



Catoosa County Joint Comprehensive Plan 2026-2030



JOINT COMPREHENSIVE PLAN FOR CATOOSA COUNTY AND THE CITIES OF FORT OGLETHORPE AND RINGGOLD 2026



Northwest Georgia Regional
Commission
Draft October 2025

northwest
GEORGIA
REGIONAL COMMISSION



Cover Photos: American Flags in honor of the nation's 250th anniversary in 2026.

Clockwise from left:

Ringgold City Hall

Fort Oglethorpe Municipal Complex

Citizens' and Veterans' Memorial, Benton Place, Ringgold

Cannon and flags at Ringgold Depot

**Catoosa County
Joint Comprehensive Plan 2026-2030**

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Fort Oglethorpe and Ringgold 2026**

Northwest Georgia Regional Commission
503 West Waugh Street, Dalton, Georgia 30720

Draft
October 2025

Adopted:
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City of Fort Oglethorpe:
City of Ringgold:

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GLOSSARY OF ABBREVIATIONS

ACS – American Community Survey

Catoosa EDA – Catoosa County Economic Development Authority

CDBG – Community Development Block Grant

CHCNG MPO or MPO – Chattanooga-Hamilton County North Georgia Metropolitan Planning Organization

CHIP – Community Home Investment Program

CVB – Convention and Visitors' Bureau

DCA – Georgia Department of Community Affairs

DDA – Downtown Development Authority

GEFA – Georgia Environmental Finance Authority

GA EPD – Georgia Environmental Protection Division

GDOT – Georgia Department of Transportation

GICH – Georgia Initiative for Community Housing

HUD – US Department of Housing and Urban Development

Limestone Valley RC&D – Limestone Valley Resource Conservation and Development Council

NWGRC – Northwest Georgia Regional Commission

QLG – Qualified Local Government

SWOT – Strengths, Weaknesses Opportunities Threats. This is a process for brainstorming and identifying issues and opportunities for local government

Adoption Resolutions

Catoosa County

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Fort Oglethorpe

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Ringgold

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1. Introduction: Planning: The Community Maps the Future

The Role of Community Planning

Catoosa County and the cities of Fort Oglethorpe and Ringgold have been looking ahead to the future using community planning tools for many years. The Georgia Planning Act of 1989 ushered in a new era of formal planning for the state's cities and counties. A local comprehensive plan helped the county and city weather the recession years of the late 2000's and the tornado of 2011, as well as the rise of big box stores and then online retail. Chattanooga's continued growth means that next-door Catoosa County has grown as a bedroom community, bringing economic prosperity but also community



Catoosa County Courthouse in Ringgold

concerns about traffic, suburban sprawl, loss of greenspace and agricultural land, and the need to provide more quality jobs closer to home. The last plan update occurred in 2020-2021, during the COVID-19 pandemic crisis. Since the planning process was interrupted by the pandemic, this update, due in February 2026, comes with a slightly shorter time than the usual 5 years between plans. In addition to the issues already mentioned, housing availability and cost have become a challenge for many of the county's residents. This plan update represents the County and cities' effort to remain in compliance with state planning requirements for Qualified Local Government (QLG) status, as well as improve the operation of their local governments. Planning with the community involved helps facilitate wise and efficient use of resources, and fosters local support for projects, leading to more effective, transparent, and democratic government.

Requirements of the Plan

The state of Georgia requires that county and city governments develop, adopt, maintain, and implement a comprehensive plan to qualify for selected state grants, loans, and permits. By adhering to the state's planning process, these local governments maintain their QLQ status. The Georgia Department of Community Affairs (DCA) revised the State Minimum Standards for Local Comprehensive Planning in 2018 to require a comprehensive plan update containing the following elements every five years for QLQ status.

- *Community Vision and Goals*- a short summary of what residents view as an ideal community and a list of ways to get there.
- *Report of Accomplishments*- a table summarizing the status of work activities listed in the last five-year Community Work Program. Items that are assessed as underway are automatically moved forward to the next Community Work Program, along with activities that were postponed.
- *Community Needs and Opportunities*- a collection of ideas from the public and government leaders that reflects the current state of the county and what it could improve and enhance.
- *Land Use/Future Development/Character Area-based Planning*- maps dividing up all parts of the county into categories which describe human use of the landscape. These maps and

categories help direct development into suitable areas and away from sensitive areas. It is required for communities with zoning. Catoosa County and the cities have zoning and use a Future Development Map.

- Community Work Program- a list of specific tasks to accomplish within the next 5 years.
- Transportation Element-a review of upcoming transportation improvements. This element is required for those communities in Metropolitan Planning Organizations (MPOs). MPOs are required for all urbanized areas with population over 50,000. Catoosa County is part of the Chattanooga-Hamilton/North Georgia Metropolitan Planning Organization (CHNG MPO or simply MPO).
- Broadband Services Element- addresses internet access. This element is required for all governments to increase internet connectivity locally and state-wide.

Other elements that local Georgia governments sometimes deal with are not required in this plan. A capital improvements element is not required because Catoosa County does not charge impact fees. An Economic Development Element is not required because Catoosa County is not a Georgia Job Tax Credit Tier 1 County, but economic information specific to the county and its cities will be included to highlight their economic development program. A housing element is not required because none of the governments are Housing and Urban Development Community Development Block Grant (HUD CDBG) Entitlement Communities.

This plan has been updated in accordance with the Rules of the Georgia Department of Community Affairs, O.C.G.A. Chapter 110-12-1, Minimum Standards and Procedures for Local Comprehensive Planning, effective October 1, 2018. The plan is organized to comply with these state planning rules.

Public Participation

The support of residents and other stakeholders is important when governments plan projects. Stakeholders who have been cordially asked their opinion about a project have the opportunity to learn its pros and cons at a stakeholder meeting, express their concerns, and make educated decisions about their support. Stakeholders make excellent volunteers for committees and boards. In addition, the Georgia planning rules require that governments engage the public in their decision-making process as they update their comprehensive plans.



First Stakeholder Meeting, March 20, 2025. Photo: John Pless

Public participation included two required public hearings which were held at the start of Catoosa County Board of Commissioners' meetings, three stakeholder meetings, and a community survey.

The NW Georgia Regional Commission worked closely in preparing this plan with steering committee members, who included government managers, officials, and the county economic development authority. Steering committee members selected individuals to attend stakeholder meetings and go through the SWOT (Strengths, Weaknesses, Opportunities, Threats) analysis to identify Needs and Opportunities for the government. The selected stakeholders included interested residents of various backgrounds, including real estate, local business, school board, health care, outdoor recreation, the chamber of commerce, as well as government employees. A list of the stakeholders who attended meetings is found in the acknowledgements. The stakeholder meetings were also open to the public and advertised on government websites and in the local newspaper.

Efforts to gather stakeholder/public input were focused on the spring of 2025. Two stakeholder meetings were held in 2025 in March and April with presentations about community resources and SWOT analysis, followed by an open house stakeholder meeting in May to show ideas generated by the SWOT and get further public input. See Appendix A for a list of the meetings and other contact with the communities. The Catoosa County Community Vision Survey 2026 was posted online for three months (Feb 25th to April 25th) and on social media for further public input. Paper copies were passed out at the stakeholder meetings. Since the survey was open to anyone and participants were not randomly selected, results cannot be analyzed statistically, but the survey does provide insight on residents' views. See Appendix D for tabulated results of the Community Survey.

Landscape and History

The topography and location of Catoosa County has led to its rich history. Catoosa County falls completely in the Ridge and Valley province of the Appalachian Mountains, including a series of stream valleys tipped gently toward the Tennessee River. White Oak Mountain/Taylor's Ridge is the most

prominent example in the county of the long, highly eroded, northeast-trending ridges characteristic of the ancient Ridge and Valley. The stream valleys with their small streams provided good hunting, fishing, and farming for the first residents. The streams provided transport by canoe to the much larger Tennessee River. The most recent of these native groups were the Cherokee Indians, who farmed the valleys and harvested timber on the ridges.

The forced removal of the Cherokee in 1838 and 1839 left farms and settlements for white settlers, and one of the routes on the “Trail of Tears” passed along the western part of the county on what is now Lafayette Road in the Chickamauga Battlefield. The gap in the ridgeline where South Chickamauga Creek cuts through on its way to the Tennessee River proved to be a good route for the Western and Atlantic Railroad to pass south, with the railroad constructed in the 1840’s and the first trains running through in 1850. This allowed the small settlement eventually called Ringgold to become a transportation hub between Chattanooga and Atlanta. During the Civil War, the county’s proximity to Chattanooga and the rail line through the county meant that several important events took place there, including the Great Locomotive Chase in 1862, Battle of Chickamauga in 1863, and the Battle of Ringgold Gap in 1863. The Union Army passed through Ringgold Gap at the beginning of Sherman’s Atlanta Campaign in 1864.

After the Civil War's devastation, there was a period of rebuilding in the area. Farming continued to be an important part of the economy. In the 20th century, manufacturing grew, especially around Ringgold. In the western part of the county, Fort Oglethorpe began as a military training center for the Spanish American War in 1898 at Chickamauga Chattanooga National Military Park and was in military use through World War II. The construction of Interstate 75 was important to the economy of the county and the transportation of manufactured goods. The most efficient route south for the interstate was once again Ringgold Gap. A bird's eye view from the Ringgold rock cut would reveal why transportation is still a defining issue for the county, where US Highway 41's roadbed, Chickamauga Creek, the CSX railroad, and Interstate 75's roadbed squeeze through this gap between White Oak Mountain and Taylor's Ridge.

Many sites that tell the story of Catoosa County's history are preserved for the public to learn from and enjoy. The best-known site is the Chickamauga Chattanooga National Military Park, the oldest national military park in the nation. The route of the Trail of Tears is also marked through the park. The local governments play an important role in protecting historic areas. Both Fort Oglethorpe and Ringgold have designated historic districts. Fort Oglethorpe's historic district includes the military post's parade ground and officers' quarters at Barnhart Circle. Ringgold's historic district is anchored by the restored antebellum Ringgold Depot. Ringgold Gap Battlefield Park, originally built by the WPA in the 1930's,



Anderson Cemetery in Ringgold

commemorates that battle. The nearby Old Stone Church on US 41, which served as a hospital during that battle, is managed by the Catoosa County Historical Society.

Environmentally Sensitive Areas, Environmental Planning Criteria

The planning process is an opportunity for managers to focus on natural resources and their value, use, and protection. The state of Georgia encourages local government to incorporate protection of these resources into the planning process so that development does not lead to damage. The recommendations for protection are found in the Environmental Planning Criteria, covering five categories of concern. Catoosa County has resources in three of these categories. See Figure 6, Environmentally Sensitive Areas, Catoosa County map.

- **National Wetland Inventory (NWI) Wetlands:** areas with standing water sufficient to allow the growth of wetland vegetation and development of hydric soils.
- **Groundwater Recharge Areas:** areas where porous rock layers at or near the surface of the ground allow relatively easy infiltration of rain, wetland, lake, and stream water into deeper rock layers, adding water to aquifers.
- **Water Supply Watersheds:** drainage basins of streams or reservoirs that have public water supply intakes.

Wetlands are scattered throughout the county, but in this landscape are often found along rivers and streams and at springs. Groundwater recharge areas are found in large areas of the county, including parts of Fort Oglethorpe and Ringgold. The only Water Supply Watershed in the county is the drainage area for Ringgold's water supply intake on South Chickamauga Creek. Catoosa County has designated the drainage area within a seven-mile radius of the intake as the Water Supply Watershed District and adopted protection regulations within its boundaries in their unified development code. The county has also adopted regulations for the protection of wetlands and groundwater recharge areas in the unified development code. Fort Oglethorpe has protection regulations for groundwater recharge areas and wetlands in its code of ordinances. There are no water supply watersheds in its city limits.

Impaired Waters of Catoosa County

Catoosa County is in the Tennessee River drainage, with most of the county's streams flowing into South Chickamauga Creek. There are a somewhat confusing abundance of area waterways bearing the name of Chickamauga, including West, East, and Little Chickamauga Creeks, not to mention North Chickamauga Creek flowing into the Tennessee River on its northern bank in Tennessee. South Chickamauga Creek flows into the Tennessee River on the south side, just over the state line, at a point where the river is a major waterway bearing barge traffic through Chattanooga. None of the streams in Catoosa



Fishing in South Chickamauga Creek in Ringgold

County are large; they all are called creeks and branches, not rivers, because they originate in a mountainous upland of the Tennessee River Valley. These smaller streams can be enjoyable for boating and fishing, which is certainly the case for South Chickamauga and West Chickamauga Creeks, which have scenic flatwater canoeing runs. Easy access to these two designated Blueways, or river trails, is made possible by canoe launch sites managed by the local governments.

As shown in Table 1, twenty-four stream sections are on the current EPD 2024 Section 303 (d) impaired list. This includes three sections of East Chickamauga Creek and two sections each of Little Chickamauga Creek, Peavine Creek, and West Chickamauga Creek.

Twelve stream sections are impaired by bacteria in Catoosa County. Because Georgia adopted new bacteria criteria in 2022, the list no longer denotes this as “fecal coliform bacteria”. For freshwater, if the specific *Escherichia coli* data is available, the list indicates *E. coli*. Otherwise, the designation is “bacteria” until more specific data is collected. It should be noted that South Chickamauga Creek, listed as impaired for bacteria from Little Chickamauga Creek to the Tennessee state line, is a designated Blueway for paddle sports in the impaired section. West Chickamauga Creek is also a Blueway and is listed for *E. coli* from Blue Springs Branch to Highway 2 and for bacteria from Highway 2 to the state line. The drinking water intake for Ringgold’s water supply is on South Chickamauga Creek, but fortunately, it is upstream of the section that is impaired for bacteria, and the drinking water is, of course, treated before use. However, both streams that join to form South Chickamauga Creek are listed as impaired: Tiger Creek for bacteria, and East Chickamauga Creek for *E. coli*.

Twelve stream sections have degraded fish communities. This means that the diversity and/or numbers of fish are low. This is often assumed to be a result of sediment in the stream from past agricultural and forestry practices but can also be caused by poorly installed culverts and other barriers to fish passage. Four streams have an impaired macroinvertebrate community. Macroinvertebrates, many of which are insect larvae, worms, crayfish, and other crustaceans, are a food source for many fish, and many macroinvertebrates help clean the water by filtering out particles from the water column as they feed.

Is progress being made in removing streams from the impaired list in Catoosa County? The total number of listed stream sections is one more than the 2022 list. One stream dropped off the list, but two others were added. The headwaters of Peavine Creek down to Rock Spring Creek are now

considered to have a healthy fish community. However, a section of East Chickamauga Creek between Dry Creek and Tiger Creek is now impaired for *E. coli* bacteria, and a tributary to Black Branch in Fort Oglethorpe from Van Cleve Street to Black Branch is impaired for bacteria and both the fish and macroinvertebrate communities. Two stream sections, Dry Creek and a tributary to Tiger Creek have improved dissolved oxygen levels, but they are still on the list for other reasons. Black Branch's fish community has improved, although it is still listed for high bacteria and impaired macroinvertebrate community. Overall, there is considerable work needed to improve stream conditions in the county.

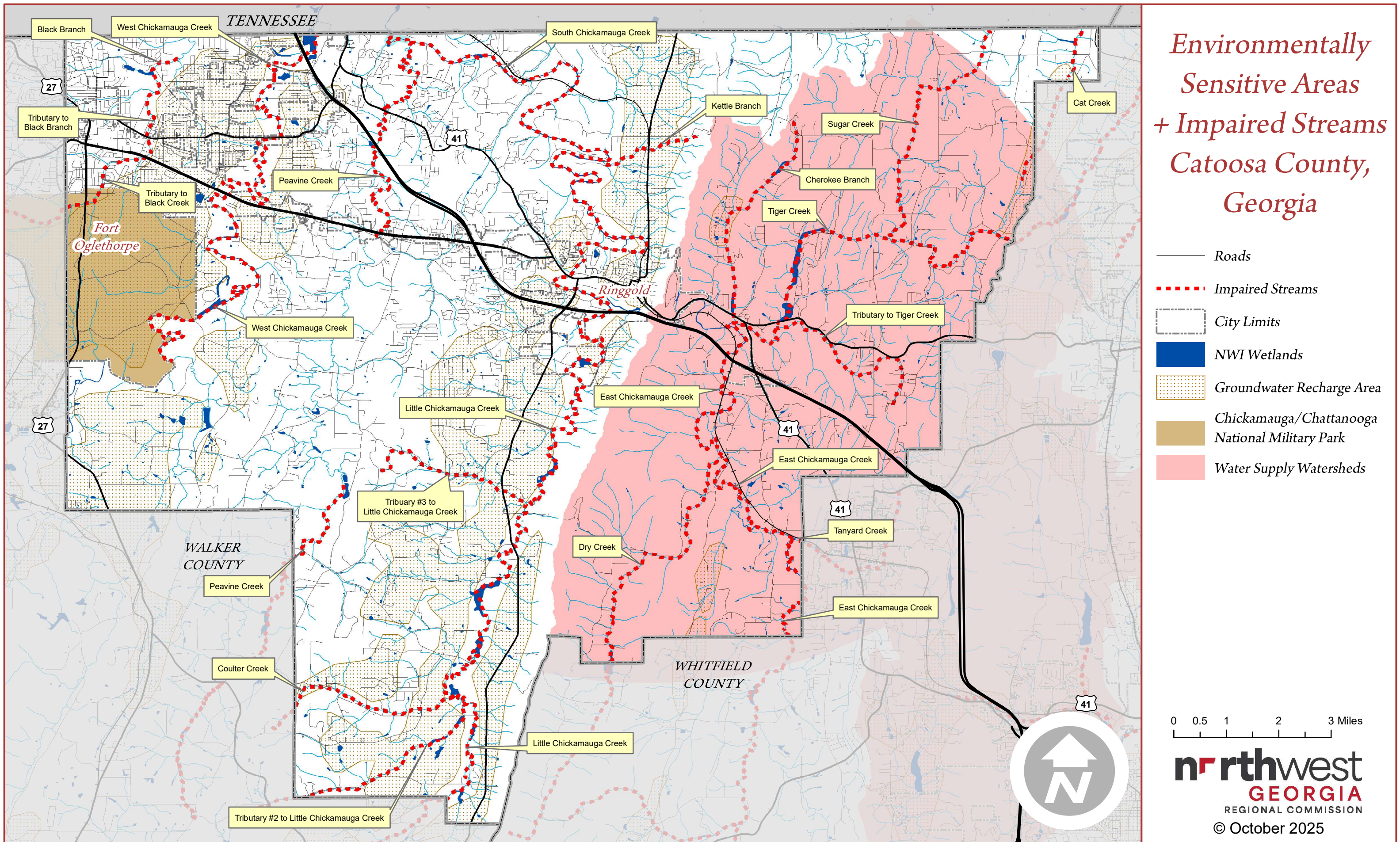
The Georgia DNR classifies three of the impaired streams' watersheds as secondary trout waters: Dry Creek above County Road 257, Little Chickamauga Creek above County Road 387, and Tiger Creek above GA Highway 2. There are other secondary trout waters in the county that are not impaired.

Funding to improve the water quality of these impaired streams is available from the state and federal government, and several agencies and organizations are available to assist in the effort to improve water quality. The Clean Water Act Section 319 grant program, administered by the EPD, has been used in this county to provide funds for land restoration and septic systems repairs. Cities and counties can apply to use this funding on their land in areas such as riverside parks. Landowners participate voluntarily in this program. The Natural Resources Conservation Service has several programs that help farmers to install conservation measures on their land which benefit both the farmer and the landscape. The Limestone Valley Resource Conservation and Development Council has been working in Northwest Georgia for many years to facilitate local access to these programs. The Catoosa County Conservation District also works to promote conservation practices across the county that benefit landowners and water quality.



South Chickamauga Creek in Ringgold

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Map 1: Environmentally Sensitive Areas + Impaired Streams, Catoosa County, Georgia

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Table 1. Impaired streams in Catoosa County. Source: Georgia Environmental Protection Division.

2024 Current List-Impaired Streams						
Reach Name	Reach location	Criterion violated	Potential causes	Extent	Use	Notes
Black Branch	Tributary 300 ft upstream of State Route 2 to Spring Creek	Bacteria, Biota impacted (Macroinvertebrate Community)	Non-point source	2.6 miles	Fishing	TMDL completed Biota impacted (Fish Community) 2009 and Biota impacted (macroinvertebrate) 2016 and Bacteria 2023
Cat Creek	Stateline to Little Creek	Biota impacted (Fish Community)	Non-point source	3.2 miles	Fishing	TMDL completed Biota impacted (Fish Community) 2009
Cherokee Branch (formerly Cherokee Creek)	Headwaters to Tiger Creek	Biota impacted (Fish Community)	Non-point source	4.6 miles	Fishing	TMDL completed Biota impacted (Fish Community) 2009
Coulter Creek	Headwaters to Little Chickamauga Creek	Biota impacted (Fish Community)	Non-point source	3.7 miles	Fishing	TMDL completed Biota impacted (Fish Community) 2009
Dry Creek	Headwaters to East Chickamauga Creek	Bacteria, Biota impacted (Fish Community)	Non-point source	10 miles	Fishing	TMDL completed Biota impacted (Fish Community) 2004. TMDL completed Bacteria 2009 (Bacteria Indicator Supplement 2022)
East Chickamauga Creek	Headwaters to Tanyard Creek	E. coli Bacteria	Non-point source	14.7 miles	Fishing	TMDL completed Bacteria 2014 (Bacteria Indicator Supplement 2022)
East Chickamauga Creek	Tanyard Creek to Dry Creek	Bacteria	Non-point source	3.2miles	Fishing	TMDL completed Fecal Coliform Bacteria 2004 (Bacteria Indicator Supplement 2022)
East Chickamauga Creek	Dry Creek to Tiger Creek	E. coli Bacteria	Non-point source	4.1	Fishing	
Kettle Branch	Headwaters to South Chickamauga Creek	Biota impacted (Fish Community)	Non-point source	1.9 mile	Fishing	TMDL completed Biota impacted (Fish Community) 2009
Little Chickamauga Creek	Headwaters to Coulter Creek	Biota impacted (Fish Community)	Non-point source	9.9 miles	Fishing	TMDL completed Biota impacted (Fish Community) 2009. pH is in Category 3. More data is needed to confirm pH violations due to the low conductivity of the water. DO is in Category 3N. More information is needed to determine if low DO is a natural condition or an impairment

Little Chickamauga Creek	Coulter Creek to South Chickamauga Creek	Bacteria	Non-point source	13.9 miles	Fishing	TMDL completed Bacteria 2009 (Bacteria Indicator Supplement 2022)
Peavine Creek	Rock Spring Creek to Jackson Lake Dam	Biota impacted (Fish Community)	Non-point source	5.6 miles	Fishing	
Peavine Creek	Tributary 200 feet downstream Old Mill Road to South Chickamauga Creek	Bacteria	Non-point source	6.4	Fishing	TMDL completed Biota impacted (Fish Community), TMDL completed Bacteria 2004. 2004 (Bacteria Indicator Supplement 2022)
South Chickamauga Creek	Little Chickamauga Creek (Ringgold) to Stateline	Bacteria	Non-point source	14.5 miles	Fishing	TMDL completed Bacteria 2004 (Bacteria Indicator Supplement 2022)
Sugar Creek	State Line to Tiger Creek	Biota impacted (Macroinvertebrate community)	Non-point source	5.4 miles	Fishing	TMDL Biota impacted (macroinvertebrate community) 2016
Tanyard Creek	Ga. Hwy. 201 to East Chickamauga Creek	Biota impacted (Fish Community)	Non-point source	3.3 miles	Fishing	TMDL completed Biota impacted (Fish Community) 2009
Tiger Creek	Dry Branch to East Chickamauga Creek	Bacteria	Non-point source	11.3 miles	Fishing	TMDL completed Bacteria 2004 (Bacteria Indicator Supplement 2022)
Tributary #2 to Little Chickamauga Creek	Headwaters to Little Chickamauga Creek near Temperance Hall Rd., Wood Station	Biota impacted (Fish Community)	Non-point source	4.4 Miles	Fishing	TMDL completed Biota impacted (Fish Community) 2009
Tributary #3 to Little Chickamauga Creek	Headwaters to Little Chickamauga Creek near Alton Rd. & SR 151	Biota Impacted (Fish Community)	Non-point source	3.1 miles	Fishing	TMDL completed Biota impacted (Fish Community) 2009
Tributary to Black Branch	Van Cleve St, Fort Oglethorpe to Black Branch	Bacteria, Biota Impacted (Fish Community), Biota impacted (Macroinvertebrate Community),	Non-point source	0.4 mile	Fishing	TMDL completed Biota impacted (Fish Community) 2009, TMDL completed Biota impacted (Macroinvertebrate Community) 2016, Bacteria 2023

Tributary to Black Creek (aka Branch)	Headwaters to tributary in Gilbert-Stephenson City Park	Biota Impacted (Fish Community),	Non-point source, Urban Runoff	2.9 miles	Fishing	
Tributary to Tiger Creek	Headwaters to Tiger Creek	Biota impacted (Macroinvertebrate Community)	Non-point source	3.7 miles	Fishing	TMDL completed Biota impacted (Macroinvertebrate Community) 2016
West Chickamauga Creek	Blue Springs Branch to Hwy 2	E. coli Bacteria	Non-point source, Urban Runoff	7.2	Fishing	TMDL completed Bacteria (2023)
West Chickamauga Creek	Hwy. 2 to Stateline	Bacteria	Urban Runoff	6.7 miles	Fishing	TMDL completed Bacteria 2004 (Bacteria Indicator Supplement 2022)

Population Trends

Along the Interstate 75 corridor for the counties between Chattanooga and Atlanta, economic growth has been the trend, with accompanying population growth. Since Catoosa County has 4 exits plus the Georgia Welcome Center on I-75, it has been a part of that growth. From 2000 to 2023, the most recent year that US Census American Community (ACS) Survey data is available for the cities, the county has added about 15,000 residents in the unincorporated county and the two cities of Fort Oglethorpe and Ringgold (Table 2 below). When the population gains in the two cities are excluded, it is evident that the vast majority (10,692) of the new residents live in the unincorporated county.

Table 2. Population trends for Catoosa County and its Cities, 2000-2023. US Census Decennial Census and ACS.

	YEAR				
	2000	2010	2020	ACS 2023 estimate	INCREASE FROM 2000
Catoosa County (including cities)	53,282	63,942	67,872	68,356	15,074 (28%)
Fort Oglethorpe	6,940	9,263	10,423	10,332	3,392 (49%)
Ringgold	2,422	3,580	3,414	3,412	990 (40%)
Catoosa County (excluding cities)	43,920	51,099	54,035	54,612	10,692 (24%)

The Governor’s Office of Planning and Budget (OPB) takes US Census demographic data and other data sources and predicts where future population growth will occur in the counties across Georgia, focusing on factors like aging, birth rates, and migration. These projections are vital to plan for infrastructure and service needs, but they are not infallible, and may be affected by unexpected events, like a global pandemic or change in federal international immigration policy. The 2025 projections show that overall, Georgia is projected to grow to almost 14 million people by 2060.

The following graph (Figure 1) shows population data from 1900 to 2020, with ten-year projections from 2030 to 2060 for Georgia, Catoosa County, two neighboring Georgia counties, and Hamilton County (Chattanooga) in Tennessee. As the graph shows, since the 1960's Georgia's population has increased at a high rate as people moved into the state to take advantage of job opportunities. According to the Governor's OPB, Georgia will continue to grow, reaching almost fourteen million by 2060. The population of Catoosa County has increased consistently since the 1950's, as have the neighboring counties of Walker and Whitfield, but not at the same rapid rate as the whole of Georgia and Hamilton County. The population of Catoosa County is projected to climb to 82,846 by 2060, a 22% increase. Over the Tennessee state line, Hamilton County is projected to continue growing from 336,463 people (2020 Census) to 475,839 people in 2060 (Tennessee State Data Center Projections), adding almost 110 thousand residents, or 30% increase. Many people currently work in Chattanooga

and live in Catoosa County. If these projections prove accurate, this growth will impact Catoosa County, particularly in terms of housing and transportation.

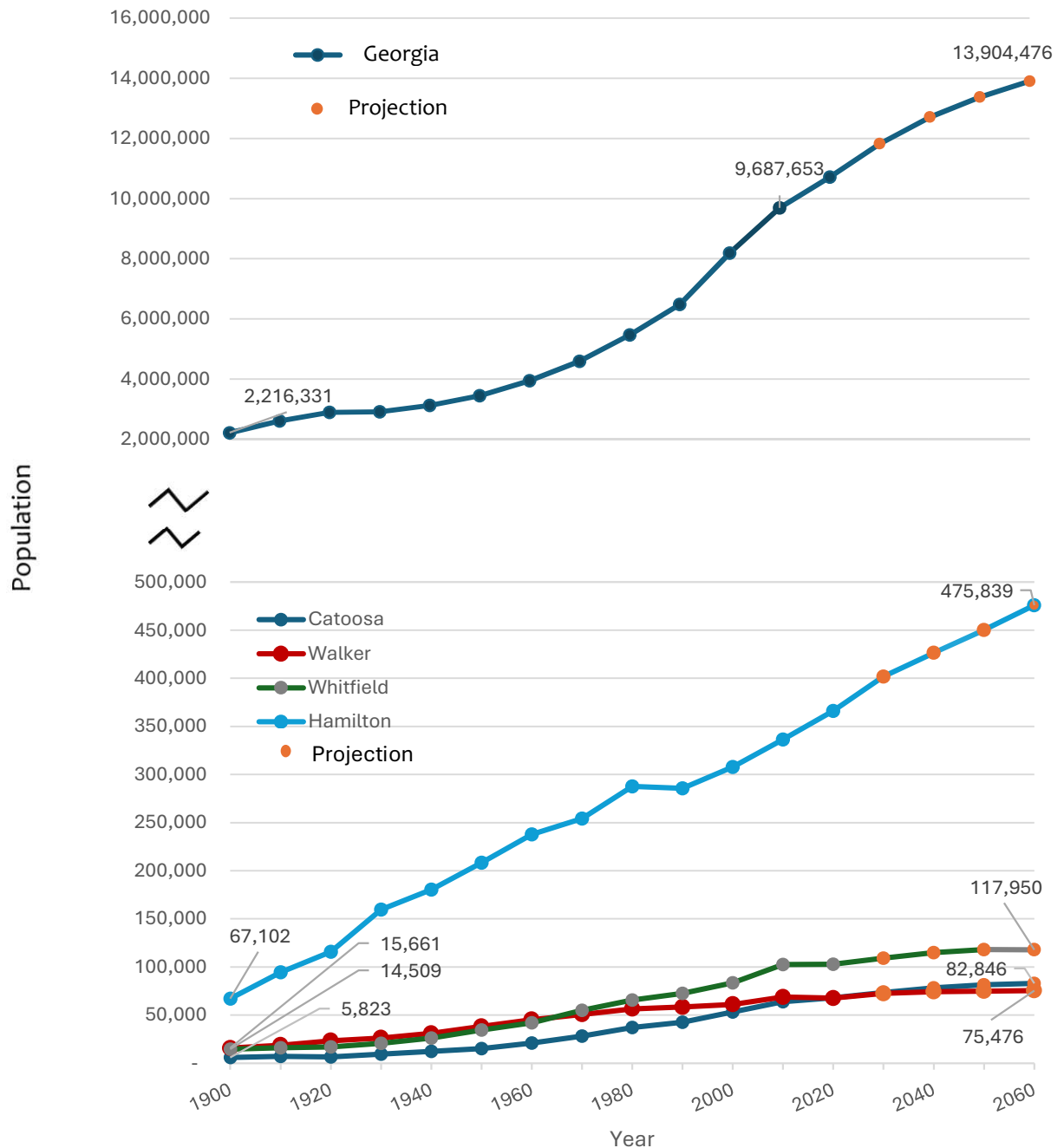


Figure 1. Population trends for Georgia, Catoosa County, and adjacent counties through 2060

Housing Element

Catoosa County is a bedroom community for Chattanooga because it is a rural county with a relatively large amount of open space next to Chattanooga's larger metropolitan area which is crowded between mountains and a major river. Figure 2 from the US Census commuting analysis shows Catoosa's overall inflow and outflow for 2022 (the most recent data). There is a core of 5155 employed people that live and work in Catoosa County. A larger group, 9,779 people, live outside the county, but commute into Catoosa County to work. By far the largest group of workers is the 23,499 people that live in Catoosa County but commute out to work. Of that group, 11,402 go to work in Hamilton County, where Chattanooga is located. See Table 3.

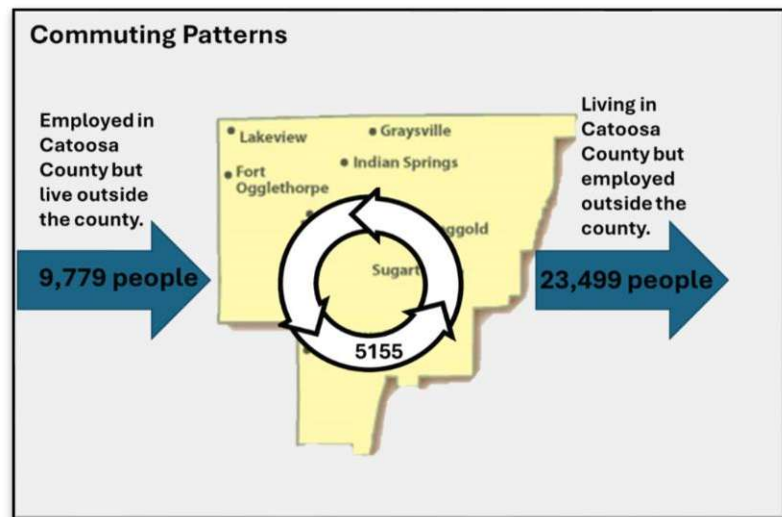


Figure 2. Commuting Patterns for Catoosa County 2022. Source: US Census, OntheMap 2022 Inflow/Outflow

Table 3. Destination and Origin of Workers in and around Catoosa County. Source: US Census: OntheMap Inflow/Outflow 2022

County Destination of Workers leaving Catoosa to work			County Origin of Workers entering Catoosa to work	
County	Number of workers		County	Number of workers
Hamilton Co, TN	11,402		Walker Co	2716
Whitfield Co	3,361		Hamilton Co, TN	1854
Walker Co	1,842		Whitfield Co	1338
Fulton Co	787		Murray Co	321
Cobb Co	484		Gordon Co	254
Gordon Co	387		Gwinnett Co	211
Bradley Co	367		Bradley Co	201
Gwinnett Co	363		Dade Co	176
Murray Co	231		Floyd Co	154
All other locations	4,275		All other locations	2,554
Total	23,499		Total	9779

This large group of commuters buying into the Catoosa County housing market helps create a scenario featuring a very high housing occupancy rate, with owner occupied, and mostly single-family houses of relatively high value (See table 4 for housing statistics for Catoosa County). Other factors have affected this scenario as well, but overall, it is difficult for younger, first-time home buyers, and lower-income workers who might be interested in renting, to find affordable housing.

The number of cost burdened households, defined as those who spend more than 30% of their income on housing, has risen from 21.6% in 2020 to 23.3% in 2023 (2023 ACs 5-year estimate).

Table 4. Housing Statistics for Catoosa County. Source: US Census, 2020 Decennial Census and ACS 2023 5-year estimates

	Number of Units	percent
Occupancy Status Decennial Census 2020		
total housing units	27,971	100%
occupied	26,300	94%
Vacant	1,671	6%
Housing Characteristics ACS 2023 5-year estimate		
total occupied housing units	26,139	100%
Owner/Renter status		
Owner Occupied	19625	75%
Renter Occupied	6514	25%
Structure Type		
1-unit structure	20,212	77%
Apartments	3588	14%
Mobile homes and all other types of units	2339	9%
Home Value (owner occupied with a mortgage)		
Less than \$50,000	538	4%
\$50,000 to \$99,999	806	7%
\$100,000 to \$299,999	7744	63%
\$300,000 to \$499,999	2411	20%
\$500,000 to \$749,999	432	4%
\$750,000 to \$999,999	356	3%
\$1,000,000 or more	29	0.2%
Median home value	\$225,500	
Cost burdened households	23.3%	

Catoosa County, Fort Oglethorpe, and Ringgold worked together to apply for the Georgia Initiative for Community Housing (GICH) and were accepted in 2024. As part of that effort, they are currently working together on a county-wide housing study to better understand their current housing stock and housing needs. The study will be completed by December 2025. In all three work programs, the

governments are working on changing zoning and/or adding ordinances to make higher density housing more achievable, with consideration of land conservation as well. The county plans to work on sewer expansion with the cities using SPLOST funds. Fort Oglethorpe will be upgrading water mains/lines and stormwater system. UGA Carl Vinson Institute of Government created a redevelopment plan in 2024 for the Hutcheson Medical Center in Fort Oglethorpe. The city will work on promoting this plan to private partners so that it can be carried out. Ringgold plans to repair water and sewer line as well. Ringgold plans to work with their housing authority to maximize building public housing on the land set aside for this purpose, and to work with developers to provide more senior housing options. All three governments plan to partner with local churches to address homelessness. All of these efforts are outlined further in each government's Reports of Accomplishment and Community Work Programs later in this plan.

