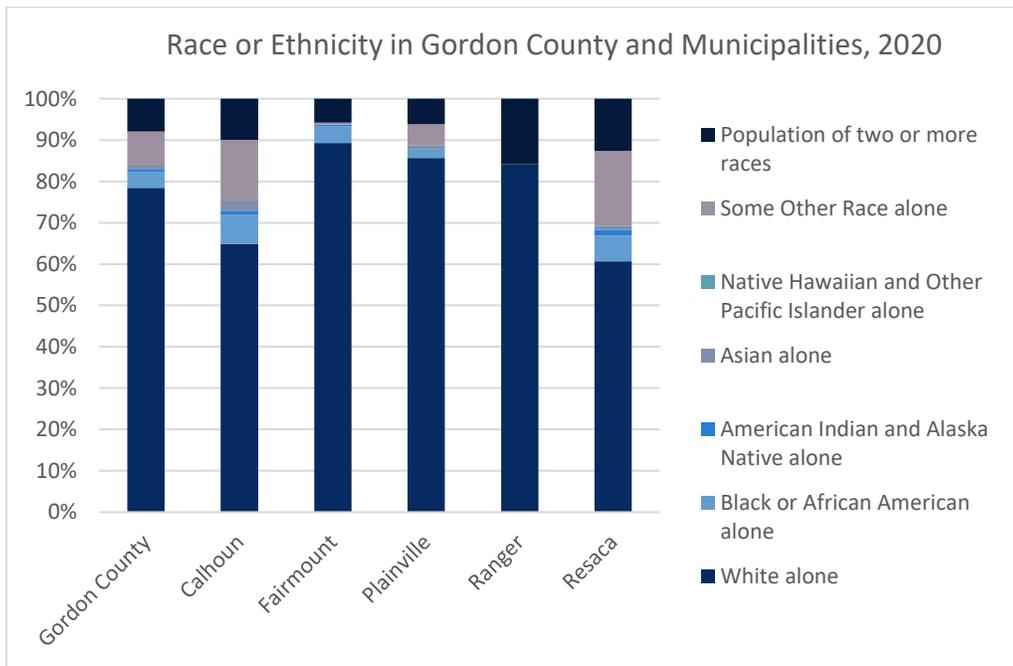
Educational Attainment



Source: U.S. Census Bureau, 2017-2021 American Community Survey 5-year estimates, "Table DP02: Selected Social Characteristics" <http://data.census.gov>

Educational attainment determines employment opportunities, workforce strength, and quality of life. Gordon County residents have fewer graduate and undergraduate degrees than Georgia and the region.

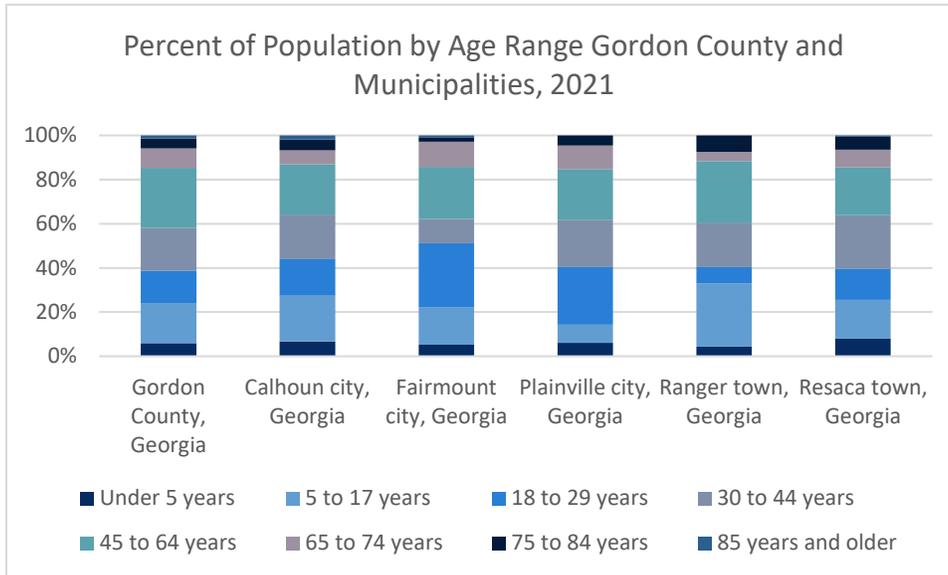
Race and Ethnicity



Source: U.S. Census Bureau, 2020 Census, "Table P2: Hispanic or Latino." <https://data.census.gov>

The population of Gordon County is primarily non-Hispanic White (75% of the population). The main minority groups are those that are Hispanic or Latino (16%), non-Hispanic Black or African American (4%), non-Hispanic Asian (1%), and people that are non-Hispanic and of two or more races (4%).

Age Demographics



Source: U.S. Census Bureau, 2017-2021 American Community Survey 5-year estimates, "Table S0101: Age and Sex." <https://data.census.gov>

The majority of the population in Gordon County is between 5 and 64 years old. The largest share of any one age group at 27.1% are those of ages 45 to 64. Children ages 5 to 17 are significantly less common in Plainville than in the County. People whose ages are between 18 and 29 are significantly more common in Fairmount and Plainville than in Gordon County. People whose ages are between 30 and 44 are significantly less common in Fairmount than the County.

Poverty

Percent in Poverty

Location Percent Below Poverty Level

Gordon County, GA	16.10%
Floyd County, GA	18.70%
Bartow County, GA	12.00%
Murray County, GA	15.10%
Pickens County, GA	12.60%
Whitfield County, GA	15.10%
Walker County, GA	13.80%
Gilmer County, GA	15.10%
Calhoun city, GA	24.30%
Fairmount city, GA	17.70%
Plainville city, GA	28.70%
Resaca town, GA	8.20%

Georgia 13.90%

Source: U.S. Census Bureau, 2017-2021 American Community Survey 5-year estimates. "Table DP03: Selected Economic Characteristics."
<http://data.census.gov>

The poverty rate in Gordon County is 16.1%, which is higher than six of the seven adjacent counties and higher than the state. The poverty level in Resaca is lower than the County, while the poverty levels in Calhoun, Fairmount, and Plainville are higher.

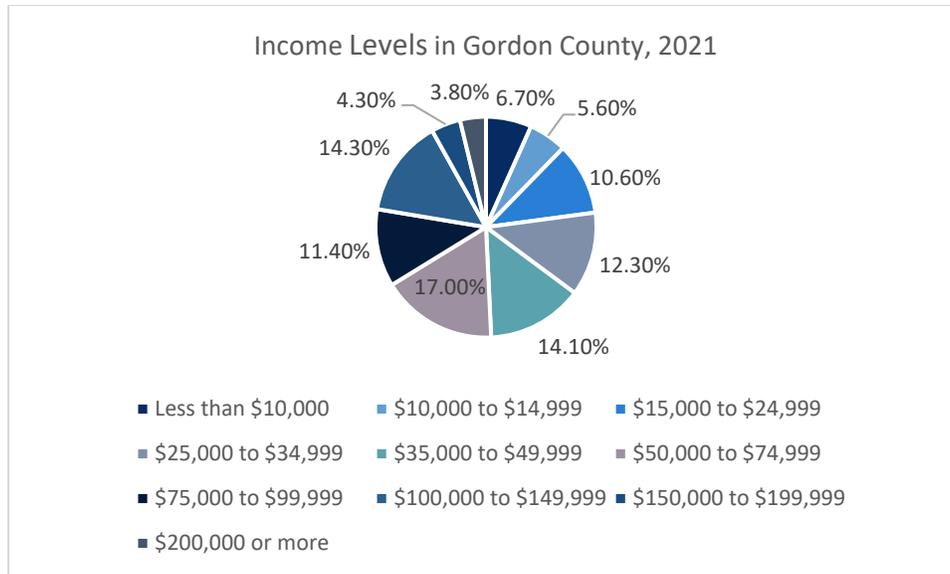
Median Household Income Levels

Location Median Income

Gordon County, GA	\$50,520
Floyd County, GA	\$52,388
Bartow County, GA	\$65,559
Murray County, GA	\$53,821
Pickens County, GA	\$71,637
Whitfield County, GA	\$52,439
Walker County, GA	\$48,633
Gilmer County, GA	\$60,504
Calhoun city, GA	\$39,578
Fairmount city, GA	\$57,000
Plainville city, GA	\$32,500
Resaca town, GA	\$52,308
Georgia	\$65,030

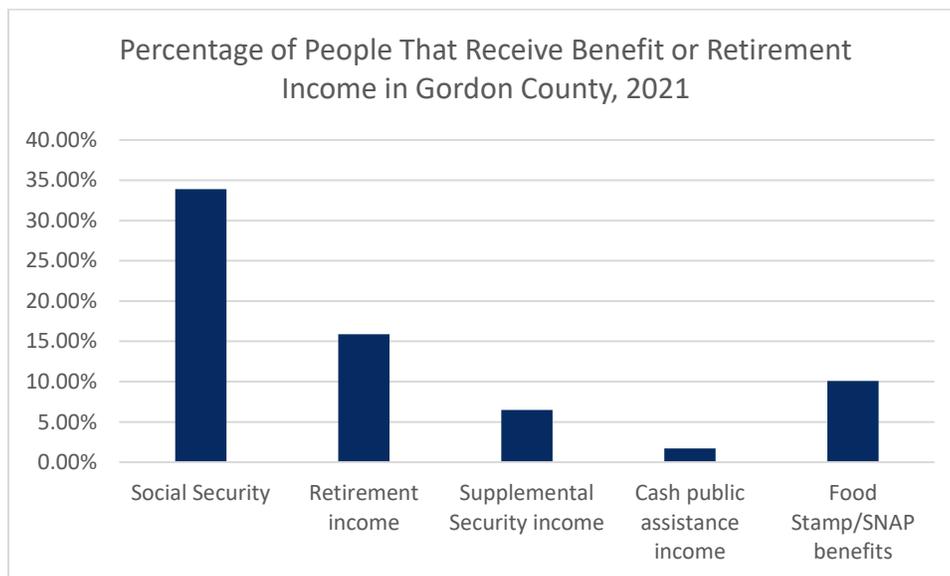
Source: U.S. Census Bureau, 2017-2021 American Community Survey 5-year estimates "Table DP03: Selected Economic Characteristics."
<http://data.census.gov>

The median household income in Gordon County is \$50,520, which is higher than only one of the seven neighboring counties, and significantly lower than the state. Fairmount and Resaca have higher median household incomes than the County, while Calhoun and Plainville have lower median household incomes.



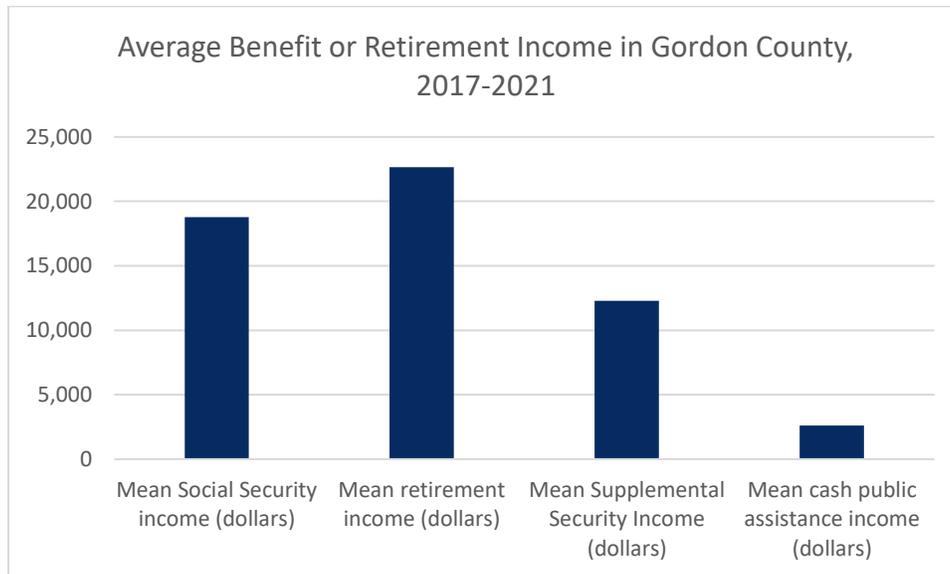
Source: U.S. Census Bureau, 2017-2021 American Community Survey 5-year estimates. "Table DP03: Selected Economic Characteristics." <http://data.census.gov>

The most common income level in Gordon County is between \$50,000 and \$74,999 (17.0% of the population). The other common income levels are between \$100,000 and \$149,999 (14.3%), between \$35,000 and \$49,999 (14.1%), between \$25,000 and \$34,999 (12.3%), between \$75,000 and \$99,999 (11.4%), and between \$15,000 and \$24,999 (10.6%).



Source: 2017-2021 American Community Survey 5-year estimates. "Table DP03: Selected Economic Characteristics." <http://data.census.gov>

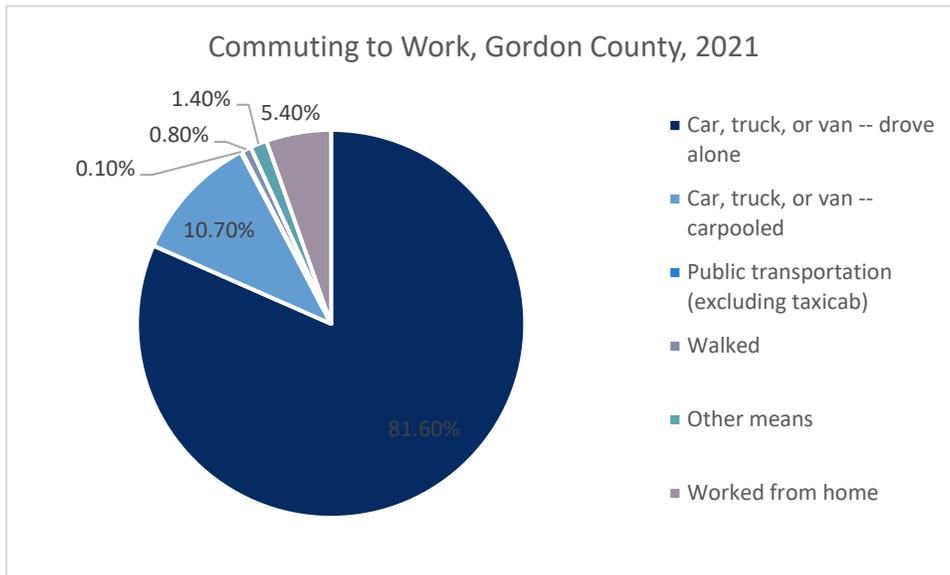
The most common form of benefit or retirement income tracked by the American Community Survey in Gordon County was Social Security, with 33.9% of the population receiving this benefit. The next most common form was retirement income, for 15.9% of the population. Supplemental Security Income and Cash Public Assistance Income benefits were less common at 6.5% and 1.7%, respectively.



Source: 2017-2021 American Community Survey 5-year estimates. "Table DP03: Selected Economic Characteristics." <http://data.census.gov>

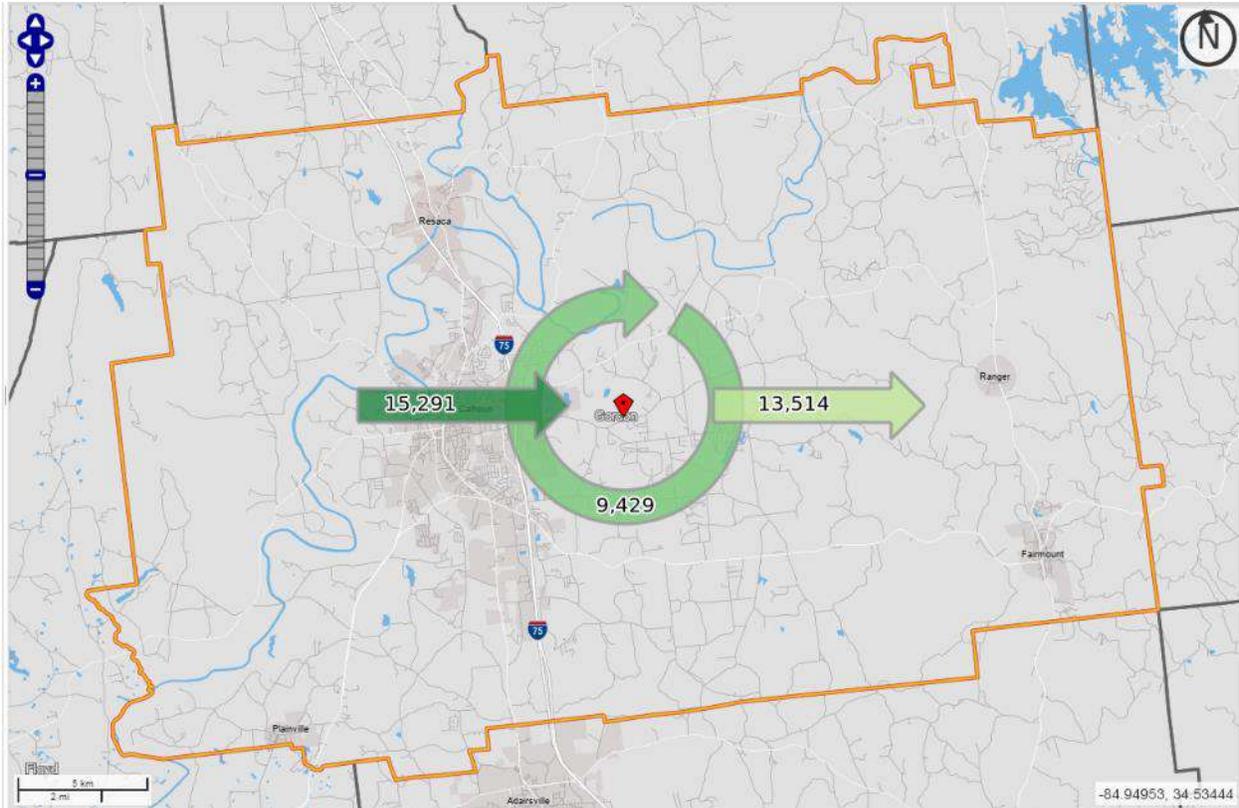
The average Social Security and retirement incomes were \$18,783 and \$22,652, respectively. This is significantly lower than average incomes in the area, even combined, indicating there may necessarily be reliance on additional forms of income in retirement. Similarly, the even lower \$2,618 average cash public assistance income indicates that it can only act as a supplement to other incomes.

Commuting



Source: U.S. Census Bureau, 2017-2021 American Community Survey 5-Year Estimates.
"Table DP03: Selected Economic Characteristics." <http://data.census.gov>

In Gordon County, 82% of workers commuted solo by car, truck, or van. The other common methods of commuting were carpooling, at 10%, and working from home, at 5%.



Source: U.S. Census Bureau, Center for Economic Studies, LEHD, On The Map, Gordon County 2019. <https://onthemap.ces.census.gov/>

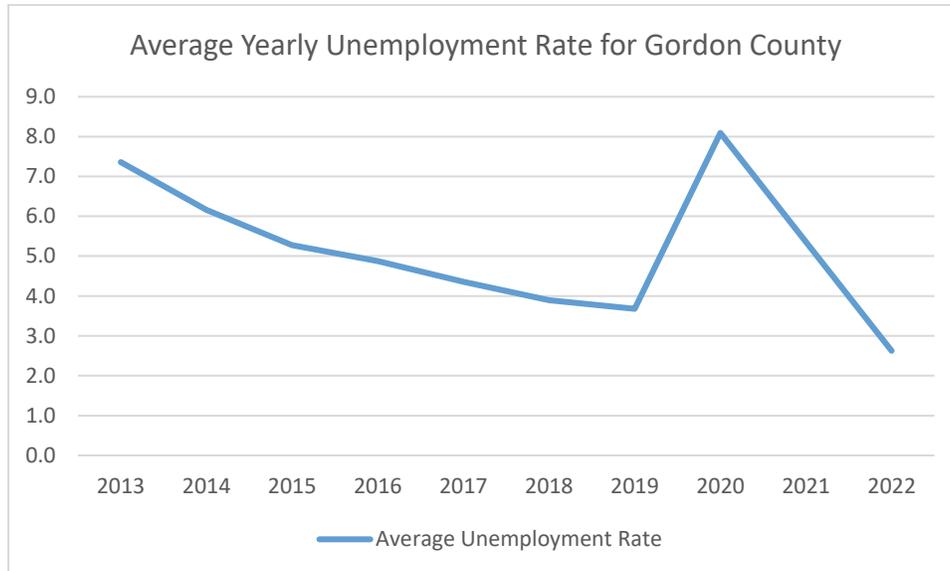
Of the 24,720 workers employed in Gordon County, 9,429 workers (38.1%) also live in the County, while 15,291 (61.9%) live outside the County. Of people living in Gordon County, 9,429 out of 22,943 (41.1%) are also employed in the County, while 13,514 (58.9%) are employed outside the County.

Employment

County Comparison	Unemployment Rate	Municipalities	Unemployment Rate
Gordon County, GA	3.00%	Calhoun city, GA	2.40%
Floyd County, GA	4.60%	Fairmount city, GA	2.10%
Bartow County, GA	5.60%	Plainville city, GA	3.50%
Murray County, GA	6.80%	Resaca town, GA	1.00%
Pickens County, GA	4.60%	Georgia	5.50%
Whitfield County, GA	6.60%		
Walker County, GA	6.60%		

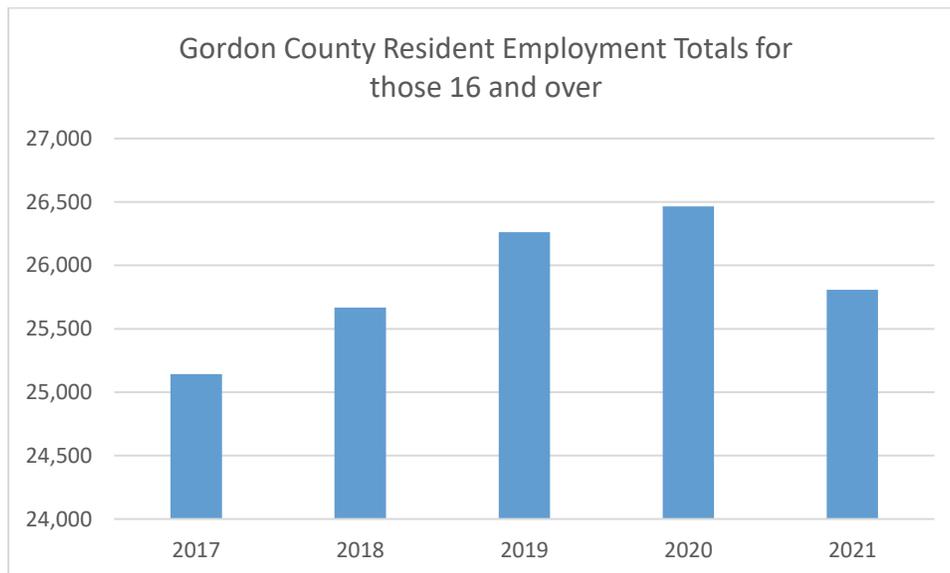
Source: U.S. Census Bureau, 2017-2021 American Community Survey 5-Year Estimates. "Table DP03: Selected Economic Characteristics." <http://data.census.gov>

Gordon County has a lower unemployment rate (3.0%) than all neighboring counties and Georgia. Calhoun, Fairmount, and Resaca have lower unemployment rates than the County, while Plainville has a higher unemployment rate than the County.



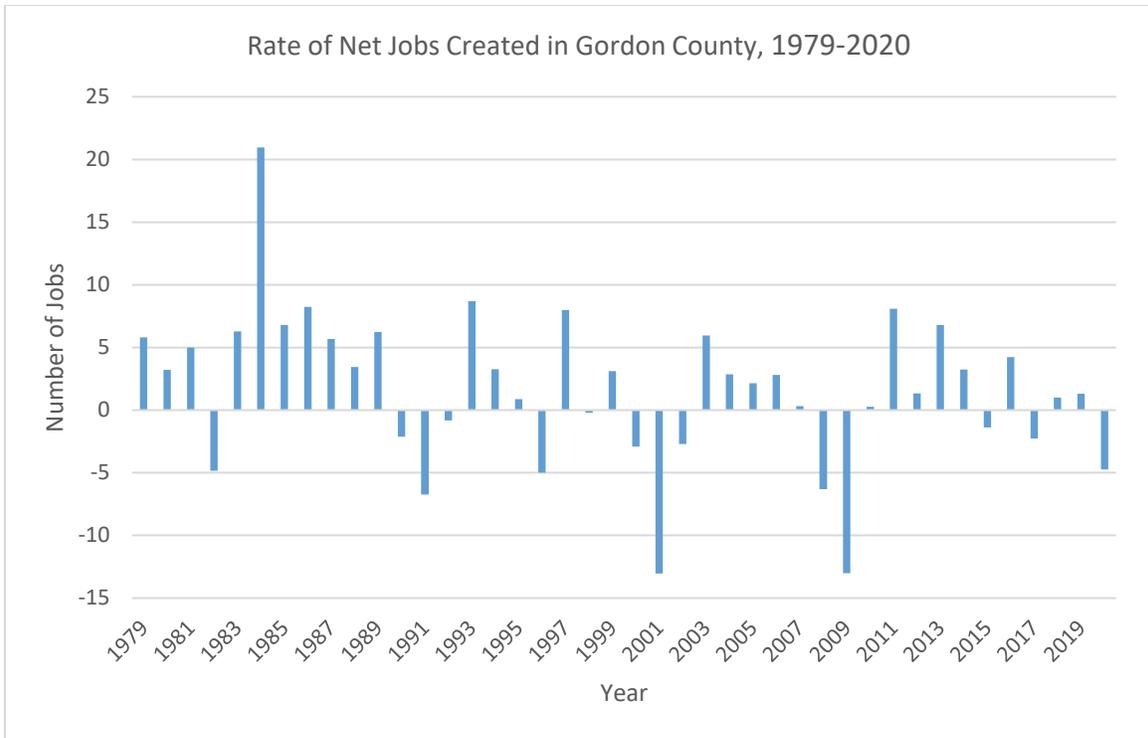
Source: Gordon County, GA unemployment - U.S. Bureau of Labor Statistics.
<https://beta.bls.gov/dataViewer/view/timeseries/LAUCN131290000000003>

Unemployment in Gordon County consistently dropped between 2012 and 2019, increased due to COVID-19 in 2020, then decreased in 2021 and 2022.



Source: U.S. Census Bureau, 2013-2017 through 2017-2021 American Community Survey 5-year estimates. "Table DP03: Selected Economic Characteristics." <http://data.census.gov>

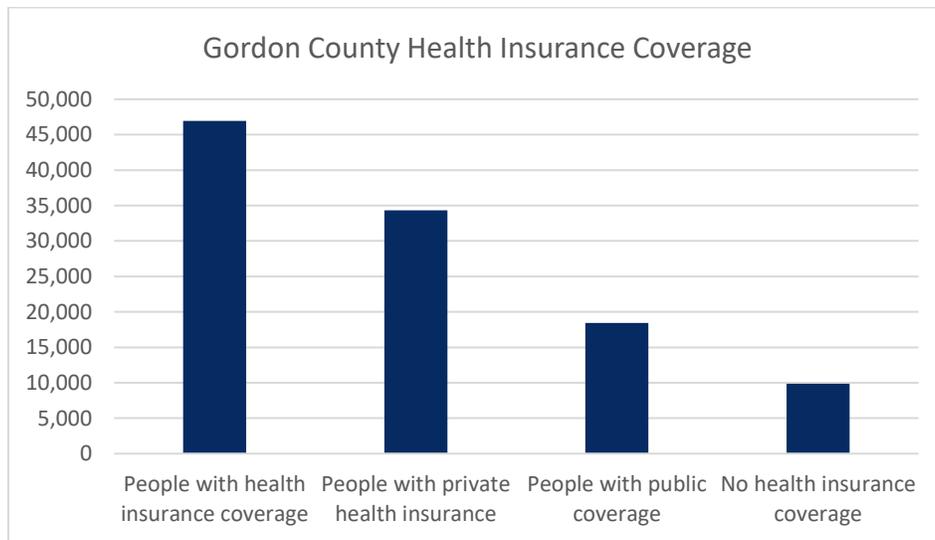
Gordon County's employment rate rose between 2017 and 2020 before falling in 2021.



Source: US Census Bureau, Economic Business Dynamics Statistics, <https://www2.census.gov/programs-surveys/bds/data/>

Overall, the rate of net jobs created in Gordon County has been positive. Most exceptions, when net jobs were not created, have been during recessions, in 1982, 1991, 2008, 2009, and 2020.

Health Insurance



Source: "Table DP03: Selected Economic Characteristics." <http://data.census.gov>

The majority of County residents have health insurance coverage, provided primarily by private insurers.

Education

Once very rural, Northwest Georgia traditionally reported lower-than-normal educational indicators. A common way of measuring educational attainment is high school graduation rates. In years past, Gordon County, and the Northwest Georgia region, had poor graduation rates and lower postsecondary education attainment. A major emphasis was placed on education in the 1990s and 2000s and rates have increased dramatically. Calhoun has an independent school system, while Gordon County Schools include Fairmount, Plainville, and Resaca. Both Gordon County and City of Calhoun School Systems are well-respected and continue to show improvement.

GOALS AND VISION STATEMENTS

Communities set goals for their overall achievements, in addition to defining a specific vision of what each community seeks to become. These goals can include a growing economy, quality attainable housing, safe streets free of gridlock, and healthy communities with recreational opportunities and environmental quality, where residents feel that they belong.

Joint Community Goals

Gordon County and its municipalities developed Joint Community Goals out of a shared sense of vision, cooperation, and solidarity. Each jurisdiction understands that certain areas of the county are more likely to develop commercially, while some areas should be preserved as rural residential/agricultural lands. Some goals will apply to some jurisdictions more than others. This shared community spirit is illustrated with a quote attributed to the late President John F. Kennedy: “A rising tide lifts all boats.”



Copper Creek Farms.

Economic Development

Development and expansion of businesses and industries that complement our desired way of life will be aggressively pursued. The county will attract outside investment through business-friendly policies/taxes, infrastructure investments, development-ready land, and educational/job training opportunities for the local workforce.

Resource Management

Environmentally sensitive areas will be identified, set aside as green space, and protected for conservation. New development and renovation of existing buildings will promote energy efficiency, water conservation/reuse and proper waste management. Air quality will be maintained through protection of the tree canopy, while water quality will be maintained through use of pervious surfaces to allow the land to filter impurities from stormwater prior to it reaching the waterways.

Broadband Goal

Broadband service speeds will meet the needs of residents, business and industry, and the public sector, throughout Gordon County.

Efficient Land Use

Land use will be planned to promote desired development, while protecting quality of life, the environment and property values. We will maximize the efficiency of our existing infrastructure to minimize the need for costly expansion to underdeveloped areas, preventing unnecessary

sprawl. We will carefully plan for expansion of public infrastructure for the purposes of protecting open space and natural beauty.

Sense of Place

We will continue to evolve and progress while maintaining our heritage and way of life. Historic downtowns will be protected as focal points, an homage to each community's small-town origins. Rural and natural areas will be preserved as a reminder of our agricultural beginnings.

Housing Options

A wide range of quality, affordable housing options will be promoted for all ages, incomes and housing preferences. Housing options will also reflect changing priorities, from rural living to lofts and townhomes contained within live-work-play communities. Home ownership will be promoted for the sake of investment and pride in the community.

Transportation Options

As a community we will continue to offer an increasing array of transportation options, including well-paved streets, free of traffic congestion, to an ever-growing network of pedestrian-friendly sidewalks and trails, as well as mass transit that is regularly being reevaluated for convenience and accessibility.



Sonoraville Rec. Complex.

Educational Opportunities

Educational and training opportunities will be readily available to all residents and will be routinely reevaluated for their effectiveness and relevancy with the ever-evolving world. Opportunities will be created to allow residents to enhance their skills, adapt to technological advances and pursue life ambitions.

Community Health

Development will occur in a manner that promotes healthy, livable communities that promote walkability, both for the purpose of exercise and commuting to area amenities. This will allow all residents, regardless of age, ability, or income, to have easy access to quality healthcare, services, and fresh foods in an environment free of hazardous conditions.

Mission/Vision Statements

Gordon County and each municipality have created either a Vision Statement to paint a picture of what they want their community to look like in the future, or a Mission Statement detailing the focus of their efforts. Calhoun provided both a Vision and a Mission Statement.

Gordon County Vision Statement

A balanced quality of life experience where robust economic development meets opportunity, and our past is the foundation of our future.

City of Calhoun Mission Statement

To provide our community with quality customer-focused public services, while maintaining sound fiscal stewardship, and encouraging high-quality growth with a goal of maintaining our small-town quality of life.

City of Calhoun Vision Statement

To relentlessly pursue excellence for our community in everything we do.

City of Fairmount Vision Statement

To maintain low-density country living and to provide necessary services to promote the health, safety, and welfare of the residents, business owners, and visitors.

City of Plainville Vision Statement

Plainville will continue to be a hidden gem, a friendly and affordable place to raise a family, surrounded by industry, commerce, educational opportunities, and natural beauty.

Town of Resaca Vision Statement

Resaca, GA – “A safe place where people want to live and all citizens have a voice.”

BROADBAND

Broadband and related telecommunications are vital services to residents, students, employers, and the workforce of Gordon County. In 2015, the Federal Communications Commission defined High-Speed Internet as 25 megabits per second (MBPS) download speed and 3 MBPS upload speed via fixed, terrestrial broadband. Georgia's 2018 Achieving Connectivity Everywhere (ACE) Act for promotion and deployment of broadband service codified the statewide effort to bring this standard of internet availability to its residents. As part of these efforts, the Georgia Broadband Deployment Initiative, a five-agency collaborative team, developed the Broadband Ready Community program in which communities making a commitment to improve broadband deployment would adopt the state's model broadband ordinance and formalize this commitment in their comprehensive plan. The Broadband Deployment Initiative also worked with providers to map unserved areas that do not receive broadband at these speeds.

Accordingly, Gordon County, Fairmount, Plainville, and Resaca have assessed the broadband needs and identified the following action steps to address unserved areas:

One. Adopt the Broadband Model Ordinance to allow timely and uniform permitting processes so that providers can more easily deploy broadband across jurisdictional lines to address unserved areas. Gordon County and the municipalities of Fairmount, Plainville, and Resaca have adopted the Broadband Deployment Ordinance.

Two. Become designated as Broadband Ready and participate in the Georgia Broadband Ready program. Gordon County has adopted the Model Broadband Ordinance, and the State of Georgia has designated Gordon County a Broadband Ready Community. Gordon County will maintain Broadband Ready status.

Three. Working with the Georgia Broadband Deployment Initiative and providers, unserved areas have been identified and funding has been approved to serve those areas. Gordon County conducted an RFP process to identify provider to implement the needed improvements to broadband facilities.

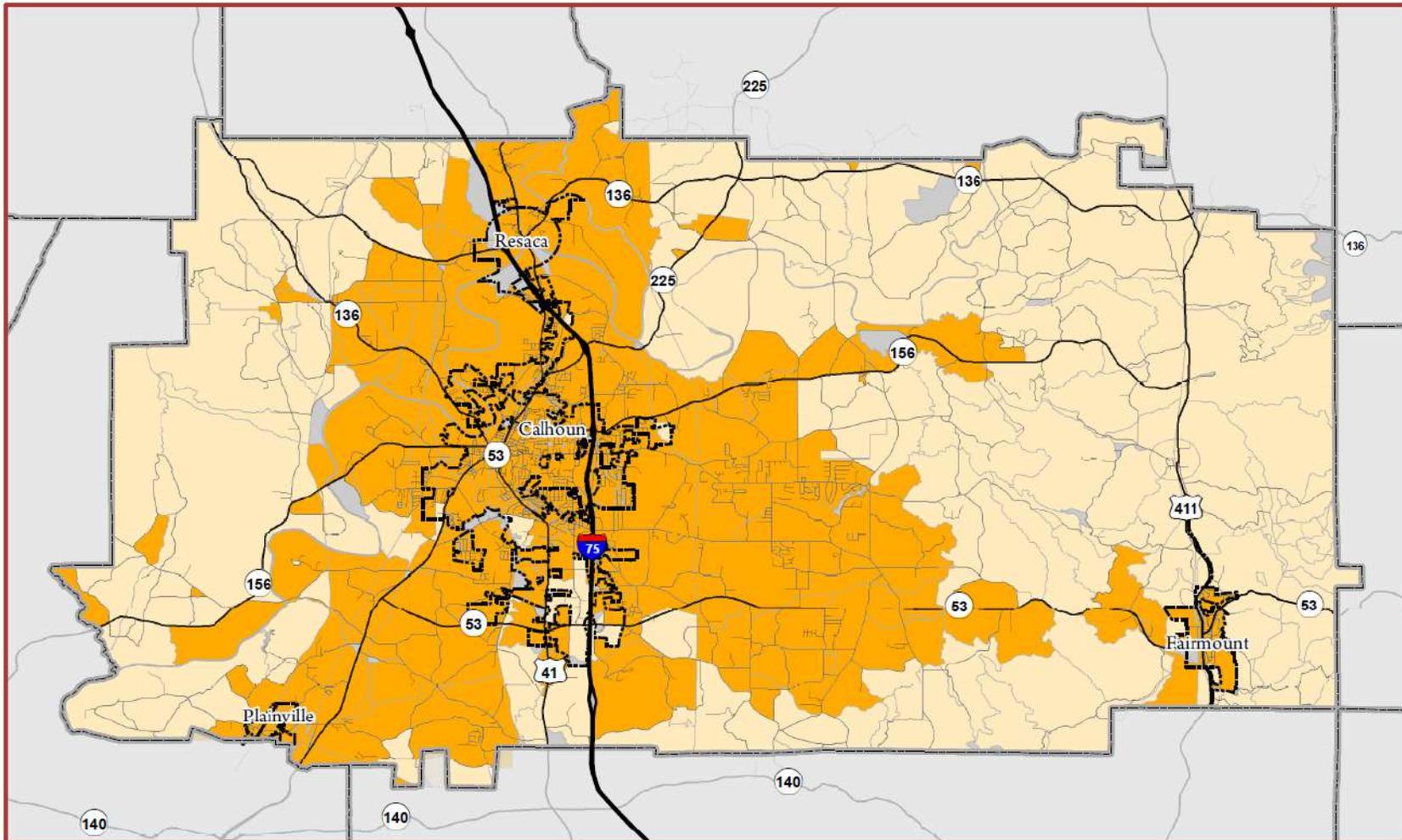
According to the 2022 data from the Georgia Broadband Initiative, 17% of Gordon County residential and business locations (4,793 locations) are unserved. County statistics are based on a fixed, terrestrial broadband definition of 25 Mbps down and 3 Mbps up, and where the broadband service is available to more than 80% of locations in a Census block. Census blocks not meeting this definition, in which this speed is not available to 20% or more of the locations, are shown in light yellow. Served locations are shown in orange. Areas in gray are unpopulated. The map depicts access to broadband, not subscription to broadband. Broadband data is provided by the various Internet Service Providers of Georgia. Location data are from commercially available sources. The map portrays broadband statistics for the State of Georgia. Statistics are available by census block, county and legislative boundary.

Gordon County's Request for Proposals to Establish Qualifying Broadband Service in Eligible Service Areas concluded August 25, 2021; the County reviewed the bid responses and selected Comcast as the

provider of broadband services. The contract included Comcast working with Gordon County to provide broadband services to approximately 4,000 homes that are currently unserved in Gordon County.

City of Calhoun Broadband Statement

Created in 1998, The City of Calhoun Telecommunications Department, CALNET, has provided broadband internet service to industrial and commercial businesses since 2000. As broadband demands have grown, so has CALNET, which is now offering gigabit internet service. CALNET owns and manages over 110 miles of fiber optic line in Calhoun and Gordon County. CALNET is also planning to offer free Wi-Fi service at several Calhoun locations including the Downtown Calhoun City Park, City of Calhoun Recreation Complex and the Mauldin Road Soccer Complex. CALNET strives to provide the best customer experience, the best service, and the latest technology. The City of Calhoun has good working relationships with other broadband providers in our area, and we strive to accommodate all expansions of broadband within our jurisdiction to ensure more citizens have access to high quality internet services.



Gordon County Broadband Availability Map

-  City Limits
-  Highways
-  Roads
-  GBDI, No Locations
-  GBDI, Served
-  GBDI, Unserved



1 in = 3 miles



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LAND USE AND FUTURE DEVELOPMENT

Gordon County was an thriving agricultural area due to its nutrient-rich soil, timber, and mild climate. As residential and industrial growth began, leaders saw the need to balance the development of available land and the preservation of resources, which continues today.

Modern land use planning is based on a process called zoning, whereby jurisdictions proactively decide where land uses such as residential, commercial, industrial, and parks and greenspace should be located. Zoning protects land values and quality of life by preventing incompatible land uses from being placed adjacent to one another. Zoning also prevents sprawl by promoting infill development and denser development where infrastructure is already in place. Density can be considered as a scale from highest to lowest density, based on location. City centers should be the most densely developed areas, and density should decrease with distance from the city center. Areas farthest from the city center should be rural residential, agricultural, and conservation areas. Land use should complement natural resources.

Future Development Maps with character areas help to describe and plan land use; they combine form and function to define distinct areas to move the community toward its vision. The goal is to identify overall patterns of development, rather than to prescribe individual uses on a lot-by-lot basis. Character areas have unique attributes, hold potential to develop into an distinctive area, and may require special considerations due to natural or environmental features such as floodplains or slopes. Character areas run the gamut from Greenspace (the least developed areas), to Industrial (the most heavily developed areas). Future development maps use visuals to guide managers in planning commercial, industrial, residential, and recreational development with geography and existing land uses in mind.

Gordon County, Calhoun, Plainville, and Resaca have zoning ordinances in place. Fairmount plans to implement zoning. Communities with and without zoning may use the Future Development Map and character areas, and Gordon County and each municipality have chosen to use this system.

GORDON COUNTY CHARACTER AREAS

The Following Character Areas describe Unincorporated Gordon County:

- Commercial
- County In City- Residential
- County In City- Commercial
- County in City- Industrial
- Emerging Mixed Use
- Emerging Mixed Use Community
- Emerging Suburban
- Hillside Conservation
- Historic Resource Protection
- Highway 411 Multiuse (Commercial, Industrial)
- Industrial
- Interstate Commercial
- Public/Institutional
- Rural/Agricultural Reserve

COMMERCIAL

Description: These are commercial areas in Gordon County which adjoin commercial areas within Calhoun City limits. These areas include parcels adjacent to the Tom B. David Airport, small businesses along SR 53 Spur, and other small areas near the Calhoun city limits, but are not seen in rural Gordon County.

Development Strategies/ Policies:

- ❖ Infrastructure: Stormwater and lighting improvements are needed. As traffic counts and congestion increases, specific intersections will need more detailed planning and improvements.
- ❖ Infill development: Encourage small businesses to remain by providing additional support. Where necessary, offer developer incentives for renovation or infill of existing structures.



Commercial parcels on SR 53 Spur, Calhoun.

Land Uses: Light to heavy commercial, offices, light industrial, multifamily residential

COUNTY IN CITY - Residential

Description: Gordon County has multiple small “islands” of county jurisdiction within the borders of the City of Calhoun which are mapped for planning purposes, including service provision and infrastructure improvements. These areas have already been developed. These areas may be annexed into the City of Calhoun and would likely be re-zoned to match adjacent residential areas in the City of Calhoun.

Development Strategies:

- ❖ Improve service delivery and response times within these areas
- ❖ Improve housing quality and make needed infrastructure improvements

Land Uses: Residential



Belmont Road Multi-family housing.

COUNTY IN CITY - COMMERCIAL

Description: Gordon County has multiple small “islands” of county jurisdiction within the borders of the City of Calhoun which are mapped for planning purposes, including service provision and infrastructure improvements. These areas have already been developed. These areas may be annexed into the City of Calhoun and would likely be re-zoned to match adjacent commercial areas in Calhoun.

Development Strategies:

- ❖ Improve service delivery and response times within these areas
- ❖ Make needed infrastructure improvements

Land Uses: Commercial



Commercial property at SR 53 and SR 41 intersection.

COUNTY IN CITY- INDUSTRIAL

Description: Gordon County has multiple small “islands” of county jurisdiction within the borders of the City of Calhoun which are mapped for planning purposes, including service provision and infrastructure improvements. These areas have already been developed. These areas may be annexed into the City of Calhoun and would likely be re-zoned to match adjacent commercial areas in Calhoun.

Development Strategies:

- ❖ Improve service delivery and response times within these areas
- ❖ Make needed infrastructure improvements

Land Uses: Industrial



Omnova Industrial Building, 1601 Hwy 41. Photo credit: Gordon County Tax Assessors.

EMERGING MIXED USE

Description: These areas are a mix of commercial, industrial, and residential uses. These areas encompass developing highway corridors and intersections, including SR 53 near the Union Grove Bypass, the SR 41 corridor, the intersection of SR 225 and SR 136 (Nickelsville), and the US 411 corridor.

Development Strategies:

- ❖ Infrastructure: Development pressures will require expansion of electric, water, sewer, and fiber optic utilities, as well as stormwater infrastructure.
- ❖ Services: Larger industrial buildings requiring specialized fire-fighting equipment.
- ❖ Transportation Planning: Rapid increases in traffic and congestion require intersection upgrades, road widening, and added maintenance. Consider roundabouts to improve traffic flow. Incorporate sidewalks, pedestrian facilities, and transit options.
- ❖ Zoning: Ensure a proper mix of multi-family residential, commercial, and light industrial uses. Buffers and other requirements will help protect residential uses.
- ❖ Walkability: While primarily vehicle-oriented, new development can include sidewalks, parks, and greenspace.

Land Uses: Commercial (40%), multi-family residential (40%), industrial (20%)



Buc-ees on Union Grove Bypass.



Very large industrial building at Union Grove Bypass and SR 41.

EMERGING MIXED-USE COMMUNITY

Description: These are existing rural communities which are likely to see an increase in commercial and residential density due to their location at key intersections, including Sonoraville on Hwy 53, Red Bud on Hwy 156, Sugar Valley at the foot of Johns Mountain, and the Trimble Hollow Road area east of I-75. Light Industrial is allowed with the specification that it will have a smaller impact on the community than regular industrial uses. Speculative industrial developments and warehouse logistic facilities would not be appropriate.



SR 53 Sonoraville (Dollar General on Right).

Development Strategies/ Policies:

- ❖ Infrastructure: Currently, these are rural areas. Ensure necessary infrastructure is in place for desired density.
- ❖ Zoning: Zoning and related ordinances and regulations are crucial to the proper development of mixed-use communities, which combine commercial and residential uses.
- ❖ Housing: A mix of attainably-priced housing should be encouraged; developments should include parks, recreation amenities, open space, sidewalks, and connection to recreation and trail facilities where possible.
- ❖ Transportation: As traffic increases, ensure roads are widened with good visibility and that intersection safety is improved.
- ❖ Recreation and Open Space: Provide public recreation areas, greenspace, parks, and trails to serve developing communities.
- ❖ Public Services: These areas should have access to schools, medical care, and other services.

Land Uses: Residential (45%), commercial (25%), multifamily residential (20%), light industrial (10%)

EMERGING SUBURBAN

Description: Historically these areas have been family farms and agricultural properties which are now being sold to residential developers. The transition from agricultural to residential creates opportunities for a variety of housing options, but planning is needed to prevent negative impacts such as traffic congestion and increased stormwater runoff. This area will generally include R-1 development. Higher residential densities must be carefully evaluated, based on the character of the neighborhood and the infrastructure available.



Sugar Valley Community on SR 136.

Development Strategies/ Policies:

- ❖ Infrastructure: Traditionally these areas are supplied by private wells and individual septic systems, and served by narrow roads not designed for high traffic volumes. As additional housing is developed and population density increases, there will be a greater need for public water, sewer, fiber optic, and road improvements.
- ❖ Zoning: Zoning and development controls such as design guidelines and code enforcement should be in place to ensure quality housing is built that will retain its value and that provides a mix of housing types. Zoning controls can prevent over-development and vehicular gridlock.
- ❖ Housing: A mix of attainably-priced housing should be encouraged; developments should include parks, recreation amenities, open space, sidewalks, and connection to recreation and trail facilities where possible.
- ❖ Transportation: As traffic increases, ensure roads are widened with good visibility and that intersection safety is improved.
- ❖ Recreation and Open Space: Provide public recreation areas, greenspace, parks, and trails to serve developing communities.
- ❖ Encourage traditional neighborhood development: Offer incentives for developers to build housing with various price points (entry-level to executive). Incentives may also be provided to encourage development of grid pattern neighborhoods, as opposed to the typical subdivisions comprised of a series of cul-de-sacs with a single point of entry/exit.
- ❖ School Placement: Plan ahead to develop neighborhood schools in areas that are likely to see significant residential growth.

Land Uses: Residential, light commercial, parks/recreation

GREENSPACE

These are floodplain areas along the Conasauga, Coosawattee, and Oostanaula Rivers and their creeks, including Salacoa Creek. Passive recreation uses, such as trails, boat launches and ramps, and wildflower/ native plantings, are appropriate in these areas. Development in the floodplain is greatly restricted or prohibited by floodplain regulations. State and local stream buffer requirements also apply.



Oostanaula River Boat Ramp.

Development Strategies:

- ❖ Protect stream buffers and floodplain areas. Compliance with development restrictions preserves the benefits provided by these greenspace areas, including natural stormwater filtration and treatment, stream and river water quality improvement, and passive recreational opportunities.
- ❖ Provide access to creeks and rivers by adding ramps and access points.
- ❖ Protect additional greenspace areas and build trails with connections to existing trails and walking paths for improved access to natural recreation areas.
- ❖ Conservation easements can be used to add greenspace areas in private ownership.

Land Use: Conservation easements, floodplain, passive recreation use.

HILLSIDE CONSERVATION

Description: The Conasauga District of the Chattahoochee National Forest encompasses areas of eastern and western Gordon County, including Baugh and Horn Mountains in the northwestern corner of the County. While not meeting steep slope criteria, these mountains feature steeper topography than the rest of the County and add scenic value and character. These areas may experience increased development pressure, particularly along Highway 411; to preserve the viewshed, development should be limited to low density residential.

Development Strategies/ Policies:



Horn and Baugh Mountains from SR 53 looking toward Fairmount.

- ❖ Infrastructure: Infrastructure expansion should be minimal to ensure low-density development.
- ❖ Zoning: These areas should be zoned to discourage development of greater intensity than agricultural or large-lot rural residential uses.
- ❖ Privately-owned parcels in this area are ideal properties for conservation easements.
- ❖ Recreation: These areas provide opportunities for many outdoor recreation activities including hunting, fishing, camping, and hiking. Trail linkages can be added to connect existing trails in the Chattahoochee National Forest with county trails and with trails in neighboring Floyd, Chattooga, Walker, and Whitfield Counties.

Land Uses: Conservation, agricultural, recreation, rural residential

HISTORIC RESOURCE PROTECTION

Description: These areas include historic sites associated the Battle of Resaca during the Civil War, and with Cherokee history, including New Echota, the former capital of the Cherokee Nation. These sites have been placed on the National Register.

Development Strategies/ Policies:

- ❖ Zoning: Land and vegetative buffers can help preserve historic sites, minimize impacts from adjoining uses, and protect site appeal for tourism and films. Historic district overlays can be created to protect these areas from encroachment or development pressures.
- ❖ Marketing/Development: Tourism product development should preserve the historic nature of the sites. These sites should be included in promotional campaigns and marketed on heritage tourism sites and routes, with signage to direct visitors from I-75 and highways. Interactive applications can be developed to guide visitors through the site.
- ❖ “Friends of... groups”: Historical societies and civic organizations can provide docents and volunteers to perform reenactments and historical demonstrations, preserving and sharing generational knowledge.

Land Uses: Conservation, rural estate, agricultural, passive recreation



Historic Home, Resaca.



New Echota Historic Site.

HWY 411 MULTI USE (COMMERCIAL, INDUSTRIAL)

Description: The Hwy 411 Mixed Use Area is a corridor that begins north of Fairmount and runs north to the Murray County Line along US 411 in eastern Gordon County. Prior to the development of Interstate 75, Highway 411 was heavily used with multiple industries located along the highway, but declined when the interstate was built. Future economic growth is likely due to proximity to I-75, the CSX Railroad, and the Appalachian Regional Port north of Chatsworth on US 411. Large properties are available which are well suited for commercial and industrial development, some of which have rail access.



Highway 411 north of Fairmount.