Economic Development Element

Catoosa County has 4 business/industrial park areas, and several manufacturing operations, including Shaw Floorcoverings and Propex, as well as a wide variety of retail companies. Catoosa County has an Economic Development Authority that works with the county and the cities. Elements of the Economic Development strategy include:

- Workforce education
- Workforce housing
- Diversified economic opportunities

The county and cities support educating for a well-prepared workforce by forming partnerships with local businesses and all available educators and agencies, including the Career Academy, Georgia Northwestern Technical College, University of Tennessee Chattanooga, Dalton State College, NWGRC Workforce Innovation and Opportunity Department, and Northwest Georgia Joint Development Authority. To help provide affordable housing for all, including workforce housing, a housing study was carried out in 2025. The county will continue to maintain the vacant site inventory. Fort Oglethorpe plans to promote tax incentive programs in its historic district for restoration and commercial use. Ringgold and Fort Oglethorpe have received Rural Zone designation in their Historic District for further tax incentives for businesses. Ringgold will be in this five-year program through 2026, and Fort Oglethorpe will be in through 2029. The county is committed to diversifying the economy by promoting outdoor recreation tourism and sports tournament tourism. Catoosa County is committed to promoting the development of Cloud Springs I75 Industrial Park.

Catoosa County is one of sixteen counties in the Thrive 2055 regional planning effort that includes the tristate area in and around Chattanooga. This effort focuses on protecting the region’s natural treasures while coordinating regional transportation improvements, investing in education and training, promoting diversification of employment opportunities and economic enterprises, and encouraging communities to grow from within. In December 2024, the Appalachian Regional Commission awarded Thrive an ARISE (Appalachian Regional Initiative for Stronger Economies) grant to develop a Regional Resource Hub for connectivity and climate resilience.

Transportation Element

Interstate 75, which crosses the county at a diagonal with four exits, provides Catoosa County and its cities with many economic benefits, since commuters can quickly reach work destinations north in Tennessee or south in Georgia, and freight can move quickly between the large manufacturing and rail centers in Chattanooga and Atlanta. The interstate also provides freight transport for the many floor-covering industries in Northwest Georgia. One drawback is traffic congestion when an accident on the interstate sends drivers onto Catoosa's smaller roads to reach their destination. In addition, when morning and evening commuting slows traffic on I75 and I24 at the Tennessee border, drivers seek alternative routes on smaller roads. The reworking of the I75 and I24 split at the border is a multi-year project whose completion will undoubtedly improve traffic flow. Locally, the completion of a roundabout on US 41 and Graysville Road helped alleviate congestion at this point. Further north, the point where the Graysville Road crosses over the CSX railroad is a continued source of congestion and safety concern.

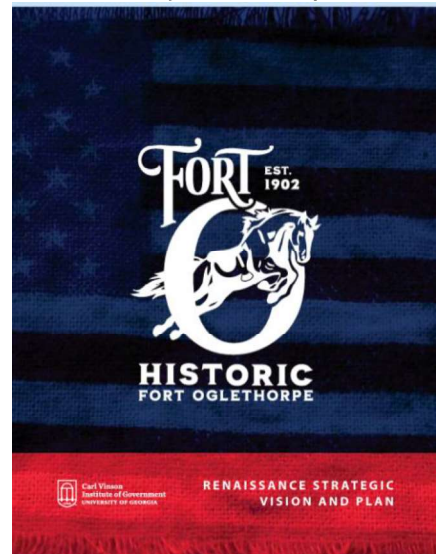
Catoosa County falls entirely within the boundary of the Chattanooga-Hamilton County/North Georgia Metropolitan Planning Organization (CHCNGMPO, or MPO), because of its population density and proximity to Chattanooga. This organization helps plan the distribution of federal transportation funds that are funneled through the state departments of transportation for projects. The county and cities have representatives on the Technical Coordinating Committee and the Executive Board of the MPO and participate in the planning process. MPO staff and county and city transportation coordinators gave updates on transportation projects to NWGRC staff in the preparation of this plan.

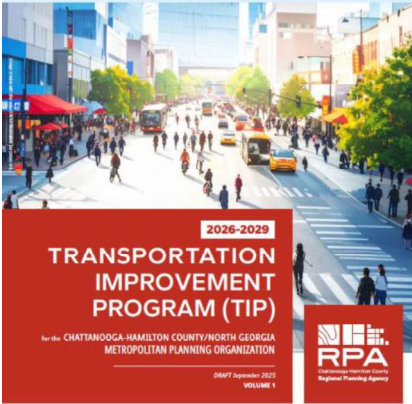
Several transportation issues are found in this plan update:

- Reducing traffic congestion and increasing safety at key points with improvements like roundabouts and road widening
- Providing more public transportation options
- Adding and improving multimodal transportation

Three projects that help with congestion and safety in the unincorporated county were completed in the last five-year planning period. These are the widening of Alabama Highway (SR-151) from Holcombe Road to Nashville Street (US-41), a roundabout at US-41 (SR-3) and Graysville Road, and the bridge replacement US-41(SR-3) at Peavine Creek. In Ringgold, the bridge replacement over US-41 (SR-3) at South Chickamauga Creek was completed. To increase safety at the low railroad overpass in Ringgold an electronic overheight detection system was installed.

Transportation projects in the next planning period include a roundabout on Catoosa Parkway (SR-2) at US-41 (SR-3) (at the Stone Church). The county will continue to seek solutions to the CSX railroad crossing on Graysville Road at Chickamauga Creek. GDOT will widen Cloud Springs Road from US 27 to Oklawaha Avenue in Fort Oglethorpe. Fort Oglethorpe will undergo a major

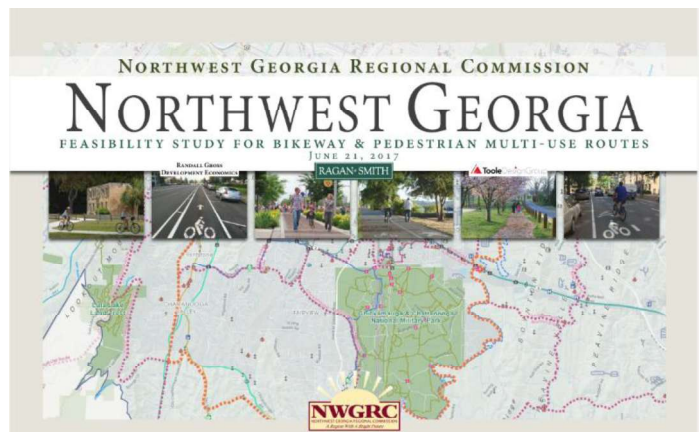




downtown revitalization including streetscaping, sidewalks, and stormwater improvements to implement their RSVP plan from UGA's Carl Vinson Institute of Government. This project is in the draft 2026-2029 TIP for the MPO. The city will add a multiuse trail and pedestrian bridge on Battlefield Parkway.

To support biking and pedestrian travel, all three governments will continue to use the NWGRC's 2017 *Northwest Georgia Feasibility Study for Bikeway and Pedestrian Multi-use Routes* as they add and improve multiuse routes. Ringgold will focus on multi-modal transportation by planning a greenway connector trail to Chickamauga Battlefield, pedestrian safety study and implementation in downtown and around the schools, and traffic safety and accessibility in the Downtown Business Corridor. Catoosa County and Ringgold are supporting another alternative

mode of transportation by continuing their long-term commitment to improving Blueway access. For the county, this includes West and South Chickamauga Creeks. Ringgold maintains the Chief Dragging Canoe boat launch at Ringgold Recreation Complex on South Chickamauga Creek and are seeking to develop another put-in downstream (these items are in the Cultural and Natural Resources section). The county and Ringgold will continue to explore expanding the county-wide Trans-Aid transportation service and the county will consider partnering with CARTA-Chattanooga to increase public transportation options.



To increase economic opportunities at the industrial park at I-75 Exit 345, the county will explore building a rail spur with GDOT, the MPO, and private partners.

See the work programs for more details on transportation-related projects.

Broadband Element

Access to high-speed internet has become a necessity for business and greatly improves the quality of life for residents. In 2015, the Federal Communications Commission (FCC) set the definition of high-speed internet, or broadband, at 25 megabits per second for download (downstream), and 3 megabits per second for upload (upstream). There have been various efforts at the state and federal level to improve broadband access in underserved areas, like rural areas and economically depressed areas. The state of Georgia began the Broadband Ready Program in 2018, and Catoosa County and Fort Oglethorpe were interested in participating. With the advent of the American Rescue Plan Act (ARPA) in 2021, whose funds could be used for broadband, the Broadband Ready program is no longer funded. In 2022, Governor Kemp announced that Georgia would use ARPA funds for broadband expansion through the Capital Projects Fund (CPF) Grant Program. In 2023 Georgia awarded \$249 million through CPF to thirty-two eligible counties in Georgia. Eligible counties had to have more than 2,500 locations and more than 20% unserved locations, and no other sources of federal and state funding. Although four of these counties were in Northwest Georgia, Catoosa was not one of them. Other sources of funding include:

BEAD: Broadband, Equity, Access and Deployment

The Georgia Technology Authority (GTA) is assisting the Governor's Office of Planning and Budget (OPB) to expand broadband across the state, supporting every Georgian's access to high speed, reliable internet using the Broadband, Equity, Access and Deployment (BEAD) program

US Department of Agriculture (USDA) ReConnect

The ReConnect Program offers loans, grants, or combinations thereof, to facilitate broadband deployment in rural areas that currently do not have sufficient access. The goal is to support long-term economic development and opportunities in rural America.

Broadband Availability Map

The broadband map (Figure 3) includes a grant layer delineating areas, or locations, for which various federal, state or local grants have been awarded, as shown in the legend. This map's broadband data was provided by the various Internet Service Providers of the State of Georgia. The data is sourced from the FCC Broadband Data Collection program. Broadband data is based on the December 2024 FCC fabric and released May 2025. On this map, BEAD statistics and grant data are current as of October 2024. It should be noted that this map does not show who is actually connected, just what locations have access to broadband if the resident or business sought to connect.

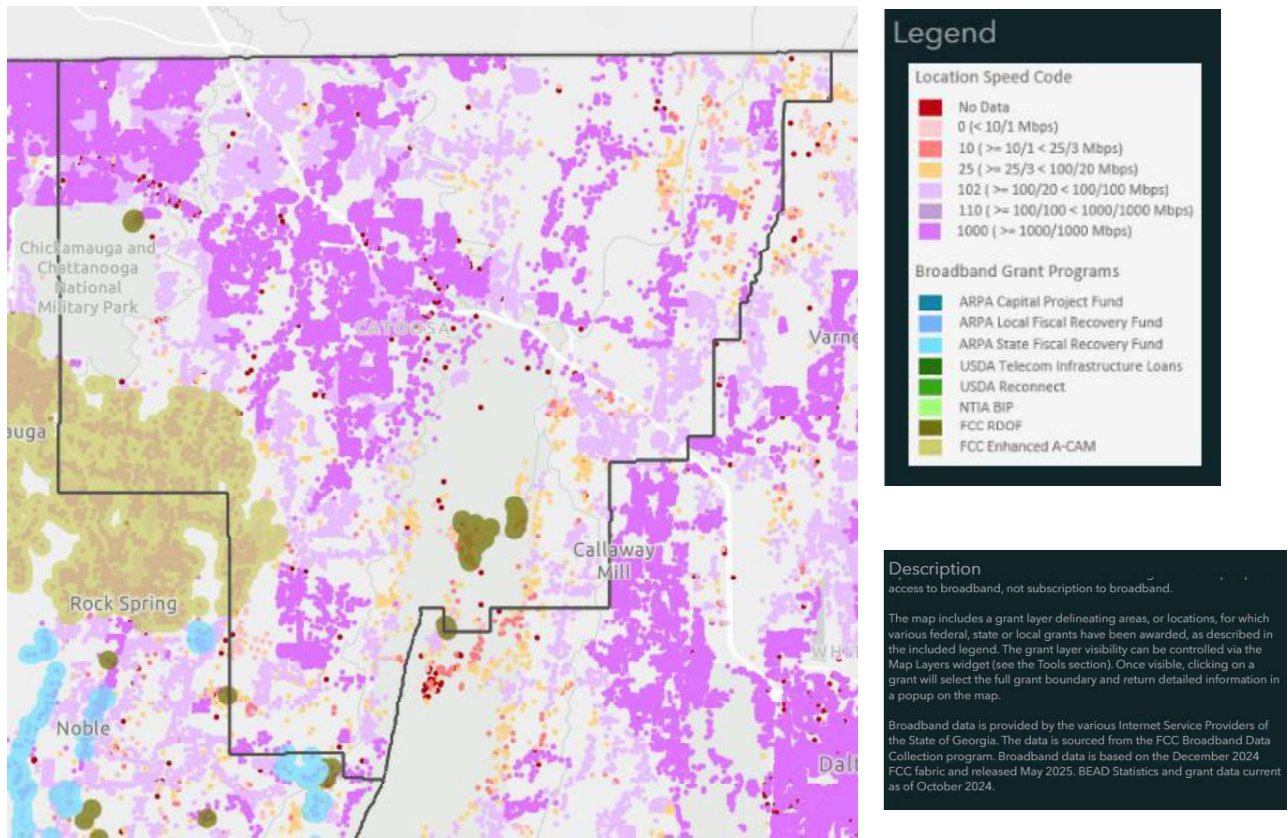


Figure 3. Broadband Availability Map, GTA, December 2024

This map shows grant/funds awarded up to December 2024. There are two main types of funding that went to Catoosa County. The dark olive area in the southeast part of the county and up in the Chickamauga and Chattanooga National Military Park is the FCC RDOF, or FCC Rural Digital Opportunity Fund. This Federal Communications Commission program, which began in 2020, allowed providers to bid at auction to receive federal funds to provide service for specific rural areas with low service access to broadband. These areas did not have access to certain other programs, like USDA ReConnect. Windstream won the bid on those areas.

The pale olive area shown in southwest Catoosa County and extending into Walker County is FCC Enhanced A-CAM, or EACAM, the Enhanced Alternative Connect America Cost Model, announced in 2023. It is a continuation of the Alternative Connect America Cost Model (ACAM), which made additional funds available to carriers for rural expansion, particularly small rural carriers. This grant went to Chickamauga Telephone.

Bead Portal Map

This map (Figure 4) shows the locations that are unserved, underserved, and served. Unserved and underserved locations are eligible for BEAD funding. The BEAD challenges are locations that local governments and internet service providers can question as to their status as served.

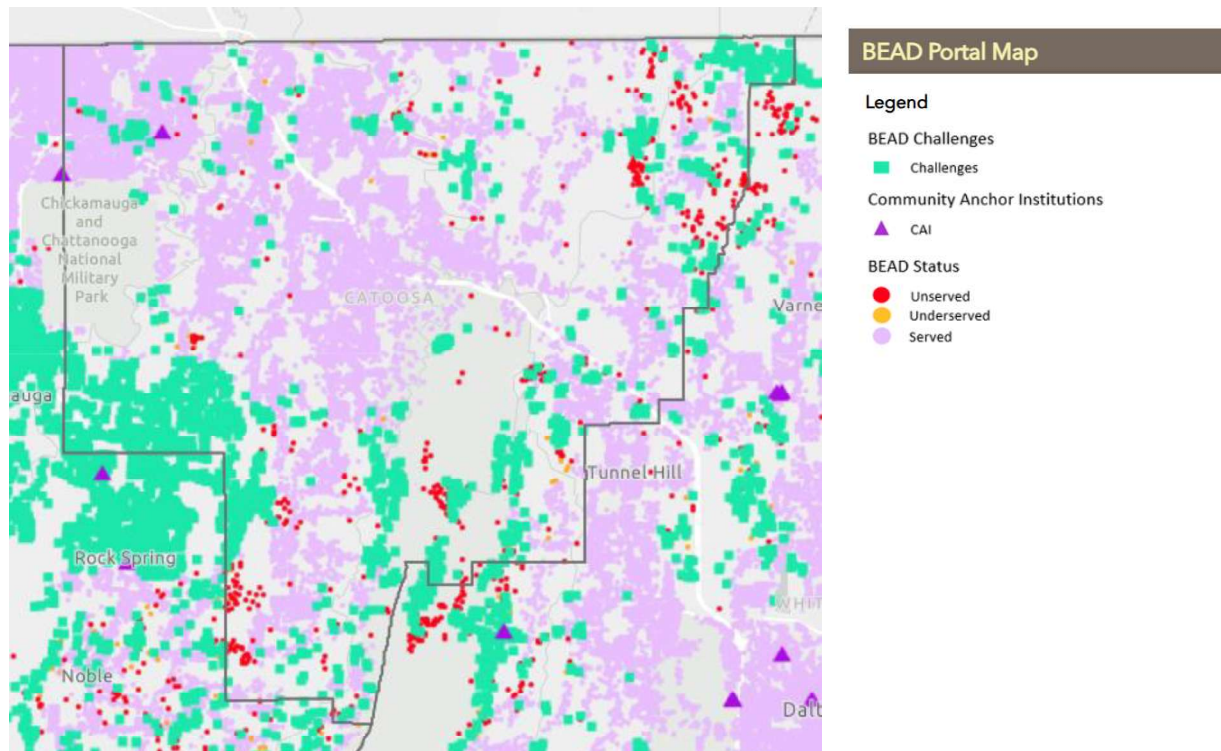


Figure 4. BEAD Portal Map

Free WI-FI locations in Catoosa County Provided by Local Government

Catoosa County provides free Wi-Fi at the Catoosa County Library and added free Wi-Fi at McConnell Park and Jack Mattox Park in the last five-year planning period. Ringgold provides free Wi-Fi at Little Generals Children Park, Ringgold Recreational Complex, Martha Denton Pool, Ringgold Depot, and the Historic Block downtown. Fort Oglethorpe added a free Wi-Fi site at Gilbert Stevenson Park in the last five-year planning period.

2. Community Vision and Goals

The community's unique vision, or view toward the future, is a great starting point for the planning process. The 2021 plan included the following vision and accompanying goals, and managers are continuing with this vision and goals for this plan update.

Catoosa County Vision and Goals

VISION STATEMENT:

Catoosa County is a self-sufficient community that respects its rural character, agricultural traditions, and small-town charm while acting as an important gateway to Northwest Georgia and a significant player in the economic prosperity of the region.

We successfully link the present with the past by embracing and promoting our rich history, culture, and natural landscapes while encouraging balanced, well-planned, and sustainable development of well-connected activity centers, neighborhoods, and open spaces.

Our residents can live, work, shop and play in our county because we offer a variety of jobs, housing and shopping opportunities, a diverse economy, well-maintained infrastructure, an excellent public education system, and world-class recreation facilities.

JOINT COMMUNITY GOALS FOR CATOOSA COUNTY, FORT OGLETHORPE, AND RINGOLD

1. We will provide economic opportunities for businesses and industries that provide quality jobs close to home, build a diverse economic base, and enhance our rural and small-town character.
2. We will assess housing needs throughout the county and use the knowledge gained to promote safe, affordable, inclusive, and resource efficient housing in our community so that members of our workforce can live in the community in which they work and retired residents have a range of housing options.
3. Growth in our area means an increase in traffic issues. We will continue to plan and carry out well-designed improvements to roads and related infrastructure, working at the local, state, and regional level. Transit and pedestrian and bicycle transportation will be a part of the process.
4. As rapid development occurs, we will continue to identify, protect, and enhance our greenspace throughout the county and consider connectivity between greenspace areas.
5. We will provide areas and venues for recreation with accessibility and diverse interests in mind, including team sports, biking, boating, and walking. We will consider connectivity because recreation areas can be part of greenspace areas.
6. We will collaborate with the private sector to ensure the availability of reliable and affordable broadband access for all residents.
7. Catoosa County has many sites that played an important role in national history. We will protect, enhance, interpret, and advertise our many historic resources so residents and visitors alike can enjoy and learn from them.
8. We will continue to support our K-12 school system's efforts to provide quality education for all residents, knowing that education is a keystone of civic engagement. We will also support further education in college and technical fields for workforce development and economic prosperity.

3. Reports of Accomplishment-Completed Projects-Celebrating Success

The action items of the comprehensive plan are found in the Community Work Programs for each government, arranged in the form of tables. The following Reports of Accomplishment for Catoosa County, Fort Oglethorpe, and Ringgold show the status of projects in the work programs in the 2021 Comprehensive Plan. The county and city managers reviewed these items to decide which items were completed or underway, and which items needed to be postponed or dropped completely from the governments' agendas. If a project is postponed or dropped, there is no penalty, because this is a planning document and not a legally binding contract. However, if



First Stakeholder Meeting, March 20, 2025. Photo: Julianne Meadows

an item was postponed or dropped, managers provided an explanation. Projects assigned to the “Postponed” column were ones that did not get started, possibly because expected funding did not come through, but were still considered worthy project by the government if the means became available. Sometimes an item was dropped because it may have been a new initiative or new mandate several years ago, but over time it has become a routine function of government that will continue indefinitely. Items that were underway or postponed were carried forward to the current work programs of this plan. Many projects have been rewritten to reflect current project status, or additional project specifics.

Catoosa County Report of Accomplishments

REPORT OF ACCOMPLISHMENTS, 2021-2025						
Catoosa County						
WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
ECONOMIC DEVELOPMENT						
1. Maintain a vacant site/lot inventory; identify those that are suitable for infill development.	2021-2025		X 2028			
2. Develop a Strategic Plan for economic development jointly with cities of Fort Oglethorpe and Ringgold.	2021-2022	X 2021				
3. Continue to work with Economic Development Authority to identify development incentives to encourage appropriate, job-creating businesses to locate in districts identified in the Future Development Guide in Comprehensive Plan.	2021-2023	X 2021				
4. Investigate ways to support small businesses and entrepreneurial efforts	2021-2022		X 2027			
5. Work with Career Academy, Georgia Northwestern Technical College, University of Tennessee Chattanooga, Dalton State College, NWGRC Workforce Innovation and Opportunity Department, Catoosa County Economic Development Authority, Northwest Georgia Joint Development Authority, and local businesses for workforce development.	2022-2024		X 2026-2030			

REPORT OF ACCOMPLISHMENTS, 2021-2025

Catoosa County

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
6. Work with Chamber of Commerce and Economic Development Authority to promote branding efforts that highlight the county's unique features, attracting businesses and industries appropriate to the more rural, small-town atmosphere of the county compared to Chattanooga.	2021-2023	X 2021				
7. Expand Agritourism and Ecotourism to promote land preservation, local revitalization, and job creation.	2021-2025				X	Some progress has been made in this area. See Natural and Cultural Resources for Ecotourism items.
8. Partner with Thrive program to promote outdoor recreation opportunities	2021-2025		X 2026-2030			
9. Adopt a Broadband Ordinance to comply with state rules and supply broadband to residents and businesses.	2021-2022				X	Most of our community meets the minimum requirements.
10. Participate in the Broadband Ready Community program, with adopted ordinance and designation of unserved areas.	2022-2023				X	Most of our community meets the minimum requirements.
11. Apply for funding under the Broadband Ready Program.	2022-2023				X	Most of our community meets the minimum requirements.
12. Develop free WI-FI locations at McConnell Park (Old Stone Church) and Jack Mattox Park.	2021-2022	X 2025				

REPORT OF ACCOMPLISHMENTS, 2021-2025

Catoosa County

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
13. Recruit regional, state-wide, and national sports tournament to use Jack Mattox Park and Poplar Springs Complex (at point of completion) to contribute as an economic development tool.	2021-2023		X 2026-2030			
HOUSING						
1. Conduct joint countywide housing study to identify affordable housing needs.	2021-2022	X 2025				
2. Work with cities of Fort Oglethorpe and Ringgold to implement Georgia Redevelopment Powers Law allowing for Tax Allocation Districts (TADs) and Tax Increment Financing.	2021-2023				X	Ballot measure did not pass.
3. Improve lower middle-income neighborhoods in unincorporated Lakeview area and other areas.	2021-2025		X 2030			
4. Follow Future Development Map and Guide in Comprehensive Plan to direct housing development.	2021-2025		X 2026-2030			
5. Continue to coordinate sewer development with cities in the SPLOST funding process. (This item will be moved to the Community Facilities and Services section in the new work program)	2021-2025		X 2026-2030			

REPORT OF ACCOMPLISHMENTS, 2021-2025

Catoosa County

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
TRANSPORTATION						
1. Widen SR-151/Alabama Highway from 2 to 4 lanes with turn lanes as needed from Holcombe Rd to US-41/Nashville St.	2022	X 2022				
2. Replace bridge on US-41/SR-3 at Peavine Creek near Haggard Rd east of Ft. Oglethorpe	2025	X				
3. Safety improvements (roundabout) on SR2 (Catoosa Parkway) at SR3 (US Highway 41)	2021-2023		X 2026-2030			
4. Safety improvements (roundabout) on SR3 (US Highway 41) at Graysville Rd.	2021-2022	X 2022				
5. Explore expanding county-wide transportation service to include more buses and longer hours of operation by increasing number of dispatchers	2022-2023		X 2026-2030			
6. Continue to develop and implement multiuse routes for Catoosa County and its cities by using the NWGRC Northwest Georgia Feasibility Study for Bikeway and Pedestrian Multi-Use Routes as a guide.	2022-2025		X 2026-2030			
7. Study possible solutions to CSX railroad crossing on Graysville Road at South Chickamauga Creek (moved from Community Facilities and Services section).	2021-2025		X 2026-2030			

REPORT OF ACCOMPLISHMENTS, 2021-2025

Catoosa County

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
NATURAL AND CULTURAL RESOURCES						
1. Implement Greenspace Plan (2008 ongoing)	2021-2025		X 2026-2030			
2. Develop a Countywide Greenway System Master Plan	2021-2025		X 2026-2030			
3. Promote and improve Blueway water trails for boating on South and West Chickamauga Creek	2022-2025		X 2026-2030			
4. Work with Limestone Valley RC&D to develop management plans for impaired streams	2021-2025		X 2026-2030			
5. Apply for 319 grants to carry out conservation measures outlined in management plans that will improve water quality in impaired streams.	2022-2024		X 2026-2030			Rewrite to say: Apply for 319 grants to carry out conservation measures outlined in management plans that will improve water quality in impaired streams, including septic tank maintenance and repair programs

REPORT OF ACCOMPLISHMENTS, 2021-2025

Catoosa County

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
COMMUNITY FACILITIES AND SERVICES						
1. Follow Future Development Guide and Map in Comprehensive Plan to determine appropriate limits for expansion sewer infrastructure; prioritize infrastructure expansion for areas where development is desired.	2021-2025		X 2026-2030			
2. Continue to promote, protect, and provide interpretive signage for historic structures and landmarks throughout the county and cities.	2021-2025		X 2026-2030			
3. Add gateway signage and landscaping at I75 Exit 353, (Cloud Springs), Exit 350 (Battlefield Parkway, Fort Oglethorpe) and Exit 348 (Ringgold)	2022-2023				X	Not a current priority of this administration
4. Add wayfinding signage to direct visitors to points of interest throughout the county.	2021-2022		X 2026-2030			
5. Explore, identify, and develop publicly owned Industrial Park.	2024-2025	X 2021				
6. Consider sustainable green design for new public buildings to create environmentally sound and resource-efficient facilities.	2021-2025				X	Routine function of government.

REPORT OF ACCOMPLISHMENTS, 2021-2025

Catoosa County

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
7. Continue to promote the Catoosa County Solid Waste Management Plan and establish supporting programs.	2022-2025		X 2026-2030			
8. Encourage measures to reduce solid waste and encourage recycling at all local government-maintained properties.	2021-2023		X 2026-2030			
9. Enhance Elsie Holmes Nature Park.	2022-2023		X 2026-2030			
10. Add canoe launch at South Industrial Park.	2021-2023				X	Location not suitable for canoe launch.
11. Promote and expand activities at senior activity center.	2022-2025		X 2026-2030			
12. Study possible solutions to CSX railroad crossing on Graysville Road at South Chickamauga Creek (this item will be moved to the Transportation section in the new work program).	2021-2025		X 2026-2030			
13. Upgrade EMS	2022-2023		X 2026-2030			Rewrite to say: Assess ambulance services
14. Expand partnership between county, cities, and health department to provide more services	2021-2025	X				

REPORT OF ACCOMPLISHMENTS, 2021-2025

Catoosa County

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
15. Renovate Poplar Springs Complex to include a new concession building, two batting cages, a playground, and walking path.	2021-2022		X 2026-2030			Rewrite to say: Poplar Springs Complex renovations- complete playground and walking path.
16. Develop Dietz Road Park to encompass a walking path and three small pavilions	2021-2025				X	Transferred to the City of Fort Oglethorpe.
17. Develop Graysville Riverfront Park to encompass walking path and a pavilion with a restroom.	2021-2025		X 2026-2030			Rewrite to say: Begin Development of Graysville Recreation Area
18. Construct a park accessible to all visitors in Catoosa County.	2021-2025				X	City of Ringgold Project
19. Provide gymnasiums throughout county with air conditioning where currently lacking, and upgrade goal systems.	2024-2025		X 2026-2030			Rewrite to say: Provide Keith Gymnasium and Woodstation Gymnasium with air conditioning
LAND USE						
1. Develop updated Zoning, Subdivision Regulations and other development regulations that implement the Comprehensive Plan	2021-2025		X 2026-2030			
2. Encourage large family farms to gain recognition by the Georgia Centennial Farm Program	2021-2025				X	Not a current priority of this administration

REPORT OF ACCOMPLISHMENTS, 2021-2025

Catoosa County

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
3. Establish a joint countywide land bank public authority to efficiently acquire, hold, manage and develop tax foreclosed property.	2022-2025				X	Not a current priority of this administration
INTERGOVERNMENTAL COORDINATION						
1. Make the Catoosa County Joint Comprehensive Plan available to the public and communicated to other governmental agencies.	2021-2025	X 2021-2025				
2. Establish regular-scheduled joint meetings with Catoosa County, Fort Oglethorpe and Ringgold and the school board to address long-range needs as well as short-term issues and opportunities.	2021-2025		X 2026-2030			

Fort Oglethorpe Report of Accomplishments

REPORT OF ACCOMPLISHMENTS, 2021-2025						
Fort Oglethorpe						
WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
ECONOMIC DEVELOPMENT						
1. Work with Economic Development Authority and Ft Oglethorpe Downtown Development Authority to maintain a vacant site/lot inventory; identify those that are suitable for infill development	2021-2025		X (2026-2030)			Rewrite to say: Work with Fort Oglethorpe Economic Development Department to maintain a vacant site/lot inventory; identify those that are suitable for infill development as a part of the Rural Zone project
2. Develop a Strategic Plan for economic development jointly with county and Ringgold.	2021-2022		X (2026-2030)			Rewrite to say: As part of the 2022 RSVP, work with the Fort Oglethorpe Economic Development Department to maintain a yearly strategic plan and meet with Ringgold to discuss joint initiatives twice a year.
3. Continue to work with Economic Development Authority to identify development incentives to encourage appropriate, job-creating businesses to locate in districts identified in the Future Development Guide in Comprehensive Plan	2021-2023		X (2026-2030)			
4. Investigate ways to support small businesses and entrepreneurial efforts.	2021-2022		X (2026-2030)			Rewrite to say: Investigate ways to support small businesses and entrepreneurial efforts, including sit-down restaurants and higher-end shopping

REPORT OF ACCOMPLISHMENTS, 2021-2025

Fort Oglethorpe

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
5. Work with Career Academy, Georgia Northwestern Technical College, University of Tennessee Chattanooga, Dalton State College, NWGRC Workforce Innovation and Opportunity Department, Catoosa County Economic Development Authority, Northwest Georgia Joint Development Authority, and local businesses for workforce development.			X (2026-2030)			
6. Participate in the Broadband Ready Community program, with adopted ordinance and designation of unserved areas.	2022-2025				X	no longer a priority of government
7. Apply for funding under the Broadband Ready Program.	2022-2025				X	no longer a priority of government
8. Add free Wi-Fi location at Gilbert Stevenson Park	2021-2022	X				
9. Promote use of Federal and State Rehabilitation Tax Incentive programs in Fort Oglethorpe Historic District	2021-2025		X (2026-2030)			
HOUSING						
1. Conduct joint countywide housing study to identify affordable housing needs	2021-2022	X 2025				

REPORT OF ACCOMPLISHMENTS, 2021-2025

Fort Oglethorpe

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
2. Apply for and participate in the Georgia Initiative for Community Housing (GICH) to improve housing options in Fort Oglethorpe	2021-2025		X (2026-2030)			Rewrite to say: Continue to use the Georgia Initiative for Community Housing (GICH) to improve housing options in Fort Oglethorpe
3. Encourage affordable housing by seeking out programs to develop subsidized housing such as CDBG and CHIP	2021-2025		X (2028)			
4. Work with Catoosa County and city of Ringgold to implement Georgia Redevelopment Powers Law allowing for on Allocation Districts (TADs) and Tax Increment Financing.	2021-2023				X	Ballot measure did not pass
5. Encourage mixed-use development on Battlefield Parkway and US Highway 27	2021-2025		X (2026-2030)			Rewrite to say: Encourage mix-use development planning in locations that promote smart community growth for the City

TRANSPORTATION

1. Fant Drive widening and enhancement from SR-146/Cloud Springs Rd to SR-2/Battlefield Parkway	2021-2025				X	Dropped from the MPO
2. Apply for designation of various city roads as arterial according to the federal functional criteria	2021-2025	X				

REPORT OF ACCOMPLISHMENTS, 2021-2025

Fort Oglethorpe

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
3. Implement sidewalks and road resurfacing on all arterial roadways classified as such according to federal criteria within urban areas	2021-2025		X (2026-2030)			
4. Continue to develop and implement multiuse routes for the Fort Oglethorpe area by using the <u>NWGRC Northwest Georgia Feasibility Study for Bikeway and Pedestrian Multi-Use Routes</u> as a guide	2022-2025		X (2026-2030)			
5. Advertise available Catoosa Trans-Aid transportation options on Fort Oglethorpe's website	2021-2022		X 2026			
NATURAL AND CULTURAL RESOURCES						
1. Create local tour guide for historic and cultural resources	2021-2025	X				
2. Add historical markers that tell the city's history	2021-2022	X				
3. Work with Limestone Valley RC&D to develop management plans for impaired streams	2024-2025		X (2026-2030)			

REPORT OF ACCOMPLISHMENTS, 2021-2025

Fort Oglethorpe

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
4. Apply for 319 grants to carry out conservation measures outlined in management plans that will improve water quality in impaired streams	2025		X (2026-2030)			
5. Implement next phase of Art Walk	2021-2025	X				
COMMUNITY FACILITIES AND SERVICES						
1. Follow Future Development Guide and Map in Comprehensive Plan to determine appropriate limits for expansion sewer infrastructure; prioritize infrastructure expansion for areas where development is desired	2021-2025		X (2026-2030)			Rewrite to say: Follow Future Development Guide and Map in Comprehensive Plan to determine appropriate limits for expansion sewer infrastructure; prioritize infrastructure expansion for areas where development is desired. Avoid floodplain areas on Future Development Map.
2. Expand sewer collection system to Lakeview area of unincorporated Catoosa County	2024				X	Catoosa County is overseeing the expansion of the sewer system in Waverly Park (unincorporated county).
3. Construct additional storm water drainage and rehab existing storm water drainage system	2021-2025		X 2027			Rewrite to say: Use ARC grant to rehabilitate storm drainage and replace water lines on 1 st , 2 nd , and 3 rd Streets

REPORT OF ACCOMPLISHMENTS, 2021-2025

Fort Oglethorpe

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
4. Begin upgrade to water meters to radio read	2021		X 2026			Rewrite to say: Replace/rehab existing water lines/mains on Battlefield Parkway, including the upgrade of remaining 13 meters to radio read in Battlefield Parkway water line project
5. Water main project to “loop” water system	2024	X				
6. Upgrade existing water mains	2021-2024				X	This item is now incorporated in items 3 and 4 above regarding storm drains and water mains
7. Replace water mains in areas outlined in five-year water and sewer Capital improvements Plan (CIP) (undersized lines, under structures, etc.)	2021-2024				X	This item is now incorporated in items 3 and 4 above regarding storm drains and water mains
8. Consider sustainable green design for new public buildings to create environmentally sound and resource-efficient facilities	2021-2025				X	Routine activity of government
9. Continue to promote the Catoosa County Solid Waste Management Plan and establish supporting programs	2021-2025				X	Routine activity of government
10. Consider expanding municipal recycling to include placing recycling receptacles in public spaces	2021-2025				X	The City residents and businesses arrange recycling privately through Republic Services.

REPORT OF ACCOMPLISHMENTS, 2021-2025

Fort Oglethorpe

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
11. Encourage recycling at all local-government-maintained properties	2021-2025		X (2026-2030)			
12. On city website promote dog park, honor park, walking trails and LaFayette Road revitalization	2021-2025	X				
LAND USE						
1. Participate in UGA Carl Vinson Institute of Government's RSVP program to develop a Downtown Master Plan	2021	X				
2. Implement the Downtown Master Plan	2022-2025		X (2030)			Rewrite to say: Implement the RSVP Plan
3. Explore applying for the Georgia Main Street Program community status	2021-2025			X (2030)		This is postponed at the moment. The City is not at the stage where it is ready to have this program and staffing is not available for it. Likely to revisit the need in 5 years.
4. Explore requiring on-site recycling facilities for new multifamily, commercial, industrial, and institutional development through code amendments	2021-2025				X	Not feasible at this time because Republic Services provides this service.
5. Review zoning ordinance to assess need for changes considering:	2021-2025		X (2026)			Rewrite to say: Revise Unified Development Code to include City-initiated zoning so that areas will be correctly zoned for their current uses.

REPORT OF ACCOMPLISHMENTS, 2021-2025

Fort Oglethorpe

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
a. Road widenings that increase potential for commercial use b. Lack of available land for mixed used development c. Lack of available land for manufacturing use						
INTERGOVERNMENTAL COORDINATION						
1. Make the Catoosa County Comprehensive Plan available to the public and communicated to other governmental agencies	2021-2025		X (2026)			Rewrite to say: "Post updated comprehensive plan on City website"
2. Establish regular-scheduled joint meetings with Catoosa County, Fort Oglethorpe and Ringgold and the school board to address long-range needs as well as short-term issues and opportunities.	2021-2025		X (2026-2030)			
3. Develop Citizen Academy to educate potential volunteers with the goal of improving volunteer recruitment so that the city has a larger and more diverse pool of volunteers	2021-2025		X (2026-2030)			Rewrite to say: "Include a contact interest form to City websites, on social media, and in newsletters to gain interest from volunteers and people serving on boards"

REPORT OF ACCOMPLISHMENTS, 2021-2025

Fort Oglethorpe

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
4. Improve city website and accessibility of public meetings, increase press releases, alerts, and other forms of communication	2021-2025	X				

Ringgold Report of Accomplishments

REPORT OF ACCOMPLISHMENTS, 2021-2025

Ringgold

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
ECONOMIC DEVELOPMENT						
1. Work with the Economic Development Authority to maintain a vacant site/lot inventory; identify those that are suitable for infill development	2021-2025				X	routine function of government
2. Develop a Strategic Plan for economic development jointly with county and Fort Oglethorpe.	2021-2022		X (2028)			Rewrite to say: Develop a Strategic Plan for economic development for the city
3. Continue to work with the Economic Development Authority to identify development incentives to encourage appropriate, job-creating businesses to locate in districts identified in the Future Development Guide in Comprehensive Plan	2021-2023				X	routine function of government
4. Investigate ways to support small businesses and entrepreneurial efforts	2021-2022				X	Ringgold received Rural Zone Designation in 2023 to cover this activity
5. Work with Career Academy, Georgia Northwestern Technical College, University of Tennessee Chattanooga, Dalton State College, NWGRC Workforce Innovation and Opportunity Department, Catoosa County Economic Development Authority, Northwest Georgia Joint Development	2022-2024				X	routine function of government

REPORT OF ACCOMPLISHMENTS, 2021-2025

Ringgold

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
Authority, and local businesses for workforce development						
6. Work with Catoosa County Chamber of Commerce, Catoosa County Economic Development Authority, Ringgold Downtown Development Authority, and the Convention and Visitors Bureau to promote branding efforts that highlight the county and the cities unique features, attracting businesses and industries appropriate to the more rural, small-town atmosphere of the county compared to Chattanooga	2021-2023		X (2026-2030)			
7. Promote use of Federal and State Rehabilitation Tax Incentive programs in Ringgold Historic Commercial District	2021-2025				X	Lack of interest from property owners
8. Apply for Georgia DCA Rural Zone designation in Ringgold Historic Commercial District	2021-2025	X (2023)				
9. Renovate existing downtown building to create small retail spaces to serve as entrepreneurial accelerator/incubator	2021-2022	X (2024)				
HOUSING						
1. Conduct joint countywide housing study to identify affordable housing needs	2021-2022	X (2025)				

REPORT OF ACCOMPLISHMENTS, 2021-2025

Ringgold

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
2. Apply for and participate in the Georgia Initiative for Community Housing (GICH) to improve housing options in Ringgold	2022		X (2026-2030)			Rewrite to say: "Continue to use the Georgia Initiative for Community Housing (GICH) to improve housing options in Ringgold"
3. Work with Catoosa County and city of Fort Oglethorpe to implement Georgia Redevelopment Powers Law allowing for Tax Allocation Districts (TADs) and Tax Increment Financing	2021-2023				X	Ballot measure did not pass
4. Maximize building public housing on existing public land set aside for that purpose	2022-2025		X (2029)			Rewrite to say "Work with Ringgold Housing Authority to maximize building public housing on existing public land set aside for that purpose"
5. Encourage mixed-use development and higher density opportunities in areas of city designated Urban Neighborhood and Downtown District on Future Development Map and Future Development Guide in Comprehensive plan (roughly residential zoned area in close proximity or inside the Downtown Development Authority boundaries)	2021-2025		X (2026-2030)			Rewrite to say "Encourage mixed-use development in areas of city designated Urban Neighborhood and Downtown District on Future Development Map and Future Development Guide in Comprehensive plan"
6. Work with developers to increase the senior housing options	2021-2025		X (2026-2030)			

REPORT OF ACCOMPLISHMENTS, 2021-2025

Ringgold

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
TRANSPORTATION						
1. Replace bridge on US-41/SR-3 at South Chickamauga Creek in West Ringgold near SR-151/Alabama Highway	2021	X (2021)				
2. Safety improvements (roundabout) on SR2 (Catoosa Parkway) at SR3 (US Highway 41) (2023)	2022-2024				X	Postponed indefinitely until further notice from GDOT
3. Install ITS overheight detection system on Nashville Street from Sparks Street to Peters Lane. (2021)	2021	X (2021)				
4. Work with county to expand county-wide transportation service to include more buses and longer hours of operation by increasing number of dispatchers	2021-2024		X (2029)			
5. Continue to develop and implement multiuse routes for Catoosa County and its cities by using the NWGRC Northwest Georgia Feasibility Study for Bikeway and Pedestrian Multi-Use Routes as a guide	2022-2025		X (2026-2030)			
NATURAL AND CULTURAL RESOURCES						
1. Create local tour guide for historic and cultural resources	2021-2025		X (2026-2030)			
2. Establish marketing efforts that pair park-related activities with significant	2021-2025		X (2026-2030)			

REPORT OF ACCOMPLISHMENTS, 2021-2025

Ringgold

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
Native American sites and other county attractions						
3. Add signage directing tourists to historic sites from interstate and Alabama Highway.	2022-2023		X (2028)			
4. Continue to work with Limestone RC&D and other programs with streamside tree plantings and green infrastructure stormwater infiltration landscaping.	2021-2025		X (2026-2030)			
5. Work with Limestone Valley RC&D and Catoosa County Conservation District to develop management plans for impaired streams.	2021-2025		X (2026-2030)			
6. Apply for 319 grants to carry out conservation measures outlined in management plans that will improve water quality in impaired streams	2021-2025		X (2026-2030)			
7. Establish Art Walk	2021-2025	X (2023)				
8. Amend zoning ordinance to address public murals in Downtown Ringgold	2021-2022	X (2023)				
9. Develop resources and partnerships to maximize access, interpretation of Ringgold Gap Battlefield	2021-2025		X (2026-2030)			

REPORT OF ACCOMPLISHMENTS, 2021-2025

Ringgold

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
10. Support obtaining a Georgia Heritage Grant to fund writing a Ringgold Gap Battlefield Preservation Plan	2025		X (2030)			
COMMUNITY FACILITIES AND SERVICES						
1. Follow Future Development Guide and Map in Comprehensive Plan to determine appropriate limits for expansion sewer infrastructure; prioritize infrastructure expansion for areas where development is desired.	2021-2025				X	Routine function of government
2. Repair and replace aging water and sewer lines	2021-2025	X (2025)				
3. Implement ADA transition plan to address disability access issues, as required by law.	2021-2025		X (2026-2030)			
4. Develop planned Ringgold Recreational Complex (Creekside Park) to house 10 pickleball courts, 5 new soccer fields, and outdoor stage area with ADA accessibility. with accessibility for all visitors, including disabled children and veterans, and an accessible and inclusive playground	2021-2025	X (2025)				Additional Item will be added to new work program: "Partner with local non-profits to create new inclusive park"
5. Improvements to the Golden Mile Trail, including upgrading surface from gravel to	2022-2023	X 2022				

REPORT OF ACCOMPLISHMENTS, 2021-2025

Ringgold

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
concrete, creating accessible parking spaces and installing other amenities.						
6. Consider sustainable green design for new public buildings to create environmentally sound and resource-efficient facilities (moved from Land Use Section)	2021-2025		X (2026-2030)			
7. Continue to promote the Catoosa County Solid Waste Management Plan and establish supporting programs (moved from Land Use Section).	2021-2025		X (2026-2030)			
8. Portable Restrooms and Hydraulic Stage for 1890's Festival	2023				X	Funding did not become available
9. Develop pocket park in downtown alleyway	2021	X (2024)				
10. Develop a dog park	2021-2023	X (2024)				
11. Improve facilities at Welcome Center, including extending hours	2023-2024		X (2029)			
12. Update Little General's Park	2023-2024	X (2022)				
13. Provide solutions to stormwater management issues using engineer-led	2021-2025		X (2026-2030)			

REPORT OF ACCOMPLISHMENTS, 2021-2025

Ringgold

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
studies, designs, and implementation, with consideration to green infrastructure						
LAND USE						
1. Develop small area plans for high priority brownfield sites.	2025				X	No identified brownfield areas
2. Continue to provide Facade Grants to promote revitalization in downtown	2021-2025		X (2026-2030)			
INTERGOVERNMENTAL COORDINATION						
1. Make the Catoosa County Comprehensive Plan available to the public and communicated to other governmental agencies (rewritten)	2021-2025	X (2021)				
2. Establish regular-scheduled joint meetings with Catoosa County, Fort Oglethorpe and Ringgold and the school board to address long-range needs as well as short-term issues and opportunities	2021-2025		X (2026-2030)			

4. Needs and Opportunities -Mapping New Projects

At the first two stakeholder meetings, the NWGRC staff and other experts presented information on the county's outstanding historic and natural assets, population trends, commuting and housing, employment, the Chamber of Commerce, Ringgold's Main Street program, the Regional Water Plan, and Limestone Valley RC&D conservation projects. Then the stakeholders broke into groups at tables for each of the three governments. By splitting up into the individual governments they were able to apply the information they had just heard to their specific government. At the tables, they carried out the SWOT analysis, an exercise in brainstorming that is often used for businesses but that can easily be applied to counties and cities. They were given seven large sheets of paper with each of the seven planning categories, which are Economic Development, Housing, Transportation, Cultural and Natural Resources, Community Facilities and Services, Land Use, and Intergovernmental Coordination. Across the top of each of the seven sheets were the words Strengths, Weaknesses, Opportunities, Threats (SWOT). They chose a scribe and began to discuss the strengths, weaknesses and so on for each planning category, with instructions that this was an open-ended process with no wrong answers. The city of Ringgold also held additional SWOT meetings with their stakeholders.

NWGRC staff collected the SWOT sheets and transformed the written notes, and additional information, into issues with corresponding action items termed “Needs and Opportunities.” This transformation process was done in close consultation with government managers, the economic development director, and others. Many of the needs and opportunities were covered by existing Community Work Program items that were carried forward from the last work program in the Report of Accomplishments. The action items became the work program items. In this way each government had its own list of Needs and Opportunities. Because the governments all contend with similar issues and work together on many of them, there were many shared Needs and Opportunities as well.

The Steering Committee, which included the city and county managers and government employees, would review these action items, as described in the Community Work Program section of this document.



Chickamauga and Chattanooga National Military Park Visitor Center

Community Survey Results related to Needs and Opportunities and Community Work Programs

The Catoosa County 2026 Community Vision Survey was posted online from February 25, 2025 to April 25, 2025. Paper copies were available at the first two stakeholder meetings. The results of the survey were available at the steering committee meetings for each government.

Since the survey was not administered to a random cross-section of the community, and there were no controls preventing a person from taking the survey multiple times, statistical analysis of the data would not be valid. However, the basic results of the survey in terms of percentages are provided in the Community Survey Report in Appendix D. The goal of reaching 1500 respondents was exceeded, with 1,688 people taking the survey. The first three questions were about age and location of respondents. The largest group (54%) said they lived in Ringgold. In terms of work location, the largest group of respondents worked in another county (22.5%). People ages 35-54 had the largest representation (44.5%). Unfortunately, very few people less than 19 took the survey (five people in all).

When asked in the fourth question to rate their community overall, 32% rated their community as excellent, and 45% rated it as good. Although these two positive ratings together equaling 78% are down slightly from the last community survey (2021), where good and excellent ratings accounted for 80% of the respondents, this still reflects well on residents' satisfaction with the county. Only 12 people rated the community as "poor".

In the fifth and sixth questions respectively, respondents were asked to choose what they liked or did not like about their communities from lists of options, choosing as many options as they wanted. For question 5, regarding what respondents liked, the winning answers were “small town atmosphere” (72%), and “proximity to Chattanooga” (65%). These are the same winning answers in the last community in 2021. The suggestion is that residents still find that it is good to return home to the county’s slower pace after a day of working, shopping, or recreating in Chattanooga, a thriving larger city.

Respondents to the sixth question about what they did not like about their community spread their responses among many of the choices, with the top five choices being discontent about lack of local stores and restaurants, too much traffic, lack of road maintenance, not enough well-paying jobs, and loss of scenic views and natural areas.

Question 7 asked what type of growth management actions the respondents would support, with the respondent being able to choose as many as they wanted. The top winners were “agriculture and forest conservation” (53%) and “Growth limitation boundaries” (44.5%). This shows the community’s interest in the outdoors and in maintaining Catoosa County’s rural character.

Question 8 asked what type of housing the respondent was interested in seeing in their community, with only one response possible. The clear winning here was “Owner-occupied homes with large lots” at 62%. The Catoosa County housing study, which will be available in December 2025, will provide more information on the housing needs for the county. The housing work program items show that the county and cities are trying to accommodate other types of needed housing, like senior housing, affordable housing, higher density housing, and public housing.

The next question, Question 9, asked about projects the respondent would support to make Catoosa a better place. Respondents were able to choose as many responses as they wanted from a large list of general projects, and the top two were projects to preserve more farms and agricultural land (56.5%), and to improve transportation infrastructure (54%). The next three highest responses were close in popularity: “protect more scenic open spaces and woodlands” at 52%, investing in downtowns at 50%, and promoting business development at 48%. A number of work program items relate to transportation improvements and promoting business.

The last question allowed respondents to identify the single most significant issue in their community by either choosing an item from a list or writing in a comment. The item on the list that received the most responses, at 19%, was “too much development”. In the write-in comments, excluding those comments about taxes, there were a vast range of comments, but the single most common was about over-development. Several work program items try to balance the rapid growth of the county in many ways, including by using the land use planning maps in the comprehensive plan to direct housing development, improving roads and solving traffic problems, implementing a greenspace plan, writing a greenway master plan, building trails, sidewalks, and a blueway access point, and restoring impaired streams.

Catoosa County Needs and Opportunities

Items in green are carried forward from Report of Accomplishments (they were marked underway or postponed)

CATOOSA COUNTY ECONOMIC DEVELOPMENT

CODE:	ISSUE:
ED 1	There is a need to promote a diversified economy by attracting many kinds of development like manufacturing, small businesses, specialty shops and offices for doctors, insurance agents, and lawyers and to fill vacant business spots. Land cost and lack of available land may hamper growth. The need or opportunity is to: a. Maintain a vacant site/lot inventory; identify those that are suitable for infill development. b. Investigate ways to support small businesses and entrepreneurial efforts. c. Promote development of North Georgia Business Park at Cloud Springs exit of I75
ED 2	ISSUE: There is a lack of better-paying, skilled jobs The need or opportunity is to: a. Work with Career Academy, Georgia Northwestern Technical College, University of Tennessee Chattanooga, Dalton State College, NWGRC Workforce Innovation and Opportunity Department, Catoosa County Economic Development Authority, Northwest Georgia Joint Development Authority, and local businesses for workforce development.
ED3	ISSUE: The county and its cities have many recreational opportunities that are under-publicized, such as the Chickamauga Chattanooga National Military Park, and Blueway water trails on West and South Chickamauga Creeks. Effort is needed to make the area a destination spot. The need or opportunity is to: a. Partner with Thrive program to promote outdoor recreation opportunities.
ED 4	ISSUE: Sports tournaments bring visitors to county to learn about the county's assets and to patronize hotels, restaurants, and stores. The need or opportunity is to: a. Recruit regional, state-wide, and national sports tournament to use Jack Mattox Park and Poplar Springs Complex (at point of completion) to contribute as an economic development tool.

CATOOSA COUNTY HOUSING

CODE:	ISSUE:
H 1	Catoosa County has been a good source of single-family homes, and many residents have achieved home ownership. Although the county benefits from its proximity to Chattanooga with lower property taxes, residents and potential residents have to contend with lack of affordability and availability of a range of housing options. Needed options are retiree and starter homes, apartments, and available land for building in this small county. Traffic from new developments is a problem. More luxury housing may benefit the tax base. The need or opportunity is to: - Continue to use the GICH program to develop solutions to affordability and availability housing issues in Catoosa, Fort Oglethorpe, and Ringgold. - Consider policies to encourage Conservation Subdivisions for high end options. - Consider zoning and other changes needed to encourage walkable mixed-use neighborhoods that would reduce traffic.
H 2	ISSUE: Some areas of county have older, substandard, or deteriorating housing The need or opportunity is to: Improve lower middle-income neighborhoods in unincorporated Lakeview area and other areas.
H3	ISSUE: With population and housing growth, there is a need to improve coordination and planning so that infrastructure such as water, sewer, power grid, internet, roads, recreational areas, schools, and services like public safety, and fire are available where needed and overdevelopment is controlled, allowing agricultural uses to thrive. The need or opportunity is to: Follow Future Development Map and Guide in Comprehensive Plan to direct housing development.
H4	ISSUE: Although local police and sheriff's office work to help the homeless, there is not a proper place or working shelter for homeless population and they end up in the street or creek-side wooded areas. The need or opportunity is to: Partner with local churches and non-profits to provide services for the homeless

CATOOSA COUNTY TRANSPORTATION

CODE:	ISSUE:
T1	Safety is a major concern on SR2 (Catoosa Parkway) and SR3 (US Highway 41) at the Old Stone Church. The need or opportunity is to: a. Safety improvements (roundabout) on SR2 (Catoosa Parkway) at SR3 (US Highway 41)
T2	ISSUE: More public transportation could address traffic issues and help elderly and disabled, residents. Without taxi or ride-sharing services in the area, this also serves residents without cars. The need or opportunity is to: a. Explore expanding county-wide transportation service to include more buses and longer hours of operation by increasing number of dispatchers b. Consider partnering with CARTA- Chattanooga Area Regional Transportation Authority to increase public transportation options.
T3	ISSUE: There is increased demand for different mobility options such as walking (sidewalks and trails), bicycle lanes, and golf carts on public roads, but many roads are narrow and lack shoulders. The need or opportunity is to: a. Continue to develop and implement multiuse routes for Catoosa County and its cities by using the NWGRC Northwest Georgia Feasibility Study for Bikeway and Pedestrian Multi-Use Routes as a guide.
T4	ISSUE: At-grade road crossing at CSX track on Graysville Road is often blocked by train and causes delays in fire and EMS response (moved from Community Facilities and Services section) The need or opportunity is to: a. Study possible solutions to CSX railroad crossing on Graysville Road at South Chickamauga Creek. (moved from Community Facilities and Services section)
T5	ISSUE: Industrial Park at I75 Exit 345 does not have a rail spur The need or opportunity is to: a. Consider a plan to construct a rail spur to the industrial park at I75 Exit 345

CATOOSA COUNTY NATURAL AND CULTURAL RESOURCES

CODE:	ISSUE:
NC 1	As rapid development continues in the county, residents are interested in conserving natural areas and waterways for recreation (hiking, biking, kayaking), wildlife, water supply protection, and flood control. Historic sites may be lost to development as well. The need or opportunity is to: a. Implement Greenspace Plan (2008 ongoing). b. Develop a Countywide Greenway System Master Plan. c. Promote and improve Blueway water trails for boating on South and West Chickamauga Creek d. Install and improve walking trails, including the acquisition of real property and trailway
NC 2	ISSUE: Although the Chickamauga and Chattanooga National Military Park is available to learn about the county's rich Civil War history, development pressure endangers historic sites outside the park. Native American history in the county gets less attention The need or opportunity is to: a. Work with Catoosa County Historical Society to assess condition of the historic interpretive markers and try to contact source of marker to maintain. b. Add a section on Native American history to county website under "Historic Sites" complement the Civil War history sites
NC 3	ISSUE: The water quality of several streams in the county is impaired, including Little Chickamauga Creek, South Chickamauga Creek, East Chickamauga Creek and Peavine Creek, which have high levels of bacteria from human and animal waste, while emerging contaminant issues like PFAS are a public concern. Failing septic tanks can contribute to poor water quality. The need or opportunity is to: a. Work with Limestone Valley RC&D to develop management plans for impaired streams. b. Apply for 319 grants to carry out conservation measures outlined in management plans that will improve water quality in impaired streams, including septic tank maintenance and repair programs
NC 4	ISSUE: Trash along roadsides, ditches, sidewalks and in wooded areas is creating an eyesore, public health hazard, and hazard to wildlife. The need or opportunity is to: a. Consider partnering with a non-profit organization to sponsor a Keep America Clean and Beautiful affiliate for county to schedule volunteer cleanups and education events at schools.

CATOOSA COUNTY COMMUNITY FACILITIES AND SERVICES

CODE:	ISSUE:
CFS 1	Planning infrastructure expansion is efficient and effective in placing facilities where they will be most needed for housing and business. The need or opportunity is to: - Follow Future Development Guide and Map in Comprehensive Plan to determine appropriate limits for expansion of sewer infrastructure; prioritize infrastructure expansion for areas where development is desired - Continue to coordinate sewer development with cities in the SPLOST funding process (moved from Housing). - Install sewer lines in older, low-income areas that may qualify for CDBG Grants. - Extend sewer services to Economic Development projects that may be eligible for grants.
CFS 2	ISSUE: Residents and tourists alike can explore the county's and cities' rich history through visits to Civil War era buildings and landmarks. The need or opportunity is to: - Continue to promote, protect, and provide interpretive signage for historic structures and landmarks throughout the county and cities - Add wayfinding signage to direct visitors to points of interest throughout the county.
CFS 3	ISSUE: Planning for waste management saves resources and land and protects the environment. Recycling reduces waste going to the transfer station, demonstrates a commitment to efficiency and is generally supported by the public The need or opportunity is to: - Continue to promote the Catoosa County Solid Waste Management Plan and establish supporting programs - Encourage measures to reduce solid waste and encourage recycling at all local government-maintained properties
CFS 4	ISSUE: Several community facilities and services are outstanding, including children's park, and other parks, canoe launches, New Youth Center, but additional facilities and upgraded services would be appreciated. Improving parking and traffic control at public facilities enhances safety and improves the visitor's experience. County website needs updates to provide information about the wide range of facilities available The need or opportunity is to: - Enhance Elsie Holmes Nature Park. - Promote and expand activities at Catoosa County Senior Center. - Poplar Springs Complex renovations- complete playground and walking path. (rewritten) - Provide Keith Gymnasium and Woodstation Gymnasium with air conditioning (rewritten) - Begin Development of Graysville Recreation Area. (rewritten) - Improve parking and traffic at public facilities - Increase information about public facilities on County website

CATOOSA COUNTY COMMUNITY FACILITIES AND SERVICES continued

CFS 5	ISSUE: Various community facilities need improvement or replacement, including additional emergency medical service, fire service, jail, and courthouse The need or opportunity is to: a. Upgrade EMS b. Build a jail expansion that will incorporate a work program c. Consider a study for improvements or additions to courthouse
CFS 6	ISSUE: With a warming climate, increasingly severe storms are predicted to occur, so planning for community resilience is important. Basements in community buildings and churches are limited and residents, particularly those in mobile home neighborhoods, are vulnerable to tornadoes. The need or opportunity is to: a. Consider working with Catoosa EMA to partner with churches and other community organizations to identify storm shelters for all sections of the county

CATOOSA COUNTY LAND USE

CODE:	ISSUE:
LU 1	Planning and coordination in developing regulations is efficient and beneficial. The need or opportunity is to: Develop updated Zoning, Subdivision Regulations and other development regulations that implement the Comprehensive Plan

CATOOSA COUNTY INTERGOVERNMENTAL COORDINATION

CODE: IC 1	ISSUE: Lack of consistent communication between county and cities interferes with cooperation, coordination, marketing, and obtaining grants and other funding, and identifying projects the communities can work together on The need or opportunity is to: a. Establish regular-scheduled joint meetings with Catoosa County, Fort Oglethorpe and Ringgold and the school board to address long-range needs as well as short-term issues and opportunities
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Fort Oglethorpe Needs and Opportunities

Items in green are carried forward from Report of Accomplishments (they were marked underway or postponed)

FORT OGLETHORPE ECONOMIC DEVELOPMENT

CODE:	ISSUE:
ED 1	In recent times, the city has had an image of being a bedroom community, so there is a need to promote a diversified economy by attracting other types of development like manufacturing, specialty shops and offices for doctors, insurance agents, and lawyers, wider range of restaurants, and shopping options. Assets include the new hospital, great school system, low crime rate, proximity to I-75 and Chattanooga and its airport, and the direct link to Atlanta via I-75, which keep working-age adults in the city. The need or opportunity is to: a. Work with Fort Oglethorpe Economic Development Department to maintain a vacant site/lot inventory; identify those that are suitable for infill development as a part of the Rural Zone project (rewritten) Investigate ways to support small businesses and entrepreneurial efforts. b. As part of the 2022 RSVP, work with the Fort Oglethorpe Economic Development Department to maintain a yearly strategic plan and meet with Ringgold to discuss joint initiatives twice a year (rewritten). c. Continue to work with Catoosa County Economic Development Authority to identify development incentives to encourage appropriate, job-creating businesses to locate in districts identified in the Future Development Guide in Comprehensive Plan d. Investigate ways to support small businesses and entrepreneurial efforts, including sit-down restaurants and higher-end shopping (rewritten).
ED 2	ISSUE: There is a lack of better-paying, skilled jobs The need or opportunity is to: a. Work with Career Academy, Georgia Northwestern Technical College, University of Tennessee Chattanooga, Dalton State College, NWGRC Workforce Innovation and Opportunity Department, Catoosa County Economic Development Authority, Northwest Georgia Joint Development Authority, and local businesses for workforce development.
ED3	ISSUE: Maintaining the historic character of Fort Oglethorpe's homes and businesses could bring in niche businesses like locally owned restaurants, craft breweries, specialty shops, and bed and breakfast inns, and make the area more attractive for millennials, but renovation and maintenance costs can be high. There is a need to combat commercial blight. The need or opportunity is to: a. Promote use of Federal and State Rehabilitation Tax Incentive programs in Fort Oglethorpe Historic District

FORT OGLETHORPE ECONOMIC DEVELOPMENT-CONTINUED

ED 4	ISSUE: Fort Oglethorpe has a world-class attraction in the Chickamauga Chattanooga National Military Park, as well as the historic 6th Cavalry post at Barnhardt Circle, which played a role training soldiers in World War I and II and is a gateway to other attractions in Walker County. New hotels and historic short-term rentals are now available for lodging. The need or opportunity is to: a. Work with Chamber of Commerce and Catoosa County Economic Development Authority to promote historic and cultural assets of the city
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FORT OGLETHORPE HOUSING

CODE:	ISSUE:	People don't leave Fort Oglethorpe because it is a great place to live, but there is a need to address housing affordable and availability to ensure that all members of the community have adequate housing. The needs include a wider range of housing options, including condominiums, single-family, and townhouses, and affordable multifamily housing. Some housing is dilapidated, with blighted areas in danger of becoming substandard rental
H 1	The need or opportunity is to:	a. Continue to use the Georgia Initiative for Community Housing (GICH) to improve housing options in Fort Oglethorpe (rewritten) b. Encourage affordable housing by seeking out programs to develop subsidized housing such as CDBG and CHIP
H 2	ISSUE:	Although Fort Oglethorpe is a good place to live because of low property tax rates, community atmosphere, and diverse housing prices, there is a lack of available land for new housing
	The need or opportunity is to:	a. Encourage mix-use development planning in locations that promote smart community growth for the City (rewritten) b. Promote and pursue mix-use redevelopment plan for old medical center "Reimagine: Hutcheson Medical Center Redevelopment Vision" by UGA Carl Vinson Institute of Government that features a range of housing types
H3	ISSUE:	There are no services for the homeless
	The need or opportunity is to:	a. Partner with local churches and non-profits to provide services for the homeless

FORT OGLETHORPE TRANSPORTATION

CODE:	ISSUE:
T1	Newly added pedestrian and bicycle routes need further refinements such as fewer curb cuts that impede walkability for pedestrian traffic. The need or opportunity is to: a. Implement sidewalks and road resurfacing on all arterial roadways classified as such according to federal criteria within urban areas
T2	Battlefield Parkway is not pedestrian friendly and splits the city in two. The need or opportunity is to: a. Continue to develop and implement multiuse routes for the Fort Oglethorpe area by using the NWGRC Northwest Georgia Feasibility Study for Bikeway and Pedestrian Multi-Use Routes as a guide b. Battlefield Parkway Multi-Use Trail and Footbridge-installation of a walking bridge, adding additional multi-use trail/sidewalk to connect two existing multi-use trails. Work includes grading, concrete sidewalk, and pedestrian overpass bridge.
T3	More public transportation could address traffic issues and help elderly and disabled, residents. Without taxi or ride-sharing services in the area, this also serves residents without cars. The need or opportunity is to: a. Advertise available Catoosa Trans-Aid transportation options on Fort Oglethorpe's website
T4	Upgrading and widening of roads would help alleviate congestion due to automobile traffic increases within the city The need or opportunity is to: a. Widen Cloud Springs Road (SR 146) from US 27 to Oklawaha Ave
T5	There is a need for multi-use transportation upgrades in Fort Oglethorpe's historic district. The need or opportunity is to: a. Fort Oglethorpe Downtown Revitalization-streetscaping, sidewalks, and on-street parking for the historical district of downtown Fort Oglethorpe to improve traffic control and provide for bike/ped traffic. Includes sidewalks, curbs, ADA ramps, site grading, erosion control, stormwater infrastructure improvements and irrigation

FORT OGLETHORPE NATURAL AND CULTURAL RESOURCES

CODE: NC 1	ISSUE: The water quality of West Chickamauga Creek and Black Branch is impaired due to bacteria and Black Branch's water is also impaired due to macroinvertebrate impacts. A tributary to Black Branch has impaired water quality due to bacteria and fish and macroinvertebrate impacts. The need or opportunity is to: a. Work with Limestone Valley RC&D to develop management plans for impaired streams b. Apply for 319 grants to carry out conservation measures outlined in management plans that will improve water quality in impaired streams
NC 2	ISSUE: Directing residents and visitors to the city's cultural assets, like walking trails, West Chickamauga Creek canoeing trail and Chickamauga Chattanooga National Military Park will increase their use and promote tourism. The need or opportunity is to: a. Promote the Historic Fort Oglethorpe walking tour guide for Cavalry Post around Barnhardt Circle.

FORT OGLETHORPE COMMUNITY FACILITIES AND SERVICES

CODE:	ISSUE:
CFS 1	Planning infrastructure expansion is efficient and effective in placing facilities where they will be most needed. Floodplain areas are prone to flooding and do not make good building sites. The need or opportunity is to: a. Follow Future Development Guide and Map in Comprehensive Plan to determine appropriate limits for expansion sewer infrastructure; prioritize infrastructure expansion for areas where development is desired. Avoid floodplain areas on Future Development Map (rewritten)
CFS 2	ISSUE: Sewer and stormwater drainage system expansion and upgrades are beneficial to development. Upgrades to drinking water supply system are beneficial and efficient. The need or opportunity is to: a. Use ARC grant to rehabilitate storm drainage and replace water lines on 1st, 2nd, and 3rd Streets (rewritten) b. Replace/rehab existing water lines/mains on Battlefield Parkway, including the upgrade of remaining 13 meters to radio read-Battlefield Parkway water line project (rewritten).

FORT OGLETHORPE COMMUNITY FACILITIES AND SERVICES -CONTINUEED

CFS 3	ISSUE: Recycling reduces waste going into landfills, demonstrates a commitment to efficiency, and is generally supported by the public. The need or opportunity is to: a. Encourage recycling at all local-government-maintained properties
CFS 4	ISSUE: With a warming climate, increasingly severe storms are predicted to occur, so planning for community resilience is important. The need or opportunity is to: a. Consider working with Catoosa EMA to partner with churches and other community organizations to identify storm shelters for all sections of the county

FORT OGLETHORPE LAND USE

CODE:	ISSUE:
LU 1	Downtown needs revitalization in several ways, and planning will provide inspiration, cooperation, coordination, and prioritization in creating a pathway to successful improvements. The need or opportunity is to: a. Implement the RSVP Plan (rewritten)
	ISSUE:
LU 2	Downtown would benefit from organized efforts to promote the area, preserve its historic character, increase tourism, and develop small businesses. The need or opportunity is to: a. Explore applying for the Georgia Main Street Program community status
	ISSUE:
LU 3	As the city grows, there is a need to re-evaluate zoning ordinance and map. The need or opportunity is to: a. Revise Unified Development Code to include City-initiated zoning so that areas will be correctly zoned for their current uses (rewritten).