Development Strategies/ Policies:

- ❖ Infrastructure: As these sites see development interest, the need to expand limited sewer, water, natural gas, and broadband infrastructure will grow.
- ❖ Zoning: Many of these properties are currently agricultural or rural residential but would be rezoned to industrial or commercial use.
- ❖ Development Guidelines: Industrial development can create noise, light, odors, or traffic impacts. Zoning and development guidelines can be used to mitigate these issues through buffers, stormwater controls, and other measures.
- ❖ Marketing: The Chamber of Commerce and Development Authorities will partner with local governments to market available properties.
- ❖ Recreation: Industries and Commercial sites can be encouraged to include trails and greenspace on-site to provide employee health and wellness benefits.



Pilgrims' Pride facility on US 411.

Land Uses:

Commercial (50%) and industrial (50%)

INDUSTRIAL

Description: Gordon County has attracted many large industrial developments, most recently at the Union Grove Interchange area on I-75, along the Union Grove Bypass, and along US Hwy 41 south to the Gordon- Bartow County line. Attractors include access to I-75 and to CSX and Norfolk Southern rail lines. Additional industrial and commercial development is anticipated along US 411 due to the expansion of rail use, and proximity to the Appalachian Regional Port in Murray County.



Union Grove Industrial Site.

Development Strategies/ Policies:

- ❖ Infrastructure: The rapid pace of industrial development in these areas is likely to outpace available infrastructure and service provision (i.e., the specialized fire equipment required to address large industrial properties). Additional funding is required for infrastructure and service provision.
- ❖ Property identification/acquisition: Identify sites for acquisition and development.
- ❖ Marketing/recruitment: The Chamber of Commerce and Development Authority will continue to market available sites.
- ❖ Zoning/design guidelines: Industrial/advanced manufacturing developments can create noise, light, odors, and/or traffic impacts. Zoning and development guidelines can be created to mitigate these issues through buffers, stormwater controls and other measures.
- ❖ Recreation: Industries may be asked to consider development of trails and other amenities for employee health and wellness.
- ❖ Employee considerations: Nearby dining opportunities and convenience stores should be allowed for the purpose of serving employees during their breaks. These sites are primarily vehicle-oriented.

Land Uses: Industrial (light and heavy), commercial of various intensities, civic uses, and other vehicle-driven uses.

INTERSTATE COMMERCIAL

Description: These are commercial properties that have access to I-75. These properties typically are anchored by one or more large retailers and restaurants, and are oriented for vehicular and tractor trailer access.



SR 41 at I-75 Interchange.

Development Strategies/ Policies:

- ❖ Infrastructure: Prior to development, during the planning stage, all necessary site upgrades should be identified and added to the site plan. Roads and intersections should be designed to accommodate and withstand very heavy vehicular traffic, including large trucks. Since pedestrians will be walking from vehicles to buildings, pedestrian safety should be considered.
- ❖ Design considerations: These areas tend to generate light and noise. Planned mitigation features will ensure fewer conflicts with neighboring uses. Using directional light fixtures and landscaping techniques around buildings and in parking areas can minimize light and noise pollution and reduce stormwater runoff. Signs can be scaled to the development.
- ❖ Marketing: The Chamber of Commerce and Development Authority will continue to market available sites.
- ❖ Walkability: Develop walkability, lighting, and safety features, to provide safe pedestrian access throughout the area.
- ❖ Streetscapes: Streets can be designed to promote traffic flow and pedestrian travel. Street trees, landscaped medians and crosswalks can all be used to make the area feel vibrant and welcoming to all users. Roundabouts can decrease congestion and prevent crashes.

Land Use: Commercial of various intensities, civic uses such as churches, community centers or parks, multi-family residential, and other uses requiring transportation access.

PUBLIC/ INSTITUTIONAL

Description: These publicly owned areas include schools, parks, government buildings, and recreation facilities.

Development Strategies/ Policies:

- ❖ Future growth: Whenever possible, community facilities should be situated near population centers and in emerging communities. This fosters a sense of pride and belonging so that people will feel invested, and allows opportunity for interaction with neighbors.
- ❖ Connectivity: Thriving communities create networks of walkable sidewalks and trails that connect parks, subdivisions, retail, and dining.
- ❖ Expansion/development of existing public lands: As populations grow, existing schools and parks will need additional space for expansion. The types of sports and recreation facilities desired will also change over time.
- ❖ Additional uses: Parks and school grounds have the potential for multiple uses during off-hours, including farmers markets, adventure races, and music/arts festivals and events.
- ❖ Marketing: Websites and social media are the perfect digital platforms to showcase local residents and families enjoying the parks, which will function as free local advertising.



Gordon Co. Sonoraville Community Center.

Land Uses: Recreation (passive & active), healthcare, government

RURAL/AGRICULTURAL RESERVE

Description: These are rural areas, away from I-75 and the developing central Calhoun area; they include rural residences and family farms not typically served by sewer. Many poultry farms have developed. To ensure preservation of working farmland, land conservation through the Centennial Farm program or land trusts should be considered if development pressures increase. USDA NRCS program assistance may help to improve farmland production. Conservation easements may help counter rising land costs.



Cows and calves, Highway 53.

Development Strategies/ Policies:

- ❖ Infrastructure: Limiting expansion of sanitary sewer will prevent sprawl and dense development, preserving the rural character of this area. High speed broadband Internet access is a needed service.
- ❖ Conservation Easements: Properties can take advantage of conservation easements to protect greenspace and natural resources, especially along rivers and creeks.
- ❖ Agribusiness development: There is a growing market for locally grown products; farms, wineries, and vineyards become agritourism venues. Ensure local ordinances allow for the development of these opportunities, while considering traffic generation and other development issues.
- ❖ Zoning: Protect the character of this area by maintaining large-lot residential and agricultural zoning. Very large scale poultry operations may be subject to additional requirements to prevent adverse effects on the quality of life of neighboring property owners.

Land Uses:

Large lot residential, agricultural, agribusiness, conservation, passive recreation (i.e. fishing, hunting)

CALHOUN CHARACTER AREAS

The following Character Areas describe the City of Calhoun:

- Commercial
- Emerging Mixed Use
- Emerging Suburban
- Greenspace
- Historical
- Industrial
- Parks & Recreation
- Public/Institutional
- Residential

COMMERCIAL

Description: These are commercial areas within the City of Calhoun, ranging in density from downtown commercial to interstate commercial, as depicted by the current zoning map. Commercial development is seen at each I- 75 interchange, as well as along the SR 41 and SR 53 corridors.



Commercial corridor along Highway 53, Calhoun.

Development Strategies/ Policies:

- ❖ Sub-area planning: Assign scale and needs for each area. Interstate commercial allows larger signage and brighter lights, while neighborhood commercial is compatible with residential areas.
- ❖ Infrastructure: With increasing density, traffic congestion is likely. All utilities, including fiberoptic, are in place. Add pedestrian friendly design and walkable connections. Stormwater management via green infrastructure will increase appeal and decrease heat island effects.
- ❖ Infill development: Encourage developments with multiple uses to allow greater density and decrease sprawl. Encourage street facing properties, with parking in the rear. Consider offering incentives to developers for renovation or infill development.

Land Uses: Light to heavy commercial, offices, light industrial, multifamily residential

GREENSPACE

These areas include the floodplains along the Conasauga, Coosawattee, and Oostanaula Rivers and their creeks, including Salacoa Creek. Passive recreation uses, such as trails, boat launches and ramps, and wildflower/ native plantings, are appropriate in these areas. Development in the floodplain is greatly restricted or prohibited by floodplain regulations. State and local stream buffer requirements also apply.



Oostanaula River Boat Ramp.

Development Strategies:

- Protect stream buffers and floodplain areas. Compliance with development restrictions preserves the benefits provided by these greenspace areas, including natural stormwater filtration and treatment, stream and river water quality improvement, and passive recreational opportunities.
- Provide access to creeks and rivers by adding ramps and access points.
- Protect additional greenspace areas and build trails with connections to existing trails and walking paths for improved access to natural recreation areas.
- Conservation easements can be used to add greenspace areas in private ownership.

Land Use: Conservation easements, floodplain, passive recreation use.

PARKS AND RECREATION

Description: The City of Calhoun has developed an impressive set of parks and is actively conserving floodplain and wetland areas. The largest park features new baseball, softball, and football fields, a walking trail, and playgrounds. Calhoun and Gordon County developed the Rivers to Ridges Trail plan to connect community facilities and parks via paths, including this trail. Calhoun is marketing the park to attract tournaments and traveling youth leagues.



McDaniel Station Road Complex, Calhoun.

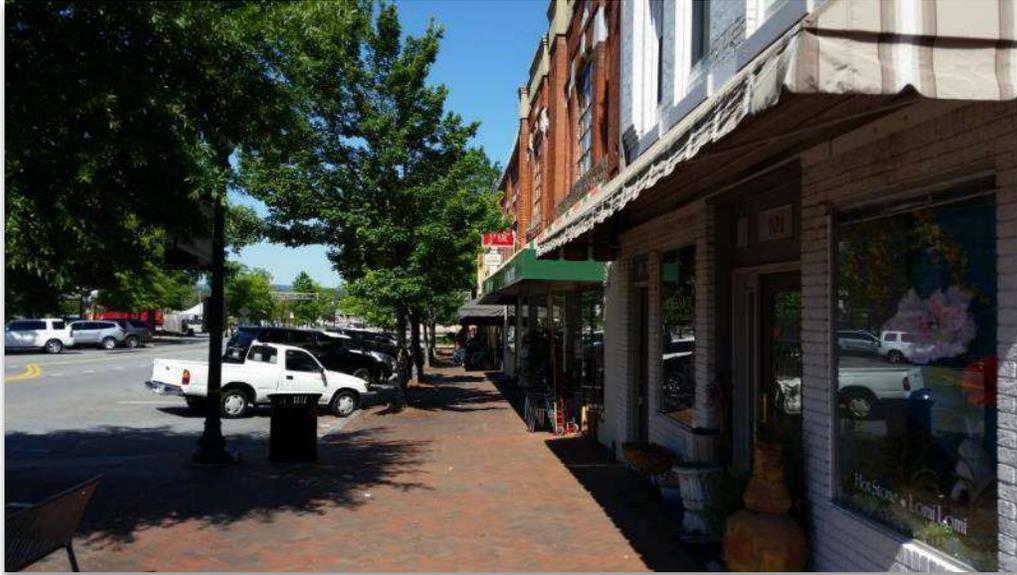
Development Strategies/ Policies:

- ❖ **Marketing:** This is a remarkable facility with tremendous potential. Consider a partnership agreement with the county in an effort to attract larger tournaments. Parks are also an opportunity to advertise for other area attractions, i.e. restaurants, shopping, etc.
- ❖ **Agreements with supporting businesses:** Work with local businesses to provide food, lodging and entertainment options for travel team families. Scheduling complementary events during tournaments allows parents to participate between games, and showcases the community.
- ❖ **Future Expansion:** Continue to implement the Gordon County “Rivers to Ridges” trail master plan. Prepare for future expansions and the changing climate of sports. Consider low cost, low energy amenities for spectators between tournament games. Consider locations for concerts or outdoor movie nights.
- ❖ **Connect parks to nearby residential areas through trails, sidewalks or bike lanes.**

Land Uses: Recreation (active or passive), conservation

HISTORICAL

Description: This is the historic center of Calhoun which developed around the County Courthouse located at the intersection of Wall Street (US 41) and Court Street. The area is comprised of multi-story buildings, with shops, offices or dining on the first floor, and potential for loft-style apartments or homes on the second floor, giving the area a mixed-use aspect.



Downtown Wall St., Calhoun.

Development Strategies:

- ❖ **Historic Preservation:** Calhoun designated this area as a historic district. The Historic Preservation Commission oversees material changes in appearance in the District.
- ❖ **Infrastructure Improvements:** The addition of loft living with retail space on the first floor will make downtown parking an increasingly important issue. Parking decks can be located on non-thoroughfares to prevent them from detracting from the historic nature of the area. Streetscapes, pedestrian improvements, lowered speed limits, and wayfinding signage should be continuous throughout the historic district.
- ❖ **Marketing:** Calhoun has an effective Chamber of Commerce, Development Authority and Visitors and Convention Bureau which support current businesses and market available property. The Chamber developed a smartphone app to aid visitors to Calhoun. Such efforts ensure vibrancy of historic downtowns and should be expanded.

Land Use: Mixed use, light commercial, residential, public institutional, greenspace/parks (smaller scale)

INDUSTRIAL

Description: The City of Calhoun has a healthy and growing list of industrial/ advanced manufacturing industries near Interstate 75 or Highways 53 and 41 to the Union Grove Bypass. Many are located near the Norfolk Southern rail line which runs north-south through Calhoun.



Nourison, Union Grove Bypass.

Development Strategies/ Policies:

- ❖ Infrastructure: The rapid pace of industrial development in these areas is likely to outpace available infrastructure and service provision (i.e., the specialized fire equipment required to address large industrial properties). Additional funding is required for infrastructure and service provision.
- ❖ Property identification/acquisition: Identify sites for acquisition and development.
- ❖ Marketing/recruitment: The Chamber of Commerce and Development Authority will continue to market available sites.
- ❖ Zoning/design guidelines: Industrial/advanced manufacturing developments can create noise, light, odors, or traffic impacts. Zoning and development guidelines can be created to mitigate these issues through requiring buffers, stormwater controls and other measures.
- ❖ Recreation: Industries may be asked to consider development of trails and other amenities for employee health and wellness.
- ❖ Employee considerations: Nearby dining opportunities and convenience stores should be allowed for the purpose of serving employees during their breaks. These sites are primarily vehicle-oriented.
- ❖ Neighboring uses: Industries may generate excessive noise, light, heat, or offensive odors. Consider developing ordinances to require buffers or other mitigation.

Land Uses: Industrial, light commercial

RESIDENTIAL

Description: The City of Calhoun’s residential areas include both suburban and traditional residential neighborhoods. New homes are being built in north and central Calhoun, including single-family and multi-family housing options.



Traditional Neighborhood, Calhoun.

Development Strategies/ Policies:

- ❖ Senior Housing: Calhoun has a shortage of quality senior housing, including independent senior communities, assisted living, nursing homes, and other options. These should be in walkable areas, close to town centers for access to shopping, healthcare, and services.
- ❖ Housing Types: Ensure a range of housing types and options are preserved and developed. Incentives should be offered to developers who are willing to include homes of varying sizes and prices. Encourage infill development and redevelopment.
- ❖ Amenities: Homebuyers are seeking amenities including walkable areas, neighborhood parks/dog parks, trails, dining, and shopping. Ensure walkable connections to parks and recreation or greenspace areas, and to retail and commercial areas.
- ❖ Distressed Properties: Over time, some housing stock has fallen into disrepair, which negatively affects property values and overall neighborhood image. These issues can be addressed through code enforcement, infill development, and redevelopment.

Land Uses: Residential, light commercial, greenspace/parks

FAIRMOUNT CHARACTER AREAS

Fairmount Character Areas include the following:

- Emerging Suburban
- Greenspace
- Highway 411 Commercial Corridor
- Hillside Conservation
- Historic Downtown
- Industrial
- In-Town Traditional Neighborhood
- Public/Institutional Core

EMERGING SUBURBAN

Description: This area includes houses and subdivisions dating from the 1990's or early 2000's, built prior to the 2007 collapse of the housing market which left unfinished neighborhoods. This area is now seeing a resurgence of development interest due to its proximity to I-75 and Highways 411 and 53.

Development Strategies/Policies:

- ❖ Zoning/code enforcement: Properties should be zoned to encourage desired development in appropriate areas. Local ordinances can promote compatible quality design. Incentives can encourage greenspace preservation and walkability. Lot sizes should be determined by the topographical gradient of the property, in an effort to prevent erosion and other environmental issues.
- ❖ Sewer vs. Septic: Access to sewer is a desirable feature when trying to attract quality residential developers. Sewer should be provided where feasible.
- ❖ Create walkable neighborhood focal points by locating schools, community centers and commercial activity centers at suitable locations.



Mustang Ridge Subdivision, Fairmount.

Land Uses: Residential, light commercial

GREENSPACE

These areas include the floodplains along Salacoa Creek. Passive recreation uses, such as trails, boat launches and ramps, and wildflower/ native plantings, may be appropriate in these areas. Development in the floodplain is greatly restricted or prohibited by floodplain regulations. State and local stream buffer requirements also apply.



Floodplain.

Development Strategies:

- Protect stream buffers and floodplain areas. Compliance with development restrictions preserves the benefits provided by these greenspace areas, including natural stormwater filtration and treatment, stream and river water quality improvement, and passive recreational opportunities.
- Provide access to creeks and rivers by adding ramps and access points.
- Trails and connectivity can be added.
- Encourage conservation easements.

Land Use: Conservation easements, floodplain, passive recreation use.

HIGHWAY 411 COMMERCIAL CORRIDOR

Description: The Highway 411 corridor within the City of Fairmount is a mix of residential, commercial, and light industrial uses, which bisects downtown and parallels Fairmount’s Town Square. This corridor sees high volumes of traffic including commercial truck traffic; speeds are also a concern to the Town. Industrial and commercial development will increase along the corridor, due to its proximity to the Appalachian Regional Port in adjoining Murray County to the north. This corridor already has access to water and sewer infrastructure; CSX rail parallels the highway to the west.



US 411 corridor.

Development Strategies/Policies:

- ❖ Streetscapes: Highway 411 runs north-south along the eastern edge of the City Square; conditions associated with higher speed and higher volume traffic naturally discourage pedestrians from crossing to adjacent retail and residential areas. Wide and separated sidewalks, street trees, crosswalks and wayfinding signage will promote walkability and provide traffic calming and improved safety.
- ❖ Ordinances: Zoning and other development/code enforcement ordinances can be implemented to ensure that future growth is compatible with town-scale existing development. Mature tree cover should be protected and gateway corridors improved. Incentivize infill development to prevent unnecessary sprawl.

Land Uses: Commercial, light industrial, multi-family residential

HILLSIDE CONSERVATION

Description: This is an area with a steep topographical gradient and hilly terrain on the eastern side of the city, forming the initial foothills of the Appalachian Mountains. An earlier effort to develop this area for residential purposes was unsuccessful. Elevation is not great enough to qualify for steep slope protections; however, the hillside would be susceptible to rapid erosion if the existing tree cover is removed. This tree-covered slope is visible from US 411 and SR 53, which adds rural scenic appeal.



Fairmount viewshed from SR 53.

Development Strategies/ Policies:

- ❖ Preservation/Conservation: This is an environmentally sensitive area where development should be limited to large-lot residential with minimum lot sizes and height restrictions to preserve the natural viewshed and soils. Fairmount can reference existing model ordinances created by the Georgia Department of Natural Resources.
- ❖ Limit Infrastructure: The City can limit the availability of infrastructure in this area, including water and sewer access, to minimize development density. Roads can be restricted to a minimal width that will yet accommodate emergency vehicle access.

Land Uses:

Passive recreation, Conservation, Large-lot residential

HISTORIC DOWNTOWN

Description: Downtown Fairmount is formed of a central square surrounded by four rows of historic buildings, including City Hall. Buildings on the eastern side of the square are separated by Highway 411. These buildings were constructed in the early 1900s when Highway 411 was a more traveled route, prior to the development of the interstate system. Some buildings are occupied; however, others have been vacant for extended periods of time and are suffering from neglect and decay.



Fairmount Town Square.

Development Strategies/ Policies:

- ❖ Historic Preservation: This area's historic character should be preserved through the adoption and implementation of zoning and other development and code enforcement ordinances. New development should complement existing buildings.
- ❖ Promote infill development to revitalize existing properties and add value to the central square while relying only on existing infrastructure.
- ❖ Pedestrian Friendly: This area should remain pedestrian friendly. The east side of the historic square includes Highway 411. Streetscapes can include sidewalks, crosswalks, street trees, custom signage and parking to improve safety, walkability, and decrease speeds.
- ❖ Consider regulations and ordinances to mitigate negative development impacts (noise, air quality, increased traffic, stormwater runoff).

Land Uses:

Light commercial, public institutional, multi-family residential, parks (all need to complement historic atmosphere)

INDUSTRIAL

Description: The City of Fairmount has several industrial and advanced manufacturing sites on the west side of town. Access to Highways 411 and 53, and CSX rail lines, has previously attracted industrial development and will likely induce additional interest in future. One site adjacent to downtown Fairmount is currently vacant but includes a rail spur, and could be redeveloped for future use.



Huber Engineered Materials, Fairmount.

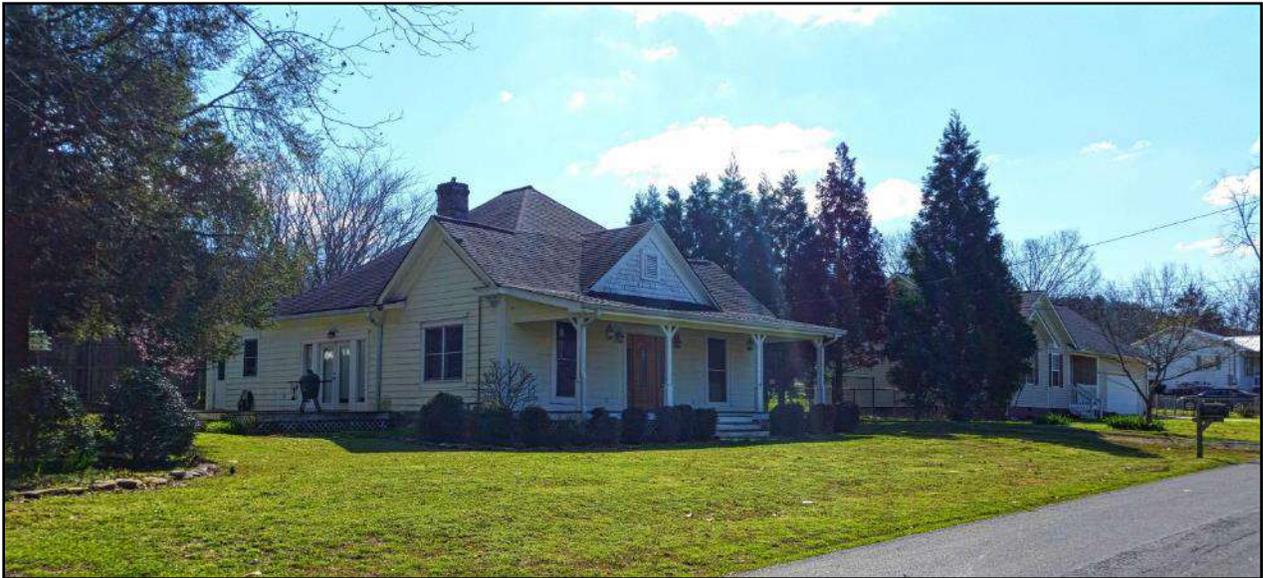
Development Strategies/ Policies:

- ❖ **Identifying Properties:** The City should identify properties that meet specifications for industrial development. Such properties will need water, sewer, fiber optic and, if possible, railroad access. These may be annexed into the City or the City may partner with Gordon County to develop these sites.
- ❖ **Increased Rail Access:** The City should assess the feasibility of developing additional rail spurs to key sites. Neighboring jurisdictions have exhausted all opportunities for additional rail access.
- ❖ **Marketing:** Partner with the Gordon County Chamber of Commerce and the Industrial Development Authority to market available properties.

Land Uses: Industrial (light and heavy), light commercial

IN-TOWN TRADITIONAL NEIGHBORHOOD

Description: This area includes homes and small businesses are located near the Town Square and along Highways 411 and 53. These tend to be ranch-style homes constructed prior to 1970, and are served by water and sewer. Broadband access and service improvements are needed. In-town neighborhoods with smaller lot sizes such as these are becoming increasingly popular.



Traditional Residential, Fairmount.

Development Strategies/ Policies:

- ❖ Promote and maintain walkability through sidewalks and crosswalks on US 411 and SR 53 since these routes bisect the city. Residents should ideally be able to walk to schools, shops, restaurants, parks, government offices, and places of employment.
- ❖ Code enforcement efforts are needed to address uncontrolled vegetative growth and property decay. Some older properties are in disrepair and in visibly blighted conditions. These properties need extensive renovation or in some cases, demolition.
- ❖ Implement zoning to protect the integrity of the community from uncontrolled future growth. Zoning can also stabilize property values by preventing conflicting uses of neighboring properties.
- ❖ Promote infill development where the necessary infrastructure is already in place.
- ❖ Make in-town traditional neighborhoods economically vibrant through development of low-impact, family-friendly businesses.

Land Uses: Light commercial, residential, parks/recreation

PUBLIC/ INSTITUTIONAL

Description: This area includes publicly owned and managed properties including City Hall, schools, parks, and undeveloped property that is in City ownership.



Fairmount City Hall.

Development Strategies/ Policies:

- ❖ Additional public needs: Fairmount can work with residents to identify needs for infrastructure improvements and additional services. The 2022 Community Survey results indicated a need for additional recreation opportunities, more trails and walking areas, relief of congestion at the intersection of Highway 53 at Hwy 411 in Fairmount, and removal of blighted buildings.
- ❖ Code Enforcement: The City has added a Code Enforcement Officer position. This position can bolster community pride and prevent property neglect and blight by providing education and enforcement to bring properties up to the required standards.

Land Uses: Government offices, parks, schools

PLAINVILLE CHARACTER AREAS

Plainville Character Areas include the following:

- Emerging Suburban
- Industrial
- Public/ Institutional Core
- Rural Residential
- Traditional Residential

EMERGING SUBURBAN

Description: Northeast Plainville has seen newer residential development. This area of Plainville is closest to Highway 53 providing access to Calhoun and to I-75; this area is attractive to commuters seeking rural residential living. This area is elevated above the flood plain.



Franklin Road SW housing, Plainville.

Development Strategies/Policies:

- ❖ Infrastructure: Plainville has no sewer access; lack of sewer will deter inappropriate commercial and industrial development. New residential development will require individual septic systems and must meet Environmental Health lot size requirements.
- ❖ Environmental considerations: Tree conservation ordinances and other environmentally friendly ordinances would enhance the natural beauty of new development, provide natural stormwater controls, and provide energy savings, as well as promoting stable property values. Conservation easements should be encouraged where applicable.
- ❖ Walkability: New development should include sidewalks to promote walkability and connectivity.

Land Uses: Large Lot Residential

INDUSTRIAL

Description: These are areas with existing industry that will continue operations over the next ten years, including ATCO Rubber Products. Expansion of the physical footprint of these businesses would be difficult due to neighboring residential properties.



Atco Rubber Products, County Line Road, Plainville.

Development Strategies/ Policies:

- ❖ Industrial Development: Future development should focus on the CSX Railroad corridor. Lots adjacent to the railroad can be combined if future development is desired.
- ❖ Infrastructure: The lack of sewer is a limiting factor. Future development will depend on sewer availability. Lack of easy access to I-75 is another consideration that may prevent a high level of additional industrial development.

Land Uses:

Industrial

PUBLIC /INSTITUTIONAL

Description: Publicly owned properties include City Hall and the City Park and Gym. The City hosts community events including a Thanksgiving celebration and Christmas parade which are community draws. Additional recreation offerings and amenities will be added as needs are identified.



Plainville City Hall, Earl Street, Plainville.

Development Strategies/Policies:

- ❖ Expanded use: Additional park and recreation services and amenities will be added based on demand.
 - Infrastructure: Additional lighting is needed throughout the City's center and in the Park for safety, access, and visibility. Sidewalks, crosswalks and trails can provide connectivity to neighboring residences.
 - To improve pedestrian safety, consider increased traffic enforcement to reduce speeding and reckless driving in these areas.
- ❖ Community Events: Continue community events, such as Thanksgiving gatherings and Christmas parades, which build a sense of community and are convenient for Plainville residents and those in neighboring areas to attend. Marketing is an essential element and can be done at no cost via official social media accounts.

Land Uses: Recreation (active and passive use) and civic functions

RURAL RESIDENTIAL

Description: This area includes large-lot single-family homes that are likely to retain their low-density residential character in the future. The lack of sewer and the City's desire to preserve this aspect of the community will ensure that the small-town rural residential appeal is protected from denser development.



Residential, Earl Street, Plainville.

Development Strategies/Policies:

- ❖ This type of residential development is ideal for Plainville due to the lack of sewer which dictates that residences meet lot size requirements for septic systems. Minimal additional infrastructure is needed. Limiting areas of impervious surfaces will lessen stormwater runoff flooding, which has become an issue for low-lying areas.

Land Uses:

Large-lot Residential

TRADITIONAL RESIDENTIAL

Description: This is the downtown residential core of the City of Plainville. This traditional neighborhood area includes single-family residences of denser, ¼- to ½- acre lots which flank the CSX rail line through the center of Plainville. Truck traffic generated by Atco Rubber Products, Inc. also travels through this core residential area.



Traditional Residential, Plainville.

Development Strategies/Policies:

- ❖ Flood prevention: This area is prone to flooding during heavy rain events. Flooding is generated by poor drainage of low-lying areas, rather than the rising of a body of water such as a river or creek. Ordinances can be developed to require stormwater improvements for new development. Regular maintenance on drainage ditches along with other stormwater mitigation actions will reduce runoff and flooding during heavy rain events.
- ❖ Demolition of substandard properties: There are uninhabitable and abandoned properties in the City of Plainville that continue to deteriorate. To protect property values and prevent accidental injury, Plainville will continue clean up and removal efforts for these properties.
- ❖ Sense of Community: This is the central residential area that developed around City Hall and the railroad tracks. Due to the significant amount of open space, community events can easily be held in these areas by temporarily closing neighborhood streets. As historically owner-occupied properties become rental units, with frequent tenant changeover, public events help to preserve a sense of community.

Land Uses: Residential, light commercial, public institutional/gathering space

RESACA CHARACTER AREAS

Character areas in Resaca include the following:

- Emerging Suburban
- Greenspace
- Highway 41 Commercial Corridor
- Historic Downtown
- Historic Resource Protection
- Interstate Commercial
- Industrial
- Residential
- Rural Agricultural Reserve

EMERGING SUBURBAN

Description: Suburban-type residential is becoming common in once-rural areas, and is characterized by a predominance of single-family detached dwellings on relatively small lots. Located near the I-75 interchange, these developments supply commuter and workforce housing needs.



North Pointe Subdivision, Resaca.

Development Strategies/Policies:

- ❖ Respect the surrounding rural character. Limit grading and tree clearance; avoid disturbance of historic resources. Require buffers.
- ❖ Encourage “conservation subdivision” design and greenspace preservation.
- ❖ Provide a variety of housing choices.
- ❖ Ensure quality design and construction.
- ❖ Provide a connected network of streets; provide sidewalks and street trees, and connect to greenspace whenever possible. Provide active and passive recreation opportunities.

Land Use: Single Family Residential, Park Space

GREENSPACE

Description: The nearby confluence of the Oostanaula and Conasauga Rivers and their floodplains renders much of the area in and around Resaca environmentally sensitive and ill-suited to conventional development. Development in the floodplain is greatly restricted or prohibited by floodplain regulations. State and local stream buffer requirements also apply. Passive recreation uses, such as trails, boat launches and ramps, and wildflower/ native plantings, are appropriate in these areas.



Greenspace/Floodplain, Fort Wayne Historic Site, Resaca.

Development Strategies:

- Protect stream buffers and floodplain areas. Compliance with development restrictions preserves the benefits provided by these greenspace areas, including natural stormwater filtration and treatment, stream and river water quality improvement, and passive recreational opportunities.
- Provide access to creeks and rivers by adding ramps and access points.
- Protect additional greenspace areas and build trails with connections to existing trails and walking paths for improved access to natural recreation areas.
- Conservation easements can be used to add greenspace areas in private ownership.

Land Use: Conservation easements, floodplain, passive recreation use.

HIGHWAY 41 COMMERCIAL CORRIDOR

Description: The Highway 41 Commercial Corridor is differentiated from the historic town center of Resaca as it features deep setbacks, parking lots between the road and buildings, and little pedestrian infrastructure. It constitutes a “gateway corridor,” and should be the focus of improvements to enhance appearance and compatibility with the adjacent town center.



Commercial, Resaca.

Development Strategies/Policies:

- ❖ Maintain the commercial character of the area.
- ❖ Develop gateway improvements such as sidewalks and landscaping, and limit signs and billboards.
- ❖ Landscape parking lots to provide shade, reduce impervious surfaces, and lessen the public visibility of parking areas.
- ❖ Encourage redevelopment to permit minimal building setbacks; permit parking to the rear of buildings, interparcel access, and shared driveways.
- ❖ Require quality materials and design for redevelopment projects; establish minimum standards.
- ❖ Coordinate with the Gordon County Chamber of Commerce to market vacant buildings.

Land Uses: Commercial, retail.

HISTORIC RESOURCE PROTECTION

Description: This area is characterized by Civil War battlefields from the Battle of Resaca with large tracts of land containing fortifications, some of which are well preserved. Many of these resources are catalogued in the *Atlanta Campaign Historic Resources Survey, Phase I* (2000)- Georgia Department of Natural Resources and the National Park Service. This character area extends beyond Resaca's jurisdictional boundaries, but should be treated as a whole. It includes the Resaca Battlefield Historic Site, the Fort Wayne Civil War Historic Site, the Resaca Confederate Cemetery, and private property under conservation easement.



Fort Wayne Civil War Historic Site, Resaca.

Development Strategies/Policies:

- ❖ Preserve the integrity of battlefield sites, including associated viewsheds.
- ❖ Encourage conservation easements.
- ❖ Buffer historic sites from encroaching development.
- ❖ Encourage site design and scale compatible with the historic environment.
- ❖ Encourage low-impact uses.
- ❖ Work with battlefield conservancies and land trusts to preserve battlefields.
- ❖ Coordinate with the Gordon County Historic Preservation Commission to develop local historic districts to exercise oversight of historic areas.

Land Uses: Agriculture; Low-intensity single-family residential, preferably as “conservation subdivisions;” passive recreation.

HISTORIC DOWNTOWN

Description: The historic town center is clustered near the railroad tracks around the junction of Highway 41 and Nicklesville Road/ Walker Street and represents a mix of uses, including residential. There are also several historic structures.



Historic downtown intersection of Highway 41 and Highway 136, Resaca.

Development Strategies/Policies:

- ❖ Maintain a mix of uses likely to attract residents.
- ❖ Keep civic uses (town hall, post office) downtown to reinforce the area as a community focal point.
- ❖ Orient buildings close to the road, and limit parking/pavement in front of buildings
- ❖ Accommodate redevelopment and infill that is compatible with the historic development patterns and architecture.
- ❖ Lay sidewalks and establish trails to encourage pedestrian access to downtown.
- ❖ Reuse vacant structures.
- ❖ Explore the possibility of National Register listing for rehabilitation tax credits.
- ❖ Maintain existing building stock and rehabilitate when necessary.
- ❖ Repurpose vacant residential buildings for professional or commercial uses with lighting, parking and signage compatible with residential use.

Land Uses: Neighborhood commercial, office, government facilities, single family residential, mixed uses.

INTERSTATE COMMERCIAL

Description: Interstate Commercial accommodates commercial uses associated with interstate access, such as truck stops and other auto and truck-oriented uses. Ensure that types and scale of uses developed do not detract from the rural and historic qualities of Resaca.



Flying J Travel Stop, Highway 41, Resaca

Development Strategies/Policies:

- ❖ Develop clear physical boundaries between interstate commercial access areas and adjacent character areas.
- ❖ Limit signs and billboards.
- ❖ Minimize curb cuts, and allow interparcel access
- ❖ Encourage site design that minimizes impervious surfaces, better integrates stormwater treatment, and screens parking and loading areas from the right-of-way.
- ❖ Respect the history of Resaca and, especially, the battlefield.
- ❖ Adopt sign, landscaping, and buffer ordinances.

Land Uses: Commercial

RURAL/ AGRICULTURAL RESERVE

Description: This area includes rural, undeveloped land suited for agricultural and large lot uses. An important development alternative for this area is a “conservation subdivision” to preserve as much open space as possible. Conservation easements can also preserve open space.



Agriculture, Resaca.

Development Strategies/Policies:

- ❖ Preserve rural character.
- ❖ Discourage extension of public utilities, especially sewer, to encourage large lots.
- ❖ Preserve natural hydrology and drainageways for stormwater management.
- ❖ Encourage agriculture and conservation easements.
- ❖ Accommodate “conservation subdivisions” and other low-impact uses.

Land Uses: Agriculture; Low-intensity single-family residential, preferably as “conservation subdivisions;” Passive recreation.

RESIDENTIAL

Description: Resaca's residential areas include a single-family residential mix of pre- and post -World War II construction. This style of housing is suitable due to the rural nature of the area, where multi-family housing is not typical.



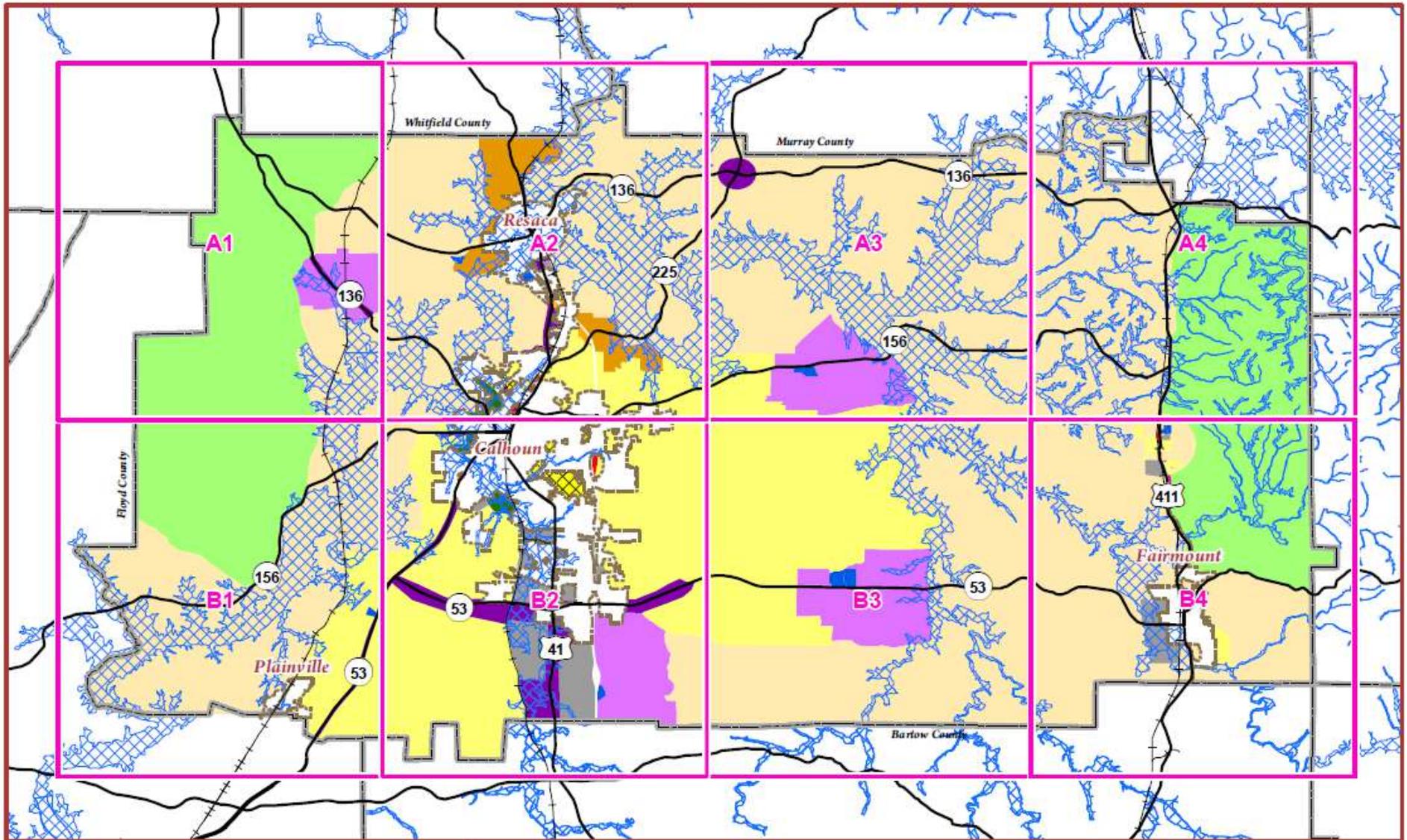
Residential, Resaca, Highway 41.

Development Strategies/ Policies:

- ❖ Continue traditional neighborhood development principles.
- ❖ Develop incentives for infill development to prevent sprawl and to promote the rehabilitation of distressed properties.
- ❖ Infrastructure Improvements: Access to water/sewer and fiber-optic would make the area more desirable.
- ❖ Public Improvements: Beautification projects, continued maintenance of existing infrastructure.
- ❖ Develop code enforcement ordinances: Stabilize and increase property values by preventing residential neglect, decay, and uncontrolled vegetative growth.
- ❖ Maintain and continue to develop walkability throughout the town.

Land Uses: Residential, light commercial, greenspace/parks.

Gordon County Future Development Maps



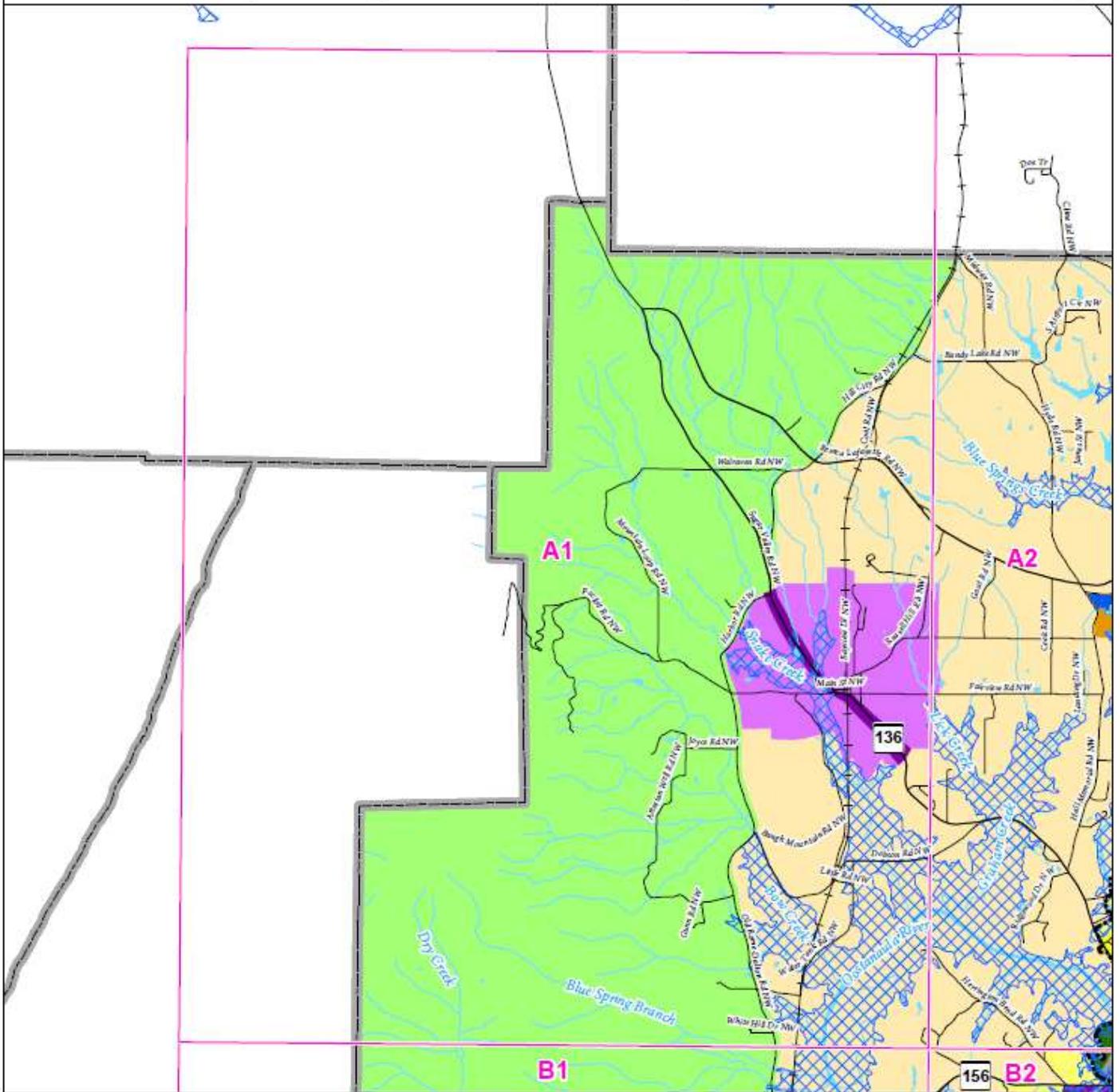
Future Development Map - Gordon County, GA



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Gordon County, Georgia - Future Development Map 1 inch = 1 miles

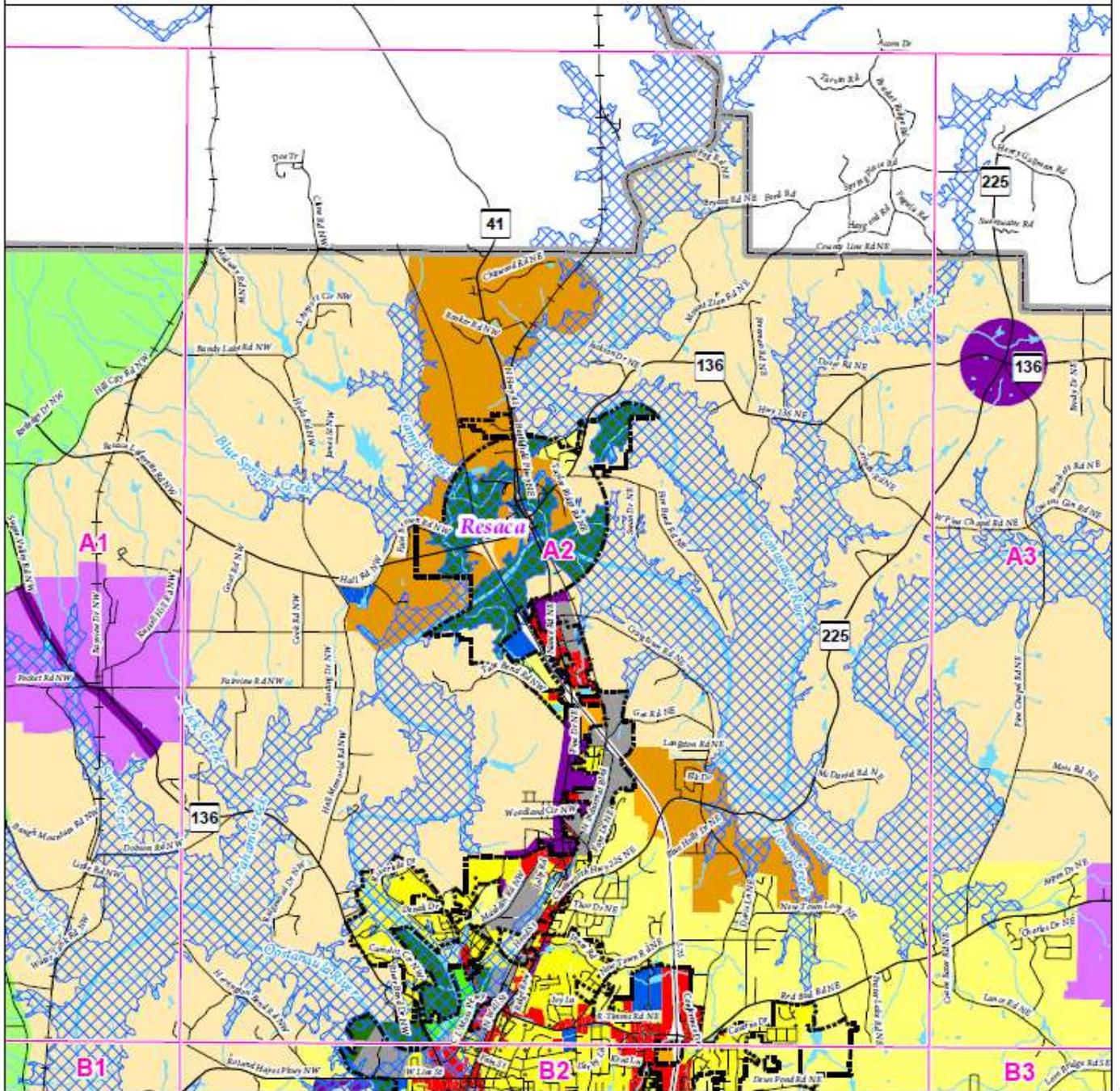


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| <ul style="list-style-type: none"> — Highways — Roads — Railroads City Limits Floodplains | <p>Calhoun Character Areas</p> <ul style="list-style-type: none"> Emerging Suburban Greenspace Industrial Residential |
| <p>Gordon County Character Areas</p> <ul style="list-style-type: none"> Emerging Mixed Use Emerging Mixed Use Community Emerging Suburban Hillside Conservation Historic Resource Protection Public/Institutional Rural/Agricultural Reserve | |



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Gordon County, Georgia - Future Development Map 1 inch = 1 miles



<ul style="list-style-type: none"> — Highways — Roads — Railroads City Limits Floodplains Gordon County Character Areas Commercial County in City Commercial County in City Industrial County in City Residential Emerging Mixed Use Emerging Mixed Use Community Emerging Suburban 	<ul style="list-style-type: none"> Greenspace Hillside Conservation Historic Resource Protection Industrial Intestate Commercial Public/Institutional Rural/Agricultural Reserve Calhoun Character Areas Commercial Emerging Mixed Use Emerging Suburban Greenspace Historical 	<ul style="list-style-type: none"> Industrial Parks & Recreation Public/Institutional Residential Resaca Character Areas Emerging Suburban Greenspace Highway 41 Commercial Corridor Highway 41 North Corridor Historic Downtown Historic Resource Protection Intestate Commercial Rural / Agricultural Reserve
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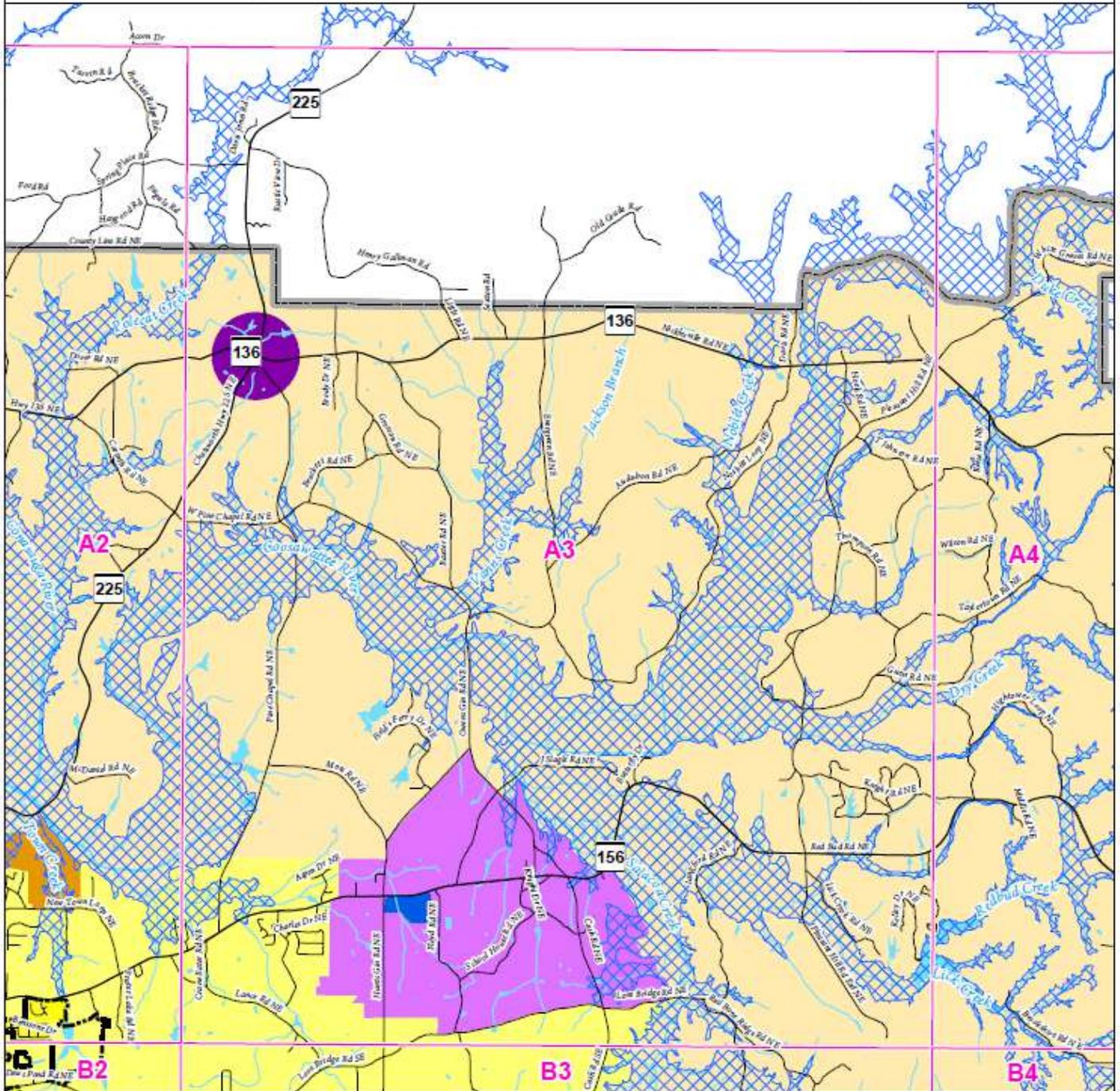
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Gordon County, Georgia - Future Development Map