FORT OGLETHORPE INTERGOVERNMENTAL COORDINATION

CODE:	ISSUE:
IC 1	Planning documents are useful in communicating the mission of the local government to the public and other governmental agencies. The need or opportunity is to: a. Post updated Catoosa County Comprehensive Plan on City website (rewritten)
IC2	ISSUE: Residents who willingly volunteer for committees, commissions and other programs may feel overworked, and the same volunteers are called on frequently, so a larger pool of volunteers is needed. The need or opportunity is to: a. Establish regular-scheduled joint meetings with Catoosa County, Fort Oglethorpe and Ringgold and the school board to address long-range needs as well as short-term issues and opportunities
IC3	ISSUE: Communication from City Hall and elected officials could be improved. The need or opportunity is to: a. Include a contact interest form to City websites, on social media, and in newsletters to gain interest from volunteers and people serving on boards (rewritten)

Ringgold Needs and Opportunities

Items in green are carried forward from Report of Accomplishments (they were marked underway or postponed)

RINGGOLD ECONOMIC DEVELOPMENT

CODE:	ISSUE:
ED 1	There is a need to promote a diversified economy by attracting a range of development, like manufacturing, specialty shops, and offices for doctors, insurance agents, lawyers, and other professionals. Downtown could benefit from additional housing options and Small Area Plan for Placemaking Opportunities The need or opportunity is to: a. Develop a Strategic Plan for economic development for city (rewritten) b. Create Ordinance for Affordable Housing for the existing Mixed Use Overlay District in downtown commercial district c. Create Downtown Small Area Plan for Placemaking Opportunities
ED 2	ISSUE: Being near Chattanooga is an opportunity, and I-75 allows for easy access to that large city, but it comes with competition from the large array of retail options there. Distinguishing the county and its cities from Chattanooga will allow their unique qualities to shine. The need or opportunity is to: a. Work with Catoosa County Chamber of Commerce, Catoosa County Economic Development Authority, Ringgold Downtown Development Authority, and the Convention and Visitors Bureau to promote branding efforts that highlight the county and the cities unique features, attracting businesses and industries appropriate to the more rural, small-town atmosphere of the county compared to Chattanooga b. Create a Regional Government Relations Strategy
ED3	ISSUE: The city's economy, including the tourism economy, can be promoted with social media messages and videos and with additional events and entertainment offerings. The need or opportunity is to: a. Launch a Video Marketing and Social Media Campaign to support Businesses b. Plan and implement Entertainment and Event Expansion
ED 4	ISSUE: Exits 348 and 350 on I-75 in Ringgold are not attractive. The need or opportunity is to: a. Develop plans for Interstate Corridor Beautification

RINGGOLD HOUSING

CODE: H 1 H 2	ISSUE: Ringgold is a good place to live because of the good school system, small town, family-friendly atmosphere, low crime rate, municipal services, increasing home value, and good connectivity between downtown and residential areas, and good internet service. However, there is a need to address affordable multi-family and single-family housing availability to ensure that all members of the community have adequate housing. There are also issues with absentee housing owners, cost of renovation, and foreclosed homes. There is a lack of affordable senior housing, and usable and affordable land. The need or opportunity is to: a. Continue to use the Georgia Initiative for Community Housing (GICH) to improve housing options in Ringgold (rewritten) b. Work with Ringgold Housing Authority to maximize building public housing on existing public land set aside for that purpose (rewritten) c. Encourage mixed-use development in areas of city designated Urban Neighborhood and Downtown District on Future Development Map and Future Development Guide in Comprehensive plan (rewritten) d. Work with developers to increase the senior housing options e. Implement Zoning Amendment to support higher density housing opportunities f. Expand Affordable and Workforce Housing Infrastructure ISSUE: There is a lack of understanding with the public regarding homebuyer incentive programs and housing needs in general The need or opportunity is to: a. Provide Education for first time and veteran homebuyer incentive programs b. Identify and Market Underutilized or re-developable land for housing c. Develop public education on housing needs and benefits of diverse housing types
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RINGGOLD TRANSPORTATION

CODE:	ISSUE:
T1	More public transportation could address traffic issues and provide additional transportation options for all residents. The need or opportunity is to: a. Work with county to expand county-wide transportation service to include more buses and longer hours of operation by increasing number of dispatchers
T2	Although Ringgold has a good system of sidewalks for connectivity between residential areas, schools and downtown, there is increased demand for different mobility options such as sidewalks, trails, and bicycle lanes. Pedestrian safety is important, especially in areas around schools. The need or opportunity is to: a. Continue to develop and implement multiuse routes for Catoosa County and its cities by using the NWGRC Northwest Georgia Feasibility Study for Bikeway and Pedestrian Multi-Use Routes as a guide b. Create study and Plan for Regional Greenway Connector trail to Chickamauga Battlefield c. Create Study and implementation of Pedestrian Safety through Downtown District and School District
T3	Vehicle safety and accessibility is important in Downtown Business Corridor (Lafayette Street). The need or opportunity is to: a. Improve traffic safety and accessibility to Downtown Business Corridor (Lafayette Street)

RINGGOLD NATURAL AND CULTURAL RESOURCES

CODE:	ISSUE:
NC 1	Directing residents and visitors to the city's unique flavor and cultural assets, like the Ringgold Depot that hosts events, historic downtown, the Wedding Chapel, and the South Chickamauga Creek Blueway water trail, parks, creek walk, pedestrian trails, and events like the 1890's Day, will increase their visibility and promote tourism. Historic sites are in danger of being lost to development and vandalism, leading to loss of knowledge about this history. The need or opportunity is to: a. Create local tour guide for historic and cultural resources b. Establish marketing efforts that pair park-related activities with significant Native American sites and other county attractions c. Add signage directing tourists to historic sites from interstate and Alabama Highway. d. Identify cultural heritage sites and supportive information to support interpretive signage
NC 2	ISSUE: The water quality of several streams in Ringgold is impaired, with Little Chickamauga Creek, South Chickamauga Creek, having high levels of bacteria, and Cherokee Branch with impacted fish community. Erosion contributes to poor water quality. Invasive plant species cause problems for agriculture, roadside vegetation management, greenspace management, pollinators and other wildlife and there is a lack of interest in planting native species. The need or opportunity is to: a. Continue to work with Limestone RC&D and other programs with streamside tree plantings and green infrastructure stormwater infiltration landscaping. b. Work with Limestone Valley RC&D to develop management plans for impaired streams c. Apply for 319 grants to carry out conservation measures outlined in management plans that will improve water quality in impaired streams d. Identify and implement native plant restoration sites.
NC 3	ISSUE: Ringgold Gap Battlefield is a unique historic resource that includes a park, but not all the battlefield is on terrain accessible to visitors or is in the park. The need or opportunity is to: a. Develop resources and partnerships to maximize access, interpretation of Ringgold Gap Battlefield b. . Support obtaining a Georgia Heritage Grant to fund writing a Ringgold Gap Battlefield Preservation Plan
NC 4	ISSUE: South Chickamauga Creek Blueway provides connectivity and recreational opportunities for paddle sports all the way to the Tennessee River The need or opportunity is to: a. Plan, expand, implement, and maintain Blueway Access

RINGGOLD CULTURAL AND NATURAL RESOURCES-CONTINUED

NC 5	ISSUE: Cultural heritage festivals provide opportunities for residents and tourists to celebrate the unique history of Ringgold and the surrounding county. The need or opportunity is to: Plan and implement heritage educational festival at Creekside Park	
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RINGGOLD COMMUNITY FACILITIES AND SERVICES

CFS 1	CODE: ISSUE: The continued process of replacing aging water and sewer lines increases efficiency and protects the environment The need or opportunity is to: a. Repair and replace aging water and sewer lines: • Water line replacement: Sparks, Guyler, & Ridge Streets • Sewer line Repair: Northside Sewer basin, Morris Estates.
CFS 2	ISSUE: The need for parks and greenspace preservation will increase as growth continues countywide. Linkages (connectivity) between parks and greenspaces increase recreational opportunities. Future parks should provide outdoor recreation opportunities for all age groups and abilities. ADA accessibility for public facilities is required by law, demonstrates welcoming attitude, and serves all the community. The city has a pool and Patriot Hall for rental, but ADA facilities could be expanded in that area. The need or opportunity is to: a. Implement ADA transition plan to address disability access issues, as required by law. b. Partner with local non-profits to create new inclusive park c. Improvements to the Golden Mile Trail phase 3 & 4 (Clark Park), including upgrading surface from grass to concrete, creating accessible parking spaces and installing other amenities.
CFS 3	ISSUE: Efficient design of public buildings reduces long-term operating costs and conserves resources The need or opportunity is to: a. Consider sustainable green design for new public buildings to create environmentally sound and resource-efficient facilities
CFS 4	ISSUE: Planning for waste management saves resources and land, and protects the environment The need or opportunity is to: a. Continue to promote the Catoosa County Solid Waste Management Plan and establish supporting programs

RINGGOLD COMMUNITY FACILITIES AND SERVICES-CONTINUED

CFS 5	ISSUE: Upgrades to existing facilities are beneficial to serving residents and visitors. The need or opportunity is to: a. Improve facilities at Welcome Center, including extending hours
CFS 6	ISSUE: Recent flash flood issues in Ringgold show the need to increase stormwater management capacity throughout city. The need or opportunity is to: a. Provide solutions to stormwater management issues using engineer-led studies, designs, and implementation, with consideration to green infrastructure
CFS 7	ISSUE: Local Agricultural and Eco tourism is popular with visitors and helps farmers increase markets for their products, and develop new ways to make money while remaining in farming, conserve agricultural land, while ecotourism may conserve forested lands and clean streams. The need or opportunity is to: a. Plan and promote local Agri/Eco tourism help create local farm destinations to promote sustainability
CFS 8	ISSUE: Outdoor performing venues and popular for music nights and festivals. The need or opportunity is to: a. Construct Amphitheater for Outdoor Performing Arts

RINGGOLD LAND USE

CODE:	ISSUE:
LU 1	Efforts to revitalize downtown and maintain its historic character are beneficial.
	The need or opportunity is to:
	a. Continue to provide Facade Grants to promote revitalization in downtown
	ISSUE:
LU 2	Zoning ordinances and other development ordinances need periodic review to keep up with new trends.
	The need or opportunity is to:
	a. Conduct Zoning Ordinance Modernization
	b. Draft and Adopt a Housing Diversity and Land Conservation Ordinance for residential areas
	ISSUE:
LU 3	City growth without greenspace and connectivity planning may result in insufficient recreational areas for future population and missed opportunities for connectivity between parks. Linkages (connectivity) between parks and greenspaces increase recreational opportunities.
	The need or opportunity is to:
	a. Develop Greenspace Connectivity Strategy

RINGGOLD INTERGOVERNMENTAL COORDINATION

<u>CODE:</u> IC 1	ISSUE: County and cities have better communication and coordination now. This can be sustained by regular meetings to discuss issues to mitigate challenging personalities and their effects on communication. This will improve coordination, marketing, and obtaining grants and other funding, and identifying projects the communities can work together on The need or opportunity is to: a. Establish regular-scheduled joint meetings with Catoosa County, Fort Oglethorpe and Ringgold and the school board to address long-range needs as well as short-term issues and opportunities b. Work with Catoosa County, Fort Oglethorpe, and Chattanooga to establish regular Scheduled meetings for discussion of regional infrastructure coordination c. Work with Catoosa County and Fort Oglethorpe to establish regular scheduled meetings to discuss regional housing needs.
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5. Future Development Planning/Character Area Maps

Land Use/Future Development Guide

The 2021 Comprehensive Plan used future development maps with character areas to describe and plan land use in the county. Character area planning combines form and function to define distinct areas in a community and move the community toward its vision. The goal is to identify overall patterns of development, not just individual land uses on a parcel-by-parcel basis. A character area has unique characteristics, holds potential to develop into a unique area when given planning and guidance, or must be cared for in special ways because of its specific development issues. Character area planning takes into consideration geographical features, like floodplains and existing greenspace, when planning future development.

The 2021 Comprehensive Plan also followed the Transect Model, where character areas run the spectrum from the least developed, most rural area, “Natural Open Space”, to the most developed areas, which are urban areas. Future development maps graphically guide managers in planning commercial, industrial, residential, and recreational development with the geography and existing land uses in mind.

DEVELOPMENT CATEGORIES

The **Development Categories** describe generalized development patterns ranging from completely natural areas to urban areas. Each category incorporates different types and scales of natural and built features. Development Categories are shown in the diagram below and summarized in the table that follows.

SUMMARY OF DEVELOPMENT CATEGORIES

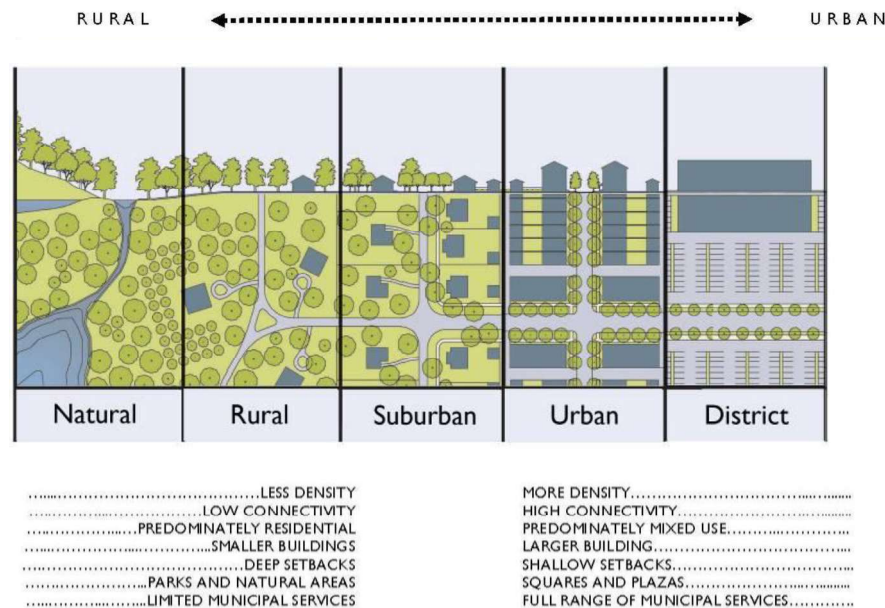


Image courtesy of Duany Plater-Zyberk and Company

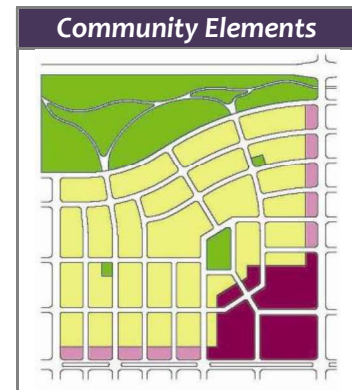
Development Category	Summary
Natural	• Areas in a natural state or that should be preserved because of their environmental sensitivity and function. • Land includes floodplains, prime agricultural land, groundwater recharge areas and steep slopes.
Rural	• Important land to preserve and enhance community's rural lifestyle, agricultural land and natural areas. • Areas defined by agricultural uses and low density residential and rural commercial uses.
Suburban	• Areas that represent a transition from natural/rural areas to urban areas. • Important to enhance access to urban amenities such as jobs, retail services and public services.
Urban	• Important areas to enhance and create quality, walkable communities with residential and non-residential uses in close proximity to one another. • High degree of connectivity, density and intensity of development. • Characterized by compact, walkable development typical of town centers.
District	• Characterized by compact, walkable development typical of central business districts • Districts represent areas that do not fit within the specific categories listed above. Examples often include industrial parks, office parks, colleges and universities and other large-scale single-focused areas.

COMMUNITY ELEMENTS

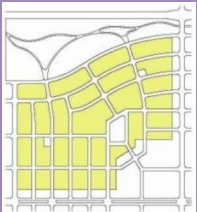
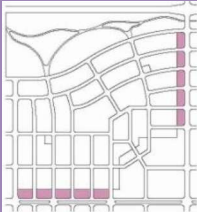
The **Community Elements** employed by the Character Area Policy describe scale, character, and intensity of development within each Development Category, where applicable. These elements are represented by the following:

- Open Space
- Neighborhoods
- Centers
- Corridors

Below is a summary diagram as well as a summary table of the general characteristics of each Community Element.



Summary of Community Elements

Community Element	Diagram	Summary
Open Space		• Ranges from woodlands and floodplains in natural areas to parks and squares in urban areas • Creates areas that preserve natural features and functions and provides places for the community to connect with nature or play
Neighborhood		• Primary area of residence for most of community • Provides diversity of housing • Locates housing in proximity to corridors, centers and open space
Center		• General gathering places within neighborhoods or at the edge of two neighborhoods • Characterized by access to full range of retail and commercial services and civic uses • Typically represents highest level of activity within each Development Category • Can range from rural to urban areas
Corridor		• Primary link between neighborhoods and communities • Primarily a transportation corridor connection different neighborhoods and centers • Functions as either a throughway or a destination depending on Development Category and uses along corridor

RELATIONSHIP OF FUTURE DEVELOPMENT MAP TO ZONING

City and county zoning consists of both a zoning map and a written ordinance that divides the jurisdictions into zoning districts, including various residential, commercial, mixed-use, and industrial districts. The zoning regulations describe what type of land use and specific activities are permitted in each district and regulate how buildings, signs, parking, and other construction may be placed on a lot. The zoning regulations also provide procedures for rezoning and other planning applications. The zoning map and zoning regulations provide properties in Catoosa County, Fort Oglethorpe, and Ringgold zoning jurisdictions with certain rights to development, while the Comprehensive Plan's Future Development Map serves as a guide to the future development of property. The Future Development Map and Character Area Policy should be used as a guide for future rezoning decisions undertaken by each jurisdiction.

Character Area Policy

The Future Development Guide Character Area Policy is presented in narrative form in this section and physically depicted in the Future Development Map. The policy represents and describes unique policy strategy and development pattern and links intent with design strategies to help achieve the community vision.

The presentation of the Character Area Policy takes place in text sub-sections organized by Development Category. Each sub-section begins with a general description of the Development Category that presents the character and intent of the category and lists the Character Areas included within the category. Narratives for each Character Area follow the category description. Each Character Area Policy presented in the narrative incorporates the following components:

- **Intent** describes the policy intent of each Character Area, specifically to *preserve, maintain, enhance* or *create* a desired character.
- **General Characteristics** provides a general overview of desired development pattern in terms of characteristics that are more specifically addressed in the Design Principles.
- **Application** provides a general description of areas where the Character Areas can be found or appropriately applied based on characteristics of the land and infrastructure.
- **Primary Future Land Uses** lists appropriate land uses that support the desired mix and/or type of land uses in a Character Area.
- **Compatible Zoning Districts** identifies appropriate zoning districts to use within the character area. Zoning districts in this policy component represent both currently adopted zoning districts, and where necessary, proposed districts specifically to implement the intent of the Character Area. Districts or Overlay Zoning shown in *italics* represent proposed new development tools that would require adoption by the local jurisdiction during a process separate from this comprehensive plan.
- **Design Principles** describes the form, function, and character of physical elements of the Character Area. This includes scale, which is presented in terms of low, medium, and high (relative to other Character Areas), site design, density/intensity, green space, transportation, and infrastructure (public utilities).
- **Visual Character Description** provides illustrative descriptions of the desired development character specifically for development patterns, transportation, and green space.

Character Area Descriptions

The character areas included in the Catoosa Plan fit with the vision, goals, needs, and opportunities developed for the plan and shown in the previous sections of this updated document. The character areas received only minor updates for this plan, and still flow smoothly across jurisdictional boundaries. NWGRC staff discussed with steering committee members the large number of character areas in the plan and the possibility of reducing the number of character areas. The steering committee members decided to continue with that number and configuration of character areas. The development categories, character areas and their visual character descriptions from the 2021 Comprehensive Plan are found on the succeeding pages.

Development Category: Natural

The Natural Development Category applies to areas that are important to preserve and maintain in a natural state. The intent of this category is to preserve the natural character of the area, to preserve the natural functions of the environment, and to provide areas where residents and visitors can enjoy nature. Examples of this category include natural wildlife habitat, water bodies, and public preserves and parks.

To preserve the natural character of this area, the land should be left in an undisturbed state. Examples of important features that warrant preserving include rivers, streams, wetlands, floodplains, important wildlife habitats, and steep slopes.

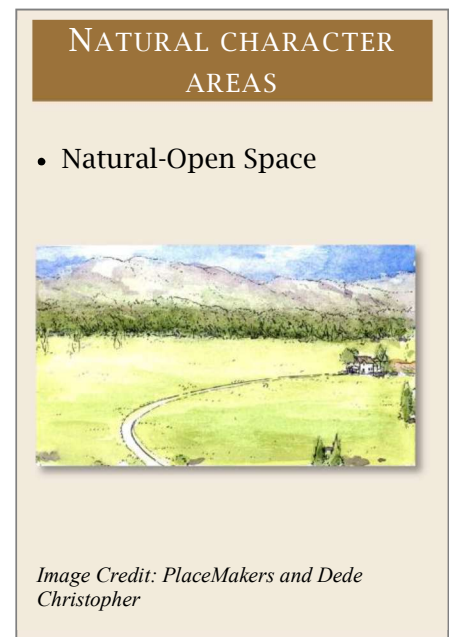
Preserved areas can be both public and private. Public natural areas can be in the form of parks or government owned land. Privately owned natural areas can be in the form of conservation easements or undesirable areas for development because of sensitive natural features.

Emphasis should be placed on connecting natural features to support a healthy natural environment. When natural environments are interrupted or segregated by the built environment, their functional health is reduced.

Building and development is rare in this category. When development does occur, it is typically associated with civic uses such as parks, community centers, and camping grounds and infrastructure such as power lines, trails or roads. Every effort should be made to minimize the physical impact of any development on the surrounding natural environment.

Opportunities to connect and enjoy nature are an important part of a community. This category should provide these opportunities through public preserves and low impact recreational activities.

Examples of public preserves include federal, state, and local parks that can provide access to natural areas. Examples of low impact recreational activities include biking, hiking, boating, fishing, and camping.



Natural-Open Space

Found in Catoosa County, Fort Oglethorpe, Ringgold

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

General Characteristics: N-OS areas are public or privately-owned land intended to remain as open space for natural area conservation and passive recreation purposes.

N-OS areas should also provide opportunities for residents to connect with nature and preserve important environmental functions. These areas may also be secured and protected by conservation easements, land trusts, or government owned land.

Development is generally absent within N-OS, with the exception being nature centers, trails and other built features that allow the community to enjoy natural areas. Access to natural areas is limited to hiking /bicycle trails, paths, or informal roadways such as dirt or gravel roads, or small parking areas at the edge of natural areas.

Application: N-OS areas are located throughout the community, represented primarily by floodplain areas and areas in a conservation easement.

Primary Potential Allowable Land Uses

- Undeveloped areas in their natural state
- Passive recreation, including greenways and trails
- Cemeteries and burial grounds
- Civic benefit uses suitable for the area such as educational or nature centers and nature preserves

Compatible Zoning Classifications

- FH, OS Fort Oglethorpe
- A-1 Catoosa, A-1 Ringgold

Photos from Yates Spring Road water supply land, W. Chickamauga Cr, Graysville dam on South Chickamauga Creek, Chickamauga Chattanooga National Military Park

DESIGN PRINCIPLES

Site Design

- Preserve scenic views, natural habitats and natural character
- Place building(s) and choose exterior materials to blend with surrounding landscape and to reduce visual impacts
- Maintain existing vegetation and tree cover

Density/Intensity

- Natural landscape with limited civic buildings to provide access and education to community

Green Space

- Natural landscape
- Maintain connections between natural features

Transportation

- Low bicycle and pedestrian connectivity with greenways, trails
- Limited vehicular access with informal roadways such as unpaved roads

Infrastructure

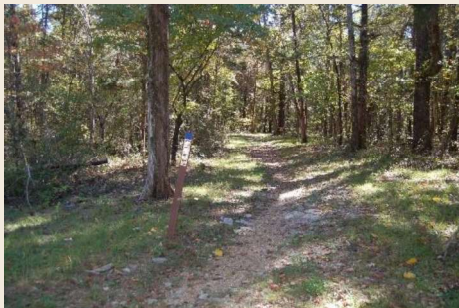
- Not applicable

Visual Character Description

Development Pattern



Transportation



Green Space



Development Category: Rural

The Rural Category represents areas defined by agricultural uses, low-density residential uses, and limited low-intensity, non-residential uses where appropriate. The intent of this category is to preserve and enhance the rural character of unincorporated areas of Catoosa County.

The development pattern is defined by sparsely scattered buildings connected by a road network that is not dense. Buildings are usually a combination of residential homes and structures for agricultural activities. Spacing between buildings is usually wide and they are separated by large tracts of land. Some rural areas may have clusters of residential buildings that are closer to one another and the street to create rural 'hamlets' such as Keith and Woodstation.

Agricultural activities are an important and defining feature of this category. Pastureland, crop fields, and activities relating to harvesting the land are appropriate. Limited commercial activity can be found at crossroads. The non-residential uses should be limited to those that provide essential services to the rural community. Civic uses such as schools and post offices or commercial uses such as small grocery stores or feed stores are examples of appropriate non-residential uses. Additionally, these buildings should be located on smaller lots, oriented close to the street, and clustered together to minimize the development of the surrounding rural landscape.

Transportation is characterized by a road network that is not dense and generally follows contours and other natural features. Typical rural road cross sections consist of the roadway, shoulders, and ditch and swales with no curbs or sidewalks. Because the road network is spread out, distances between intersections is greater. The nature of the road network and low frequency of intersections limits mobility options to motorized vehicles and increases trip distance and time.

Image Credit: PlaceMakers and Dede Christopher

Public and utility services are limited in rural areas. Public safety services such as police, fire, and medical response are limited because of the greater distances to travel and limited road connections. Civic services such as schools, community centers and post offices should be located at important crossroads. Electricity is the main utility service for rural areas. Water and sewer service is limited and should be discouraged from expanding into rural areas. Instead, water and sewer should be handled on site with best management practices to limit negative environmental impacts.

Green space is an important part of the rural character. Farmland and natural features are the main types of green space in rural areas and are mostly located on private land. Public access to green space is typically at regional parks that emphasize the preservation of land in a natural state.

RURAL CHARACTER AREAS

- Rural-Open Space
- Rural-Neighborhood
- Rural-Center
- Rural-Corridor



Image Credit: PlaceMakers and Dede Christopher

Rural-Open Space

Found in Catoosa County²

Intent: **ENHANCE** existing rural open space and **CREATE** new rural open space to improve the quality of life with an increased sense of place and community.

General Characteristics: Rural-Open Space (R-OS) is characterized by active and passive land uses that may serve the immediate Rural-Neighborhood, Rural-Center or the greater community. Active land uses support public-benefit activities such as playgrounds, picnic areas, sports fields and multi-use paths. Passive land uses can include natural areas, formal and informal landscaping, or open fields for informal recreation activities.

Civic buildings are the primary building types located within R-OS and can range from community centers to maintenance facilities for park maintenance. All civic buildings should be located on lots to minimize their impact on natural features such as streams, or steep slopes. Important civic buildings, such as a community center, should be located prominently on the site to improve access and establish the building as an important public place.

Connectivity is moderate for vehicles, pedestrians and cyclists. Vehicular access to R-OS should be managed and clustered in specific areas or along the street edge. Pedestrian and bicycle access should be encouraged with bike lanes, sidewalks and trails. Internal circulation should prioritize walking and biking over driving to promote bicycle and pedestrian safety and physical activity.

Development at the edge of R-OS should encourage access and frame the character area as an important public place. R-OS should have a well-defined edge and boundaries. Development should be separated from open space areas by either the roadway or natural features such as a stream, to limit private property from defining the edge.

Application: R-OS is generally located near Rural-Center areas or in close proximity to clusters of homes in Rural-Neighborhoods.

Primary Potential Allowable Land Uses

- Undeveloped areas in their natural state
- Agricultural uses and accessory uses important to support the rural lifestyle such as barns or stables
- Cemeteries and burial grounds
- Residential uses such as low density single-family
- Civic benefit uses such as places of worship, municipal parks or preserves, passive recreation (including greenways and trails)

Compatible Zoning Classifications

- A-1 Catoosa County

Photos from Addis Cemetery, Woodstation Community. Center, McConnell Park

DESIGN PRINCIPLES

Site Design

- Deep building setbacks with green space or moderate building setbacks to locate building close to roadway
- Small building footprints in relation to lot size
- Access generally provided by private driveway

Density/Intensity

- Low density/intensity
- 0 to 1 dwelling units/5 acres
- Higher density/intensity as allowable by conservation subdivision ordinance

Green Space

- Natural landscape
- Maintain connections between natural features
- Maintain and preserve important agricultural land
- Informal landscaping

Transportation

- Low pedestrian connectivity with greenways and trails
- Low vehicular connectivity with generous distance between intersections
- Rural roadways with shoulder and ditch or swale is main road type

Infrastructure

- Limited municipal water and sewer
- Primary water supply through wells
- Primary sewer treatment utilizes septic or on-site treatment system
- Variable telecommunications
- Variable electricity

Visual Character Description

Development Pattern



Transportation



Green Space



Rural-Neighborhood

Found in Catoosa County

Intent: PRESERVE and **ENHANCE** the rural character. Rural-Neighborhood (R-N) areas are intended to preserve the rural lifestyle with hamlet-style clustering of homes typically found in rural areas that are compatible with surrounding agricultural uses, that benefit from the scenic rural landscape and that accommodate limited residential growth.

General Characteristics: R-N is characterized by low-density residential development and agricultural activities. The general development pattern is either scattered with large distances between buildings or clustered in small hamlets. Clustering can be defined by buildings located in close proximity and along a rural road or by conservation subdivisions that group homes to preserve important natural features, open space and the rural character of the area. Buildings are either removed from the road with deep setbacks or are located close to the road with an informal orientation to the roadway.

With the exception of arterial roadways that cross the area, the majority of roads are narrow rural roads. Roadway cross sections are typically defined by the roadway, shoulders, ditch and swales, and informal landscaping or farm fences lining the edges. Vehicular connectivity is low with large block lengths and infrequent intersections.

Future development should continue to emphasize the preservation of natural features such as natural drainage ways that utilize natural features for stormwater management and farmland.

Application: R-N primarily represents private agricultural, large-lot residential, or undeveloped land. R-N areas have traditionally developed with historical clusters of rural homes or have experienced development pressure for higher density residential development that is inappropriate for the area. The character area is generally located outside of areas where municipal water and sewer exists. Extension of municipal water and sewer utilities into these areas should be discouraged since extension of such utilities would encourage suburban development patterns not intended for this character area.

Primary Potential Allowable Land Uses

- Agricultural uses and accessory uses important to support the rural lifestyle such as barns or stables
- Residential uses such as low density single-family
- Cemeteries and burial grounds
- Civic benefit uses such as places of worship, municipal parks or preserves, passive recreation (including greenways and trails)

Compatible Zoning Classifications

- A-1, R-A, R-1 (only as a *Conservation Subdivision* – See DP-1.1.4), PCFD
Catoosa County

Photos from Hickory Grove Road area, south Catoosa County

DESIGN PRINCIPLES

Site Design

- Deep building setbacks with green space or moderate building setbacks to locate building close to roadway
- Small building footprints in relation to lot size
- Access generally provided by private driveway

Density/Intensity

- Low density/intensity
- 1 dwelling units/ 3 acres
- Higher density/intensity as allowable by conservation subdivision ordinance

Green Space

- Natural landscape
- Maintain connections between natural features
- Maintain and preserve important agricultural land
- Informal landscaping

Transportation

- Low pedestrian connectivity with greenways and trails
- Low vehicular connectivity with generous distance between intersections
- Rural roadways with shoulder and ditch or swale is main road type

Infrastructure

- Limited municipal water and sewer
- Primary water supply through wells
- Primary sewer treatment utilizes septic or on-site treatment system
- Variable telecommunications

Visual Character Description

Development Pattern



Transportation



Green Space



Rural-Center

Found in Catoosa County

Intent: **ENHANCE** and **MAINTAIN** the rural character by providing commercial and civic services intended to serve adjacent residential or agricultural areas with limited goods and services that are necessary to support the rural lifestyle, and are concentrated at important roadway intersections.

General Characteristics: Rural-Center (R-CTR) is characterized by clustered commercial and residential development around the intersection of prominent rural roads. The general development pattern is compact with moderate to short distances between buildings. Buildings are located close to the street with parking either in front, beside or behind the building on private property. Within the immediate area of major intersections, there is a limited block pattern with moderate distances between intersections.

Roadway cross sections are typically defined by the roadway and shoulders or sidewalks separating the street from private property. Pedestrian facilities such as sidewalks and greenways are appropriate.

R-CTR areas are generally located outside of areas where public water and sewer exists or is proposed. However, depending on the land use and location to municipal services, municipal water and sewer service may be appropriate.

Future development should emphasize the compact, small-scale development that supports the immediate surrounding rural area. It should include compatible architecture styles that maintain the regional rural character rather than “franchise” or “corporate” architecture.

Application: R-CTR areas have traditionally developed with rural, low-density residential and commercial clusters and at the intersections of prominent rural roads.

Primary Potential Allowable Land Uses

- Residential uses such as low density single-family
- Commercial and office uses necessary to support rural lifestyle including small-scale retail or grocery stores, commercial nurseries, farm implement sales and supply stores, farmer's markets, and feed and seed
- Cemeteries and burial grounds
- Civic benefit uses such as places of worship, schools, municipal services, community centers or municipal parks, passive recreation (including greenways and trails)

Compatible Zoning Classifications

- C-2 (with Rural Corridor Overlay District – See DP-1.1.2) Catoosa County

Photos from Woodstation Community, Mt Pisgah Rd/SR 151

DESIGN PRINCIPLES

Site Design

- Vehicular access from prominent rural roads
- Moderate to shallow setbacks are generally 20 to 40 feet in depth
- Moderate building footprint in relation to lot size

Density/Intensity

- Moderate density/intensity
- 0 to 4 dwelling units/acre
- 1-3 story buildings clustered around or close proximity to major intersections

Green Space

- Informal landscaping with areas in natural state
- Formal landscaping with built areas

Transportation

- Low pedestrian connectivity with greenways and multi-use trails
- Low vehicular connectivity with important connections at intersections of prominent rural roads

Infrastructure

- Limited municipal water and sewer
- Primary water supply through wells
- Primary sewer treatment utilizes septic or on-site treatment system
- Where water and/or sewer is available, densities can be higher than possible without water/sewer
- Variable telecommunications

Visual Character Description

Development Pattern	
	
	
Transportation	
	
Green Space	
	

Rural-Corridor

Found in Catoosa County

Intent: PRESERVE and **ENHANCE** the rural character. Rural-Corridor (R-COR) areas are intended to preserve the rural lifestyle in rural areas that are compatible with surrounding agricultural uses that benefit from the scenic rural landscape, that accommodate limited residential growth, and that are located along the primary rural transportation thoroughways.

General Characteristics: R-COR is characterized by low density residential development and agricultural activities. The general development pattern is either scattered with large distances between buildings or clustered in small hamlets. Clustering can be defined by buildings located in close proximity and along a rural road or by conservation subdivisions that group homes to preserve important natural features, open space and the rural character of the area. Buildings are either removed from the road with deep setbacks or are located close to the road with an informal orientation to the roadway.

The R-COR roadway represents the primary transportation roadway in rural areas. The roadways that define rural corridors should preserve the rural character of the area and respect the scale and context of development in the area. Where rural corridors are divided highways, access should be limited, and development should respect the character of rural areas. Roadway cross sections typically include the roadway, shoulders, ditch and swale with informal landscaping, tree lines, groves, or farm fences lining the edges. There is typically a low level of vehicular connectivity with large block lengths and infrequent intersections.

Future development should continue to emphasize the preservation of natural features such as natural drainage ways that utilize natural features for stormwater management and farmland.

Application: R-COR primarily represents private agricultural, large-lot residential, or undisturbed land. The character area is generally located outside of areas where public water and sewer exists or is proposed. Expansion of services into these areas should be discouraged.

Primary Potential Allowable Land Uses

- Undeveloped areas in their natural state
- Agricultural uses and accessory uses important to support the rural lifestyle such as barns or stables
- Residential uses such as low density single-family
- Cemeteries and burial grounds
- Civic benefit uses such as places of worship, municipal parks or preserves, passive recreation (including greenways and trails)

Compatible Zoning Classifications

- A-1, R-A, PCFD (each with *Rural Corridor Overlay District* – See DP-1.1.2)
Catoosa County

Photos from Brown's Produce on US 41, Bandy Road, SR 151, Yates Spring Road, Nickajack Road

DESIGN PRINCIPLES

Site Design

- Deep building setbacks with green space or moderate building setbacks to locate building close to roadway
- Small building footprints in relation to lot size
- Access generally provided by private driveway

Density/Intensity

- Low density/intensity compatible with surrounding area, either R-OS, R-N, or R-CTR character areas
- 1-3 story buildings

Green Space

- Natural landscape
- Maintain connections between natural features
- Maintain and preserve important agricultural land
- Informal landscaping

Transportation

- Low pedestrian connectivity with greenways and trails
- Low vehicular connectivity with generous distance between intersections
- Rural roadways with shoulder and ditch or swale is main road type

Infrastructure

- Limited municipal water and sewer
- Primary water supply through wells
- Primary sewer treatment utilizes septic or on-site treatment system
- Variable telecommunications

Visual Character Description

Development Pattern



Transportation



Green Space



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Development Category: Suburban

The Suburban Development Category represents a transition between natural and rural areas and urban environments. The intent of this category is to preserve natural features in the built environment, improve access to jobs, shopping and public services, and to create new opportunities to enhance the quality of life.

The development pattern of conventional suburban areas is generally characterized by the separation of land uses into residential and non-residential areas. Residential areas typically have clusters of similar one- and two- story residential buildings, lots surrounded by landscaping on all sides, and a moderate to high degree of building separation. Non-residential areas are generally located along major roads or at major crossroads, with commercial uses clustered together designed largely to accommodate vehicular access. Public and civic buildings such as schools or government offices are usually located in isolation from other uses and along major roads.

Transportation design is centered on the automobile, but pedestrian facilities are included. Road networks have a moderate degree of connectivity and frequency of intersections. Because trip distances are typically too long for walking, transportation mobility is largely dependent on motor vehicles. Streets are typically curvilinear with residential streets often ending in cul-de-sacs. A typical cross section of a street includes the roadway, curb and gutter, and in some cases sidewalks.

Green space in suburban areas is largely located on private properties and associated with the yard area surrounding buildings. Public green space is typically in the form of parks with recreation facilities such as ball parks or small neighborhood parks.

While this established model of suburban development is prominent, a desire for a more complete and integrated physical form of development is desired. New suburban development should integrate different land uses where appropriate and increase the connections between land uses. This type of approach should reduce the influence of design around motor-vehicles. Examples of this type of development pattern include connecting residential developments to other residential developments or commercial areas. Within commercial areas, buildings should be located closer to the street and separated from the roadway by landscaping and buildings rather than parking lots. Parking and additional commercial building should be located behind buildings that front the street. Civic buildings and uses such as schools and parks should be located where commercial and residential uses connect to create suburban centers with a cluster of services and activities for a community.

SUBURBAN CHARACTER AREAS

- Suburban-Open Space
- Suburban-Neighborhood
- Suburban-Center Community
- Suburban-Corridor Mixed Use
- Suburban-Corridor Residential



Suburban-Open Space.....

Found in Catoosa County, Fort Oglethorpe, Ringgold

Intent: **ENHANCE** existing suburban open space and **CREATE** new suburban open space to improve the quality of life with an increased sense of place and community.

General Characteristics: Suburban-Open Space (S-OS) is characterized by active and passive land uses that may serve the immediate neighborhood or the greater community. Active land uses support public-benefit activities such as playgrounds, picnic areas, sports fields and multi-use paths. Passive land uses can include natural areas, formal and informal landscaping, or open fields for informal recreation activities.

Civic buildings are the primary building types located within S-OS and can range from community centers to maintenance facilities for park maintenance. All civic buildings should be located on lots to minimize their impact on natural features such as streams, or steep slopes. Important civic buildings, such as a community center, should be located prominently on the site to improve access and establish the building as an important public place.

Connectivity is moderate for vehicles, pedestrians and cyclists. Vehicular access to S-OS should be managed and clustered in specific areas or along the street edge. Pedestrian and bicycle access should be encouraged with bike lanes, sidewalks and trails. Internal circulation should prioritize walking and biking over driving to promote bicycle and pedestrian safety and physical activity.

Development at the edge of S-OS should encourage access and frame the character area as an important public place. S-OS should have a well-defined edge and boundaries. Development should be separated from open space areas by either the roadway or natural features such as a stream, to limit private property from defining the edge.

Application: S-OS is generally located within neighborhoods or in close proximity to centers and corridors.

Primary Potential Allowable Land Uses

- Undeveloped areas in their natural state
- Civic benefit uses such as community centers, parks, recreational complexes and passive recreation areas (greenways and trails).

Compatible Zoning Classifications

- OS Fort Oglethorpe
- A-1 Catoosa County
- C-1, C-2, C-3, O-1, A-1, R-1, R-2, R-3, R-4 Ringgold

Photos Jack Maddox Park, Elsie Holmes Nature Park, Stephens Park,
Battlefield Golf Course

DESIGN PRINCIPLES

Site Design

- Low to moderate lot coverage with a small to medium building footprint in relation to lot size
- Sites should have a well-defined edge and use development at edge of character area to frame area as important public place
- Emphasis on master planning to synchronize multiple active and passive uses

Density/Intensity

- Not applicable to this character area

Green Space

- Formal landscaping for entrances and highly visible areas
- Informal landscaping for passive use areas and natural areas
- Landscaping should blend open space with surrounding development

Transportation

- Moderate bicycle and pedestrian connectivity with sidewalks, bikeways and trails
- Moderate vehicular connectivity to surrounding neighborhoods and development
- Vehicular access is coordinated and typically from a prominent road
- Entrances designed and located to encourage bicycle and pedestrian access

Infrastructure

- Municipal water and sewer service as needed for uses

Visual Character Description

Development Pattern



Transportation



Green Space



Suburban-Neighborhood

Found in Catoosa County, Fort Oglethorpe, Ringgold

Intent: **ENHANCE** existing suburban neighborhoods and **CREATE** new suburban neighborhoods to improve the quality of life with an increased sense of place and community.