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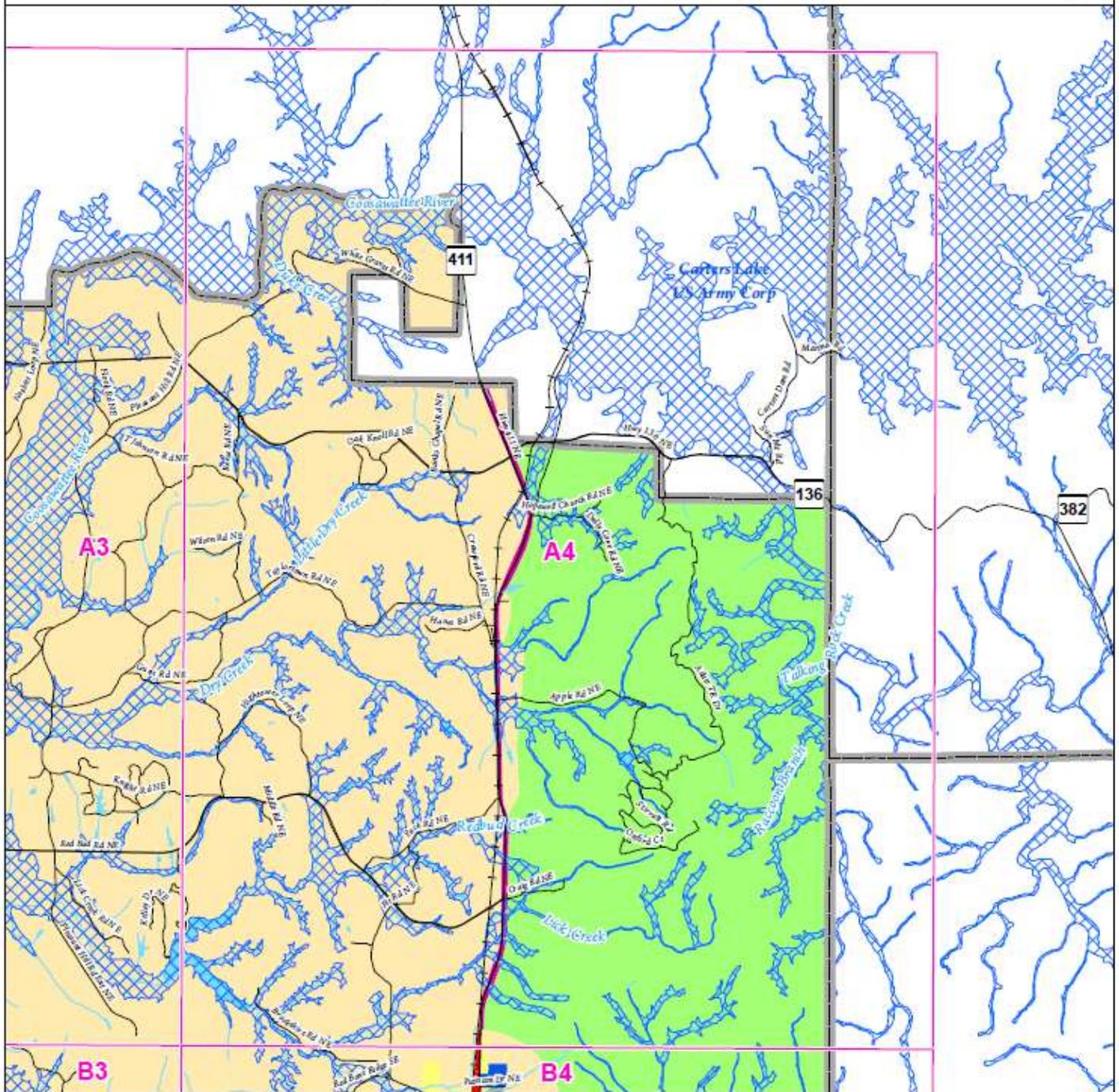
- Highways
 - Roads
 - Railroads
 - ▭ City Limits
 - ▨ Floodplains
- Gordon County Character Areas**
- ▭ Emerging Mixed Use
 - ▭ Emerging Mixed Use Community
 - ▭ Emerging Suburban
 - ▭ Historic Resource Protection
 - ▭ Public/Institutional
 - ▭ Rural/Agricultural Reserve
- ▭ Calhoun Character Areas
 - ▭ Emerging Suburban
 - Residential



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Gordon County, Georgia - Future Development Map

1 inch = 1 miles



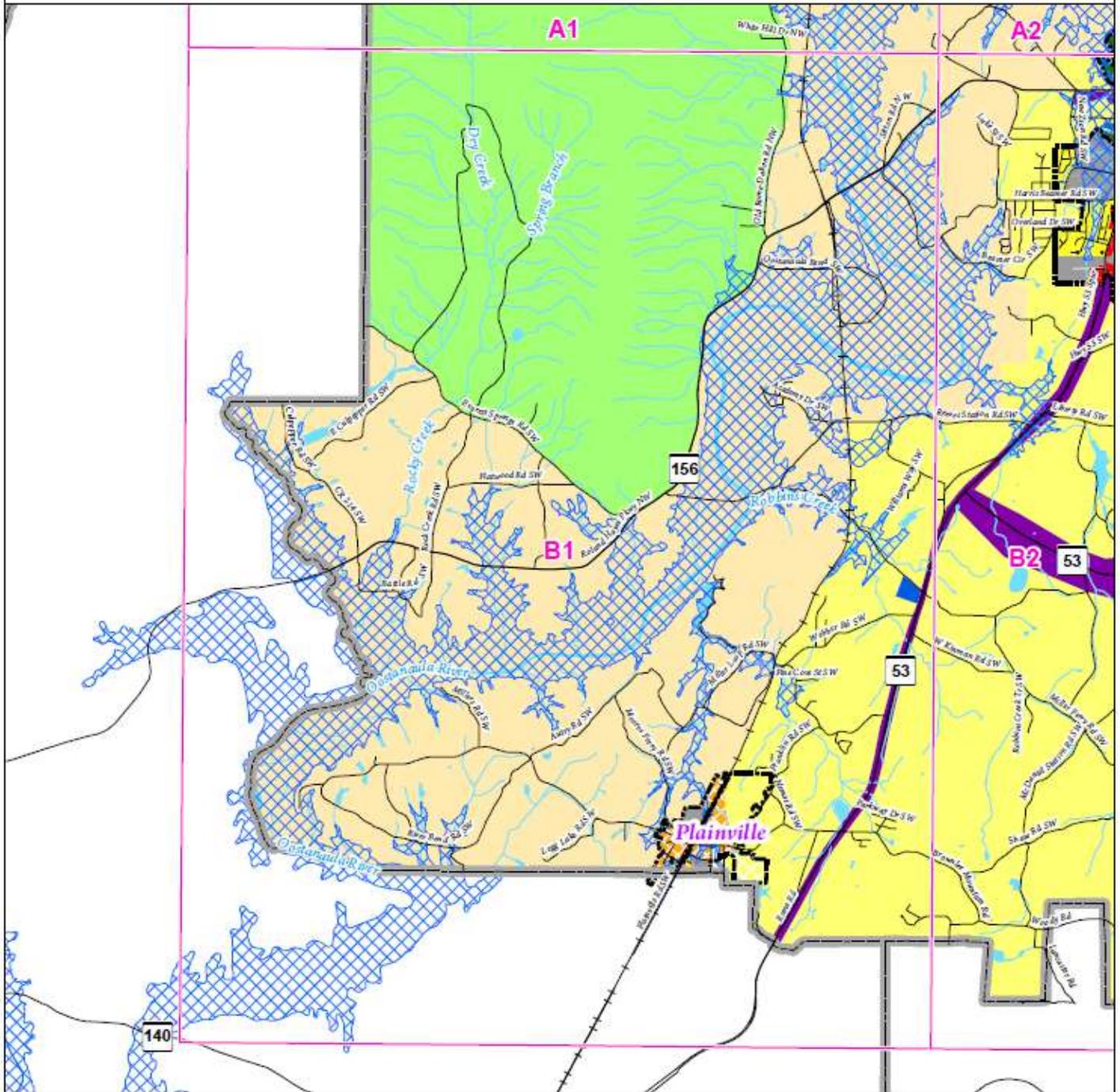
- Highways
- Roads
- Railroads
- ▭ City Limits
- ▨ Floodplains
- Gordon County Character Areas
- Commercial
- Emerging Suburban
- Hillside Conservation
- Hwy 411 Multiuse
- (Commercial, Industrial)
- Industrial
- Public/Institutional

Rural/Agricultural Reserve



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Gordon County, Georgia - Future Development Map 1 inch = 1 miles



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| <ul style="list-style-type: none"> — Highways — Roads — Railroads ▭ City Limits ▭ Floodplains | <p>Calhoun Character Areas</p> <ul style="list-style-type: none"> ▭ Commercial ▭ Greenspace ▭ Industrial ▭ Residential <p>Plainville Character Areas</p> <ul style="list-style-type: none"> ▭ Emerging Suburban ▭ Industrial ▭ Rural Residential ▭ Traditional Residential |
| <p>Gordon County Character Areas</p> <ul style="list-style-type: none"> ▭ Commercial ▭ Emerging Mixed Use ▭ Emerging Suburban ▭ Greenspace ▭ Hillside Conservation ▭ Public/Institutional ▭ Rural/Agricultural Reserve | |

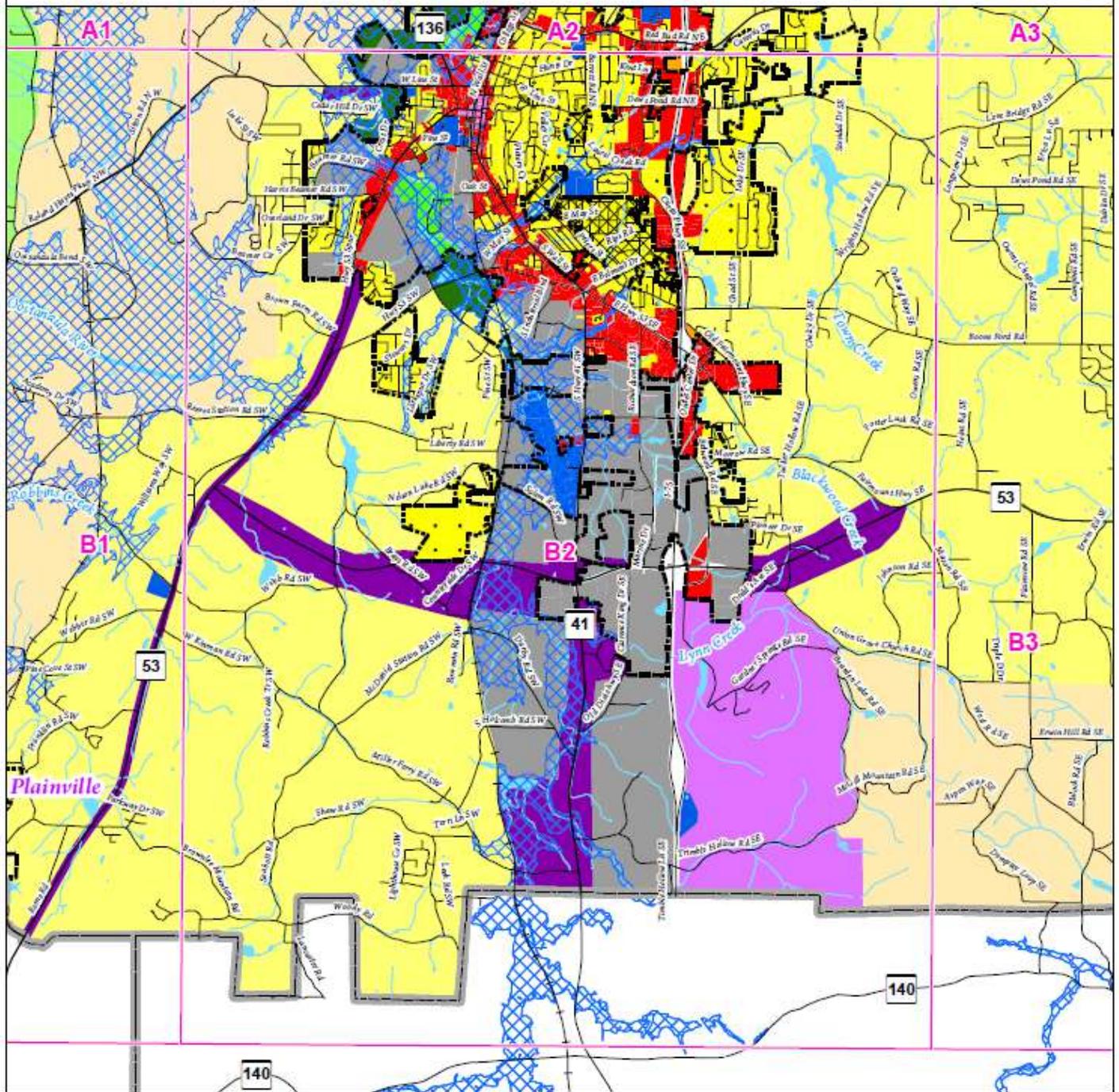


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Gordon County, Georgia - Future Development Map 1 inch = 1 miles



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|--------------------------------------|--------------------------------|-----------------------------------|
| — Highways | Greenspace | Parks & Recreation |
| — Roads | Hillside Conservation | Public/Institutional |
| — Railroads | Industrial | Residential |
| City Limits | Interstate Commercial | Plainville Character Areas |
| Floodplains | Public/Institutional | Emerging Suburban |
| Gordon County Character Areas | Rural/Agricultural Reserve | Rural Residential |
| Commercial | Calhoun Character Areas | |
| County in City Commercial | Commercial | |
| County in City Industrial | Emerging Mixed Use | |
| County in City Residential | Emerging Suburban | |
| Emerging Mixed Use | Greenspace | |
| Emerging Mixed Use Community | Historical | |
| Emerging Suburban | Industrial | |

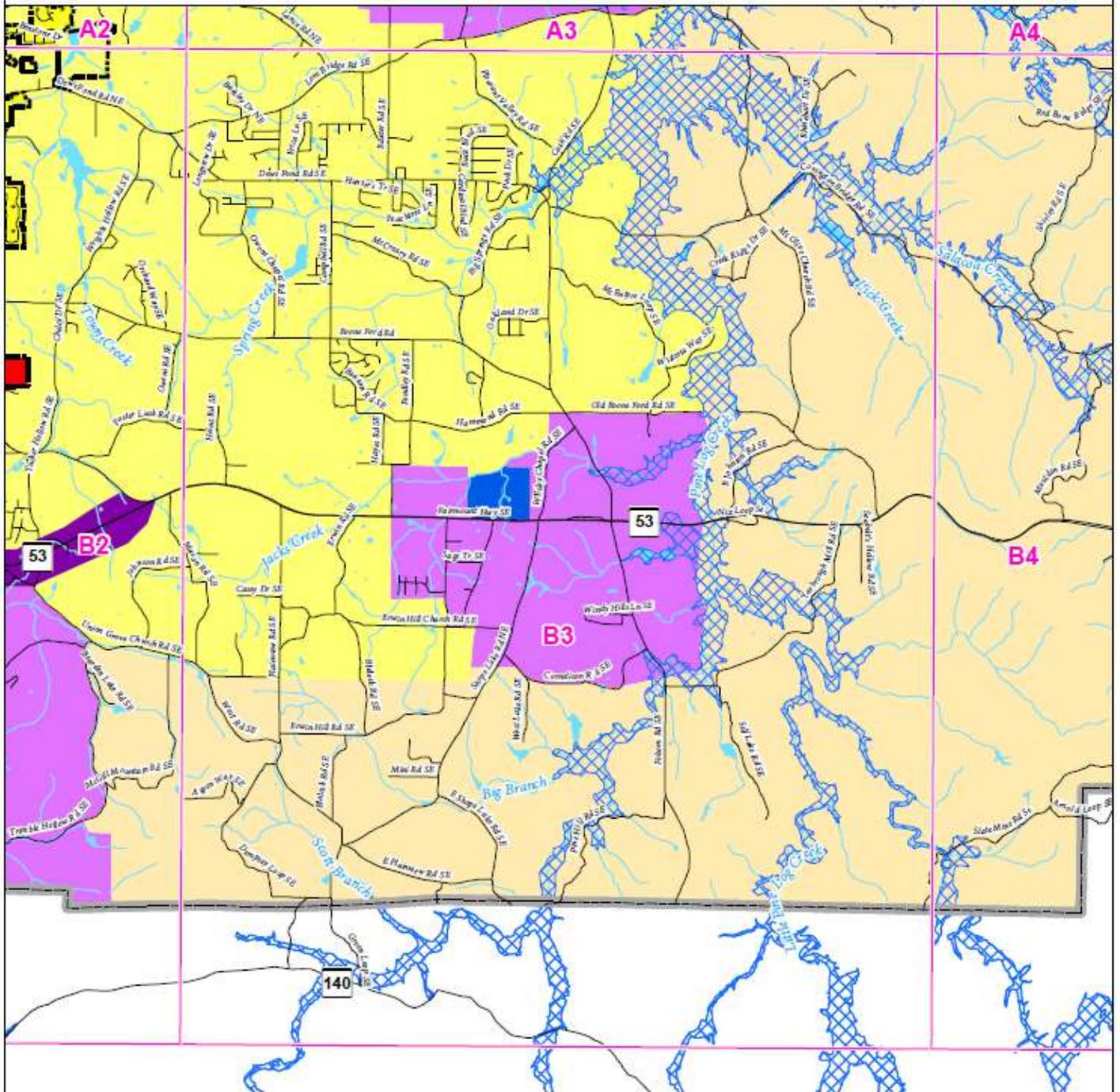


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Gordon County, Georgia - Future Development Map 1 inch = 1 miles



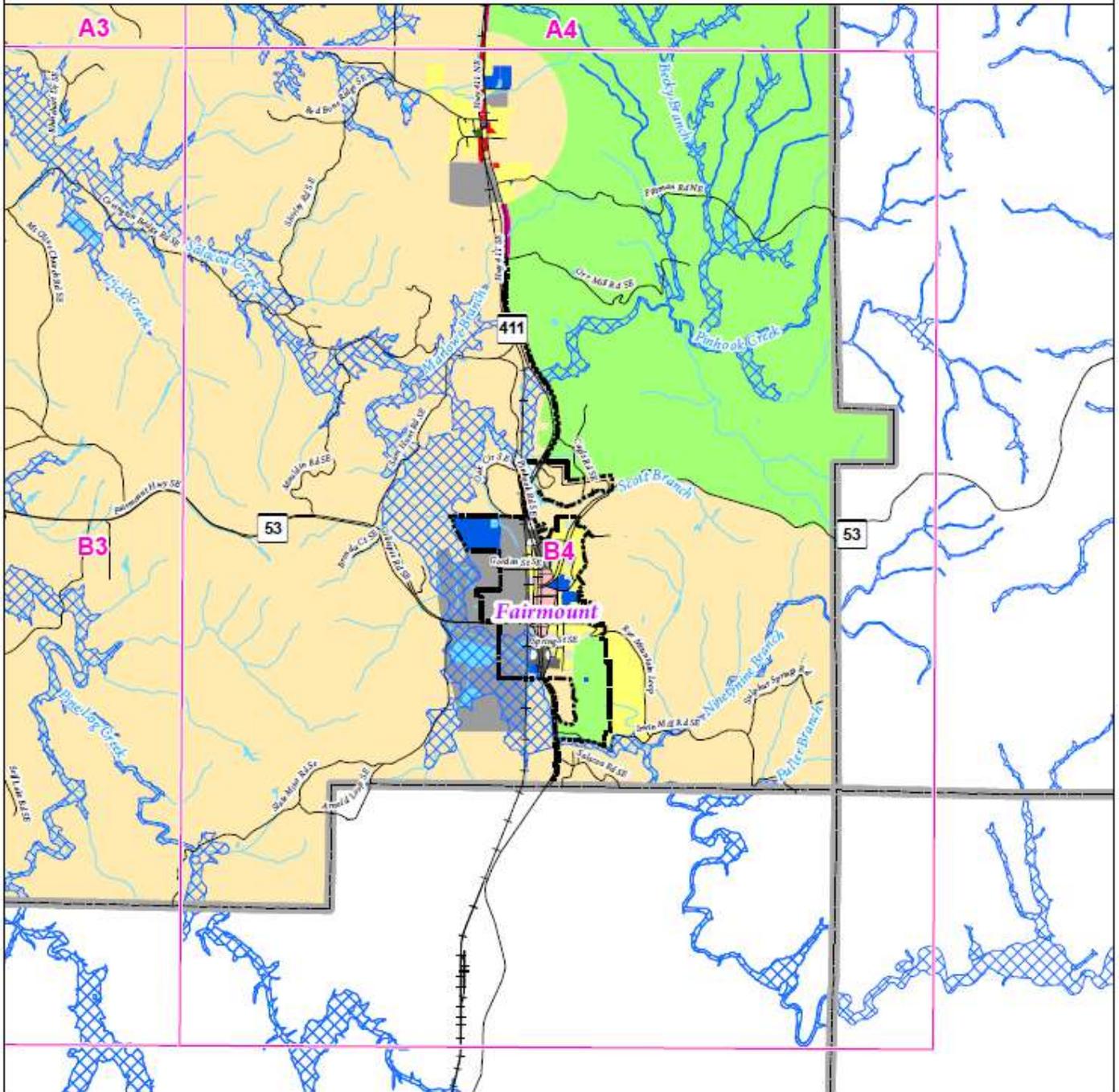
- Highways
 - Roads
 - Railroads
 - City Limits
 - Floodplains
- Gordon County Character Areas
- Emerging Mixed Use
 - Emerging Mixed Use Community
 - Emerging Suburban
 - Public/Institutional
 - Rural/Agricultural Reserve
- Calhoun Character Areas
- Commercial
 - Emerging Suburban
 - Residential



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Gordon County, Georgia - Future Development Map

1 inch = 1 miles



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| — Highways | Public/Institutional |
| — Roads | Rural/Agricultural Reserve |
| — Railroads | Fairmount Character Areas |
| City Limits | Highway 411 Commercial Corridor |
| Floodplains | Hillside Conservation |
| Gordon County Character Areas | Historic Downtown |
| Commercial | In-Town Traditional Neighborhood |
| Emerging Suburban | Industrial |
| Greenspace | Public/Institutional |
| Hillside Conservation | Rural / Agricultural Reserve |
| Hwy 411 Multiuse (Commercial, Industrial) | |
| Industrial | |



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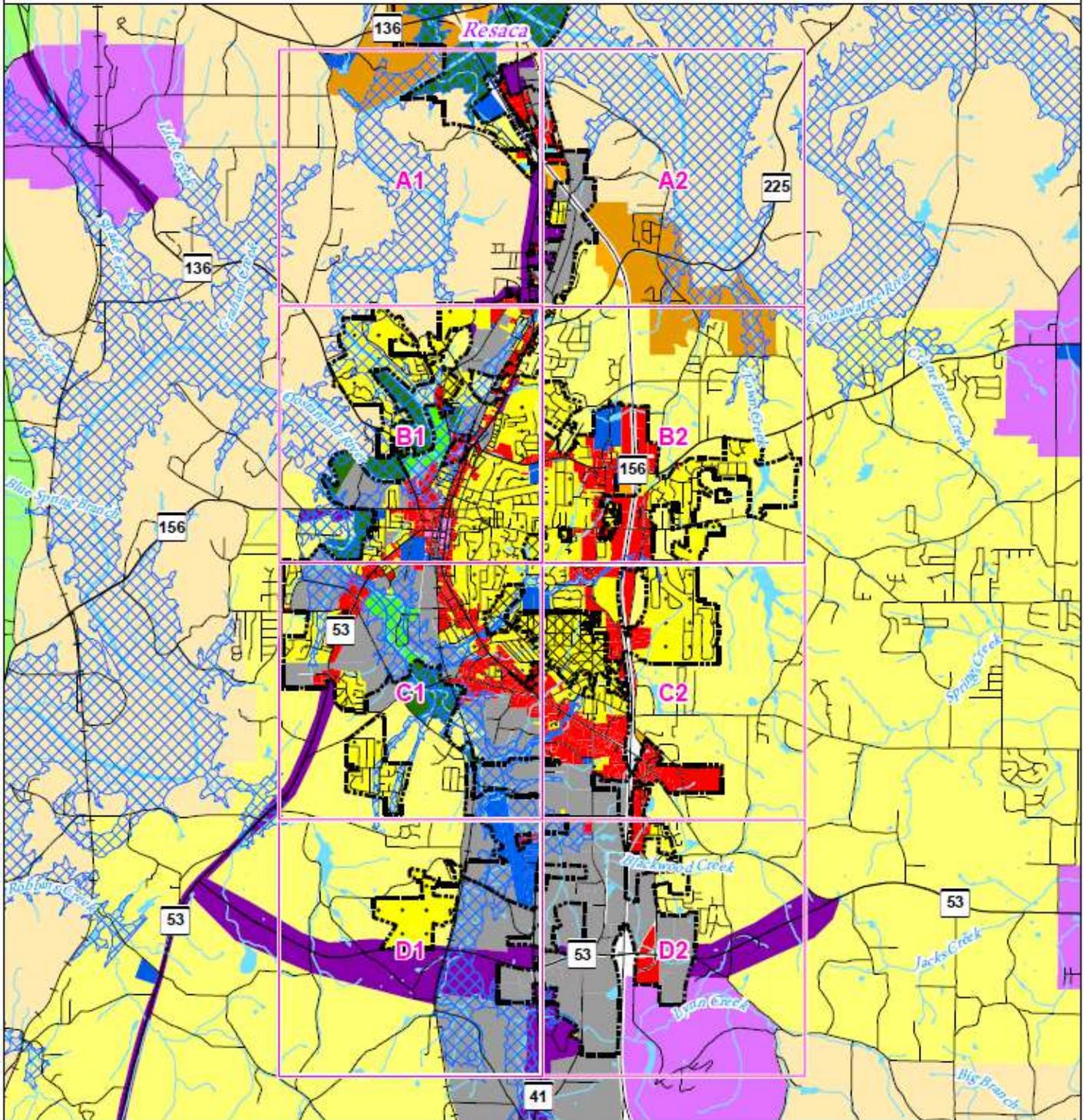
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Calhoun Future Development Maps

Calhoun, Georgia - Future Development Map

1 inch = 1 miles



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| <ul style="list-style-type: none"> — Highways — Roads — Railroads — City Limits — Floodplains Gordon County Character Areas Commercial County in City Commercial County in City Industrial County in City Residential | <ul style="list-style-type: none"> Emerging Mixed Use Emerging Mixed Use Community Emerging Suburban Greenspace Hillside Conservation Historic Resource Protection Industrial Interstate Commercial Public/Institutional Rural/Agricultural Reserve | Calhoun Character Areas <ul style="list-style-type: none"> Commercial Emerging Mixed Use Emerging Suburban Greenspace Historical Industrial Parks & Recreation Public/Institutional Residential | Resaca Character Areas <ul style="list-style-type: none"> Emerging Suburban Greenspace Highway 41 North Corridor Historic Downtown Historic Resource Protection Interstate Commercial Rural / Agricultural Reserve |
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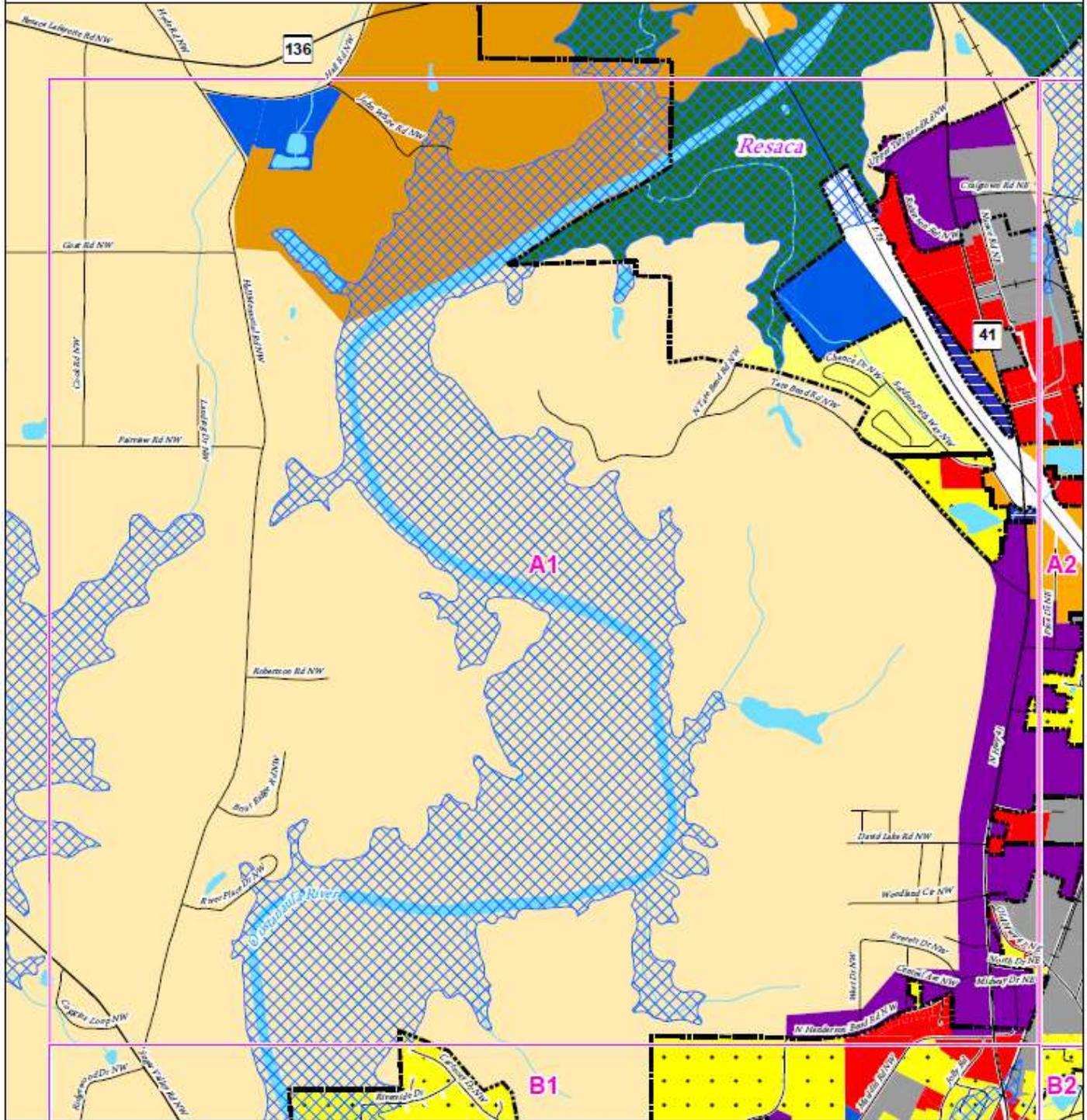


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Calhoun, Georgia - Future Development Map

1 inch = 1,993 feet



<ul style="list-style-type: none"> — Highways — Roads — Railroads — City Limits — Floodplains 	Gordon County Character Areas <ul style="list-style-type: none"> Emerging Mixed Use Emerging Suburban Historic Resource Protection Industrial Interstate Commercial Public/Institutional Rural/Agricultural Reserve 	Calhoun Character Areas <ul style="list-style-type: none"> Commercial Emerging Mixed Use Industrial Public/Institutional Residential 	Resaca Character Areas <ul style="list-style-type: none"> Emerging Suburban Greenspace Highway 41 North Corridor Historic Resource Protection Interstate Commercial Rural/Agricultural Reserve
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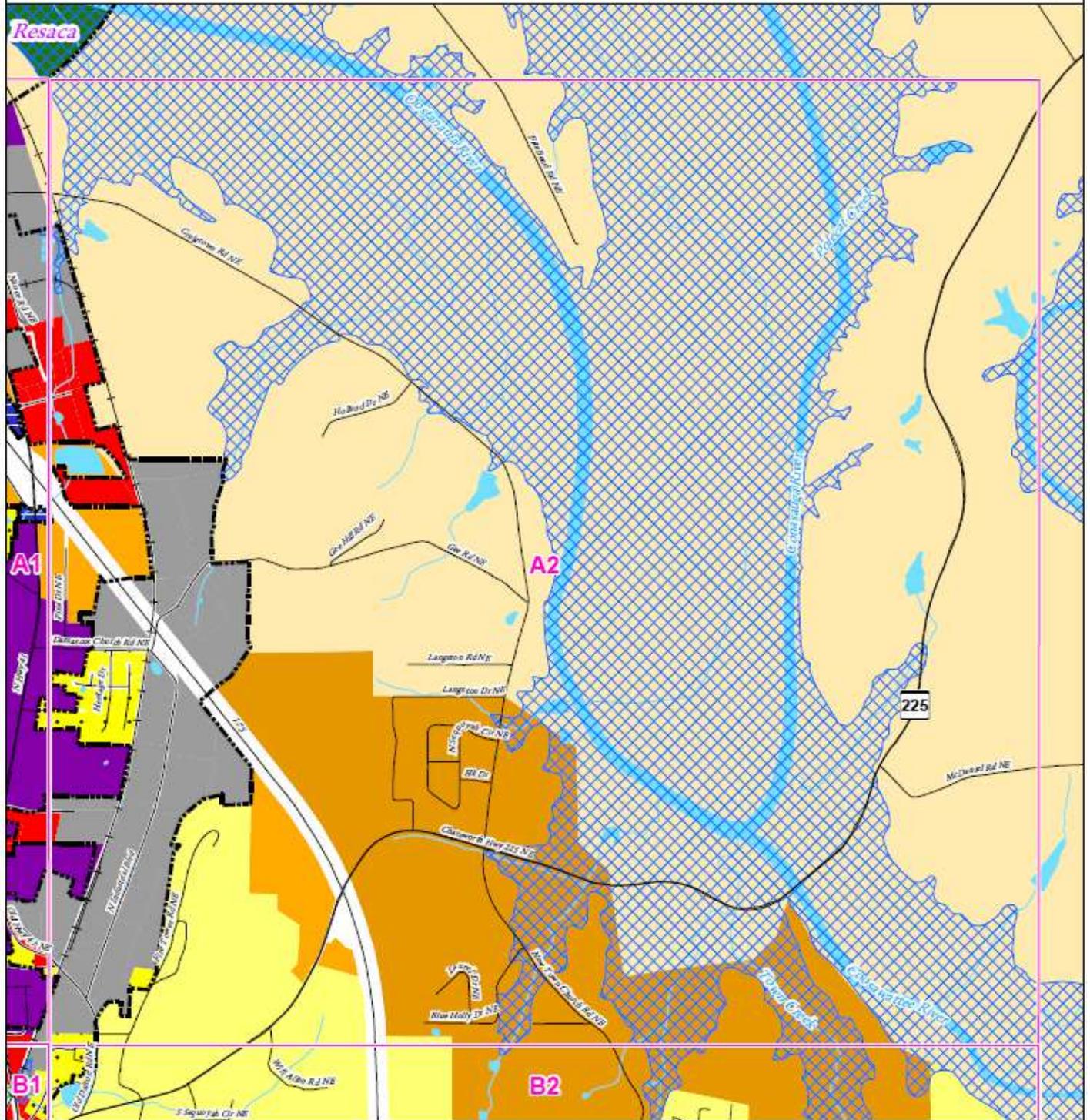
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Calhoun, Georgia - Future Development Map

1 inch = 1,993 feet



Symbol	Gordon County Character Areas	Calhoun Character Areas	Resaca Character Areas
—	Emerging Mixed Use	Commercial	Greenspace
—	Emerging Suburban	Emerging Mixed Use	Highway 41 North Corridor
—	Historic Resource Protection	Industrial	Interstate Commercial
—	Industrial	Residential	Rural / Agricultural Reserve
—	Interstate Commercial		
—	Rural / Agricultural Reserve		



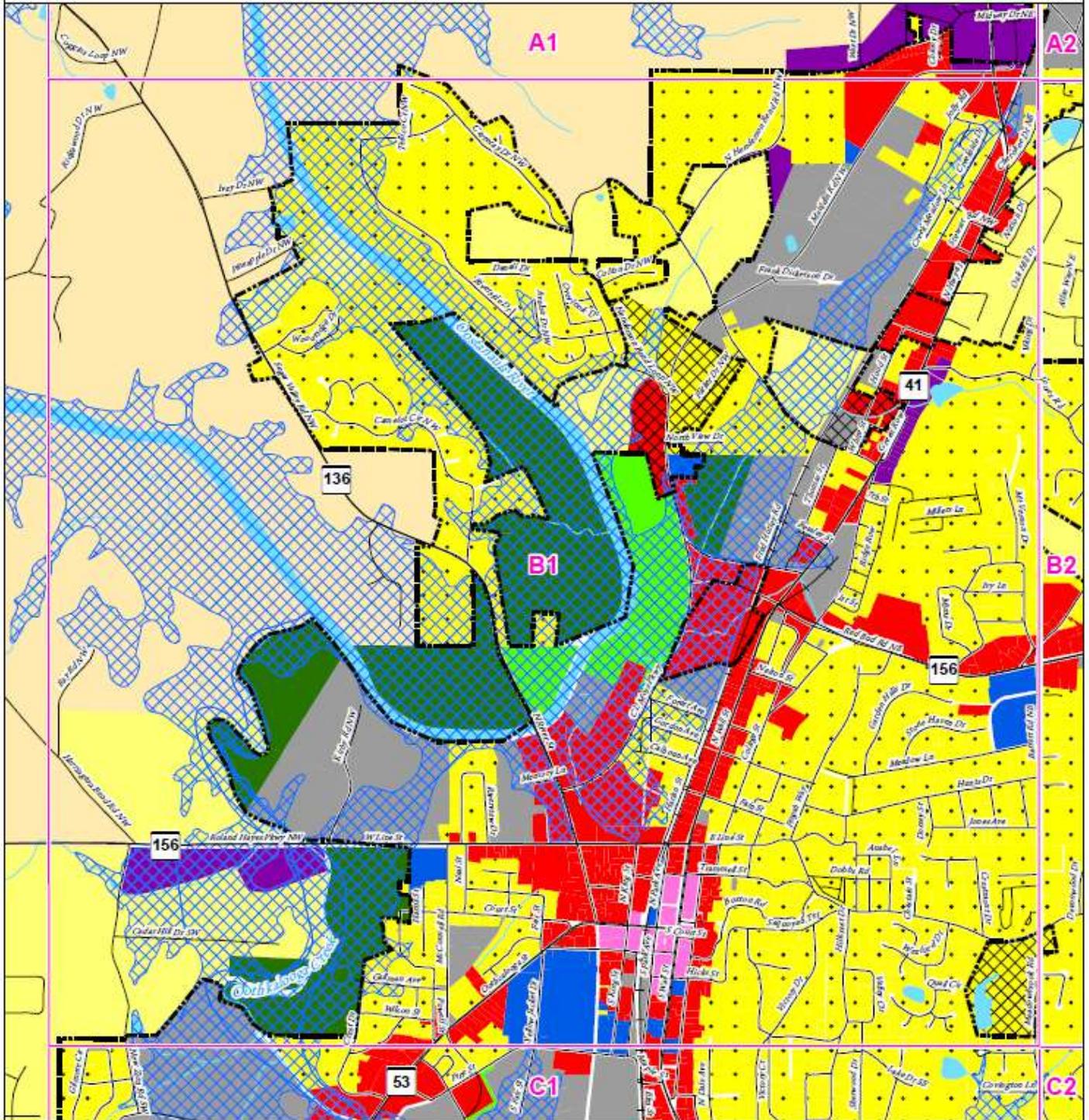
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Calhoun, Georgia - Future Development Map

1 inch = 1,993 feet



Symbol	Gordon County Character Areas	Calhoun Character Areas
—	Highways	Commercial
—	Roads	County in City Commercial
—	Railroads	County in City Industrial
—	City Limits	County in City Residential
—	Floodplains	Emerging Mixed Use
		Emerging Suburban
		Greenspace
		Historical
		Industrial
		Parks & Recreation
		Public/Institutional
		Rural/Agricultural Reserve
		Residential



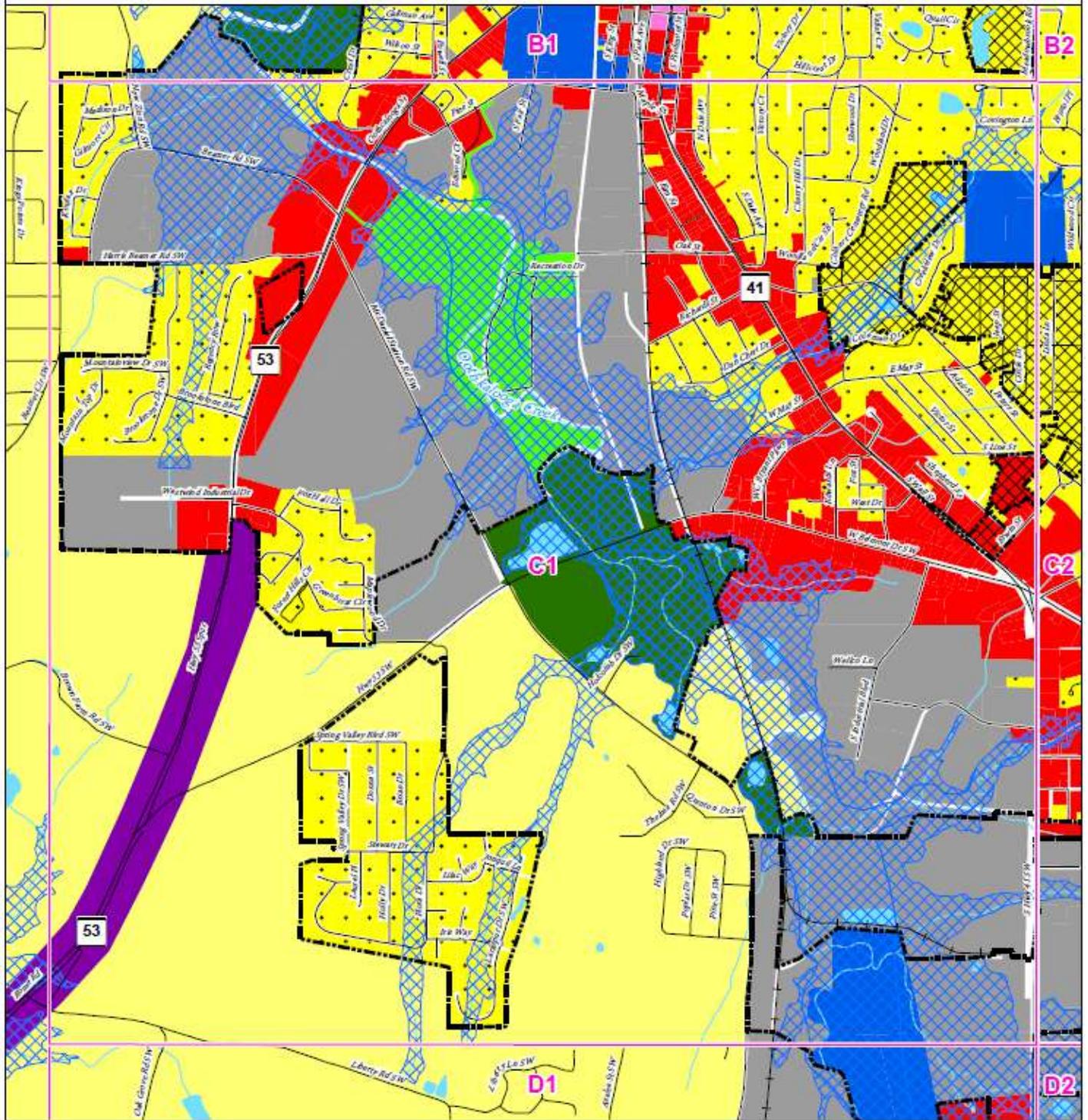
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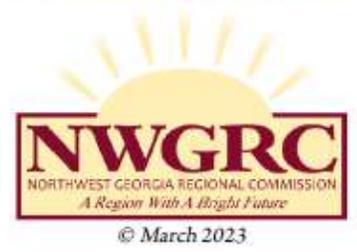
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Calhoun, Georgia - Future Development Map

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	Gordon County Character Areas	Calhoun Character Areas
Highways	Commercial	Commercial
Roads	County in City Commercial	Emerging Suburban
Railroads	County in City Industrial	Historical
City Limits	County in City Residential	Industrial
Floodplains	Emerging Mixed Use	Parks & Recreation
	Emerging Suburban	Public/Institutional
	Greenspace	Residential
	Industrial	

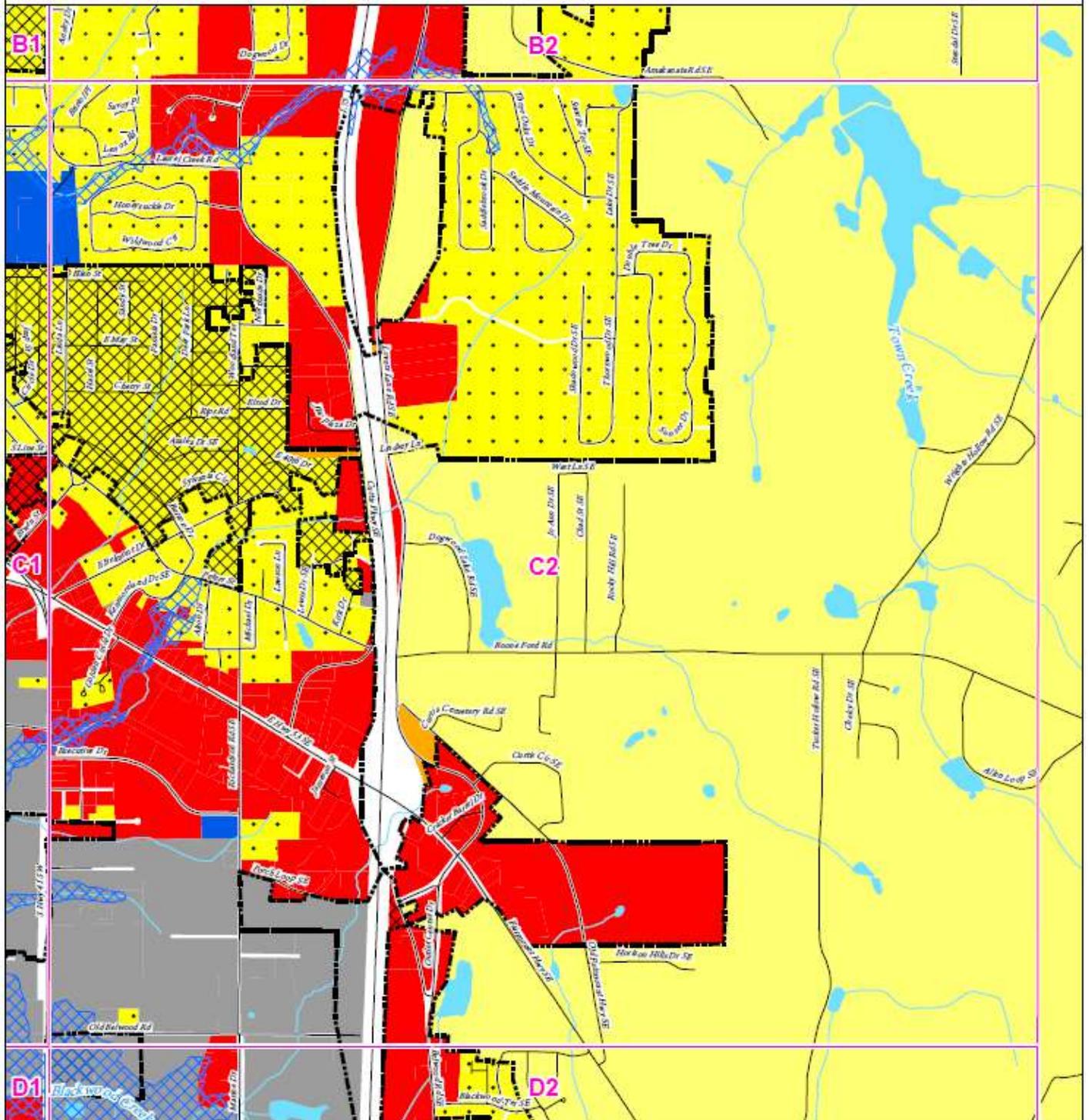


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Calhoun, Georgia - Future Development Map

1 inch = 1,994 feet



Symbol	Gordon County Character Areas	Calhoun Character Areas
—	Highways	Commercial
—	Roads	County in City Commercial
—	Railroads	County in City Industrial
—	City Limits	County in City Residential
—	Floodplains	Emerging Suburban
		Industrial
		Interstate Commercial
		Industrial
		Public/Institutional
		Residential



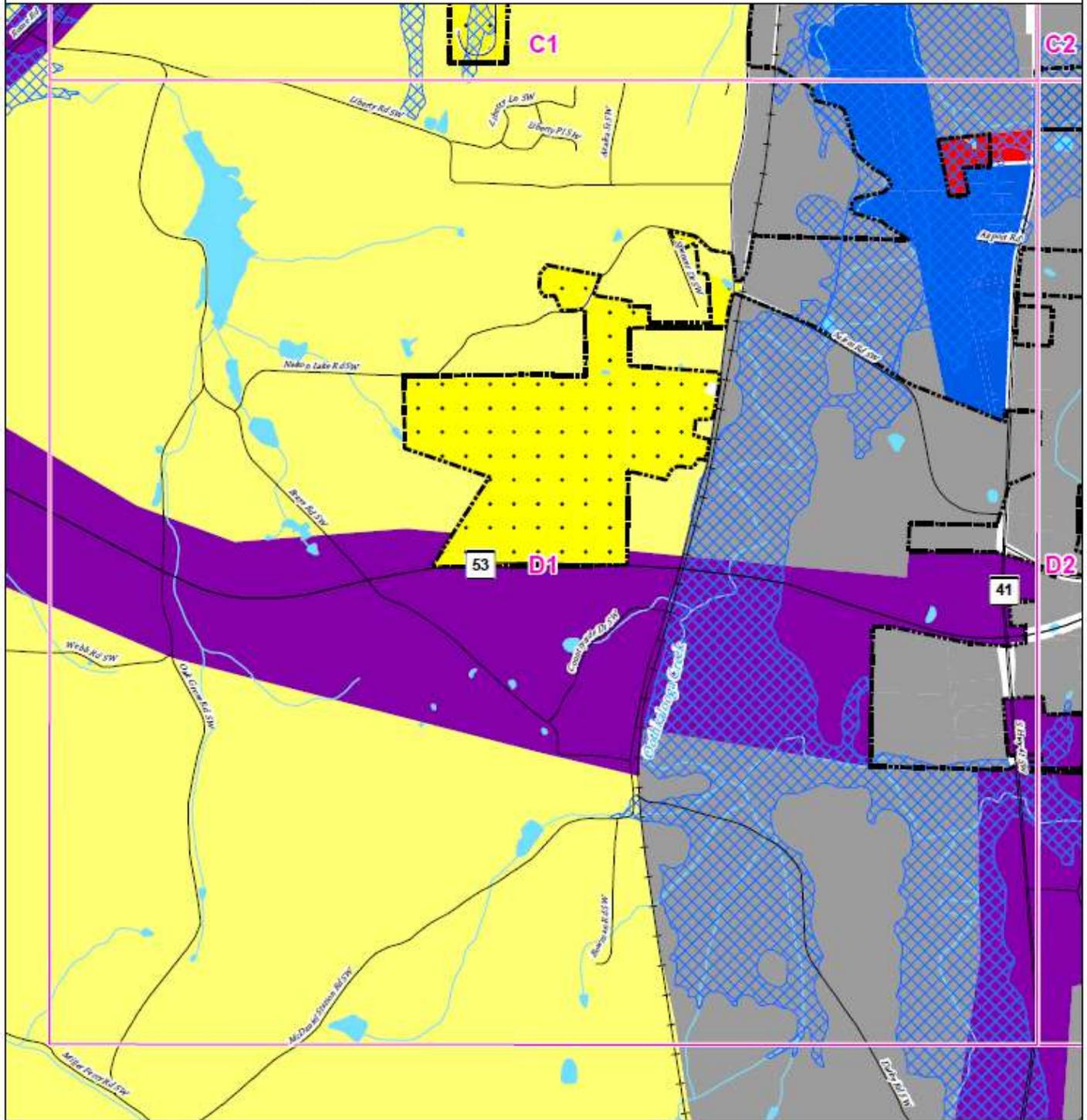
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Calhoun, Georgia - Future Development Map

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	Gordon County Character Areas	Calhoun Character Areas
Highways	County in City Commercial	Commercial
Roads	County in City Industrial	Emerging Mixed Use
Railroads	Emerging Mixed Use	Emerging Suburban
City Limits	Emerging Suburban	Industrial
Floodplains	Industrial	Public/Institutional
		Residential



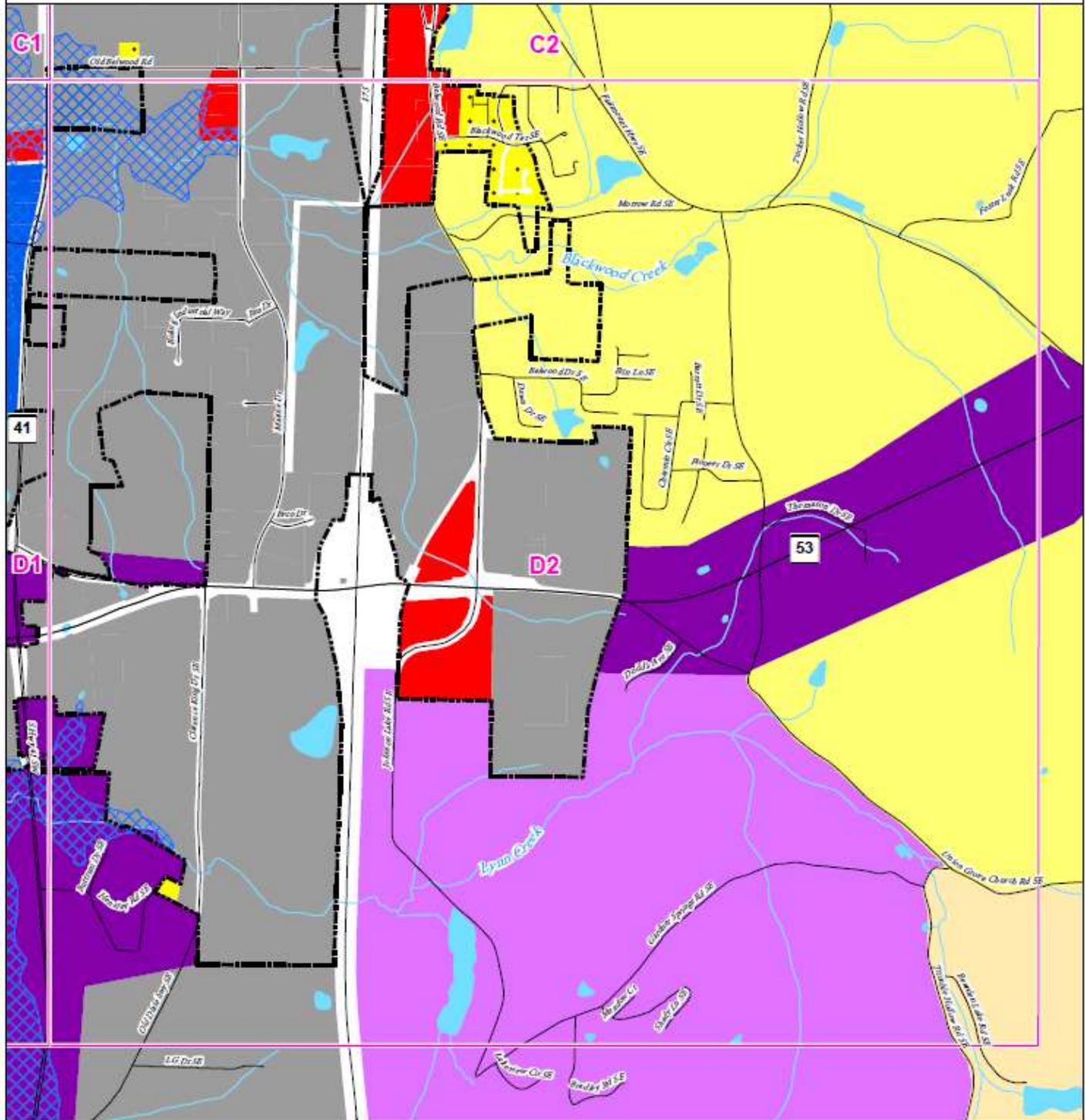
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Calhoun, Georgia - Future Development Map

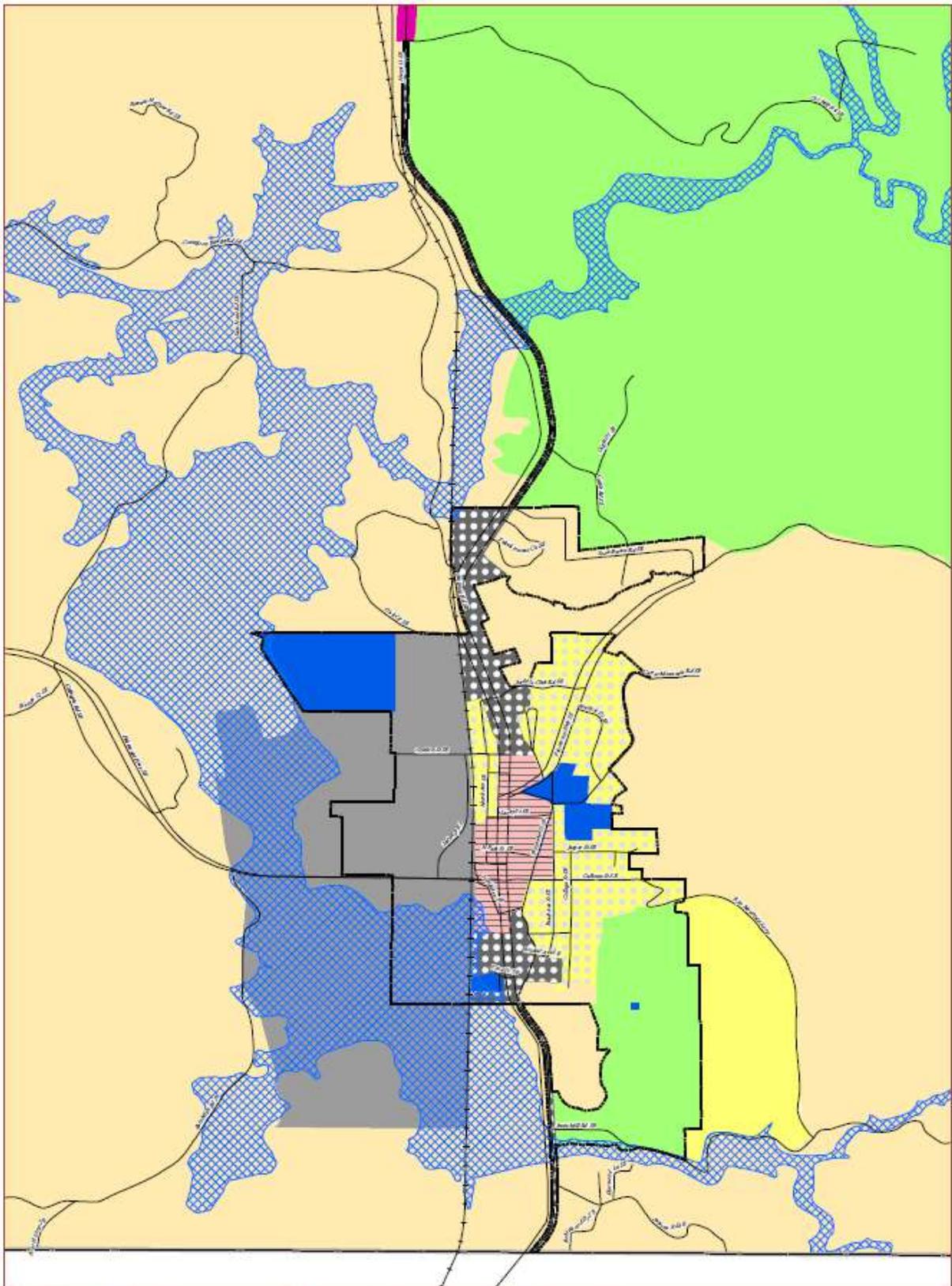
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	Highways	Gordon County Character Areas	Calhoun Character Areas
	Roads		
	Railroads		
	City Limits		
	Floodplains		



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Future Development Map - Fairmount, Georgia

- | | | |
|--|---|--|
| <ul style="list-style-type: none"> City limits Floodplains Highway Railroad Road | <p>Fairmount Character Areas</p> <ul style="list-style-type: none"> Highway 411 Commercial Corridor I-76/63 Conservation Historic Downtown In-Town Traditional Neighborhood Industrial Public/Institutional Rural/Agricultural Reserve | <p>Gordon County Character Areas*</p> <ul style="list-style-type: none"> Dwelling Suburbs I-76/63 Conservation Key 411 Mallon (Commercial/Industrial) Industrial Rural/Agricultural Reserve |
|--|---|--|

*Dailyflow visible in current status

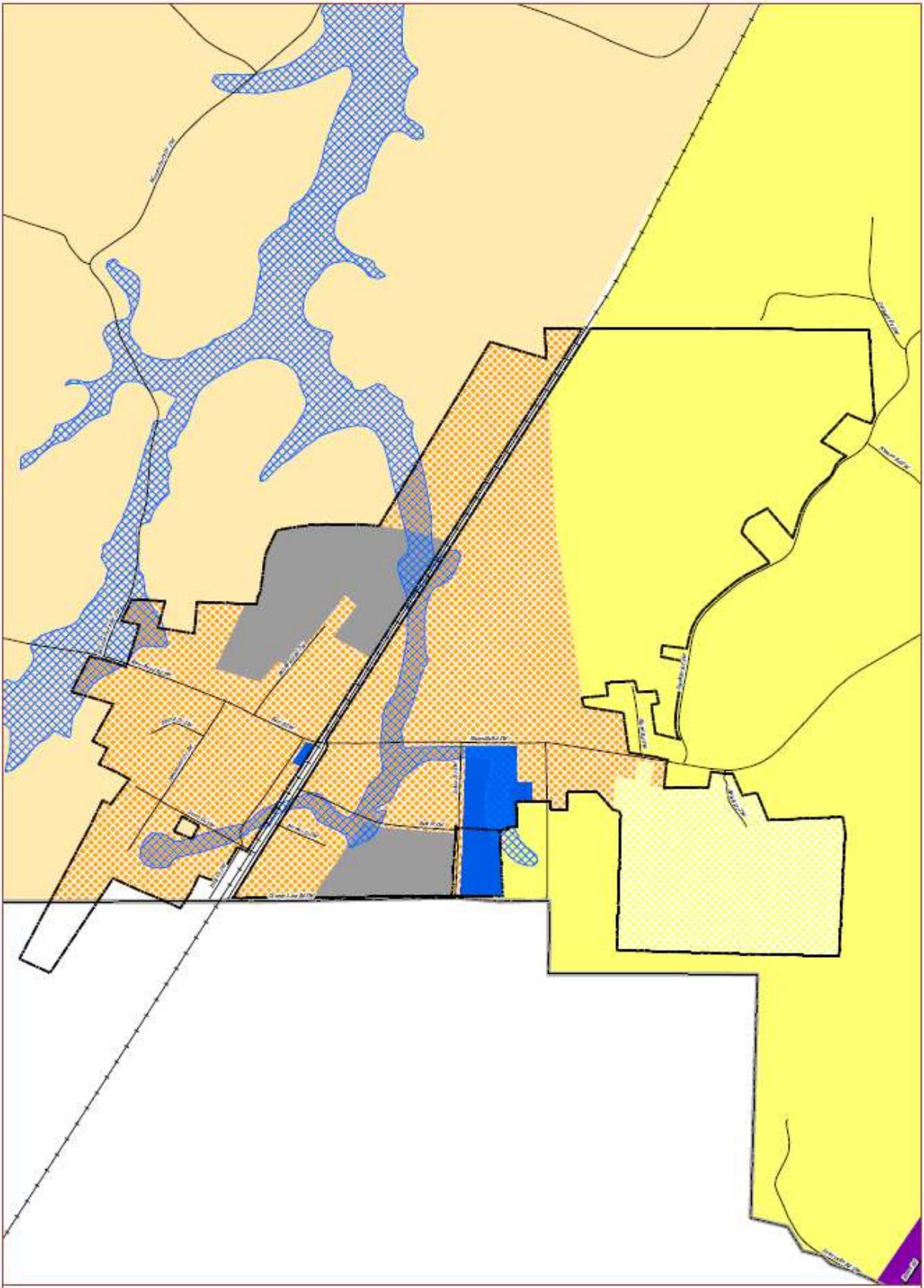


1,300 Feet



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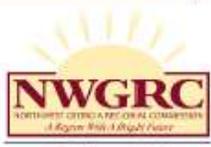
Future Development Map - Plainville, Georgia

City Limits	Plainville Character Areas	Gordon County Character Areas*
Floodplain	Emerging Suburban	Emerging Mixed Use
Railroads	Industrial	Emerging Suburban
Roads	Public/Institutional	Rural/Agricultural Reserve
	Rural/Residential	
	Traditional Residential	

*Only those within our current area

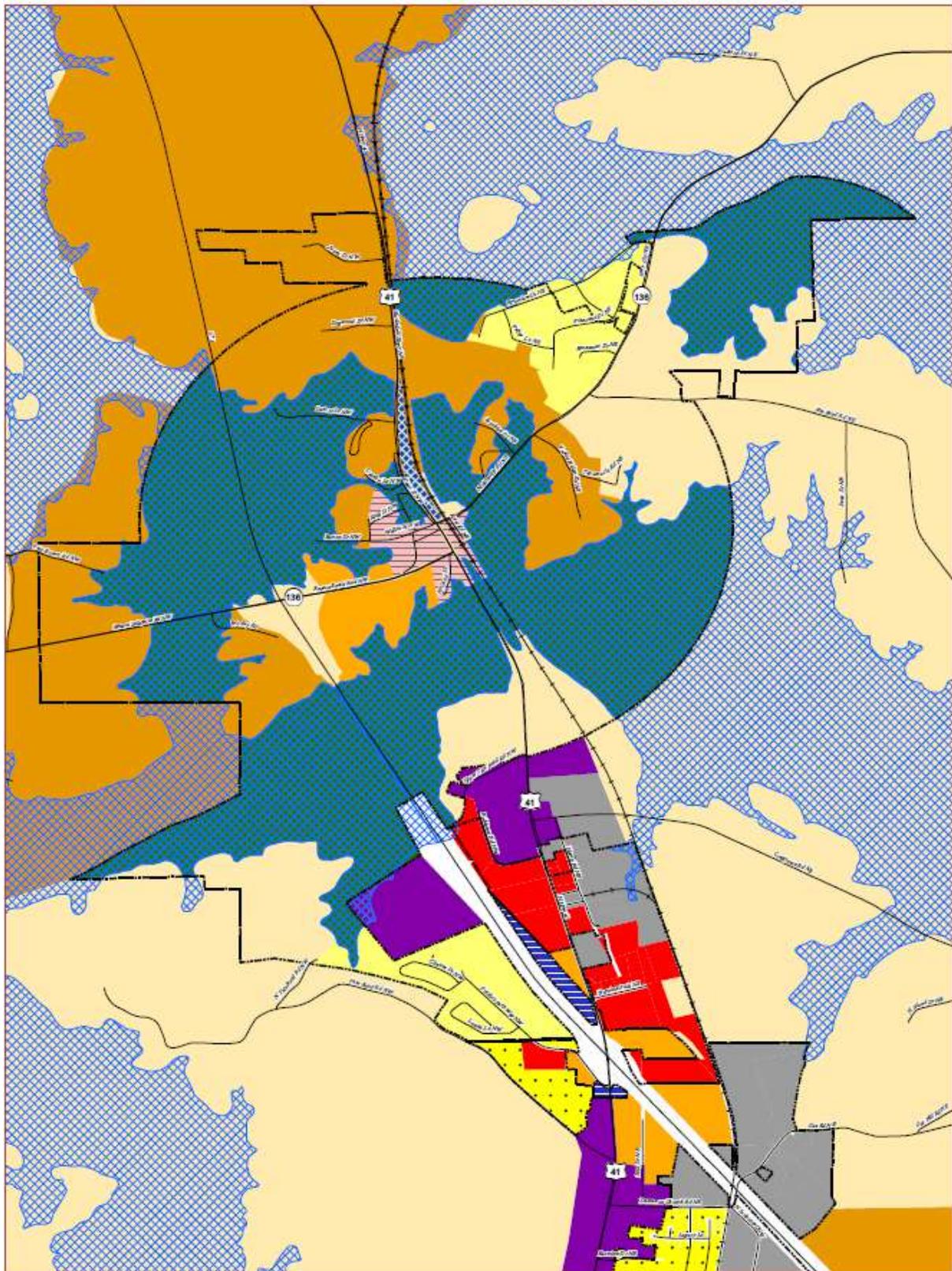


525 Feet



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Future Development Map - Resaca, Georgia



*City character areas are not shown



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IMPLEMENTATION PROGRAMS

Gordon County and the municipalities of Calhoun, Fairmount, Plainville, and Resaca have each prepared an implementation program, including Reports of Accomplishments on the previous work program for 2018-2022, new Needs and Opportunities, and new Community Work Programs for 2023-2027.

Note: Many projects in the community work programs from 2018-2022 were affected by the COVID-19 pandemic. Staffing, rising costs, and supply chain issues, as well as the pressing operational demands of local emergency response, were key factors which delayed project accomplishment during this period.

Report of Accomplishments 2018-2022

As part of the planning process, each community assessed their previous work program from 2018-2022. This Community Work Program (CWP), which included a description of the project, a timeframe, responsible parties that would carry out the project, a cost estimate, and a funding source, was prepared for each community and submitted for public comment and review by the Georgia Department of Community Affairs (DCA). The work program then became an official document for that community. Five years later, the update of the Comprehensive Plan requires that each 2018-2022 work plan be revisited, and a report be made of the status of each project.



The Report of Accomplishments (ROA) has a specific format to evaluate each project and track it over a five-year evaluation cycle. The project description and projected timeframe is shown first, carried over from the 2018-2022 Work Program. Community work programs are updated every five years to allow for the tracking of progress for former project efforts and establishing new projects to help address the newly identified needs and opportunities for each respective municipality. Work items can be listed as “completed”, “underway”, “postponed”, or “dropped.” Items listed as “underway” and “postponed” are required to be transferred to the newly created Community Work Program, although the projects can be re-written to address newly identified needs and opportunities. The State of Georgia requires that items listed as “postponed”, or “dropped” include a written explanation. The explanation could be as simple as “lack of funding”, “lack of public support”, “change in priorities”, “found an alternate solution”, etc. The ROA for each City and the County are shown on the following pages as a record of achievement and a beginning of new or continued efforts in the next five years.

Needs And Opportunities

Needs and Opportunities for each community were developed from the Stakeholders’ Strengths, Weaknesses, Opportunities, and Threats (SWOT) analysis, with other needs and opportunities added as needed to reference additional work program items. Each local government selected stakeholders to represent them at stakeholder meetings which were open to the public and advertised in the Calhoun Times and on City and County websites. Stakeholders included local

elected officials, department heads, and staff, and representatives from the Calhoun Downtown Development Authority, Gordon County Development Authority, Gordon County Chamber of Commerce, Calhoun Housing Authority, Harris Arts Center, City and County school leaders, Advent Health, United Way, private industry, and civic groups.

Stakeholders participated in a S.W.O.T. (Strengths, Weaknesses, Opportunities, Threats) Analysis covering economic development, land use, transportation, housing, cultural and natural resources, community facilities and services, and intergovernmental cooperation. The stakeholders also reviewed the Rules for Environmental Planning Criteria (391-3-1-.01 thru 391-3-16-.06) and the Coosa-North Georgia Regional Water Plan, future development maps/character areas, and population and employment demographics.

Strengths identify where a municipality excels and where they should take pride, while weaknesses identify their local or internal shortcomings, such as narrow roads or limited development space. Opportunities are larger trends and conditions on which the community can capitalize, such as the demand for residential housing, and threats are outside effects or conditions that could derail the community's future efforts. The list of needs and opportunities were derived from the SWOT analysis, with each strength and opportunity combined to form opportunities, and each weakness or threat combined to form needs. A good example of a weakness could be "inability to attract additional employers." A related opportunity could be "increased access to water/sewer/gas/fiber optics" which would make potential job sites more appealing to prospective employers looking for a place to locate their business. Stakeholders also reviewed the needs and opportunities from the previous plan and discussed whether those issues and opportunities were still relevant. Many needs and opportunities are common among the communities, indicating that work in these areas is both critical and can be undertaken jointly. The list of needs and opportunities includes a review and editing process by local governments to ensure that the list is accurate and workable, so that projects to achieve the needs and opportunities can be added to the new work programs.

Community Work Programs, 2023- 2027

Each local government prepared a new Community Work Program, which included the Postponed and Currently Underway projects carried over from the Report of Accomplishment from the 2018-2022 Work Program, as well as new projects to fulfill the identified Needs and Opportunities. The Community Work Programs reflect the size and capacity of each community, with Gordon County and Calhoun having more items in their work programs, and other communities having work programs appropriate for their population and operating budgets. These work programs also reflect the effect of COVID-19 related issues, in the number of projects carried forward from 2018-2022, and in adding only the most significant projects in a time of rising costs and supply chain delays.

GORDON COUNTY IMPLEMENTATION PROGRAM

This section includes the Report of Accomplishments, the Needs and Opportunities, and the new Community Work Program 2023-2027 for Gordon County. Green text denotes a project that will carry over from the 2018-2022 work program to the new 2023-2027 work program.

REPORT OF ACCOMPLISHMENTS 2018-2022						
Gordon County						
Project	Year	Project Status				Explanation if Postponed or Dropped
		Completed	Underway/ Expected Completion Date	Postponed	Dropped	
ECONOMIC DEVELOPMENT						
Prepare a comprehensive Economic Development Plan with the cities, Chamber of Commerce, and the Development Authority to identify desired industries, suitable locations, and develop a marketing strategy.	2022			2026		A rapidly changing economic environment and the pandemic have delayed this item.
Increase the Freeport Inventory exemption rates to 100%.	2020	X				
Attract quality employers, industry and commerce by contacting existing and prospective industry and participation with the joint development authority.	2022				X	Continual Process, <u>Policy statement, move item to policies</u>
Increase tourism through maintenance of parks, recreation and historic resources	2022				X	Continual Process <u>Policy statement, move item to policies</u>
Support and expand educational and workforce development projects of the	2022				X	Continual Process – Working with local schools through the Work Based

local school districts.						Learning program. <u>Policy statement, move item to policies</u>
Construct an Agriculture/ multi-purpose event center	2022		2024-2025			
Coordinate with public utility providers to expand or improve infrastructure to serve industrial areas including South US 41					X	Continual Process. <u>Policy statement, move item to policies</u>
HOUSING						
Increase availability of quality housing by protecting areas for residential development with zoning	2022				X	Continual Process. <u>Policy statement, move item to policies</u>
Expand entry level and workforce housing by protecting areas for residential development with zoning	2022				X	Continual Process. <u>Policy statement, move item to policies</u>
Develop housing in walkable areas through the Rivers to Ridges Trail Program.	2022				X	Gordon County is not directly responsible for housing development but will continue trail development and connectivity. Rewritten.
BROADBAND						
Adopt the model Broadband Ordinance	2021	2022				Completed in 2022
Issue RFQ to identify providers to work with Gordon County to provide service to unserved areas	2021	2022				Contracted with Comcast
Become designated as Broadband Ready Community; reapply to keep designation current	2021	2022				Completed in 2022

Apply for funding under the Georgia Broadband Deployment Initiative and other funding sources to provide broadband service of at least 25 Mbps down and 3 Mbps up in unserved areas	2021		2022-23			Underway with Comcast
Work with Comcast as selected provider to develop projects, prepare funding applications, and deploy broadband service to approximately 5,000 homes in unserved areas	2022		2022-24			Underway with Comcast. Project was delayed 1 year to acquire state funding.
TRANSPORTATION						
Support GDOT on the new Union Grove Road and I-75 Interchange and the south Calhoun bypass road projects with attendance at GDOT meetings.	2022	2022				
Update the 2007 Transportation Improvement Plan	2022		2026			Not Completed
Replace regulatory, warning, and ground mounted road signs that do not meet minimum MUTCD standards	2022				X	Continual Process. <u>Policy statement, move item to policies</u>
Replace existing street name signs with larger 9" sign blades and 6" lettering.	2022				X	Continual Process. <u>Policy statement, move item to policies</u>
Collect GIS location data for bridges, culverts, and cross drains on all county roads.	2022				X	Continual Process. <u>Policy statement, move item to policies</u>
Improve conditions of key roads and	2022		2027			Rewritten

intersections through use of SPLOST proceeds.						
Upgrades and expansion of Tom B. David Airport	2022	2022				Gordon County provided financial support to the Airport Authority
Expand Bicycle and walking paths	2022		2027			Additional Planning Needed
Pave, stripe or repair approximately 39 miles of County Roads per year	2022				X	Continual Process. <u>Policy statement, move item to policies</u>
NATURAL AND CULTURAL RESOURCES						
Expand and develop greenways and blue ways	2020				X	Dropped since it is a general statement. New CWP contains specific projects.
Operate the Resaca Battlefield Park, Fort Wayne, and make improvements to Salacoa Park	2022				X	Continual Process. <u>Policy statement, move item to policies</u>
COMMUNITY FACILITIES AND SERVICES						
Build a new Public Health Department	2020	2020				
Develop the new Brookshire Park on SR 156 West.	2019		2023			Rewritten to focus on park pavilion and amenities
Renovate (re-paint, re-carpet, replace kitchen equipment) and expand the Senior Citizens Center.	2020	2022				
Construct a replacement Animal Shelter.	2019	2018				
Renovate 911 Facility	2022			2026		Postponed due to COVID and other factors. Rewritten as new facility due to changing needs.
Construct a large pavilion with restrooms and a splash pad at the Sonoraville Recreation Complex.		2020				
Update the upstairs at the Government	2020	2021				

Plaza and County Administration Building with new plumbing, carpet, paint, etc.						
Construct a canoe/kayak launch site at Ft. Wayne to access the Oostanaula River.	2022			2027		Rewritten, combined with Coosawattee launch item
Construct a full-service boat ramp to access the Coosawattee River	2022			2027		Rewritten, Scaled back to primitive launch
Identify and purchase park land for a future park similar to the Sonoraville Recreation Complex.	2022				X	Duplicated below. Recreation on the west side of the County
Begin the contract renewal process with Gordon Hospital ambulance service that will expire on June 30, 2018	2022	2022				Renewed for 3 years. Renew again in 2025
Renovate Sugar Valley Fire Station	2022		2025			Rewritten to include all stations
Renovate Sugar Valley Community Center	2022		2025			
Add on to the Records Retention Facility	2022		2024			
Construct new evidence facility and morgue	2022		2024			
Develop recreation opportunities on west side of County.	2022			2027		
LAND USE						
Update the Unified Land Development Code (ULDC) for relevancy, clarifications, and workability.	2022				X	Continual Process. <u>Policy statement, move item to policies</u>
Update the Code of Ordinances for completeness, clarity, and modernization.	2022				X	Continual Process. <u>Policy statement, move item to policies</u>

INTERGOVERNMENTAL COORDINATION						
Coordinate with Calhoun to address the “islands” into the city making the city’s boundaries more inclusive and streamlining service delivery including emergency services and road maintenance.	2022				X	Continual process of maintaining open discussions with the City of Calhoun. <u>Policy statement, move item to policies</u>
Update Service Delivery Strategy, prior to June 30, 2018, and again later, as required.	2018	2018				
Assist City of Calhoun on Peters Street Project.	2020	2022				

Gordon County Needs and Opportunities

ECONOMIC DEVELOPMENT

- ED1 Develop meeting/ arena facilities for shows, meetings, and workforce training to meet growing demands for larger meetings and shows space.
- ED2 Gordon County works with the Development Authority and the Chamber of Commerce, with Municipalities, and development organizations and agencies, to plan and develop good industrial sites to attract desired industries and ensure good growth.
- ED3 As significant industrial facilities are developed, the need for infrastructure to serve these developments has increased, necessitating improved roadways and increased provision of fire, police, and other public safety services and equipment, among other needs.
- ED4 Balance commercial, industrial, and residential development needs, while maintaining agricultural lands and preserving natural resources.
- ED5 Linkages with the College and Career Academy, schools, and colleges to increase training and internship opportunities.

HOUSING

- H1 Streamline provision of development services and information.
- H2 Identify and preserve areas for residential growth and development, so that industrial and residential development are balanced and occurring in areas most suited for the development type.
- H3 Gordon County's needs for housing are changing; additional housing in a variety of types is needed.
- H4 As growth, development, and redevelopment continue, ensure good development standards and property conditions are maintained.

TRANSPORTATION

- T1 Throughout the county, traffic volumes have increased and patterns have changed. There is a need for coordinated transportation planning to address these changes.

- T2 Traffic volumes have rapidly increased due to industrial/ commercial and residential growth. Improve major roads and intersections to accommodate increased traffic, which may include joint projects with Municipalities. Increase maintenance operations.
- T3 There is a need for more biking and walking trails.
- T4 Transportation improvements will include culvert replacement.
- T5 Tom B. David Airport improvements are needed.

CAPITAL IMPROVEMENTS

- CP1 As industrial development and population increases, additional public services facilities, vehicles, and equipment are needed.
- CP2 Water, wastewater, IT, and other infrastructure improvements to public buildings are needed.

NATURAL AND CULTURAL RESOURCES

- NR1 Expand access to natural resources, parks, and recreation opportunities.
- NR2 Maintain parks, recreation, and historic resources to increase tourism draws and improve residents' quality of life.
- NR3 As development increases, stormwater management must also be improved.

COMMUNITY FACILITIES

- CF1 Increasing development pressures call for planned and coordinated provision of water, wastewater, and fire protection services to certain areas.
- CF2 Expand high speed internet access within unincorporated Gordon County.

- CF3 Seek Georgia Broadband Ready Community status.
- CF4 Community Centers need attention.
- CF5 Public safety services need improvements and expansion of offices, stations and buildings, equipment, and vehicles.
- CF6 Gordon County Fire Department has identified facilities, equipment, and vehicle needs to serve growing residential and industrial building requirements.
- CF7 EMA and E911 operations necessitate replacement of vehicles and a new facility.

PARKS AND RECREATION

- PR 1 Due to increased use, Parks and Recreation facilities need replacement and upgrades, and equipment purchases are needed to keep pace with maintenance needs.
- PR2 Additional recreation needs have been identified including volleyball and pickleball, and expansion of recreation offerings throughout the County.

INTERGOVERNMENTAL COORDINATION

- IG1 Due to growth and increased demands on services, provision of services and infrastructure will require additional planning and coordination.
- IG2 During COVID, connectivity and communication between health care providers, local governments, public safety, and other agencies strengthened, leading to good working partnerships; build on this to go the next level for joint projects and shared successes.

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COMMUNITY WORK PROGRAM, 2023-2027

GORDON COUNTY

Need/ Opportunity Code:	Activity Description	2023	2024	2025	2026	2027	Cost Estimate	Funding Source	Responsible Party
ECONOMIC DEVELOPMENT									
ED1	Construct an agriculture/multi-purpose arena that includes space for meetings, training, and workforce development		X	X			\$4,000,000	SPLOST	Gordon County
ED2	Prepare a comprehensive Economic Development Plan with the cities, Chamber of Commerce, and the Development Authority to identify desired industries, suitable locations, and develop a marketing strategy.	X	X	X	X		\$30,000	General Fund and Cities	Gordon County, Chamber of Commerce, DDA, other jurisdictions
ED2	Work with the Gordon County Development Authority to retain existing industry and attract desired industries, develop suitable locations and a marketing strategy; include the Development Authority in Future Development Map updates and Impact Fee planning	X	X	X	X	X	\$35,000	General fund Hotel Motel Tax	Gordon County and Calhoun
ED3	Implement Developmental Impact Fees	x	x				\$100,000	General Fund	Gordon County
ED4	Through zoning, coordinated planning with municipalities, and other means, preserve agricultural and rural areas and ensure balanced residential and industrial growth in areas where infrastructure is available.	X	X	X	X	X	Staff Time	General Fund	Gordon County
ED5	Expand educational and workforce development projects in partnership with City and County Schools, and operate the Gordon County internship program with additional marketing to City and County schools	X	X	X	X	X	\$5,000	General Fund	Gordon County

COMMUNITY WORK PROGRAM, 2023-2027

GORDON COUNTY

Need/ Opportunity Code:	Activity Description	2023	2024	2025	2026	2027	Cost Estimate	Funding Source	Responsible Party
HOUSING									
H1	Develop online services for permitting and plan review and consolidate building inspections, fire inspections and code enforcement in a centralized location to streamline the permitting and enforcement process	X	X				\$36,000 annually	General Fund	Gordon County
H2	Protect areas for residential development with zoning through annual or biannual updates to the Comprehensive Plan and Future Land Development Map	X				X	Staff Time	General Fund	Gordon County and Cities
H3	Prepare a county-wide housing assessment of workforce, senior living, multi family, conservation, country/community club and other types of housing to meet community needs and develop recommendations for planning and zoning and future land use to accommodate these varied housing types.		X	X	X		\$40,000	General Fund DCA Funds	Gordon County and cities
H4	Expand Code enforcement to enforce codes and ordinances by hiring additional staff.	X	X				\$85,000	General Fund	Gordon County
TRANSPORTATION									
T1	Update the 2007 transportation improvement plan including participation of the cities	X	X	X			\$50,000	General funds and grants	Gordon County and Cities

COMMUNITY WORK PROGRAM, 2023-2027

GORDON COUNTY

Need/ Opportunity Code:	Activity Description	2023	2024	2025	2026	2027	Cost Estimate	Funding Source	Responsible Party
T2	Improve Bellwood, Lovers Lane, Harmony Church Roads and major intersections on those roads with SPLOST funds and in an agreement with Calhoun		X	X	X	X	\$6,000,000	Joint County/ City SPLOST	Gordon County Calhoun
T3	Expand bicycle trails and walking paths	X	X	X	X	X	\$550,000	SPLOST	Gordon County
T2	Pave, stripe or repair approximately 37 miles of county road per year for 6 years	X	X	X	X	X	\$21,000,000	LMIG and SPLOST	Gordon County
T4	Replace aging culverts	X	X	X	X	X	\$2,500,000	SPLOST	Gordon County
T3	Acquire new equipment, vehicles and pole barn	X	X	X	X	X	\$5,000,000	SPLOST	Gordon County
T5	Support Airport Authority in its efforts to re-pave the runway	X	X				\$4,000,000	FAA, Airport Authority, Gordon County, City of Calhoun	Airport Authority
T5	Commercial and Non-Commercial Hangars			X	X	X	3,500,000	Grant Funding, Airport Authority, City of Calhoun, Gordon County	Airport Authority
CAPITAL EQUIPMENT									
CP1	Purchase F-150 and F-450 type trucks for fleet maintenance			X	X	X	\$90,000	SPLOST	Gordon County

COMMUNITY WORK PROGRAM, 2023-2027

GORDON COUNTY

Need/ Opportunity Code:	Activity Description	2023	2024	2025	2026	2027	Cost Estimate	Funding Source	Responsible Party
CP1	Sheriff's Office vehicles	X	X	X	X	X	\$1,000,000	SPLOST	Gordon County
CP1	County Departmental vehicles			X	X	X	\$550,000	SPLOST	Gordon County
CP2	Government Plaza Trunk Line		X	X			\$1,000,000	SPLOST	Gordon County
CP2	Information Technology Improvements for switches, Firewalls, fiber replacement and camera replacement			X	X	X	\$385,000	SPLOST	Gordon County
CP3	Annual Computer replacement	X	X	X	X	X	\$30,000 per year	SPLOST	Gordon County
NATURAL AND CULTURAL RESOURCES									
NR1	Improve access to rivers with a primitive boat launch on the Oostanaula and/or Coosawattee Rivers		X	X	X	X	\$600,000	SPLOST	Gordon County
NR1	Pavilion, picnic Tables and Disc Golf at Brookshire park	X	X				\$175,000	SPLOST	Gordon County
NR2	Historic Preservation Commission conducts investigations and reports to Board of Commissions on status of Historic Resources, approves uses of battlefield parks, and reports on impacts of major developments on historic resources	X	X	X	X	X	\$7,500/year	General Fund	Gordon County

COMMUNITY WORK PROGRAM, 2023-2027

GORDON COUNTY

Need/ Opportunity Code:	Activity Description	2023	2024	2025	2026	2027	Cost Estimate	Funding Source	Responsible Party
NR2	Operate and maintain the Resaca Battlefield Park, Fort Wayne, and Salacoa Park.	X	X	X	X	X	\$175,000 per year	General Fund	Gordon County
NR2	Cut Pines at Knights Bottom and replant according to the Timber Management Plan	X	X	X			\$0.00	Funded by sale of Timber	Gordon County
NR3	Review and adopt appropriate State Storm water Management codes		X	X	X		\$5,000	Staff Time General Fund	Gordon County
COMMUNITY FACILITIES AND SERVICES - SEWER									
CF1	Evaluate feasibility of a plan to work with Calhoun to extend sewer to unserved areas of Gordon County		X	X			\$2,000	General Funds Grants	Gordon County
COMMUNITY FACILITIES AND SERVICES - WATER									
CF1	Evaluate feasibility of a plan to work with Calhoun to extend or expand water to unserved areas of Gordon County and to install sufficient capacity for Fire Hydrants in unserved areas		X	X			\$2,000	General Funds Grant	Gordon County
COMMUNITY FACILITIES AND SERVICES - BROADBAND									
CF2	Extend high speed internet access to all feasible unserved areas of Gordon County pursuant to a MOA with Comcast	X	X				\$6,000,000 (county)	ARPA funds State & Federal Grants	Gordon County

COMMUNITY WORK PROGRAM, 2023-2027

GORDON COUNTY

Need/ Opportunity Code:	Activity Description	2023	2024	2025	2026	2027	Cost Estimate	Funding Source	Responsible Party
							portion of cost only)		
CF3	Apply for funding under the Georgia Broadband Deployment Initiative and other funding sources to provide broadband service of at least 25 Mbps down and 3 Mbps up in unserved areas	X					\$5,000/ Staff time	Local, SPLOST, state and federal grants, loans	Gordon County, providers
COMMUNITY FACILITIES- OTHER									
CF4	Renovate Sugar Valley Community Center		X	X			\$300,000	SPLOST	Gordon County
CF5	Add on to the Records Retention Facility	X	X				\$350,000	SPLOST	Gordon County
CF5	Construct new evidence facility and morgue	X	X				\$1,000,000	SPLOST	Gordon County
FIRE AND RESCUE									
CF6	Purchase four fire engines			X	X	X	\$4,000,000	SPLOST Impact fees	Gordon County
CF6	Purchase Ladder Truck			X	X	X	\$1,700,000	SPLOST Impact fees	Gordon County
CF6	Purchase Air Packs and Turnout gear			X	X	X	\$1,066,000	SPLOST	Gordon County

COMMUNITY WORK PROGRAM, 2023-2027

GORDON COUNTY

Need/ Opportunity Code:	Activity Description	2023	2024	2025	2026	2027	Cost Estimate	Funding Source	Responsible Party
CF6	Build new station in Reeves Station area (Station 12)			X	X	X	\$2,500,000		Gordon County
CF6	Relocate Nicklesville station			X	X	X	\$2,500,00		Gordon County
CF6	New Station in Oostanaula			X	X	X	\$2,500,000		Gordon County
CF6	Renovations of existing Stations including Sugar Valley Station			X	X	X	\$1,000,000		Gordon County
CF6	Replace bay floors Station 1				X		\$250,000		Gordon County
E-911 & EMA									
CF7	E-911 and Emergency Management: build a new facility to house operations and sell current building				X	X	\$5,000,000	SPLOST	Gordon County
CF7	Replace EMA and E-911 Vehicles			X	X	X	\$135,000	SPLOST	Gordon County
PARKS AND RECREATION									
PR2	Develop recreation opportunities on west side of County.	X	X	X	X	X	\$400,000	SPLOST	Gordon County
PR1	New Maintenance Building at Salacoa Creek Park					X	\$75,000	SPLOST	Gordon County

COMMUNITY WORK PROGRAM, 2023-2027

GORDON COUNTY

Need/ Opportunity Code:	Activity Description	2023	2024	2025	2026	2027	Cost Estimate	Funding Source	Responsible Party
PR1	Replace Playgrounds at Salacoa Creek and Ooky Faith Parks					X	\$200,000	SPLOST	Gordon County
PR2	Sand volleyball court at Salacoa Creek Park					X	\$35,000	SPLOST	Gordon County
PR2	Sonoraville Recreation Center: demolition and repurpose of skateboard area to outdoor basketball and pickle ball courts			X	X		\$500,000	SPLOST	Gordon County
PR1	Install LED lighting on Basketball courts, baseball fields, football fields and tennis courts					X	\$1,125,00	SPLOST	Gordon County
PR1	New Retaining wall on field E			X			\$25,000	SPLOST	Gordon County
PR1	Purchase skid steer loader, bat wing mower, and scissor lift					X	\$145,000	SPLOST	Gordon County
INTERGOVERNMENTAL COORDINATION									
IG1	Service Delivery Strategy: begin update process					x	\$1,500 Staff Time	General Fund	Gordon County
IG1	Partner with cities and school districts to create regular communication regarding economic development, growth, infrastructure, land use, transportation planning, and other issues of public concern	x	x	x	x	x	\$1,500 Staff Time	General Fund	Gordon County

COMMUNITY WORK PROGRAM, 2023-2027

GORDON COUNTY

Need/ Opportunity Code:	Activity Description	2023	2024	2025	2026	2027	Cost Estimate	Funding Source	Responsible Party
IG2	Transition of the COVID Taskforce to the Community Taskforce. The Community Taskforce meets monthly with representation from local governments, schools, healthcare industry, and other community members to continue to improve community coordination.	X	X	X	X	X	Staff Time	General Fund	Calhoun, Gordon County, Fairmount, Plainville, Resaca

CITY OF CALHOUN IMPLEMENTATION PROGRAM

This section includes the Report of Accomplishments, the Needs and Opportunities, and the new Community Work Program 2023-2027 for City of Calhoun. Green text denotes a project that will carry over from the 2018-2022 work program to the new 2023-2027 work program.

REPORT OF ACCOMPLISHMENTS 2018-2022						
City of Calhoun						
Project	Original Year scheduled	Project Status				Explanation if Postponed or Dropped
		Completed	Underway/ Expected Completion Date	Postponed	Dropped	
ECONOMIC DEVELOPMENT						
Evaluate/implement redevelopment mechanisms including Urban Redevelopment Plans that will include consideration of “big box” development guidelines.	2022	X 2020				Implemented some of these elements in adopting new design/development guidelines in ordinance form.
Adopt design guidelines and standards for primary connectors/corridors and gateways.	2018	X				
Support funding for professional design/ development of website for the Development Authority of Gordon County.	2019				X	Not a priority for funding. Decision driven by the Development Authority.
Apply to Certified Local Government for designation as a Preserve America Community for historic preservation grant money.	2020, 2022			X		Have not applied yet. Will assign for further work to Historic Preservation Commission. MOVED TO NATURAL/ CULTURAL RESOURCES
Participate in the Electric Cities of Georgia Edge Development program for targeted strategic planning.	2019	X				

HOUSING						
Through the adopted Urban Redevelopment Plan, assist in rehabilitating dilapidated or substandard housing.	2020		X 2027			Progress is ongoing and will continue to be a priority for further progress. Partnering in the GICH program.
Raze dilapidated housing no longer suitable for rehabilitation.	2022		X 2027			Progress is ongoing and will continue to be a priority for further progress.
TRANSPORTATION						
Coordinate with County and GDOT for ROW funding, utility relocation and/or expansion for SR 53 east/west bypass.	2021	X				
Linda Lane, May Street intersection improvement with construction of a roundabout	2018	X				
Rebuild and add curb, gutter, drainage, and sidewalks on Peters Street. Phase One from US 41 to May Street.	2018	X				
Rebuild and add curb, gutter, drainage, and sidewalks on Peters Street. Phase Two from May Street to Richardson Road.	2019	X 2021				
Rebuild and add curb, gutter, drainage, and sidewalks on Peters Street. Phase Three from Richardson Road to Curtis Parkway.	2021			X		Other SPLOST projects have been prioritized over this phase. Should be moved to updated work program.
New sidewalk on Curtis Parkway to connect existing sidewalks at Calhoun Primary/Elementary Schools to existing sidewalks on Dews Pond Road for improved pedestrian connectivity.	2020			X		Incorporated into larger project to add roundabout at Dews Pond/Curtis Parkway, and widen a portion of Curtis Parkway. Sidewalk will be built in this project. Move to new work program.
NATURAL AND CULTURAL RESOURCES						

Adopt a Tree Protection/ Replacement Ordinance	2019	X				Landscape guidelines adopted.
Adopt Georgia Storm Water Management Manual as part of implementation of the Calhoun Watershed Protection Plan.	2018	X				
Update Calhoun's code of ordinances concerning illicit discharge and illegal connections, post-development stormwater management for new development and redevelopment, and stream buffer protection as part of implementation of the Calhoun Watershed Protection Plan.	2019	X				
Apply for Georgia EPD Section 319 grants to help fund stormwater improvements.	2018-2022	X				
Support infrastructure improvements for Historic Downtown Calhoun, such as sidewalk replacement/ rehabilitation for Park Avenue.	2019	X				Repairs to Park Ave sidewalk completed. Improved handicap accessibility.
Assist preservation efforts in Downtown Calhoun by funding façade grants to qualifying downtown businesses.	2022		X 2027			This item will be an ongoing investment in Downtown.
COMMUNITY FACILITIES AND SERVICES						
Replace sewer lines in Red Bud Road-Barrett Road corridor.	2021	X 2022				
Construction of a 2 million gallon eastern Gordon County water tank and upgraded piping.	2019	X 2020				
Replace Cast Iron water mains on College, Trammell, North Piedmont and Fain Streets	2020				X	Other water line replacement projects have higher priority. General replacement of galvanized and cast iron

						lines will be added to new work program.
Construct a larger Police Station.	2019	X 2022				
Renovate existing Police Department Building in Downtown Calhoun.	2020			X		Move in to new PD was behind schedule. Need more discussion on future purpose of this building. Rewritten.
New Recreation Gym with indoor walking track.	2022			X		Design of the project is underway. Construction to follow.
New Recreation maintenance facility.	2020	X 2022				
Construct a new dog park at the Calhoun Recreation Department.	2019	X 2020				
LAND USE						
Update the zoning ordinance and the development regulations, resulting in a Unified Land Development Code that includes provisions for mixed use, landscaping standards, and commercial corridor overlay districts.	2019			X 2027		Updates are ongoing.
Adopt design guidelines and standards for primary connectors/corridors and gateways to foster quality growth.	2018	X				
Review and establish redevelopment areas as needed; establish funding opportunities.	2019			X 2025		Review is ongoing. Partnering with Calhoun Housing Authority in the GICH Program.
INTERGOVERNMENTAL COORDINATION						
Establish an Intergovernmental Coordinating Committee to create regular communication	2019			X 2025		No official committee, but meetings and coordination is ongoing. The COVID Task Force does aid in intergovernmental

between the jurisdictions/ Board of Education and to improve coordination on issues such as storm water management, land use planning, water and sewer planning, and transportation planning.						coordination. Issues are discussed beyond COVID.
Update Service Delivery Strategy, prior to June 30, 2018, and again later, as required.	2018	X				
Implementation of the Rivers to Ridge Trail System-model mile.	2019	X 2021				Two trail projects completed. First mile in 2019 and 0.75 segment in 2021.
Engineering, design, and construction of hangers at Tom B. David Airport to house large corporate jet aircraft.	2019			X		Not the highest priority. New T-hangers built in 2020. Runway lighting improvements in 2022. Runway rehab is higher priority for next project. Move to Community Facilities

Calhoun Needs and Opportunities

ECONOMIC DEVELOPMENT

- ED1 The City of Calhoun actively works with other agencies including the Development Authority and the Chamber of Commerce to develop strong planning and communication to ensure good growth.
- ED2 As significant industrial facilities are developed, the need for infrastructure to serve these developments has increased, necessitating improved roadways and increased provision of fire, police, and other public safety services and equipment, among other needs.

HOUSING

- H1 Residential lot size, infrastructure, location, and community safety are good, but some housing stock is aging and blighted. The overall supply is limited, and there is a lack of variety of attainable housing types. If existing housing stock disappears, an opportunity is lost to fix it and keep it in place at affordable prices.
- H2 There is an opportunity to plan, shape and guide future residential development by engaging residents in planning, and to improve on strong coordination of resources to meet the needs of all residents through partnerships between the City, the Housing Authority, and other agencies and organizations.

TRANSPORTATION

- T1 There is a need to expand and better connect sidewalks and trails to downtown, retail, and community facilities. There is a need for more biking and walking trails.
- T2 Traffic volumes have rapidly increased. There is a need for roadway and intersection improvements including roundabout development to reduce delays and congestion, on routes including Dews Pond Road, Peters Street, Richardson Road, Curtis Parkway, Lovers Lane, Harmony Church Road, US 41, and SR 53, among others.

NATURAL AND CULTURAL RESOURCES

- NR1 State and federal resources including grant funding and technical assistance can aid in preservation of historic buildings and structures.

- NR2 There is a need to preserve historic resources, including downtown historic buildings such as the Harris Arts Center/Roland Hayes Center, Little Theater, and the GEM Theater, for continued vitality and contribution to economic development and tourism draws.
- NR3 There is a need to expand partnerships with state and federal agencies to address requirements for water quality.
- NR4 Improve and expand greenspace, park, and pocket park offerings.

COMMUNITY FACILITIES

- CF1 As facilities and buildings age, renovations and updates are needed to reflect changing needs while keeping historic buildings active in the city center.
- CF2 Expand recreational offerings, infrastructure, and amenities to keep pace with growing multi-generational community needs and interests.
- CF3 Improved and expanded utility infrastructure is needed to support and keep pace with growth and development, including water, stormwater, and sanitary sewer upgrades, equipment additions, replacements, and expansions.
- CF4 Lead Service Line Inventory and Replacement, and PFOAS and other water quality issues, must be addressed in treatment and provision of water and sewer services, to meet all regulatory requirements.
- CF5 Generators and back up energy supplies are needed to ensure uninterrupted power supply to critical water and wastewater facilities.
- CF6 Fire services need improvements and expansions of offices, stations and buildings, equipment, and vehicles.
- CF7 Public Wi-Fi is needed at parks and recreation locations.

LAND USE

- LU1 There is a need to revisit land use and development regulations to provide opportunities for mixed use, landscaping, and tailored requirements for key areas.
- LU2 There is a need to review and develop additional redevelopment areas to reflect changing needs and conditions.
- LU3 Growth and development impacts are outpacing City's ability to supply additional infrastructure and services, including transportation impacts generating congestion and conflicts, very large building sizes outpacing public safety services including equipment and staffing availability, and provision of utilities. Additional funding options are needed.

INTERGOVERNMENTAL COORDINATION

- IG1 During COVID, connectivity and communication between health care providers, local governments, public safety, and other agencies strengthened, leading to good working partnerships; build on this to go the next level for joint projects and shared successes.
- IG2 City of Calhoun and Gordon County share responsibility for improvements of joint public infrastructure including the Tom B. David Airport.