Description: Suburban-Neighborhood (S-N) is characterized by residential development and neighborhoods. The general development pattern is defined by single use activity on individual lots. Street networks are defined by curvilinear streets and moderate distances between intersections. Buildings have moderate setbacks and use the building structure or landscaping to frame the street.

Roadway cross sections are typically defined by the roadway, curb and gutter, sidewalks, and formal landscaping at the edge of the public right-of-way and private property.

Green space is largely incorporated on individual lots, but siting neighborhood and community parks in neighborhoods is recommended to enhance the quality of life.

Connectivity is moderate for vehicles, pedestrians, and bicycle users. Future development should emphasize connectivity and housing diversity. It should also focus on creating a pedestrian-friendly environment by adding sidewalks and creating other pedestrian-friendly multi-use trail/bike routes. This complete transportation system should link residential areas to neighboring communities and major destinations such as libraries, neighborhood centers, health facilities, commercial clusters, parks, schools, etc.

Application: S-N is generally located in areas that are zoned residential, where the primary land use is residential, or that are envisioned to remain residential. Additionally, S-N is defined as an area where municipal water and sewer is provided or proposed.

Primary Potential Allowable Land Uses

- Residential uses such as single family detached and attached
- Civic benefit uses such as places of worship, schools, municipal services, community centers or municipal parks, passive recreation (including greenways and trails)

Compatible Zoning Classifications

- R-1, R-3, R-4, PUD, Conservation Subdivision (See DP-1.1.4) Catoosa County
- R-1, R-2, R-3, RA Fort Oglethorpe
- R-1, A-1 Ringgold
Photos outside of Ft Oglethorpe, stock photo

DESIGN PRINCIPLES

Site Design

- Vehicular access from private driveways
- Moderate to shallow setbacks are generally 40 to 20 feet in depth
- Low to moderate lot coverage with medium building footprint in relation to lot size

Density/Intensity

- Low - moderate density/intensity
- 1 to 4 du/acre

Green Space

- Informal landscaping with passive use areas
- Formal landscaping with built areas
- Neighborhood Parks
- Community Parks

Transportation

- Low to moderate pedestrian connectivity with sidewalks, greenways, and pedestrian paths
- Moderate vehicular connectivity with curvilinear streets and generous to moderate distance between intersections

Infrastructure

- Municipal water and sewer service
- Telecommunications available

Visual Character Description

Development Pattern



Transportation



Green Space



Suburban-Center Neighborhood

Found in Catoosa County, Fort Oglethorpe, Ringgold

Intent: **ENHANCE** existing suburban centers and **CREATE** new suburban centers to improve the quality of life, enhance the sense of place and community, and increase local shopping and services options. For both new development and redevelopment, the intent is to provide small-scale commercial and retail services that serve the immediate surrounding neighborhoods.

General Characteristics: Suburban-Center Neighborhood (S-CTR N) is characterized by commercial development at the intersection of transportation corridors. The general development pattern is centered at, or in close proximity to, the intersection with single use commercial and retail development. Street networks are defined by linear streets with moderate distances between intersections.

Buildings have shallow to moderate setbacks and use the building structure or landscaping to frame the street. Roadway cross sections are typically defined by the roadway, curb and gutter, sidewalks, and formal landscaping at the edge of the public right-of-way and private property. Access to properties should be managed with limited curb cuts and the use of side streets and interparcel connectivity where appropriate. Connectivity between uses is moderate for vehicles and high for bikes and pedestrians.

Uniform sign standards should apply with appropriate sign types, height and placement. Landscaping standards should also apply, including in and along parking lots to provide shade, reduce impervious surfaces, shield parking areas, and improve the appearance of individual sites and the entire activity center.

Future development should emphasize connectivity, site design standards, and be organized in a compact form at important intersections.

Application: S-CTR N is generally at the intersection of transportation corridors.

Primary Potential Allowable Land Uses

- Retail and commercial uses
- Civic uses such as places of worship, schools, municipal services, community centers or municipal parks

Compatible Zoning Classifications

- C-2, C-3, CR, PUD, *Mixed Use Overlay District (See DP-3.1.1) Catoosa County*
 - R-5, PM *Mixed Use Overlay District (See DP-3.1.1) Fort Oglethorpe*
 - R-3, C-1 *Mixed Use Overlay District (See DP-3.1.1) Ringgold*
- Photos: stock photos*

DESIGN PRINCIPLES

Site Design

- Vehicular access provided by side streets or private driveways
- Shallow setbacks are generally 20 feet or less in depth
- Moderate lot coverage with medium building footprint in relation to lot size

Density/Intensity

- Moderate density/intensity
- 1-2 story buildings

Green Space

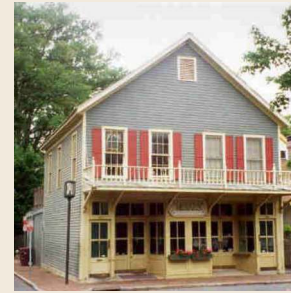
- Formal landscaping with built areas
- Moderately dense street trees, bushes, and planting strips

Transportation

- High pedestrian connectivity between uses with sidewalks and bikeways
- Moderate vehicular connectivity with linear streets
- Municipal water and sewer service
- Telecommunications available

Visual Character Description

Development Pattern



Transportation



Green Space



Suburban-Center Community

Found in Catoosa County, Fort Oglethorpe, Ringgold

Intent: **ENHANCE** existing suburban centers and **CREATE** new suburban centers to improve the quality of life, enhance the sense of place and community, and increase local shopping and services options.

General Characteristics: Suburban-Center Community (S-CTR C) is characterized by commercial development at the intersection of major transportation corridors. The general development pattern is centered at, or in close proximity to, the intersection with single use commercial and office and development. Street networks are defined by linear streets with moderate distances between intersections.

Buildings have shallow to moderate setbacks and use the building structure or landscaping to frame the street. Roadway cross sections are typically defined by the roadway, curb and gutter, sidewalks, and formal landscaping at the edge of the public right-of-way and private property. Access to properties should be managed with limited curb cuts, frontage roads, side streets and interparcel connectivity. Connectivity between uses is moderate for vehicles and high for bikes and pedestrians.

Uniform sign standards should apply with appropriate sign types, height and placement. Landscaping standards should also apply, including in and along parking lots to provide shade, reduce impervious surfaces, shield parking areas, and improve the appearance of individual sites and the entire corridor.

Future development should emphasize connectivity, site design standards, and be organized in a compact form at important intersections.

Application: S-CTR C is generally at the intersection of major transportation corridors.

Primary Potential Allowable Land Uses

- Office and commercial uses
- Civic uses such as places of worship, schools, municipal services, community centers or municipal parks

Compatible Zoning Classifications

- C-3, CR, PUD, *Mixed Use Overlay District (See DP-3.1.1) Catoosa County*
 - R-5, PM, *Mixed Use Overlay District (See DP-3.1.1) Fort Oglethorpe*
 - R-3, C-2, *Mixed Use Overlay District (See DP-3.1.1) Ringgold*
- Photos: Stock photos, Graysville Road and US 41*

DESIGN PRINCIPLES

Site Design

- Vehicular access provided by side streets or frontage roads
- Shallow to moderate setbacks are generally 40 to 20 feet in depth
- Moderate lot coverage with medium building footprint in relation to lot size

Density/Intensity

- Moderate density/intensity
- 1-5 story buildings

Green Space

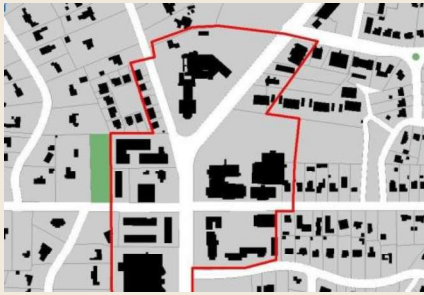
- Formal landscaping with built areas
- Moderately dense street trees, bushes, and planting strips

Transportation

- High pedestrian connectivity between uses with sidewalks and bikeways
- Moderate vehicular connectivity with linear streets Infrastructure
- Municipal water and sewer service
- Telecommunications available

Visual Character Description

Development Pattern



Transportation



Green Space



Suburban-Corridor Mixed Use

Found in Catoosa County, Fort Oglethorpe, Ringgold

Intent: **ENHANCE** existing suburban corridors and **CREATE** suburban corridors to improve the quality of life with an increased sense of place, establish a well-functioning corridor that facilitates traffic flow, provide for a variety of land uses that serve local needs, facilitate an appropriate transition from intensive corridor uses to adjacent neighborhoods, encourage concentration of higher intensity uses into mixed-use nodes and discourage linear strip commercial development.

General Characteristics: Suburban-Corridor Mixed Use (S-COR MU) is characterized by residential and commercial development along major transportation corridors. The general development pattern is linear along the corridors with commercial, office and higher-intensity residential uses. Street networks are defined by linear streets with moderate distances between intersections.

Buildings have moderate to deep setbacks and use the building structure or landscaping to frame the street. Roadway cross sections are typically defined by the roadway, curb and gutter, sidewalks, and formal landscaping at the edge of the public right-of-way and private property. Access to properties should be managed with limited curb cuts, frontage roads, side streets and interparcel connectivity to improve traffic flow and auto/pedestrian access between uses. Connectivity is moderate for vehicles and high for pedestrians/bicycle users.

Uniform sign standards should apply with appropriate sign types, height and placement. Landscaping standards should apply along the corridor, including in and along parking lots to provide shade, reduce impervious surfaces, shield parking areas, and improve the appearance of individual sites and the entire corridor.

Future development should emphasize connectivity, housing diversity, site design standards, and should provide opportunities for a moderate intensity mix of uses along major transportation corridors.

Application: S-COR MU is generally located along major transportation corridors and generally includes those properties with direct frontage or access to the major roadway.

Primary Potential Allowable Land Uses

- Residential uses such as multi-family
- Office and commercial uses
- Civic uses such as places of worship, schools, municipal services, community centers or municipal parks, passive recreation (including greenways and trails)

Compatible Zoning Classifications

- C-1, C-3, CR, PUD, Corridor Overlay District (See DP-4.1.1) Catoosa County
 - R-5, PM, Corridor Overlay District (See DP-4.1.1) Fort Oglethorpe
 - R-3, C-2, Corridor Overlay District (See DP-4.1.1) Ringgold
- Photos: SR 151 at I 75 interchange, Exit 348*

DESIGN PRINCIPLES

Site Design

- Vehicular access provided by side streets or frontage roads
- Deep to moderate setbacks are generally 40 to 20 feet
- Moderate lot coverage with medium building footprint in relation to lot size

Density/Intensity

- Moderate – high density/intensity
- 1-3 story buildings

Green Space

- Formal landscaping
- Moderately dense street trees, bushes, and planting strips

Transportation

- High bicycle and pedestrian connectivity with sidewalks and bikeways
- Moderate vehicular connectivity with linear streets and generous to moderate distance between intersections

Infrastructure

- Municipal water/sewer service
- Telecommunications available

Visual Character Description

Development Pattern



Transportation



Green Space



Suburban-Corridor Residential

Found in Catoosa County, Fort Oglethorpe, Ringgold

Intent: ENHANCE existing suburban corridors and **CREATE** suburban corridors to improve the quality of life with an increased sense of place, establish a well-functioning corridor that facilitates traffic flow, encourage concentration of higher intensity residential development to front the major street, and facilitate an appropriate transition from more intense residential uses to adjacent neighborhoods.

General Characteristics: Suburban-Corridor Residential (S-COR R) is characterized by medium density residential development along major transportation corridors. The general development pattern is linear along the corridors with higher intensity residential uses acting as transitions to less intense adjacent suburban neighborhood areas. Street networks are defined by curvilinear and linear streets with moderate distances between intersections.

Buildings have moderate to deep setbacks and use the building structure or landscaping to frame the street. Roadway cross sections are typically defined by the roadway, curb and gutter, sidewalks, and formal landscaping at the edge of the public right-of-way and private property. Access to properties should be managed with limited curb cuts, frontage roads, and side streets. Connectivity is moderate for vehicles and high for pedestrians and bicycle users.

Uniform sign standards should apply with appropriate sign types including building mounted, projecting, awning, and monument. Landscaping standards should apply along the corridor, including in and along parking lots to provide shade, reduce impervious surfaces, shield parking areas, and improve the appearance of individual sites and the entire corridor.

Future development should emphasize connectivity and housing diversity and should provide opportunities for development of higher intensity residential uses along major transportation arteries.

Application: S-COR R is generally located along major transportation corridors and generally includes those properties with direct frontage or access to the major roadway.

Primary Potential Allowable Land Uses

- Residential uses such as single-family, townhomes and multi-family
- Civic benefit uses such as places of worship, schools, municipal services,
- community centers or municipal parks, passive recreation (including greenways and trails)

Compatible Zoning Classifications

- R-2, PUD, Corridor Overlay District (See DP-4.1.1) Catoosa County
- R-5, Corridor Overlay District (See DP-4.1.1) Fort Oglethorpe
- R-3, Corridor Overlay District (See DP-4.1.1) Ringgold

Photos from Boynton Drive

DESIGN PRINCIPLES

Site Design

- Vehicular access provided by side streets or frontage roads
- Deep to moderate setbacks are generally 40 to 20 feet
- Moderate lot coverage with medium building footprint in relation to lot size

Density/Intensity

- Moderate density/intensity
- 1-3 story buildings

Green Space

- Formal landscaping
- Moderately dense street trees, bushes, and planting strips

Transportation

- High pedestrian connectivity with sidewalks and bikeways
- Moderate vehicular connectivity with curvilinear and linear streets and generous to moderate distance between intersections

Infrastructure

- Municipal water/sewer service
- Telecommunications available

Visual Character Description

Development Pattern	
	
	
Transportation	
	
Green Space	
	

Development Category: Urban

The Urban Development Category is defined by the highest intensity of development. The intent of this category is to enhance and create quality, walkable communities with residential and non-residential uses in close proximity to one another. Additionally, this category intends to preserve historic buildings and street patterns associated with traditional town centers.

The development pattern of urban areas is defined by high intensity of street connections, buildings, and land uses. Commercial areas are defined by buildings that consume most of the lot and have little to no setbacks from the street. The building uses are typically a mixture of retail, office, and residential uses. The scale of buildings varies but is intended to frame the street with two or more stories. Residential neighborhoods are defined by smaller lots, smaller yard setbacks, and buildings located closer to the street than suburban residential development.

The transportation network of urban areas is an intense network of linear and curvilinear streets, smaller, walkable blocks, and frequent intersections. Mobility options are greater in urban areas with walkable distances between land uses and an emphasis on integrating motor vehicle traffic, cyclists, pedestrians and public transit. A typical cross section of an urban street includes the roadway, curb and gutter, street trees or other street furniture, and a sidewalk. On-street parking is also a prominent part of urban areas. It provides activity along the street and a buffer between moving traffic and the pedestrian walkways.

Green space in urban areas is made up of street trees or other plantings that line sidewalks, small urban parks, and small yards in urban neighborhoods.

Urban areas also provide the highest degree of public and utility services. Water, sewer, electricity, and other utilities are all provided. Additionally, the full range of public safety services are available and can provide the quickest response times in urban areas. Civic services such as government buildings are also typically located in urban areas.

URBAN CHARACTER AREAS

- Urban-Open Space
- Urban-Neighborhood
- Urban-Center Neighborhood
- Urban-Center Community
- Urban-Corridor Mixed Use
- Urban-Corridor Residential



Image Credit: PlaceMakers and Dede Christopher

Urban-Open Space

Found in Catoosa County, Fort Oglethorpe, Ringgold

Intent: **ENHANCE** existing urban open space and **CREATE** new urban open space to improve the quality of life with an increased sense of place and community.

General Characteristics: Urban-Open Space is characterized by active and passive land uses designed to support surrounding development. Active uses support public benefit activities such as town squares, playgrounds, picnic areas and recreational facilities. Passive uses can include urban gardens, plazas, courtyards or small pocket parks.

Where civic buildings are located in or adjacent to U-OS, there should be prominently located to serve as focal points. Civic buildings should have a high degree of visibility and pedestrian access, with buildings oriented to the street.

Connectivity is high for vehicles, pedestrians and cyclists. Vehicular access is high due to highly connected street network with streets typically framing the open space. Bicycle and pedestrian connectivity is along high with bike lanes, sidewalks and multi-use trails linking the surrounding neighborhoods to the open space. Where parking is provided, it should be located along the street or beside or behind buildings.

The edges of U-OS are highly permeable and designed to encourage walking and bicycle access. U-OS should have a well-defined edge and typically be separated from surrounding development by a street. Private property should be discouraged from defining the edge of U-OS.

Application: U-OS is generally located within neighborhoods or in close proximity to centers and corridors.

Primary Potential Allowable Land Uses

- Civic uses such as community centers, parks, town squares, plazas and passive recreation areas (greenways and trails).

Compatible Zoning Classifications

- OS Fort Oglethorpe
- A-1 Catoosa County
- C-1, C-2, C-3, O-1, A-1, R-1, R-2, R-3, R-4 Ringgold

Photos: Ringgold parks, including Little General Children's Park, Chief Richard Taylor Nature Trail, Dragging Canoe

Launch on South Chickamauga Cr Blueway. Fort Oglethorpe Gilbert Stephenson Park walking trail to City Hall

DESIGN PRINCIPLES

Site Design

- Variable lot coverage for civic buildings
- Sites should have a well-defined edge and use development at edge of character area to frame area as important public place
- Entrances and edges are designed to encourage bicycle and pedestrian access
- Vehicular access is coordinated and typically from a prominent street
- Emphasis on master planning to synchronize multiple active and passive uses and to integrate open space with surrounding development

Density/Intensity

- Not applicable to this character area

Green Space

- Formal landscaping for entrances and highly visible areas
- Informal landscaping for passive use areas and natural areas
- Landscaping should blend open space with surrounding development

Transportation

- High bicycle and pedestrian connectivity with sidewalks, bikeways and trails
- High vehicular connectivity to surrounding neighborhoods and development
- Vehicular access is coordinated and typically from a prominent road
- Entrances designed and located to encourage bicycle and pedestrian access

Infrastructure

- Municipal water and sewer service as needed for uses

Visual Character Description

Development Pattern



Transportation



Green Space



Urban-Neighborhood.....

Found in Catoosa County, Fort Oglethorpe, Ringgold

Intent: **ENHANCE** and **MAINTAIN** existing urban neighborhoods by accommodating in-fill development that respects the scale, setback, and style of existing adjacent homes and protects and stabilizes existing dwellings, many of which have historic value. **CREATE** new urban neighborhoods to improve the quality of life with an increased sense of place and community.

General Characteristics: Urban Neighborhood (U-N) is characterized by compact, walkable development in close proximity to a *Community or Neighborhood* center. The general development pattern is defined by residential and civic uses such as schools. Neighborhood-oriented commercial uses may be permitted when part of a mixed-use development. Buildings have moderate to shallow setbacks and use the building structure or landscaping to frame the street.

Street networks are defined by linear streets with moderate to short distances between intersections. Roadway cross sections are typically defined by the roadway, curb and gutter, sidewalks, and formal landscaping at the edge of the public right-of-way and private property. On-street parking should be encouraged. Connectivity is high for vehicles, pedestrians, and bicycle users.

Green space on individual lots is reduced since lots are smaller. Green space along streets, including street trees, bushes and planting strips, is more prominent than in suburban neighborhoods. These streetscape elements frame the street, provide shade and contribute to the neighborhood's urban character. Neighborhood and community parks provide large green space and recreation areas.

Future development should emphasize connectivity and housing diversity by accommodating a mix of housing types and sizes with development and redevelopment, including small-lot single family, townhomes, and live/work units. Higher intensity residential uses should be located at key intersections and along higher traffic streets to create a transition to less intense residential uses. Access to nearby corridors and centers should be supported with pedestrian and bicycle infrastructure.

Application: U-N areas are generally areas currently undeveloped or developed in a rural or suburban development pattern but where the desired future development pattern is for a more urban, walkable and connected development pattern.

Primary Potential Allowable Land Uses

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

Compatible Zoning Classifications

- R-3, R-4, PUD (with Infill Development Guide and Regulations – See DP-2.4.2) Catoosa County
 - R-1, R-2, R-3 (with Infill Development Guide and Regulations – See DP-2.4.2) Fort Oglethorpe
 - R-2 (with Infill Development Guide and Regulations – See DP-2.4.2) Ringgold
- Photos: Stock photos

DESIGN PRINCIPLES

Site Design

- Vehicular access provided by alleys and private driveways
- Shallow building setbacks are generally 20 feet or less in depth
- Moderate to high lot coverage with medium to large building footprint in relation to lot size

Density/Intensity

- Moderate to high density/intensity
- 1-3 story buildings

Green Space

- Formal landscaping with built areas
- Moderately dense street trees, bushes, and planting strips
- Neighborhood parks

Transportation

- High pedestrian connectivity with sidewalks and bikeways
- High vehicular connectivity with linear and curvilinear streets and moderate to short distance between intersections

Infrastructure

- Municipal water and sewer service
- Telecommunications available

Visual Character Description

Development Pattern



Transportation



Green Space



Urban-Center Neighborhood.....

Found in Catoosa County, Fort Oglethorpe, Ringgold

Intent: ENHANCE existing urban centers and **CREATE** new urban centers to improve the quality of life with an increased sense of place and community. Where development already exists, the intent is to revitalize and redevelop existing underutilized auto-oriented centers. Where a new urban center is created, the intent is to provide small-scale commercial and retail services that serve the immediate surrounding neighborhoods. For both new development and redevelopment, the intent is to create mixed use, pedestrian-oriented activity centers that are well integrated with surrounding neighborhoods.

General Characteristics: The general development pattern of Urban-Center Neighborhood (U-CTR N) areas is defined by compact, one-to-three-story mixed-use development that typically include small-scale commercial uses such as a bank, produce market, drug store, cleaners or similar uses along with multi-family residential arranged in a pedestrian-friendly village setting. Buildings have shallow setbacks and use the building structure to frame the street. Green space is characterized by street trees, planters, planting strips, and formal public parks.

Street networks are defined by linkages to adjacent corridors. Roadway cross sections are typically defined by the roadway, curb and gutter, and sidewalks with a well-defined pedestrian environment. Parking is limited to on-street and behind or beside buildings. Connectivity is high for vehicles, bikes and pedestrians.

Future development should emphasize connectivity and uses that generate a high level of activity, but respect the predominant scale of the surrounding area. Site design should use building placement, lighting, landscaping and sidewalks to integrate the development with the surrounding neighborhoods and reinforce pedestrian access.

Application: U-CTR N is generally located at the intersection of important transportation corridors and at the edge of neighborhoods.

Primary Future Land Uses

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

Compatible Zoning Classifications

- C-2, C-3, C-R, PUD, R-TZ, *Mixed Use Overlay District (See DP-3.1.1)* Catoosa County
 - R-5, *Mixed Use Overlay District (See DP-3.1.1)* Fort Oglethorpe
 - R-3, C-1, R-TZ, *Mixed Use Overlay District (See DP-3.1.1)* Ringgold
- Photos: Stock photos*

DESIGN PRINCIPLES

Site Design

- Vehicular access provided by side streets, alleys and private driveways
- Shallow building setbacks are generally 20 feet or less in depth
- Moderate to high lot coverage with medium to large building footprint in relation to lot size

Density/Intensity

- Moderate to High density/intensity with no greater than 50,000 sq. ft. in one center and no store greater than 20,000 sq. ft.
- 1-3 story buildings

Green Space

- Formal landscaping with built areas
- Moderately dense street trees, bushes, and planting strips
- Neighborhood Parks

Transportation

- High pedestrian connectivity with sidewalks and bikeways
- High vehicular connectivity with curvilinear and linear streets and moderate to short distance between intersections

Infrastructure

- Municipal water and sewer service
- Telecommunications available

Visual Character Description

Development Pattern



Transportation



Green Space



Urban-Center Community

Found in Catoosa County, Fort Oglethorpe, Ringgold

Intent: **ENHANCE** existing city centers and **CREATE** new city centers to improve the quality of life with an increased sense of place and community. The intent is to encourage a true live, work, play environment that includes a mixture of civic, commercial and residential uses to create vitality and reinforce the area's role as an important activity and civic center.

General Characteristics: Urban-Center Community (U-CTR C) is characterized by compact, walkable development typical of town centers. The general development pattern is defined by compact, mixed-use development. Buildings have shallow setbacks and use the building structure to frame the street.

Street networks are defined by linear streets with short distances between intersections. Roadway cross sections are typically defined by the roadway, curb and gutter, and sidewalks with a well-defined pedestrian environment. Parking is limited to on-street and behind or beside buildings. Connectivity is high for vehicles, pedestrians, and bicycle users.

Green space on individual lots is reduced since lot coverage is high. Green space along streets, including street trees, bushes and planting strips, is prominent. Streetscape elements frame the street, provide shade and contribute to the center's urban character. Parks, squares and plazas provide green space and create public gathering places for recreation and socializing.

Future development should emphasize connectivity and uses that generate a high level of activity. It should reinforce pedestrian-oriented development patterns with appropriate site design and transportation infrastructure. For existing development, maintenance and rehabilitation of historic buildings should be encouraged. For new and existing development, uses should support a variety of housing options, retail and commercial services and employment opportunities that meet the needs of residents and visitors from the Chattanooga region.

Application: U-CTR C areas are shown on the Future Development Map at important intersections.

Primary Land Uses

- | | |
|--|-----------|
| <ul style="list-style-type: none"> • Mixed use development (residential, office, and commercial uses) • Office and commercial uses • Entertainment and cultural uses • Residential uses such as multi-family • Civic uses such as places of worship, schools, municipal buildings, community centers or parks | available |
|--|-----------|

Compatible Zoning Classifications

- C-2, C-3, C-R, R-TZ, PUD, *Mixed Use Overlay District (See DP-3.1.1)* Catoosa County
 - R-5, PM, *Mixed Use Overlay District (See DP-3.1.1)* Fort Oglethorpe
 - R-3, C-2, R-TZ, *Mixed Use Overlay District (See DP-3.1.1)* Ringgold
- Photos: Stock photos

DESIGN PRINCIPLES

Site Design

- Vehicular access provided prominent streets, side streets, and alleys
- Shallow building setbacks are generally 20 feet or less in depth
- High lot coverage with large building footprint in relation to lot size

Density/Intensity

- High density/intensity
- 1-5 story buildings

Green Space

- Formal landscaping with built areas
- Moderately dense street trees, bushes, and planting strips
- Neighborhood and community parks

Transportation

- High pedestrian connectivity with sidewalks and bikeways
- High vehicular connectivity with curvilinear and linear streets and moderate to short distance between intersections

Infrastructure

- Municipal water and sewer service
- Telecommunications available

Visual Character Description

Development Pattern



Transportation



Green Space



Urban-Corridor Mixed Use

Found in Catoosa County, Fort Oglethorpe, Ringgold

Intent: **ENHANCE** existing urban corridors to encourage revitalization and redevelopment that improves the quality of life, increases the sense of place and community, creates a well-functioning corridor that facilitates traffic flow, and supports a variety of land uses. **MAINTAIN** the residential character in specific areas while allowing for a mixture of office, retail and residential uses.

General Characteristics: Urban-Corridor Mixed Use (U-COR MU) areas are characterized by compact, walkable development typical along major urban corridors. The general development pattern is linear along the corridor and is defined by compact, pedestrian-scaled mixed-use development. Buildings have shallow setbacks and use the building structure to frame the street. Additionally, the development along the corridor should serve as a buffer between the major roadway and surrounding neighborhoods by providing a transition from higher intensity development to lower intensity development.

Street networks are defined by linear streets with moderate to short distances between intersections. Roadway cross sections are typically defined by the roadway, curb and gutter, sidewalks with a well-defined pedestrian environment. Parking is limited to behind or beside buildings. Connectivity is high for vehicles, pedestrians, and bicycle users.

Green space on individual lots is reduced since lots are smaller. Green space along streets, including street trees, bushes and planting strips, is more prominent than suburban areas. The streetscape elements frame the street, provide shade and contribute to the corridor's urban character. Neighborhood and community parks provide green space and recreation areas.

Future development should emphasize connectivity and should provide opportunities for a high intensity mix of uses along major transportation corridors. Uses should support a variety of housing options, retail and commercial services and employment opportunities.

Application: U-COR MU is generally located along major corridors where a mix of uses has developed over time. Additionally, they have direct frontage or access to the major roadway.

Primary Potential Allowable Land Uses

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

Compatible Zoning Classifications

- C-3, C-R, R-TZ, PUD (with Corridor Overlay District – See DP-4.1.1) Catoosa County
 - R-5, PM (with Corridor Overlay District – See DP-4.1.1) Fort Oglethorpe
 - R-3, C-2, R-TZ (with Corridor Overlay District – See DP-4.1.1) Ringgold
- Photos: Stock photos

DESIGN PRINCIPLES

Site Design

- Vehicular access provided by alleys and private driveways
- Shallow building setbacks are generally 20 feet or less in depth
- Moderate to high lot coverage with medium to large building footprint in relation to lot size

Density/Intensity

- High density/intensity
- 1-3 story buildings

Green Space

- Formal landscaping with built areas
- Moderately dense street trees, bushes, and planting strips
- Neighborhood parks

Transportation

- High pedestrian connectivity with sidewalks and bikeways
- High vehicular connectivity with linear streets and moderate to short distance between intersections

Infrastructure

- Municipal water and sewer service
- Telecommunications available

Visual Character Description

Development Pattern



Transportation



Green Space



Urban-Corridor Residential

Found in Catoosa County, Fort Oglethorpe, Ringgold

Intent: **ENHANCE** existing urban corridors where to encourage revitalization and redevelopment that improves the quality of life, increases the sense of place and community, creates a well-functioning corridor that facilitates traffic flow, and supports a variety of residential land uses. **MAINTAIN** the residential character in specific areas while allowing for a mixture of office, retail and residential uses.

General Characteristics: Urban-Corridor Residential (U-COR R) areas are characterized by compact, walkable development typical along major urban corridors. The general development pattern is linear along the corridor and is defined by compact, pedestrian-scaled residential development. Buildings have shallow setbacks and use the building structure to frame the street. Additionally, the development along the corridor should serve as a buffer between the major roadway and surrounding neighborhoods by providing a transition from higher intensity to lower intensity development.

Street networks are defined by linear streets with moderate to short distances between intersections. Roadway cross sections are typically defined by the roadway, curb and gutter, sidewalks with a well-defined pedestrian environment. Parking is limited to behind or beside buildings. Connectivity is high for vehicles, pedestrians, and bicycle users.

Green space on individual lots is reduced since lots are smaller. Green space along streets, including street trees, bushes and planting strips, is more prominent than suburban areas. The streetscape elements frame the street, provide shade and contribute to the corridor's urban character. Neighborhood and community parks provide green space and recreation areas.

Future development should emphasize connectivity and should provide a variety of high intensity housing options along major transportation corridors.

Application: U-COR R is generally located along major transportation corridors with higher density residential development or where higher density residential development is desired. Additionally, the U-COR character areas are generally those prosperities with direct frontage or access to the major roadway.

Primary Potential Allowable Land Uses

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

Compatible Zoning Classifications

- R-2, PUD, R-TZ (with Corridor Overlay District – See DP-4.1.1) Catoosa County
 - R-5 (with Corridor Overlay District – See DP-4.1.1) Fort Oglethorpe
 - R-3, R-TZ (with Corridor Overlay District – See DP-4.1.1) Ringgold
- Photos: Ringgold, Tennessee Street area, stock photo*

DESIGN PRINCIPLES

Site Design

- Vehicular access provided by side streets, alleys and private driveways
- Shallow building setbacks are generally 20 feet or less in depth
- Moderate to high lot coverage with medium to large building footprint in relation to lot size

Density/Intensity

- High density/intensity
- 1-3 story buildings

Green Space

- Formal landscaping with built areas
- Moderately dense street trees, bushes, and planting strips
- Neighborhood parks

Transportation

- High pedestrian and bicycle connectivity with sidewalks and bikeways
- High vehicular connectivity with linear streets and moderate to short distance between intersections

Infrastructure

- Municipal water and sewer service
- Telecommunications available

Visual Character Description

Development Pattern



Transportation



Green Space



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Development Category: District

The District Development Category accommodates activities and uses that are not addressed by the traditional community elements of open space, neighborhoods, centers, and corridors. The intent of this category is to create and enhance areas with land uses and development patterns that require special design consideration.

The development patterns of districts vary considerably depending on the land use requirements. For industrial and high impact districts, the development pattern is typically defined by large buffers and the separation of uses to help limit the impacts of activity on adjacent areas.

For districts intended to interact with surrounding areas, such as major institutional or office concentrations, the development pattern is typically defined by single-use development such as a business park or corporate campus. Efforts should be made to connect the district with the surrounding development.

Transportation connections, such as sidewalks, streets, and trails, should emphasize the connecting points and edges of this type of district. Likewise, measures should be taken to limit buffers and other design elements that would emphasize separation between the district and the surrounding areas.

Transportation in and around districts can vary greatly. For high impact land uses such as industrial uses, the transportation system should be designed to accommodate large, heavy vehicles. Access to loading or heavy service areas should be accommodated on site and away from major road access points. For major institutional and office concentrations, the transportation system should be designed to accommodate all forms of transportation including cars, bicycles, and pedestrians.

Green space is variable in districts. In high impact districts, most green space is associated with landscape buffers or large open areas such as natural areas. In major institutional and office concentrations, green space can include landscape buffers, large open spaces as well as formal civic spaces in suburban and urban areas.

Utility services are an important component of district areas. It is important that water, sewer, and electrical services be provided. Particularly with high impact uses, it is important to have wastewater and sewage service to manage the residual waste generated by these activities and to limit their impact on the natural environment.

DISTRICT CHARACTER AREAS

- District-Downtown
- Downtown-Medical Arts
- District-Interstate Gateway
- District-Industrial
- District-Quarry
- District-Campus
- District-Landfill
- District-Regional Commercial

District-Downtown

Found in: Fort Oglethorpe, Ringgold

Intent: **ENHANCE** and **MAINTAIN** existing downtown in Ringgold and **CREATE** a downtown in Fort Oglethorpe to improve the quality of life and to increase the sense of place and community. It is intended to encourage a true live, work, play environment that includes a mixture of the government facilities, new commercial and residential, historic buildings and long-term services that can create vitality and reinforce the area's role as an activity and civic center.

General Characteristics: District-Downtown (D-D) is characterized by compact, walkable development typical of town centers. The general development pattern is defined by compact, mixed-use development. Buildings have shallow setbacks and use the building structure to frame the street. Green space is characterized by street trees, planters, planting strips, and formal public parks and squares.

Street networks are defined by linear streets with short distances between intersections. Roadway cross sections are typically defined by the roadway, curb and gutter, and sidewalks with a well-defined pedestrian environment. Parking is limited to on-street and behind or beside buildings. Connectivity is high for vehicles, pedestrians, and bicycle users.

Future development should emphasize connectivity and uses that generate a high level of activity. It should reinforce traditional pedestrian-scaled development patterns, including building placement, lighting, site features, sidewalk use and amenities, traffic patterns, etc. It should retain and enhance existing building stock with appropriate maintenance and rehabilitation and encourage mixed development in buildings with underutilized upper floors and infill opportunities (e.g. residential above ground floor retail).

Application: D-D areas are centrally located within the cities. And generally encompass the area within a quarter mile radius of the intersection of primary focal point of the downtown.

Primary Potential Allowable Land Uses

- Mixed use (MU) development with appropriate mixtures of residential, office, and commercial uses
- Office and commercial uses
- Entertainment and cultural centers
- Residential uses such as single-family attached and multi-family
- Civic benefit uses such as places of worship, schools, municipal services, community centers or municipal parks

Compatible Zoning Classifications

- R-5, PM, C-1, C-2, Mixed Use Overlay District (See DP-3.1.1) Fort Oglethorpe,
 - C-3, R-TZ, Mixed Use Overlay District (See DP-3.1.1) Ringgold
- Photos: Ringgold Downtown

DESIGN PRINCIPLES

Site Design

- Vehicular access provided by alleys and private driveways
- Shallow building setbacks are generally 20 feet or less in depth
- Moderate to high lot coverage with medium to large building footprint in relation to lot size

Density/Intensity

- Moderate to high density/intensity
- 1-5 story buildings

Green Space

- Formal landscaping with built areas
- Moderately dense street trees, bushes, and planting strips
- Neighborhood Parks

Transportation

- High pedestrian connectivity with sidewalks and bikeways
- High vehicular connectivity with curvilinear and linear streets and moderate to short distance between intersections

Infrastructure

- Municipal water and sewer service
- Telecommunications available

Visual Character Description

Development Pattern



Transportation



Green Space



District-Medical Arts.....

Found in: Fort Oglethorpe, Ringgold

Intent: **ENHANCE** and **MAINTAIN** existing concentration of medical arts related facilities located near Hutcheson Medical Center (HMC) and attract ancillary uses to accommodate economic growth in this growth industry.