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COMMUNITY WORK PROGRAM, 2023-2027

CALHOUN

Need/ Opportunity Code:	Activity Description	2023	2024	2025	2026	2027	Cost Estimate	Funding Source	Responsible Party
ECONOMIC DEVELOPMENT									
ED1	Financial and staff support of the Development Authority of Gordon County.	x	x	x	x	x	\$120,000 per year	General Fund	Calhoun
ED2	Water, sewer, electric utility expansion, renewal, and replacements to accommodate existing and future commercial and industrial development.	x	x	x	x	x	Project based \$1,300,000 per mile sewer line, \$600,000 per mile water line	Private development, operating revenue, SPLOST	Calhoun
HOUSING									
H1	Through the adopted Urban Redevelopment Plan, assist in rehabilitating dilapidated or substandard housing.	x	x	x	x	x	\$15,000/house \$10,000/yr staff time	DCA: Community HOME Investment Program (CHIP) grant	City, Calhoun Housing Authority/ GICH Team, New Foundations Development
H1	Raze dilapidated housing no longer suitable for rehabilitation.	x	x	x	x	x	\$15,000 per home razed	General Fund	Calhoun
H2	Provide staff support and serve on the Calhoun Housing Authority GICH Team to help maintain GICH certification.	x	x	x	x	x	\$5,000/year Staff time	General Fund	Calhoun

COMMUNITY WORK PROGRAM, 2023-2027

CALHOUN

Need/ Opportunity Code:	Activity Description	2023	2024	2025	2026	2027	Cost Estimate	Funding Source	Responsible Party
TRANSPORTATION									
T1	Rebuild and add curb, gutter, drainage, and sidewalks on Peters Street. Phase Three from Richardson Road to Curtis Parkway.	x	x	x			\$1,200,000	SPLOST	Calhoun, Gordon County
T2	Roundabout construction at the intersection of Dews Pond and Curtis Parkway, widening of Curtis parkway from roundabout to Laurel Creek Road, and sidewalk connection between Dews Pond and Laurel Creek Road.	x	x	x			\$2,000,000	General Fund, SPLOST, GDOT	Calhoun
T2	Widening of Curtis Parkway from Laurel Creek Road to Peter Street, and sidewalk connection.				x	x	\$3,000,000	SPLOST	Calhoun
T2	Sidewalk connection on East Highway 53 from the 53/41 intersection to Curtis Parkway.		x	x			\$300,000	SPLOST	Calhoun
T2	Joint City-County Projects: Dews Pond/Lovers Lane/Harmony Church Road intersection improvements, road widening/improvements to Lovers Lane and Belwood Road.		x	x	x	x	\$6,000,000	Joint City/County SPLOST Projects	Calhoun and Gordon County
NATURAL AND CULTURAL RESOURCES									
NR1	Apply to Certified Local Government for designation as a Preserve America Community for historic preservation grant money.	x	x				\$5,000/yr Staff time to assist Historic Preservation Commission	General Fund	Historic Preservation Commission

COMMUNITY WORK PROGRAM, 2023-2027

CALHOUN

Need/ Opportunity Code:	Activity Description	2023	2024	2025	2026	2027	Cost Estimate	Funding Source	Responsible Party
NR2	Assist preservation efforts in Downtown Calhoun by funding façade grants to qualifying downtown businesses.	x	x	x	x	x	\$20,000 per year	General Fund, Unrestricted Hotel/Motel Tax	Calhoun, DDA, Historic Preservation Commission
NR3	Work with EPA and EPD to help remediate possible PFAS contaminates in the water supply of Gordon County.	x	x	x	x	x	Under evaluation	Grant funding, operating revenue	Calhoun
NR4	Improvements to the Downtown Calhoun Pocket Park to add seating and better usability.		x				\$175,000	General Fund, Hotel/Motel Tax	Calhoun, DDA
COMMUNITY FACILITIES									
CF1	Renovations to the historic building located at 200 N. Wall Street that was built in 1935 as the Post Office for Calhoun. Former location of the Police Department and future location of Community Development.	x	x				\$800,000	General Fund, SPLOST	Calhoun
CF2	Complete design and build new Recreation Gym with indoor walking track.	x	x	x			\$2,000,000	SPLOST	Calhoun
CF2	Renovations to the Recreation Billy Bearden Center and pool house.		x	x	x		\$2,000,000	SPLOST	Calhoun
CF2	Construct new Pickleball Court area with pavilion at the Calhoun Recreation Department.	x	x				\$250,000	ARPA	Calhoun

COMMUNITY WORK PROGRAM, 2023-2027

CALHOUN

Need/ Opportunity Code:	Activity Description	2023	2024	2025	2026	2027	Cost Estimate	Funding Source	Responsible Party
CF2	New pedestrian bridge connection over Oothcalooga Creek and completion of the 18-hole disc golf course.	x	x				\$225,000	Hotel/Motel Tax	Calhoun
CF3	Stormwater improvements in the Hillhouse Drive drainage basin. Design and phase one construction		x	x	x		\$1,000,000	ARPA, SPLOST	Calhoun
CF3	Water system upgrades to facilitate the Peter Street Phase Three road improvement project.	x	x				\$500,000	SPLOST, operating revenues	Calhoun
CF3	Various sanitary sewer replacement projects- possible areas: Dan Cheri Drive and Spring Valley area.		x	x	x	x	\$1,300,000 per mile	SPLOST, operating revenues	Calhoun
CF3, CF4	Various water line upgrades and replacement of 2" galvanized lines.	x	x	x	x	x	\$600,000 per mile	SPLOST, Operating revenues, ARPA	Calhoun
CF5	Purchase and installation of back-up generators at the Brittany Drive Water Plant.	x	x				\$800,000	ARPA	Calhoun
CF6	Renovations to 325 South Wall Street to convert the building into office space for the Fire Department.	x					\$150,000	General Fund	Calhoun

COMMUNITY WORK PROGRAM, 2023-2027

CALHOUN

Need/ Opportunity Code:	Activity Description	2023	2024	2025	2026	2027	Cost Estimate	Funding Source	Responsible Party
CF6	Construction of a 4 th Fire Station.				x	x	\$2,500,000	SPLOST	Calhoun
CF6	Purchase of a 100-foot aerial ladder truck for the Fire Department.		x				\$1,650,000	ARPA	Calhoun
CF7	Installation of free public Wi-Fi at the Downtown City Park and various locations at the Calhoun Recreation Department.	x	x				\$50,000	ARPA	Calhoun
LAND USE									
LU1	Update the zoning ordinance and the development regulations, resulting in a Unified Land Development Code that includes provisions for mixed use, landscaping standards, and commercial corridor overlay districts.			x	x	x	\$15,000/year Staff Time	General Fund	City
LU2	Review and establish redevelopment areas as needed; establish funding opportunities.	x	x	x			\$5,000/year Staff Time	General Fund	City, Calhoun Housing Authority/ GICH Team
LU3	Assess feasibility of adopting new impact fees to provide services for future growth.	x	x	x	x	x	\$54,000 Staff time/consultant fees	Calhoun and Gordon County	Calhoun and Gordon County
INTERGOVERNMENTAL COORDINATION									

COMMUNITY WORK PROGRAM, 2023-2027

CALHOUN

Need/ Opportunity Code:	Activity Description	2023	2024	2025	2026	2027	Cost Estimate	Funding Source	Responsible Party
IG1	Transition of the COVID Taskforce to the Community Taskforce. The Community Taskforce meets monthly with representation from local governments, schools, healthcare industry, and other community members to continue to improve community coordination.	x	x	x	x	x	\$2,000/ year Staff Time	General Fund	Calhoun, Gordon County, Fairmount, Plainville, Resaca
IG2	Engineering, design, and construction of hangers at Tom B. David Airport to house large corporate jet aircraft.			X	X	X	\$3,500,000	Grant funding, Airport Authority, City, and Gordon County	Airport Authority, Calhoun, Gordon County
IG2	Runway rehabilitation at Tom B. David Airport.	x	x				\$4,000,000	FAA entitlement grant funding, Airport Authority, City, and Gordon County	Airport Authority, Calhoun, Gordon County

CITY OF FAIRMOUNT IMPLEMENTATION PROGRAM

This section includes the Report of Accomplishments, the Needs and Opportunities, and the new Community Work Program 2023-2027 for City of Fairmount. Green text denotes a project that will carry over from the 2018-2022 work program to the new 2023-2027 work program.

REPORT OF ACCOMPLISHMENTS 2018-2022						
City of Fairmount						
Project	Year	Project Status				Explanation if Postponed or Dropped
		Completed	Underway/ Expected Completion Date	Postponed	Dropped	
ECONOMIC DEVELOPMENT						
Partner with county, other municipalities, the Chamber of Commerce and the development authority to prepare a countywide comprehensive Economic Development Plan to identify desired growth, suitable locations, and develop a marketing strategy.	2020			2026		A rapidly changing economic environment and the pandemic have delayed this item.
Identify properties needed for future economic/industrial growth of Fairmount and get them publicly listed on economic development websites	2021		X 2027			
Meet with area medical facilities to determine the feasibility of a new medical clinic	2022	X				Meetings were unsuccessful but EMS Service provision is now closer in town
Prepare an inventory of downtown commercial properties that can be renovated/ salvaged and those that need to be demolished	2020		X 2027			
Prepare a Master Plan for Downtown including infrastructure and streetscaping	2019			X 2028+		Keep as long term project but may not be implemented in this current CWP due to lack of funding

HOUSING						
Partner with Gordon County and NWGRC to develop and implement code enforcement ordinances	2019		X 2024			
TRANSPORTATION						
Request design assistance from DCA for sidewalk/ streetscape development along Hwy 411	2020			X 2027		This service may not be currently offered. Contact UGA RSVP Program as alternate.
Partner with NWGRC to pursue grant opportunities for sidewalk/ streetscape development along Hwy 411	2022				X	No longer needed since previous streetscape project completed on Hwy 411
Purchase snow plow for future winter weather	2018	X				
NATURAL AND CULTURAL RESOURCES						
Evaluate and possibly adopt measures that comply with GA DNR for wetlands, watersheds and water recharge areas	2019			X		Will review and add as needed
Clean up city-owned property along Salacoa Creek for future park development	2022				X	Site is not suitable for City park; may be sold for private owner development
COMMUNITY FACILITIES AND SERVICES						
Expand sewer lines northward and southward along US 411	2022		X 2027			
Create Code Enforcement Officer position	2018			X 2027		Have not yet adopted ordinances
Have City Departments prepare a prioritized list of upcoming needs and expenses for advanced budgetary planning	2019				X	Internal budgeting process
LAND USE						
Partner with NWGRC to develop and adopt zoning	2020		X 2027			Zoning not yet implemented due to lack of staff time
INTERGOVERNMENTAL COORDINATION						
Renegotiate Service Delivery Strategy	2018	X				

Fairmount Needs and Opportunities

ECONOMIC DEVELOPMENT

- ED1 Work with neighboring local governments to create more economic opportunities.
- ED2 Increase digital media presence for marketing purposes; Market available properties digitally through economic development websites.

LAND USE

- LU1 Develop and implement zoning and other codes and ordinances including property maintenance codes.

HOUSING

- H1 Promote quality, affordable housing for all residents including the elderly and our workforce.

TRANSPORTATION

- T1 Increase the walkability and bikeability of the city.
- T2 Maintain quality of life by improving safety and visibility of transportation corridors and streets.
- T3 Improve stormwater drainage on City streets.

NATURAL & CULTURAL RESOURCES

- NR1 Increase access to outdoor recreational opportunities.
- NR2 Consider implementation of DCA's Environmental Criteria for wellheads, watersheds, and groundwater recharge areas.

COMMUNITY FACILITIES & SERVICES

- CF1 Increase sewer availability to more residents.
- CF2 Improve necessary infrastructure for commercial, residential, and industrial development.

INTERGOVERNMENTAL COORDINATION

- IC1 Further develop relationships with neighboring governments through regular communication.

COMMUNITY WORK PROGRAM, 2023-2027

FAIRMOUNT

Need/ Opportunity Code:	Activity Description	2023	2024	2025	2026	2027	Cost Estimate	Funding Source	Responsible Party
ECONOMIC DEVELOPMENT									
ED1	Partner with county, other municipalities, the Chamber of Commerce, and the Development Authority to prepare a countywide comprehensive Economic Development Plan to identify desired growth, suitable locations, and develop a marketing strategy.	X	X	X	X		\$500 (Staff time)	General Fund	City, Chamber of Commerce, DDA, and other jurisdictions
ED1	Adopt Broadband Model Ordinance	X	X	X	X	X	\$500 (Staff time)	General Fund	City
ED1	Seek Broadband Ready Community Designation	X	X	X	X	X	\$500 (Staff time)	General Fund	City
ED2	Identify properties needed for future economic/ industrial growth of Fairmount and get them publicly listed on economic development websites	X	X	X	X	X	\$500 (Staff time)	General Fund	City
ED2	Prepare an inventory of downtown commercial properties that can be renovated/ salvaged and those that need to be demolished	X	X	X	X	X	\$2,000 Staff Time	General Fund	City
HOUSING									
H1	Partner with Gordon County and NWGRC to develop and implement code enforcement ordinances	X	X				\$1,000 (Staff time)	General Fund	Fairmount, NWGRC

COMMUNITY WORK PROGRAM, 2023-2027

FAIRMOUNT

Need/ Opportunity Code:	Activity Description	2023	2024	2025	2026	2027	Cost Estimate	Funding Source	Responsible Party
TRANSPORTATION									
T1	Request design assistance from DCA and/or UGA RSVP for sidewalk/ streetscape development along Hwy 411 and within downtown area	X	X	X	X	X	\$2,000- \$30,000 (if full RSVP plan)	General fund	City
T2	Work with GDOT to add and improve crosswalks and warning signs along US 411 corridor and SR 53 corridor	X	X	X	X	X	\$50,000	Grants, local funds	City
T3	Add storm drains, eliminate ditches, wide streets to improve stormwater drainage	X	X	X	X	X	\$5M est	Grants, local funds	City
NATURAL AND CULTURAL RESOURCES									
NR2	Evaluate and possibly adopt measures that comply with GA DNR for wetlands, watersheds, and water recharge areas	X	X				\$2,000 staff time	General Fund	City
COMMUNITY FACILITIES AND SERVICES									
CF1	Expand sewer lines northward and southward along US 411	X	X	X	X	X	\$1,500,000- \$7 million	SPLOST/ GRANTS	City
LU1	Create Code Enforcement Officer position		X	X			\$42,000/ year	General Fund	City

COMMUNITY WORK PROGRAM, 2023-2027

FAIRMOUNT

Need/ Opportunity Code:	Activity Description	2023	2024	2025	2026	2027	Cost Estimate	Funding Source	Responsible Party
LAND USE									
LU1	Partner with NWGRC to develop and adopt zoning and other ordinances	X	X	X	X	X	\$2,500/year	General Fund	City

CITY OF PLAINVILLE IMPLEMENTATION PROGRAM

This section includes the Report of Accomplishments, the Needs and Opportunities, and the new Community Work Program 2023-2027 for City of Plainville. Green text denotes a project that will carry over from the 2018-2022 work program to the new 2023-2027 work program.

REPORT OF ACCOMPLISHMENTS 2018-2022						
City of Plainville						
Project	Year	Project Status				Explanation if Postponed or Dropped
		Completed	Underway/ Expected Completion Date	Postponed	Dropped	
ECONOMIC DEVELOPMENT						
Partner with neighboring jurisdictions within Gordon County to establish an Intergovernmental Coordinating Committee to create regular communication between the jurisdictions/ Board of Education and to improve coordination on issues such as storm water management, land use planning, water and sewer planning, and transportation planning. (moved to Intergovernmental Coordination, rewritten)	2019		X 2027			
Prepare a comprehensive Economic Development Plan with the cities, Chamber of Commerce, and the Development Authority to identify desired industries, suitable locations, and develop a marketing strategy.	2019		X 2026			
HOUSING						
Pursue demolition of dangerous substandard housing by property owners	2022				X	This is a policy and will be rewritten. The City has taken steps including adopting an ordinance and instituting municipal court. 1 st

						property being rehabbed by owner, 2-3 additional properties to address
TRANSPORTATION						
Request additional traffic enforcement presence by Gordon County Sheriff's Office to address speeding motorists	2019		X 2024			2 solar panel LED speed limit signs installed to collect data and give to Sheriff's Office as evidence of speeds
NATURAL AND CULTURAL RESOURCES						
Partner with NWGRC to develop and adopt ordinances to mitigate flooding (rewritten from previous plan)	2022				X	Flooding addressed through other steps as detailed below
Partner with Gordon County to clean ditches to address street flooding on York Drive at Scott Drive	2019	X				City-purchased excavator for ditch clearing. City has partnered with Gordon County to install 2 culverts; one more is needed. City will continue clearing privet.
Review and possibly adopt measures that comply with GA DNR for protecting wetlands, watersheds, and groundwater recharge areas.	2019				X	Addressed through alternate steps: DNR provided technical assistance to assess stream channels; privet is non-native invasive and will be cleared
COMMUNITY FACILITIES AND SERVICES						
Develop new soccer field in city park	2021				X	Alternate project identified: Skate park built instead of soccer field. Last phase of skate park is pending.
Obtain an estimate for the resurfacing of the tennis court in the city park (phase one)	2022				X	Tennis courts demolished since beyond repair, skate park built.
INTERGOVERNMENTAL COORDINATION						
Update Service Delivery Strategy, prior to June 30, 2018, and again later, as required or needed	2018	X				

Plainville Needs and Opportunities

ECONOMIC DEVELOPMENT

ED1 Create more jobs and economic opportunities in our community.

HOUSING

H1 Improve housing conditions and address blight.

TRANSPORTATION

T1 Promote walkability and safety throughout the city, including a safe and visible truck route.

NATURAL & CULTURAL RESOURCES

NR1 Mitigate flooding.

COMMUNITY FACILITIES & SERVICES

CF1 Upgrade and/or expand recreational facilities and opportunities.

CF2 City streetlights need improvements.

INTERGOVERNMENTAL COORDINATION

IC1 Increase intergovernmental communication.

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COMMUNITY WORK PROGRAM, 2023-2027

PLAINVILLE

Need/ Opportunity Code:	Activity Description	2023	2024	2025	2026	2027	Cost Estimate	Funding Source	Responsible Party
ECONOMIC DEVELOPMENT									
ED1	Prepare a comprehensive Economic Development Plan with the cities, Chamber of Commerce, and the Development Authority to identify desired industries, suitable locations, and develop a marketing strategy.	X	X	X	X		\$20,000/ staff time	General Fund	Cities, County, Chamber and Development Authority
ED1	Seek Broadband Ready Community Designation	X	X	X	X	X	\$500 (Staff time)	General Fund	City, Gordon County
HOUSING									
H1	Clean up remaining substandard housing properties	X	X	X	X	X	\$8,000-\$10,000	General Fund	City
TRANSPORTATION									
T1	Use speed data collected to Request additional traffic enforcement presence by Gordon County Sheriff's Office to address speeding motorists	X	X				\$1,000 staff time	General Fund, SPLOST	City
T1	Formalize discussion on truck route signage improvements, purchases	X	X				\$1,000 staff time	General Fund	City
NATURAL AND CULTURAL RESOURCES									

COMMUNITY WORK PROGRAM, 2023-2027

PLAINVILLE

Need/ Opportunity Code:	Activity Description	2023	2024	2025	2026	2027	Cost Estimate	Funding Source	Responsible Party
NR1	Partner with Gordon County to replace culvert at County Line Road and Plainville Road to address flooding concerns	X	X	X			\$15,000	General Fund/SPLOST/LM IG	City
COMMUNITY FACILITIES AND SERVICES									
CF1	Last phase of Skate Park	X					\$35,000	ARPA, SPLOST	City
CF2	Partner with Georgia Power to replace existing streetlights with LED lights	X					No Cost to City	Georgia Power	City, Georgia Power
CF2	Continued updates to the recreation department to include paint and floor covering	X	X	X			\$50,000 est	SPLOST	City
CF2	City is partnering with the Calhoun/Gordon County Library to renovate Plainville Library and restock the book selection. The Calhoun/ Gordon County Library will expand its adult/youth/kids activities/programs to Plainville.	X	X	X	X	X	\$1,000 Est	SPLOST	City, Calhoun/ Gordon County Library
INTERGOVERNMENTAL COORDINATION									
IC1	Expand COVID emergency committee to form an Intergovernmental Coordinating Committee to create regular communication between the jurisdictions/ Board of Education and to improve coordination on issues such as storm water management, land use planning, water and sewer planning, and transportation planning.	X	X	X	X	X	\$1,000 Staff Time	General Fund	Calhoun, Gordon County, Fairmount, Plainville, Resaca

TOWN OF RESACA IMPLEMENTATION PROGRAM

This section includes the Report of Accomplishments, the Needs and Opportunities, and the new Community Work Program 2023-2027 for Town of Resaca. Green text denotes a project that will carry over from the 2018-2022 work program to the new 2023-2027 work program.

REPORT OF ACCOMPLISHMENTS 2018-2022						
Town of Resaca						
Project	Year	Project Status				Explanation if Postponed or Dropped
		Completed	Underway/ Expected Completion Date	Postponed	Dropped	
ECONOMIC DEVELOPMENT						
Partner with other municipalities to establish an Intergovernmental Coordinating Committee to create regular communication between the jurisdictions/Board of Education and to improve coordination on issues such as economic, development, storm water management, land use planning, water and sewer planning, and transportation planning. (rewritten from previous plan)	2019				X	Informal discussions with Gordon County, Chamber of Commerce
Prepare a comprehensive Economic Development Plan with the cities, Chamber of Commerce, and the Development Authority to identify desired industries, suitable locations, and develop a marketing strategy.	2020				X	Joint effort, affected by COVID 19
Create gateway signage on the GA Hwy 41 Corridor (rewritten from previous plan)	2020		X			
Assist City of Calhoun with their sewer expansion project into the Town of Resaca to allow for economic growth potential by keeping residents up to date on timeframe, potential disruptions, traffic delays, etc.	2020	X				

HOUSING						
Check on the feasibility of partnering with Gordon County to instate code enforcement	2021			X		Initial meeting with Gordon County but not yet implemented
NATURAL AND CULTURAL RESOURCES						
Designate a Resaca Battlefield overlay district and adopt design guidelines with assistance from the Gordon County Historic Preservation Commission.	2020			X		No specific plan at this time; will work with Gordon Historic Preservation Commission as needed
Evaluate and adopt Stormwater ordinances for future development to mitigate flooding (rewritten from previous plan)	2020				X	Not required at this time
COMMUNITY FACILITIES AND SERVICES						
Construct a new town hall (rewritten from previous plan)	2020				X	No longer needed; will make repairs to existing town hall
Develop a new senior center in the existing town hall (rewritten from previous plan)	2022			X		Town hall currently hosts senior activities, rewrite
Develop and Build new Town Park with playground.	2022	X				
LAND USE						
Identify properties needed for future growth and development and recruit for annexation	2022		X			
Review and possibly adopt a sign ordinance (See DCA Model Code, latest version)	2020	X				City has a sign ordinance in place
Review and possibly adopt a landscape and buffer ordinance (See DCA Model Code, latest version)	2020			X		Not a priority during COVID and recovery
INTERGOVERNMENTAL COORDINATION						
Updated Service Delivery Strategy Agreements	2018	X				

Resaca Needs and Opportunities

ECONOMIC DEVELOPMENT

- ED1 Create more jobs and economic opportunities.
- ED2 Create gateway to welcome visitors, residents and establish identity.

LAND USE

- LU1 Examine potential for annexation to allow for future growth.
- LU2 Review and possibly adopt a landscape and buffer ordinance and adopt property maintenance codes and ordinances.

HOUSING

- H1 Address substandard housing.

TRANSPORTATION

- T1 Make the town more walkable.

NATURAL & CULTURAL RESOURCES

- NR1 Develop protective measures for battlefield conservation.

COMMUNITY FACILITIES & SERVICES

- CF1 Expand use of the existing town hall.
- CF2 Improve facilities at the Town Park.
- CF3 Increase access to infrastructure critical for economic growth.

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COMMUNITY WORK PROGRAM, 2023-2027									
RESACA									
Need/ Opportunity Code:	Activity Description	2023	2024	2025	2026	2027	Cost Estimate	Funding Source	Responsible Party
ECONOMIC DEVELOPMENT									
ED1	Expand Fall Festival to include additional sponsors and vendors	X	X				\$2,500	General Fund	Town of Resaca
ED3	Apply for DOT gateway funds to create plantings along Hwy 140 / Hwy 136; place GDOT-approved gateway signage along Hwy 41. May need historic review if placed on historic property (rewritten from previous plan)	X	X				\$6,000	General Fund	Town of Resaca
ED1	Adopt Broadband Model Ordinance	X	X	X	X	X	\$500 (Staff time)	General Fund	City
ED1	Seek Broadband Ready Community Designation	X	X	X	X	X	\$500 (Staff time)	General Fund	City
HOUSING									
H1	Partner with Gordon County to provide owner education and/or code enforcement to address property issues/ nuisances	X	X	X	X	X	\$5,000	General Fund	Town of Resaca
TRANSPORTATION									
T1	Make inquiries with GDOT regarding expansion of sidewalks on east side of Hwy 41 to residences and to Ft Wayne historic site	X	X	X			\$2,000 (staff time)	General Fund	Town of Resaca
NATURAL AND CULTURAL RESOURCES									

COMMUNITY WORK PROGRAM, 2023-2027

RESACA

Need/ Opportunity Code:	Activity Description	2023	2024	2025	2026	2027	Cost Estimate	Funding Source	Responsible Party
NR1	Designate a Resaca Battlefield overlay district and adopt design guidelines with assistance from the Gordon County Historic Preservation Commission.	X	X				\$2,500	General Fund	Town of Resaca
COMMUNITY FACILITIES AND SERVICES									
CF1	Obtain cost estimates and designs to determine feasibility of constructing a Town Storm Shelter according to FEMA and IC500 standards	X	X	X			\$3,000 (staff time)	SPLOST, grant funds	Town of Resaca
CF2	Renovate interior of Town Hall/ Community Center building for dual use as senior center, community center	X	X	X	X	X	\$100,000	SPLOST	Town of Resaca
CF2	Improvements to the lighting and dugouts at Town ballfields and park	X	X				\$30,000	General Fund	Town of Resaca
CF3	Complete sewer expansion project	X	X				No cost to City	No cost to City	Gordon County, Town of Resaca
LAND USE									
LU1	Identify properties needed for future growth and development; consult with Georgia Municipal Association regarding annexation process	X	X	X	X	X	\$5,000 (staff time)	General Fund	Town of Resaca
LU2	Review and possibly adopt a landscape and buffer ordinance (See DCA Model Code, latest version)	X	X	X			\$2,500 (staff time)	General Fund	Town of Resaca
LU2	Adopt Gordon County property and building code ordinances for code enforcement partnership with County	X	X	X			\$2,500	General Fund	Town of Resaca

TOWN OF RANGER DISSOLVED

In 2023, House Bill 773 removing Town of Ranger’s incorporated status and repealing the Town charter was passed by the Georgia General Assembly and signed into law by the Governor. Local government duties and services including planning and development, public safety, and public facilities maintenance, among other services, will be provided by Gordon County. Accordingly, the Northwest Georgia Regional Commission has removed the incorporated boundary of Ranger from Future Development mapping.



HB 773

Ranger, Town of; Gordon County; provide new charter

Current Version

Past Versions

Sponsors

No.	Name	District
1.	Barton, Matt	5th
2.	Ridley, Jason	6th
3.	Jasperse, Rick	11th

Committees

House Committee: Intragovernmental Coordination
 Senate Committee: State and Local Governmental Operations

First Reader Summary

A BILL to be entitled an Act to repeal an Act to provide a new charter for the Town of Ranger in the County of Gordon, approved April 11, 1979 (Ga. L. 1979 p. 4208); to provide for transfer of duties and obligations to Gordon County; to provide for transfer of all legal rights, privileges, and assets to Gordon County; to establish a special tax and service district for outstanding bonded indebtedness and other obligations; to provide for transfer of all federal and state permits and licenses; to provide for the transfer of ongoing judicial actions; to provide for the continuation of zoning and land use regulations; to provide for future proceeds of special and regular local option sales taxes; to provide for related matters; to repeal conflicting laws; and for other purposes.

Status History

Date	Status
05/03/2023	Act 318
05/03/2023	House Date Signed by Governor
04/03/2023	House Sent to Governor
03/29/2023	Senate Passed/Adopted
03/27/2023	Senate Committee Favorably Reported
03/23/2023	Senate Read and Referred
03/23/2023	House Passed/Adopted
03/23/2023	House Third Readers
03/23/2023	House Committee Favorably Reported
03/21/2023	House Second Readers
03/20/2023	House First Readers
03/20/2023	House Hopper

Footnotes

No Footnotes available.

Votes

Date	Vote No.	Yea	Nay	NV	Exc
03/23/2023	House Vote #271	162	0	13	5
03/29/2023	Senate Vote #338	52	0	3	1

<https://www.legis.ga.gov/legislation/65459>

ECONOMIC DEVELOPMENT

Gordon County's economy has evolved from agricultural to increasingly industrial. Recent changes show the impact of COVID and other global factors on the local economy. In 2016, Georgia Department of Labor (DOL) reported that 37% of Gordon County residents were employed in the manufacturing field, more specifically textile product mills, which in 2022 had fallen to 28%. In 2016, retail trade was the second highest industry sector, at 10.6%, and healthcare and social assistance formed 8.8%. In 2022, this had changed to Health Care and Social Assistance at 9.7%, Wholesale Trade at 7.4%, and Accommodation and Food Services at 6.9%.

Historically, Calhoun as the County Seat has been the center of economic development in Gordon County, with access to Georgia Highway 41 (Hwy 411), the railroad and the Oostanaula River, and now 6 exits on I-75. The Union Grove Bypass and new interchange with I-75 is now the center of industrial development for Calhoun and Gordon County. The City of Fairmount may see development interest due to its location on US Hwy 411, with CSX rail and proximity to the Appalachian Regional Port.

Infrastructure and Amenities

Gordon County has chosen to focus its economic development efforts on infrastructure and education/job training and marketing. The City of Calhoun and Gordon County proactively planned for industrial development by identifying large tracts of undeveloped property that would be suitable for industrial or commercial development with proximity to I-75. Utility services were provided, producing ready to build sites. The City of Calhoun provides water, sewer, telecommunications, electricity, natural gas, and high-speed internet utilities.

The Union Grove Bypass and I-75 Interchange is the result of more than a decade of planning and coordination. Since it opened, the Union Grove area and the South Highway 41 corridor have experienced rapid industrial development.

Gordon County and the City of Calhoun jointly own and operate the Tom B. David Airport via the Airport Authority. The upcoming SPLOST will include projects for additional hangar space of various sizes for corporate and privately-owned aircraft and expansion of the existing taxiway. The airport can accommodate corporate aircraft allowing executives and personnel to travel to and from Calhoun.

Education/Job Training

The Northwest Georgia Region has historically been a part of the rural Appalachian Mountains. Educational performance throughout the region lagged behind the Atlanta metropolitan area. Graduation rates have recently improved, as has post-secondary enrollment. In order to remain competitive, the local workforce pool must continue to increase its educational attainment. Employers look for areas with a workforce that exceeds the number of positions they intend to hire. A community with an educated and skilled workforce has a greater chance of attracting higher paying jobs. Gordon County has many industrial employers which are becoming less labor intensive and more dependent on technology for advanced manufacturing.

The two local school systems, Gordon County Schools and Calhoun City Schools, offer state-of-the-art facilities and Science, Technology, Engineering and Mathematics (STEM) Programs. Calhoun Schools hosts the College and Career Academy, providing technical training and certification in career fields such as healthcare, engineering, graphics, agriculture and culinary arts. Gordon County has a related program, CTAE, or Career, Technical and Agricultural Education.

Georgia Northwestern Technical College (GNTC) has a campus in Calhoun. Technical schools offer a direct path to skilled jobs and much lower tuition rates, compared to a traditional university. GNTC offers Associates Degrees, Diploma Programs, and Certificates in a variety of fields including nursing/healthcare, construction management, welding, law enforcement, cosmetology, coding/web design, and business/accounting. GNTC leadership meets regularly with the Chamber of Commerce and the Development Authorities to ensure their curriculum meets the needs of prospective and current employers.

Marketing/Tourism

Tourism has become an increasingly sought-after source of revenue via sales tax and hotel/motel tax. SPLOST, or Special Purpose Local Option Sales Tax, has funded key capital improvements. Gordon County now has six interstate exits on I-75 and is ideally situated between Chattanooga and Atlanta, allowing visitors to shop and contribute to the local economy and SPLOST projects.

In 2017 Gordon County was assessed by the Georgia Department of Economic Development Tourism Product Development Team. The Tourism Resource Report prepared by the team included recommendations for product development of the GEM Theatre, Rock Garden, Salacoa Creek Park, Resaca Civil War Battlefield, Harris Arts Center, and historic downtown Calhoun.

Question seven of the Gordon County Community Vision Survey asked what respondents would most like to see added to the local economy. Respondents most wanted Local Restaurants (66%), Corporate Retail (55%), and Restaurants with entertainment venues (49%). Fast Food Restaurants were least desired at 6.20%. Interestingly, additional agribusiness and agritourism was only desired by 20% of the population, which may indicate that respondents feel this is already a strong sector.

Housing

Gordon County is dominated by single family housing of various lot sizes, typically ranging from 1/8 of an acre and up. Development of new housing is needed, as the growing market for housing may soon exceed the existing housing supply. A variety of housing types at attainable prices was a major concern during the Stakeholder SWOT analysis. The 2022 Community Survey responses showed that more new affordable workforce housing was the greatest housing need (44%), followed by more single-family housing (41%), and redevelopment or rehab of existing housing (37%).

APPENDICES

Notice for August 30, 2022, Initial Public Hearing

A8 ♦ WEDNESDAY, AUGUST 10, 2022 ♦ CALHOUN TIMES

FINANCIAL FOCUS

When can you choose retirement?

If you're like most people, your work has been a central part of your life. So, wouldn't it be nice to have the flexibility to decide when you no longer want to work?

Many people of retirement age have achieved this type of control. In fact, two-thirds of workers ages 65 and older say they work primarily because they want to, not because they have to, according to a 2021 study by Edward Jones and Age Wave. But that means that one-third of workers in this age group feel financially compelled to work.

This doesn't necessarily mean they dislike the work they do — but it's probably fair to say they would have liked the option of not working. How can you give yourself this choice?

You can start by asking yourself these questions:

• **When do I want to retire?**

You'll want to identify the age at which you wish to retire. You may change your mind later and move this date up or back, but it's a good idea to have a target in mind.

• **What sort of retirement lifestyle do I want?**

When you retire, do you anticipate staying close to home and pursuing your hobbies, or do you hope to travel the world?

Would you like to spend your time volunteering? Open your own business or do some consulting? Clearly, some of these choices will require more resources than others, so you'll want to follow a financial strategy that aligns with the retirement lifestyle you intend to pursue.

• **Am I saving and investing enough?**

As you chart your course toward your



Dewayne Bowen

retirement journey, you'll want to assess the sources of income you'll have available. If you think you may be falling short of achieving your retirement goals, you may need to consider saving more.

• **When should I start taking Social Security?**

You can begin collecting Social Security benefits as early as 62, but your monthly payments will be much bigger if you wait until your "full" retirement age, which will likely be between 66 and 67. Your decision about when to take Social Security will depend on several factors, including your other sources of income and your family history of longevity. Of course, as you're probably aware, the Social Security system is facing significant financial stress, so it's possible that we may see changes

to Social Security, based on actions Congress could take. In any case, you might want to be fairly conservative in estimating how much Social Security can contribute to your retirement income.

By addressing the above questions, you can get a clearer sense of when you might reach the point at which work is optional. But you'll also need to consider other factors, too, such as how much you enjoy working or when your spouse or partner is planning to retire.

In any case, the sooner you start planning for this next phase of your life, the better position you'll be in when it's time to make the transition.

This article was written by Edward Jones for use by your local Edward Jones Financial advisor.

REAL ESTATE 101

Riding the waves

We're down in the Florida panhandle at Navarre Beach this week. It has been beautiful while we've been here.

Highs have been in the mid-to upper 80s, and it has been mostly bright and sunny despite the forecast for thunderstorms. Don't get me wrong: the storms are out in the gulf, but they seem to miss where we are every day aside from a few stray showers.

At night, it is really nice on the balcony. You can look out over the ocean and see the lightning dancing across the sky in the distance. But because of the storms, the calm, emerald water that draws us to this location has been quite choppy. We've had a yellow flag at the beach every day, which classifies the water as medium hazard with moderate surf and currents.

This flag means you can still get in the water, but you're going to contend with steady, two- to four-foot waves pounding the beach. This situation is ideal for body surfing and boogie boarding, and we have had a blast out there doing both.

On this trip, I thought it would be cool and memorable to get the kids and me a surf lesson. We hired a local surf shop, and they met us right outside our condo

the board. You see, on a surfboard, there's a front-to-back balance you have to find. If you're too far forward on the board when the wave comes, your weight will push the nose of the board down, and the fins on the back of the board will pop up and out of the water causing you to miss the wave. If you are too far back on the board, you kind of just fall out of the back of the wave.

But there's also a side-to-side balance you have to consider. This is important when you go to stand up. Kai explained that you should push up with your arms, like in a cobra yoga pose, and then slide your front foot into the center of your arms. And then, you stand up.

Neglecting to put your front foot in the mid-line of the board will cause you to get off balance, and fall rather quickly. This took a couple of practice runs, but before long, the kids and I were all riding waves.

Now, I said it had been rough ocean conditions while we've been here. But on the day of our lesson, the ocean was the calmest it had been during our visit. Waves were intermittent with heights of only one



Joey and Ashley English

— I only got to ride a handful of waves. The reason for this had to do with size and, ultimately, weight. My kids are a foot shorter than me and weigh less than half what I do. Because of that fact, it takes less energy to propel them forward. And smaller waves equal smaller energy.

Nearly every wave that came their way allowed them to stand up and ride the wave all the way to the beach. But for me, with too small of a wave, I'd stand up only to stall mid-way to the shore.

I figured out that I needed to wait for the biggest waves in order to get a good ride. And that meant I had to be very patient and take fewer waves.

As I sat there waiting for my next wave, I thought about how this surf scenario corresponds to today's real estate market. You see, deals are still out there coming in regularly. Many have smaller profit margins than they did before, which makes them smaller waves. If you have a small overhead, you can ride any of those for a long distance. But if your investing company has a heavy budget, those smaller waves are not going to carry you.

and lighten your load. REI businesses that built themselves on volume are going to be too heavy to make it on the slimmer deals. But smaller, mom-and-pop-type investors that have stayed lean will be able to ride as many waves as they want and have a ton of fun doing it.

Joey and Ashley English buy houses and mobile homes in Northwest Georgia. For more information or to ask a question, go to cashflowwithjoe.com or call 678-986-6313.

Calhoun Times

USE THE CLASSIFIEDS. CALL 706-629-2231 TO PLACE YOUR AD TO REACH ALL OF GORDON COUNTY.

Prepare for unexpected power outages with a Generac home standby generator

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NOTICE OF RESCHEDULED PUBLIC HEARING
GORDON COUNTY, CALHOUN, FAIRMOUNT, PLAINVILLE, RANGER AND RESACA
JOINT COMPREHENSIVE PLAN

The above governments share a comprehensive plan, the Gordon County Joint Comprehensive Plan, 2018-2023, amended 2022. Under the Georgia Planning Act of 1989, and the 2018 Local Planning Requirements of the Georgia Department of Community Affairs, it is time for a five-year update of the joint plan. Accordingly, a public hearing is set, to explain the process for the plan update and the opportunities for public participation. Local governments will appoint a Stakeholder Committee to assist in plan development. In addition, broad citizen participation in the update is desirable and recommended.

Once prepared, the draft plan will be available for public review in Spring 2023 and will be submitted for review to the Northwest Georgia Regional Commission and the Georgia Department of Community Affairs. Plan approval by June 30, 2023 will allow the affected governments to extend their Qualified Local Government status and eligibility for State loans, grants, and permits for another five years.

This public hearing will be held in the Gordon County Judicial Building Assembly Room, 101 S Piedmont Street, Calhoun GA 30701 at 4:00 pm on August 30, 2022.

Notice for March 30, 2023, Public Hearing on Draft Plan Update

Local blood supply dwindling ahead of upcoming spring break

From Blood Assurance

After a strong start to the new year as far as blood donations go, the local blood supply is beginning to shrink. As of Wednesday, Blood Assurance was in urgent need of most blood types, primarily O-positive and D-negative. The nonprofit is now calling on community members to give the gift of life, especially with many school districts letting out for spring break in the coming weeks.

"The days and weeks leading up to spring break are crucial," according to Christopher Swafford, chief operating officer for Blood Assurance. "Requests increase over the vacation period and our shelves need to be fully stocked ahead of time to support patients at our local hospitals."

Blood Assurance is offering a \$25 e-gift card to anyone who donates at one of its fixed donation center locations through Feb. 28.

Donors can give back by scheduling an appointment at bloodassurance.org/schedule, calling 800-962-0628, or texting BLOOD to 999777.

To be eligible to donate blood, donors must be at least 17 years old (16 years old with parental consent), weigh 110 pounds or more and be in good health. Donors are asked to drink plenty of fluids — avoiding caffeine — and eat a meal that is rich in iron prior to donating.



COMMUNITY CALENDAR

FEBRUARY

The Falls at White-tail Ranch, 576 Owens Glen Road, will host open house hours Saturday, Feb. 25, from 11 a.m. to 3 p.m., with tours of the 30-acre wedding and event venue. RSVP to Mary Sotelo by call or text to 404-754-0237 or 678-744-1043, or by email at hello@thefallswhitelairanch.com.

Harris Arts Center and the Roland Hayes Museum Committee, 202 S. Wall St., will present "I Hear Music in the Air," a Roland Hayes Tribute Concert Sunday, Feb. 26, at 4 p.m., featuring singers Indra Thomas, and Angela L. Owens, with Dr. Paula Gossou-Broughton on piano, and special guest Sara Webb on flute. General admission is \$12, \$14 for seniors and students, and \$50 for HAC members. Visit harrisartscenter.com or call 706-629-2599 for more information.

Wall Street venue. Tickets will be \$50 per person. Visit gordoncountyunitedway.org/cms10 for more information.

Gordon County Republican Party will convene its Precinct Caucus Saturday, March 11, at 9 a.m., at 754 College St., to elect delegates to the County GOP Convention. The convention will convene at 10 a.m. the same morning to elect county party officers, as well as delegates and alternates to the 14th District and State GOP conventions. Other business will be conducted as necessary.

The GEM Theatre, 114 N. Wall St., will host Twitty & Lynn: A Salute to Cooney & LaVetta Saturday, March 11, with shows at 2 p.m. and 7:30 p.m. Visit calhouncountymuseum.org/online, or call 706-629-3532 for ticket information.

Gordon students chosen for All-State Chorus

From Gordon County Schools

Twelve Gordon County students were chosen to participate in the 2023 Georgia Music Educators Association All-State Chorus in Athens over the weekend.

These students are part of an elite group who were chosen following the successful completion of two rounds of auditions. Approximately 10,000 students audition across the state, and around 1,800 are selected to perform during the annual event.

Dr. Kim Watters, choral director at Gordon Central High School praised these students for their hard work and dedication. "This weekend is about celebrating their success and singing as part of the BEST IN THE STATE OF GEORGIA!" she shared. "They deserve to be recognized by one and all as the



Twelve Gordon County Schools students were chosen to participate in 2023 All-State Chorus.

best in their field."

Vicky Lattimer, choral director at Ashworth Middle School, recognized these students for rising to the

challenge of being named to this prestigious group. "We set the bar high for our students because it's what they deserve of us, and they have

once again proven that they can meet (and exceed) our expectations."

Students selected as members of the 2023 All-State Chorus were:

- Jade Clance, Gordon Central High School
- Ruby Demaris, Ashworth Middle School
- Eddy Garcia, Ashworth Middle School
- Bobby Hicks, Gordon Central High School
- Sadie Hill, Gordon Central High School
- Catherine Ives, Gordon Central High School
- Cecilia Kowalski, Ashworth Middle School
- Seth Kolb, Gordon Central High School
- Tucker Lee, Gordon Central High School
- Tyler Walters, Gordon Central High School
- Yashika Yadav, Gordon Central High School

Hambourne with Kids STEM Festival in Calhoun. Kids to engage in learning and STEM

GNTC bookbags filled with fun activities to take home. For more information, contact Daizha Staples, GNTC's Special Populations coordinator, at 706-291-3362 or dstaples@gntc.edu.

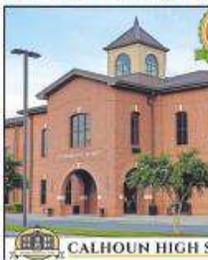
CHS recognized as 2023 AP STEM School

Georgia State Superintendent Woods names AP Honor Schools.

From Calhoun City Schools

State School Superintendent Richard Woods named 275 AP Honor Schools from 97 school districts for 2023. Calhoun High is proud to be recognized in the category of AP STEM Schools. "For a school to receive this recognition, there must be a minimum of five students testing in at least four AP STEM courses. (AP calculus AB, AP calculus BC, AP statistics, AP biology,

AP chemistry, AP environmental science, AP physics 1, AP physics 2, AP physics C, AP computer science A, AP computer science principles). "The number of AP Honor Schools increased by more than 14%, which serves as a testament to our commitment to expand opportunities for Georgia students, including in advanced and accelerated coursework," stated Superintendent Woods. "I sincerely congratulate each of this year's AP Honor Schools on their achievement. Additionally, I thank each teacher, student and school-level administrator for their diligent work creating strong AP opportunities in these 275 Georgia schools."



Calhoun High School has been named an AP Honor School by State Superintendent Richard Woods.



Contributed 401 Court St.

GNTC to host Kids STEM Festival on March 16

From Ga. Northwestern Technical College

Georgia Northwestern Technical College will host a free Kids STEM Festival on Thursday, March 16, from 9:30 to 3 p.m., at the Whitfield Murray Campus in Dalton. Georgia Public Broadcasting PBS Kids staff will be special guests and join GNTC's Early Childhood Care and Education program instructors and students to present activities. There will be snacks and giveaways. This free event is open



GNTC student Ekana Odom (left) makes a rainbow with her daughter, Aaliyah Wheeler, during the Kids STEM Festival held in October at the Gordon County Campus in Calhoun. For more information, contact Daizha Staples, GNTC's Special Populations coordinator, at 706-291-3362 or dstaples@gntc.edu.

The goal behind the festival is to provide STEM activities for children in technology, engineering, social studies, and science. The first step will receive the provided bookbags from GNTC bookbags filled with fun activities.



Miss Poppy Bella-Kate Casale makes a visit to the Calhoun Post Office, 401 Court St.

PUBLIC HEARING NOTICE

GORDON COUNTY, CALHOUN, FAIRMOUNT, PLAINVILLE, RANGER AND RESACA JOINT COMPREHENSIVE PLAN

Gordon County, Calhoun, Fairmount, Plainville, Ranger, and Resaca have prepared a draft Joint Comprehensive Plan Update for 2023-2027 according to the 2018 Minimum Planning Standards set by the Georgia Department of Community Affairs and the Georgia Planning Act of 1989. This draft plan was prepared with public participation and with guidance from Steering Committees of public and private sector individuals.

Accordingly, a joint public hearing is scheduled for the County and Cities to accept comments on the Draft Joint Comprehensive Plan. After the public hearing and receipt of public comment, the draft plan will be submitted for review by the Northwest Georgia Regional Commission and the Georgia Department of Community Affairs. Plan approval by June 30, 2023 is required to maintain Qualified Local Government (QLG) status for each local government per the Georgia Planning Act of 1989 allowing continued eligibility for State loans, grants, or permits for another five years.

This public hearing will be held in the Gordon County Judicial Building Assembly Room, 101 S Piedmont Street, Calhoun GA 30701, at 4:00 pm on Thursday, March 30, 2023.

Copies of the draft plan will be available for review on the Northwest Georgia Regional Commission website, nwgrc.org and at the public hearing.

PUBLIC HEARING NOTICE

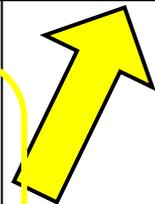
GORDON COUNTY, CALHOUN, FAIRMOUNT, PLAINVILLE, RANGER AND RESACA JOINT COMPREHENSIVE PLAN

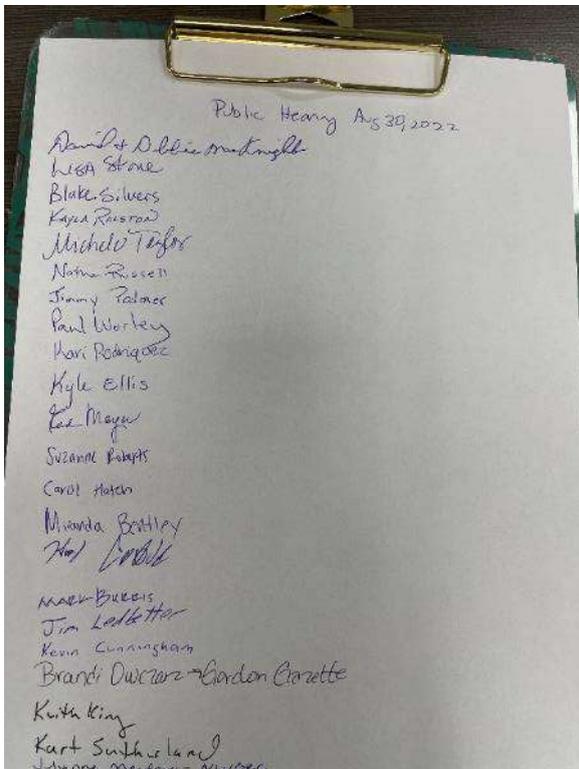
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Sign-in Sheet and discussion following August 30, 2022, Public Hearing

Joint Comprehensive Plan Update & Community Survey

PUBLIC HEARING NOTICE GORDON COUNTY, CALHOUN, FAIRMOUNT, PLAINVILLE, RANGER AND RESACA JOINT COMPREHENSIVE PLAN

Community Survey

We welcome all Gordon County citizens to participate in the **Gordon County Moving Forward Together Community Survey**. This five-minute survey will help gather community input from people that live or work in Gordon County on topics like growth, transportation, and housing, for the update of the joint comprehensive plan. Your response is anonymous and important, and is one of the key ways to gather broad community input into the needs of Gordon County and each jurisdiction. Please take the survey today, as it is only open for a few weeks!

This survey is mobile-friendly. We ask you to share, post, and link this survey widely, with your agency or department staff and colleagues, businesses and customers, and with your family, friends, and neighbors, so that as many people can take it as possible. Thank you for taking time to complete this survey, and please share and post!

<http://salscheimer.com/53/Gordon-County-Moving-Forward-Together-Survey>

Meetings

August 30, 2022 – Public Hearing

[Sign In Sheet from the August 30, 2022 Public Hearing](#)

September 15, 2022 – Stakeholder Meeting 4pm-6:30

[\(CLICK HERE FOR THE SEPT 15th AGENDA\)](#)

Judicial Building Assembly Room at 101 South Piedmont Street, Calhoun, GA 30701

Stakeholder Meetings are open to the public but are **NOT** public hearings.

[September 15, 2022 Sign In Sheet](#)

[September 15, 2022 Meeting Material](#)

October 20, 2022 – Stakeholder Meeting 4pm-6pm

[\(CLICK HERE FOR THE OCT 20th AGENDA\)](#)

Judicial Building Assembly Room at 101 South Piedmont Street, Calhoun, GA 30701

Stakeholder Meetings are open to the public but are **NOT** public hearings.

[October 20, 2022 Sign In Sheet](#)

[October 20, 2022 Meeting Material](#)

[October 20, 2022 Draft of SWOT Analysis](#)

[Original Press Release on August 2, 2022](#)

UPDATE: Joint Comprehensive Plan Public Hearing Scheduled for March 30th

PUBLIC HEARING NOTICE GORDON COUNTY, CALHOUN, FAIRMOUNT, PLAINVILLE, RANGER AND RESACA JOINT COMPREHENSIVE PLAN

PUBLIC HEARING NOTICE SCHEDULED FOR MARCH 30, 2023 GORDON COUNTY, CALHOUN, FAIRMOUNT, PLAINVILLE, RANGER AND RESACA JOINT COMPREHENSIVE PLAN

Gordon County, Calhoun, Fairmount, Plainville, Ranger, and Resaca have prepared a draft Joint Comprehensive Plan Update for 2023-2027 according to the 2018 Minimum Planning Standards set by the Georgia Department of Community Affairs and the Georgia Planning Act of 1989. This draft plan was prepared with public participation and with guidance from Steering Committees of public and private sector individuals.

Accordingly, a joint public hearing is scheduled for the County and Cities to accept comments on the Draft Joint Comprehensive Plan. After the public hearing and receipt of public comment, the draft plan will be submitted for review by the Northwest Georgia Regional Commission and the Georgia Department of Community Affairs. Plan approval by June 30, 2023 is required to maintain Qualified Local Government (OLG) status for each local government per the Georgia Planning Act of 1989 allowing continued eligibility for State loans, grants, or permits for another five years.

This public hearing will be held in the Gordon County Judicial Building Assembly Room, 101 S Piedmont Street, Calhoun GA 30701, at 4:00 pm on Thursday, March 30, 2023.

Copies of the draft plan will be available for review on the Northwest Georgia Regional Commission website, nwgrc.org and at the public hearing.

Community Survey

We welcome all Gordon County citizens to participate in the **Gordon County Moving Forward Together**

Search

Search

Quick Links

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- ▶ Court & Trial Information
- ▶ Current Bids and RFPs
- ▶ Employment Opportunities
- ▶ GIS Maps
- ▶ News & Public Notices
- ▶ Pay Child Support Online
- ▶ Pay Property Tax Online
- ▶ Public Meetings and Events
- ▶ Sign up for Emergency Notifications

Sign-In Sheet, Presentation, and Calhoun, Gordon Co. website notices for March 30, 2023, Public Hearing.

PUBLIC HEARING ON THE 2023-2027 DRAFT JOINT COMPREHENSIVE PLAN
For Gordon County, Calhoun, Fairmount, Plainville, Ranger, and Resaca

PLEASE SIGN IN

1. <i>David + Debbie MacKnight</i>	15.
2. <i>Blake Silvers</i>	16.
3. <i>Paul Owen</i>	17.
4. <i>Joe Meyer</i>	18.
5. <i>Karen Priddy</i>	19.
6. <i>Paul Walker</i>	20.
7. <i>Brandi Acosta</i>	21.
8. <i>Kyle W. Ed</i>	22.
9. <i>Jean Russell</i>	23.
10. <i>[Signature]</i>	24.
11. <i>[Signature]</i>	25.
12. <i>[Signature]</i>	26.
13. <i>Justin Palosoro</i>	27.
14.	28.

cityofcalhoun-ga.com/gordon-county-joint-comprehensive-plan-2023-2027-draft/



City of Calhoun, GA

- Calhoun Bids and Proposals
- Gordon County Joint Comprehensive Plan 2018 - 2028
- Rivers to Ridge Trail System

JOINT COMPREHENSIVE PLAN UPDATE

AUGUST 31, 2022 CITY OF CALHOUN



Gordon County Chamber of Commerce

Oct 18

Good morning! Northwest Georgia Regional Commission invites you to participate in the Gordon County Moving Forward Together Community Survey. This five-minute survey will help gather community input from people that live or work in Gordon County on topics like growth, transportation, and housing, for the update of the joint comprehensive plan. Your response is anonymous and important, and is one of the key ways to gather broad community input into the needs of Gordon County and each jurisdiction. Please take the survey today, as it is only open for a few weeks!

This survey is mobile-friendly. Please share, post, and link this survey widely, with your agency or department staff and colleagues, businesses and customers, and with your family, friends, and neighbors, so that as many people can take it as possible. Thank you for taking time to complete this survey, and please share and post!

<http://s.alchemer.com/s3/Gordon-County-Moving-Forward-Together-Survey>



Public Hearing Notice: Joint Comprehensive Plan Update

PUBLIC HEARING NOTICE GORDON COUNTY, CALHOUN, FAIRMOUNT, PLAINVILLE, RANGER AND RESACA JOINT COMPREHENSIVE PLAN Original Press Release The above governments share a comprehensive plan, the Gordon County Joint Comprehensive Plan, 2018-2023, amended 2022. Under the Georgia Planning Act of 1989, and the 2018 Local Planning Requirements of the Georgia Department of Community Affairs, it is ... Continue reading



Gordon County Government



Gordon County Schools

Oct 18

We encourage all members of our #OneBIGFamily to complete the Gordon County Moving Forward Together Survey from our friends at the NW GA Regional Commission.

This survey offers the opportunity for people that live or work in Gordon County to provide guidance about improving various aspects of our community.

Link to survey: <http://s.alchemer.com/s3/Gordon-County-Moving-Forward-Together-Survey>

#GoCoSchools #GETGCS

Gordon Gazette

2d

PUBLIC HEARING FOR GORDON COUNTY JOINT COMPREHENSIVE SET FOR TUESDAY: The community is invited to attend a public hearing concerning the five-year update of the Joint Comprehensive Plan between Gordon County and the cities of Calhoun, Fairmount, Plainville, Ranger and Resaca. The public hearing will be held at 4 p.m. on Tuesday, Aug. 30 at the Gordon County Judicial Building Assembly Room, located at 101 South Piedmont Street in Calhoun. The Comprehensive Plan is an important document that addresses a wide range of factors and presents short and long range recommendations. Parts of the Joint Comprehensive Plan include Community Vision and Goals, Community Needs and Land Use/Future Development Guides.

READ MORE: <https://www.gordongazettega.com/post/public-hearing-on-joint-comprehensive-plan-to-be-held-aug-30>



Write a comment...





September 15, 2022, Stakeholder Meeting.



October 20 Calhoun, Gordon Co. Stakeholder Mtg



February 1, 2023, Calhoun- Gordon Co. Steering Committee.



Jan. 11, 2023, Calhoun Steering Committee.

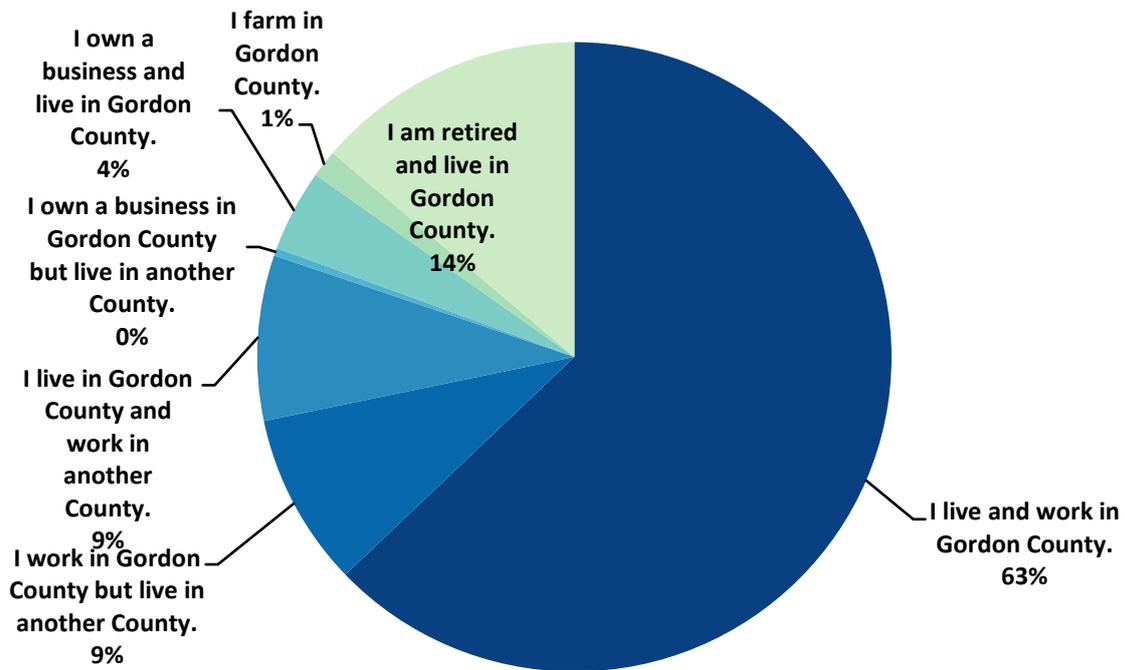
APPENDIX B. COMMUNITY SURVEY RESULTS

Results of the 2022 Gordon County Community Vision Survey are included, showing county-wide results.

Gordon County Moving Forward Together Survey Responses

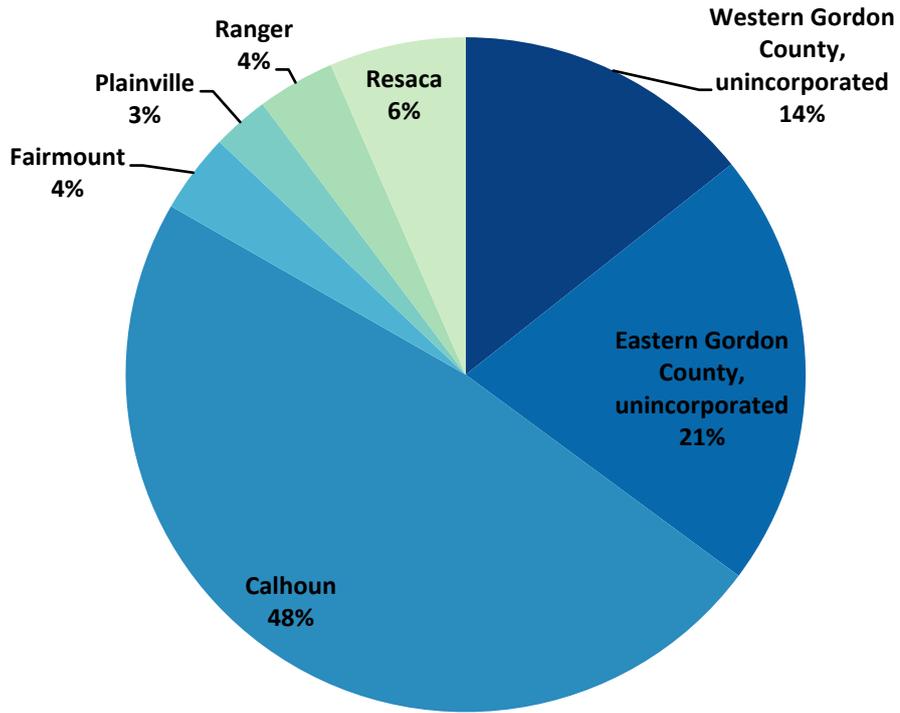
Total Responses: 1,326

1. Do you live, work, or own a business or farm in Gordon County?



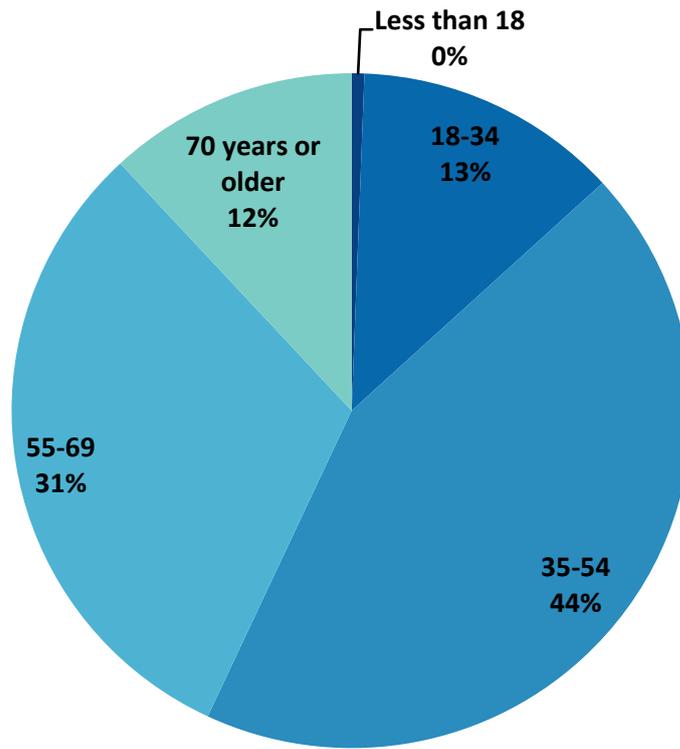
Value	Percent	Count
I live and work in Gordon County.	62.90%	833
I work in Gordon County but live in another County.	8.90%	118
I live in Gordon County and work in another County.	8.50%	112
I own a business in Gordon County but live in another County.	0.40%	5
I own a business and live in Gordon County.	4.20%	55
I farm in Gordon County.	1.40%	19
I am retired and live in Gordon County.	13.80%	183
	Totals	1,325

2.If you live in the County, where is your home?



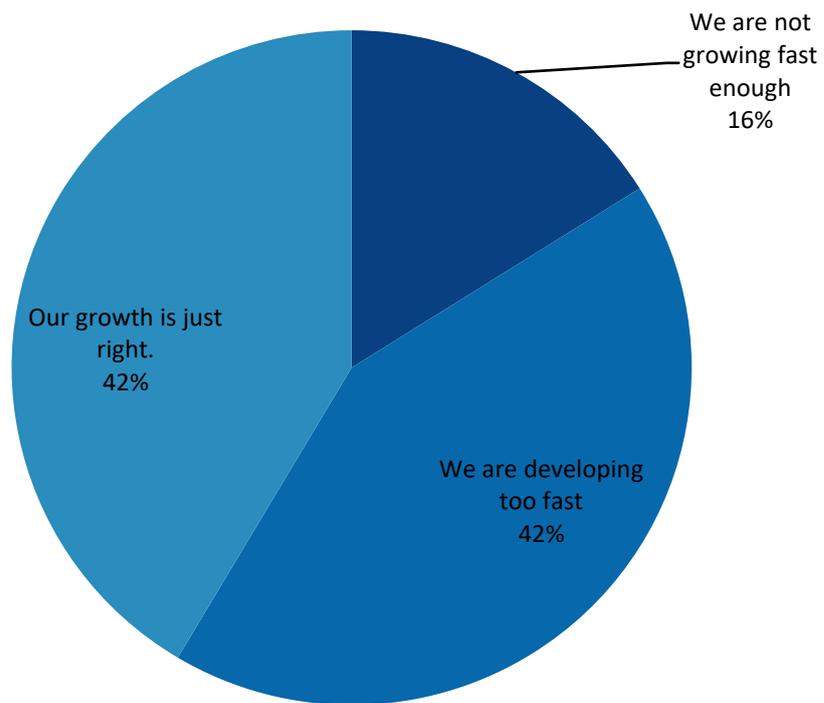
Value	Percent	Count
Western Gordon County, unincorporated	14.30%	174
Eastern Gordon County, unincorporated	20.90%	255
Calhoun	48.20%	588
Fairmount	3.80%	46
Plainville	2.70%	33
Ranger	3.70%	45
Resaca	6.50%	79
	Totals	1,220

3.What is your age?



Value	Percent	Count
Less than 18	0.60%	8
18-34	12.60%	167
35-54	43.70%	579
55-69	31.10%	412
70 years or older	11.90%	158
Totals		1,324

4.How is the growth and development of Gordon County as a whole?



Value	Percent	Count
We are not growing fast enough	16.1%	210
We are developing too fast	42.5%	555
Our growth is just right.	41.5%	542
	Totals	1,307

5.If growth is too fast, in what area is this happening? If Other, where?

Total Responses: 531

Responses with more than one occurrence:

Other - Write In (Required)	Count	Other - Write In (Required)	Count
Sonoraville	9	Everywhere	4
Calhoun	8	Hwy 53	2
Calhoun	5	I live on the South end of Gordon County off Hwy 41. This area is growing too fast for the county to be able to keep up with the infrastructure and the impact on the surrounding homes, farms, and neighborhoods.	2
Housing	4	Industry	2
City	3	Too many warehouses	2
Housing	3	Too many warehouses	2
Sonoraville	3	Traffic	2
South 41	3	Traffic congestion	2
rural areas	3	Warehouses	2
sonoraville	3	Warehousing	2
warehouses	3	Warehousing	2
41 south	2	Western	2
Adairsville	2	everywhere	2
All over	2	housing	2
All over Gordon County	2	south of Calhoun	2
Dews pond road	2	traffic	2
East Side	2		

Unique Responses:

4 lane highway 41	Down 41 toward Adairsville	Neighborhoods on east side	Too many houses being built. Even if we have people who can afford them, we don't have the infrastructure to support them.
41 North and Bypass area	Down and around Dews Pond Road, Specifically at the RedLights at Harmony Church and Lovers Lane, Too many new housing developments enter our areas.	New apartments on Curtis Parkway	Too many houses too fast

41 SOUTH	Downtown	New houses close to I-75	Too many houses/apartments being built in areas that can't hold them
41 South area	Downtown	No housing	Too many housing developments, banks, car washes and too much fast food.
41 South, Dews Pond, FarmVille, Curtis parkway. All of Calhoun basically	EAST	No more Mexican Restaurants; need diversity	Too many housing developments. Schools and traffic will be overwhelmed.
41 near Shaw rd	EVERYWHERE	Not enough growth in Fairmount or Red Bud	Too many huge warehouses taking over
41 south, union Grove, dews pond	East and South side of the county	Not enough housing and stay off hwy 53	Too many large factories coming into town and not enough local businesses. We are losing far too much agricultural land for the county to continue to be healthy. Most people moved to this area to live in the country NOT ATLANTA! The Sonoraville area where I live is creating an EXTREME number of subdivisions that should NEVER have been approved. It is causing noise, traffic, damages and wildlife issues! I personally know multiple families who are considering selling and moving not only our of the city/ county but possibly the state because they are so dissatisfied with the area and the state and county management.
ALL OVER	East of county.	Not enough places to eat and live but too many factories	Too many neighborhoods, too many junky fast food restaurants
Adairsville Area-Gordon County	East side	On Hwy 53 & Curtis Pkwy. Traffic is horrible in both areas	Too many new housing opportunities being developed, however we are not getting accommodating dining and shopping opportunities.

Adairsville- southern Gordon county with industrial warehouses that are sitting by empty.	East side of county	On route 41 coming from Adairsville, there is a stretch of commercial buildings that has ruined th look of the area. I have personally have had many close calls with the 18 wheelers that drive through there. I would rather not have more trucks in the area. I don't mind housing or retail but no more giant, ugly commercial buildings and their dangerous transportation drivers.	Too many new warehouses and housing is being allowed to be built too dense.
Adairsville-- I live in gordon county right on the line. Way to many industries being put in this direction	East side. Sonorsville with the approval of 300 plus houses. Not enough school to handle that	On the sonoraville side	Too many out of state people moving in changing our public policies
Adversely affecting traffic and quality of life	Eastern Gordon county out in the Dews Pond and Sonoraville communities. Calhoun City district is also growing too rapidly	Our environment is being ruined by massive trees being removed. This is contributing to loss of biodiversity, increased climate change, and worsening air quality. We need a tree ordinance in Gordon County and also curb side recycling. It seems that the city council does not care at all about our environment.	Too many oversized warehouses eating up every available piece of property. They are an eye sore and take away from the rural small town feel that drew my family to Gordon County.
All Areas	Eastern and southern Gordon county	Our infrastructure is not good enough for growth. You want to grow Calhoun then let's grow but we need to be able to handle traffic, law enforcement, housing. We do not need to develop farm land as to we need to raise stock to provide for the balance of food for the people we have. On other issue is our landfill is a joke. I can go on and on but I'm one person.	Too many people
All areas	Eastern part	Our infrastructure needs to keep up with the growth.	Too many people and not enough affordable housing and entertainment
All areas	Eastern side of the county	Our schools are not ready for all of the new developments being built. Roads are in terrible shape and everywhere you look	Too many people too fast and urban sprawl. Too much farmland under development, encourage young farmers to move to the area. When housing/industry move in the young farmers can't afford to buy from older farmers.

		more warehouses are being built. and	
All areas with new planned subdivisions	Entry level housing development growing faster than the infrastructure and schools to support it	Our schools are struggling to accommodate our housing growth	Too many people, not enough resources
All around Gordon County	Every area right now!	Outskirts of Calhoun. Too many housing constructions are going to impact already congested roadways. Needs to be more thought out into the dangers of the congested traffic or supplying more monetary compensation or monetary assignment and personnel assignment to law enforcement to help create voluntary compliance with traffic laws making the congestion safer for motorists.	Too many pop up neighborhoods, or massive amounts of apartments, the number of industries being built is too much and changing the "small town" vibe
All aspects	Every where	Outskirts of city of Calhoun	Too many rate income base housing and warehouses
All growth is on Eastern end. Need more on Western side	Everything South of Calhoun. Toward Adairsville. Roads can't carry traffics. Much less our schools. What about housing.	Outskirts of town	Too many subdivisions
All of the County	Everything- the "countryside" Isn't quite countryside anymore. It's being developed for homes, chicken houses,	People and manufacturing	Too many subdivisions and warehouses
All over	Everywhere and it's disgraceful	Population, warehousing,	Too many ware houses on Hwy 41 and new housing areas having too many houses
All over Calhoun, hwy 41, Dews Pond Rd	Everywhere especially in the city. Why are you all wanting to take away a small town and overpopulate it. Sad and disgusting	Preserving space for and near homes	Too many warehouses going up in our backyards. Too many apartment complexes and cookie cutter neighborhoods ruining agriculture.
All over Gordon County / Schools are over-crowded with all the growth / our roads are over-crowded and cannot handle the growth (which causes road rage / our grocery stores cannot handle the growth and have shortages!!!	Everywhere except Red Bud Road and North 41	Red Bud area	Too many warehouses taking over farmland
All over Gordon County, farm land is disappearing and it's changing out small town way of life	Everywhere in Gordon County. Our roads and schools cannot afford to continue like we are!	Residential population and schools	Too many warehouses.

All over Gordon county	Everywhere u turn around in Cslhoun and in the County	Retired and want slow pace	Too much Industrial growth overall in the county. Neighborhoods are popping up all over but there does not seem to be a push for more and better restaurants or other businesses. The outlet mall should have brought in more growth than it did but it has almost dried up due to the fact of it's location and lack of nearby restaurants and other services.
All over the county	Everywhere, adding so many new homes and not addressing roads or infrastructure.	Road system not sufficient to handle additional traffic	Too much activity on the Eastern side of the Interstate. Schools and roads are becoming too congested
All over the county.	Everywhere, both sides of the county and city	Roads will not be able to handle the extra traffic	Too much building without having the necessary infrastructure to support the grow
All over the county. Seems the city is dictating to the county about road construction etc. expanding the city without cooperating with the commissioners. As to whether it is causing a hardship on the county taxpayers. We need more cooperation from both sides.	Everywhere, especially east of I-75. Traffic is awful, especially speeders.	Rt140 to Rt 53 Calhoun	Too much industrial development
All the new houses going up all over the county.	Exit 312	Rural areas being converted to warehouses	Too much industrial on the southeast side
All within 20 miles of I-75	Farm land being turned into mega warehouses and technology centers...	SE Gordon County	Too much industry and population
Along 41	Fast growth in housing without necessary roadway modifications	Schools can't hold the capacity at the rate we are going	Too much industry not enough roads
Along Hwy 41	Gordon county	Schools so crowded, taking away natural surroundings, too many unattractive subdivisions with no trees . Not taking care of older developments	Too much residential development with no regard to infrastructure
Along I-75 and US Hwy 41 corridors (esp. south of Calhoun)	Growth is great, but our infrastructure (roads, traffic lights) has not caught up. Redbud Rd. For a city this size, we should have more restaurant options than fast food. Would love to see an Indian restaurant. Need better traffic control for Calhoun City School.	Seems like it is all areas in and surrounding Calhoun. I know growth and expansion is necessary but it should be growth with responsibility especially with water run off w	Traffic - not enough infrastructure
Along the 53 bypass.	Growth is too fast for current infrastructure.	Since moving here 3 1/2 years ago. route 41 has gone from farms to a sea of concrete buildings. Now I understand growth but when it starts to move into 100% residential areas like the proposal on Miller ferry	Traffic flow and school population

		road we feel the quality of life is dramatically and negativity impact our homes.	
Any farm land being converted to businesses	Growth seems to be focused around Hwy 41 and I-75 for obvious reasons and east of I-75. Although I no longer have children in school it has always been apparent that Gordon County needs a high school on the western side of the county. Gordon Central needs a new campus on the west side. Seems like housing was already more than the local roads can handle and with housing developments increasing it will get much worse. Roads in this county should be a big focus.	Small homes being built side by side with no yards. Large quantity with no quality new builds.	Traffic increased and roads could be widened
Apartments and warehouse type buildings	HWY 41	Snoraville and 53 area	Union Grove & Highway 41

<p>Appears to be no consideration of aesthetics, no consideration for the individual and more about putting money in investors pocket or maybe even county comissioners. Warehouses everywhere even in the middle of town. Run down vacant buildings, parks under bridges and power grids. Ha. Nothing here for people to want to make the move. If you were starting your career in your 20's or 30's what does this county have to offer? Our glorious heritage?? Haha. This town will soon be full of seniors reliving their youth at the high school football game and young people with no opportunities for growth. Has anyone thought about the fact that warehousing doesn't create a wealth of jobs but does create metal or concrete monstrous buildings spewing an abundance of noise and light pollution. Is this the plan?? Is the plan to have a monopoly on low paying jobs consistent with carpet mills? Well done! Watch out Buckees may be the only reason to stop in this county.</p>	<p>HWY 53, Union Grove</p>	<p>Sonoraville Dews Pond area</p>	<p>Union Grove & US 41S</p>
<p>Area around Hwy 42 and I75 Calhoun</p>	<p>Highway 41</p>	<p>Sonoraville and down 53 and 41</p>	<p>Union Grove / Hwy 41 S.</p>
<p>Around Sonoraville Area</p>	<p>Highway 41 South is being over taken with huge corporations! While this may be considered growth to some... it's like wildlife being ran out of its habitat of wonderful existence. I'm all for more people paying taxes to encourage our community but I KNOW a lot of these corporations are not being taxed equitably. Stop destroying the wonderful country environment by [] out our precious areas.</p>	<p>Sonoraville and warehouses everywhere</p>	<p>Union Grove Rd. area and Sonoraville</p>
<p>Around the elementary school and out 53.</p>	<p>Highway 41 going into Adairsville. Leave Miller Ferry area alone. Residential neighborhoods where we live</p>	<p>Sonoraville area</p>	<p>Union Grove area</p>

Around town with all of the warehouses being constructed	Highway 41 towards Adairsville	Sonoraville district. The housing that is popping up everywhere is causing more harm than good.	Union Grove exit. Warehousing. Poultry Farms
Belwood road, Curtis Pwy, Red Bud Rd, Lovers Lane, and the Dews Pond areas	Highway 53	Sonoraville, Bellwood area	Union Grove, Belwood Road, 41 South Area
Between Calhoun and Adairsville, 41 Hwy	Highway 53	Sonoraville, Calhoun	Union Grove, Lily Pond
Big developments of so many homes and warehouses	Highway 53, Dews Pond, Curtis Parkway,	Sonoraville, Union Grove, Curtis Pkwy	Union Grove/41
Born and raised here and finding it hard to buy American groceries every thing is changing to Mexican and Spanish crap so we find we have to go out of Calhoun to by regular groceries! I	Hotels, manufacturing, fast food - if we're going to grow, could we actually build things that make living and working here more pleasant??	Sonoraville- Not enough classrooms and too many students in the school system	Unplanned for traffic
Building	Housing	Sonoraville/Red Bud area	Ware houses and stinking chicken houses
Building many houses/schools are crowded	Housing Dews Pond, Lover's Lane area	Sonoraville area	Warehouse building without studies of environment, water issues, schools' numbers, etc Same for large subdivisions. Thought and research should go before ok'ing either of the above.
Building of unnecessary warehouses	Housing and Industry (Commercial), Hwy 41 south, Dews Pond/Sonoraville Area	South	Warehouses
Businesses, apartment complexes, subdivisions	Housing developments are growing in previously zoned agricultural land.	South 41 area. Both Gordon and Bartow have huge new buildings empty and building more. That's not adding jobs just making eyesore.	Warehouses are being built at an unmatched speed. Not enough other infrastructure to support, like houses, retail.
By the interstate at bucces	Housing is being thrown up without consideration of traffic patterns. Restaurants and businesses are trying to open but cannot be successful because people do not want to work!	South 41 to Adairsville	Warehouses are taking over Gordon County
Bypass 53 intersection.	Housing. Especially along Dews Pond and Lovers Lane	South Calhoun	Warehouses between Calhoun and Adairsville
Bypass- huge warehouses	Hwy 41 S near Adairsville	South East Go. Co.	Warehouses everywhere
CALHOUN	Hwy 41 So	South Gordon Co.	Warehouses in south end of county

CALHOUN,CITY	Hwy 41 South. Industrial buildings are too much. Not enough homes to keep up. Need more eating places, housing and things to do to support these factories.	South end	Warehouses on Hwy. 41 area
Calhoun & south side of county	Hwy 41 and Curtis parkway.	South end of Calhoun	Warehouses!! Too many are going up along 41
Calhoun City	Hwy 41 and our little backroads	South end where it joins Bartow County.	Warehouses, warehouses, warehouse, but not enough rental properties available.
Calhoun City limits	Hwy 53 in Calhoun City	South of Calhoun	Way to much industry...and nothing for emertainment
Calhoun and East	Hwy 53 is too congested. Encourage businesses to build on Red Bud also	South of Calhoun	Way too many warehouses and housing developments and not enough white collar businesses.
Calhoun and Sonoraville	Hwy 53 near I-75 & Lovers Lane/Dews Pond Rd.	South of Calhoun on US41 / airport area Liberty/Belwood	We are becoming as big as Atlanta.
Calhoun area of Gordon county	Hwy 53 restrauents and banks	South on I-75	We are growing the housing market and the wear house area at a fast rate. However we are not growing our public services to keep up the demand of new houses and businesses.
Calhoun down S. 41 Hwy to Adairsville	I am concerned about the lack of housing and the quality of the new housing developments that are being built.	Southeast Gordon County	We are not providing adequate services (shelters, human services, childcare)
Calhoun especially	I don't believe long term impact is being considered adequately.	Southern GC off 41 near Lily Pond/adairsville	We are trying to keep up with other surrounding areas
Calhoun housing	I feel the advancement in housing projects drives home cost higher than most average workers can safely afford. I feel that Gordon County has more congestion in traffic than intersections and traffic lights can handle as they currently are utilized.	Southern Gordon County	We have had watmy too many warehouse take over beautiful farm land!
Calhoun industrial	I like the small town atmosphere	Southern and Eastern	We moved here to avoid uncontrolled growth. Industrial is fine on the 41 corridor but even considering it in a rural agriculture and residential area is a problem. Too much "progress" will remove the reason many people choose to live here.
Calhoun/Sonoraville	I live on the south end of Gordon county off of Hwy 41 South. This area is growing too fast for the county to be able to keep up with the infrastructure and the impact on the	Southern part if the county and inside city.	We need to stop rezoning agriculture to industrial to build warehouses that back up to houses/ subdivisions.

	surrounding homes, farms and neighborhoods.		
Central Housing and southern Industrial	I realize there may be a housing shortage, but the pop up neighborhoods are going to become an issue as our 2 lane streets are not built or prepared for the excessive growth	Southern part of county	We're over developing on the east side of Gordon county. Specifically in the Dews Pond area.
Chicken farms	I41 in area of Millers Ferry Road; large industrial facilities create traffic.	Southwest Gordon.	With the subdivisions popping up left and right, I'm just concerned that the aging infrastructure will be able to keep up.
Chicken farms and warehouse's	I75 and east	Southwest Quadrant - Adairsville/Calhoun	Within the city and our county.
Chicken houses	I75 corridor & South Calhoun bypass area	Subdivisions everywhere and factories	a lot more subdivisions being built in the city
City limits	In all building areas, we do not have the infrastructure/schools for this growth	Subdivisions,	all around town
City of Calhoun	In and around Calhoun, especially Hwy 41.	The City is growing and with that happening there is growth in the population	all over
City of Calhoun	In general. Keep Gordon county majority agricultural!	The SouthEast	all over
City, sonoraville area,	In our rural areas	The apartments by the interstate,	all over the county, it used to be beautiful country but it is becoming little Atlanta
Commercial	In the Adairsville-Hwy 41S area. Miller Ferry-LilyPond area	The city areas and many of the small neighborhoods and farming areas	apartments and neighborhoods
Commercial and residential	In the city (new "affordable housing"& partly in the county (on Dews pond Road) It's too much & we are too crowded already & yet our commissioners want to keep expanding. We don't need to be like Atlanta, Kennesaw or Cartersville. If I wanted to live in a cram packed area, I would move to one. Calhoun is supposed to be a small town, instead our commissioners want it to be bigger and better, which will only end up hurting our community & NOT help it.	The city of Calhoun is getting way too many chain restaurants and stores for our kind of roads. I feel like Calhoun has gotten too big for it's britches. Also, most of our families are low and middle class income and I feel like it's become a burden on them due to taxes, and growing prices because Calhoun is thinking they are a "big" city now.	around downtown
Commercial manufacturing	In the city limits and Sonoaraville	The county does not and will not have the resources to support the growth. Example future landfill space.	calhoun

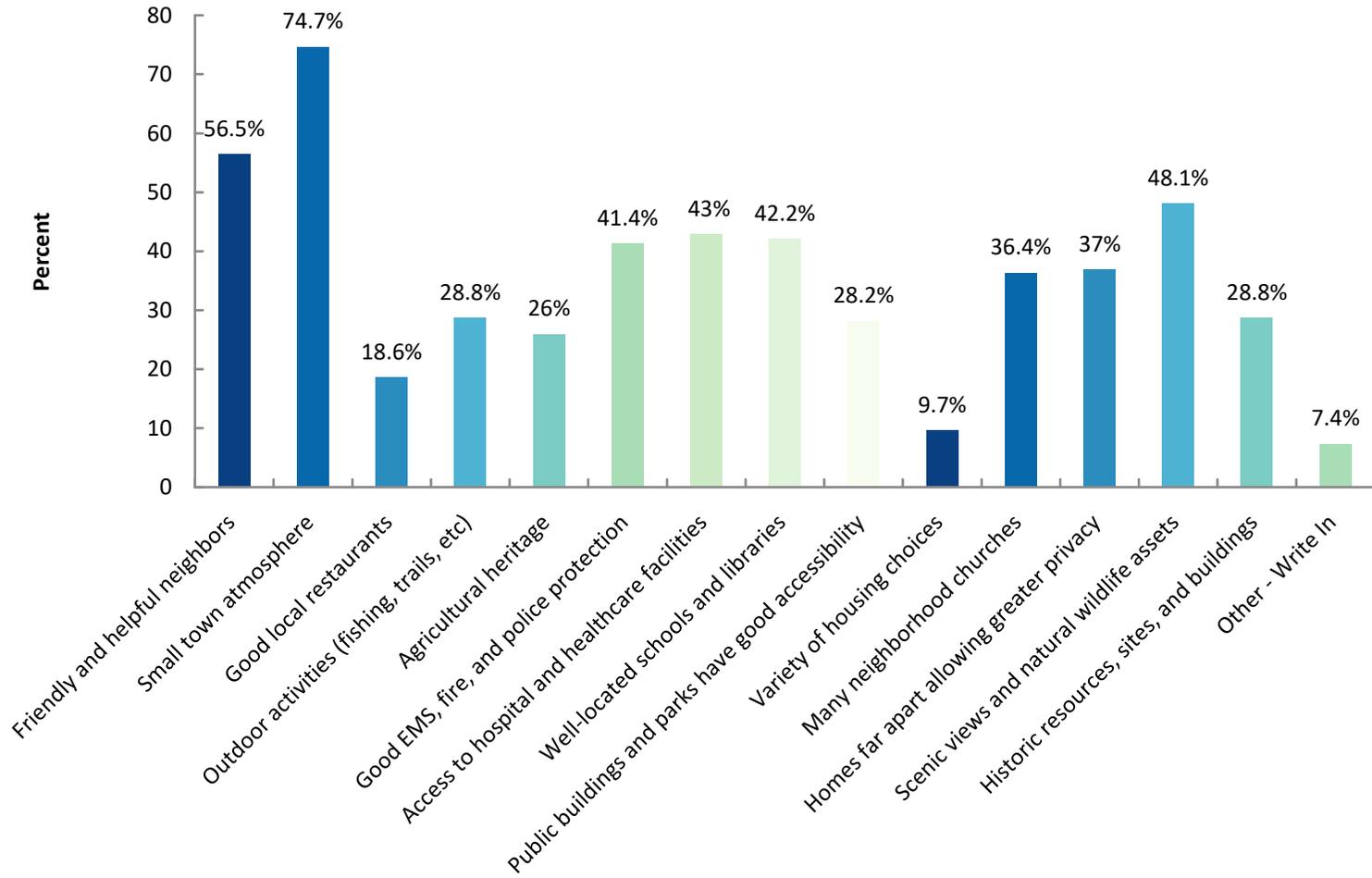
Commercially	In town (city) and suburbs-- there isn't enough room to put everyone.	The growth has been in warehouse space—while those provide jobs, the jobs aren't good enough to help families. So, in that sense, the growth is too fast, but too slow in quality of living.	city
Commerical	In town, moving towards Sonoraville	The intersection of Bucces and Love's is a nightmare. With more development happening and an increase in traffic in the near future, why have improvements not be planned for or made?	city limits
Company warehousing with low paying jobs. Not containing these in a an industrial park area.	Industrial	The new bypass area-sonoraville	commercial and apartment complexes
County	Industrial	The proposed subdivisions taking over all the farmland in Gordon County.	county wide
County and city infrastructure is not growing with residential and industrial development. Quality of life services are not growing.	Industrial parks as well as housing.	The southern end of the county is becoming a giant warehouse.	curtis parkway
County areas bordering city of Calhoun and are then annexed in.	Industrial-ITS RIDICULOUS	The southwest area all the industrial development on 41	dews pond area
Countywide	Industraual warehouses and mega chicken complexes	The warehouses are ridiculous! Not even-occupied u know when growth comes in lots of other bad things come with it. Let's not be that greedy. With bucces we still don't see tax breaks on local properties so who truly wins?	dews pond rd
Curtis Parkway area, Lovers Lane area, area near Bellwood school.	Industry	There are industrial buildings sitting empty in and close to Calhoun, but huge warehouses are being built in residential areas. This will not have a positive effect on the people who live in those areas, or on their homes and roads.	dews pond rd/curtis pkwy/lovers lane it is going to be a nightmare
Curtis Parkway, Dews Pond	Infrastructure is behind to handle the growth.	There are too many factories going in especially when there are so many that are vacant. We need more entertainment and actual sit down restaurants instead of fast food and large factories.	east side of county

Curtis Parkway--Dews Pond Road Area and Hwy 41 warehouses	Infrastructure, especially roads, are a decade or more behind the growth and must be improved rapidly.	There are too many homes and too much traffic when our small community doesn't need that.	gobbling up farm land for industry
Curtis Parkway/Dews Pond/Harmony Church Road/Lovers Lane	It isn't the growth it's the problem, it's the lack of infrastructure . I see the county wanting money to come in but I don't feel the county is prepared for the growth. Growth requires more roads, traffic signals, employees in county positions, including first responders. I've never had luck even getting any movement from animal control or ordinance offices. You have to put the money out community pays in towards all this, not gain on salary.	There have been 10 warehouse built or the ground broken in the past year.	industry storage, housing
Curtis Pkwy	It seems that that 41 and surrounding area is nothing but huge warehouses, which brings semi traffic.	There is not enough room for the growth. The growth that is happening makes no sense with the other growth. No restaurants or stores or room at the school for the growth that is happening. If you are wanting to grow, then bring things in that will help the community not make it where you have to go out of the town to enjoy	industry; housing
Curtis Pkwy	It's not that it's too fast, it's that there's NO PLAN! The growth is driven by applications and permits from individuals and companies without any forethought by the county!! Have our commissioners gone out and solicited businesses in a strategic way?	There is too many houses being built for instance the ones on Curtis parkway at laurel creek. All this will do is cause traffic build up and cause more wrecks. I believe more wrecks will also come from the new roundabout at dewes pond and Curtis parkway	loss of animal habitat
Curtis Pkwy, Lovers Lane	It's visible everywhere...	Throughout the county-growth is appropriate, but planning and execution are not.	more the city areas
Curtis Pkwy, dewes pond,snoriville, hwy 53	Just outside the city limits .	To many large buildings	not at exit 325
Curtis parkway and Hwy 41 industrial area	LOTS OF INDUSTRIAL BUILDINGS	To many large home developments with our existing roads. Schools and emergency agencies are not growing with the development.	over development

DEWS POND AREA	Land values in south off I75 has driven other properties in area into insurmountable taxes	To many new factory buildings	overbuilding of homes and apartments...is infrastructure going to handle it?
DEWS POND/EAST	Large communities; large warehouses; too many chicken houses	To many new homes and townhomes being built don't feel like a small town anymore or not much country moving towards Atlanta suburbs	residential
Destruction of Agricultural Zoning and explosive warehouse growth on the 41 corridor.	Large housing developments	To many plants on the new bypass and apartments being built on Curtis parkway	residential & commercial Our infrastructure for the county is behind in keeping up with the current growth. We need more public safety resources to keep up with the growth. Schools will be overcrowded unless redistricting and enforcing redistricting is not dealt with
Development of too many warehouses and neighborhoods suddenly	Large manufacturing and agrobusiness	To many warehouses	residential and industrial
Dews Pond	Large neighborhoods on small lots	Too Many Businesses being built on Belwood Rd	residential development in confined areas and industrial growth on top of residential areas.
Dews Pond Road	Lilly Pond, because in question #2 we are not even listed. It is the fastest developing part of the county and we don't even make the top 7. WOW	Too many apartments not enough activities	southern part of the county
Dews Pond area & 53 cluttered	Long interstate.	Too many chicken houses and housing/apartment developments	southside of the county
Dews Pond area is being over developed	Manufacturing	Too many chicken houses being built	too many businesses on Hwy 53
Dews Pond near Food City	Manufacturing and warehouses!	Too many developments without the proper traffic flow	too many hotels, banks, and car washes... not enough things we actually need to grow as a community
Dews Pond rd	Mostly Calhoun. No plans for traffic increases, schools, and infrastructure	Too many factories and warehouses.... Natural resources are being destroyed at a rapid rate.	too many jobs available (not being filled) and a lot more houses being built. Who is buying these houses if people are not working.
Dews Pond, 53, curtis pkwy, with no growth on Redbud where there should be more food options for one of georgias best hospitals on that exit.	Multi family housing	Too many homes	too many people moving to the area
Dews Pond, Curtis Parkway, LoversLane	Multi family housing.	Too many homes being thrown up in the eastern part of the county.	too many warehouses!
Dews pond Rd. and Curtis parkway area	Multiple residential houses	Too many homes coming into small communities.	town
Dews pond and harmony	Near Buc ees	Too many houses and apartments being built at once. Infrastructure is	warehouses and multifamily housing

		not ready to meet these needs.	
Dews pond area, Curtis pkwy, Sonoraville and Peter street	Near all major highways	Too many houses and too much industry!!!!	warehousing
Dews pond around lovers In	Need a permanent end to any new chicken houses. They create high levels of pollution, use inordinate amounts of water which our people will need, pollute our water and air and are profitable for a couple of people but basically do more harm (a lot of harm) than good for our county. The chicken is also not needed in the US. Over20% of the chicken produced using and polluting public water and soil are exported to China. So basically we are giving up our clean air and clean water for someone else's profit. Clean air and water are limited.	Too many houses being built	warehousing and lower income jobs
Dewspnd Area	Need healthier restaurants	Too many houses being built without regard to traffic and schools	warehousing in South Gordon County
Doesn't seem like infrastructure is keeping up with the push for new housing. There is definitely not enough in the county that seems like it is going to attract people to move into the new housing unless it is priced below market values which will create a host of other issues.	Need improvement in Roads, internet, Schools		

6.What do you like about living in Gordon County? (Check all that apply)

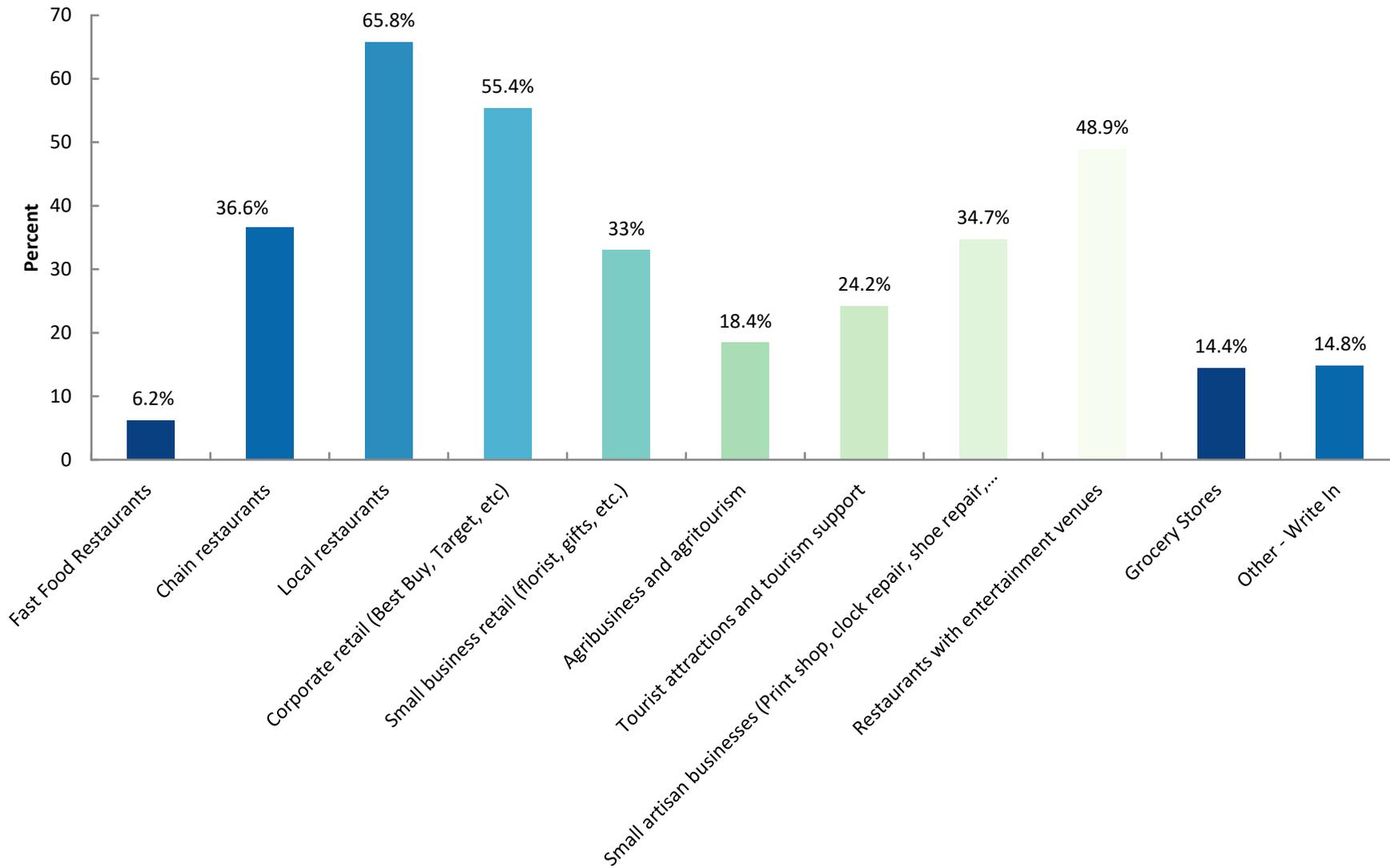


Access to family	Good County Road Conditions	Location in relation to Atlanta and Chattanooga.	Small town atmospheres
Moved here from another state	Good arts and music	Low Cost of Living	THIS IS WHERE I WAS BORN AND RAISED!
Dislike the Concrete Jungle on South 41 just before the County Line	Don't live here	I do not live in Gordon County, but I do work here so I selected what I like about Gordon.	I moved from Cobb county to live in a more rural area and now Gordon County is becoming nothing but industrial warehouses and all the beautiful landscape is rapidly vanishing.
All of the above	Good cultural events	Low crime	This is where my family lives.
BORN HERE	Good government leadership	More farmland/peaceful areas	This was where I grew up mostly. I did enjoy the area until it's recently abrupt growth.
Born and raised	Good place to raise family. School are good	My family is here	We have a small town feel even though we have all of the above. One of the greatest things I love about our county is the agricultural heritage. Our farm land is very important to who we are and how we grew up, that's why we don't need to let all of these outsider companies from northern states come to our county and turn our farm land into industrial buildings right up next to our already established neighborhoods. There is a place for limited growth of this nature but it does not need to be next to our farmlands or neighborhoods.
Born and raised here	Harris Arts Center	NEED MORE RESTAURANTS & PLACES OF BUSINESS;	We more local Restaurants and let's expand on the Nature trails and Parks responsibly
Close to Atlanta and Chattanooga	I DONT LIVE IN GORDON	Near family	We need more Fire/EMS personnel and the fire service needs more equipment to include Aerial apparatus to help with ISO ratings for all the growth
Close to I-75	I don't live here	Need more restaurant variety. Area has been promised Olive Garden, Red Lobster, Moes, Steak N Shake. This area has missed tremendous areas for growth but county appears more interested in fast food and Mexican restaurants. Need much better access to large animal veterinary medicine. That alone would help agriculture growth. This county needs to take its blinders off for allowing GOOD IMPROVED GROWTH.	We need more Restaurant options for Gordon County

Close to immediate family	I enjoy working here	Need more things for the younger generation.	Would love to live here
Convenient to other cities.	I used to love the small town atmosphere but we have lost that / I used to love our schools (cause you knew the teacher and the family that teacher came from but not anymore!! There is not much outside activities because of all the growth the parks are to full and crime is more.	Not covered up by large corporate retailers like Cartersville, Canton, Woodstock and other surrounding cities with the same stores on ever exit.	arts and culture
Country, can have garden without someone telling you what to do	I was born here. That's about it. Nothing else to do here anymore.	Nothing stands out. I don't hate the community by any means but nothing truly stands out as a beloved feature. Restaurants and shopping would be my pick but they are too limited and the congestion of what we do have all on 53 is a hot mess. Better planning for longterm growth and growth in more areas is a must. With all the interstate exits we have and being centrally located between Chattanooga & Atlanta, we should be comparable to Ft. Oglethorpe, GA. We need more diversity in dining, shopping, employment and activities. We need something for youth to do. People leave town to do everything. We are a great community but have been choked out of a "healthy diverse and balanced" development.	better restaurant and healthier choices.
Do not really like living here but have lived here since birth. Stay due family & grand children	I work here	Our two golf courses.	born raised
Don't like living here	I'm only here because of family	Proximity to 75. Also when we first moved here nearly 10 years ago it had many more restaurants and activities than Murray County. Now it feels like Gordon has fallen behind. The mall had closed man shops, the restaurants have dwindled and the downtown city feels like it's dead due to operational hours. No entertainment, even the old skating rink closed.	central location to Atlanta and Chattanooga

Ease of access to shopping	It is home and just a good place to live.	Question #2. I live in Lilly Pond. Add that area to the top 3 of the county	close to large cities for restaurants and shopping
Education at the city schools	Living in a rural undeveloped area	Reasonably safe place to raise family	good goverment
Excellent school in the city	Located within fairly easy access to areas that provide better recreation and entertainment options like Atlanta, Chattanooga, Rome, and Cartersville,	Rural Areas	grew up here
Family	Location - easy access to interstate 75.	Safety	nothing we have nothing new
Family and friends live in Gordon county	Location and easy access to larger towns	Schools are fantastic! I love Pintage. We have the best United Way and other charitable orgs	proximity to ATL and CHATT
Friends and Family here			

7. What types of retail/service businesses would you like to see more of in Gordon County? (Check all that apply)



Value	Percent	Count
Fast Food Restaurants	6.20%	80
Chain restaurants	36.60%	474
Local restaurants	65.80%	853
Corporate retail (Best Buy, Target, etc)	55.40%	718
Small business retail (florist, gifts, etc.)	33.00%	428
Agribusiness and agritourism	18.40%	239
Tourist attractions and tourism support	24.20%	313
Small artisan businesses (Print shop, clock repair, shoe repair, etc)	34.70%	450
Restaurants with entertainment venues	48.90%	634
Grocery Stores	14.40%	187
Other - Write In	14.80%	192

Other- Write In Responses:

Other - Write In	Count
Movie Theater	4
Movie theater	3
Movie theater	3
Restaurants that are not chicken or Mexican	3
movie theater	3
A movie theater	2
Gordon county should be preserving more of our farmland to provide food to local restaurants and grocery stores for our residents.	2
Movie Theatre	2
Publix	2
Publix!!	2
Totals	187