General Characteristics: The District-Medical Arts (D-MA) is intended to incorporate MRMC and the concentration of medical-related offices, facilities and ancillary uses that surround the hospital including professional medical and dental offices, nursing home facilities, retail pharmacies and restaurants.

Building development should be variable within D-MA to promote the specific needs of an area that accommodates a variety of scale and building design that supports the goal of encouraging a walkable, medical center area. Mixed-use opportunities, such as medical offices above ground floor retail, are encouraged.

Appropriate landscaping and open space between buildings and adjacent land uses should be provided to enhance the appearance of the area and buffer negative visual and noise impacts of activity within D-MA on surrounding areas. Open space should be retained and landscaping incorporated into site design and parking areas. Front-yard parking should be discouraged.

Future development should reflect unified development pattern that includes connectivity between uses, controlled signage (height, size, type) to prevent “visual clutter” and supporting commercial uses to serve workers and patrons of these developments. The area should include an extensive pedestrian circulation system that makes walking convenient. It should also accommodate housing that would benefit from proximity to health services (senior housing, nursing home, special needs housing, and guest lodging for families of hospital patients).

Application: The D-MA includes HMC and nearby properties.

Primary Future Land Uses

- Civic benefit uses such as places of worship, schools, municipal services, community centers or municipal parks, passive recreation (including greenways and trails)
- Hospital or clinic as well as
- Office and commercial uses
- Mixed use (upper floor office or residential and ground floor retail)
- Residential uses such as single-family attached and multi-family
- Special housing such as senior housing, assisted living facility,
- special needs housing, guest lodging for patients' families)

Compatible Zoning Classifications

- R-5, O-1, CN, PM Fort Oglethorpe
- C-1, C-2 Ringgold

Photos: CHI Memorial Hospital on Battlefield Parkway, stock photos

DESIGN PRINCIPLES

Site Design

- Vehicular access provided by side streets or frontage roads
- Deep to moderate setbacks are generally 40 to 20 feet in depth
- Moderate lot coverage with medium building footprint in relation to lot size
- Variable buffer distances to accommodate unique uses

Density/Intensity

- Moderate density/intensity
- 1-3 story buildings (with the exception of hospital site buildings)

Green Space

- Formal landscaping with built areas
- Moderately dense street trees, bushes, and planting strips

Transportation

- Moderate vehicular connectivity with curvilinear and linear streets and generous to moderate distance between intersections

Infrastructure

- Municipal water and sewer service
- Telecommunications available

Visual Character Description

Development Pattern



Transportation



Green Space



District-Interstate Gateway

Found in Catoosa County, Fort Oglethorpe, Ringgold

Intent: **ENHANCE** existing highway commercial businesses associated with interstate interchanges, to define a visual gateway and **CREATE** opportunities for industrial or large business facilities to take advantage of I-75 access and proximity to Chattanooga.

General Characteristics: The District-Interstate Gateway (D-IG) areas are intended to accommodate industrial and business development that is not easily accommodated within the Community Elements (Open Space, Neighborhoods, Corridors, or Centers). D-IG areas are expected to capitalize on their I-75 access and develop with large-scale distribution facilities, industrial activities, office park developments, and highway commercial activity when infrastructure is in place to support such uses.

D-IG areas are characterized by auto-oriented commercial and industrial uses that cater to travelers along I-75 and the available workforce. As prominent gateways to the county, attention should be paid to permitted signage, the presence of sidewalks and other site or streetscape features that can enhance or detract from the aesthetic and functional qualities of the area.

Application: The D-IG areas in are located at the I-75 interchanges with SR-142/Cloud Springs Road, SR-2/Battlefield Parkway, SR-153/Alabama Highway, and US-41/US-76.

Primary Potential Allowable Land Uses

- Passive recreation, including greenways and trails
- Civic benefit uses such as places of worship, schools, municipal services, community centers or municipal parks, passive recreation (including greenways and trails)
- Commercial uses such as gas stations, restaurants, hotel and motel uses, or other similar interstate highway-oriented uses
- Industrial uses such as low or high intensity manufacturing, assembly, distribution, processing, wholesale trade, or similar
- Office uses such as business parks or large business facilities

Compatible Zoning Classifications

- C-1, C-2, C-3, C-R, PUD (each with the District-Interstate Gateway Overlay District – See DP-4.1.3) Catoosa County
 - R-5, O-1, C-N, C-1, C-2, PM (each with the District-Interstate Gateway Overlay District – See DP-4.1.3) Fort Oglethorpe,
 - C-1, C-2, C-3, O-1 (each with the District-Interstate Gateway Overlay District – See DP-4.1.3) Ringgold
- Photos: US 41 and I 75 Interchange Exit 345, SR 151 and I 75 interchange Exit 348 Exit stock photo

DESIGN PRINCIPLES

Site Design

- Vehicular access provided by side streets or frontage roads
- Deep to moderate setbacks are generally 40 to 20 feet in depth
- Moderate lot coverage with medium building footprint in relation to lot size

Density/Intensity

- Moderate density/intensity
- 1-3 story buildings

Green Space

- Formal landscaping with built areas
- Moderately dense street trees, bushes, and planting strips

Transportation

- Moderate vehicular connectivity and generous to moderate distance between intersections
- Shared side and rear commercial parking

Infrastructure

- Municipal water and sewer service
- Telecommunications available

Visual Character Description

Development Pattern



Transportation



Green Space



District-Industrial

Found in Catoosa County, Fort Oglethorpe, Ringgold

Intent: **ENHANCE** and **MAINTAIN** existing business and industrial facilities and **CREATE** new facilities to accommodate economic growth.

General Characteristics: The District-Industrial (D-I) is intended to incorporate many aspects of commerce such as professional office buildings, corporate office, regional office, high-tech and research facilities and small office campuses and light industrial uses such as warehousing and wholesale.

Building development should be variable within D-I to promote the specific needs of large-scale activities or businesses and accommodate large-footprint distribution facilities, industrial activities, or office parks.

Appropriate landscaping and open space between buildings and adjacent land uses should be provided to help limit negative visual and noise impacts of activity within the district on surrounding areas. Internal transportation should be designed to accommodate heavy and large vehicles associated with industrial or shipping activity.

Access to the district should be controlled with limited connections to surrounding development and should be located along a major roadway. Master planning is required to address access and circulation.

Future development should reflect a campus or unified development pattern that includes on-site stormwater detention or retention features, such as pervious pavements, provides for connectivity between uses, has controlled signage (height, size, type) to prevent “visual clutter” and includes supporting commercial uses to serve workers and patrons of these developments. Buildings set in a campus setting should have an internal pedestrian circulation system that makes walking from building to building convenient.

Application: D-I areas are located throughout the county.

Primary Potential Allowable Land Uses

- Civic benefit uses such as places of worship, schools, municipal services, community centers or municipal parks, passive recreation (including greenways and trails)
- Office uses such as business parks or large business facilities
- Technology parks and research facilities
- Industrial uses such as low or high intensity manufacturing, assembly, distribution, processing, wholesale trade or similar uses.

Compatible Zoning Classifications

- I-1, I-2 Catoosa County
- I-1, I-2 Fort Oglethorpe
- I-1 Ringgold

Photos: US 41 and I75 interchange Exit 345, industrial development on SR151, stock photos

DESIGN PRINCIPLES

Site Design

- Vehicular access provided by side streets, frontage roads or private driveways within development
- Deep to moderate setbacks are generally 40 to 20 feet in depth
- Moderate lot coverage with medium building footprint in relation to lot size
- Variable buffer distances to accommodate unique uses
- Emphasis on master planning

Density/Intensity

- Moderate density/intensity
- 1-3 story buildings

Green Space

- Formal landscaping and appropriate buffering with built areas
- Informal landscaping such as natural areas acting as buffers
- Moderately dense street trees, bushes and planting strips

Transportation

- High pedestrian and bicycle connectivity with sidewalks and bikeways
- Moderate vehicular connectivity with curvilinear and linear streets and generous to moderate distance between intersections
- Managed access
- Efficient and safe vehicular and pedestrian internal circulation patterns
- Shared side and rear commercial parking

Infrastructure

- Municipal water and sewer service
- Telecommunications available

Visual Character Description

Development Pattern



Transportation



Green Space



District-Campus.

Found in Catoosa County, Fort Oglethorpe, Ringgold

Intent: **ENHANCE** and **MAINTAIN** existing public educational facilities and **CREATE** new facilities to accommodate population growth.

General Characteristics: The District-Campus (D-C) is intended to accommodate elementary school, middle school, high school, and community/technical college campuses. This type of development is blends with surrounding areas. These are displayed on the Future Development Map to emphasize their location and relationship to surrounding areas.

Provide school sites that create neighborhood and regional focal points, provide a quality pedestrian infrastructure to encourage walking, and provide pedestrian linkages to adjacent neighborhoods.

Application: Existing and proposed school sites throughout the county.

Primary Potential Allowable Land Uses

- Civic benefit uses such as schools, municipal services, community centers or municipal parks, passive recreation (including greenways and trails)

Compatible Zoning Classifications

- R-1, R-2, R-3, R-5, RA, C-2, O-1, OS Fort Oglethorpe
- R-1, R-3, R-T/Z, C-1, C-3, PUD, I-2 Catoosa County,
- A-1 C-1, C-2, R-1, R-2, R-3, R-T/Z Ringgold

Photos: Heritage High School, Boynton Elementary, Heritage Middle School, Ringgold Middle School, Graysville Elementary School

Development Pattern



Transportation



Green Space



District-Landfill.

Found in Catoosa County

Intent: **ENHANCE** and **MAINTAIN** the closed county landfill, transfer station and adjacent industrial uses located on Shope Ridge Road in unincorporated south Catoosa County. In addition, the intent is to contain these uses within this area in order to maintain the character of surrounding areas.

General Characteristics: The District-Landfill (D-L) is intended to accommodate the county landfill that ceased accepting trash in 2004. The area includes an operating transfer station and an adjacent industrial property. The surrounding area is predominantly rural in nature.

Application: D-L is located in south Catoosa County and is to be contained within the existing character area boundary.

Primary Potential Allowable Land Uses

- Closed landfill
- Transfer station

Compatible Zoning Classifications

- I-1 Catoosa County
Photos: Aerial photo Catoosa landfill, stock photos

Development Pattern



Transportation



Green Space



-

District-Quarry.

Found in Catoosa County, Fort Oglethorpe, Ringgold

Intent: MAINTAIN existing rock quarry and associated activity.

General Characteristics: The District-Quarry (D-Q) is intended to accommodate large, high impact development associated with open quarry mining. This type of development is not easily accommodated within the Community Elements (Open Space, Neighborhoods, Centers and Corridors).

Building development should be variable within D-Q to promote the specific needs of rock quarry mining and associated activities.

Appropriate landscaping and open space between buildings and adjacent land uses should be provided to help limit negative visual and noise impacts of activity within the district on surrounding areas. Internal transportation should be designed to accommodate heavy and large vehicles associated with industrial or mining activity.

Access to the district should be controlled with limited connections to surrounding development and should be located along a major roadway.

Future development should be specific to the needs of mining and industrial uses associated with the quarry.

Application: D-Q is located north of Ringgold.

Primary Potential Allowable Land Uses

- High intensity industrial uses

Compatible Zoning Classifications

- I-1 Catoosa County

Photos: Aerial photo and other photos of Midsouth Aggregates Quarry, stock photo

Development Pattern



Transportation



Green Space



Development Pattern



Transportation



Green Space



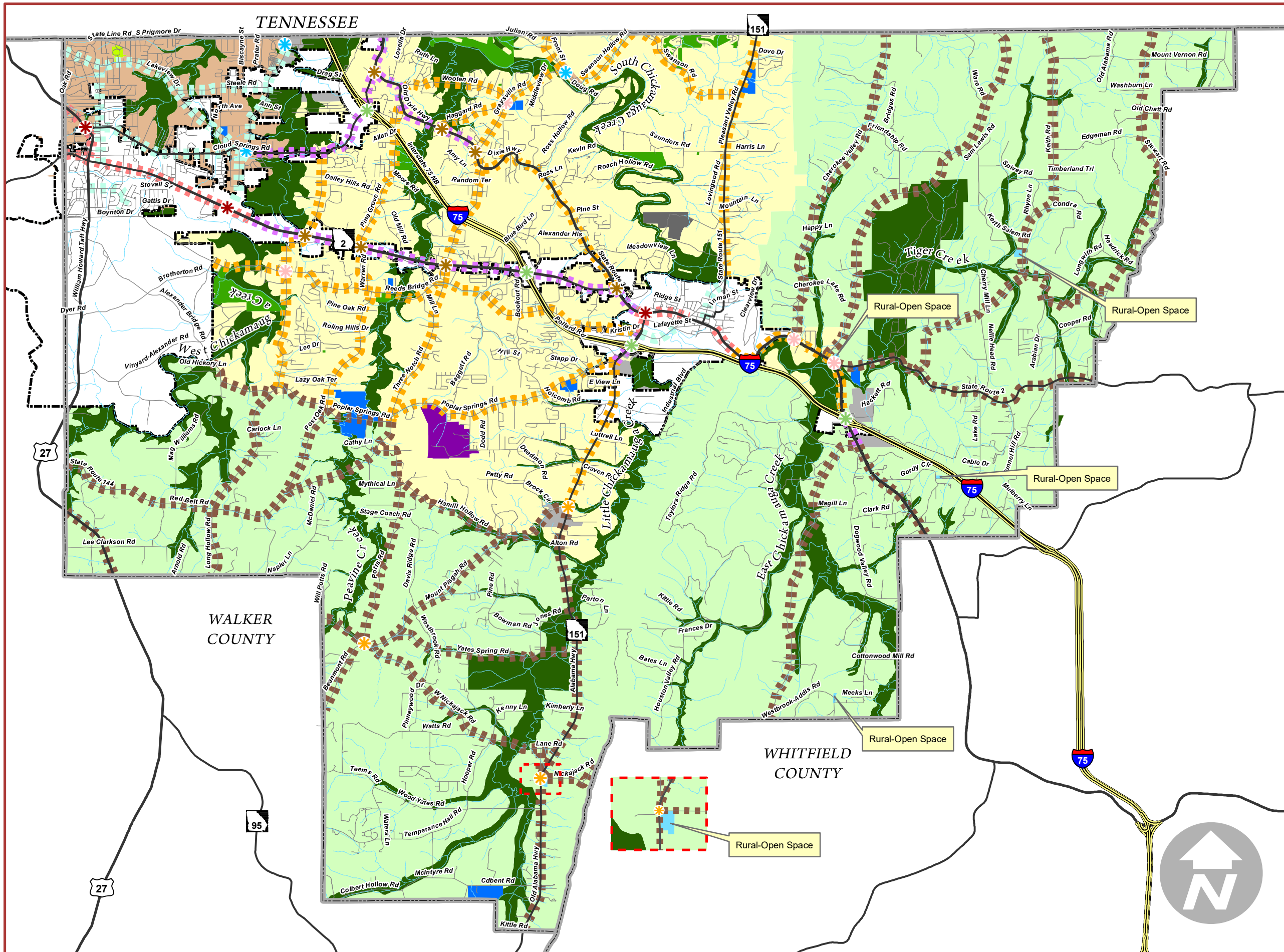
Future Development Maps

NWGR staff brought the future development maps to stakeholder meetings where stakeholders were encouraged to study the maps and recommend updates. There were no changes from the stakeholder meetings. As discussed in the Character Area Description section, the steering committee members studied the maps as well but decided not to make major changes to the number of character areas or otherwise rework the character areas. The only changes to these maps that the steering committee recommended were to change some of the map colors to provide better contrast between the way that the character areas appeared on the maps.

The updated future development maps follow for Catoosa County, Fort Oglethorpe, and Ringgold.

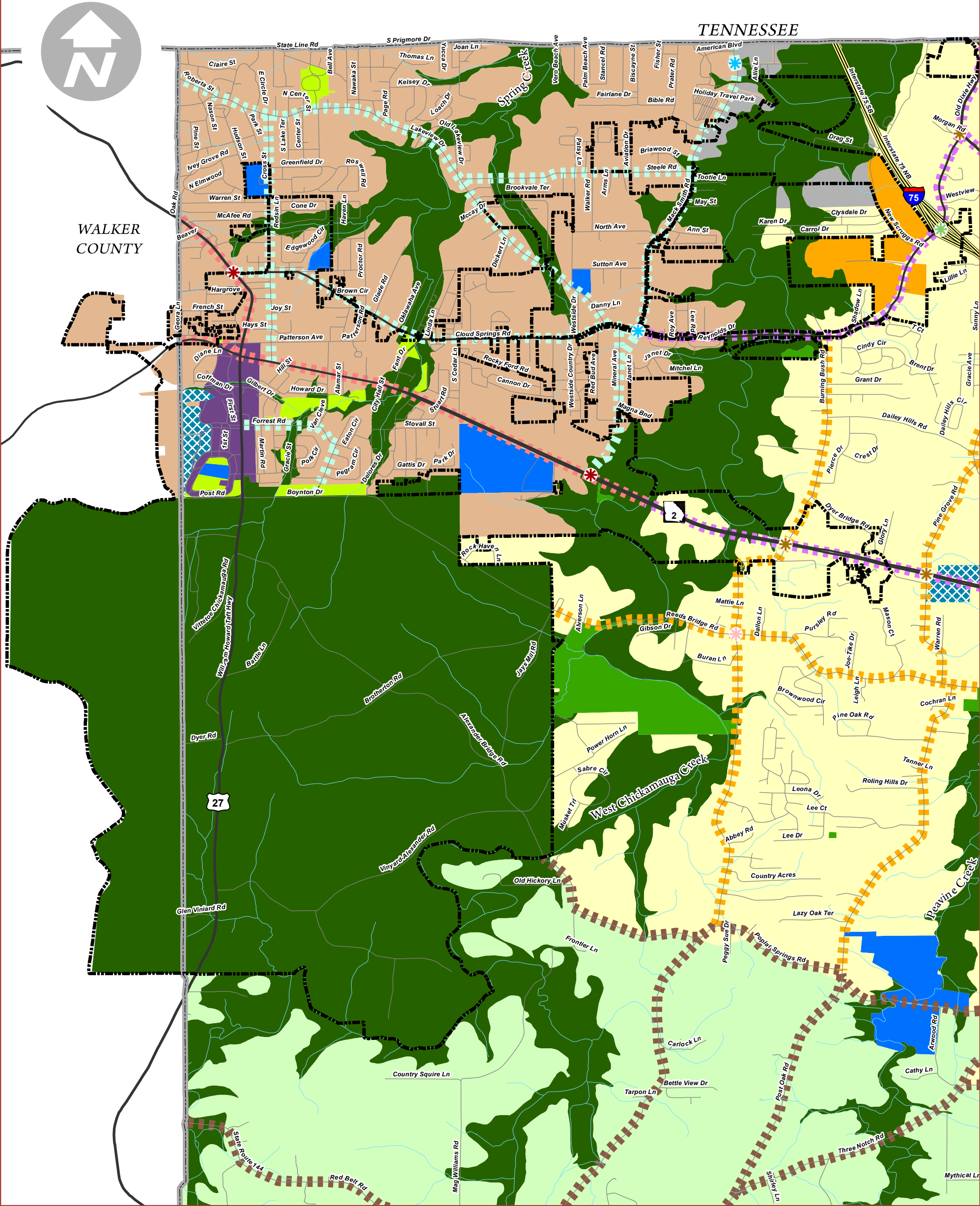
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2026 Future Development Map Catoosa County



0 0.5 1 2 3 Miles

northwest
GEORGIA
REGIONAL COMMISSION
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2026 Future Development Map - City of Fort Oglethorpe

County Boundary

City Limits

State Routes

US Highways

Interstates

Local Roads

Rivers & Streams

Character Areas

District-Campus

District-Downtown

District-Industrial

District-Medical Arts

District-Regional Commercial

Natural-Open Space

Rural-Neighborhood

Suburban-Neighborhood

Suburban-Open Space

Urban-Neighborhood

Urban-Open Space

Rural-Corridor

Suburban-Corridor Mixed Use

Suburban-Corridor Residential

Urban-Corridor Mixed Use

Urban-Corridor Residential

District-Interstate Gateway

Suburban-Center Community

Suburban-Center Neighborhood

Urban-Center Community

Urban-Center Neighborhood

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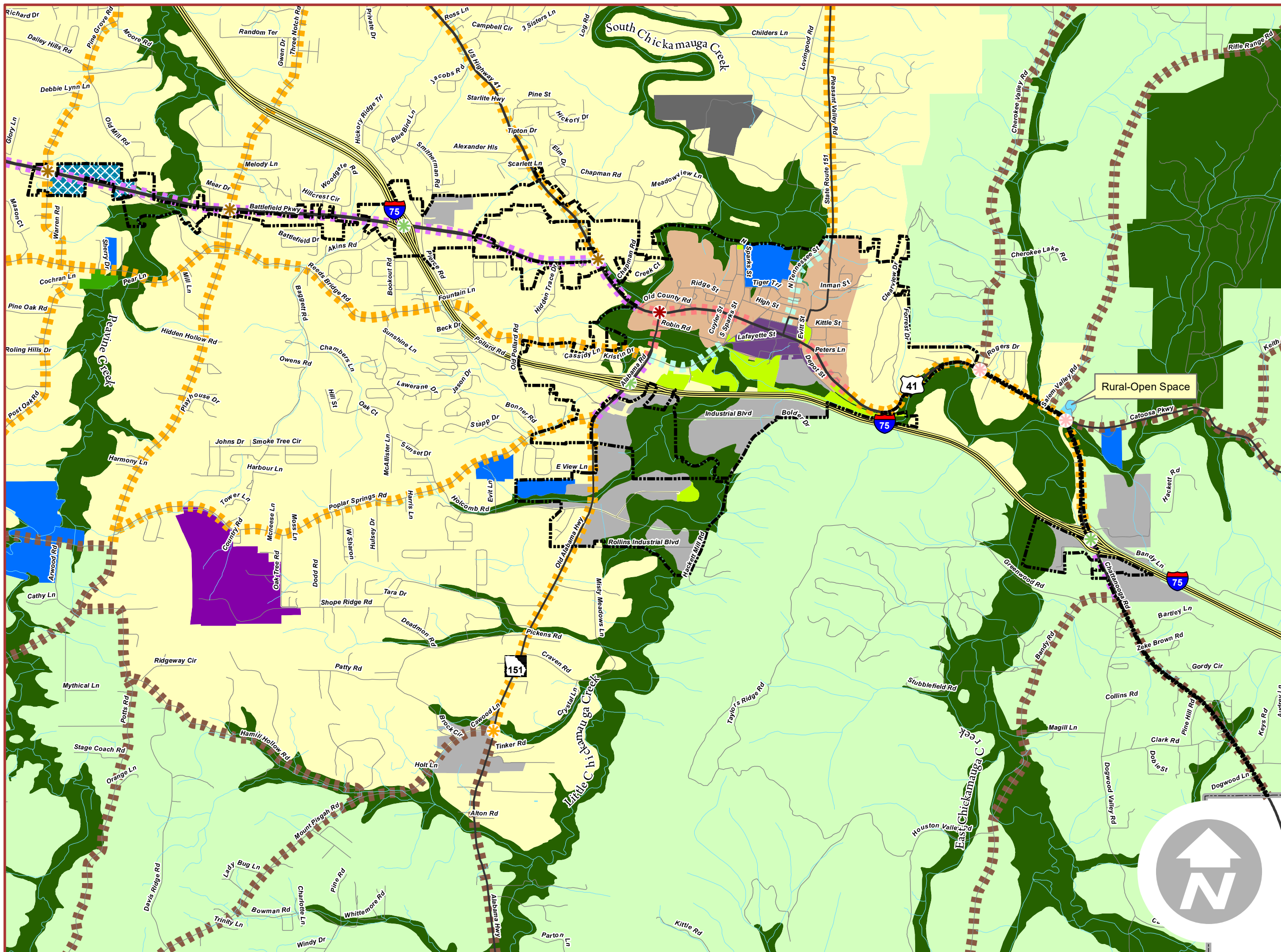
northwest

GEORGIA

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2026 Future Development Map City of Ringgold



0 0.25 0.5 1 1.5 Miles

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6. Community Work Programs: Forging Ahead

The Community Work Programs contain the action items for each government. These are projects that the government wants to track and accomplish. The Needs and Opportunities section contains general problems or “issues”, with specific solutions or “Needs and Opportunities” that become the work program items. The steering committee members for each government reviewed their Needs and Opportunities in the form of a draft work program and selected new items that they wanted to add to their final work program, in addition to the items that were carried forward from the last work program. The county and city officials had the final say in the process, since they would have knowledge of funding, staffing, overall public interest, the current administration’s agenda, or legal issues. If a work program was eliminated by the steering committee, NWGRC staff deleted it from the Needs and Opportunities section as well.

Some items are printed in green in the following work program tables. These items were carried forward for the last work program in the last plan covering the years 2021-2025. The code in the first column can be used to trace that item back to the Needs and Opportunities lists, which have been numbered for each municipality. Following this is a short description of the project, then an estimated schedule and cost, a funding source, and the responsible party who will carry out the work. Again, this is a planning guide and not a binding contract.



Gazebo, Barnhart Circle, Ringgold Historic District

Catoosa County Community Work Program

Items in green are carried forward from Report of Accomplishments (they were marked underway or postponed)

COMMUNITY WORK PROGRAM, 2026-2030									
UNINCORPORATED CATOOSA COUNTY									
Need/ Opportunity Code:	Activity Description	2026	2027	2028	2029	2030	Cost Estimate	Funding Source	Responsible Party
ED	ECONOMIC DEVELOPMENT								
ED1	1. Maintain a vacant site/lot inventory; identify those that are suitable for infill development.	X	X	X			\$15,000	General Fund	Catoosa
ED1	2. Investigate ways to support small businesses and entrepreneurial efforts	X	X				\$10,000	EDA	EDA
ED1	3. Promote development of Cloud Springs I-75 Industrial Park at Cloud Springs Road and I-75 exit	X	X	X	X	X	\$25,000	EDA	EDA
ED2	4. Work with Career Academy, Georgia Northwestern Technical College, University of Tennessee Chattanooga, Dalton State College, NWGRC Workforce Innovation and Opportunity Department, Catoosa County Economic Development Authority, Northwest Georgia Joint Development Authority, and local businesses for workforce development	X	X	X	X	X	\$25,000	EDA	EDA
ED3	5. Partner with Thrive program to promote outdoor recreation opportunities	X	X	X	X	X	\$10,000	General Fund and Grants	Catoosa
ED4	6. Recruit regional, state-wide, and national sports tournament to use Jack Mattox Park and Poplar Springs Complex (at point of completion) to contribute as an economic development tool.	X	X	X	X	X	\$20,000	General Fund and Grants	Catoosa

COMMUNITY WORK PROGRAM, 2026-2030

UNINCORPORATED CATOOSA COUNTY

Need/ Opportunity Code:	Activity Description	2026	2027	2028	2029	2030	Cost Estimate	Funding Source	Responsible Party
H	HOUSING								
H1	1. Continue to use the GICH program to develop solutions to affordability and availability housing issues in Catoosa, Fort Oglethorpe, and Ringgold.	X	X	X	X	X	\$25,000	General Fund and Grants	Catoosa
H1	2. Consider policies to encourage Conservation Subdivisions for high-end options.	X	X	X	X	X	\$1,000	General Fund	Catoosa
H1	3. Consider zoning and other changes needed to encourage walkable mixed-use neighborhoods that would reduce traffic.	X	X	X	X	X	\$1,000	General Fund	Catoosa
H2	4. Improve lower middle-income neighborhoods in unincorporated Lakeview area and other areas					X	\$50,000	General Fund and Grants	Catoosa
H3	5. Follow Future Development Map and Guide in Comprehensive Plan to direct housing development.	X	X	X	X	X	\$5,000	General Fund	Catoosa
H4	6. Partner with local churches and non-profits to provide services for the homeless	X	X	X	X	X	\$500	General Fund	Catoosa
T	TRANSPORTATION								
T1	1. Safety improvements (roundabout) on SR2 (Catoosa Parkway) at SR3 (US Highway 41)	X	X	X	X	X	\$4,000,000	General Fund, SPLOST, Grants and GDOT	Catoosa/ MPO/ GDOT
T2	2. Explore expanding county-wide transportation service to include more buses and longer hours of operation by increasing number of dispatchers	X	X	X	X	X	\$300,000	General Fund, GDOT, MPO and Grants	Catoosa/ MPO/ GDOT
T2	3. Consider partnering with CARTA- Chattanooga Area Regional Transportation Authority to increase public transportation options.	X	X	X	X	X	\$125,000	Catoosa/MPO/ GDOT	Catoosa /Carta

COMMUNITY WORK PROGRAM, 2026-2030

UNINCORPORATED CATOOSA COUNTY

Need/ Opportunity Code:	Activity Description	2026	2027	2028	2029	2030	Cost Estimate	Funding Source	Responsible Party
T3	4. Continue to develop and implement multiuse routes for Catoosa County and its cities by using the NWGRC Northwest Georgia Feasibility Study for Bikeway and Pedestrian Multi-Use Routes as a guide.	X	X	X	X	X	\$1,000,000	General Fund, GDOT, MPO and Grants	Catoosa/ MPO/ GDOT
T4	5. Study possible solutions to CSX Railroad crossing on Graysville Road at South Chickamauga Creek. (moved from Community Facilities and Services section)	X	X	X	X	X	\$200,000	Catoosa/MPO/ GDOT	Catoosa/ MPO/ GDOT
T5	6. Consider a plan to construct a rail spur to the industrial park at Exit 345.	X	X	X	X	X	\$2,500,000	Catoosa/MPO/ GDOT/Private	Catoosa
NC	NATURAL AND CULTURAL RESOURCES								
NC1	1. Implement Greenspace Plan (2008 ongoing)	X	X	X	X	X	\$3,000	General Fund	Catoosa
NC1	2. Develop a Countywide Greenway System Master Plan	X	X	X	X	X	\$10,000	General Fund/Grant Funds	Catoosa
NC1	3. Promote and improve Blueway water trails for boating on South and West Chickamauga Creek	X	X	X	X	X	\$30,000	General Fund/Grant Funds/Foundati on Funds	Catoosa
NC1	4. Install and improve walking trails, including the acquisition of real property and trailway.	X	X	X	X	X	\$2,500,000	General Fund, SPLOST, Grants	Catoosa

COMMUNITY WORK PROGRAM, 2026-2030

UNINCORPORATED CATOOSA COUNTY

Need/ Opportunity Code:	Activity Description	2026	2027	2028	2029	2030	Cost Estimate	Funding Source	Responsible Party
NC2	5. Work with Catoosa County Historical Society to assess condition of the historic interpretive markers and try to contact source of marker to maintain.	X	X	X	X	X	\$10,000	General Fund	Catoosa
NC2	6. Add a section on Native American history to county website under “Historic Sites” complement the Civil War history sites	X	X				\$5,000	General Fund and Grants	Catoosa
NC3	7. Work with Limestone Valley RC&D to develop management plans for impaired streams	X	X	X	X	X	\$5,000	General Fund	Catoosa
NC3	8. Apply for 319 grants to carry out conservation measures outlined in management plans that will improve water quality in impaired streams, including septic tank maintenance and repair programs (rewritten)	X	X	X	X	X	\$10,000	General Fund	Catoosa
NC4	9. Consider partnering with a non-profit organization to sponsor a Keep America Clean and Beautiful affiliate for county to schedule volunteer cleanups and education events at schools.	X	X	X	X	X	\$10,000	General Fund and Grants	Catoosa
CFS	COMMUNITY FACILITIES AND SERVICES								
CFS1	1. Follow Future Development Guide and Map in Comprehensive Plan to determine appropriate limits for expansion of sewer infrastructure; prioritize infrastructure expansion for areas where development is desired	X	X	X	X	X	\$15,000	General Fund	Catoosa

COMMUNITY WORK PROGRAM, 2026-2030

UNINCORPORATED CATOOSA COUNTY

Need/ Opportunity Code:	Activity Description	2026	2027	2028	2029	2030	Cost Estimate	Funding Source	Responsible Party
CFS1	2. Continue to coordinate sewer development with cities in the SPLOST funding process (moved from Housing).	X	X	X	X	X	\$50,000	General Fund, Grants and SPLOST	Catoosa
CFS1	3. Install sewer lines in older, low-income areas that may qualify for CDBG Grants.	X	X	X	X	X	\$10,000,000	SPLOST, Grants	Catoosa
CFS1	4. Extend sewer services to Economic Development projects that may be eligible for grants.	X	X	X	X	X	\$10,000,000	SPLOST, Grants	Catoosa
CFS2	5. Continue to promote, protect, and provide interpretive signage for historic structures and landmarks throughout the county and cities	X	X	X	X	X	\$5,000	General Fund/Grants	Catoosa
CFS2	6. Add wayfinding signage to direct visitors to points of interest throughout the county.	X	X	X	X	X	\$10,000	General Fund and Grants	Catoosa
CFS3	7. Continue to promote the Catoosa County Solid Waste Management Plan and establish supporting programs	X	X	X	X	X	\$15,000	General Fund and Grants	Catoosa
CFS3	8. Encourage measures to reduce solid waste and encourage recycling at all local government-maintained properties	X	X	X	X	X	\$20,000	General Fund and Grants	Catoosa
CFS4	9. Enhance Elsie Holmes Nature Park	X	X	X	X	X	\$100,000	SPLOST, Grants	Catoosa
CFS4	10. Promote and expand activities at Catoosa County senior activity center	X	X	X	X	X	\$150,000	General Fund, Grants	Catoosa

COMMUNITY WORK PROGRAM, 2026-2030

UNINCORPORATED CATOOSA COUNTY

Need/ Opportunity Code:	Activity Description	2026	2027	2028	2029	2030	Cost Estimate	Funding Source	Responsible Party
CFS4	11. Poplar Springs Complex renovations-complete playground and walking path. (rewritten)	X	X	X	X	X	\$750,000	General Fund, SPLOST, Grants and Foundation Funds	Catoosa
CFS4	12. Provide Keith Gymnasium and Woodstation Gymnasium with air conditioning (rewritten)	X	X	X	X	X	\$400,000	General Fund, SPLOST and Grants	Catoosa
CFS4	13. Begin Development of Graysville Recreation Area. (rewritten)	X	X	X	X	X	\$3,000,000	General Fund, SPLOST and Grants	Catoosa
CFS4	14. Improve parking and traffic at public facilities	X	X				\$300,000	General Fund SPLOST/Grants	Catoosa
CFS4	15. Increase information about public facilities on County website	X	X	X	X	X	\$1,000	General Fund	Catoosa
CFS5	16. Upgrade EMS	X	X	X	X	X	\$1,000,000	General Funds	Catoosa
CFS5	17. Build a jail expansion that will incorporate a work program					X	\$8,000,000	General Fund SPLOST/Grants	Catoosa
CFS5	18. Consider a study for improvements or additions to courthouse	X	X	X	X	X	\$250,000	General Fund SPLOST/Grants	Catoosa
CFS6	19. Consider working with Catoosa EMA to partner with churches and other community organizations to identify storm shelters for all sections of the county.	X	X	X	X	X	\$30,000	General Fund and Grants	Catoosa

COMMUNITY WORK PROGRAM, 2026-2030									
UNINCORPORATED CATOOSA COUNTY									
Need/ Opportunity Code:	Activity Description	2026	2027	2028	2029	2030	Cost Estimate	Funding Source	Responsible Party
LU	LAND USE								
LU1	1.Develop updated Zoning, Subdivision Regulations and other development regulations that implement the Comprehensive Plan	X	X	X	X	X	\$20,000	General Fund	Catoosa
IC	INTERGOVERNMENTAL COORDINATION								
IC1	1. Establish regular-scheduled joint meetings with Catoosa County, Fort Oglethorpe and Ringgold and the school board to address long-range needs as well as short-term issues and opportunities	X	X	X	X	X	\$10,000	General Fund	Catoosa

Fort Oglethorpe Community Work Program

Items in green are carried forward from Report of Accomplishments (they were marked underway or postponed on Report of Accomplishments)

COMMUNITY WORK PROGRAM, 2026-2030									
CITY OF FORT OGLETHORPE									
Need/ Opportunity Code:	Activity Description	2026	2027	2028	2029	2030	Cost Estimate	Funding Source	Responsible Party
ED	ECONOMIC DEVELOPMENT								
ED1	1. Work with Fort Oglethorpe Economic Development Department to maintain a vacant site/lot inventory; identify those that are suitable for infill development as a part of the Rural Zone project (rewritten)	X	X	X	X	X	\$3,200	General Fund	City of Fort Oglethorpe
ED1	2. As part of the 2022 RSVP, work with the Fort Oglethorpe Economic Development Department to maintain a yearly strategic plan and meet with Ringgold to discuss joint initiatives twice a year (rewritten).	X	X	X	X	X	\$1,200	General Fund	City of Fort Oglethorpe
ED1	3. Continue to work with Catoosa County Economic Development Authority to identify development incentives to encourage appropriate, job-creating businesses to locate in districts identified in the Future Development Guide in Comprehensive Plan.	X	X	X	X	X	\$4,000	General Fund	City of Fort Oglethorpe
ED1	4. Investigate ways to support small businesses and entrepreneurial efforts, including sit-down restaurants and higher-end shopping (rewritten).	X	X	X	X	X	\$4,200	General Fund	City of Fort Oglethorpe
ED2	5. Work with Career Academy, Georgia Northwestern Technical College, University of Tennessee Chattanooga, Dalton State College, NWGRC Workforce Innovation and Opportunity	X	X	X	X	X	\$2,200	General Fund	City of Fort Oglethorpe

COMMUNITY WORK PROGRAM, 2026-2030

CITY OF FORT OGLETHORPE

Need/ Opportunity Code:	Activity Description	2026	2027	2028	2029	2030	Cost Estimate	Funding Source	Responsible Party
	Department, Catoosa County Economic Development Authority, Northwest Georgia Joint Development Authority, and local businesses for workforce development.								
ED3	6. Promote use of Federal and State Rehabilitation Tax Incentive programs in Fort Oglethorpe Historic District	X	X	X	X	X	\$2,750	General Fund	City of Fort Oglethorpe
ED4	7. Work with Chamber of Commerce and Catoosa County Economic Development Authority to promote historic and cultural assets of the city	X	X	X	X	X	\$12,129.06	General Fund, Hotel/Motel Tax	City of Fort Oglethorpe, FORT Board, POST Board
H	HOUSING								
H1	1. Continue to use the Georgia Initiative for Community Housing (GICH) to improve housing options in Fort Oglethorpe (rewritten)	X	X	X	X	X	\$2,100	General Fund	Fort Oglethorpe, Ringgold, Catoosa County
H1	2. Encourage affordable housing by seeking out programs to develop subsidized housing such as CDBG and CHIP			X			\$500	General Fund	Fort Oglethorpe, Ringgold, Catoosa County
H2	3. Encourage mix-use development planning in locations that promote smart community growth for the City (rewritten)	X	X	X	X	X	\$1,800	General Fund	City of Fort Oglethorpe

COMMUNITY WORK PROGRAM, 2026-2030

CITY OF FORT OGLETHORPE

Need/ Opportunity Code:	Activity Description	2026	2027	2028	2029	2030	Cost Estimate	Funding Source	Responsible Party
H2	4. Promote and pursue mix-use redevelopment plan for old medical center “Reimagine: Hutcheson Medical Center Redevelopment Vision” by UGA Carl Vinson Institute of Government that features a range of housing types	X	X	X	X	X	\$4,200	General Fund	City of Fort Oglethorpe, Catoosa County
H3	5. Partner with local churches and non-profits to provide services for the homeless	X	X	X	X	X	\$500/year	Private funding	City of Fort Oglethorpe, Ringgold, Catoosa County, private organizations
T	TRANSPORTATION								
T1	1. Implement sidewalks and road resurfacing on all arterial roadways classified as such according to federal criteria within urban areas	X	X	X	X	X	\$225,000	SPLOST/MPO/TIP	City of Fort Oglethorpe /GDOT
T2	2. Continue to develop and implement multiuse routes for the Fort Oglethorpe area by using the NWGRC Northwest Georgia Feasibility Study for Bikeway and Pedestrian Multi-Use Routes as a guide	X	X	X	X	X	\$475,000	SPLOST/MPO/TIP	City of Fort Oglethorpe
T2	3. Battlefield Parkway Multi-Use Trail and Footbridge-installation of a walking bridge, adding additional multi-use trail/sidewalk to connect two existing multi-use trails. Work includes grading, concrete sidewalk, and pedestrian overpass bridge.	X	X	X	X	X	\$775,000	City SPLOST/General Fund	City of Fort Oglethorpe

COMMUNITY WORK PROGRAM, 2026-2030

CITY OF FORT OGLETHORPE

Need/ Opportunity Code:	Activity Description	2026	2027	2028	2029	2030	Cost Estimate	Funding Source	Responsible Party
T3	4. Advertise available Catoosa Trans-Aid transportation options on Fort Oglethorpe's website	X					\$400/year	General Fund	City of Fort Oglethorpe
T4	5. Widen Cloud Springs Road (SR 146) from US 27 to Oklawaha Ave	X	X	X	X	X	\$66,321,474	GDOT	GDOT
T5	6. Fort Oglethorpe Downtown Revitalization-streetscaping, sidewalks, and on-street parking for the historical district of downtown Fort Oglethorpe to improve traffic control and provide for bike/ped traffic. Includes sidewalks, curbs, ADA ramps, site grading, erosion control, stormwater infrastructure improvements and irrigation	X	X	X	X	X	\$3,500,000	MPO	City of Fort Oglethorpe
NC	NATURAL AND CULTURAL RESOURCES								
NC1	1. Work with Limestone Valley RC&D to develop management plans for impaired streams	X	X	X	X	X	\$5,000	General Fund	City of Fort Oglethorpe, Catoosa County
NC1	2. Apply for 319 grants to carry out conservation measures outlined in management plans that will improve water quality in impaired streams	X	X	X	X	X	\$1,750	General Fund	City of Fort Oglethorpe, Catoosa County
NC2	3. Promote the Historic Fort Oglethorpe walking tour guide for Cavalry Post around Barnhardt Circle.	X	X	X	X	X	\$1,000	General Fund	City of Fort Oglethorpe

COMMUNITY WORK PROGRAM, 2026-2030

CITY OF FORT OGLETHORPE

Need/ Opportunity Code:	Activity Description	2026	2027	2028	2029	2030	Cost Estimate	Funding Source	Responsible Party
CFS	COMMUNITY FACILITIES AND SERVICES								
CFS1	1. Follow Future Development Guide and Map in Comprehensive Plan to determine appropriate limits for expansion sewer infrastructure; prioritize infrastructure expansion for areas where development is desired. Avoid floodplain areas on Future Development Map (rewritten)	X	X	X	X	X	\$6,000	Water/Sewer Fund	City of Fort Oglethorpe, Catoosa County
CFS2	2. Use ARC grant to rehabilitate storm drainage and replace water lines on 1 st , 2 nd , and 3 rd Streets (rewritten)		X				\$1,000,000 (ARC) + \$3.2 million = \$4.2 million	ARC, ARPA, General Fund, Water/Sewer Fund	City of Fort Oglethorpe
CFS2	3. Replace/rehab existing water lines/mains on Battlefield Parkway, including the upgrade of remaining 13 meters to radio read Battlefield Parkway water line project (rewritten)	X					\$5.5 million (total project cost)	Water/Sewer Fund	City of Fort Oglethorpe
CFS3	4. Encourage recycling at all local-government-maintained properties	X	X	X	X	X	\$1,000	General Fund	City of Fort Oglethorpe
CFS4	5. Consider working with Catoosa EMA to partner with churches and other community organizations to identify storm shelters for all sections of the county	X	X	X	X	X	\$750	General Fund	City of Fort Oglethorpe

COMMUNITY WORK PROGRAM, 2026-2030

CITY OF FORT OGLETHORPE

Need/ Opportunity Code:	Activity Description	2026	2027	2028	2029	2030	Cost Estimate	Funding Source	Responsible Party
LU	LAND USE								
LU1	1. Implement the RSVP Plan (rewritten)					X	\$10,000	City funds, Public/Private Partnerships, bonds	City of Fort Oglethorpe, private partnerships, DDA
LU2	2. Explore applying for the Georgia Main Street Program community status					X	\$2,500	General Fund, Hotel/Motel Tax	City of Fort Oglethorpe
LU3	3. Revise Unified Development Code to include City-initiated zoning so that areas will be correctly zoned for their current uses (rewritten).	X					\$3,100	General Fund	City of Fort Oglethorpe
IC	INTERGOVERNMENTAL COORDINATION								
IC1	1. Post updated Catoosa County Comprehensive Plan on City website (rewritten)	X					\$300	General Fund	City of Fort Oglethorpe
IC2	2. Establish regular-scheduled joint meetings with Catoosa County, Fort Oglethorpe and Ringgold and the school board to address long-range needs as well as short-term issues and opportunities	X	X	X	X	X	\$2,000	General Fund	Catoosa County Fort Oglethorpe, Ringgold

COMMUNITY WORK PROGRAM, 2026-2030

CITY OF FORT OGLETHORPE

Need/ Opportunity Code:	Activity Description	2026	2027	2028	2029	2030	Cost Estimate	Funding Source	Responsible Party
IC3	3. Include a contact interest form to City websites, on social media, and in newsletters to gain interest from volunteers and people serving on boards (rewritten)	X	X	X	X	X	\$600	General Fund	City of Fort Oglethorpe

Ringgold Community Work Program

Items in green are carried forward from Report of Accomplishments (they were marked underway or postponed on Report of Accomplishments)

COMMUNITY WORK PROGRAM, 2026-2030									
RINGGOLD									
Need/ Opportunity Code:	Activity Description	2026	2027	2028	2029	2030	Cost Estimate	Funding Source	Responsible Party
ED	ECONOMIC DEVELOPMENT								
ED1	1. Develop a Strategic Plan for economic development for city. (rewritten)	X	X	X			\$30,000	General Fund	Ringgold
ED1	2. Create Ordinance for Affordable Housing for the existing Mixed Use Overlay District in downtown commercial district	X					\$10,000	General Fund	Ringgold P/Z, DDA, Developers
ED1	3. Create Downtown Small Area Plan for Placemaking Opportunities	X	X	X	X		\$5,000	DDA Fund	DDA
ED2	4. Work with Catoosa County Chamber of Commerce, Catoosa County Economic Development Authority, Ringgold Downtown Development Authority, and the Convention and Visitors Bureau to promote branding efforts that highlight the county and the cities unique features, attracting businesses and industries appropriate to the more rural, small-town atmosphere of the county compared to Chattanooga	X	X	X	X	X	\$100,000	General Fund	Catoosa EDA, Catoosa Co., Fort Oglethorpe, Ringgold
ED2	5. Create a Regional Government Relations Strategy			X			\$10,000	General Fund	Ringgold, Catoosa EDA, NW Georgia JDA
ED3	6. Launch a Video Marketing and Social Media Campaign to support Businesses	X					\$25,000	H/M Tax	Ringgold CVB

COMMUNITY WORK PROGRAM, 2026-2030

RINGGOLD

Need/ Opportunity Code:	Activity Description	2026	2027	2028	2029	2030	Cost Estimate	Funding Source	Responsible Party
ED3	7. Plan and implement Entertainment and Event Expansion	X	X	X	X		\$40,000	Sponsorship H/M Tax	Ringgold DDA/ Ringgold CVB
ED4	8. Develop plans for Interstate Corridor Beautification		X				\$100,000	General Fund, GDOT grant, H/M Tax	GDOT, Ringgold, Ringgold CVB
H	HOUSING								
H1	1. Continue to use the Georgia Initiative for Community Housing (GICH) to improve housing options in Ringgold (rewritten)	X	X	X	X	X	\$2,000	General Fund	Ringgold City Council
H1	2. Work with Ringgold Housing Authority to maximize building public housing on existing public land set aside for that purpose (rewritten)		X	X	X		\$2,000	Grants	Ringgold City Council/ Ringgold Housing Authority
H1	3. Encourage mixed-use development in areas of city designated Urban Neighborhood and Downtown District on Future Development Map and Future Development Guide in Comprehensive plan (rewritten)	X	X	X	X	X	\$2,000	General Fund, Grants	Ringgold City Council, DDA
H1	4. Work with developers to increase the senior housing options	X	X	X	X	X	\$1,000	General Fund	Ringgold City Council
H1	5. Implement Zoning Amendment to support higher density housing opportunities	X					\$5,000	Ringgold, Ringgold P&Z	Ringgold City Council

COMMUNITY WORK PROGRAM, 2026-2030

RINGGOLD

Need/ Opportunity Code:	Activity Description	2026	2027	2028	2029	2030	Cost Estimate	Funding Source	Responsible Party
H1	6. Expand Affordable and Workforce Housing Infrastructure			X	X	X	\$1,000,000	Grant	City of Ringgold, Ringgold housing Authority
H2	7. Provide Education for first time and veteran homebuyer incentive programs	X	X	X	X	X	\$1,000	Ringgold, Ringgold CVB, Ringgold DDA	Ringgold City Council
H2	8. Identify and Market Underutilized or re-developable land for housing	X	X	X			\$4,000	Ringgold, Ringgold DDA, Ringgold CVB	Ringgold City Council
H2	9. Develop public education on housing needs and benefits of diverse housing types	X	X	X	X	X	\$2,000	Ringgold, Ringgold DDA, Ringgold CVB	Ringgold City Council
T	TRANSPORTATION								
T1	1. <u>Work with county to expand county-wide transportation service to include more buses and longer hours of operation by increasing number of dispatchers</u>	X	X	X	X		\$500	GDOT	Ringgold, Catoosa County
T2	2. <u>Continue to develop and implement multiuse routes for Catoosa County and its cities by using the NWGRC Northwest Georgia Feasibility Study for Bikeway and Pedestrian Multi-Use Routes as a guide</u>	X	X	X	X	X	\$30,000	Grants, SPLOST	Ringgold City Council
T2	3. Create study and Plan for Regional Greenway Connector trail to Chickamauga Battlefield	X	X				\$90,000	General Fund, Grants	Ringgold, Fort Oglethorpe, Catoosa County

COMMUNITY WORK PROGRAM, 2026-2030

RINGGOLD

Need/ Opportunity Code:	Activity Description	2026	2027	2028	2029	2030	Cost Estimate	Funding Source	Responsible Party
T2	4.Create Study and implementation of Pedestrian Safety through Downtown District and School District	X	X				\$135,000	General Fund, Grants	City of Ringgold, Catoosa County Schools
T3	5. Improve traffic safety and accessibility to Downtown Business Corridor (Lafayette Street)		X				\$700,000	Grants, SPLOST, General Fund	Ringgold City Council
NC	NATURAL AND CULTURAL RESOURCES								
NC1	1. Create local tour guide for historic and cultural resources	X	X	X	X	X	\$5,000	General Fund	Visitor's Bureau, Tourism Cte Historical Society
NC1	2. Establish marketing efforts that pair park-related activities with significant Native American sites and other county attractions	X	X	X	X	X	\$2,500/yr.	General Fund	Convention and Visitors' Bureau
NC1	3. Add signage directing tourists to historic sites from interstate and Alabama Highway.		X	X			\$4,000	CVB	Ringgold CVB
NC1	4. Identify cultural heritage sites and supportive information to support interpretive signage		X	X	X		\$10,000	General Fund	City of Ringgold, Catoosa Historical Society

COMMUNITY WORK PROGRAM, 2026-2030

RINGGOLD

Need/ Opportunity Code:	Activity Description	2026	2027	2028	2029	2030	Cost Estimate	Funding Source	Responsible Party
NC2	5. Continue to work with Limestone RC&D and other programs with streamside tree plantings and green infrastructure stormwater infiltration landscaping.	X	X	X	X	X	\$2,000/yr.	General Fund	Various Ringgold Depts, Limestone Valley RC&D.
NC2	6. Work with Limestone Valley RC&D to develop management plans for impaired streams	X	X	X	X	X	\$10,000	State and Federal Grants, General Fund	Various Ringgold Depts, Limestone Valley RC&D.
NC2	7. Apply for 319 grants to carry out conservation measures outlined in management plans that will improve water quality in impaired streams	X	X	X	X	X	\$20,000	State and Federal Grants, General Fund	Various Ringgold Depts, Limestone Valley RC&D.
NC2	8. Identify and implement native plant restoration sites	X	X	X			\$15,000	General Fund, Grants	City of Ringgold
NC3	9. Develop resources and partnerships to maximize access, interpretation of Ringgold Gap Battlefield	X	X	X	X	X	\$3,000	General Fund	Convention and Visitors' Bureau

COMMUNITY WORK PROGRAM, 2026-2030

RINGGOLD

Need/ Opportunity Code:	Activity Description	2026	2027	2028	2029	2030	Cost Estimate	Funding Source	Responsible Party
NC3	10. Support obtaining a Georgia Heritage Grant to fund writing a Ringgold Gap Battlefield Preservation Plan					X	\$5,000	General Fund	City Council, NWGRC
NC4	11. Plan, expand, implement, and maintain Blueway Access	X	X	X			\$300,000	General fund, Grants	City of Ringgold, NWGRC
NC5	12. Plan and implement heritage educational festival at Creekside Park		X	X	X		\$10,000	CVB fund	CVB/DDA
CFS	COMMUNITY FACILITIES AND SERVICES								
CFS1	1. Repair and replace aging water and sewer lines: - Water line replacement: Sparks, Guyler, & Ridge Streets - Sewer line Repair: Northside Sewer basin, Morris Estates.	X	X	X	X	X	\$8,000,000	Utility Funds, SPLOST, and Grants	Ringgold City Council
CFS2	2. Implement ADA transition plan to address disability access issues, as required by law.	X	X	X	X	X	\$50,000	General Fund, grants	Ringgold City Council
CFS2	3. Partner with local non-profits to create new inclusive park	X	X	X	X		\$600,000	General Fund, Grants	City of Ringgold, Crossroads Unity Park

COMMUNITY WORK PROGRAM, 2026-2030

RINGGOLD

Need/ Opportunity Code:	Activity Description	2026	2027	2028	2029	2030	Cost Estimate	Funding Source	Responsible Party
CFS2	4. Improvements to the Golden Mile Trail phase 3 & 4 (Clark Park), including upgrading surface from grass to concrete, creating accessible parking spaces and installing other amenities.		X	X			\$400,000	General Fund, grants	Ringgold City Council, Catoosa County, Limestone Valley RC&D, Ringgold CVB
CFS3	5. Consider sustainable green design for new public buildings to create environmentally sound and resource-efficient facilities.	X	X	X	X	X	\$1,500	General Fund	Ringgold City Council
CFS4	6. Continue to promote the Catoosa County Solid Waste Management Plan and establish supporting programs	X	X	X	X	X	\$1,000	General Fund	Ringgold City Council, Ringgold Solid Waste
CFS5	7. Improve facilities at Welcome Center, including extending hours			X	X		\$12,000	CVB Funds and Grants	CVB
CFS6	8. Provide solutions to stormwater management issues using engineer-led studies, designs, and implementation, with consideration to green infrastructure	X	X	X	X	X	\$300,000	General Fund and Grants	Ringgold City Council
CFS7	9. Plan and promote local Agri/Eco tourism help create local farm destinations to promote sustainability		X	X	X	X	\$5,000	CVB Fund	CVB

COMMUNITY WORK PROGRAM, 2026-2030

RINGGOLD

Need/ Opportunity Code:	Activity Description	2026	2027	2028	2029	2030	Cost Estimate	Funding Source	Responsible Party
CFS8	10. Construct Amphitheater for Outdoor Performing Arts		X				\$125,000	CVB Fund/Grant	CVB/DDA
LU	LAND USE								
LU1	1. Continue to provide Facade Grants to promote revitalization in downtown	X	X	X	X	X	\$5,000/yr.	General Fund	Ringgold DDA
LU2	2. Conduct Zoning Ordinance Modernization	X	X	X	X	X	\$5,000	General Fund	City of Ringgold / NWGRC
LU2	3. Draft and Adopt a Housing Diversity and Land Conservation Ordinance for residential areas	X					\$5,000	General Fund	City of Ringgold/ NWGRC
LU3	4. Develop Greenspace Connectivity Strategy		X	X			\$5,000	General Fund	City of Ringgold/ DDA/ NWGRC
IC	INTERGOVERNMENTAL COORDINATION								
IC1	1. Establish regular-scheduled joint meetings with Catoosa County, Fort Oglethorpe and Ringgold and the school board to address long-range needs as well as short-term issues and opportunities	X	X	X	X	X	\$1,000/yr.	General Fund	Catoosa Co., Ft Oglethorpe, Ringgold jointly
IC1	2. Work with Catoosa County, Fort Oglethorpe, and Chattanooga to establish regular Scheduled meetings for discussion of regional infrastructure coordination	X	X	X	X	X	\$2,000/yr	Sewer Fund	Catoosa, Fort Oglethorpe, Ringgold, Chattanooga

COMMUNITY WORK PROGRAM, 2026-2030

RINGGOLD

Need/ Opportunity Code:	Activity Description	2026	2027	2028	2029	2030	Cost Estimate	Funding Source	Responsible Party
IC1	3. Work with Catoosa County and Fort Oglethorpe to establish regular scheduled meetings to discuss regional housing needs.	X	X	X	X	X	\$1,000/yr	General Fund	Catoosa County, Fort Oglethorpe, Ringgold, NWGRC

APPENDIX A: PUBLIC PARTICIPATION DOCUMENTATION

PUBLIC PARTICIPATION DOCUMENTATION

The following is a record of public contact and local government contact and input for the *Catoosa County Joint Comprehensive Plan 2026-2030* five-year update.



Figure 1. first Public Hearing February 4, 2025. Photo: Julianne Meadows

September 24, 2025. **First Ringgold Steering**

Committee meeting with planner Gretchen Lugthart to begin planning process.

October 2, 2024. **Catoosa County Steering Committee meeting** with Ethan Calhoun and Gretchen Lugthart to begin planning process.

October 29, 2024. **Fort Oglethorpe Steering Committee meeting** with Julianne Meadows and Gretchen Lugthart to begin planning process.

January 15, 2025. Notice of the first required public hearing is published in the Catoosa County News.

February 4, 2025. **First required Public Hearing for the Catoosa County Joint Comprehensive Plan Update**, Catoosa County Administration Building. Hearing proceeds a regularly scheduled board of Commissioners meeting.

February 25, 2025 to April 25, 2025. *Catoosa County Community Survey 2026* was available online and link was posted on social media. Paper copies were taken to stakeholder meetings.

March 2025. Notice of First Stakeholder meeting for the Catoosa County Joint Comprehensive Plan Update appeared on Catoosa County Website and Fort Oglethorpe Website, both with links to the Community Survey.

March 11, 2025. Catoosa County News article about the three planned stakeholder meetings appeared online, and then on March 12 in the print edition of the paper. The same article was posted on Local Channel 3 News website on March 7, 2025.

March 20, 2025. Announcement of the first stakeholder meeting ran in the Catoosa County News Community Calendar “Mark Your Calendar”.

March 20, 2025. **First Stakeholder Meeting** held in the Catoosa County Administration Building.

April 7, 2025. Announcement of the second stakeholder meeting and third stakeholder meeting was posted on the Catoosa County Facebook page.



First Stakeholder Meeting, March 20, 2025. Photo: John Pless

April 17, 2025. **Second Stakeholder Meeting** held at the Colonnade, Ringgold, GA.

May 2025. Ringgold put the third stakeholder meeting on their city calendar on their website.

May 14, 2025. Announcement of the third stakeholder meeting ran in the Catoosa County News Community Calendar “Mark Your Calendar”.

May 15, 2025. **Third Stakeholder Meeting** held at the Colonnade, Ringgold, GA.

July 17, 2025. **Second Steering Committee Meeting for Ringgold** held at Ringgold City Hall. **Second Steering Committee Meeting for Catoosa County** held at the Catoosa County Administration Building.

July 22, 2025 **Second Steering Committee Meeting for Fort Oglethorpe** held at Fort Oglethorpe City Hall.

October 1, 2025. Notice of the second required public hearing is published in the Catoosa County News.

October 21, 2025. **Second required Public Hearing** will be held, Catoosa County Administration Building. Hearing proceeds a regularly scheduled board of Commissioners meeting.

APPENDIX B: LEGAL NOTICES/MEDIA COVERAGE/ADVERTISING

This legal advertisement of the First Public Hearing for the update of the Catoosa County Joint Comprehensive Plan appeared in the Catoosa County News Wednesday, January 15, 2025.



THE CATOOSA COUNTY NEWS ♦ WEDNESDAY, JANUARY 15, 2025 ♦ A5

LOCAL COLUMNIST ■ ELLIOT PIERCE

and words

He was also a radio star, wrote books and was a humorist in the style of Mark Twain. He called Congress a "joke factory," poked fun at presidents and gangsters. Rogers appeared in scores of movies.

His syndicated column and radio commentary was as down-home as he genuinely was. Sayings attributed to him are: "I never met a man I didn't like," and "My people didn't come over on the Mayflower, but we were there to meet the folks who did."

Rogers and one-eyed pilot, Wiley Post, were on a flying trip in 1935 but crashed at Point Barrow, Alaska. Will Rogers was 55.

The beautiful California ranch house met a democratic end. The fires took the homes of the elite and common.

Joe Phillips writes his "Dear me" columns for several small newspapers. He has many connections to Walker County, including his grandfather, former superintendent Waymond Morgan. He can be reached at joenphillips@hotmail.com.

PUBLIC HEARING NOTICE

CATOOSA COUNTY, FORT OGLETHORPE, AND RINGGOLD

UPDATE OF JOINT COMPREHENSIVE PLAN

The above governments share a Joint Comprehensive Plan. Under planning rules promulgated by the Georgia Department of Community Affairs effective on March 1, 2014, it is time for a full ten-year update of the Plan document. This first public hearing is intended to explain the process for the plan preparation and the opportunities for public participation in the development of the updated plan. These affected governments intend to appoint citizens to participate as part of a Coordinating/Stakeholder Committee to work with planners for the plan preparation. In addition, broad citizen participation at every meeting related to the plan preparation is desirable and recommended. The plan document, estimated for completion in draft form by November 1, 2025 will ultimately be submitted for review to the Northwest Georgia Regional Commission and the Georgia Department of Community Affairs. Plan approval by February 28, 2026 will allow the affected governments to extend their Qualified Local Government status, and each will therefore be eligible for State loans, grants, or permits for another five years. This public hearing will be held in the Public Meeting Room, Catoosa County Administration Building, 800 LaFayette Street, Ringgold, GA 30736 at 6 P.M. on Tuesday, February 4, 2025.

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Copies of the draft Comprehensive Plan will be available for review on the Northwest Georgia Regional Commission website, nwgrc.gov.

The First Stakeholder Meeting appeared on the events calendar of the Fort Oglethorpe website with this announcement and link to the community survey.

fortogov.com/event/first-stakeholder-meeting/

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Date	Time	Location
March 20, 2025	6:00 pm - 7:30 pm	Catoosa County Administration Building

In Community

Join Catoosa County residents, workers, and leaders in planning your community's future! Come to the First Stakeholder meeting for the Catoosa County Comprehensive Plan Update on Thursday, March 20, 2025, from 6 to 7:30p, at Catoosa County Administration Building, 800 Lafayette Street in Ringgold.

All are welcome.

To give your input now on everything from economic development to housing to historic resources, fill out the [Community Survey](#).

The first stakeholder meeting and survey link was posted on the Catoosa County Website at the beginning of March, 2025:



DEPARTMENTS

ABOUT US

BUSINESS

COMMUNITY

GOVERNMENT

Search...

City of Ringgold

City of Fort Oglethorpe

Community Resources

COVID-19 Information

CHI Memorial Hospital Georgia

Georgia Northwestern Technical College

Health Department

Joint Comprehensive Plan

Property Record Search

Historical Sites

NWGA Amphitheater

Outdoor Activities

Parks & Ballfields

Performing Arts & Entertainment

Things To Do

Joint Comprehensive Plan

Font Size:  [Share & Dookmarks](#) [Feedback](#) [Print](#)

The Northwest Georgia Regional Commission assists Catoosa County Government, along with the Cities of Ringgold and Fort Oglethorpe with implementing the Georgia Planning Act of 1989. Local comprehensive plans address community needs and objectives for economic development, transportation, community facilities, natural and historic resources, housing, and land use and intergovernmental coordination. Plans must be updated every five years.

- Current [Comprehensive Plan](#)
- The next five-year update of the Catoosa County Comprehensive Plan is beginning, with targeted completion in 2026. Come to the First Stakeholder meeting Thursday, March 20, 6 pm to 7:30 pm, Catoosa County Administration Building, 800 Lafayette Street in Ringgold. To give your input now on everything from economic development to housing to historic resources, fill out the Community Survey at this link: <https://www.nwgrc.org/catoosasurvey> .

Free viewers are required for some of the attached documents.
They can be downloaded by clicking on the icons below.



Newspaper Article in Catoosa County News on March 11, 2025 announcing stakeholder meetings for Comprehensive Plan update.

https://www.northwestgeorgianews.com/catoosa_walker_news/news/catoosa-county-seeks-public-input-to-plan-community-s-future/article_3f01729e-fb5d-11ef-883e-cf72bbe5e593.html

Catoosa County Seeks Public Input to Plan Community's Future

From Media Release
Mar 7, 2025



Two of three public stakeholder meetings will be held on the Benton Place Campus at The Colonnade at 264 Catoosa Circle in Ringgold.
Catoosa County government

People who live, work, and own businesses in Catoosa County are encouraged to help plan the community's future by sharing their input through a community survey or by attending a series of public stakeholder meetings.

Catoosa County government, the cities of Ringgold and Fort Oglethorpe, and the Northwest Georgia Regional Commission are updating the Catoosa County Joint Comprehensive Plan, a working document that covers a broad range of activities in economic development, housing, transportation, natural and historic resources, and more.

The county and cities need public feedback on projects that affect everyone living and working in the community. This helps to update the comprehensive plan to better represent the community's diverse needs and desires. The plan must be updated every five years to remain eligible for many state and federal grants, loans, and programs.

The community survey can be found at nwgrc.org/catoosasurvey.

The public is also welcome to attend a series of stakeholder meetings:

- ♦ Thursday, March 20, at 6 p.m. at the Catoosa County Administration Building, 800 Lafayette Street, Ringgold
- ♦ Thursday, April 17, at 6 p.m. at The Colonnade (on Benton Place Campus), 264 Catoosa Circle, Ringgold.
- ♦ Thursday, May 15, at 6 p.m. at The Colonnade (on Benton Place Campus), 264 Catoosa Circle, Ringgold.

For more information, contact Catoosa County Public Information Officer John Pless at john.pless@catoosa.com or 706-779-4049.

The same article above was posted on the Local Channel 3 News website on March 7, 2025

LOCAL 3 NEWS

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LOCAL NEWS WEATHER SPORTS VIDEO APPS ADVERTISE WITH US JULY 16 | 10 YEARS LATER

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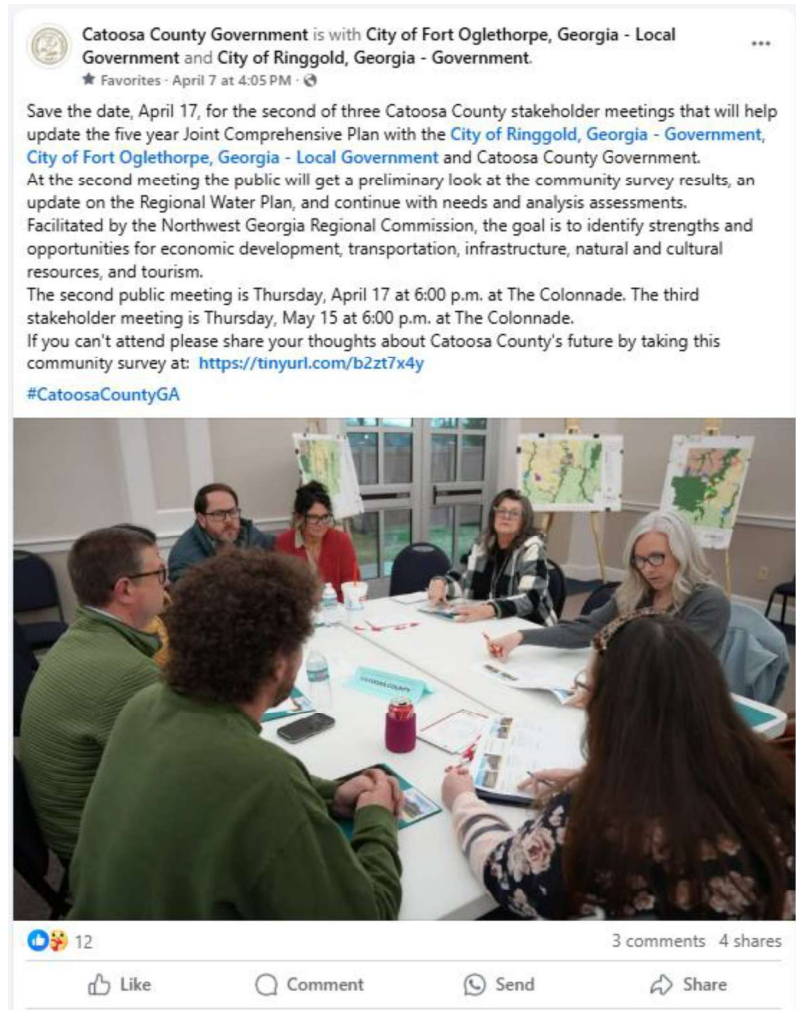
LOCAL 3 IN YOUR TOWN MONDAYS

PRESENTED BY tvfcu

Catoosa Co. asks for public input in planning community's future

Mar 7, 2025 Updated Mar 8, 2025

Facebook post for Second Stakeholder meeting April 17, 2025



Community Calendar Announcement in *The Catoosa County News* for the Second Stakeholder meeting

B8 ♦ WEDNESDAY, APRIL 16, 2025 ♦ THE CATOOSA COUNTY NEWS

MARK YOUR CALENDAR

WEDNESDAY, APRIL 16
Catoosa County Library's board of trustees will hold its regular quarterly meeting Wednesday, April 16, at 3:30 p.m. in the meeting room at the library at 108 Catoosa Circle on the Benton Place Campus in Ringgold.

THURSDAY, APRIL 17
A stakeholder meeting for the Catoosa County Comprehensive Plan update will be Thursday, April 17, from 6 p.m. to 7:30 p.m. at the Colonnade at 264 Catoosa Circle in Ringgold. Come and continue planning your community's future. All are welcome to attend.

FRIDAY, APRIL 25
The Catoosa County school board is seeking feedback from parents and community members to update the school system's strategic plan. A stakeholder survey will be available on the website.

Chattanooga Valley Historical Society will meet Tuesday, April 22, at 6:30 p.m. at Flintstone Chapel and Event Center at 2503 Chattanooga Valley Road. Doug Carson will be the guest speaker and the topic will be the origin of Chattanooga Valley. The public is invited to attend. For more information, contact Retha Nelson at info@rethanson.com.

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CONWAYS

Announcement on the Ringgold Website for the Third Stakeholder Meeting on May 15, 2025

cityofringgoldga.gov

Google Maps

National Weather S...

National Weather S...

Hourly Weather For...

Georgia Adopt-A-St...

Georgia Departmen...

Northwest Georgia...

NWGRCS

1847

CATOOSA COUNTY SEAL

City of Ringgold

150 Tennessee Street

Ringgold, Georgia 30736

Phone: (706) 935-3061

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Georgia EPD Public Drinking Water Consumer Confidence Report

City of Ringgold 2023 Consumer Confidence Report

Welcome to the City of Ringgold!

Welcome to the Official Web Site of the City of Ringgold, Georgia.

Thank you for visiting our website. Whether you are a resident, considering a move, a visitor, or just curious about our corner of the world, we're glad you stopped by!

We hope you find this website a useful resource for what's going on in the City of Ringgold.

Visit often, as we regularly update our site with news and important information about our wonderful city.

NOTHIN' LIKE

Ringgold

City Calendar

< April >

S	M	T	W	T	F	S
30	31	1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	1	2	3
4	5	6	7	8	9	10

Monday, Apr 14

City Council Meeting

Thursday, Apr 17

Comprehensive Plan Update Meeting

Monday, Apr 21

DDA Meeting

Monday, Apr 28

City Council Meeting

Community Calendar Announcement in The Catoosa County News for the Third Stakeholder meeting

A8 ♦ WEDNESDAY, MAY 14, 2025 ♦ THE CATOOSA COUNTY NEWS

MARK YOUR CALENDAR

THURSDAY, MAY 15

The third stakeholder meeting for the Catoosa Comprehensive Plan update will be a drop-in open house Thursday, May 15, from 6 p.m. to 7:30 p.m. at The Colonnade, 264 Catoosa Circle, Ringgold. The results of the community survey will be posted, as well as preliminary results of the stakeholder input from the first two meetings. Come, stay as long as you want, and add your comments to the results on economic development, housing, transportation, cultural and natural resources, community facilities and services, land use, and intergovernmental coordination.

THURSDAY, MAY 22

Lakeview-Fort Oglethorpe High School's graduation ceremony will be Thursday, May 22, at 7 p.m. at the school's football stadium. Rain date is Friday, May 23, at 7 p.m., at the school's football stadium. Ringgold High School's

and will be one of the first ones in the parade lineup. Also, on Memorial Day (Monday, May 26), bugler Steve Price will present a "Taps" ceremony in front of Ringgold City Hall at 7 p.m. The public is invited to attend. For more information, call to Pete Pedigo at 706-866-9089, or Ringgold City Hall at 706-935-3061.

work, so those whose daily travels include crossings may need to take an alternate route. CSX has scheduled work on and around the crossings and rail lines Sunday, June 1, through Saturday, June 7, that will require the closure of crossing intersections for 24-48 hours. The timing of this work is subject to weather conditions and other unforeseen factors. Not all crossings will be closed simultaneously and CSX anticipates that most closures will be relatively short, lasting only a few hours.

GENERAL

Chattanooga Valley Lions Club meets the first

the High Point Community. Meetings start with a shared meal of covered dishes, desserts, and drinks, followed by a business session. Activities sometimes include a guest speaker, Bingo, or other games. Bring a covered dish and join the meetings. For more details, contact Tammy at 423-762-1464.

LaFayette Quilting Club

meets at 10 a.m. at the LaFayette library every first and third Wednesday each month. Please join if you are a quilter or are interested in learning to quilt. Contact Sandra Robinson at 706-638-6060 for more information.