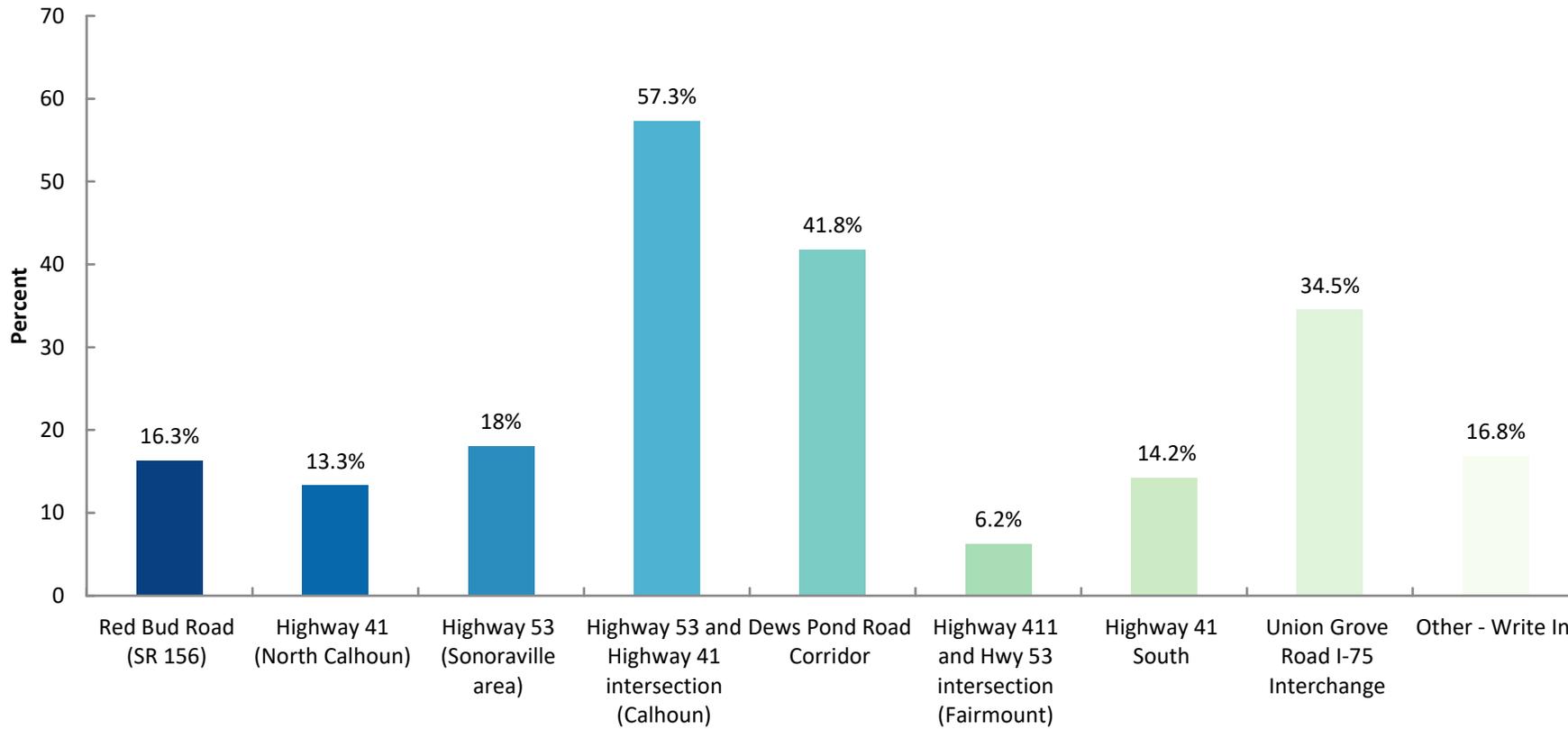
A Golden Coral restaurant, Red Lobster restaurant, Joe's Crab Shack,....Gordon county is in need of a Movie theater and some venues for youth.	Fun activities especially for the youth!!!	Movie theatre, family entertainment	TJ MAXX, Target, SAMS or Costco Please
A dispensary	Fun stuff	Movie theatre/roller rink	Tackle/Bait Shop
A greenbelt attaching major neighborhoods to the downtown area. It would be great to ride a bike in a safe lane to go downtown. A lot of young people are drawn to areas that have this is place. As much traffic as we have downtown, it would be a boon to have a safe way for people to ride their bikes to work. And this does happen in areas in which riding your bike to work is a safe mode of transportation. We have to get with the times on this. I believe this would be a huge draw for young families.	Good quality discount clothing for men including dress, work, sporting, leisure etc.	Movie, putt putt, reading d book stores	Taco Mac, movie theater, skating rink, jump park
A movie theater would be nice. We have plenty of restaurants and the outlet mall is sufficient for shopping. We have plenty of grocery stores.	Good restaurants, not fast food	Movies	Technology centers, movie industry
A movie theatre	Historic Preservation	Movies and things for young folks to participate in	Theater
Absolutely none. We are good with what we have.	Hobby Lobby	Multi Use Ag event center	Theater and Drive-In
Activities for families and kids	Hobby Lobby, TJ Maxx	NEED MORE P RESTAURANTS & BUSINESS ON RED BUD RD. & N.HWY 41 HWY..53 IS A MESS	Theaters, skating rink, book stores, farmers markets,
Activities for the youth	Homeless Shelter for Families	NO MORE hotels 😞	Things for kids to do.
Add Lilly Pond to the moving forward together survey	I like it the way it is.	NONE - keep Gordon County majority agricultural!	Things for kids to do.
Areas for walkers, bike riders NOT in the middle of the road, trail system around us for us	I think there should be an increase in all, but there needs to be diversity in whats opening. It can't all be fast food or just retail.	Nice bar, skating rink.	Tj Maxx, Movie Theatre, activities for kids/teens
Bars!	I would like to see more farming in Gordon county. We need more farms. Farms supply local food to local restaurants and grocery stores.	No more buildings going up on farm land / that in 10 years will be empty and vacant!!	Updated/newer buildings on the 53 main drag. So many dumpy places along there.
Better hardware stores.	I would like to see more restaurants that are not burger or taco. We need more variety because we have to go out of town for that sort of thing. Also I would like to see more rental	No more of any kind	Venue that appeals to Northwest Georgia. A destination place for activities and tourism.

	housing available. It is extremely limited to the middle class.		
Better recreational activities for children	I'd like to see a movie theater and something entertainment wise for kids still in school. I believe if we had something for students to do when in break it would deter them to be delinquent	None	We DO NOT need more Dollar Generals or car washes
Bike trail other than recreation department More hiking opportunities	If we are to be "The Home Of The Cherokee " why arn't we catering to that?	None - less retail and service businesses	We don't need tourist attractions, we are supposed to be a small town.
Breweries	Is there really a store we need? All our services are fulfilled. To have another option like target and not Walmart would just be hurting the current market of business In this area.	None of the above. - we have enough of all mentions!	We have ENOUGH! Our roads are bad enough with traffic.
Breweries , Drive-in Movie - we are perfectly located	Leave it as is - don't need any more of that.	Not really	We have ti have more restaurants
Brewery	Less chain restaurants and retailers	Nothing! We have too much already. The only thing we need is a new movie theater and that is it	We have to go out of town to eat. To many fast food restaurants. But I understand from business owner can get good help. Our county and north
Brewery	Less fast food and more mom and pop restaurants	Other food choices on the Redbud Rd exit	We need entertainment. People literally leave Calhoun on the weekends to go do things.
Buffets	Luxury Apartments to attract young people for jobs.	Outdoor activities	We need good restaurants. Not big franchise ones. Quality places to eat. Fine dining, if you will.
Canoeing and kayak ramp on river at Hwy 136	More emphasis on marketing outdoor activities (available hiking trails, canoeing, tennis, pickleball, etc.) It would also be cool to see more development and promotion concerning these activities.	PUBLIX!!!	We need more entertainment options
Children's entertainment!! Something for our babies.	More entertainment options for adults and kids.	Publics	With changing national and state laws on cannabis, Gordon County should in act proactive policies to make sure that it's citizens can tap into what could be a very lucrative industry in this area.
Clothing and shoes for men	More entertainment! There is plenty of restaurants and food chains, but hardly any activities to do in town.	Publics Steak & Shake	With the rising cost of property in general, I believe that a good investment would be through the state for a Wildlife Management

			Area instead of building more industrial properties and then selling to the highest bidder. Allowing land to be used for Wildlife Management through the state will not only allow more outdoor activities (hunting, fishing, biking, hiking, and etc.) it would be a sort of cushion for the county to sell or turn industrial later on if it was desired.
Convention center type building	More facilities that are proactively LGBTQ friendly	Publix Supermarket	Work with Simon Properties to redevelop the outlet center area with the expansion of Buccee's etc.
Craft stores, fabric store	More family-owned farms that grow organic foods to sell to the public.	Publix grocery store	Would love to see more variety. As it stands, "after-hours" dining options are very limited (unless you want fast food). It would be great to see an outdoor amphitheater for outdoor concerts and gatherings for area business and churches to use.
Dress shops for older women. We have no mom and pa restaurant. All chains. Understand hard to get good help. Drugs so bad here and surrounding counties	More kid activities	Publix grocery store.	actual sit down family restaurant, like golden corral, western sizzlin
Drive in movie theater	More restaurants on 156 near Calhoun	Publix, Kohl's, Academy	art galleries
Enough fast food places.	More things recreationally to do. Theatre would be nice.	Publix, Target, Academy Sports, etc.	drive in movie theater
Entertainment	More walking and bike trails. What we currently have is in the center of Calhoun. Also, more outdoor seated restaurants with live music.	Pubs and other gathering places	entertainment
Entertainment & recreational	Movie Theater	Safe things for teens to do	entertainment for teens
Entertainment Options	Movie Theater equal to AMC	Senior Citizen assistance, transportation, meals on wheels, senior center for ALL	facilities to hold larger meetings and parties
Entertainment for children	Movie Theater, Entertainment for children	Something On Redbud Road Other Than Vacant Lots, & Dilapidated Buildings - Blighted Is Too Generous A Term For It!	family oriented activity places, top golf
Entertainment for kids; A well run brewery	Movie Theater, Get developer like Rome did and redeveloped the old Kmart property.	Something children can do locally	family-friendly businesses
Entertainment for young people so they don't need to go to others cities f.e to the movies...	Movie Theater, Ice Skating	Something for children to do. Like a theater, skating rink, or something of the sort so we don't have to drive out of town.	italian restaurant

Entertainment venues	Movie Theater, Putt Putt Golf, more activities for family and youth	Something for kids/teens	manufacturing support industries
Entertainment venues for young adults	Movie Theatre, Hobby Lobby, Lowes	Something for teenagers and families to do for entertainment	more downtown options open during the evenings and weekends
Entertainment(ex: Top golf, ect)	Movie theater and music venue	Something for the teenagers to do. Or a movie theater.	more options for kid and young adult entertainment
Entertainment, developed downtown like in Rome, food truck events	Movie theater, local in-town fresh meat/ butcher shop similar to Rusty's Meat Market in Rossville, GA	Something for the younger generation	more stuff for the youth and families to do. Such as art classes, drive in movie theater, zumba clases, etc.
Entertainment, such as movies, skating, putt-putt	Movie theater, new skating rink, more entertainment so we don't have to drive outside the county		movie theatre
Event spaces	Movie theaters, book stores, bars, local restaurants, music venues.	Successful Brewery	none-can't staff what we have
Family and youth entertainment	Movie theatre	Supported Farmers Market	restaurants at exit 315. publix grocery
Free residential garbage disposal			

8. Is traffic congestion a problem for you, and if so, what are the areas with most congestion? Please select the top three.



Other- Write In Responses:

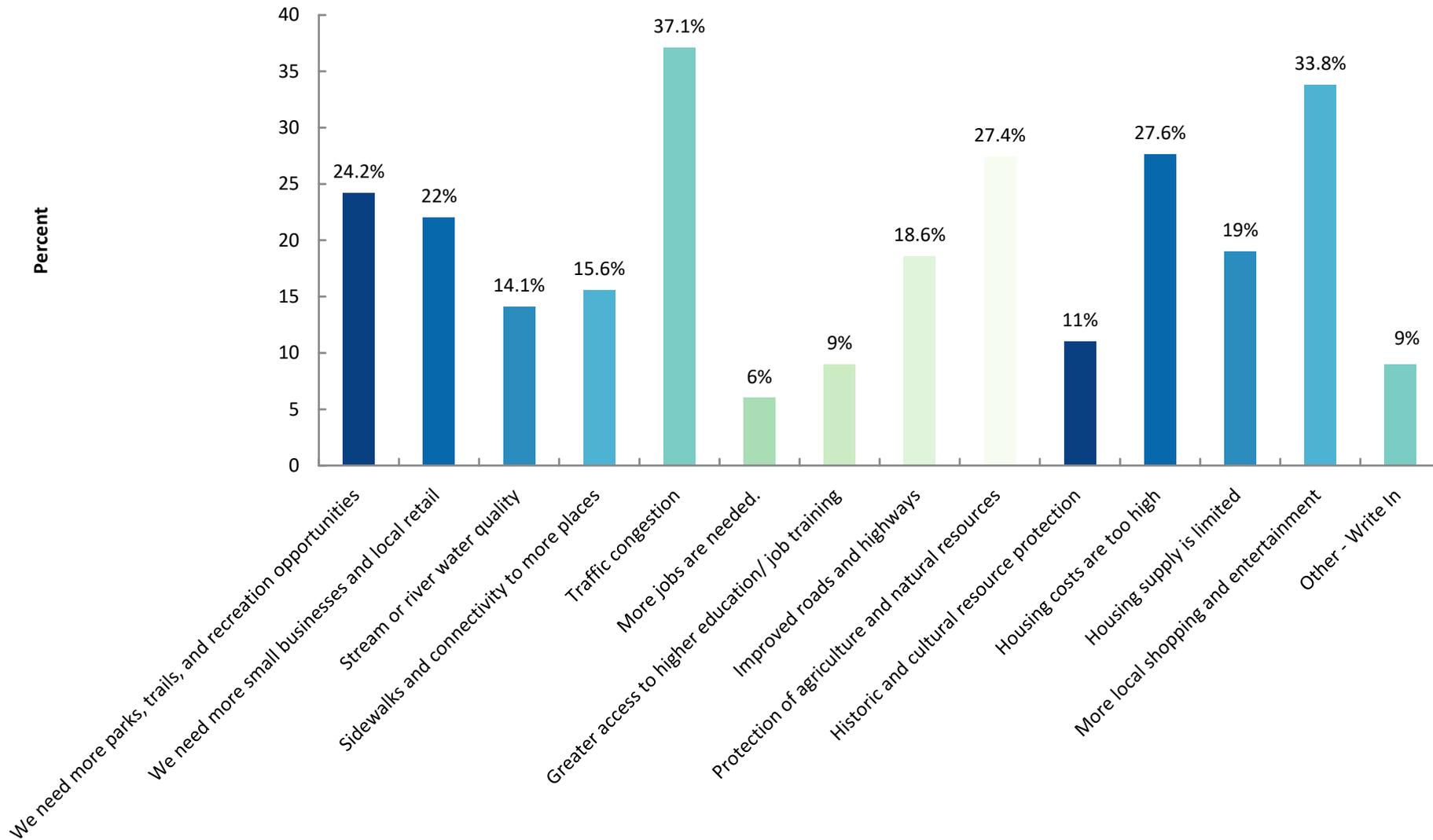
Curtis Parkway	Curtis Parkway	Curtis Parkway	Curtis Parkway
None	Bojangles drive thru	Curtis Parkway	Curtis Pkwy

Fairmount Police Department	Traffic is not a major problem yet		
373 and Curtis Pkwy	Curtis parkway and Dews pond intersection. Dews pond road from Devonwood East	Intersection of Hwy 53 and New Calhoun Bypass needs traffic lights	Red bud road when coming off the interstate. There should be red lights in both sides.
53 and the bypass- extremely dangerous and busy	Curtis parkway se	It is dangerous where the new bypass and 53 meet going towards Sonoraville. My family has to go through there everyday and it needs a light there desperately. I am so afraid for everyone at that intersection.	Redbud Road exit needs a red light. High schoolstud
53, from 41 to 75 and Curtis Parkway	Curtis parkway where there r subdivision, schools, business & construction.	Light exiting plaza where Ross, Chick Fil A, Hibbets Sports is at.	School bus and out of county waste haulers have Redbud rd a nightmare during the week
75	Curtis parkway.	Linda Lane used as cut through. Curtis pkwy.	South Bypass/Old 53 Intersection
All if 53	Curtiss Parkway with school traffic	Line St-Wall St intersection	Stop sign on 53 to Fairmount is awful.
All of the above and now the Curtis Parkway area with the CES and the "coming soon of the apartments"	DUNKIN DONUTS HAS THE RACETRAC PARKING LOT ALL MESSED UP.	Line street and 41 red light. No southbound left turn arrow from 41 onto East line.	Sugar Valley Rd & Line Street
All of the above.	Dews Pond & Curtis during drop off & pickup for school, exit off 315, Harmony Church to Dews Pond east no turn only light	Line street and lovers lane.	Thanks to all of the Semi Trucks - ALL of Fairmount has become a traffic congestion issue
All the tractor trailer trucks in Ranger, Fairmount, and coming from Calhoun through Sonoraville. It's ridiculous.	E Highway 53 SE @ BoJangles	Long Rd there are cars being worked on in middle of road and most time completely blocked	The BUCCEES area is the most ridiculous area and we fear for our lives everytie when we go through there
All the tractor trailers coming through Fairmount - it's completely dangerous and really causes traffic to back WAY up	EVERY ROAD IN GORDON COUNTY IS CONGESTED!! Our roads can not handle all the growth!!	Love's	The fast food strip on Hwy 53
Around Calhoun Elementary School - I think there needs to be 1-2 more ways in and out of the school. I'd love to see the gate permanently open in The Villages, or atleast open from 6:30-8:00 am and 2:30-4:00 in the afternoons to help with school traffic.	Fairmount Highway and Highway 53 intersection / Fairmount HWY and Rome RD intersection	Lovers Lane Dews Pond intersection	The intersection between Harris Beamer Rd and 53 that also flows with McDaniel station rd. Needs a traffic light.
Around the City schools	General Hwy 53 area near restaurants	Lovers Lane and Boone Ford	The traffic on Hwy 41 South has become ridiculous with all these warehouses being built and this will only be getting worse if more keep being built.
Belwood Rd Union Grove	HWY 53 and By-pass	Lovers Lane and Dews Pond Area	The train tracks at 136 and 41

Belwood Road	Harmony Church (South) and Dews Pond (East) has no protected signal	Lovers Lane and union Grove we need a right turning lane in front of loves to interstate traffic is so backed up	There needs to be a road access behind the fast food restaurant on hwy 53 leading to the red light at the Aldis entrance
Belwood Road to Union Grove (toward Love's)	Harmony Church/Dews Pond Needs Left Turn Lane - The Fact It Was Reworked Without One A Number Of Years Ago Is Outrageous!	Lovers Lane/HC at Dews Pond	Town (Calhou) in general and North Calhoun/South Resaca. Hard to get out of North Point subdivision and is going to get worse with the houses in the area. Developers/ones in charge don't care just looking at money.
Big trucks need a bypass instead of goi g through fowntown	Highway 225 could stand some widening !	Lovers lane and Boneford rd interchange.	Traffic is due to growing and to be expected.
Bojangles	Highway 41 and Redbud rd intersection	Loves is very congested at Outlet Mall Parkway and Johnson lake road, Bucees seems to have their traffic handled	Traffic on 41 south is horrible because of all these warehouses that are being built
Bojangles - grrrrrr	Highway 53 East of Fairmount	Loves truck traffic on Belwood road. Widen to keep cars from waiting for trucks turning into Love's.	Train blocking area traffic in Resaca
Bojangles entrance on 53	Highway 53 at Lovers Lane	McDaniel Station to Harris Beamer	Union Grove Rd at the intersection of old hwy 53 (close to 5313 Mud park)
Bojangles in the morning	Highway 53 from 75 to 41	Mid day on 53 around McDonald's etc is horrible	Union Grove Road at Loves Truck Stop
Bojangles in the morning hours	Highway 53 through Calhoun starting at 75 to Walmart.	Need red light on 53 at new bypass	Union Grove and 53--not congested but dangerous. Also, the new 53 stop sign areas--needs a light
Bojangles is ridiculous in the mornings	Hwy 136 to Hwy 41 at the rail road tracks	Need traffic light at Red Bud Rd at 75	Union Grove from Marine Drive terrible
Bojangles traffic	Hwy 156 Railroad Track -have to turn around and detour due to stopped train	New Hwy 53 bypass toward Sonoraville	WE DO NOT NEED MORE ROUND ABOUTS !!!
Bojangles. Don't wait till someone dies to fix it!!!	Hwy 41 and Hwy 136 at Resaca. Crazy rail crossing	New bypass on Union Grove/53	Wall Street
Boone Ford Road and Lover's Lane	Hwy 41 and Hwy 136 rail crossing at Resaca	New intersection on 53/ join 53 needs light or round about	Wall Street in town
Boone Ford and Lover's Lane	Hwy 53	No problems with traffic in Gordon County!	Walmart to I75. Hwy 53
Boone Ford and Lovers Lane	Hwy 53 , I75 past Walmart	No traffic problems	again, greenbelt connecting major areas would help with this. Public buses would also help. There is no space to expand roads and until we offer alternative transportation the more we grow the worse this problem will be.
Bucees is terrible with big trucks during the week now MORE places going on that corner. Baaaaad	Hwy 53 and Bypass intersection near Mason Road (In afternoons)	Not a problem	all schoolr

congestion ur locals go so far around that area with longer drive time jusy to avoid it's already terrible			
Calhoun 41 north and south	Hwy 53 and Union Grove intersection	Not a problem	around Central High School
Calhoun School area on Curtis Parkway; Curtis Parkway & Dews Pond	Hwy 53 at Bojangles on Sat and Sunday am	Not congestion, but DANGEROUS to drive - HWY 225 - needs to be widened into a 4 lane with all the Murray traffic in the mornings and afternoons	bongales drive thru in the road way
Cash rd, folsom rd, hwy 53 corner	Hwy 53 at bypass needs a traffic light.	Peter stv	curtis Pkwy
Coming out of Harris Beamer rd on to 53 need light	Hwy 53 between 41 and 75	RED LIGHT GETTING OFF ON RED BUD RD EXIT	curtis parkway
Continuous RR crossing blocked in Resaca at 41 and 136	Hwy 53 from 41 to 75	Railroad crossing in Resaca creates problems periodically.	curtis pkwy and lovers lane dewes pond intersections
Curtis Parkway and I75 & Belmont East	Hwy 53 from 41 to I-75	Railroad tracks at Resaca being blocked	dewes pond/curtis pkwy, barret rd/dewes pond
Curtis Parkway near schools & Firehouse gym	Hwy 53 is a mess!!!From Bojangles all way past interstate bridge to Applebee's	Red Bud Rd and Interstate 75 can be difficult to turn off interstate at peak times	fast loud traffic on Dewes Pond
Curtis Parkway, Entrance to CCS at intersection is very dangerous. Someone is going to get seriously hurt there.	Hwy 53 through town	Red Bud Rd/I-75 interchange	from the interstate to Walmart on 53
Curtis Parkway/ Dewes Pond 4 Way also Harmony Church/Lovers Lane 4 Way	Hwy 53-where all restaurants are-Hunts Gin Redbud Rd near RedBud Middle	Red Bud Road exit north at I-75	intersection by Dukes.
Curtis Parkway/ Dewes Pond and 41 and Redbud, and School Areas	Hwy. 53 from Outlet Rd. to 41.	Red Bud and I-75 exit ramp needs a traffic light.	intersection north of hospital needs help
Curtis Parkway/Dewes Pond Rd	I moved from S. California, it's not a problem in Calhoun	Red Bud and School Dr intersection	right by Dukes. Way too much traffic
Curtis Pkwy and Line St intersection	I moved here from ATL. So...not a lot of traffic. Maybe a light at 53 & the Union Grove Rd connector	Red Bud at 41.	something needs to be done about traffic backing up for Bojangles
Curtis Pkwy, Lovers Lane	I-75 exit at Red Bud	Red Bud at I-75 needs a light!	soon to be Curtis Pkwy
Curtis Pkwy. (school hours)	In front of Bojangles!!!!	Red Light needed Scottsville/Plainville Rd	sr 156 and 41
Curtis Prkwy	Intersection at Racetrack	Red bud road getting off the interstate going north and then trying to turn left.	you have not mentioned the above roads listed this can change our government with as many people living on boone ford/dewes pond rd. people on these roads are working families and will not be able to commute
Curtis parkway All of 53 from I75 to 41 intersection			

9.What are the most important issues facing Gordon County as a whole? Please select the top three.



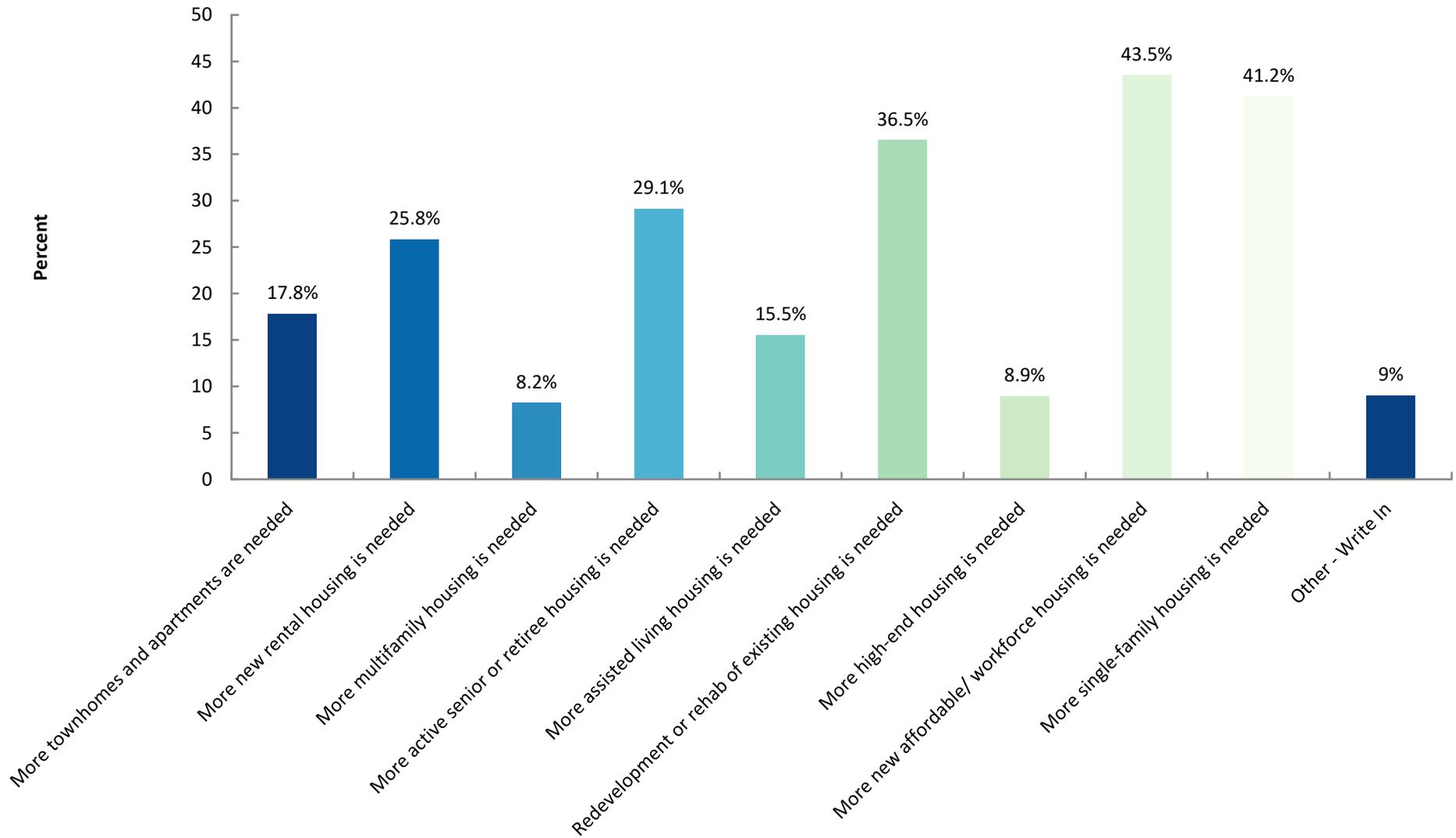
A humane society	I am concerned about the rapid growth of "Mega" chicken houses and their impact on Gordon County's environment and surrounding farmland	Property Tax is too high	Traffic congestion because all of these warehouses being built, which brings in truckers, which brings in drugs and prostitution. Just ask Emerson Police how Luv's has affected their city.
Activities outside of work	I know they teach this in school but am guessing the people who make decisions about community must have been absent that day. STOP CUTTING DOWN TREES. They clean our air. Greater attention paid to water and air quality. Instead of cutting down trees near the interstate is common sense. We need a buffer to filter the pollution produced by this high level of traffic. Exhaust contains known carcinogens and we keep destroying the barriers that protect us from them. PLANT MORE TREES. https://onetreepanted.org/blogs/stories/how-trees-clean-air	Property Taxes are to high. Better off living in Atlanta at this rate..	We are not keeping up with infrastructure as we continue to build more housing. The main thing I see us lagging in is public safety. Not the quality of what we have but the personnel. We are going to need more law enforcement, more firefighters and more EMS to continue to serve and protect at an acceptable level.
Allowing out of area developers to buy up rural land and build facilities not needed for our local industry, will impact local schools causing larger schools to be built and more taxes.	Improved water, sewer, electrical and broadband infrastructure	Protect the rural areas	We need a tree ordinance and a curb side recycling program
BETTER CELL AND INTERNET COVERAGE IN UNINCORPORATED AREAS	Increase infra structure public safety	Qualified people for open jobs	We need better infrastructure, specifically as it relates to tech. High speed internet, gig-speed connections and just plain cell service. There are many parts of our county that are not covered well at all by cell service and high speed internet.
Better broad-band services and services in hard to reach areas	Industrial growth and additional housing without consideration to what it will do to schools and traffic congestion.	Quality restaurants and downtown businesses	We need curbside recycling
Better city and growth planning #1	Infrastructure - telecommunications	Restaurants	We need more tourism/ downtown would be a wonderful place to do this!!
Better education. Many of our citizens are completely brainwashed by the media. They cannot think for themselves.	Infrastructure-sewage waste,Power and energy	Restaurants besides fast food	With over half of the population leaving the Calhoun area for work - I would wager that workforce development and viable jobs as well as housing are major issues. How does Calhoun-Gordon plan to retain residents and make Calhoun a more attractive place to live AND work? Downtown Calhoun needs to be made into a destination; a place where young

			professionals and families would want to go to on the weekdays and weekends. More local restaurants anyone? Make entrepreneurship accessible. (i.e. It's not easy to find HOW a new small business can start inquiring about starting a new venture – Finding these items online should be easy.) An increase in attractive downtown housing (make the soon-to-be old Police Dept. loft apartments, repurpose old buildings, etc.). Having diverse housing options will increase the attractiveness of downtown. Having more liveliness downtown will enhance the talent that area businesses can attract as well as the quality of life for those that live here. I would love
Better internet access. Upgraded main roads (widen 41, etc). Workforce housing desperately needed	Limited housing resources/shelters for the homeless, homeless women and children	Sidewalks for walking an riding bikes to town and townhome home options	Youth and young children entertainment
Better leadership in Gordon County Schools	More Entertainment for Children	Some regular form of public transportation beyond taxi and the M.A.T.S. buses would be a plus	affordable housing
Better restaurants and downtown development	More Governmental housing authority for the handicap on disability, need adult daycare	Stop taking on section 8 housing in the city	appropriate placement of industry to protect existing and new housing/homes from intrusive industrial growth
Better utilities such as internet service	More Grocery stores that are appropriately stocked and clean	Stupid tax prices. Reduce budget.	being prepared for growth from ALT and Chatt
Bicycle lane for the group that rides their bikes every week, this is very dangerous for them and the people driving	More attention to eastern unincorporated side	Substitute teacher pay is almost insulting and impossible to live on.	better restaurants
Biking trails	More entertainment	Taxes continuing to rise	electric utilities and property taxes have gotten ridiculously expensive
Cellular Infrastructure	More franchise restaurants like Olive Garden, etc.	Terrible politics.....very undesirable	entertainment for the young people
Chain restaurants	More high end jobs. Not warehouse jobs.	The Sheriff's Office needs tag readers and computers in vehicles and pay is not compatible with surrounding agencies	impending regulations on drinking water, PFAS
City and county working together to plan with so much growth. The growth is not attractive or attracting desirable community stakeholders.	More kid focused businesses	The cost at local dumps. No other county around Gordon county charges to go to the local dump.	improve looks of N-41

		Land field charges are too high also. The county would be cleaner if there were no charge at the local dump.	
Community planning/balanced growth.	NEED MORE DEPUTIES	The county needs to quit allowing the city of calhoun annexing new industrial	internet access
Develop downtown with attractions like a brewery	Need entertainment - movie theater- skating	The growth is a major issue - we don't want this county to turn into Bartow, Cobb or Cherokee. We moved here to get away from that.	internet service
Downtown Calhoun needs some entertainment to bring in trade	Need more corporation jobs (higher paying professional jobs), more restaraunts downtown and evening hours of operation. Who goes down there anyway. We are all working and everything closes by the time the work day ends. Super cute shops, but who has time to shop down there?	The junk houses need to be cleaned up! I see a lot where I live and it's nasty!	lack of work ethic in more and more people
Environmental support and services	Need more fast food and restaurants on Redbud Rd	The majority of kids in school now are out of control being raised by a younger generation of dumb asses. We cater to the misfits in the classroom and the kids that are there to get an education and that behave are suffering. This trickles down into the work force of Gordon County.	less industry - quit building and damaging our wildlife
Everyone wants more more more! With more of anything needs more public services and yet that option is not listed ? More business , more house means more people and possible the need for more help. We need more police, fire, teachers , ect	Need more fire department coverage in the county	There is a great need for affordable, easily accessible housing for low income and disabled ELDERLY people.	more fire departments to serve the growing population
Family restaurants	Need recreational activities for kids & teens to get involved in	There is virtually no night life and little variety in restaurant choices.	more low-cost medical care
Fast Internet isn't available enough and phone service in in town is awful	Nice restaurants, not fast food, entertainment for adults and kids. And good shopping	This town has had planning , downtown is riddled with ugly metal industrial buildings and big trucks it doesn't induce a walking environment for shopping entertainment or eating , trains should not blow horns through downtown area , other towns have figured it out why can't calhoun ?	more public safety personnel

Fire protection services are greatly lacking! We do not have a single paid fire station on the west side of the county.	Not enough places to eat in Fairmount-Ranger Area.	Too many chicken barns	need more shopping- not just walmart- if I need to buy sheets/ shower curtains, etc...have to go out of town, also would like to see sams/costco
For the love of God please put sidewalks everywhere!! I would love to walk safely with my children and ride a bike.. we need safe sidewalks for people to use!!	Not simply "more jobs," but jobs/businesses that attract/require/provide a higher wage workforce that will support increased business development so that more retail stores/ local restaurants can be supported.	Too many new subdivisions being built and costs too much.	restaurants on Red Bud Rd
Gordon Counties infrastructure is not keeping up with the growth rate. The fire service is struggling to hire employees to provide fire protection to the citizens of the county	Outlet Mall poorly managed. Better stores!	Too many proposed warehouses in Gordon County.	too much low income housing
Gordon county has forgotten about it's citizens and a good example is the rip off we pay to dump our garbage. We have had workers over changing customers at times and giving out fake receipts. City police department stopping drivers for false reasons and resulting in drivers now how to have cameras to prove themselves ect	Over developing areas with homes built to close to each other.	Too much construction of new buisnesses and residences. We are turning into Atlanta and we are loosing the sense of our small town.	we have too many churches.
Greenway trail along river - Calhoun to Carters Lake area	Over development of regions	Too much farmland is being turned industrial	we need more for teenager to do
Homeless people	Permit office needs to get on board with issuing electric permits for new construction homes. Instead of getting a septic permit before a building permit or electric permits. Been trying to get one for 3 mo.	Too much housing expansion and growing too fast!	workforce

10. What are the issues or needs for housing? Please select the top three.



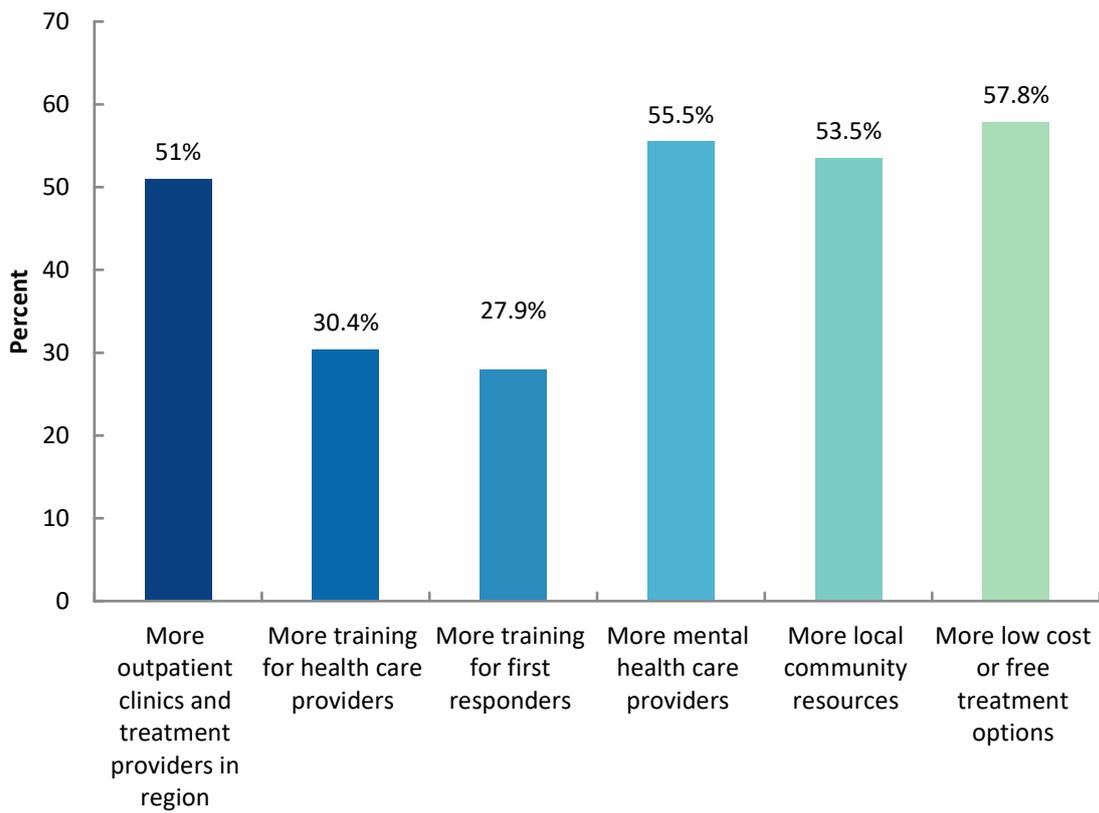
Other- Write In Responses:

750sq ft-1250sq ft homes	Let's get a tiny house neighborhood to serve first time buyers & retirees who are downsizing	No more loss of undeveloped land	WE NEED TO STOP BUILDING HOUSING / LET PEOPLE MOVE TO OTHER CITIES OR COUNTIES / WE NEED TO KEEP GORDON COUNTY BEAUTIFUL AND KEEP THE FARM LAND
A really nice gated community for 50 and over would be great for Gordon county. We could even have something like Acworth has where you have a really nice gated assisted living and 55 plus retiree homes in the same gated community.	Living in campers shouldn't be allowed	No more subdivisions!	We don't need anymore housing. There is enough empty one around. There will be a bunch of empty when the next bubble bursts from this current Biden administration housing collapse happens. Record high inflation will cause a crash and then you will have plenty of vacant homes.
ALL OF THE BOVE IS SORELY NEEDED	Lower taxes, good grief.	No multi family homes amd no mobile homes should be allowed in an already established neighborhood	We have enough housing. We need less people moving in.
Actually all of the above.	Mental health facilities	None - it is fine like it is.	We need NO MORE cookie cutter tiny homes crammed onto tiny lots!!!!!!
Affordable rent is needed for us all. Especially the single mothers/father's.	More AFFORDABLE rental housing is needed	None are needed, but the housing crisis is affecting a lot of peoples ability to pay rent and buy at a reasonable price.	We need common houses for working class. 1200 to1500 sq ft living space . And affordable. Lived here all my life seen lots of changes. But there are people here not for Gordon County citizens best interests. They are here to take care of themselves. Dozen matter what they have done to certain neighbor hoods. But their neighbor hood is very new ce. You should stop business in neighborhoods. Just look T Resaca. Streets where houses with junk piles. Junk cars. Should not be happening.
Again, more housing for Elderly, low income is needed.	More affordable housing is needed. Home prices are too high. Rent is also too high.	None.	We need to provide safe housing for homeless youth.
Allow "Tiny Homes" and "Mixed-Use Developments"	More farms are needed and less subdivisions on quarter acre lots.	Not sure	affordable rentals
Allow ADU's to increase variety of housing in single family neighborhoods	More homes with 5 acres - affordable	Not sure but it all needs coordination and the homeless population needs to be investigated and studied and appropriate action taken to try and prevent that and if we have any do away with leaches on society.	don't overcrowd new subdivisions
Allow tiny homes	More housing isn't needed.	Place for homeless women and pets	homelessness

Attainable Housing	More housing means more traffic so housing that has adequate road access and not areas that cause unreasonable congestion	Preservation of agricultural land and housing.	housing is too high to buy !!
Better housing for low income singles	More single family homes on larger lots. Minimum 1/2 acre	Prohibit living in Campers (Enforcement)	keep high density housing in specific areas. Reduce sprawl
Building high-quality housing at competitive prices will drastically aid talent attraction & retention. More appealing housing options increase local "quality of place." A diverse range of housing will appeal to a broad audience. Encouraging workers to also live here dramatically enhances local vitality	Move all the illegals out of area. Housing problem fixed!	Quit over developing on east side of county. Grow in other regions.	larger lots, less dense housing
Condos	My property taxes for housing have quadrupled since I moved here 3 years ago. This cannot continue!	Restore older homes	less housing
Enough to many people here, used to be nice size town	NO MORE CHEAP RENTALS	STOP LETTING BUILDERS GET RICH ON CHEAP HOUSING	more Hotel/Motel and for guestss
I don't have a need for more housing	NO More apartments & No More neighborhoods.	See above	more housing authority, more handicap accessible housing low cost for those on disability and llimited income, also more homeless shelters
I don't know enough about this topic.	Need ordinances passed and enforced for home owners in City to maintain yards and limit "junk" items in yards.	Single family with more land	no more housing needed
If we are adding more housing, we are not adding more resources for schools, police departments, etc.	No More Housing. Go somewhere else	Standards for land lords to upkeep their properties.	no need to build new homes/structures just remodel existing structures
Infrastructure	No additional housing is needed	Stop building	none
It's fine as it is.	No housing is needed	Stop building cheap homes at high prices.	quit using all the farm land for apartments
Just let things be for a bit. Not competing with anyone or place let's just try to be a good small town and quit trying to add this and that and expand so much there are bigger communities all around us we can stay a small town	No more	Support for homeless people/families living in hotels	smaller acreage for mobile homes
Keep us as it is! We left Cherokee because of all of the above creating grid lock!	No more building the schools are already at max capacity	Tiny homes needed	temporary shelter for homeless, especially women
Larger lot sizes	No more development enough in process	To many now slow it down	tiny homes
Larger, better protected homeless shelters	No more housing is needed. No more section 8 housing.	Too many houses already being built! Our schools and infrastructure are	too many new houses

		20+ years behind and can't support the current housing!	
Less homes overall. We are getting much too crowded!	No more housing needed. We need places with land but still close to businesses	Too many new build subdivisions on tiny lots	utilities and taxes are to high!!!!
Less houses that are on less than a quarter acre	No more housing!!	Until infrastructure of our town can handle it , no more subdivision condos or apartments!	we are good
Less subdivision housing, housing with more land	No more income based housing and section 8	Upscale but small attached housing for seniors in a park-like setting. Local attached housing is too crowded with no trees, sidewalks, mini park relief or walking trails..	we really don't need more house. Gordon County is getting to large to quickly

11. Is mental health and wellness a need in Gordon County? What services are needed? (Check all that apply)



12. As we plan for the bright future of Gordon County, what are the top three priorities you feel are important for our county over the next five years and why?

<p>Expanding broadband Expanding sidewalks on Hwy 53 Access to different modes of transportation</p>	<p>Housing, Commercial Growth, and Sustaining existing programs and infrastructures.</p>	<p>Recruiting engineering and technology firms to support existing industry and expand our high-pay job opportunities.</p>	<p>1. Thoughtful, well planned development-strategically considered for our long term goals. 2. Environmental protection/enforcement (water, soil, etc)</p>
<p>Affordable Housing Entertainment Venues with Activities for the young Revitalize the Outlet mall</p>	<p>Getting our infrastructure to a place that can keep up with the current anticipated growth We need more funding for public safety to increase the work force in this area Deal with the overcrowding in certain schools by deal with out of district students and/or redistricting the schools</p>	<p>The traffic lights need to be adjusted to allow a better traffic flow. The intersections at Curtis pkwy and line st, at the lovers lane and line st need to be addressed. Also the light at huddle house is ridiculous! Stays green for hey 53 forever and when it fityrns red the traffic coming from Richardson stays green for about 90 seconds and there is no turn signal there. So you end up sitting thrust the long light several times bef finally getting to turn east on 53.</p>	<p>Need more restaurant choices for expected growth. To many fast food chains as it is. Kids & teens need more improved access to extracurricular activities to keep them involved in beneficial live choices</p>
<p>Urban Planning Transportation Planning and Infrastructure (roads, firetrucks, EMS, EMA & 911 operators, and law enforcement) Impact Fees to pay for development and secondary road connectivity Broadband (bandwidth availability and connectivity that is affordable)</p>	<p>Road infrastructure improvements Less industrial development Less low income housing</p>	<p>Keeping housing and commercial property separate and more medical services</p>	<p>Redistricting the school districts, affordable housing, dealing with poor traffic areas (53 through Sonoraville)</p>
<p>Housing, Health Care, Senior Care</p>	<p>1.Traffic 2. Red Bud Rd development 3. Housing development with restrictions</p>	<p>Get this Curtis parkway traffic onto the interstate by adding Ramps at the Church of God and food lion on both sides of I-75 widen lovers lane road or put a wider road from sonoraville to Red Bud Rd Get an Olive Garden and Lowes Make sure the elderly are taken care of</p>	<p>Expanding Public Safety to keep up with the growth. Create more venues that the Community can use like some type of small outdoor concert venue. Include the west side of Gordon County in new projects or development. Everything the County owns for public use is on the East side of the County including all Fire Stations?</p>
<p>Roadways are not suitable to handle the traffic from all of the new homes/businesses that are being built. Over populating rapidly.</p>	<p>Traffic- There is too much congestion is some areas. what use to be a simple drive of no more than 10 minutes to work & home is now a long trip. Housing-</p>	<p>outreach for our homeless population</p>	<p>1. Planning...for increasingly rapid growth that will come to the area. 2. Education and</p>

	Too many new homes being built on just one side of the county. Which contributes to the traffic problem in certain areas. Retail Stores- Top name stores locating here so people do not have to go out of town to shop.		training for skilled trades. 3. Incentives for selective Eating, Shopping, Entertainment providers for improving quality of life for residents of Calhoun/Gordon County.
1. Focus on rezone opportunities in key areas of proximity to goods/services to permit multifamily developments; work to provide incentives for growth/building to allow greater workforce capabilities. 2. Induce businesses (additional manufacturing/ professional businesses who act in supportive capacities/ retail) to open up in Gordon County to support desired growth. 3. Rebranding and revitalizing historic downtown areas; look for top three towns based upon traffic counts and redevelopment opportunities, i.e. Fairmount 8500 cars, try to bring agritourism and seasonal local retail and/or local and/or chain restaurants to support tourism / branding the area.	1. Continue to grow but do it in a controlled manner assessing impacts across the board and fixing as we go so we don't end up in a terrible bottleneck of people with no way to take care of them. 2. Public safety addition of personnel to be able to serve at acceptable level. 3. Growth occurring in designated areas based on land use maps. Do not let commercial properties come into obvious residential areas (Miller's Ferry rezoning for example).	1. Resist the urge to over-develop. Keep Gordon County majority agricultural! 2. Property tax moratorium. My property taxes have increased exponentially since I moved here 3 years ago. This cannot continue! 3. Chicken farming moratorium. We have too many chicken farms. Chicken farming creates more issues than benefits. Turf farms are GREAT - no issues with those, would even support a subsidy for turf farming in Gordon County.	More growth on east side.
Build public safety departments Roads and public transportation affordable housing	1- More places for the homeless as there is beginning to be a problem with camps. 2- Places for the mentally challenged that do not need to be in the jail. 3 - Something for the youth to do	1. We need to conserve what nature we have left! We are over developing and running off our wildlife. We are turning into a metro Atlanta wasteland, rather than the quaint small town we are supposed to be raising our children in. 2. We need a better school system for the county, with a superintendent that actually LIVES in Gordon County. 3. We need better healthcare options besides Advent Health. Everyone I know drives out of town for hospital needs unless they're two steps from death.	No more construction on 53 by 75 No more warehouses built Start building around red bud and hospital. Put business in already built buildings
housing,retail, entertainment	1. Consolidate city and county schools. There is way too much duplication of effort running two separate school districts. 2. Have some plan for economic development other than "Train everyone to drive a forklift for the new warehouses". 3. Be serious and stop wasting time on things like "tourism".	1.Maintaining the rural nature of east Gordon Co/Hwy 154 and Us 411 area 2.Prohibiting concentrated feeding operations in east Gordon Co 3.Protecting the water quality of the river and stream in the county	No more chicken farms.
Truck traffic from warehouses will be a problem Need better roads More affordable housing needed	Better mental health for teens and children at an affordable rate. Handicap access to our government buildings none of the buildings even the new Judicial	I would like to see more local restaurants and family fun venues. Places that bring in people instead of driving them out	We need a comprehensive plan that takes into account how quality of life is impacted by