Walker County African American Museum and Cultural Center, 309 N. M

180

APPENDIX C. RESULTS OF THE CATOOSA COUNTY COMMUNITY VISION SURVEY 2026

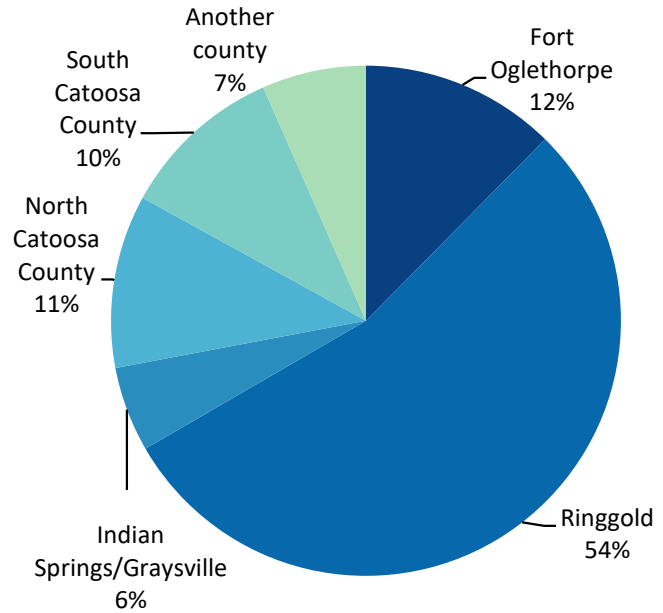
Results Report for

Catoosa County 2026 Community Vision Survey

1,688 people participated in the survey. Some people chose not to answer every question.

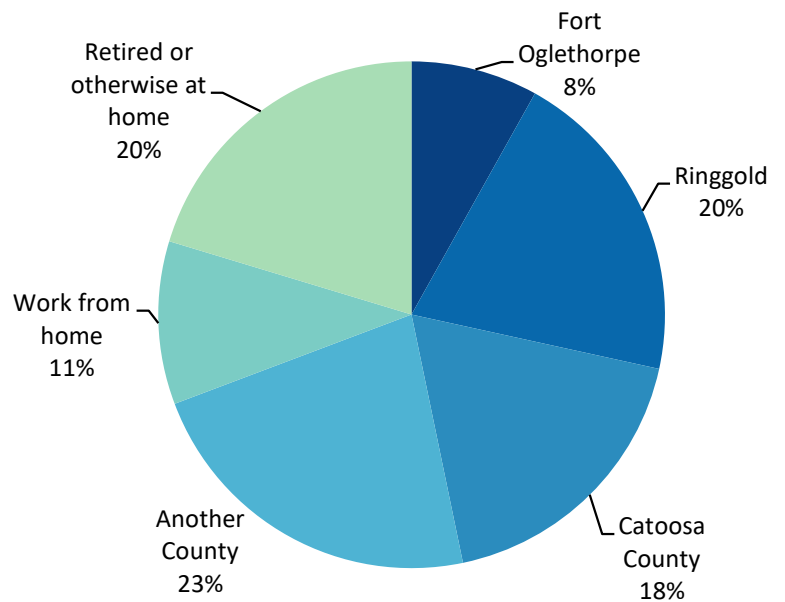
1. In what community do you live?

<u>Location</u>	<u>Percent</u>	<u>Count</u>
Fort Oglethorpe	12.4%	208
Ringgold	54.3%	911
Indian Springs/Graysville	5.4%	91
North Catoosa County	11.0%	185
South Catoosa County	10.4%	174
Another county	6.6%	110
Total Respondents:		1,679



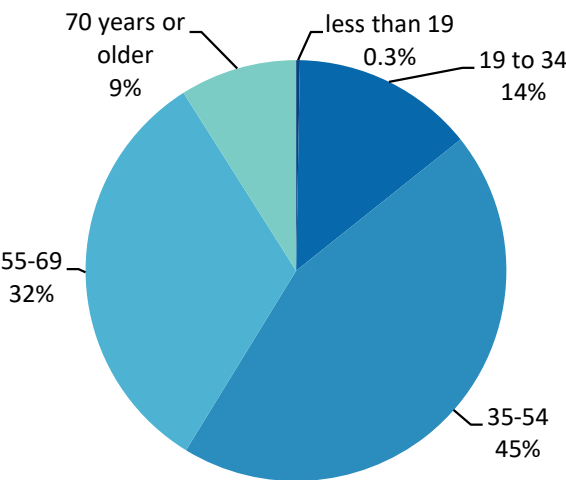
2. In what community do you work?

<u>Location</u>	<u>Percent</u>	<u>Count</u>
Fort Oglethorpe	8.1%	136
Ringgold	20.3%	341
Catoosa County	18.3%	308
Another County	22.5%	378
Work from home	10.4%	175
Retired or otherwise at home	20.3%	341
Total Respondents:		1,679



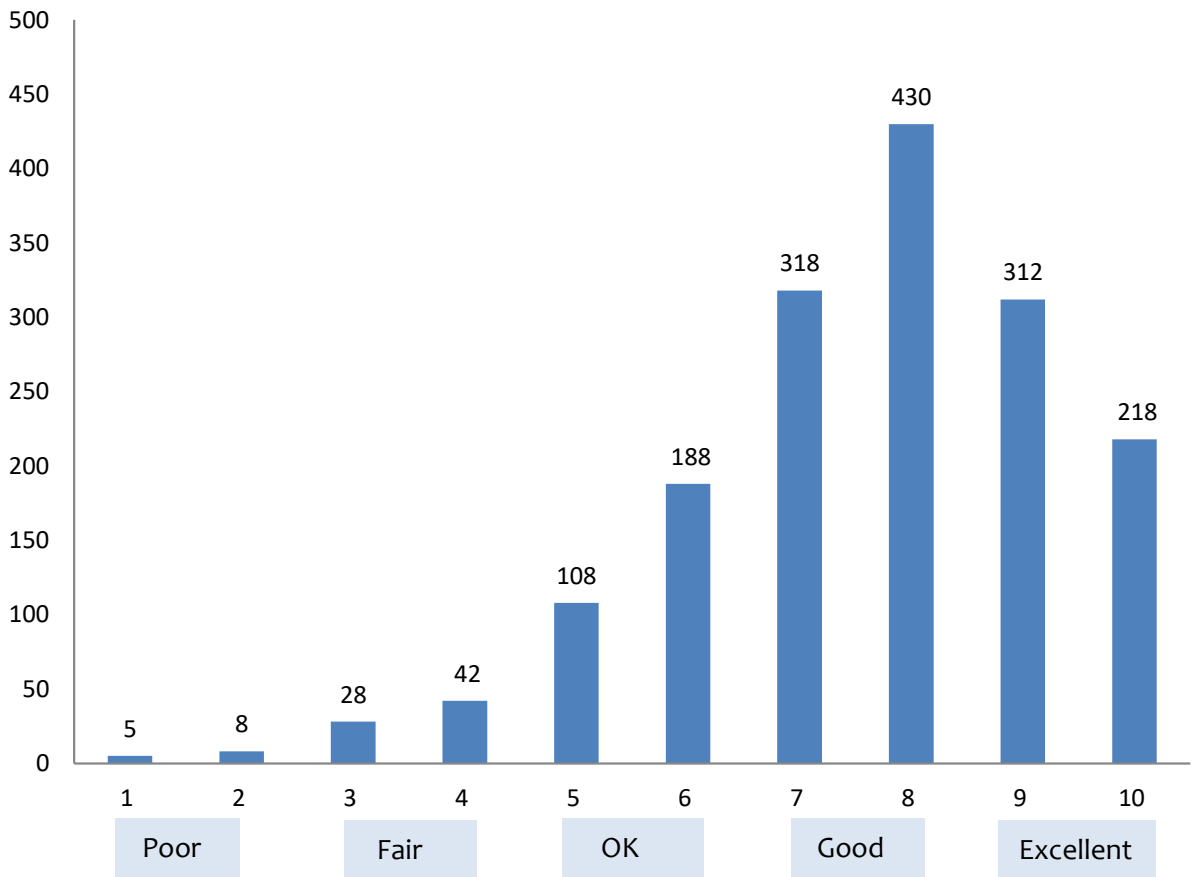
3. What is your age?

Age category	Percent	Count
less than 19	0.3%	5
19 to 34	14.0%	235
35-54	44.5%	747
55-69	32.3%	542
70 years or older	9.0%	151
Total Respondents:		1,680

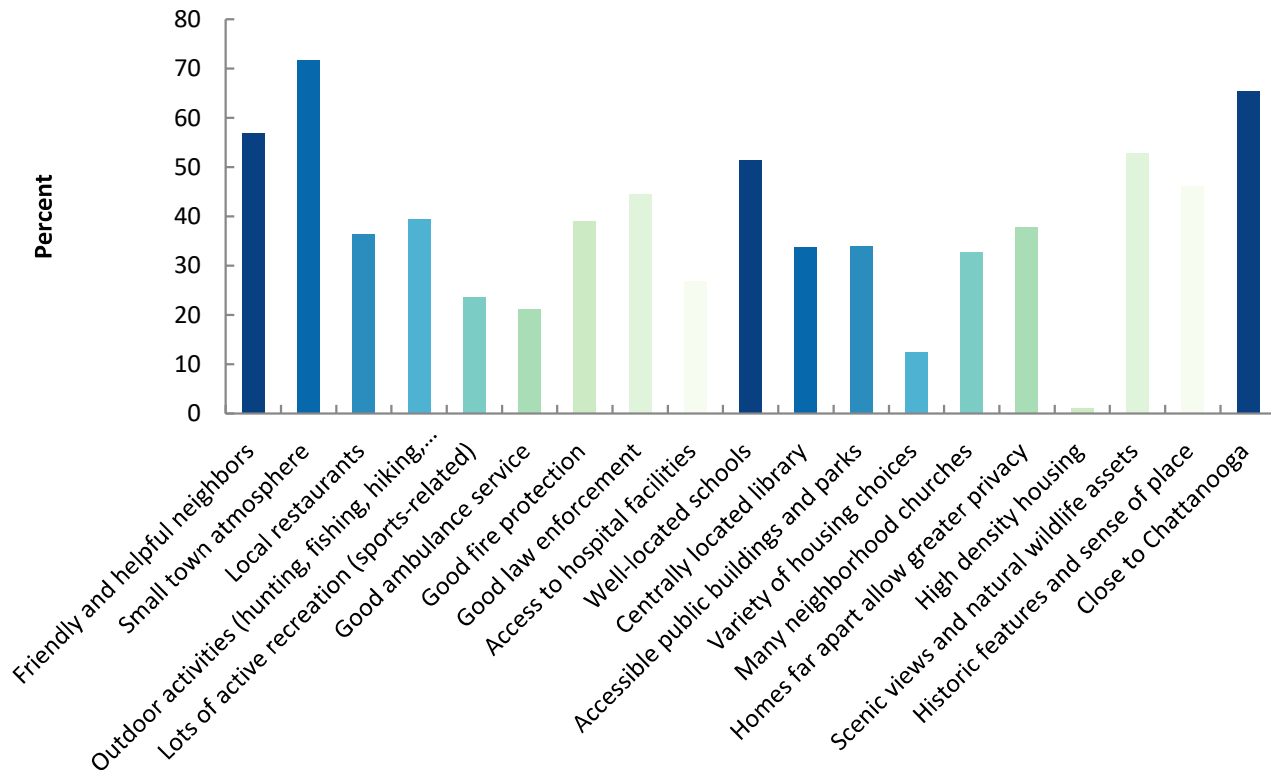


4. Rate your community on a scale of 1-10, using the slider below. 9 - 10 Excellent place to live; 7 – 8: Good; 5 – 6: Ok; 3 – 4: Fair; 1 - 2 Poor

Total Respondents: 1657

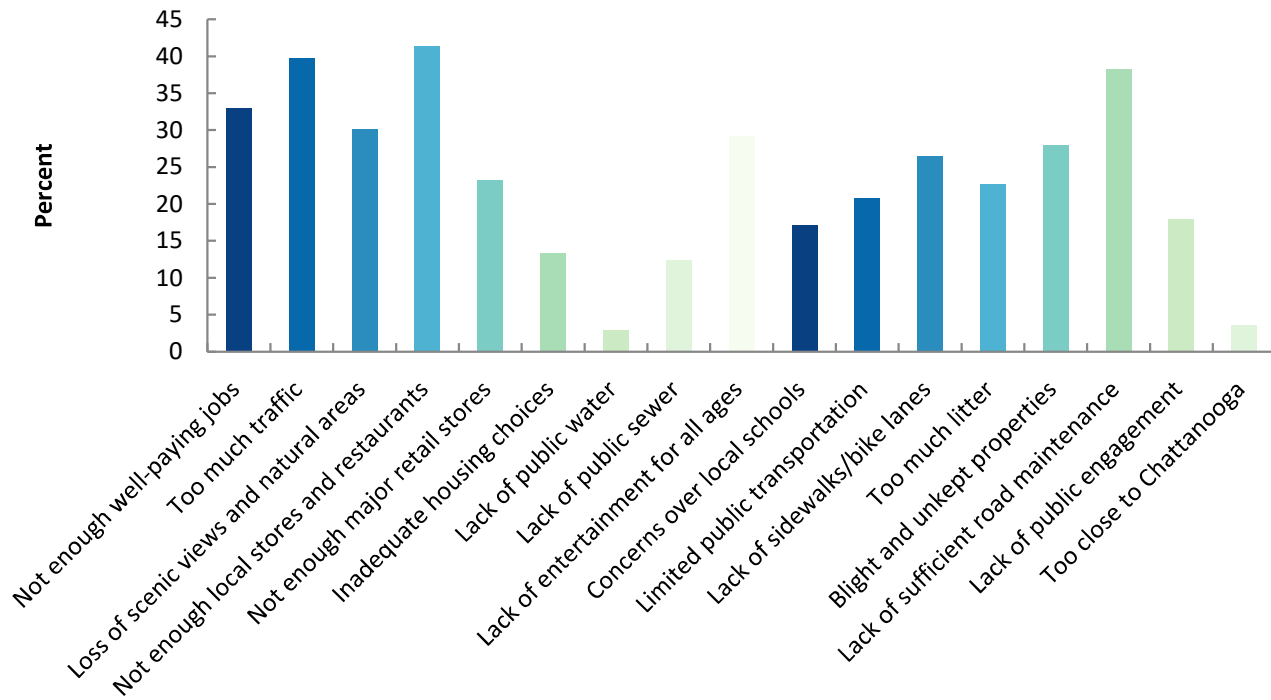


5. What do you like about your community? (Check ALL that apply)



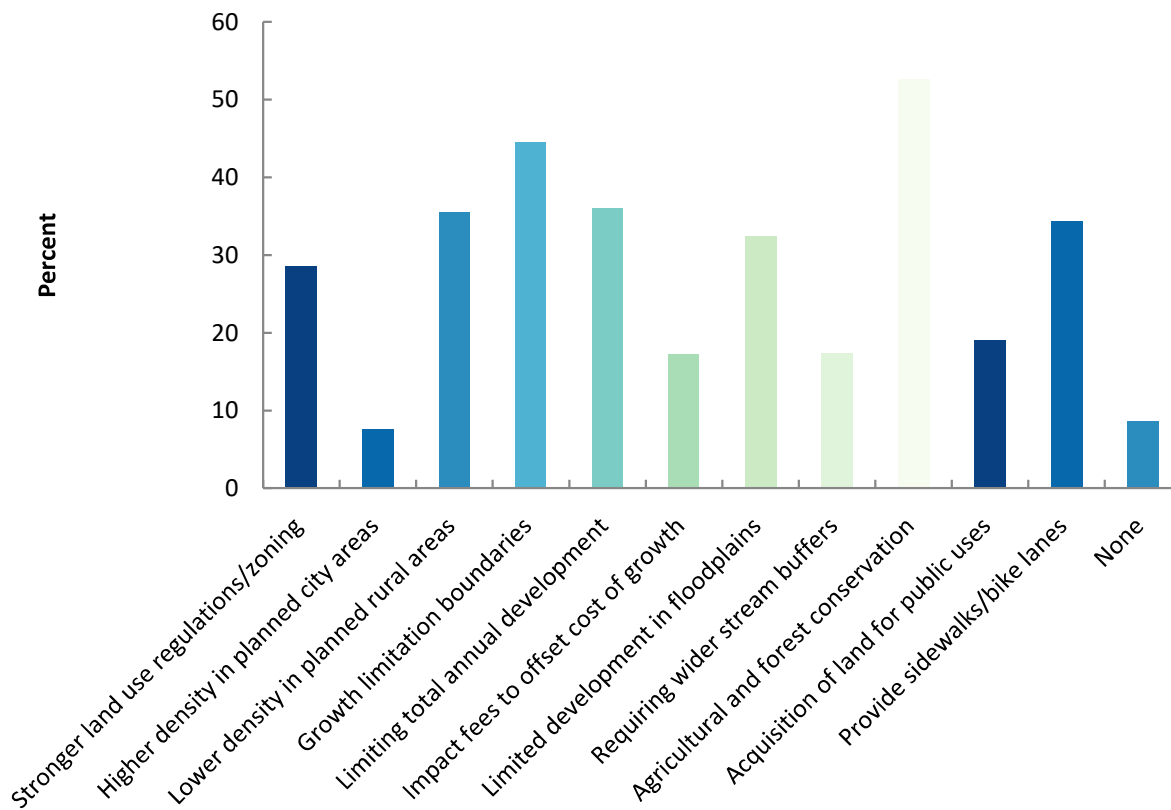
<u>Value</u>	<u>Percent</u>	<u>Count</u>
Friendly and helpful neighbors	57.0%	952
Small town atmosphere	71.7%	1,197
Local restaurants	36.3%	606
Outdoor activities (hunting, fishing, hiking, etc.)	39.4%	658
Lots of active recreation (sports-related)	23.5%	392
Good ambulance service	21.1%	353
Good fire protection	39.1%	653
Good law enforcement	44.6%	745
Access to hospital facilities	26.8%	448
Well-located schools	51.4%	858
Centrally located library	33.7%	563
Accessible public buildings and parks	33.9%	566
Variety of housing choices	12.4%	207
Many neighborhood churches	32.8%	548
Homes far apart allow greater privacy	37.8%	631
High density housing	1.1%	19
Scenic views and natural wildlife assets	52.9%	883
Historic features and sense of place	46.2%	771
Close to Chattanooga	65.4%	1,093

6. What don't you like about your community? (Check ALL that apply)



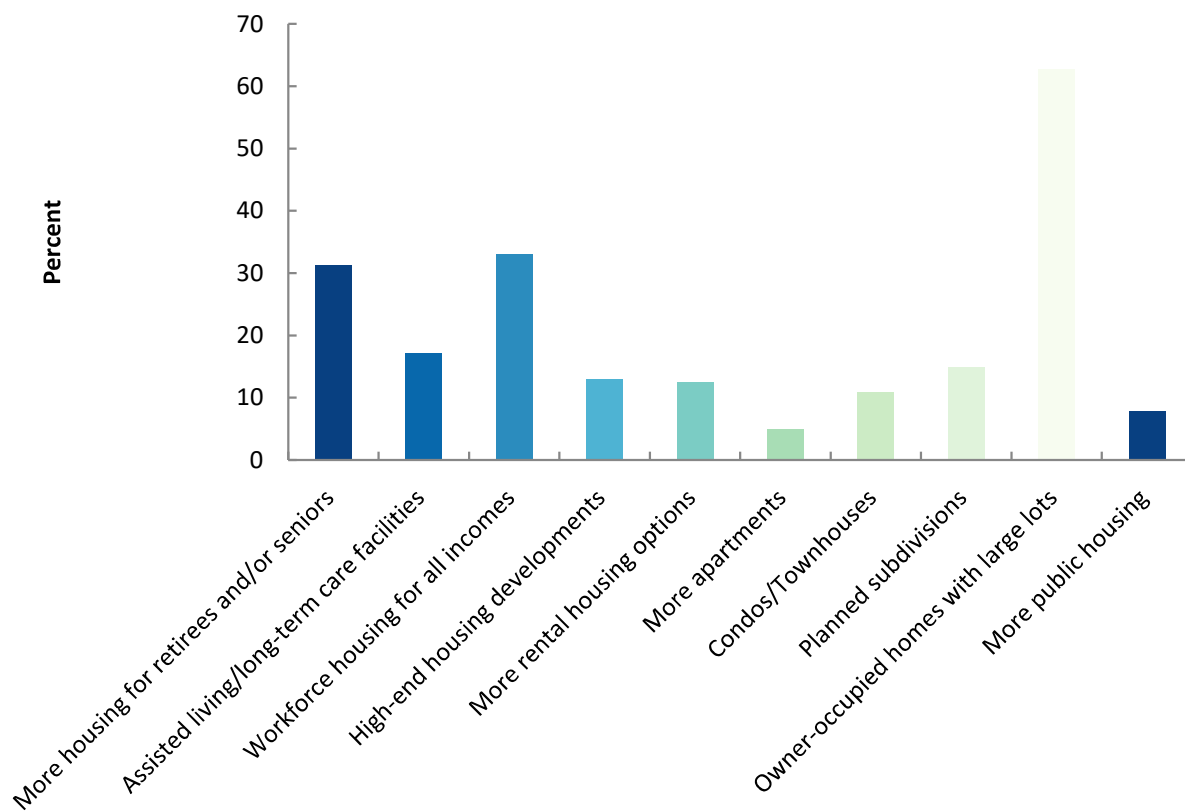
Value	Percent	Count
Not enough well-paying jobs	32.9%	536
Too much traffic	39.7%	647
Loss of scenic views and natural areas	30.1%	490
Not enough local stores and restaurants	41.3%	672
Not enough major retail stores	23.2%	378
Inadequate housing choices	13.3%	216
Lack of public water	2.8%	46
Lack of public sewer	12.3%	201
Lack of entertainment for all ages	29.2%	476
Concerns over local schools	17.1%	278
Limited public transportation	20.8%	338
Lack of sidewalks/bike lanes	26.5%	431
Too much litter	22.7%	369
Blight and unkept properties	27.9%	454
Lack of sufficient road maintenance	38.2%	622
Lack of public engagement	17.9%	291
Too close to Chattanooga	3.6%	58

7. What type of growth management actions would you support? (Check ALL that apply)



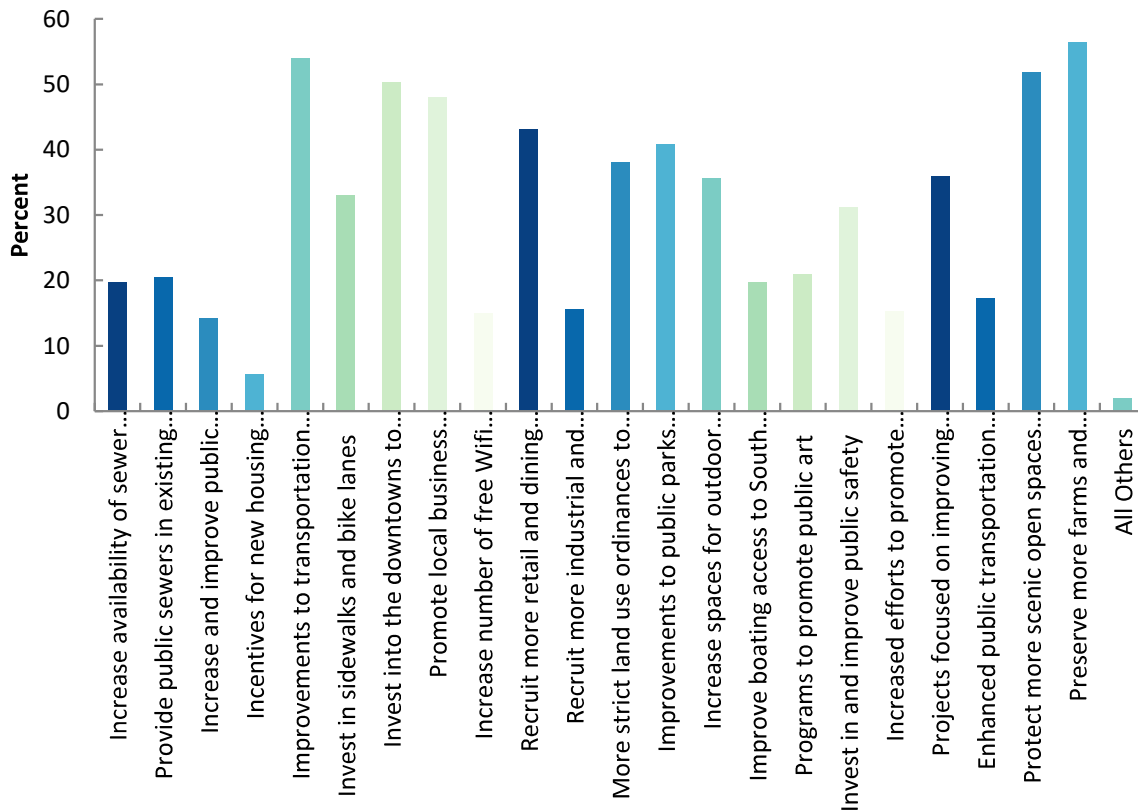
<u>Value</u>	<u>Percent</u>	<u>Count</u>
Stronger land use regulations/zoning	28.6%	464
Higher density in planned city areas	7.6%	123
Lower density in planned rural areas	35.5%	577
Growth limitation boundaries	44.5%	723
Limiting total annual development	36.0%	585
Impact fees to offset cost of growth	17.2%	279
Limited development in floodplains	32.5%	528
Requiring wider stream buffers	17.4%	283
Agricultural and forest conservation	52.6%	854
Acquisition of land for public uses	19.0%	309
Provide sidewalks/bike lanes	34.4%	558
None	8.6%	140

**8. What type of housing are you interested in seeing be developed in your community?
(Check ALL that apply)**



<u>Value</u>	<u>Percent</u>	<u>Count</u>
More housing for retirees and/or seniors	31.2%	454
Assisted living/long-term care facilities	17.2%	250
Workforce housing for all incomes	33.0%	479
High-end housing developments	12.9%	187
More rental housing options	12.5%	181
More apartments	4.9%	71
Condos/Townhouses	10.9%	158
Planned subdivisions	14.9%	216
Owner-occupied homes with large lots	62.7%	911
More public housing	7.9%	115

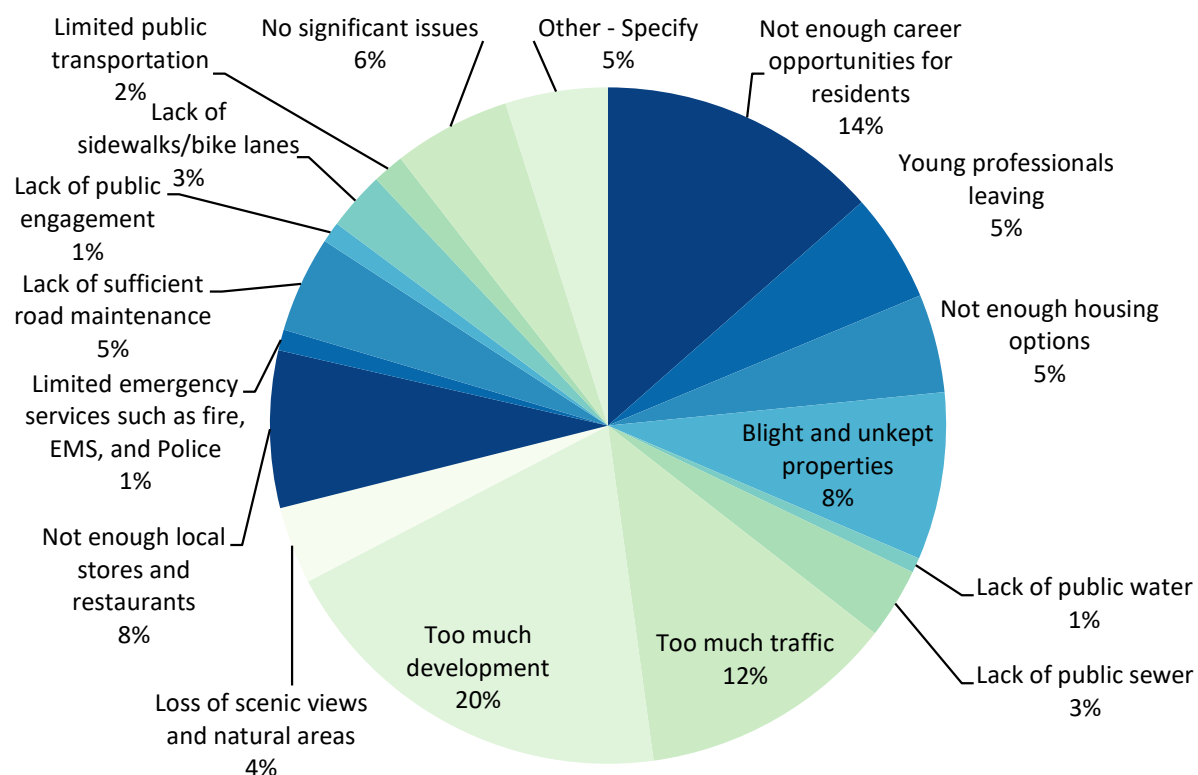
9. What types of projects would you support to make Catoosa County a better place? (Check ALL that apply)



Value	Percent	Count
Increase availability of sewer infrastructure	19.7%	329
Provide public sewers in existing subdivisions	20.5%	342
Increase and improve public water availability	14.2%	238
Incentives for new housing development	5.6%	94
Improvements to transportation infrastructure such as: roads, intersections, street lighting, etc.	53.9%	901
Invest in sidewalks and bike lanes	33.0%	551
Invest into the downtowns to preserve historic landmarks, improve walkability, increase parking, etc.	50.3%	841
Promote local business development	48.0%	803
Increase number of free Wifi locations	15.0%	250
Recruit more retail and dining businesses	43.2%	722

Recruit more industrial and manufacturing companies	15.6%	260
More strict land use ordinances to control future growth	38.0%	635
Improvements to public parks such as: parking, trails, signs, dog areas, and other amenities	40.9%	684
Increase spaces for outdoor recreation	35.6%	595
Improve boating access to South and West Chickamauga Creeks	19.7%	330
Programs to promote public art	20.9%	349
Invest in and improve public safety	31.2%	521
Increased efforts to promote tourism	15.3%	255
Projects focused on improving education	35.9%	601
Enhanced public transportation program	17.3%	289
Protect more scenic open spaces and woodlands	51.9%	868
Preserve more farms and agricultural land	56.5%	945
None of the above	2.0%	33

10. In your opinion, what is the most significant issue to your community? (Check only one)



<u>Value</u>	<u>Percent</u>	<u>Count</u>
Not enough career opportunities for residents	13.5%	225
Young professionals leaving	5.2%	86
Not enough housing options	4.7%	79
Blight and unkept properties	8.0%	133
Lack of public water	0.7%	11
Lack of public sewer	3.4%	57
Too much traffic	12.3%	205
Too much development	19.5%	325
Loss of scenic views and natural areas	3.7%	62
Not enough local stores and restaurants	7.5%	124
Limited emergency services such as fire, EMS, and Police	1.0%	17
Lack of sufficient road maintenance	4.6%	77
Lack of public engagement	1.0%	16
Lack of sidewalks/bike lanes	2.8%	47
Limited public transportation	1.5%	25

No significant issues	5.6%	93
Other - Specify	4.9%	82

Total Respondents:	1,664
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These other “write-in” comments were edited to include mainly issues related to the seven planning categories covered by the work programs of Joint Comprehensive Plan: Economic Development, Housing, Transportation, Cultural and Natural Resources, Community Facilities and Services, Land Use, and Intergovernmental Coordination. **As a result, the great majority of omitted items were 17 comments about high taxes.**

Other - Specify	<u>Count</u>
It enough promotion to keep small businesses in business. These great places downtown can't survive on Ringgold alone. They need others from surrounding areas or tourists to keep them afloat	1
Better stewardship of our taxes.	1
Building up of low areas to establish growth which affects stormwater by moving water onto others causing the flood zones to change.	1
CCPS is in dire straits financially. They are doing everything they can to maximize efficiency and cut spending, but it is impossible to make ends meet. If CCPS doesn't get some support soon, many jobs will be lost and students will suffer.	1
Crime. Chattanooga is trying to push criminals out of the city and they have to go somewhere. We need to keep them out of Catoosa.	1
too much development	1
Destroying agriculture land for housing development	1
Flooding. Fix the creek.	1
Fort Oglethorpe City has entire streets that flood and damage homes but won't do anything to fix it. They also won't do anything to improve conditions at Battlewood Apartments.	1
Growth is happening too fast. Plan accordingly in order to not be taxed in resources. Instead of opening food retailers, consider more retail offerings like IKEA, Target, Sprouts	1
Housing not affordable	1
I can't speak to most of the issues on this survey because I have no experience with them. I would like to see all government officials (county, schools, etc.) be more honest, more transparent and less self-righteous. Catoosa County has a poverty mentality -- it views itself and many of its citizens (especially families with kids) as needy. If the county had to support itself, it would collapse. Somewhere in the state, counties have to support themselves and also support Catoosa County. Does Catoosa County have what it takes to be a true county? It spends more and more money but it's other people's money. The	1

county and schools have no trust in citizens and parents and acts like it must do everything for them -- entertainment, recreation, food (because, apparently, officials think thousands of parents in the county are trying to starve their kids to death). I do think it's good for the county and cities to build and maintain playgrounds and walking trails. Some public events are go	
I wish our taxes paid for garbage pickup	1
Illegal Substances	1
Lack of activities/entertainment for children.	1
Lack of family outdoor spaces - like great playgrounds or splashpads	1
Lack of Wi-Fi options	1
Lower priced affordable homes being bought up by wealthy companies and increasing costs for low income single parent households	1
More affordable homes around \$200,00 to \$250,000...too many high end homes being built that our younger families can't afford	1
Moved here b/c it was small now we have too many housing projects and developments and traffic is out of control. No small home town feel anymore. And the gas station at the exit was a HORRIBLE plan.	1
Need access to roads that keep getting blocked by trains. Wait times unreasonable. Need way to get over, under or around tracks	1
Need for an Emergency Receiving Facility ERF and also Crisis Stabilization beds for mental health crisis.	1
Need for more housing development in school zones lacking numbers	1
No More Fast Food Places & more Chain Restaurants!!!	1
Not improving infrastructure to match development & not except new sub/div roads until they are complete	1
Over development	1
Over development is right now, too much traffic is right now, I have a 25 mile an hour sign in front of my house with a 200 Ft front. At 25 it should take almost 5 seconds to go corner to corner. I sit on porch with a stop watch and time cars at 2.1 seconds or less corner to corner, do the math, we had dips in the road, those dips were fixed now we got humps, trucks pulling trailer and larger vehicles cross the humps at 50 plus mph, sounds like gun fire, crashes and loose tools in or on the trailers? I have gotten screwdrivers out of my siding, I have ducked hubcaps while sitting on my porch and y'all want to turn every acre u can into multi family homes, I have lived here on this a property over 60 years and it gets worse every day	1
Over regulation(chickens, land zoning and taxes)	1
Overcrowding in schools, and not enough affordable places to live for single parents	1
Overdevelopment, [REDACTED], constant building and increasing costs to residents.	1

PEOPLE LITTERING	1
People with the power to make the lives of others better who, instead, choose only to enrich themselves. Jesus fed the hungry and welcomed the outcast. This community ignores its poor and attacks the marginalized.	1
Public works has gone downhill recently	1
Restore Old Ft to historical	1
Rural roads need improvement	1
Tax relief for small businesses	1
The Graysville train is the only aspect of our home and the location of our home that causes me to consider moving. When one is trying to go to Graysville Elementary, to Wooten Road, etc. and the train is stopped, it is an ABSOLUTE NIGHTMARE to sit for 20-45 minutes. When I speak to friends and family about moving to the Graysville area, they say they "can't do it... the train is too bad."	1
The county is getting too busy. STOP OVER DEVELOPMENT!	1
The flow of downtown makes it difficult to support local businesses, so many lawyers - not enough businesses that survive because of high rent and an unwalkable disjointed downtown. It would be great to see a major project to create affordable rents for businesses & eateries people want to use (less lawyers, offices, dollar store dump strip mall) connected by sidewalks and signage to our existing nature trails and outdoor areas. Making all of these things, nicer, more usable, and more cohesive.	1
The most significant issue is storm shelters our community needs to have storm shelters over the community to keep our people safe as we are in Dixie alley now and are more vulnerable to get hit with major storms so we need to do something about it	1
The population is too rapidly	1
The schools are not good. We have our house up for sell due to school issues.	1
Too many rental properties with high rental payments, Every square inch of land is now getting crammed with townhouses/condos. I miss the wooded areas and cow pastures that have now all been bulldozed for development	1
Too much housing development and not enough business	1
Too much traffic, too many new places being built, too much crap	1
WE NEED MORE OPTIONS FOR FUN THINGS FOR TEENS AND FAMILIES	1
You do not promote Ringgold Businesses unless they join the chamber. We could bring in a lot more revenue!	1
Young professionals are leaving due to a lack of career opportunities, but also because of housing options and what businesses or dining options around them. (Or what's not around them) Give people a reason to want to stay IN-TOWN every weekend. Just a thought.	1
renters in neighborhood brings value down	1
substance abuse among youth and parents	1

the train on Graysville	1
too many apartments	1
too many subdivisions being on top of each other, example: grasyville rd/wooten rd area/battlefield pkwy (low quality homes at high prices-realistically no one can afford these!) This impacts roads, traffic, overgrowth in schools, etc.	1
Totals	81