	Bldg does NOT have any form of handicap access. More entertainment for young people/ Movie theater	of town to places like Cartersville and Rome to find good places to eat and fun things to do. My husband and I moved here from South NJ 3 years ago. We chose the Adares subdivision because it was quiet, a large lot and friendly neighbors. I am shocked and disappointed at how many commercial buildings have gone up on my end of 41 and 114. And now, we have the proposed changes to the property behind our subdivision possibly happening. NJ has always had a bad reputation for looking bad because of commercialization (it really depends where you are in NJ) and the way Gordon County is going, at least from where I am, it's going to give NJ's reputation a run for its money.	traffic and how it is impacted by industrial and other development close to residential areas. We also need a tree ordinance. We are losing too many trees with developers clear cut. Subdivisions and apartments would be much more inviting and livable with more trees preserved.
More access to fast internet Better roads More Schools	Housing good transportation good government for citizens	Aligning growth with capacity Continue to prioritize education for trades that support local industry Plan and budget for maintenance of existing parks and green spaces	Controlled, planned growth. Clean air and water. prioritize traffic safety.
Focus on promoting quality planned growth, improved transportation for vehicles and pedestrian, and focus on keeping the community safe through public safety investments.	Infrastructure, housing and more small businesses.	1. More starter homes for young couples. 2. With huge neighborhoods with hundreds of houses being built, I feel 53 is going to be a traffic nightmare. 3. More Parks & Rec Facilities with population booming	More access roads. Better planning for high traffic areas such as schools and the highway 53 area location where all the fast food stores are located
the ability to go to and from Calhoun safely/safety studies on traffic/as citizens get older more access to healthcare	STOP LETTING CHURCHES, BANKS, GAS STATIONS, AND CARWASHES BEING BUILT! WE HAVE ENOUGH!!!!!! Add in more restaurants on the Red Bud Rd side. Also add more entertainment venues, such as movie theater or better bowling alley or skating rink.	1. Strong drug reform for the area. Way too many drugs in the area and also DUI'S. Too many people with no license due to DUI'S, riding bikes or walking. Need better resources in the community. 2. More resources to help the homeless, too many people living in campers and worse situations. 3. Things that bring the community together and ways to educate people to be friendly toward one another. The only place I have ever lived where I	Affordable housing Internet access to rural areas Traffic plan to account for high growth areas

		was told I was sitting in someone else's seat while visiting a church and the churches have gates across the entrances. The general population here is not friendly unless you are a relative.	
housing higher education local things to do (movie theater)	If were going to allow the fast growth that is happening we must expand our emergency services. i.e... More Deputies,Police,Fire,Ambulace.	Managed growth with housing, industry. Red Bud Road / I-75 businesses, traffic and CLEAN UP Reasonable farming operations	Services for elderly Education for all ages Family type shopping
Infrastructure improvements (Internet, Water, Sewer) to support added residential and commercial development. With added population and commerce, there will be added crime/emergencies. Continue improvement and training of public safety departments will be needed. Incentives for development in eastern area of the county for commercial and commerce. Most retail purchases are done outside the county (Jasper/Pickens, Cartersville/Bartow) rewarding other counties with sales taxes.	No additional financial institutions - we have enough already. No additional grocery stores - we have enough already Youth/teen friendly activities - movie theater, putt putt golf/race track/paint ball facility	Less industrial buildings, more restaurants and things to do.	We need more sense of community. More events and outings for families and communities to come together. And something needs to be done about all the drugs and homelessness in our community. We need more chain restaurants. Other towns have really nice downtown areas that families visit after 5 and usually a nicer park than we have.
Turning lanes on busy two lane roads. Rejecting any and all outside of county sewage sludge for disposal. And free residential household waste disposal	Mental health services. More progress and building in northern part of county. Movie theater	Traffic issues Lower taxes Government for the people	The light at 53 and 411 where Kc's. Something needs to be done about that. It's incredibly dangerous. Kc's gets busy when school is starting carpool.
Infrastructure for development, housing for local employees at the industries, knowledgeable leaders that represent the people	We need to make our community more friendly for the youth in our community. A movie theater would be great! Bicycle lane is very important!! Very Important! We are growing with industry and jobs which is a plus, but I love that we still have areas in our community that are not developed!	Water quality Land Development Responsibility Keeping zoned area for what they are intended for, not changing to accommodate	please stop over developing and approving developement. You are destroying the community and enviroment.
Better county commission	Stop warehouses from taking all the farming land and natural areas, especially near neighborhoods.	Preservation of heritages. Growth areas balanced for manuf, housing, and natural resources.	Keep commercial business in commercial areas. Why because the county is open to building commercial warehouses now in the middle of a fully zoned residential area.
To many to name.	Housing for homeless. Crime. Inflation.	Planned growth Accompanying infrastructure Increased citizen involvement in planning & government	Education police support and roadway expediency

<p>Less businesses taking over neighborhoods. Less huge businesses and more local feel businesses. Keep the small town feel. That is why we moved here.</p>	<p>1-Saving farmland promoting agriculture and small farms. 2-Less industrial growth. 3-Good schools/education.</p>	<p>Big and better roads more high paying job opportunities and more housing and less warehousing which brings lower paying jobs and less economic impact to gordon county</p>	<p>More new homes</p>
<p>First, we need a plan to improve the quality of life here in GorCo. People will not live here (and pay property taxes) unless we have more things to "do". Outdoor recreation, the arts, entertainment, and retail all need to be considered. Secondly, we need to develop a plan to recruit and attract a variety of businesses (and jobs) to our area. We can't simply become a waystation of warehouses between Atlanta and Chattanooga. I've heard it said that hyster driver is the #1 job in the county. Is that the best we can do? It's important to recognize that we have a good start on all of these things, but there is a lack of marketing/showcasing of what is already available! We need to improve upon what we have that makes GorCo special. What other jobs with opportunities for advancement are available at the mills? Can we establish community groups based on outdoor recreation opportunities? What happened to the bike/canoe trail? Is there a way to spotlight the music/performing arts scene in a more comprehensive way? How can we get people downtown more often? Is there any PLAN to investigate what other (more successful) small towns have done? If we provide an irresistible quality of life, most of our "problems" will be solved.</p>	<p>affordable housing more recreation and entertainment options traffic congestion</p>	<p>Preparing for the traffic congestion & damage to our roads due to the massive warehouses being built in on South 41.</p>	<p>Low taxes Country privacy No traffic jams</p>
<p>1.Balanced growth over a larger portion of the county rather than over crowding certain areas while neglecting to utilize other areas. 2. Traffic flow. Schools should never be built with out proper access to a main artery of traffic. The traffic on Curtis Parkway and Dews Pond due to inadequate access is beyond absurd. 3. Red-lights for safety as needed. The bypass needs a red light where the old road dead ends onto the new hwy. Turn lanes are needed in multiple intersections throughout our county. We have many awkward intersections that are confusing to out of town drivers. Dewspond curve should be a 4-way stop for all lanes including the right hand lane headed out of town towards Fain Cemetary. When people in that lane are allowed to drive across to Boulevard Heights without stoping, they endanger other drivers.</p>	<p>1. Resources for providing in home health/respite care for seniors with memory/dementia issues. 2. Resources for providing in home health care for non-hospice patients. 3. Low or no cost assistance for people who need to spay/neuter their pets to prevent pet overpopulation and to decrease the number of animals that are being surrendered to the count Animal Control facility.</p>	<p>New county commissioners, new school board (new superintendent) and a plan that addresses the current lack of schools and infrastructure that is also aging quickly. We need to have the basics in place before more growth such as public safety!</p>	<p>Make it free to dump our trash in landfill. Firestation at Sugar Valley School, along with playground and walkingtrails. Traffic on 53 strip.</p>

<p>Keep property taxes low Have decent places to eat Stocked grocery shelves</p>	<p>Infrastructure for the growth workforce affordable housing for young professionals</p>	<p>Housing, probably new schools, restaurants... Not fast food.</p>	<p>1) We need a plan for traffic problems on the East Side of I-75 accessing residential areas 2) We need a movie theatre, bowling alley (updated) and a roller rink for our children so we don't take our \$'s out of town for these activities. 3) Red Bud Road needs more businesses, specifically restaurants.</p>
<p>To make sure our schools are not overcrowded To make sure property taxes are fair to all and that businesses pay their fair share To stop the City of Calhoun from annexing county land because its profitable for them.</p>	<p>Workforce Development Technical College Support and Promotion College and Career Academy Support and Promotion Housing Highest and Best Real estate Utilization</p>	<p>Clean roads of litter and overgrowth. Put in shoulders on roads.</p>	<p>1.No focus on building more housing. With the high potential for an economic recession, the county will end up with multiple partially-developed neighborhoods for years to come. 2. Don't try to build Gordon County up like the neighboring counties. The small-town life is what attracts the majority of people to live in Gordon County. 3. Focus on improving the agricultural and natural resources of the county and communities. (Overall LAND is the best investment right now.)</p>
<p>Schools Roads Local business</p>	<p>No comment</p>	<p>1. Balance workforce housing with industrial development 2. Emphasize ag & industrial history, natural setting, and downtown events to unify residents 3. Address mental health provider issues</p>	<p>More red lights and turning lanes on congested roadways. More facilities for mental health patients. MORE restaurants in general, especially on Red Bud Rd.</p>
<p>Infrastructure. Traffic is terrible , school and emergency responders not funded like they should be</p>	<p>More large retail and entertainment is needed.</p>	<p>1. entertainment venues 2. parks and rec facilities around the county 3. revitalization of former warehouses/businesses</p>	<p>Stop bringing in more people. Stop building more housing. More people means more crime. People not from here will disrespect our community. Curtis Pkwy is already congested enough during school hours. Dews Pond road is already congested enough while coming</p>

			and going home from work.
1 Lower property taxes 2 Fix roads and bridges 3 Re evaluation of how we run the landfill other counties residents are not charged for trash!	While I understand the need for growth, we need to stop turning the county into an industrial area, especially in residential area. People move to Gordon County to escape the "city" life and to live quietly.	1. Livelihood support (housing, jobs, and food resources). 2. School and local activity area expansion. 3. Mass communication (ways to inform citizens of events and activities available in their local community)	Local stores, restaurants, etc
We need more help for the homeless. And more hands on help for women of domestic violence. A shelter for these ladies/families.	-- Prevent "overgrowth" of Industry. -- Eliminate living in Campers (Our county is overrun with people living in Campers). -- Better enforcement / elimination of homeless in City of Calhoun, and surrounding area.	1. Infrastructure additions/updates like public transportation, more traffic lanes, added schools and alternate routes to handle currently planned growth. 2. Downtown development. We need local restaurants and shops that stay open past 5p and not more bail bonds or insurance agencies. 3. Mental health and wellness options coupled with job training to address not only homeless population, but also those who struggle with addiction.	More Park/Walking Trails nearby (I love how Rome has there's set up), larger retail outlets like Target or Trader Joe's would be incredible, and more community resources for mental health
Traffic Road maintenance School overcrowding	Roads and signals upgrade seniors need more property tax relief more restaurants and entertainment	Transportation accommodations i.e. trucks, with all the warehousing and manufacturing that has come and coming I hope you have someone with real world experience in this matter. The thought process " the trucks can just come and load or unload then leave the county " is not as simple as that. If the loading/ unloading process takes longer than planned and they run out time while waiting by federal law and most companies rules they are not allowed to drive even to go to the nearest truck stop, which the ones in the county are usually full by 10 pm anyways Ask/ have these new places help with this situation.	
Increase number of restaurants Continue to grow, but preserve farm land, and residential areas	Housing for middle income families Re-draw districts for county schools to make them equitable and balanced Traffic congestion	Housing, traffic, lack of entertainment	Infrastructure, agricultural support, local family owned business/restaurants
Growth in gordon county has exploded in the last few years. There need to be serious considerations about how to	1- Slow down growth in the commercial and industry society. (too quick too fast with the impacts	Infrastructure. Schools are overcrowded. Roads are overwhelmed with traffic.	1.The Fire Department needs to be growing along with

<p>handle all this growth. It is not all good. With increased housing/warehouses, how are the schools, fire, police, and hospitals going to handle all the additional residents/warehouses? Traffic is also becoming a problem. There also needs to be protection for residents against infiltration of warehouses and large businesses from infiltrating quiet neighborhoods. No one moves to Gordon County to live next to a warehouse or succeeds. We need to preserve greenspace and farms, and invest in schools/police/fire/hospital care not roundabouts.</p>	<p>not being considered) 2-Being able to continue to improve current infrastructure and schools. (backbone of the community) 3-Revitalizing downtown to allow for more freedom. 3</p>	<p>And we need more police presence.</p>	<p>the rest of the county. I was astonished at my classification when I moved here from Whitfield county last year. 2. Traffic could be better on 53 through town. Maybe better timing of the traffic lights. 3. The school millage rate is outrageous.</p>
<p>We more attractions, all of our young have to go to other towns to spend money when it could be spend here in Gordon County</p>	<p>Mental Health Drug abuse help Adding on to schools for growth - class sizes are huge and not enough staffing</p>	<p>1. Lower housing cost!!! The wages were getting paid doesn't help rent is over \$1,000 for a 2 bedroom. 2. I'd like to see more things to do for kids to get better involved in the community 3. More housing, maybe a couple restaurants or a grocery store (NOT another Dollar General)</p>	<p>Traffic congestion. .preservation of our natural resources water and forestry. Too many subdivisions and too many poultry operations</p>
<p>Keep the industrial warehouses in industrial areas not every available field and neighborhood</p>	<p>Maintaining agricultural base Balancing the growth of industry and housing with small town feel</p>	<p>Affordable housing.more small business .more county schools</p>	<p>East side need opportunities for Cable/WiFi//Internet. More services for elderly - such as Meals on Wheels (which isn't available for east side unless we go to Calhoun to pick up which defeats the purpose of Meals on Wheels). Community Center with activities for elderly.</p>
<p>Developing too fast. Losing farm land to warehouses. Lack of hospital resources (Advent is too busy)</p>	<p>-Bike and walking trails out in the county. -More adult and student entertainment(movies, restaurants with entertainment, more music at the GEM) -Townhomes with organized associations for getting people together.</p>	<p>Job training, education on personal finances, getting youth off govt assistance & in working /supporting themselves</p>	<p>Reform and re-education of all local law enforcement, I can speak to a public employee in any manner I wish. Those PIGS need to be taught and learn this fact.</p>
<p>1. More affordable housing for people starting out in the housing market & retirees downsizing. 2. Would like to see trade school options. Even at the HS level. 3. Can we please beautify the exits? It doesn't look like a welcoming town when you exit. It looks junky. At least the whole house on 53 is gone. Can we get some trees & flowers now? Also Redbud exit...unattractive.</p>	<p>a new high school for the county on the Swain side, a new performing arts theater for the county, and more things for teenagers and children to do for entertainment</p>	<p>Protection of traditional family farms Protection of water sources from industrial farming operations Infrastructure repair and development</p>	<p>Bringing in restaurants, shopping, and entertainment spaces that cater to the upper-middle class and our youth. People of any means leave the community to seek other opportunities in their free time which does nothing but hurt our economy and culture.</p>

			We need more options here to keep families and money local and to keep kids out of trouble after school. Speaking of school, we would do well to have more AP/ Dual Enrollment options advertised for students seeking advantages on their way to college.
Mental health help in all capacities for all ages. Workers, representing Gordon County need to be trained in customer service - compassion and kindness. Sometimes you can visit s town and be floored by how nice everyone acts. More restaurants, Target, movie theatre to compete with nearby towns. New Ingles would be awesome. Better pay for folks working retail and fast food and training to be nice to customers.	As I mentioned in the above, we desperately need more traffic lights in high traffic, dangerous areas. It would be nice to have more restaurants and shopping options on Red Bud Rd. The area is getting run down looking and there are not very many options on that side of town.	Better schools More retail shopping options More entertainment options	Jobs Activities Trails
No more income based housing and section 8. It brings trash to our county. We need better restaurants and grocery stores. A Publix would be amazing. Up the pay for the public servants "police and sheriffs"	It is difficult to focus on just three things. When I moved here 22 years ago Calhoun seemed to be growing and happy for the growth. Now it seems that the people in this area actively fight against any growth if it means more taxes or change of any kind. I would like to see more growth downtown, like in Rome, GA. It has entertainment, local restaurants, and many recreational activities for families and adults.	1 keeping it rural 2 limiting new building 3 limiting new industry	Balancing growth. Building community Developing activities
Protection of quiet residential housing subdivisions. Especially Millers Ferry Road in Adairsville, GA. Keep industries and warehouses in industrial parks; do not not encroach into agricultural and residential neighborhoods.	More corporate type of businesses, more community outreach opportunities	Unification, we seem too close to civil war with all the hate being spouted.	We have to attract industry that will diversify our economy that is still far too reliant on the flooring industry. We need city and county cooperation to extend needed utilities such as power, water and sewer to open up underserved portions of the county. Gordon County has no geographical limitations and should be growing in all directions. Lastly, we need more reasons for families looking to leave metropolitan areas to relocate to Calhoun/Gordon County. Covid increased the number of people looking to

			relocate as for the first time since the Industrial Revolution more people left cities to live in rural areas. Those folks are looking for areas to live that provide a better quality of life.
Protection for our open spaces and farms. Protection for our air quality. Don't let us get overrun with industry - light or otherwise.	Increased Housing More Small Businesses Improvements in local school facilities	Protection for the water and preservation for the land and health of the community. - because of chemical runoff our water is going bad y'all Affordable housing options.- currently not enough housing, I'm staying in a house that there landlord will not fix the roof but because of prices currently, I have no other options. More opportunities for small business growth. Small business structure is security for Gordon. The big businesses can leave and crush a city. But opportunity for small business will prove Gordon to be strong in the future.	Infrastructure to keep up with growth. Roads to be better routed for all the growth, especially dews pond and Curtis parkway...Better choices for zoning issues.
Infrastructure Improvements to support all the growth	Less building of warehouses Less building of subdivisions with less than 0.5 acres of land per house More activities for families and children (movie theater/drive in theater, mini golf, skating rink, arcade)	Infrastructure for high-speed internet and reliable cell coverage is a big need to get the tech industry in our county. We are losing a lot of young people to Atlanta and Chattanooga due to the lack of tech-industry jobs here. Other basic infrastructure like roads and sidewalks. For example, with the new development of apartments on Curtis Parkway. The two-lane road will not be big enough to house the amount of traffic. Beautification is another issue. Several of our exits are underwhelming. Hwy 53 exchange/ramps need some beautification. The Red Bud Road exchange/ramps is really bad. Half of the lights the State put up are out and, not being LED, are just not bright enough. There is also empty lots on the west side. The abandoned gas station,	Code enforcement should be consistently maintained without exception.

		service station/garage and old Shoney's buildings are major eye-soars for people visiting our community. With the hospital on that exit, something needs to be done.	
Preserve our natural resources...we must protect our green space not destroying it for business or housing. Keep our country living just that. Do not let subdivisions be crammed in every inch of our county.	Continue to grow, but keep the small town atmosphere. Move some of the growth to parts of the county that are not contested already!!	City annexing new business in Traffic congestion Lack of affordable housing	Medical, need big companies to move into county that manufacture and employee people. Not more warehouses.
Develop and upgrade downtown area to be youth friendly, more youth centers, movie theater, skatepark, indoor basketball facilities, entertainment for young adults. There's nothing here for them	Stay the small quiet little town that brought me here to begin with. With more homes/apartments being built, stores, and entertainment will bring more crime.	Keep Quality of Life as top priority, no huge subdivisions with tiny lots. Save farm land. Don't want to be Marietta. Make industrial plant trees to block view from the road like Mannington on 41. Keep property values manageable so locals can afford to stay on their family farms.	BETTER INFRASTRUCTURE FOR INCORPORATED AND UNINCORPORATED AREAS ENTERTAINMENT (MOVIE THEATER, RESTAURANTS) PROTECTING OUR FARM LAND
Planned balanced growth that provides the citizens higher quality jobs in a refreshing environment. Times they are a changing. People are tired of settling.	Take business opportunity to the Red Bud Road area. From I-75 to Hwy 41. It would help get congestion off 53. Offer a shelter to women in need of help. The men have a place to go in Calhoun.	Remember not everyone is financially able to always pay more. Stop considering everything connected with the past as out of date/style. Local elected officials need to rejoin their neighbors and not feel like they're superior; they need to adopt common sense.	Retaining our identity Not being overrun by commercialization Senior citizen care
Housing, Jobs and Roads	Affordable housing	Mire help for low income people. Better paying jobs. Help for people with mental illness addiction.	1- Better roadways and widening of growing traffic areas before they become a problem. Industry has really moved in along the 41 corridor. 2- more schools for a growing population but there has to be affordable housing. 3- expensive health care.
Housing, Jobs and Roads	Beautify and responsibility. Encourage and give incentive to businesses and organizations to contribute to the beautification of Gordon Co. Create rules and standards for businesses for upkeep/signage/trash. Spend money on landscaping. Encourage historical landmarks and preservation. Continue to make Gordon Co a place that people stop and take pictures of, that feel safe to visit and enjoyable for those that live here.	ER Physicians Medical Specialist	More school funding, dew pond traffic

We need more selections of restaurants for our growing community. Many go outside of Gordon county for more options. Also the kids in our community need more activities beyond what they participate in at school. Traffic is ridiculous also.	Stopping development of rural land. We are approving too many subdivisions on land that should be used for family farming.	ER Physicians Medical Specialist	Keep it small and wide open
Our county is focusing too much on bringing in warehouses and in the process destroying farmland.	Remembering why we wanted to live here in the first place is priority. If we wanted a large population of people, congestion & crime we would move to a city. There is a certain amount of growth that is inevitable and necessary, but not what is being pushed on the rural areas.	Immigration, More Ordinance for Noise, Better help for strays all around local stores in Calhoun	We have enough fast food options, but we are big enough to have more restaurant options, like Panera, Olive Garden, mongolian grills, red robin, etc.
Don't allow industrial or commercial rezoning into our neighborhoods, preserve agricultural land use, limit the number of warehouses being built and bring in smaller businesses, need more chain restaurants so residents don't have to go to other counties for dining, and need for more family recreation and entertainment businesses. Growth is good, but keep it family friendly and less of the big corporations moving in and taking over our beautiful county land.	More entertainment options, keeping traffic congestion down, and housing costs.	lower income housing, better county roads, better eating places in town.	Too many warehouses, they're also too close to housing.
As we grow you must not intrude on agriculture land to rezone. It's not fair to us that have made our homes here in the quiet country to have the threat of industry to move in our front and back yards. I live in Bowdoin Crossing and that junk that was going to be built just isn't right to us that live in this area. Please consider this as we matter and our votes matter for the county seats. Thank you	Safety as we grow.	Stop allowing tiny homes on tiny lots to be built, property taxes and home prices are disproportionately high compared to surrounding areas, revive Gordon Central!	Community events to bring everyone together Less sprawling warehouses More emphasis on natural preservation projects
A top priority should be updated Gordon Central High School as it has prevented residential developers from investing in the west side of the county, causing GC to continue to fall to a level of slum high school. Both in its physical building, as well as low level of academics. Both in curriculum, in teachers employed and student outcomes. Bolstering our schools is foundational to strengthening our community.	Planned Growth Workers SPLOST	Control building, improved traffic management, promotion of community networking	Keep industry and residential areas separate
Controlled growth to prevent suburban sprawl. Maintain growth so that school and transportation infrastructure is not overwhelmed. Manage growth so that property taxes are not unreasonable.	Congestion of roads Housing built 3 or 4 houses to 1 acre of land	Get restaurants on Red Bud Rd. Not simple hamburger joint we have enough on 53 Have signs stating NO LEFT TURN. Never seen one in Calhoun. Clean up N 41 from Red Bud Rd. Its a dump	Saving our beautiful land, and areas for wildlife to thrive. To much industrial facilities being built. No family entertainment, you have to go to other counties to even see a movie at a theatre.
Lower housing rentals; more housing rentals	1. bolster safety/law enforcement - everyone deserves to feel safe and secure; 2. no tolerance for	roads to match housing increase runoff the	Industry for jobs. Chain restaurants for tourism. Protection of

	illegal drug use/sales - drug use affects so many people and endangers the lives of many more; 3. maintain balance of growth and restoration - we must take care of the resources (people, buildings, nature) that we have while at the same time allowing for some new growth	homeless stop light at exit 315 and redbud	agricultural property hometown feel.
Greater support/services on the east side of the county	*Keep the small town flavor as the town grows. *Keep the growth away from the traditional Ag or beautiful scenery of Gordon County. *Listen to the citizens of Gordon County that have made this home for generations, Don't force them out.	Leave Gordon County rural. Stop the warehouses from killing the natural beauty. Bring in higher end homes, Costco Target, Publix, Total Wine along the 53 and 41 area.	More affordable housing, better traffic control, more entertainment and restaurants for families
1. Limited Industrial growth moving into our residential and agricultural communities. So as not to become another Fulton Industrial Blvd. 2. Continue as a small town with Good Schools, Healthcare, and Churches. 3. Good Restaurants, Shops, and Entertainment	Housing	Protection of our local resources, water, land management and environmental issues in regards to contamination by large industries and industrial poultry operations waste	N/A
1. Limited Industrial growth moving into our residential and agricultural communities. So as not to become another Fulton Industrial Blvd. 2. Continue as a small town with Good Schools, Healthcare, and Churches. 3. Good Restaurants, Shops, and Entertainment	We need better roads to hold all the trucks that's coming. We need housing to accommodate the growth. We need more resource for fire, police and EMT.	We need to focus on keeping the agricultural areas for that purpose. There is definitely a need for updates on the older elementary schools. We could actually use new/larger schools for our children. The classrooms are crowded and teachers are spread thin, helping the children that really need extra help falling they the cracks.	More housing/apartments. Clothing stores. Sonorville Middle School. More fire hydrant in county. Widen Hwy 41 S. Traffic is already a problem and these new building will only bring more. Belwood Rd also needs widened.
Schools more people moving in Protecting ag	More affordable housing. Less "crammed together" neighborhoods (sub 1/4 acre lots) A much larger focus on small businesses - we need to 'de-centivize' the chains and corporations in out county.	Updated traffic light at Court house that is sensors by traffic and not a timer. Depending on time of day one can sit facing the Court house for long time at red light when no traffic is coming other direction (41). Develop exit areas of interstate at Red Bud Road to maximize income from travelers. Grocery stores in more rural areas of Gordon County.	1. Gordon county has a high population of homeless that have nowhere to go and many end up in jail. The jail is not a homeless shelter. I think we need a place for homeless to not only go to be sheltered, but also to help with finding a job, housing and/or rehabilitation. 2. I would like to see more options for entertainment, especially for teens and young adults. 3. I would like to see more rental housing options for middle class families. There seems to be an abundance of 1 or 2 bedroom apartments

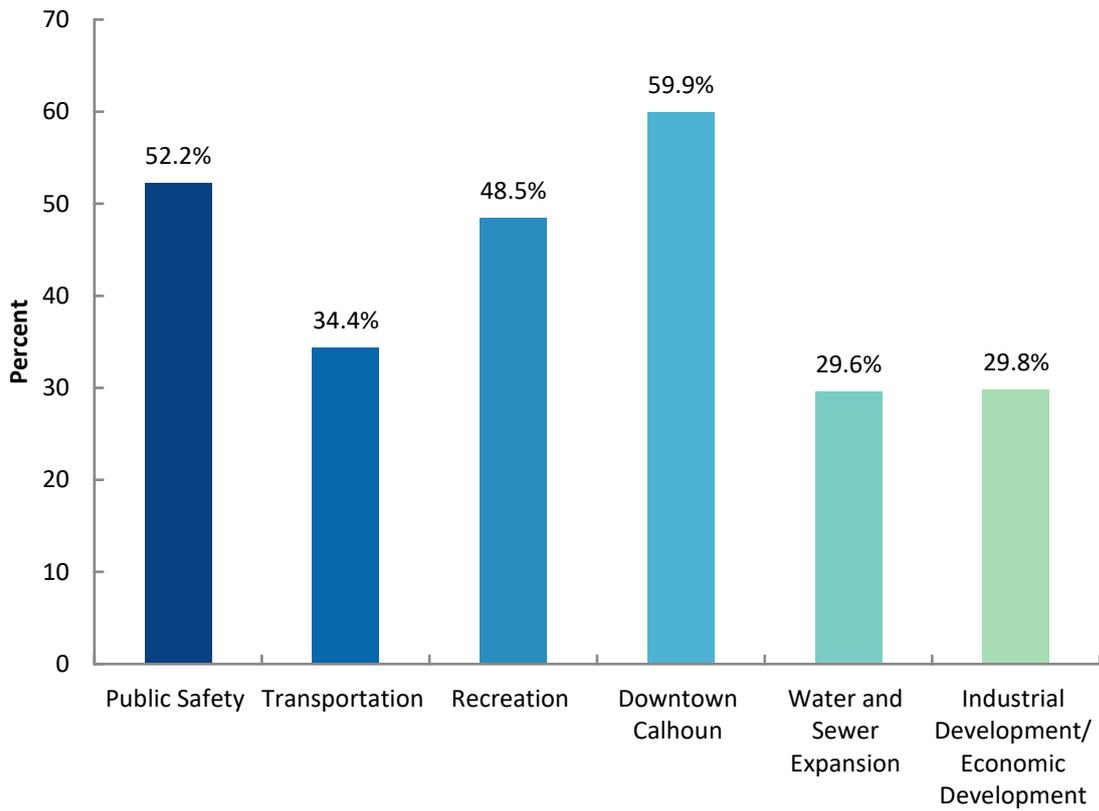
			but not many options for 3 bedrooms.
1) Protect residents from industry. Control Growth, Need a DRI for all Industrial rezoning prior to submitting a zoning application. Revise Future Land Development Map 2) We need a reason for more outside people are pulled into Gordon County. Events, Attractions, etc 3) More diverse manufacturing. Is the community being marketed like it should be to potential manufacturers.	Affordable housing such as a nice tiny home community, Property taxes, places for our youth of the county such as Movie Theater, a Good Arcade/Game room and Etc.	Monetary Responsibility and locally owned small business and taking care of our resources and people !	Maintain natural resources and parks and rural feel, while still providing new housing options and a bit more restaurants and shopping options.
Communication with one another, budgeting and making sure we have the funds to build the things us the people need, making sure that's what the people of Calhoun/Gordon are wanting to improve on instead of throwing people to the side and doing it anyways. People who work for Calhoun/Gordon need more training in every aspect and if possible higher pay for our Public Safety(EMS, FireFighters, Law Enforcement, 9-11 Dispatchers, Corner Deputy's, and Healthcare.) There are lots of things to build on in the City/County.	Traffic on Highway 53 Additional support for the arts Availability downtown for outdoor concerts and street fairs with open containers	Help for the homeless: housing & shelter	Environmental impact, historical preservation, educational and apprenticeship programs.
Infrastructure! Our roads and public services are not ready for all this growth! Also losing our small town atmosphere due to overgrowth	Mental health and housing assistance for those who can't qualify for current programs	1-affordable housing-for workers, young marrieds and elderly 2-entertainment/dining options-2 keep those \$ here 3-medical competition 2 keep \$ reasonable.	Mental health, drug abuse/addiction problems are not addressed or assisted, stop building, we are bringing in more people which causes more traffic and less rural-ness for our local quiet community
Why do we not do more to attract people downtown like in Rome? Rome has done a great job, friends from out of town look at Rome as a Hallmark town. Are we protecting our natural resources for the next generation? The mayor explained that we have enough water to last 50 years, great, so what happens after 50 years? We need to make downtown a priority, leave the county alone, and leave the county for the farmers who we need. I love this town.	1- Do not try to make Gordon County into a Metro area, many move here to get away from the traffic and houses too close together. 2- Gordon County is an agriculture/rural area and we should focus on success in those areas. 3- Encourage and patronize more locally owned businesses.	Residential growth,	Conserving farm land and local farmers that have been here for a long time. Getting more small businesses. Also having trails and preserving wildlife so more animals and plants can be preserved.
Need new High School on the Western part of Gordon County Need more for the young people to do. (Entertainment) Need recreation center in Western Gordon County	Less government lower taxes cheaper fuel	Affordable housing Different type on industry .. big warehouses are eyesores and don't need educated workers so youth leaves Better natural recreational facilities, beautiful area but few close trails	Improve cell service in the area and access to 5G because right now it is terrible, especially in Calhoun. Stop encroachment of industry into our beautiful residential areas. Everything I loved about my part of the county is being destroyed by

			warehouses. Improve areas and businesses that exist already. Most things are old and outdated. The outlet mall is sad. Why not bring business there instead of my backyard?
1. Affordable housing 2. Career training 3. Protecting and expanding access to public lands for natural and recreational use	having more things to do with our children	Our local Harris Arts Center, Downtown Development Authority and women's Shelter	Too much industrialization of 41 south
Stop raising taxes , more activities for the youth , allow tiny homes that are affordable for the lower income families	Better leadership in the county, greater investment in school system (county facilities look pathetic compared to the city and any number of nearby systems),	1. Plan for growth in the school system. Schools in some areas cannot handle the current growth. 2. Keeping property taxes down. 3.	Mental health treatments/facilities... There are so many hurting and no real resources for families without the financial ability to seek treatment in other towns. When someone does seek help... They are sent to Atlanta, to Peachford. This more times than not, causes worse damage. Affordable housing for people starting out. Young adults are leaving our town, due to non existent affordable housing. Movie theater, chain restaurants (no more chicken fast food... PLEASE!) If Calhoun had decent recreational options.... We would not have to travel to our neighboring towns to spend money on movies, etc. We really don't need any more Dollar Stores, warehouses or fast food chicken places.... Please STOP the insanity! ☹️
•Keep our farms •Something to cut down on homeless strangers •Town stop expanding into the country	Too much traffic for roads. Schools overcrowded. Not enough affordable housing for single young adults (ages 24-30)	Silly restrictions against tiny homes needs elimination. More low cost housing not more high end apartments and townhouses is needed. Hey 53 from the bypass to The high school and Rec center should be 4 lane.	1. Reduce property taxes. 2. Stop destroying green space. 3. Get back to the small town feel.

Infrastructure needs to match the growth. Need more major retailers- we are forced to shop in Bartow or Whitfield. Industrial warehousing needs to be stopped in southern Gordon.	More affordable housing for single mothers, good paying jobs, high quality, values based education sources	More dining choices. More local entertainment choices.	.
1. Revitalize downtown with more restaurants and shops. 2. Clean up the unsightly businesses and homes with junk in front of them on 41 north and south coming into downtown. These areas are the 1st impressions of visitors to our town. 3. We need more entertainment. We go out of town because there isn't much here.	TAXES,ROAD REPAIR,NERSING HOMES.		Not building huge warehouses in neighborhoods.
Community activities Volunteer activities (aka veteran, homeless, children foods) Downtown restaurants and entertainment	Development of new housing should be spread out and not in one area. Redistricting of schools so that one is not over populated while others are under populated. Dews Pond road area needs some traffic alleviation. What use to take 5 minutes to get from my home to town now takes 30 - 45 minutes during school hours. Round about at Curtis parkway isn't going to fix anything about this. Just probably make it worse.	Housing--we have to be able to offer newcomers good choices. Senior Care-this sector is booming and we have to be prepared to care for them Workforce Development-we need to establish ourselves as a community that can fill jobs when new companies create them	Downtown Revamp, IT IS UGLY COMPARED TO OTHER CITIES Clean up the highways More shops and diners
Protect the small family farms/businesses.	Definitely more top tier restaurants are needed, reconditioning or total replacement of current housing to help save precious environmental space. Higher end retail stores.	We have got to have more places to eat and entertainment we must find a way to keep people from going out of town to spend there money and time.	Too much big manufacturing and trucking moving in!
Teacher salaries in county system to attract and keep teachers. Less county school system corruption (someone really should audit finances). Local bus system	Slowing development of massive warehouses built for the prospect of financial gain for atlanta developers. Allowing Calhoun to continue to annex land so they can allow these prospectors to build. Causing Gordon County to foot the bill for road improvements and other infrastructure.	1. Attract industry that will add quality jobs. 2. Make sure that housing developments are well planned and well constructed. 3. Protect our rivers and natural resources while supporting agriculture and conservation.	School system Housing Public Transportation
Housing affordable for middle class families Less development of buildings without tenants that sit empty for years. Redevelopment of older warehouses to dimension the destruction of trees and the environment.	1. Less tightly packed housing areas. 2. Additional high school in county 3. Stop bulldozing all of the trees and fields.	Education - more schools with smaller classes Better human services - women's shelter, children's daycare, elderly daycare facility Enhancement of our beautiful downtown area - Look at Canton, Ellijay, Blue Ridge	Make what we have even better Not try to make us a bigger town Be content people come here and stay here for the small town let's back out of competing with the markets around us and just BE a small town....
Historic and Nature Tourism Ensure best quality of water and air Protection for more green space areas	We need more recreational venues, especially for teens. We don't even have a movie theater. Shopping is a big problem here. We have to go to other towns to be able to shop. Because of these two issues, we're spending our tax dollars in counties other than Gordon. The bulk of the tax	Planning for growth	-Housing (need more affordable) - Infrastructure/roads (handle growth) - Entertainment options

	burden should not be placed on homeowners.		
Rental properties, affordable housing to buy and affordable rental housing.	Traffic control dewes pond curtis parkway. Curtis parkway needs to be fourlanes	- more entertainment options locally, traffic issues being addressed, increase in housing	Fix roads Lower property taxes Affordable trash service surrounding counties offer no fee trash at dumpsites
Low taxes property and school Safety for public Future school growth Future landfill space (50) years	1. Promoting growth. There are too many ill informed individuals that do not understand highest and best use of real estate theory and want industrial land to stay in timber agricultural use. The areas along the I-75 corridor are going to be industrial. My long term outlook is that transfer trucks will eventually be automated and automated trucks will only be allowed within a close proximity of the interstate. 2. A city planner is needed. City/County government needs to eventually merge. 3. Farming should not be demonized. We are still a rural county once you get outside of the I-75 corridor. Individual land owners should be able to farm their land as they see fit. Poultry farming is a necessity and if the landowner is following zoning regulations then zoning board members should have the gall to stand up to angry, uneducated mobs.	Slow down building of multiple houses on small lots. Too many for infrastructure.	Don't destroy the agriculture for progress. No over crowding the population. Put citizens first not dollars.
Better traffic control for schools, more restaurants on Red Bud Rd, better have a plan for traffic on curtis pkwy when the non-sense housing going up, more retail stores for example a Target or like there of	Historic Preservation, Crime, Education	1. Update Gordon Central High School. Not just a "band aid" on the building but a new and updated school, centrally located in the county. 2. Better use of Red Bud Hwy and bringing in new restaurants. 3. A trail for hiking/running/biking.	Affordable housing Family restaurants Good highways

13. What areas should be top priority for additional investments by the City of Calhoun? Please select the top three.



14. Is there anything else you would like to add? This can be a need or issue for Fairmount that was not addressed, or something that you like about your community that you want to highlight.

<p>The morning elementary school congestion is horrible. To get past the school off Hwy 53 to Hwy 411..and then back to Hwy 53 to get through there is really bad. Need alternate routes or a red light, or someone directing traffic like it is going through Sonoraville.</p>	<p>Build back movie theater or build something fun for kids and adults</p>	<p>There's really needs to be a red light at the stop sign of Hwy 53, and the Union Grove bypass. Also, a red light at the Marine Dr and Union Grove bypass.</p>	<p>Like living in Gordon County. Retired and moved here from Gwinnett County in 2017.</p>
<p>I would like to see roundabouts at both 53/411 intersections. This might could be done as an affordable way to improve traffic flow safely, while still maintaining the small town feel of Fairmount.</p>	<p>When the planning and zoning commission decided to add all the warehouses to Gordon County - they should have considered the road and safety hazards they would be creating with the influx of semi-trucks coming through Fairmount. It's dangerous, especially with a part-time police department.</p>	<p>No</p>	<p>Great community. Nice people. Small town feel</p>
<p>We need county deputy's when called to do Thier job instead of sitting in Thier cars. Especially neighbor bullying to a minor child, trespassing, Also on our road Nix Loop SE have deputy's give tickets out for speeding even when alcohol is involved please.</p>	<p>I red light would be greatly beneficial at the new 53 bypass going into calhoun.</p>	<p>N/A</p>	<p>More growth needed in the area. There are few jobs and businesses n this part of the county.</p>
<p>Fairmount could use a breakfast option that is cheaper than KCs Corner.</p>	<p>Funding and resources for the local public schools should be a top priority including expansion of pre-K to all Gordon County children. We should also be addressing the issue of substance abuse without criminalizing citizens for their mental health. Local government has the power, as other municipalities have done, to decriminalize cannabis, a naturally occurring plant that is safe for adult consumption. We should also reconsider our public policies towards psychedelics such as LSD, mescaline, and psilocybin, as a growing body of research has shown them to be nonaddictive and they are</p>	<p>Fairmount is a wonderful place to raise a family; however, the abandoned buildings near the railroad tracks need to be used for industry or remodel for apartment style housing. Mental health should be a major focus when discussing future needs for Gordon County residence.</p>	<p>We need cable or internet out of city.</p>

	showing great promise in clinical settings for treating addiction, PTSD, and more. Our veterans could benefit greatly from this, and we should make sure that they can access every and all treatment options.		
We need more choices in health care - Advent should not have the monopoly it has. Also, more development of retail and entertainment options: a movie theater, something for teenagers to do besides cruising. We do not need more warehouses -- we will soon have lots of empty derelict warehouses if they continue to be built. Calhoun City recreation is fantastic: the riverside park, tennis courts, etc is one of the nicest things about this county. The Gordon County rec department is a disappointment, nothing matters but football and softball. Some good bike/walking trails throughout the county would be wonderful.	Better parks and maintenance in both Fairmount and Ranger	..	Address drug problem and enforce recovery or jail time as I've been broken in more than once and all I was offered is increased patrols. I know tough love from my own son. It works. Coddling people takes away voices because people shut down when they know they're not being heard. Thank you.
public transportation fix the intersection at the new bypass (needs a light, better markings, a roundabout, etc.- one person has already died More mental health services - providers, centers, access, affordable care without the wait industry in the outer regions of the county	Lower taxes for seniors and disabled citizens on fixed income	Because of the awful political culture, would move in a heartbeat if possible!	We need light on 53 and 411 at intersections More restoring buildings and parks restored and more recreation for all ages .
Lower taxes especially school and property taxes. They have gotten ridiculous in price!	Protect our farmers from foreign investment!!!		

15. What would you like to see for the future of Plainville, and what would you like to see stay the same?

More things to do on the weekend	Maybe some fixed up houses. Some of the houses are falling in.	The new playground and skate park is nice but the fields there could use a LOT of work. The one across from ATCO is in terrible shape. Many things that are serious accidents waiting to happen.	Older home's get a facelift and make over. Protect our elderly and our veterans
Junk homes cleaned up - Ditches cleaned out and drainage improvement.	Less drug activity in parts of Plainville. We have a great little community except for those few bad apples.	Our skate park and park to expand. (better basketball court	I would like to see community events that aren't sponsored by a church. Comcast internet also.
We need a fire department like the rest of county has not just volunteer firefighters also need more police in area.	Some good restaurants. However, I do like the small town atmosphere.	our park to expand and our skate park to expand so families have more to do.	I live in Southern Gordon, but that wasn't a choice. Keep the warehouses out of our neighborhoods.
Some type of entertainment, fun places for our kids to go. Places to eat nearby.	I don't live in Plainville, I live in Lilly Pond, but it wasn't listed on question #2. I guess the fastest growing part of the county is not as important as say, Western Gordon County, unincorporated Eastern Gordon County, unincorporated, Calhoun, Fairmount, Plainville, Ranger, Resaca, all because we don't have a mayor! I would like to see less industry, more skilled jobs which leads to better paying jobs.	More wifi options for plainville	Red Light at dangerous Scottsville Hwy 53 and Plainville Road intersection. It has been a problem for 50 years similar to the McDaniel Road/Hwy 53 that was addressed a few years ago. Would like to see improved Recreational opportunities in Plainville including Bike/Walking Paths. Like to maintain the small town/village atmosphere of the area.
Improved roadways, improved housing, protection of agriculture, industrial buildings to stay in one area, protection of the oothalooka creek from contamination from growth, better flood plain management in residential areas, more places to eat and things to do.	More police presence to remove drug dealers	Plainville is a small community that steps up to help - if they like you.	No industrial warehouses unless they are on a major highway
I'm actually in Adairsville but on the Gordon county side, there was no option for that. I would like recreation sports in this area. My kids go to WL Swain and the only option is driving to Sonoraville or paying more to play for Calhoun, my kids don't get to play Rec ball with any kids they go to school with. Kids on the Plainville side need recreation options as well to keep them occupied and out of trouble. It's poorer on this side of town and a lot of the parents don't have the time or money to drive out to the Gordon County Rec.	I like Plainville exactly the way it is. After being in town and in the Red Bud and Sonoraville areas during the day, I am happy to come home to the privacy of Plainville. I love our park.	More upkeep on existing homes and more police presence especially at night!!!!	I'd like to see them widen some of our backroads. Let people live in a camper or tiny home on their own land. But leave the rest the way it is

16. What would you like to see for the future of Ranger, as a focus for future efforts?

I would like to see less big trucks, less traffic, and less large businesses trying to move in. If I wanted to live in an area like that, I would move back to Canton.	Small Business Development	maybe some attractions around here or better restaurants. a drive thru petting zoo would be awesome	Restaurant a convient store.
Keep Ranger Rural	Improving the Gordon co land fill cost to much to dump and when you go your vehicle gets dirty smells like garbage. No place to eat out have to travel to calhoun or Chatsworth.	Nothing. I would like to see it stay rural. I would like to see Tiny homes allowed in Gordon County.	Limit trucks on 156 going to hazardous facility- run all night and from out of town- huge impact on roads, trucks driving way too fast with large loads, residence and neighborhoods off 156 bear impact. Dangerous and accidents are happening often. More local small mom and pop retail- offer grants and support to get businesses off the ground. Make this area a destination with all the nature and parks, just a little thought and assistance!
Preservation of farmland and agriculture zoning.	More Law enforcement presence and drug enforcement	Increased access to fast and dependable internet services-Support services for those that need financial planning, parenting classes, - dependable and affordable child care-local medical clinic-access to public water	A few high end apartment complexes, retail establishments, and some restaurants. I believe Ranger has been overlooked by lots of potential investors because of the lack of broadband. There still isn't a way to have advanced security systems due to Frontier not supplying enough upload speed for cameras. If we can get Comcast on the ball, we'll have everything we need at that point to grow.
Farm land preservation. Appropriate taxation on commercial chicken houses not on family farms.	Renovation of current structures and buildings. Possibly a more updated local park.	What scares me the most is that we do not always have fire and EMT. A person could die before they got to the hospital. If someone broke 8th my home I would be dead before police could reach me. Ranger is too underdeveloped. We need restaurants . We need internet other than frontier. They charge us more for lower quality internet than you can get in town. They also frequently have non working internet for 2-3 days at a time.	More mental health resources need to be available. More awareness of mental health needs to be spread. People and Schools need more training in mental health (Adverse childhood Experiences or ACE needs to be taught in the community and our schools). I really would love to help in this area if there is any way I could assist (Heather 706-252-7445).
I would love to see more options for internet access in Ranger. As schools move towards online learning, the kids in these areas suffer because of low quality internet access. We only have one option, Frontier	Area cleaned up some and some more places to eat since there are not any. Also maybe a gas station would be nice too. We use to have one years ago. Maybe a gas	High speed internet for working from home. We farm and run a business. Education / homework at home would benefit from Comcast, AT&T, not satellite.	More businesses such as convenience stores and restaurants.

Communications, and it's incredibly expensive for very low quality and usability.	station with a place to eat in it would be nice.		
Keep it a quiet rural town.	I want to see things stay the way they are. We've had enough growth. Gordon County is great as it is, that's why we moved here. All these subdivisions, warehouses, and giant retailers is exactly why we left other areas. If that is the direction we are headed, we are doomed.	Something done about the landfilled/dump. Maybe a restaurant of some kind.	I would like to see more community involvement for the small towns like Ranger / Fairmount. More local small town events and having our mayors and council members allow more growth to get the community together.
Well you shouldn't have to have a building permit to get electricity. You need electric permits 1st, then building and last septic. You can't build a home without electricity. Which by the way pd our money to have it put in. An passed our electric permits an the permit office took it back 4 days later cause we didn't have our building permit. Couldn't get a building permit cause we didn't have a perk test. Got our perk test now they say we have to have a drip system an need our corners of our house to set the drip system. But we can't get it cause we have no building permit. See our problem. An we aren't the only family having these issues	It needs to stay country	I love Ranger just like it is!	Nothing. I like living quietly
?	A continued attention of law enforcement on stopping petty theft. We have had a problem with "porch pirates" in the past and a chain saw was stolen from our porch. We now have cameras installed. The local Fairmount library would be great if it were bigger and open on a regular basis. We have to drive 30 minutes to Calhoun Library	Less CAFO!! We purchased our property as a retirement Property. We love the small town & beautiful surroundings. I know things need to grow but most people move out to enjoy to quiet surroundings.	Keep it as a small town like it should be. Stop Industrial growth let Gordon county stay the small town I moved here for
Unsure at this point, but a couple more small businesses with a gas station would be beneficial to 411 travelers.			

17. For Resaca, what would you like to see for the future, and what would you add that has not been discussed?

More businesses / eating establishments to Resaca.	more restaurants and housing	I would like trains to stop blocking the railroad tracks at HWY 136 and HWY 41. People are late to school/work due to it and if emergency management can not get through, it could be very dangerous. Resaca residents would love an actually grocery store. The only thing residents have is a dollar store. It's inconvenient for people to have to go all the way to Calhoun for groceries.	Fix the railroad crossing and up grade the falling down houses
Growth.	Street Lighting on exit 320. It is the only exit that doesn't have lighting on the exit. With the amount of human-trafficking that is going on in this country the Flying J is a concern. Many people do not stop at this exit due to the level criminal activity at the Flying J.	A few more restaurant options	Like to see some of the business move from the south end to the north end , to much congestion on 53 now so it's safer to go to Dalton to shop and dine out.
GROCERY STORES & RESTAURANTS	Stay the way it is at the moment. No more growth needed.	More restaurants, and the area built up more for shopping	More restaurants, places of business, more places of entertainment for Our youth.
traffic light at 136 and I-75 getting off interstate. More businesses such as restaurants and shopping and beautification of that side of town	Safety of railroad crossing Hwy 136 & 41 - blocking of crossing by stopped trains & viable alternate routes for emergency services to reach residents' homes along hwy 136 when the crossing is blocked	Nothing I don't live there	restaurants on the south end of Gordon Co.
More Recreational venues. Sidewalks and big downtown clean up	A new sit-down restaurant that we don't have to drive 15 minutes to Calhoun for. The railroad crossing blocks the road for hours sometimes	I feel like the county needs to be kept small.	I would love to see the trains not be able to stop on the tracks at hwy 136 and hwy 41. When they stop there they back traffic up both ways for miles. And it also prevents medical personal from being able to get to the ones who live right over the train tracks turning onto 136 like myself and my family of small children.
More growth, restaurants and grocery stores.	It needs to be allowed to grow without Calhoun taking it all. More restaurants on that side of town. Chick-fil-A, Olive Garden, etc.	We need more restaurants. We also need recreation areas like on 53. I prove the homes that are there.	A more local grocery store. The only thing available is driving to Calhoun for just Walmart is a inconvenience
More businesses on 41 in the Resaca area. Maybe a grocery store.	walking trails in nature would be nice, no more growth, no new subdivisions, leave farmland alone.	More on the redbud exit!!!	Railroad crossing

Clean it up. Understand Mayor has family members homes are junk piles. Houses abandoned. Yards grewed up. . Junk everywhere. It can be a beautiful town. Has lots of potential. We need growth on North End of Calhoun.	I would like to see a sports complex in Resaca to help support the athletes on the blue side. Resaca has land that can be purchased for this complex. Resaca is a growing community and doing well.	I would like to see Hwy 41 North developed more with restaurants and stores as it is now I can go to dalton just as quick and get back with out the Hwy 53 (over development) traffic	There needs to be a visitors center at one or more of the historical sites. The Resaca Battlefield Historic site needs to be opened daily. It also needs more signage where it can be easily located from the interstate. The parks and rec department need to spend more time and money on the trails.
More fun stuff	SLOW GROTH IS GOOD,STOP PADDING POCKETS WITH THESE LARGE SUBDIVISIONS	Improvement of the railroad crossing from HWY 136 to HWY 41 there has to be a solution to the numerous times the crossing is blocked. Also, when is the ugly eyesore of construction going to be cleaned up across from old fire hall?	Things are so expensive in Gordon County is makes it neat impassioned for a small new family to get started on a good foot!
Nothing	Fixing the railroads from blocking the road	Resaca needs an to update its downtown. Where the sewer equipment has sat for 2 years needs to go.	I would love to see more business and Restaurant more in the 41 north area instead of having to drive into Calhoun or Dalton to get a nice meal. also the traffic on 41N near confederate Cemetary goes over the speed limit its like a race track after dark.
I would like to see more local businesses come to resaca and grow in our town. There are plenty opportunities of non used building and land development that could grow our town to better itself and bring in more tax revenue to improve the economy of the town. Plus it could bring in better amenities to the citizens.	Resaca has historical significance. I would like to see that history saved for generations to come. A lot of our local kids doesn't know anything about our area historically speaking.	Better train crossing	Clean up the area. Need to fix rail crossing problem.
It just fine	Refresh the community center, there needs to be more sidewalks, and more community activities	More oppportunity for the arts, creativity	Town is a mess. More recreational activities. Fix railroad crossing issue
Access to Hwy 41 from Hwy 136 at the train tracks. When there is an emgency and a train has stopped on the tracks you have to by pass to Hwy 225. Could be life threatening. We need more parks and things for our young people to do. More restaraunt choices.	I'd like something done with the old Burger King on south end of Resaca. I've contacted BoJangles a few times trying to talk them into opening there. Resaca and the north end of Calhoun is lacking development.	Sewage? Disband city government. (Water is calhoun, trash is contracted, no seeage for most of city, street lights are abouy the only city service)	Developer some on north end Resaca area. We have nothing. Restaurants (not fast food) grocery store.
Less government regulations Sewer system	Grocery store	Stop the train from sitting on track and blocking access. Fort Wayne walking park maintenance to be improved. Walking trail, down trees, weeds, no place to sit for seniors. The park looks terrible.	Clean the area up. More recreational opportunities.
more small business restaurant grocery stores drugstore doctors office drive through atm	136 railroad not being blocked, Resaca mayor and council need to be a lot more friendly and stop taking free hand outs	Clean the Town up. Fix rail crossing. Build a new recreation center with the county	More restaurants to eat in and parks